

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Sullivan Archer, Planning Officer
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Our Ref: 25/01043/NMA
Date: 24 November 2025



**Hinckley & Bosworth
Borough Council**

c/o Agent
C/o Mr Zac Wade
WSP in the UK & Ireland
The Mailbox, Level 2
100 Wharfside Street
Birmingham
West Midlands
B1 1RT

Dear Sir

APPLICATION NO 25/01043/NMA
Address Twycross Zoological Park, Burton Road, Norton Juxta
Twycross, Atherstone

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Twycross Zoological Park, Burton Road, Norton Juxta Twycross, Atherstone, Leicestershire.

Following consideration of the information submitted I am able to confirm that the proposed amendments to the description of the planning permission 24/00838/CONDIT are considered to be non-material and the description is therefore amended 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, educational facilities, substations, and associated residential accommodation, 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."

The proposal is considered acceptable subject to conditions as imposed on application 24/00838/CONDIT. The details of this application/amendment should be read in conjunction with the original decision notice (reference: 24/00838/CONDIT).

Yours faithfully

Christopher Brown MRTPI
Head of Planning