



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

2 March 2026

Dear Sullivan,

Twycross Zoo, Burton Road, Atherstone, Leicestershire, CV9 3PX
Discharge of Condition 13 (Site Access Improvements) of planning permission (LPA ref.)
24/00838/CONDIT

We write on behalf of Twycross Zoo ('the Zoo') to apply for the discharge of Condition 13 (Site Access Improvements) of planning permission ref. 24/00838/CONDIT at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

CONTEXT

Planning permission (LPA ref.) 23/00948/FUL was granted on 14 February 2024 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. A number of conditions have been discharged against this planning permission.

A further s73 application has been submitted to allow minor amendments to the approved scheme in relation to the drainage strategy and layout changes, however this is still under consideration (LPA ref. 25/01044/CONDIT). We expect that this s73 will be approved ahead of the determination of this condition discharge application, and therefore request that this condition is discharged against the latest consent.

This application seeks to discharge Condition 13, and the relevant wording is provided below:

"Notwithstanding the submitted plans, no part of the development hereby permitted shall be first brought into use until such time as details of a scheme detailing improvements as may be required to the proposed site access at Orton Hill, such as widening or improved junction radii to allow access for refuse collection vehicles, has been submitted in writing to, and agreed in writing, by the Local Planning Authority, unless it can be demonstrated that no works are necessary. Thereafter the approved scheme shall be implemented in full prior to first use of the development."



APPLICATION SUBMISSION

To discharge Condition 13, a Site Tracking Assessment (ref. TWZ-HEX-XX-XX-DR-C-9410 P02), prepared by Hexa Consulting, has been submitted for approval.

The drawing outlines the site access arrangements at Orton Hill, and demonstrates that widening is not required to facilitate safe access/egress to the site. The existing access demonstrates the efficient and safe access/egress of vehicles to/from the site.

Specifically, the drawing indicates that refuse/fire vehicles can sufficiently enter and exit the site at Orton Hill, and manoeuvre through the car park in forward gear, and can then manoeuvre through the car park and further north beyond the car park in the case of an emergency.

Full details can be found in the accompanying Site Tracking Assessment. This demonstrates the development will remain consistent with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan, in that any significant impacts arising from the development regarding highways and transportation have been limited, and Paragraph 117 of the NPPF as it facilitates efficient access for refuse, service and emergency vehicles.

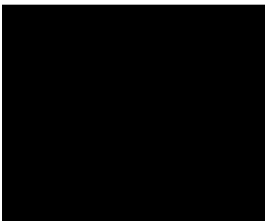
SUMMARY

The Site Tracking Assessment (ref. TWZ-HEX-XX-XX-DR-C-9410 P02) demonstrates that the existing site access can be used to access/egress the site safely, and therefore provides the information required to discharge Condition 13 of planning permission (LPA ref.) 24/00838/CONDIT.

We trust the above and enclosed information is sufficient to discharge Condition 13, and we look forward to receiving confirmation of the validation and approve of these details. In the meantime, should you require any further information, please do not hesitate to contact me

[REDACTED] or my colleague Lewis Coffey ([REDACTED])

Yours sincerely



Zac Wade
Associate