

Our Ref. PD14503

Email 

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 21 (HARD AND SOFT LANDSCAPING) ATTACHED TO PLANNING
PERMISSION REFERENCE 23/01023/HYB**

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

PLANNING PORTAL REFERENCE: PP-14203982

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 21 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 21 requires the provision of a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, 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 has a satisfactory external appearance.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter);
- Proposed Hard Landscaping Plan (ref. 240630-WCA-00-00-DR-A-90102-P02);
- Proposed Boundary Treatment Plan (ref. 240630-WCA-00-00-DR-A-90101-P01);
- Proposed Boundary Treatment Details (ref. 240630-WCA-00-00-DR-A-90103-P01); and
- Landscape and Ecological Management Plan, prepared by Rachel Hacking Ecology

The application has been submitted via the online Planning Portal (reference PP-14203982). 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:

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“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 21

Condition 21 pursuant to planning permission reference 23/01023/HYB states that:

“No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)”

DISCHARGE OF CONDITION 21

In support of this application, a Landscape and Ecological Management Plan (LEMP), prepared by Rachel Hacking Ecology, is submitted. This plan includes a description and evaluation of the soft landscaping features to be created/managed, including details of how these will be implemented. A Landscape Layout Plan is included within Appendix 1 of this plan.

Also submitted are a Proposed Boundary Treatment Plan, and Proposed Boundary Treatment Details Document, both prepared by Whittam Cox Architects. This plan identifies the location of all Site boundary treatments and details of what they are, including dimensions and elevations.

Additionally, a Proposed Hard Landscaping Plan, prepared by Whittam Cox Architects, is submitted. This plan shows the location and finishes of all hard landscaping proposed.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 21 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.