

Our Ref. PD14503

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

20 October 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 11 (NOISE PROTECTION MEASURES) ATTACHED TO PLANNING
PERMISSION REFERENCE 23/01023/HYB**

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

PLANNING PORTAL REFERENCE: PP-14203738

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 11 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 11 requires the provision of a scheme for protecting nearby dwellings from noise from the proposed development, prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of amenity of neighbouring residents.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter);
- Proposed Boundary Treatment Plan ref. 240630-WCA-00-00-DR-A-90101-P01; and
- Proposed Boundary Treatment Details ref. 240630-WCA-00-00-DR-A-90103-P01.

The application has been submitted via the online Planning Portal (reference PP-14203738). 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 £383 (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 11

Condition 11 pursuant to planning permission reference 23/01023/HYB states that:

“Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the development hereby permitted is first brought into use.

Reason: In the interests of the amenity of neighbouring residents in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 135 of the National Planning Policy Framework (2024).”

DISCHARGE OF CONDITION 11

As per the approved Noise Assessment, acoustic fencing is proposed to protect dwellings from noise. In support of this application, a Proposed Boundary Treatment Plan and Proposed Boundary Treatment Details, prepared Whittam Cox, is submitted.

The Proposed Boundary Treatment Details document outlines all the boundary treatments proposed to protect nearby dwellings from noise from the Proposed Development. This includes the height, width, material and other relevant details of the proposed 1.2m timber post and rail fence; 0.76m high Armco vehicle protection barrier; 2.2m timber acoustic fence; 1.8m timber close board fence; LPS 1175 SR2 rated Paladin fence; 4.4m timber overlapping 12 to 15mm acoustic fence, as well as an existing timber post and fence, and new retaining wall.

The Proposed Boundary Treatment Plan identifies the location of all the proposed boundary treatments on a site plan.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 11 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 (matthew.gray@montagu-evans.co.uk) or Tommy Cooney (tommy.cooney@montagu-evans.co.uk / 07386 956518) of this office direct.

Yours sincerely,



MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.

