

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 24 (BNG) ATTACHED TO PLANNING PERMISSION REFERENCE
23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14204044**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 24 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 24 requires the provision of details of how a Biodiversity Net Gain on baseline conditions shall be achieved and maintained on the Site, prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of ensuring the development provides biodiversity enhancements.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter);
- Landscape and Ecological Management Plan, prepared by Rachel Hacking Ecology; and
- Ecology Appraisal and Reptile Survey, prepared by Rachel Hacking Ecology.

The application has been submitted via the online Planning Portal (reference PP-14204044). 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 24

Condition 24 pursuant to planning permission reference 23/01023/HYB states that:

“Prior to the commencement of development details of how a Biodiversity Net Gain on baseline conditions shall be achieved and maintained on the site shall be submitted to and agreed in writing by the Local Planning Authority. The site shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that the development provides biodiversity enhancement in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024)”.

DISCHARGE OF CONDITION 24

In support of this application, an Ecology Appraisal and Reptile Survey, prepared by Rachel Hacking Ecology, is submitted. This provides details on the ecological condition and biodiversity value of the Site.

Additionally, a Landscape and Ecological Management Plan (LEMP), prepared by Rachel Hacking Ecology, is submitted. This plan has been produced in accordance with the Ecological Appraisal and Reptile Survey Report and provides details of the management measures that will be taken to offset the impact of the development on biodiversity through the provision of long-term management of retained and new ecologically valuable habitats.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 24 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]

Yours sincerely,

MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.

