

Application address Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX	Planning ref. 25/01044/CONDIT
	Our ref. 2025/1044/04/R2
Description Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00838/CONDIT. To amend the wording of the conditions and allow minor amendments to the approved scheme including drainage strategy and subsequent layout changes.	Consultation date 02/06/2026
	Response date 22/06/2026
Planning officer Sullivan Archer	Reviewing officer Rob Ryan-Matthews
Application type Variation	Extension requested ☐
No concerns ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks to vary conditions set as part of the approval of application reference 24/00838/CONDIT, of which conditions 8 and 9 relate to surface water flood risk. These conditions were previously discharge under planning reference 25/00005/DISCON.

This variation seeks to approve updated surface water drainage proposals to facilitate amendments to the site layout, the application further seeks to vary the wording of a series of conditions, including conditions 8 and 9.

Further to the LLFA's previous response, the applicant has submitted further detail, including Detailed Design drawings of the drainage layout. The detail submitted addresses the LLFA's queries in full. As such the LLFA can support the variation to the application proposed by the applicant.

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, offers no comment on any foul drainage shown within the submitted details.

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.