



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

14 October 2025

Dear Sullivan,

**Non-material amendment to permission (LPA ref:) 24/00838/CONDIT  
Twycross Zoological Park, Burton Road, Atherstone, CV9 3PX**

On behalf of Twycross Zoo, we write to apply for a non-material amendment (NMA) under Section 96a of the Town and Country Planning Act (1990) to permission (LPA ref:) 24/00838/CONDIT, approved on 19 December 2024 for:

*“Application to vary conditions 2, 14 and 22 of planning permission 23/00948/FUL to amend the proposed layout and the design of buildings.”*

The planning application fee of £383 has also been paid directly to the Council via the Planning Portal (ref. PP-14272422)

**APPLICATION CONTEXT**

On 14 February 2024, planning permission was granted for the *“development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following the demolition of some existing buildings)”* for the site at Twycross Zoo (LPA ref: 23/00948/FUL).

A subsequent Section 73 application (LPA ref:) 24/00838/CONDIT was granted on 19 December 2024 to vary conditions 2, 14 and 22 of planning permission 23/00948/FUL to amend the proposed layout and the design of buildings

Following the approval of the application in 2024, the design team has progressed detailed design of the scheme and have identified an alternative drainage strategy that does not rely on mechanical pumps, meaning it is a better solution. However, to achieve this the residential lodges need to be removed from the north-west of the scheme.

This Section 96a (S96a) application is being submitted alongside a Section 73 (S73) application. The two applications are required as the *Finney vs Welsh Ministers* decision in November 2019 (*Finney v Welsh Ministers* [2019] EWCA Civ 1868) confirmed that it is not possible to amend the description of the development via a S73 application, and a change to the description of development can only be achieved via a S96a application.

A separate (concurrent) S73 application has been submitted alongside this application to capture the amendments to the approved plans and documents associated with the revised drainage strategy.

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## PROPOSED AMENDMENT

This S96a application seeks permission to change the description of application (LPA ref) 24/00838/CONDIT to introduce the original description from permission (LPA ref) 23/00948/FUL, while also amending the way that the residential development is described.

This application seeks to amend the description of the development to:

*“Application to vary conditions 2, 14 and 22 of planning permission 23/00948/FUL for the “development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated ~~residential accommodation block and lodges~~, new access from Orton Hill, new car park, landscaping and other associated works (following the demolition of some existing buildings)” to amend the proposed layout and the design of buildings.”*

## PLANNING ASSESSMENT

In short, the amendment to the description of development of permission (LPA ref) 24/00838/CONDIT have arisen due to operational requirements to enable the consented scheme to function as proposed.

The amendment to the description of development proposed does not alter the operative part of the planning permission and maintains that residential accommodation will be delivered through the scheme.

The combination of the applications will maintain residential accommodation in development and is consistent with the spirit of the original application, however, will remove the residential lodges to the north-west of the site to enable a more efficient drainage strategy to be implemented, that avoids the need for mechanical pumps.

As such, the proposed amendment is non-material, and entirely consistent with the original permission.

## SUMMARY

In short, the application proposes a non-material amendment to the description of development of permission 24/00838/CONDIT. The application is non-material, in that it represents a minor textual amendment and remains an entirely accurate description of development.

We trust this information is sufficient to enable the Council to determine the application within statutory timescales; however, please contact me [REDACTED] or my colleague Lewis Coffey [REDACTED] should you have any queries.

Yours sincerely



Zac Wade  
Principal Planner