



Twycross Zoo - East Midlands Zoological
Society Ltd

PLANNING STATEMENT

Minor-material amendment to planning
permission LPA ref: 23/00948/FUL





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PLANNING STATEMENT (VERSION 1) CONFIDENTIAL

PROJECT NO. UK0037182.5555

OUR REF. NO. V1

DATE: AUGUST 2024



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1 INTRODUCTION

- 1.1.1. This Planning Statement has been prepared by WSP on behalf of Twycross Zoo – East Midland Zoological Society Limited (‘the applicant).
- 1.1.2. It forms part of an application for a minor-material amendment to planning permission LPA ref: 23/00948/FUL, which permitted the development of a new orangutan habitat and the National Science and Conservation Centre (NSCC) at Twycross Zoo.
- 1.1.3. The application to amend the permission is being made under Section 73 of the Town and Country Planning Act (1990). The scope of the amendment is to amend the design of the buildings and proposed materiality, alongside amendments to the proposed layout. The principle of the creation of a NSCC and new habitat for orangutans will not change. The proposed description of development is as follows:
- “Application under Section 73 of the Town and County Planning Act (1990) to amend planning permission (LPA ref) 23/00948/FUL to amend the proposed layout and design of buildings.”*
- 1.1.4. The application seeks to vary Conditions 2, 14 and 22, as outlined in Appendix A, in order to enable the proposed amendments.
- 1.1.5. As established in the permitted scheme, the development is for new animal enclosures and associated infrastructure, new lecture theatre, education block and facilities, substations and associated residential block and lodges, new access and car park, landscaping and other associated works. This amendment application builds on the permitted scheme and will deliver all the benefits of the consented scheme, albeit with a revised design and layout.
- 1.1.6. This statement provides an assessment of the proposals against the relevant national and local planning policies, and outlines the material considerations relevant to the determination of this application. This document is structured as follows:
- Section 2 describes the application site and context;
 - Section 3 describes the proposals;
 - Section 4 sets out the planning policy context;
 - Section 5 examines the key planning considerations; and
 - Section 6 draws conclusions.

2 CONTEXT

2.1 SITE CONTEXT

- 2.1.1. The site is located within the boundary of Twycross Zoo and comprises land to the south of the Zoo, located partially in the area open to the public (specifically the lemur enclosure) and the private land to the south of this, which has been used as a compound for other aspects of the Zoo.
- 2.1.2. The wider Zoo site covers an area of 32ha and is located circa 0.8km to the south-west of Norton-Juxta-Twycross and circa 1.8km to the north-west of Twycross. The Zoo is currently accessed from Burton Road to the north.
- 2.1.3. The application site is circa 1.64ha in area, predominantly comprising existing animal enclosures, fields and open area with a small area of hardstanding accommodating vehicle parking and various small shed-like structures associated with the Zoo. There is a tree belt that runs east-west through the centre of the site, which forms part of the boundary for the existing lemur enclosure. This part of the site falls within the area of the Zoo's existing licence.
- 2.1.4. The site is bound to the north and east by land and buildings associated with the Zoo. To the south, the site is bound by a hedgerow, beyond which lies agricultural fields. To the west, the site is bound by Orton Hill, beyond which lies further agricultural fields and some associated agricultural buildings, sheds and other structures.
- 2.1.5. The main Zoo site is allocated in the Local Plan 2006 to 2026 (NOR07) as the Zoo. The south/southwestern part of the site is identified in the current Local Plan (2006-2026) as being within the countryside. However, the whole of the site is encompassed within the expanded boundary of Twycross Zoo within the draft Local Plan (2020-2041) Regulation 19 document.
- 2.1.6. The site is in Flood Zone 1, which has the lowest probability of flooding and is therefore the most suitable for development in this regard.
- 2.1.7. The site is in proximity of one heritage asset, which is the Orton House Farmhouse (Grade II listed) and is located 110m south-west of the site. However, there is little intervisibility between the heritage asset and the site owing to a buffer provided by vegetation and trees.

2.2 APPLICATION CONTEXT

- 2.2.1. Twycross Zoo was established in 1963 and became a charitable trust in 1972 – The East Midland Zoological Society. Due to being the only UK zoo home to all four great ape species (chimpanzees, gorillas, orangutans and bonobos), the Zoo is renowned as a specialist primate centre and is an internationally recognised conservation charity and award-winning visitor attraction. The Zoo exists to support conservation, education and research of some of the most endangered species on the planet.
- 2.2.2. Twycross Zoo is an award-winning visitor attraction, welcoming over half a million visitors each year. Visitors can view the animals and visit the indoor and outdoor play areas, cafes, and restaurants.
- 2.2.3. In the last 10 years, the Zoo has successfully bred 72 different species of animal, created new habitats for endangered and critically endangered species, contributed over £450,000 to the work of global conservation organisations, inspired over half a million school children and teachers and facilitated more than 500 research projects.

- 2.2.4. The Zoo has been rationalising and enhancing its campus over recent years to provide a visitor experience aligned with the best modern zoos in the country and Europe. Investment has been made in improving exhibit habitats, customer services and bringing attractions like the Gruffalo experience which meet customer needs.
- 2.2.5. The NSCC is the next stage of the Zoo's £55m strategic investment masterplan and comprises the development of the Twycross Life Sciences Park, which will be a STEM Centre of Excellence. Funding from the UK Government's Levelling Up Fund was secured for the scheme in 2021.
- 2.2.6. The Zoo secured planning permission (LPA ref: 23/00948/FUL) for the development of new animal enclosures and associated infrastructure, new lecture theatre, education block and facilities, substations and associated residential block and lodges, new access and car park, landscaping and other associated works.
- 2.2.7. Since the approval of the previous application (LPA ref: 23/00948/FUL), the following exercises have been undertaken which have resulted in proposed amendments:
- Further development of the structural and building services strategies, which has allowed the technical designs of each building to become more efficient (such as reduced building heights);
 - Rationalisation of glazing apertures and louvre openings in response to daylight and overheating analysis;
 - Review of external wall and roof materials, composition and proportionality to address changes in building shape and form;
 - Review and testing of the access, servicing, operation and animal management of the Orangutan House, allowing design changes to enhance the overall building efficiency whilst improving the internal animal facilities;
 - Review of the external animal habitats to ensure designs are optimised with regard to animal welfare and prioritise animal behaviour;
 - Review of planting, with particular focus on the strategy for achieving biodiversity net gain;
 - Review of the visitor flow, viewing opportunities and general experience through the landscape to enhance the education, conservation and overall visitor offering;
 - Review of site levels strategy to develop a more sustainable strategy; and
 - Review of the external containment for the Orangutans, considering best practice precedents from other zoos.

3 PROPOSALS

- 3.1.1. The purpose of this application is to alter the proposed design and materiality of the consented buildings, and rationalise the site layout, so that it works better with the existing levels on site.
- 3.1.2. The proposed description of development is as follows:
- “Application under Section 73 of the Town and County Planning Act (1990) to amend planning permission LPA ref: 23/00948/FUL to amend the proposed layout and design of buildings.”*
- 3.1.3. There are also several aspects of the previous approved scheme that have now been omitted. In summary, the following amendments are proposed:
- Minor amendments to the NSCC and residential buildings’ height and elevational compositions;
 - Change to the layout, building form, elevational design and siting of the Orangutan building;
 - Alterations to the refuse store, from a brick enclosure to a timber fences compound;
 - Design amendments to the location, size and landscape proposals of the additional habitats located to the north of the Orangutan building;
 - Omission of the split level outdoor classroom with the boardwalk interface, instead introducing a covered ground level viewing canopy structure;
 - Changes to the type of containment being used for the main habitats to maximise borrowed landscape principles and enhance visitor viewing, as well as keeper observation;
 - Alterations to the levels strategy to better tie into existing site levels and achieve a cut and fill balance and reduce the need for retaining elements throughout;
 - Changes to the location, form and layout of the Indonesian village to better interface with ground level viewing for the Orangutan external areas, whilst creating a focal visitor node which enhances the visitor experience, flow and story-telling narrative; and
 - Omission of 1x themed shelter from the visitor space.
- 3.1.4. The above amendments will result in amended wording for Condition 2 (approved plans), Condition 14 (parking) and Condition 22 (hard and soft landscaping works), which are outlined in Appendix A.

4 PLANNING POLICY CONTEXT

- 4.1.1. This section sets out the legislative and policy background relevant to the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. Material considerations to be taken into account include the policies in the NPPF and the associated planning practice guidance ('PPG').
- 4.1.2. A full list of relevant planning policies is outlined at Appendix B of this document and a high-level summary of the development plan is set out below.

4.2 NATIONAL PLANNING POLICY CONTEXT

- 4.2.1. The NPPF was revised and published in December 2023. Any applications made after this date are required to give material consideration to this version, even if the adopted Development Plan documents were adopted under a previous version of the NPPF.
- 4.2.2. The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development, which should be pursued in a positive way.

4.3 LOCAL PLANNING POLICY

The Development Plan comprises the following documents:

- Core Strategy (2009); and
- Site Allocations and Development Management Policies (SADMP) (2016) Development Plan Documents (DPDs).

- 4.3.1. The relevant planning policies are set out in Appendix B.
- 4.3.2. The draft Local Plan (2020-2041) undertook the Regulation 19 consultation in March 2022. The next stage of consultation has commenced, and the consultation will run until September 2024. The Local Development Scheme (LDS) suggests the draft Plan will be adopted in August 2025.
- 4.3.3. While the draft Plan has not undergone examination, it has been consulted on, and as such is a material consideration and should be afforded some weight in the decision-making process.

5 KEY PLANNING CONSIDERATIONS

- 5.1.1. With the proposed amendments, the proposed scheme will remain wholly consistent with both national and local planning policy and will deliver the same significant benefits for the animals at the Zoo, visitors, researchers, and the local community.

5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1. The principle of development of the scheme has been established by the existing planning permission (LPA ref: 23/00948/FUL).
- 5.2.2. The proposed amendments to the scheme are focused on design and layout; however, they will be entirely consistent with the principles established in the existing planning permission. The development will remain consistent with Policies 12 and 23 of the Core Strategy, Policy DM24 of the SADMP, and draft Policy SP19 which supports development at the Zoo to help it expand as a tourism and research facility.
- 5.2.3. As the development is consistent with the approved scheme (in terms of what will be delivered and the benefits that it will bring) the principle of the scheme's development has already been considered acceptable by the Council, and this application should therefore be supported.

5.3 DESIGN AND LAYOUT

BUILDING DESIGN

- 5.3.1. The key purpose of the proposed amendment to the approved scheme is to refine the design and layout of the buildings. There have been several reasons behind this ranging from ensuring that the layout is deliverable and buildable, to ensuring the habitats are suitable to create high-quality spaces for both the animals and visitors.
- 5.3.2. One of the key aims of the proposed amendments has been to rationalise and tweak the design to ensure that it results in better outcomes for all stakeholders, while still creating high-quality buildings that are consistent with the design quality of the approved scheme.

Animal habitats

- 5.3.3. Ensuring that the animal habitats work for the animals has been central to this exercise. The shape and internal layout of the habitat buildings (particularly the Orangutan House) has been revisited to ensure that it results in a positive outcome for animal welfare and behaviour.
- 5.3.4. For example, the altered form and adjusted orientation allows for the visitor boardwalk to adjoin and provide access to the first floor (visitor centre) of the Orangutan Habitat Building without overhanging the external male habitat. This mitigates issues concerning the male orangutan being overlooked when moving between his internal and external habitat spaces, and without compromising the visitor experience.
- 5.3.5. A review of the external habitat has also been undertaken, with additional measures undertaken to ensure that best practice precedents from other zoos are considered and incorporated into the scheme. The keeper team have been further involved in the design development, with the internal layouts further refined to ensure that the spaces work well from an operational and animal management perspective.

- 5.3.6. Finally, the energy efficiency of the building has been improved through tweaks to the design, and much of the plant required for the building can now be provided internally, consolidating the amount of space required.
- 5.3.7. This means that a storey can be removed from the building and instead allows the introduction of a pitched roof, meaning it has a better relationship to the NSCC and residential buildings in terms of its built form. This has also presented an opportunity to revisit the materiality and introduce additional brickwork to consolidate the relationship between the buildings further.

NSCC and Residential Buildings

- 5.3.8. The key changes to the NSCC and residential buildings have resulted from a review of the M&E and structural strategy. Efficiencies in these areas has allowed for a reduction in height of the building, and a subsequent review of the elevational design to ensure that the materiality reflects the new proportionality.
- 5.3.9. A simplification of brick details and patterns to better suit the resulting fenestration arrangement and reduced height was required. The same brick type is proposed, but in two colours remaining consistent with the original design intent, previously attained through complex brick bonds and terracotta coloured concrete.

LAYOUT

- 5.3.10. The visitor experience has also been further considered when revising the layout of the buildings. The layout of the Indonesian themed village has been reviewed in the context of the viewing areas for the habitats and levels on site. The revised layout creates a better flow and narrative through the area.
- 5.3.11. Some of the smaller habitats have also been removed from the scheme under this application. The Zoo may seek planning permission for these habitats in the future and therefore the spaces in question are shown as cleared land; as they are not expected to come forward in the immediate future, they have been removed from the scheme. Where proposed buildings have been removed, they have been replaced by appropriate landscaping.

SUMMARY

- 5.3.12. In short, the proposed amendments to the design and layout of the scheme will still deliver a high-quality scheme, that has been optimised for animal and visitor experience, operational management and building efficiency.
- 5.3.13. Therefore, the amended proposals comply with Policy DM10 of the SADMP, which outlines that development will be permitted when it complements or enhances the character of the surrounding area, with building materials respecting existing buildings in the local area.
- 5.3.14. Paragraph 135 of the NPPF outlines that developments should be sympathetic to the local area whilst being visually attractive and functioning well within the overall quality of the area. As demonstrated throughout this planning statement and the DAS, the proposals are compliant with Policy PMD01, which highlights that the highest standards of design, architecture, inclusivity and placemaking are required for proposed developments. The development remains consistent with these policies.
- 5.3.15. Finally, Policies 12 and 23 of the Core Strategy and Policy DM24 of the SADMP outline that decisions will support the role of the Zoo as a tourist destination and support the extension of the

Zoo where it can be demonstrated that the development is of high-quality design that fits in with the surroundings and adds to the area's local distinctiveness. This remains the case through the proposed amendments to the design and layout.

5.4 ECOLOGY

BIODIVERSITY NET GAIN

- 5.4.1. In line with the provisions of the Environment Act (2021) at the time of the original application's validation, and condition 5 of the planning permission, there will be no net loss in biodiversity.
- 5.4.2. Per the provisions of the permission (condition 5) the exact way in which biodiversity benefits will be agreed pre-commencement through the discharge of condition 5 and the approval of a Biodiversity Gain Plan.

PROTECTED SPECIES

- 5.4.3. The proposed development will continue to ensure that any protected species are not impacted by the development, and wherever there is potential for an impact to arise, they will be mitigated. As fewer trees are being removed in this iteration of the layout, the potential impact of the revised scheme is expected to be reduced.
- 5.4.4. The proposed mitigation measures will remain in place (per condition 3 and 4) and therefore the development remains consistent with the approved scheme and Policy DM6 of SADMP and Policy NAT08.

ARBORICULTURE

- 5.4.5. As outlined earlier in this statement, the layout of the development will result in amendments to the landscaping scheme. Positively, the proposed amendments to the scheme have enabled the scheme to retain more trees compared to the original planning permission.

SUMMARY

- 5.4.6. As demonstrated above, and in the original application, the proposals comply with Policy DM6 of SADMP and Policy NAT08, which sets out that development proposals must demonstrate how they conserve and enhance features of nature conservation and outline measures to deliver biodiversity net gain. The proposals are also in accordance with Paragraph 186 of the NPPF, which outlines that proposals should contribute to and enhance the natural and local environment, whilst providing biodiversity net gains.

5.5 DRAINAGE

- 5.5.1. Despite to the revised layout, the principles of drainage strategy are consistent with the original application, ensuring consistency with Policy DM10 of the SADMP.
- 5.5.2. Further condition 8 requires the final details of the drainage strategy to be submitted and approved by the Council prior to commencement. The final details of the strategy will therefore be agreed with the Council at this point.

5.6 TRANSPORT

- 5.6.1. No amendments to the layout of the car park, or numbers of visitors/staff is expected as a result of the proposed amendments to the development. The proposals therefore remain consistent with the



approved scheme and Policy DM17 of the SADMP and Draft Policy SP29, which outline that proposals should demonstrate there is no adverse impact on highway safety, ensure the development is located in the best place with regards to transport and to demonstrate that the residual cumulate impacts on the transport network are not severe.

6 SUMMARY

- 6.1.1. This Planning Statement has been prepared by WSP, on behalf of Twycross Zoo – East Midland Zoological Society Limited ('the applicant'), for a minor-material amendment to planning permission LPA ref: 23/00948/FUL, which permitted the development of a new orangutan habitat and the National Science and Conservation Centre (NSCC) at Twycross Zoo.
- 6.1.2. The proposed description of development is as follows:
- “Application under Section 73 of the Town and County Planning Act (1990) to amend planning permission (LPA ref) 23/00948/FUL to amend the proposed layout and design of buildings.”*
- 6.1.3. As demonstrated in this Planning Statement, the proposed development is consistent with both national and local planning policy, particularly the provisions of the adopted and emerging allocation on site.
- 6.1.4. This amendment application builds on the permitted scheme and will deliver all the benefits of the consented scheme, albeit with a revised design and layout, which include:
- Opportunities for further research into the animals and the enhancement of the Zoo's conservation efforts;
 - Enhanced habitats and environments for the animals;
 - High-quality design of architectural merit for both the habitats and NSCC buildings;
 - Opportunities for additional funding streams associated with research;
 - Creation of permanent jobs in addition to jobs in the construction phase;
 - Enhanced facilities at the Zoo;
 - Increased education opportunities for school children; and
 - Enhanced landscaping scheme.

Appendix A

PROPOSED AMENDMENTS TO CONDITIONS



PROPOSED AMENDMENTS TO CONDITIONS

PROPOSED AMENDMENT TO CONDITION 2 (APPROVED PLANS)

The following wording is proposed for Condition 2 (approved plans):

“The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Combined Masterplan 07 ~~(submitted: 31.01.2024)~~ dated 18.07.2024
- Demolition Plan 00 2 ~~(submitted: 13.10.2023)~~ dated 04.07.2024
- Existing Lemur Habitat P01 (submitted: 13.10.2023)
- Existing Site Plan 00 1 ~~(submitted: 13.10.2023)~~ dated 05.07.2024
- Existing Site Sections 03 ~~dated 18.07.2024~~ 1 (submitted: 13.10.2023)
- Landscape GA Ground Floor 03 5 ~~(submitted: 13.10.2023)~~ dated 18.07.2024
- Landscape GA ~~Upper First Floor~~ 04 3 ~~(submitted: 13.10.2023)~~ dated 19.07.2024
- Proposed Animal House (01) Elevations and Sections 144-02 (submitted: 13.10.2023)
- Proposed Animal House (01) Plans 140-03 (submitted: 13.10.2023)
- Proposed ~~Store Elevations and Sections 145-00 dated 19.07.2024 Animal House (02) Elevations and Sections 145-02 (submitted: 13.10.2023)~~
- Proposed ~~Store Floor/Roof Plans 141-00 dated 01.08.2024 Animal House (02) Plans 141-03 (submitted: 13.10.2023)~~
- Proposed Animal House (03) Plans and Elevations 143-01 dated 19.07.2024 03 ~~(submitted: 13.10.2023)~~
- Proposed Animal House (03) Elevations and Sections 148-00 dated 19.07.2024 2 ~~(submitted: 13.10.2023)~~
- Proposed Bird Aviary Elevations and Sections 146-00 dated 01.08.2024 2 ~~(submitted: 13.10.2023)~~
- Proposed Bird Aviary Plans 142-00 dated 01.08.2024 142-03 ~~(submitted: 13.10.2023)~~
- Proposed Boardwalk Details (Sheet 1) 320-00 dated 19.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed Boardwalk Details (Sheet 2) 321-00 dated 19.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 1) 310-00 dated 15.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 2) 311-00 dated 15.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 3) 312-00 dated 15.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 4) 313-01 dated 17.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 5) 314-00 dated 15.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed ~~Fence Boundary~~ Details (Sheet 6) 315-00 dated 15.07.2024 ~~(submitted: 13.10.2023)~~
- Proposed Boundary Details (Sheet 7) 316-01 dated 19.07.2024

- Proposed Hard Landscape P07 ~~3~~ (submitted: 13.10.2023)
- Proposed Lodge GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Market Stalls Elevations and Sections 147-01 (submitted: 13.10.2023)
- Proposed NSCC Elevations (Sheet 1) P04 ~~3~~ (submitted: 13.10.2023)
- Proposed NSCC Elevations (Sheet 2) P03 ~~2~~ (submitted: 13.10.2023)
- Proposed NSCC First Floor Plan P12 ~~08~~ (submitted: 13.10.2023)
- Proposed NSCC GA Sections (Sheet 1) P06 ~~3~~ (submitted: 13.10.2023)
- Proposed NSCC Ground Floor Plan P12 ~~09~~ (submitted: 13.10.2023)
- Proposed NSCC Roof Plan P07 ~~4~~ (submitted: 13.10.2023)
- Proposed NSCC Site Plan P11 ~~07~~ (submitted: 19.01.2024)
- Proposed NSCC Soft Landscaping Plan P06 ~~3~~ (submitted: 19.01.2024)
- Proposed Orangutan Habitat Elevations (Sheet 1) P05 ~~4~~ (submitted: 13.10.2023)
- Proposed Orangutan Habitat Elevations (Sheet 2) P05 ~~4~~ (submitted: 13.10.2023)
- Proposed Orangutan Habitat Elevations (Sheet 3) P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat First Floor P11 ~~08~~ (submitted: 19.01.2024)
- Proposed Orangutan Habitat GA Sections (Sheet 1) P06 ~~2~~ (submitted: 13.10.2023)
- Proposed Orangutan Habitat Ground Floor Plan P11 ~~08~~ (submitted: 13.10.2023)
- Proposed Orangutan Habitat Roof Plan P07 ~~4~~ (submitted: 13.10.2023)
- Proposed Orangutan Habitat Second Floor Plan P09 ~~6~~ (submitted: 13.10.2023)
- ~~Proposed Outdoor Classroom Plans and Elevations P02 (submitted: 13.10.2023)~~
- Proposed Refuse Store GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Residential Block Elevations P04 ~~3~~ (submitted: 13.10.2023)
- Proposed Residential Block GA Sections P04 ~~1~~ (submitted: 13.10.2023)
- Proposed Site Levels P04 (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 1) 200-01 dated 19.07.2024 ~~3~~ (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 2) 201-01 dated 19.07.2024 ~~3~~ (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 3) 202-04 (submitted: 13.10.2023)
- Proposed Sub Station A-GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Sub Station B-GA Plans and Elevations P02 (submitted: 13.10.2023)
- Proposed Zoo Soft Landscaping Plan 01 dated 19.07.2024 ~~2~~ (submitted: 13.10.2023)
- Render Masterplan 00 (submitted: 13.10.2023) dated 19.07.2024
- Site Location Plan P04 (submitted: 13.10.2023)
- Tree Removal/Retention Plan 00 ~~4~~ (submitted: 13.10.2023) dated 05.07.24
- Waste Management Strategy P01 (submitted: 13.10.2023)”

PROPOSED AMENDMENT TO CONDITION 14 (PARKING)

“The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with HLM Architects drawing number TWZ-HLM-00-00-DR-L-00001 Rev P011 ~~7~~. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.”

PROPOSED AMENDMENT TO CONDITION 22 (HARD AND SOFT LANDSCAPING WORKS)

“No development above floor plate level shall take place until full details of a scheme of hard and soft landscaping works, consistent with approved plan TWZ-HLM-XX-ZZ-DR-L-45001 Rev P06 ~~3~~, including boundary treatments for the site and an implementation scheme, has



been submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specific in writing by the Local Planning Authority.”

Appendix B

PLANNING POLICY CONTEXT



PLANNING POLICY CONTEXT

OVERVIEW

This section sets out the legislative and policy background relevant to the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicated otherwise. Material considerations to be taken into account include the policies in the NPPF and the associated planning practice guidance (PPG).

NATIONAL PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK (2023)

The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development, which should be pursued in a positive way. The following paragraphs are of particular relevance:

- Paragraph 11 – Sustainable development;
- Paragraph 88 – Economy;
- Paragraph 108 – Transport;
- Paragraphs 131, 135, 136 – Design;
- Paragraph 159 – Planning for climate change;
- Paragraph 165 – Flooding;
- Paragraph 180 – Natural environment;
- Paragraph 186 – Biodiversity; and
- Paragraph 203 – Heritage.

LOCAL PLANNING POLICY CONTEXT

CORE STRATEGY

The following areas of the adopted Core Strategy are relevant to this proposal:

- Policy 12 – Rural villages; and
- Policy 23 – Tourism development.

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPD

The following areas of the adopted Site Allocations and Development Management Policies DPD are relevant to this proposal:

- Policy DM1 – Presumption in favour of sustainable development;
- Policy DM3 – Safeguarding the countryside and settlement separation;
- Policy DM6 – Enhancement of biodiversity and geological interest;
- Policy DM7 – Preventing pollution and flooding;
- Policy DM10 – Development and design;
- Policy DM11 – Protecting and enhancing the historic environment;
- Policy DM12 – Heritage assets;
- Policy DM17 – Highways and transportation;
- Policy DM18 – Vehicle parking standards;



- Policy DM24 – Cultural and tourism facilities.

DRAFT LOCAL PLAN 2020-2041

The following areas of the draft Local Plan are relevant to this proposal:

- Policy SP01 – Sustainable development;
- Policy SP05 – Mitigating and adapting to climate change;
- Policy SP06 – Flood risk;
- Policy SP07 – Renewable and low carbon energy;
- Policy SP08 – High quality design;
- Policy SP19 – Twycross Zoo;
- Policy SP24 – Protecting biodiversity;
- Policy SP25 – Enhancing biodiversity and habitat connectivity; and
- Policy SP29 – Transport, movement and access.



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