



Mr S Archer
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

10 September 2025

Dear Sullivan,

Twycross Zoo, Burton Road, Atherstone, Leicestershire, CV9 3PX
Discharge of Condition 22 (Hard and Soft Landscaping) of planning permission (LPA ref.)
24/00838/CONDIT

We write on behalf of Twycross Zoo ('the Zoo') to apply for the partial discharge of Condition 22 (Hard and Soft Landscaping) of planning permission ref. 24/00838/CONDIT at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

CONTEXT

On 14 February 2024, planning permission was secured for the National Science and Conservation Centre (NSCC), new animal enclosures and associated infrastructure, residential buildings, new car park and access, landscaping and other associated works at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

Following this, a Section 73 (s73) application was submitted to tweak the proposed layout, design and materiality of the buildings (LPA ref. 24/00838/CONDIT), which was approved on 19 December 2024.

To date, several applications to discharge conditions have been submitted and approved. An application to discharge Conditions 3, 4, 5, 6, 8, 9, and 11 of planning permission (LPA ref:) 24/00838/CONDIT was approved on 14 May 2025. A further application to discharge Conditions 12 and 21 of planning permission (LPA ref) 24/00838/CONDIT was approved on 21 July 2025. Further to this, an application was submitted to the Council on 28 August 2025 to partially discharge Condition 17 in relation to the materiality of the NSCC, residential block and the orangutan habitat.

SCOPE OF APPLICATION

This application seeks to partially discharge Condition 22, which relates to the hard and soft landscaping details for the site. The wording of the condition is as follows:

"No development above floor plate level shall take place until full details of a scheme of hard and soft landscaping works including boundary treatments for the site and an implementation scheme, has been submitted in writing to and approved in writing by the

Local Planning Authority. The hard and soft landscaping works shall be consistent with the submitted details:

- *Proposed Boardwalk Details (Sheet 1) (320) (P02) (submitted: 13.12.2024)*
- *Proposed Boardwalk Details (Sheet 2) (321) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F1) (310) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2) (Sheet 2) (311) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2A) (312) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F8 & F9) (317) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F10) (Sheet 9) (318) (P01) (submitted: 13.12.2024)*
- *Proposed Boundary Plan (105) (P04) (submitted: 13.12.2024)*
- *Proposed Combined Masterplan (110) (P10) (submitted: 13.12.2024)*
- *Proposed Hard Landscape (104) (P08) (submitted: 13.12.2024)*
- *Proposed Hard Landscape Plan (30801) (P01) (submitted: 13.12.2024)*
- *Proposed Hard Landscape Strategy (30800) (P08) (submitted: 13.12.2024)*
- *Proposed Landscape Plan (100) (P05) (submitted: 13.12.2024)*
- *Proposed Planting Strategy (400) (P06) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Plan (45002) (P01) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Strategy (45001) (P07) (submitted: 13.12.2024)*

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.”

This application relates to the following aspects of the hard and soft landscaping:

- Paving details for the whole site;
- Planting strategy for the whole site;
- Planting details (including trees) for the southern area of the site;
- Street furniture for the southern area of the site;
- Edging for the southern area of the site;
- Typical Wall Details for the southern area of the site.

This application is for the partial discharge of Condition 22 and covers the above. The final details of the edging, gate/fencing, boardwalk and full planting details for the northern area of the site are not yet finalised and will follow in due course.

The application has been submitted to partially discharge the condition, as while the detailed design on the outstanding elements of hard/soft landscaping is progressing, it is not yet finalised. The programme of build-out works for the development, and funding mechanisms, means that the elements included within this application are required to come and be built-out first.

In light of this, these details need to be agreed now and to facilitate this, this application is seeking to partially discharge Condition 22 to allow the details outlined in this application (and the application to partially discharge Condition 17) (ie the NSCC, residential block and orangutan habitat) to start being built out, and avoid delays to the programme and ensure the development is delivered as envisioned.

Further design work is being undertaken in relation to the outstanding elements and this information will be submitted in due course. Construction work will not commence on these outstanding elements (where the information has not yet been provided and the elements of the condition has not been discharged) until these details have been approved by the Local Planning Authority.

APPLICATION SUBMISSION

The relevant documents have been submitted for approval to allow the partial discharge of Condition 22 and are further outlined below.

In accordance with Condition 22, the following documents have been submitted for approval:

Drawing/document	Description
WZ-DZU-00-00-DR-L-00104 Rev. C01 Hard Landscape Plan	The Hard Landscape Plan presents the paving types that are proposed within the northern section of the site, outlining their location and the specifications they will be.
TWZ-DZU-00-00-DR-L-00105 Rev. C03 Boundary Plan	The Boundary Plan outlines the barrier and gate types that are proposed within the northern section of the site, outlining their location and the specifications they will be.
TWZ-DZU-00-00-DR-L-00400 Rev. C02 Planting Strategy	The Planting Strategy presents the tree and planting strategy for the whole site, highlighting where existing trees are to be retained and where planting is proposed. This also includes the proposed species and mixes. This drawing is provided for reference and will be formalised in due course.
TWZ-DZU-00-00-DR-L-00410 Rev. P02 Soft Landscape Details	The Soft Landscape Details outlines the details of planting for typical grass seed, ornamental planting, shrub and trees for the northern area of the site.
TWZ-HLM-00-00-DR-L-30800 Rev. C02 Proposed Hard Landscape Strategy	The Proposed Hard Landscape Strategy presents the hard landscaping proposals for the southern area of the site, including paving and street furniture.
TWZ-HLM-00-00-DR-L-30801 Rev. C01 Proposed Hard Landscape Plan	The Proposed Hard Landscape Plan shows the details and location of hard landscaping relating to the southern area of the site, including paving, street furniture and other details.

TWZ-HLM-00-00-DR-L-30810 Rev. C01 Hard Landscape Details – Surface and Edging	The surface and edging details presents the size, colour and specifications of the proposed surfacing and edging, including how they will be installed to the ground.
TWZ-HLM-00-00-DR-L-30812 Rev. C01 Hard Landscape Details – Typical Wall Details	The typical wall details outlines the size, colour and specifications of the proposed walls, including how they will be installed to the ground.
TWZ-HLM-00-00-DR-L-45001 Rev. C02 Proposed Soft Landscape Strategy	The Proposed Soft Landscape Strategy presents the soft landscaping proposals relating to the southern area of the site, including existing and proposed trees and planting.
TWZ-HLM-00-00-DR-L-45002 Rev. C01 Proposed Soft Landscape Plan	The Proposed Soft Landscape Plan shows the existing and proposed trees and planting in the southern area of the site.
TWZ-HLM-00-00-DR-L-45003 Rev. C01 Soft Landscape Planting Schedule	The Planting Schedule outlines the number of each species relating to the soft landscape proposals for the southern area of the site.
TWZ-HLM-00-00-DR-L-45004 Rev. C01 Typical Soft Landscape Details	The Typical Soft Landscape Details outlines the details of planting for typical grass seed, ornamental planting, shrub and trees for the southern area of the site.
Twycross Zoo – Façade and Landscape Materials Schedule	The Façade and Landscape Materials Schedule outlines the details and specifications used in relation to the southern area of the site.

The above documents/drawings outline the details of the hard and soft landscaping scheme. These documents build on the details provided at the planning application stage and provide the details of the specific hard and soft landscaping proposals for the development.

Full details and specifications of the hard and soft landscaping can be found in the supporting documents listed above.

The hard landscaping and paving have been designed in line with the original design intent of the development outlined in the original application submission and are designed to deliver a high-quality scheme which complements and enhances the site and the surrounding area. The boundary treatment has been designed to complement the Zoo and the associated buildings and areas they are adjacent to, ensuring that habitats are safe and secure and that visitor areas are clearly outlined and safe. The materials used for the boundary treatment comprise glass, timber, chain-link fencing and mesh, ensuring they are cohesive with the Zoo and the surrounding environment. The details provided demonstrate the development will remain consistent with Policy DM10 of the SADMP in that the development will provide high quality hard and soft landscaping,

which adds to the quality of the development and creates an attractive and access place, and compliments the built development.

The planting proposals have been developed in coordination with the biodiversity to strategy to create a welcoming and attractive space when visiting the Zoo and ensure that a biodiversity net gain is achieved. This is in line with Policy DM6 and Policy NAT08, which outline that proposals must demonstrate how they conserve and enhance features of nature conservation.

SUMMARY

The documents provided with this application contain the information to partially discharge Condition 22 relating to the following aspects:

- Paving details for the whole site;
- Planting strategy for the whole site;
- Planting details (including trees) for the southern area of the site;
- Street furniture for the southern area of the site;
- Edging for the southern area of the site;
- Typical Wall Details for the southern area of the site.

The details outlined above seek to ensure that the hard and soft landscaping complements the Zoo and the surrounding area, creating a high-quality and attractive space. This is achieved through ensuring details such as paving, street furniture and boundary treatments have been designed to be cohesive with the site. For example, the boundary treatments comprise materials such as timber, glass, chain-link fencing and mesh, which are complementary of the existing site and create a cohesive environment for visitors to enjoy.

The application has been submitted to partially discharge the condition, as while the detailed design on the outstanding elements of hard/soft landscaping is progressing, it is not yet finalised. The programme of build-out works for the development, and funding mechanisms, means that the elements included within this application are required to come and be built-out first.

Therefore, this application seeks to partially discharge Condition 22 to allow the details outlined in this application (and the application to partially discharge Condition 17) (ie the NSCC, residential block and orangutan habitat) to start being built out, and avoid delays to the programme and ensure the development is delivered as envisioned.

We look forward to receiving confirmation of the validation and in due course the approval of these details. In the meantime, however, should you require any further information, please do not hesitate to contact me (zac.wade@wsp.com) or my colleague Lewis Coffey (lewis.coffey@wsp.com).

Yours sincerely,



Zac Wade
Principal Planner