

Our Ref: 600902-9202/ST/V02

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Monday, 13 October 2025

Dear Sir or Madam,

Twycross Zoo – Surface and foul water drainage proposals

The drainage proposals for the above development are detailed within the following design drawings and documents:

- TWZ-HEX-XX-XX-DR-C-9200-Surface Water Drainage Layout Sheet 1 of 2_C11
- TWZ-HEX-XX-XX-DR-C-9201-Surface Water Drainage Layout Sheet 2 of 2_C12
- TWZ-HEX-XX-XX-DR-C-9202-Foul Water Drainage Layout Sheet 1 of 2_C09
- TWZ-HEX-XX-XX-DR-C-9203-Foul Water Drainage Layout Sheet 2 of 2_C12
- 600902 - SW Network_KJ (Hydraulic calculations)

These drawings have been prepared generally in accordance, and should be read in conjunction, with Flood Risk Assessment and Drainage Strategy report (21440-CCL-XX-XX-RP-C-001 Rev 1 by Clancy Consulting Ltd) previously submitted as part of an approved planning application for the development (23/00948/FUL). They should also be read in accordance with the letter submitted by Hexa " 600902-HEX-XX-XX-C-9201-V01_Additional Drainage Statement" dated 25 February 2025, which was subsequently approved and the drainage condition discharged.

Since the February 2025 submission, changes to the site layout have required changes to the proposed drainage network. I comment on these changes as follows:

- Realignment of the road from car park to the north of the site to avoid root protection areas has meant that the existing pond is now proposed to be relocated further north
- Hexa have investigated the function of this pond and note that it serves other parts of the zoo outside this development application. It is noted that the pond has an overflow pipe at high level
- However, Hexa noted that this pond often had a depth of water in it and so was not acting effectively as a soakaway, rather the water level meant that the flow was often discharged into the receiving network unrestricted. The receiving network is a private on-site system before ultimate discharge to the ditch
- The ground conditions on this area of site were revealed to be not conducive to infiltration drainage
- It is therefore proposed to add a flow control to the outlet of the proposed new pond to restrict flows, creating a scenario where flows are reduced from the present case
- The proposed volume of the pond has not been reduced
- The general foul and surface water strategy for the proposed new build areas of site remains materially the same



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If you have any questions or need further clarification, please do not hesitate to reach out.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Scott Thompson".

Scott Thompson
Principal Engineer
0781 363 5747

For and on behalf of Hexa Consulting Ltd