

Our Ref: PD14502

Email: 

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

14 August 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 22 (TREE PROTECTION PAN) ATTACHED TO PLANNING PERMISSION
REFERENCE 23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14204020**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 22 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 22 requires the provision of a Tree Protection Plan, prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of ensuring the trees on the Site are to be retained and adequately protected during and after construction, as well as in the interest of visual amenity of the area and 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
- Arboricultural Method Statement, prepared by BWB Consulting.

The application has been submitted via the online Planning Portal (reference PP-14204020). 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 22

Condition 22 pursuant to planning permission reference 23/01023/HYB states that:

"Before any development commences on the site, including site works of any description, a Tree Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraphs 136 and 180 of the National Planning Policy Framework (2024)"

DISCHARGE OF CONDITION 22

In support of this application, an Arboricultural Method Statement (AMS) prepared by BWB Consulting, are submitted.

The AMS provides detailed instructions and methodologies for how construction will be carried out near retained trees to avoid damage. This includes how tree protection will be implemented and maintained, including timelines and responsibilities, as well as outlining specific construction methodologies where work is within Root Protection Areas. A Tree Protection Plan is included within this, which identifies which trees are to be retained and removed, as well as how the retained trees will be protected during development.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 22 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]
[REDACTED] his office direct.

Yours sincerely,

[REDACTED]

MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.

