



Tim Hartley
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Our Ref: 70090374

10 October 2023

Dear Tim,

Planning application at Twycross Zoo (PP-12439244)

Following pre-application discussions, we are pleased to submit a full planning application for a National Science and Conservation Centre (NSCC) and a new orangutan enclosure at Twycross Zoo, on behalf of Twycross Zoo – East Midland Zoological Society Limited. The description of development is as follows:

“Development of new animal enclosures and associated infrastructure, new lecturer theatre, education block, education facilities and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and all other associated works.”

The Zoo has been rationalising and enhancing its campus over recent years to provide a visitor experience aligned with the best modern zoos in the country and Europe. The proposal has been developed alongside feedback received throughout the pre-application process and represents a scheme that is in accordance with Hinckley and Bosworth Borough Council’s development plan and national policy.

APPLICATION SUBMISSION

The application submission package was agreed as part of the pre-application consultation with the Council ahead of the submission and has been duly prepared to meet local and national requirements. The application submission is supported by the following documents:

- Complete and signed planning application forms and certificates;
- Planning and Heritage Statement, prepared by WSP;
- Design and Access Statement, prepared by HLM;
- Energy Statement, prepared by WSP;
- Statement of Community Engagement, prepared by WSP;
- Phase 1 Preliminary Risk Assessment, prepared by Clancy Consulting;
- Flood Risk Assessment and Drainage Strategy, prepared by Clancy Consulting;
- Transport Statement, prepared by WSP;
- Biodiversity Metric Assessment, prepared by Middlemarch;

- Preliminary Ecological Appraisal, prepared by Middlemarch;
- Bat Roost Assessment, prepared by Middlemarch;
- Great Crested Newt Habitat Suitability Index Assessment, prepared by Middlemarch;
- Habitat Regulations Assessment, prepared by Middlemarch; and
- Tree Survey and Arboricultural Statement, prepared by Middlemarch.

The application submission is also supported by the following drawings prepared by Dearadh Zú:

- Landscape GA Plan – Ground Floor, P22009-00-001-DZ-0100 Rev. 05;
- Landscape GA Plan – Upper Floor, P22009-00-001-DZ-0101 Rev. 03;
- Demolition Plan, P22009-00-001-DZ-0102 Rev. 02,
- Tree Removal Plan, P22009-00-001-DZ-0103 Rev. 04;
- Combined Masterplan, P22009-00-001-DZ-0110 Rev. 05;
- Render Masterplan, P22009-00-001-DZ-0111 Rev. 00;
- Existing Site Plan, P22009-00-001-DZ-0112 Rev. 01;
- Proposed Animal House (01) Plans, P22009-00-001-DZ-0140 Rev. 03;
- Proposed Animal House (02) Plans, P22009-00-001-DZ-0141 Rev. 03;
- Bird Aviary – Plans, P22009-00-001-DZ-0142 Rev. 03;
- Proposed Animal House (03) – Plans, P22009-00-001-DZ-0143 Rev. 03;
- Proposed Animal House (01) – Elevations and Sections, P22009-00-001-DZ-0144 Rev. 02;
- Proposed Animal House (02) – Elevations and Sections, P22009-00-001-DZ-0145 Rev. 02;
- Bird Aviary – Elevations and Sections, P22009-00-001-DZ-0146 Rev. 02;
- Market Stalls, P22009-00-001-DZ-0147 Rev. 01;
- Proposed Animal House (03) – Elevations and Sections, P22009-00-001-DZ-0148 Rev. 02;
- Site Sections – Sheet 01, P22009-00-001-DZ-0200 Rev. 03;
- Site Sections – Sheet 02, P22009-00-001-DZ-0201 Rev. 03;
- Site Sections – Sheet 03, P22009-00-001-DZ-0202 Rev. 04;
- Existing Site Sections, P22009-00-001-DZ-0203 Rev. 01;
- Boundary Details – Sheet 01, P22009-00-001-DZ-0310 Rev. 00;
- Boundary Details – Sheet 02, P22009-00-001-DZ-0311 Rev. 00;
- Boundary Details – Sheet 03, P22009-00-001-DZ-0312 Rev. 00;
- Boundary Details – Sheet 04, P22009-00-001-DZ-0313 Rev. 00;
- Boundary Details – Sheet 05, P22009-00-001-DZ-0314 Rev. 00;
- Boundary Details – Sheet 06, P22009-00-001-DZ-0315 Rev. 00;
- Boardwalk Details – Sheet 01, PP2009-00-001-DZ-0320 Rev. 00;
- Boardwalk Details – Sheet 02, PP2009-00-001-DZ-0321 Rev. 00; and
- Soft Landscape Strategy, P22009-00-001-DZ-0400 Rev. 02.

The application submission is also supported by the following drawings prepared by HLM Architects:

- Proposed Site Plan, TWZ-HLM-00-00-DR-L-00001 Rev. P07;
- Site Location Plan, TWZ-HLM-00-00-DR-L-00002 Rev. P04;
- Proposed Site Levels, TWZ-HLM-00-00-DR-L-00004 Rev. P04;
- Proposed Hard Landscape, TWZ-HLM-00-00-DR-L-30800 Rev. P03;
- Proposed Soft Landscape, TWZ-HLM-00-00-DR-L-45001 Rev. P02;
- Proposed Ground Floor Plan – NSCC, TWZ-HLM-01-00-DR-A-00100 Rev. P09;
- Proposed First Floor Plan - NSCC, TWZ-HLM-01-01-DR-A-00101 Rev. P08;
- Proposed Roof Plan – NSCC, TWZ-HLM-01-R1-DR-A-00102 Rev. P04;
- Proposed GA Sections Sheet 1 – NSCC, TWZ-HLM-01-ZZ-DR-A-00300 Rev. P03;
- Proposed Elevations Sheet 1 – NSCC, TWZ-HLM-01-ZZ-DR-A-00600 Rev. P03;
- Proposed Elevations Sheet 2 – NSCC, TWZ-HLM-01-ZZ-DR-A-00601 Rev. P02;
- Proposed GA Sections – Residential Block, TWZ-HLM-02-ZZ-DR-A-00300 Rev. P01;
- Proposed Elevations – Residential Block, TWZ-HLM-02-ZZ-DR-A-00600 Rev. P03;
- Proposed Ground Floor Plan – Orangutan Habitat, TWZ-HLM-03-00-DR-A-00100 Rev. P08;
- Proposed First Floor Plan – Orangutan Habitat, TWZ-HLM-03-01-DR-A-00101 Rev. P08;
- Proposed Second Floor Plan – Orangutan Habitat, TWZ-HLM-03-02-DR-A-00102 Rev. P06;
- Proposed Roof Plan – Orangutan Habitat, TWZ-HLM-03-02-DR-A-00103, Rev. P04;
- Proposed GA Sections – Sheet 1 – Orangutan Habitat, TWZ-HLM-03-ZZ-DR-A-00300 Rev. P02;
- Proposed Elevations – Sheet 1 – Orangutan Habitat, TWZ-HLM-03-ZZ-DR-A-00601 Rev. P04;
- Proposed Elevations – Sheet 2 – Orangutan Habitat, TWZ-HLM-03-ZZ-DR-A-00602, Rev. P04;
- Proposed Elevations – Sheet 3 – Orangutan Habitat, TWZ-HLM-03-ZZ-DR-A-00603, Rev. P04;
- Outdoor Classroom Plans and Elevations, TWZ-HLM-04-ZZ-DR-A-00400 Rev. P02;
- Proposed Lodge – GA Plans and Elevations, TWZ-HLM-04-ZZ-DR-A-00401 Rev. P01;
- Refuse Store – GA Plans and Elevations, TWZ-HLM-04-ZZ-DR-A-00402 Rev. P01;
- Sub Station A – GA Plans and Elevations, TWZ-HLM-04-ZZ-DR-A-00403 Rev. P01;
- Sub Station B – GA Plans and Elevations, TWZ-HLM-04-ZZ-DR-A-00404 Rev. P02;
- Existing Lemur Habitat, TWZ-HLM-XX-XX-DR-A-00500 Rev. P01; and
- Waste Management Strategy, TWZ-HLM-ZZ-XX-DR-A-00007 Rev. P01.

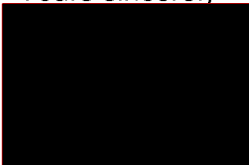
The planning application fee of £28,517 has been paid via the Planning Portal (reference: PP-12439244). The approach to the fee was agreed via email with the Case Officer on 4 October 2023 is based upon the proposed floorspace, which comprises the following:



- Orangutan Habitat: 2,937.99m²;
- NSCC & Residential Building: 3,064.84m²;
- The 6 lodges: 295.74m²;
- Substation A: 23.5m²;
- Substation B: 52.2m²;
- Refuse Store: 16.99m²;
- Animal House: 80M²;
- Animal Hosue: 86M²;
- Aviary: 52.2M² visitor area building & 65m² dens / keeper area; and
- Animal House: 119M².

We trust the above information is satisfactory and that the application can be validated shortly. In the meantime, if you have any queries, please do not hesitate to contact me or my colleague Matt Stocks (matthew.stocks@wsp.com).

Yours sincerely



Doug Hann
Director