

Our Ref. PD14503

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Development Management (Planning)
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Leicestershire
LE10 0FR

14 August 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 7 (CEMP: BIODIVERSITY) ATTACHED TO PLANNING PERMISSION
REFERENCE 23/01023/HYB**

LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE

PLANNING PORTAL REFERENCE: PP-14203707

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 7 of planning permission reference 23/01023/HYB which allowed for the development of a Motorway Service Area at land east of Stretton Croft, Wolvey Road Burbage, Leicester ('the Site'), granted on 9 June 2025.

Condition 7 requires the provision of a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity), prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of biodiversity.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter); and
- CEMP: Biodiversity, prepared by Rachel Hacking Ecology.

The application has been submitted via the online Planning Portal (reference PP-14203707). In line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2023, as amended, the statutory planning application fee has been calculated as £385 (including a £85 service charge), which has been paid via the online payment portal.

BACKGROUND

On 9 June 2025, full planning permission was granted subject to conditions and a legal agreement for the development of a motorway service area at land east of Stretton Croft, Wolvey Road, Burbage, Leicester comprising:

"Construction of motorway service area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging

spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)".

CONDITION 7

Condition 7 pursuant to planning permission reference 23/01023/HYB states that:

"No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) Identification of potentially damaging construction activities*
- b) identification of biodiversity protection zones*
- c) practical measures and sensitive working practices to avoid or reduce impacts during construction*
- d) timing of works to avoid harm to nesting birds*
- e) responsible persons for overseeing sensitive works*
- f) use of protective fencing where required*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 193 of the National Planning Policy Framework (2024)"

DISCHARGE OF CONDITION 7

In support of this application, a Construction Environmental Management Plan, prepared by Rachel Hacking Ecology, is submitted. This plan includes a risk assessment of the construction activities, details of biodiversity protection zones, protection measures to avoid and/or minimise the level of risk of impacts to ecological features including timing of works to avoid harm to nesting birds, details of the lines of communication and responsible persons overseeing sensitive works, and details of fences, barriers and signs.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 7 attached to planning permission reference 23/01023/HYB.

We will await formal confirmation in this respect. Should you require any further information at this stage, please do not hesitate to contact Matthew Gray [REDACTED] or Tommy Cooney [REDACTED] of this office direct.

Yours sincerely,



MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.