

Application address Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX	Planning ref. 25/01044/CONDIT
	Our ref. 2025/1044/04/F
Description Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00838/CONDIT. To amend the wording of the conditions and allow minor amendments to the approved scheme including drainage strategy and subsequent layout changes.	Consultation date 27/11/2025
	Response date 18/12/2025
Planning officer Sullivan Archer	Reviewing officer Rob Ryan-Matthews
Application type Variation	Extension requested ☐
No concerns ☐	Holding Objection ☒

Lead Local Flood Authority Key Observations

This application seeks to vary Condition 9 set as part of the approval of application reference 24/00838/CONDIT. This application seeks to approve an updated layout and drainage strategy to facilitate amendments to the site layout, the application further seeks to vary the wording of a series of conditions, including Condition 9 which relates to the management of surface water during the construction phase.

The LLFA is unable to support the proposed amendment to the wording of the condition due to the following:

- The wording of the condition previously recommended by the LLFA refers to the management of surface water during the construction phase. The updated wording proposed by the applicant does not contain any reference to construction phase drainage.
- The proposed wording combines both foul and surface water drainage matters. These should not be combined into a single condition to ensure that conditions can be discharged in full by individual consultees rather than partial conditional discharge being recommended.

As such, the LLFA objects to this variation of conditions application, and would request that the LPA retains the surface water conditions in accordance with the LLFA's previously submitted application response to the Full Application.

The LLFA has however reviewed the amended and has no objection to the proposed layout as submitted. The applicant should ensure appropriate detail is submitted at the Discharge of Condition stage in order to satisfy the conditions recommended by the LLFA at the full stage.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are insufficient for the LLFA to support the variation.

Standing Advice to the Local Planning Authority

1. Standing Advice – National Planning Policy Framework

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

2. Standing Advice – Consent

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted.

Guidance on this process and a sample application form can be found via the following website:
<http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

3. Standing Advice – Maintenance

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.