

Our Ref. PD14503

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

11 September 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 6 (INFILTRATION TESTING) ATTACHED TO PLANNING PERMISSION
REFERENCE 23/01023/HYB**

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

PLANNING PORTAL REFERENCE: PP-14203702

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 6 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 6 requires infiltration testing to be carried out (or suitable evidence to preclude testing), prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of demonstrating that the site is suitable for the use of infiltration techniques as part of the drainage strategy.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter); and
- Phase 2 Geo-Environmental Report, prepared by Rogers Geotechnical Services Ltd.

The application has been submitted via the online Planning Portal (reference PP-14203702). 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 6

Condition 6 pursuant to planning permission reference 23/01023/HYB states that:

"No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

DISCHARGE OF CONDITION 6

In support of this application, a Phase 2 Geo-Environmental Report, prepared by Rogers Geotechnical Services Ltd, is submitted. This report, produced May 2025, details the site investigation works that have been undertaken on the Site, to determine the nature of underlying soils, to assess their engineering properties and considers the risk of any contamination present.

As part of this Site investigation, the fieldwork carried out includes:

- Two cable percussive boreholes with standard penetration tests at regular intervals;
- Installation of two monitoring standpipes;
- Seven machine-dug trial pits, one of which was used for soakaway testing; and
- Seven TRL DCPs adjacent to trial pit locations.

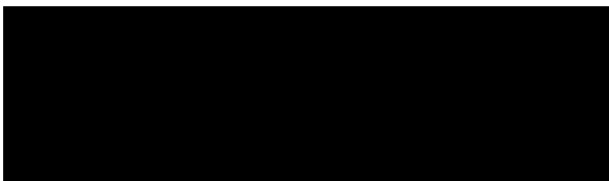
The soakaway testing measures the rate at which water infiltrates into the surrounding soil, also known as infiltration testing. The results of the soakaway test highlight that the soil had a poor soakage rate of the exposed soils.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 6 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.