

Application address Twycross Zoological Park, Burton Road, Norton Juxta Twycross, Atherstone.	Planning ref. 24/00838/CONDIT
	Our ref. 2024/0838/04/F
Description Application to vary Conditions 2, 14, 22 of planning permission 23/00948/FUL. Amendment to the layout, design of buildings and the proposed materiality.	Consultation date 05/09/2024
	Response date 27/09/2024
Planning officer Sullivan Archer	Reviewing officer Harvey Speed
Application type Variation	Extension requested ☐
No concerns ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks to vary Condition 2 (approved plans), 14 (parking) and 22 (hard and soft landscaping) set as part of the approval of application reference 23/00948/FUL. The proposed amendments do not prevent the applicant from delivering the overall drainage and flood risk strategy.

As previously stated, the flood risk assessment recommends further drainage survey to identify any live drainage entering the site (2.3.5), and ditch networks (2.4.3), including the proposed outfall (6.3.17). This should be completed to inform the detailed surface water drainage scheme.

Note: Where new conditions are required to replace those recommended at outline, the same conditions should be applied.

Standing Advice to the Local Planning Authority

1. Standing Advice – National Planning Policy Framework

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

2. Standing Advice – Consent

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted.

Guidance on this process and a sample application form can be found via the following website:
<http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

3. Standing Advice – Maintenance

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.