

Our Ref. PD14503

Email – Matthew.Gray@montagu-evans.co.uk

Tommy.Cooney@montagu-evans.co.uk

70 St Mary Axe

London

EC3A 8BE

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

24 September 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 23 (CYCLE PARKING) ATTACHED TO PLANNING PERMISSION
REFERENCE 23/01023/HYB**

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

PLANNING PORTAL REFERENCE: PP-14356719

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 23 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 23 requires the provision of secure cycle parking, to be approved in writing by the Local Planning Authority, prior to development above slab level. This is in the interest of providing satisfactory cycle parking to encourage travel cycle for members of staff.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter); and
- Proposed Cycle Parking Details Plan (ref. 240630-WCA-00-00-DR-A-90104-P01).

The application has been submitted via the online Planning Portal (reference PP-14356719). 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 23

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

"Development above slab level shall not take place until details of the provision of secure cycle parking has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be brought into use until the cycle parking has been provided in accordance with the approved details and such parking shall thereafter be retained and kept available for that use. .

Reason: To ensure that the development provides satisfactory cycle parking to encourage travel by cycle for members of staff in accordance with Policies DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016) "

DISCHARGE OF CONDITION 23

In support of this application, a Proposed Cycle Parking Details Plan, prepared by Whittam Cox Architects, is submitted. This plan shows the details of the proposed cycle store on a block and location plan, as well as a visual demonstration of the front elevation with and without bikes in it, a view of the internal bike stand fixing and a 3D view.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 23 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

MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.