

Our Ref. PD14503

Email – 

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

11 September 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 13 (LAND CONTAMINATION INVESTIGATION) ATTACHED TO
PLANNING PERMISSION REFERENCE 23/01023/HYB
LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE
PLANNING PORTAL REFERENCE: PP-14203815**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 13 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 13 requires the provision of a scheme for the investigation of any potential land contamination 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 risks from land contamination to the future users of the land and neighbouring land are minimised.

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-14203815). 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 13

Condition 13 pursuant to planning permission reference 23/01023/HYB states that:

"No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)"

DISCHARGE OF CONDITION 13

In support of this application, a Phase 2 Geo-technical Report, prepared by Rogers Geotechnical Services Ltd, is submitted. This report 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 on the 24 and 25 May 2025 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.

This report contains details of the survey conducted of the extent, scale and nature of contamination. Soil sampling was conducted across multiple locations, as well as gas monitoring and groundwater sampling, and establishes that no significant contamination was identified.

A site-specific risk assessment is provided in Table 14, which evaluates risks to human health, buildings and services, controlled waters, plants and ecological systems, ground gases and radon exposure, in accordance with UK Government and Environment Agency Guidance, including principals consistent with Land Contamination Risk Management (LCRM).

Further, an indicative remediation strategy is provided, which includes the remediation objectives, remediation requirements for groundworks, construction and landscaped areas, gas protection measures, and verification report guidance.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 13 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] Ross Fraser [REDACTED] or Tommy Cooney [REDACTED] of this office direct.

Yours sincerely,



MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.