

Proposed 8 Hot Tubs at Longleat Forest, Center Parcs

Construction Environmental Management Plan (CEMP) for Biodiversity

December 2025

A report to:

Center Parcs

Report produced by:

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1. INTRODUCTION

1.1 General

This document has been produced to identify, mitigate and control construction activities which have the potential to cause harm to the environment, habitats or species during the construction of the new hot tubs at 8 lodges within Longleat Forest Center Parcs Warminster, BA12 7PU (grid reference ST 83865 42904). The site location shown on Figure 1 in Appendix 1. Center Parcs and their appointed contractors will be responsible for undertaking the mitigation measures throughout construction of the development.

A copy of this document should be kept on site throughout the construction period.

1.2 Project Background

Planning permission has been granted by Wiltshire Council (reference PL/2025/07599) for the installation of eight hot tubs and associated plant rooms to the existing Executive Lodges 954 - 961 at Longleat Forest Center Parcs.

A planning condition was attached to the granted planning permission and this report would seek to provide the information to discharge the condition:

3. No development shall commence on site including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- *Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*
- *Working method statements for protected/priority species, such as nesting birds, reptiles, great crested newts, dormice, bats and badgers.*
- *A method statement for the control of invasive species, such as rhododendron*
- *Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre construction/construction related elements of strategies only.*
- *Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.*
- *Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

1.3 Previous Survey Work

A Preliminary Ecological Appraisal was produced by Morph Ecological Consultants in 2025 which includes a Biodiversity Net Gain Assessment (The Statutory Biodiversity Metric Calculation Tool).

The survey found that the most valuable habitats onsite were the surrounding woodland, as well as Lodge 958, on which bat droppings characteristic of pipistrelle bat species were identified on the cladding. As such, it was deemed that the greatest risk posed by the works is to bats, the surrounding woodland, as well as nesting birds which may be present within the trees to be removed. Amphibians, badgers, reptiles, dormice and other small mammals are known to be present within the wider site, but were considered unlikely to be present so close to the lodges which are regularly disturbed by guests (as well as over 500m from the great crested newt breeding ponds). As such these species are unlikely be affected by the proposed works.

Overall, the greatest risk posed by the works lies with roosting bats, nesting birds and the woodland to the rear of the lodges and as such, the previous survey work and assessments have been used to inform this CEMP.

2. RISK ASSESSMENT OF POTENTIALLY DAMAGING CONSTRUCTION ACTIVITIES

Table 1 below provides details of the construction activities with the potential to cause harm to the environment, habitats or species present. The potential effects listed in the table are those considered possible in the absence of mitigation measures.

The activities consider all stages of construction including site clearance, site set up, groundworks and construction works.

Table 1: Potentially Damaging Construction Activities

Proposed Site Activities	Environmental Receptor	Potential Effect
Site Clearance		
Vegetation removal	Amphibians	Clearance of vegetation may lead to the killing and/or injuring of amphibians and the removal of sheltering sites for these species. There are great crested newts within the wider site (the nearest breeding pond is approximately 500m from the area of works), therefore there is a possibility of an incidental find of great crested newts.
	Nesting birds	Clearance of vegetation within the bird nesting season (March to September, inclusive) could result in killing or injury to birds, damage or destruction of nests and young birds and/or eggs.
	Other species	Reptiles, hazel dormice and badgers are known to be present within the wider Center Parcs village although are not anticipated to be close to the area of works. Incidental findings of these species are most likely to be encountered during vegetation clearance.
Tree removal	Nesting birds	Clearance of trees within the bird nesting season (March to September, inclusive) could result in killing or injury to birds, damage or destruction of nests and young birds and/or eggs.
Site operations	Site biosecurity	Use of equipment/machinery which has previously been used on other sites has the potential to introduce or spread non-native invasive plant species to the site.
		Site staff who have previously worked on other sites have the potential to introduce non-native plant species through contaminated workwear, equipment and footwear.
Site Set Up		
Storage of materials and location of contractors site compound	Retained trees	Potential damage to the roots (and trunk and lower branches) if materials are stored below, or close to the trees proposed to be retained.
	Terrestrial habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils.
	Hedgehogs and other mammals	Storage of materials such as large diameter open ended pipes may trap and kill large mammals such as badger, hedgehogs, deer and fox.
Groundworks		
Excavation across the site	Retained trees	Potential damage to roots of retained trees.
	Amphibians / badgers / mammals	Leaving excavated holes / trenches uncovered (particularly overnight) may trap amphibians, badgers or small mammals and have the potential to cause injury and death.
Placing spoil in temporary and permanent locations	Air quality	Dust in the environment may be detrimental neighbouring habitats.
Construction Works		
Storage of materials	Retained trees	Potential damage to the roots (and trunk and lower branches) if materials are stored below, or close to the trees proposed to be retained.
	Amphibians	Storage of materials directly on the ground may lead to the creation of potential shelter and overwintering sites for amphibians.
	Nesting birds	Stored construction materials and packaging may be used by nesting birds during the construction phase during the bird nesting season (March to September, inclusive).
	Terrestrial habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils.
Site operations	Bats	Potential to disturb bats when working on the rear of the lodges.

3. MITIGATION MEASURES

Table 2 below describes measures that are required to be taken to mitigate against the potential environmental effects identified in Table 1.

Table 2: Mitigation Measures

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
Site Clearance		
Tree removal	To avoid impacts to breeding birds, bird nests and young	Ideally carry out any tree clearance outside of the bird nesting season (March to September, inclusive). Any tree clearance that is required during the bird breeding season (March to September, inclusive) will only be undertaken if a suitably experienced individual (such as an ecologist or Conservation Ranger) has inspected the trees to ensure that nesting birds are not present. All wild birds are protected under the WCA 1981 (as amended) and the CROW Act 2000. This legislation makes it illegal to intentionally kill, injure or take any wild bird; take, damage or destroy the nest of any wild bird while it is being built or in use; take or destroy the eggs of any wild bird; and possess or control any wild bird or egg unless obtained legally.
	Retained trees	The Root Protection Areas (RPAs) for the retained trees and woodland area will be protected throughout the works by implementing a no dig construction method where working in an RPA. No materials or equipment is to be stored within the RPAs.
Vegetation removal	To avoid impacts to breeding birds, bird nests and young	Clearance of vegetation is to be undertaken outside of the bird nesting season (March to September, inclusive). The client will then maintain vegetation within the site in such a way as to discourage the nesting of birds (keep vegetation short) for duration of the construction period. Any residual vegetation removal that is required to be carried out by the contractor will only be undertaken if a suitably qualified individual has inspected the area to ensure that nesting birds or other wildlife are not present.
	To avoid impacts to amphibians	If any common amphibians are found during the works, they should be removed carefully by hand to areas away from the works, such as under scrub habitat not to be affected by the works. Gloves should be worn to avoid touching amphibians by hand. If any great crested newts are found, works should stop and an ecologist should be contacted for further advice. Any logs / brash from tree felling / vegetation removal should not be left in piles within the area of works to avoid creating new habitat piles, until the works are completed.
	To avoid potential harm to hedgehogs and small mammals	Any piles of material already present on site, particularly vegetation/leaves, etc. shall be dismantled/removed by hand and checked for hedgehogs and small mammals prior to the use of any machinery/disposal. In the event that an injured hedgehog is found, the animal should be wrapped carefully in a towel, the British Hedgehog Preservation Society (BHPS) phoned (01584 890 801) and the hedgehog taken to a local vet immediately.
Site operations	To prevent the introduction and spread of non-native invasive species of plants	All biosecurity precautions (see Section 6) will be adhered to by contractors and site visitors. Information on biosecurity will be available on site.
	To avoid impacting the retained woodland areas	Fencing should be installed to prevent ingress from contractors into the retained woodland areas.
Site Set Up		
Storage of materials and location of contractors site compound	To avoid damage to terrestrial habitats	Temporary Heras type fencing will be installed to create Root Protection Areas (RPAs) for the retained trees. This fencing will in turn create a barrier into the retained area (including the southern Biodiversity Area). Fencing should also be installed around the northern Biodiversity Area. The fencing would prevent damage to these retained areas. Equipment and materials will only be stored in designated areas within the site and away from high value habitats (such as the woodland). Spill kits will be kept on site and provided to those working on site. Where practical materials will not be stored directly on the ground.

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
		General biosecurity measures should be adhered to at all times by all contractors and site visitors.
Groundworks		
Excavation across the site	To avoid trapping amphibians, reptiles and mammals	Any trenches or deep pits within the site that are to be left open overnight will be provided with a means of escape should an amphibian or mammal enter. This could simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface. This is particularly important if the trench fills with water. Any temporarily exposed open pipes (>150mm outside diameter) should be blanked off at the end of each working day so as to prevent mammals gaining access as may happen when contractors are off-site. Any trenches/pits will be inspected each morning to ensure no amphibians or mammals have become trapped overnight. Should a mammal become trapped in a trench it will likely attempt to dig itself into the side of the trench, forming a temporary sett or burrow. Should a trapped amphibian or mammal be encountered a suitably qualified ecologist or wildlife professional will be contacted immediately for further advice.
	Retained trees	The Root Protection Areas (RPAs) for the retained trees will be protected with suitable fencing throughout the works. No excavation works will take place within the RPAs (unless stipulated by an Arboriculturist / detailed with an arboricultural report).
Construction Works		
Storage of materials	To avoid impacts to mammals	The storage of any chemicals at the site will be contained in such a way that they cannot be accessed or knocked over by any roaming mammals. Unsecured food and litter will not be left within the working area overnight.
	To avoid impacts to amphibians	As far as is reasonably practical materials should not be stored directly on the ground for long periods. Where practical, materials and equipment should be stored on pallets.
	To avoid impacts to breeding birds, bird nests and young	Materials should be stored in a way as far as is reasonably practical to discourage birds from nesting (i.e. shrink wrapping or netting open structures). A check for nesting birds should be made of any stored materials before use by contractors.
	To avoid damage to terrestrial habitats	Equipment and materials will only be stored in designated areas within the site and away from high value habitats (e.g. the woodland or other retained habitats). Spill kits will be kept on site and provided to those working on site. Where practical, materials will not be stored directly on the ground. General biosecurity measures should be adhered to at all times by all contractors and site visitors.
Lighting	To avoid impacts to foraging bats	All works should occur in daylight with no lighting required. Should lighting be required in a temporary compound area, these should be highly directional with no more than 1lux light spill on the adjacent woodland habitat or onto the lodges.
Noise, vibration and dust	To avoid indirect impacts to bats	Noise, vibration and dust should be kept to a minimum during construction. Any cutting of new materials should occur on existing hardstanding areas away from the lodges. No radios or loud music should be present during construction works.
Site operations (works directly to the saunas)	To avoid direct impacts to bats	Prior to works starting on site, a toolbox talk should be delivered to the site contractors to ensure they are aware of the potential presence of bats within the lodges away from the area of works, and are aware of wildlife legislation and identification of field signs. Prior to the works to add the plant rooms to the end of the saunas the saunas, a pre-works inspection by a licenced ecologist of the nearby gaps should be carried out to ensure no bats may be opportunistically present in any of the gaps which may inadvertently be disturbed by the works. The pre-works inspection will also check to ensure no new cladding gaps have formed which could be used by roosting bats. The works must also ensure that no other cladding is impacted, other than proposed for the plant rooms, in particular where the droppings were identified on the cladding of Lodge 958, or any of the potential roosting features higher up on the lodges. Should a bat be found unexpectedly during works, works should stop and an ecologist contacted for further advice.

4. Location of Biodiversity Protection Zones

Figures 3 and 4 in Appendix 1 illustrate the location of Biodiversity Protection Zones within the site that have the potential to be influenced by construction activities. In particular the woodland onsite is required to be protected beyond the direct impacts, and an area of bat droppings on one of the lodges requires protection (as the area has potential to support a bat roost). Figure 4 in Appendix 1 shows the Tree Constraints Plan, outlining where the fencing is required and no dig construction is required to protect the retained trees.

The biodiversity zones define;

- i) areas of important habitats, species or resources that are to be retained throughout the construction period;
- ii) areas that are to be restricted for some or all construction-type activities for the whole or part of the construction/ implementation process; and
- iii) areas where protective measure (e.g. fencing) are to be installed and maintained.

If any additional construction activities are required within a Biodiversity Protection Zone, the contractor should seek advice from an ecologist before proceeding.

5. LOCATION AND TIMING OF SENSITIVE WORKS TO AVOID HARM TO HABITATS AND SPECIES

Table 3 below provides a summary of the timing of sensitive works, based on the site activities and measures set out in Tables 1 and 2. Table 3 also indicates which activity and when an ecologist needs to be present on site to oversee the works.

Table 3: Timing of Sensitive Works

Proposed Site Activities	Season/Timing	Ecologist Required on Site
Vegetation clearance within amphibian / reptile habitat	As there is some potential for amphibians / reptiles to be present on site, strimming of any grassland areas must be carried out on a warm sunny day (to allow any amphibians which may present to move away). The sward should initially be cut to 10cm high in order to avoid any harm to amphibians, this should be followed by a second cut after a day to ground level and vegetation must then be maintained at a height no greater than 5cm until soil stripping/construction works begin. All cuttings should be raked up on the same day. Any dead wood should be removed by hand.	No - however, ecologist details should be available to site operatives for advice and in the event any protected species are found. Conservation Rangers are also based on site who can provide support.
Other vegetation clearance	Vegetation clearance should ideally be carried out between 1 st October to 28 th February to avoid impacting nesting birds. If carried out during the bird nesting season, a nesting bird survey will be required in advance to ensure no active nests are present. Should any active nests be recorded, works in the vicinity of the nest would need to be delayed until the chicks have fledged.	Yes (or a suitably experienced Conservation Ranger) - If removal is to be undertaken within the bird nesting season (March to September, inclusive)
Site operations occurring near the lodges	Works to the lodges should ideally avoid the main bat maternity season (June to August, inclusive) where roosts may be more vulnerable to disturbance. Should works need to be carried out during the main maternity season, it may be necessary to undertake a bat emergence survey of the lodges to ensure no maternity roosts are present nearby.	Yes - a pre-works inspection by a licenced ecologist of the nearby gaps at the rear of the lodges is required to ensure no bats may be opportunistically present in any of the gaps which may inadvertently be disturbed by the works.

6. SITE BIOSECURITY CONSIDERATIONS

Biosecurity means taking steps to ensure good hygiene practices are in place so that the risk of spreading non-native species of plants and animals and /or harmful pathogens is minimised. Some biosecurity measures can be as simple and as quick as making sure footwear, machinery and equipment are clean and being vigilant when on site. Rhododendron (*Rhododendron ponticum*) is widespread across the site, as well as areas of Virginia creeper (*Parthenocissus quinquefolia*), and aquatic invasive plant species. As such, whilst these species were not noted within the vicinity of the works, extra precautions should be taken as they are known to be nearby.

- All vehicle (especially tracked vehicles) should be checked before entering site, to ensure no mud or plant debris is brought into site.
- Ensure vehicles and equipment are kept clean - in particular remove any accumulated mud or plant debris before leaving the site (especially important to make sure vehicles and plant leaving site are cleaned thoroughly).
- Vehicles should not access any areas other than hardstanding elsewhere within the Center Parcs Village to prevent the spread of known invasive plant species around the site.

Rhododendron is present within the Biodiversity Enhancement Area, and therefore will be removed to stump level using hand tools, with Ecoplugs then inserted into the stumps to prevent regrowth. Any soils where invasive plants are present will be treated as contaminated waste. If the rhododendron is chipped, it should not be spread elsewhere on site.

7. RESPONSIBLE PERSONS

Center Parcs will be responsible for appointing and overseeing appropriate site contractors, and ensuring the contractors have had appropriate site inductions with relation to ecology issues on site. The contractors will keep open communication with the project ecologist during the construction phase. The contractors should also keep the on-site Conservation Rangers, Matt Burt and Steve Norris, informed of the project developments. Unscheduled visits may be undertaken by the Conservation Rangers to ensure the recommendations contained within this CEMP are complied with. Richard Watson, the Ecology & Biodiversity Manager at Center Parcs, should be informed if there are any breaches of the CEMP and will inform Morph Ecological Consultants.

Nikki Morton MSci MCIEEM will be the appointed project ecologist during construction whereby contractors should contact Nikki for ongoing advice or to make aware of unexpected finds. Nikki Morton MSci MCIEEM should also be contacted by Center Parcs when the pre-works inspection is required for bats.

REFERENCES

Collins, J. 2023 *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

Morph Ecological Consultants 2025 *8 Proposed Hot Tubs at Longleat, Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Calculations*. A report under contract to Center Parcs.

UKHab 2023 *The UK Habitat Classification User Manual Version 2.0* at www.ukhab.org

Weddles 2025 *Center Parcs – Longleat Forest – Autumn Hot Tubs: Arboricultural Impact Assessment and Arboricultural Method Statement*.

APPENDIX 1: FIGURES

Figure 1: Location Plan

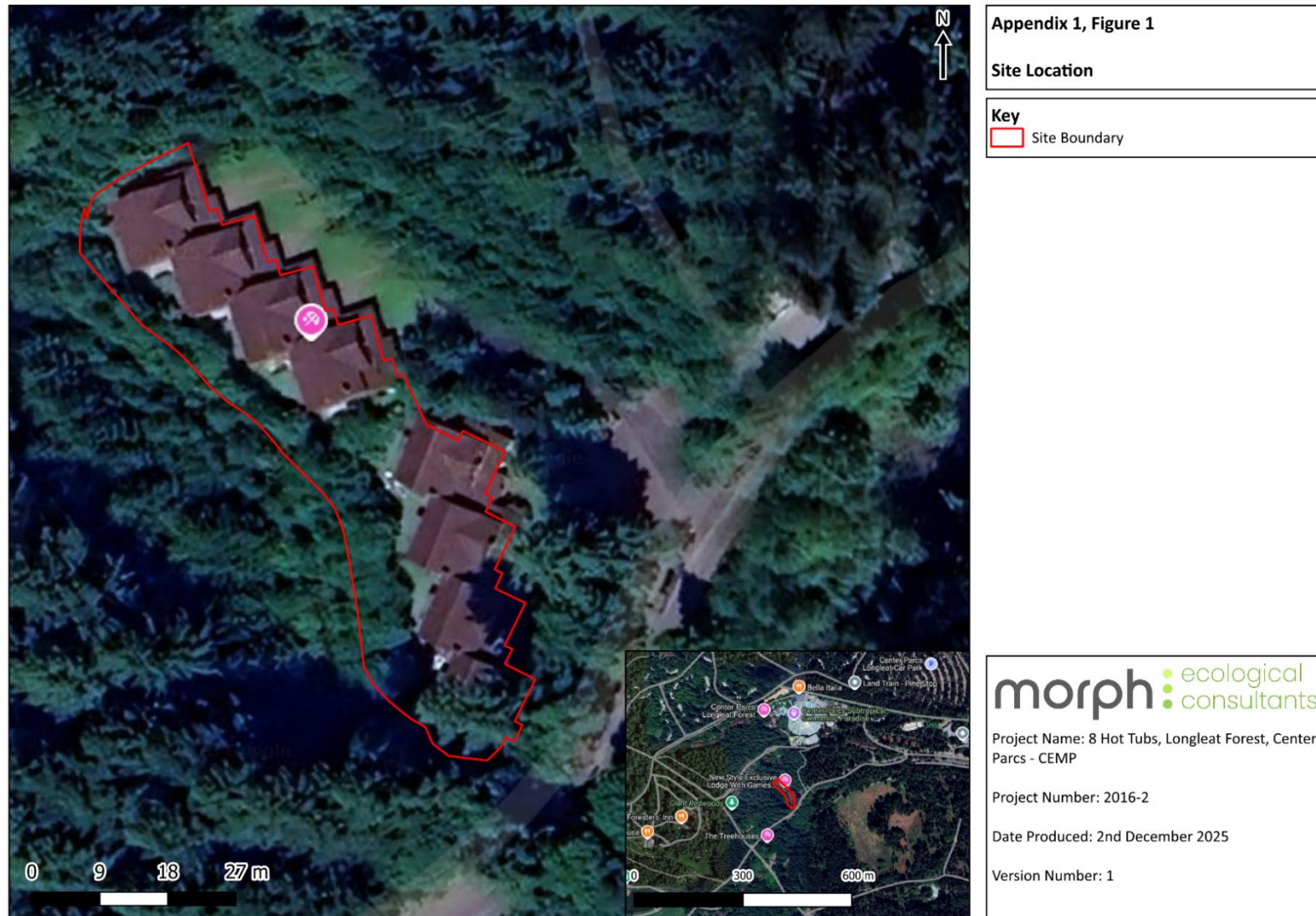


Figure 2: UKHab Baseline Map



Figure 3: Bat Evidence

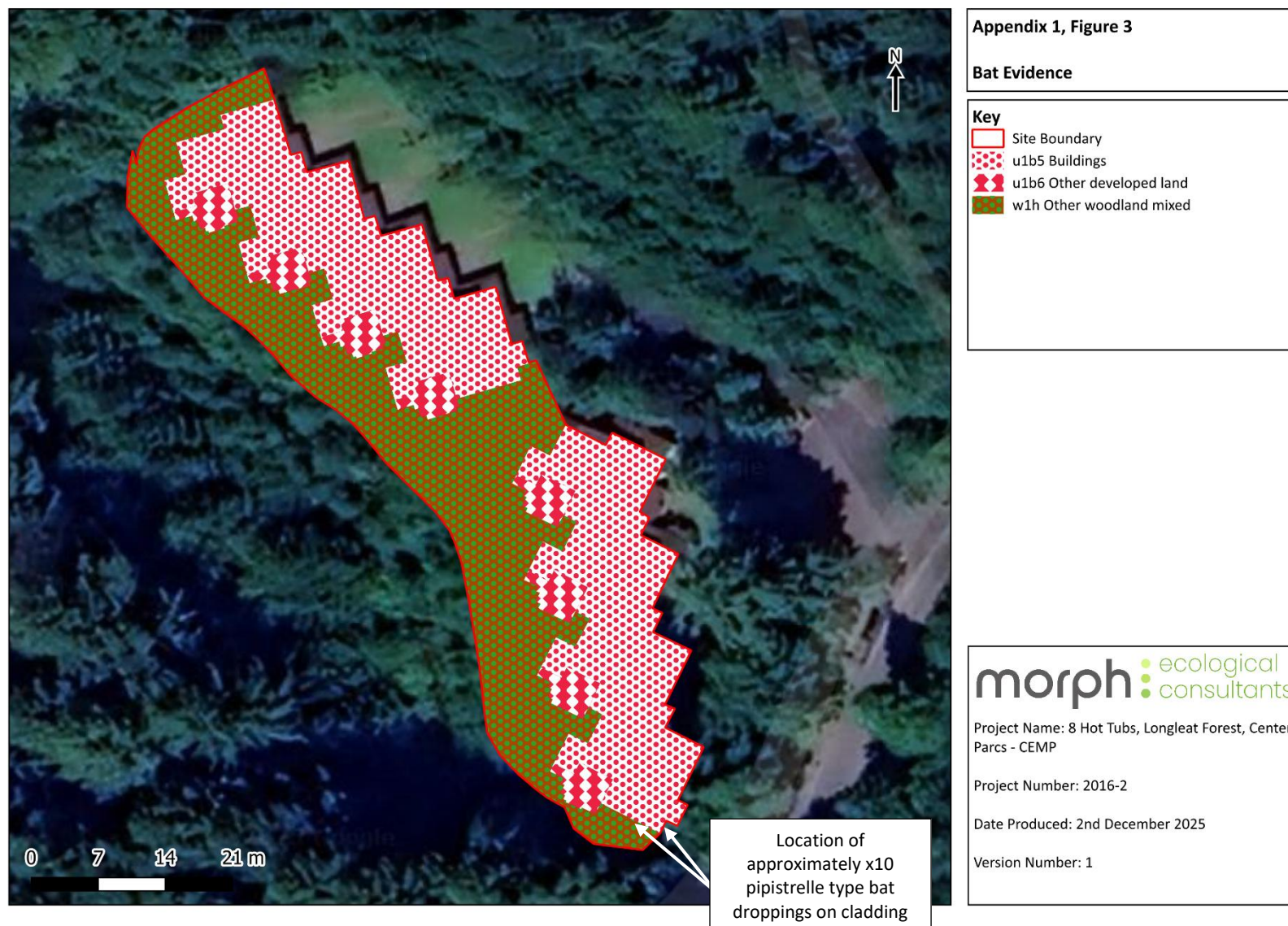


Figure 4: Tree Protection Plan

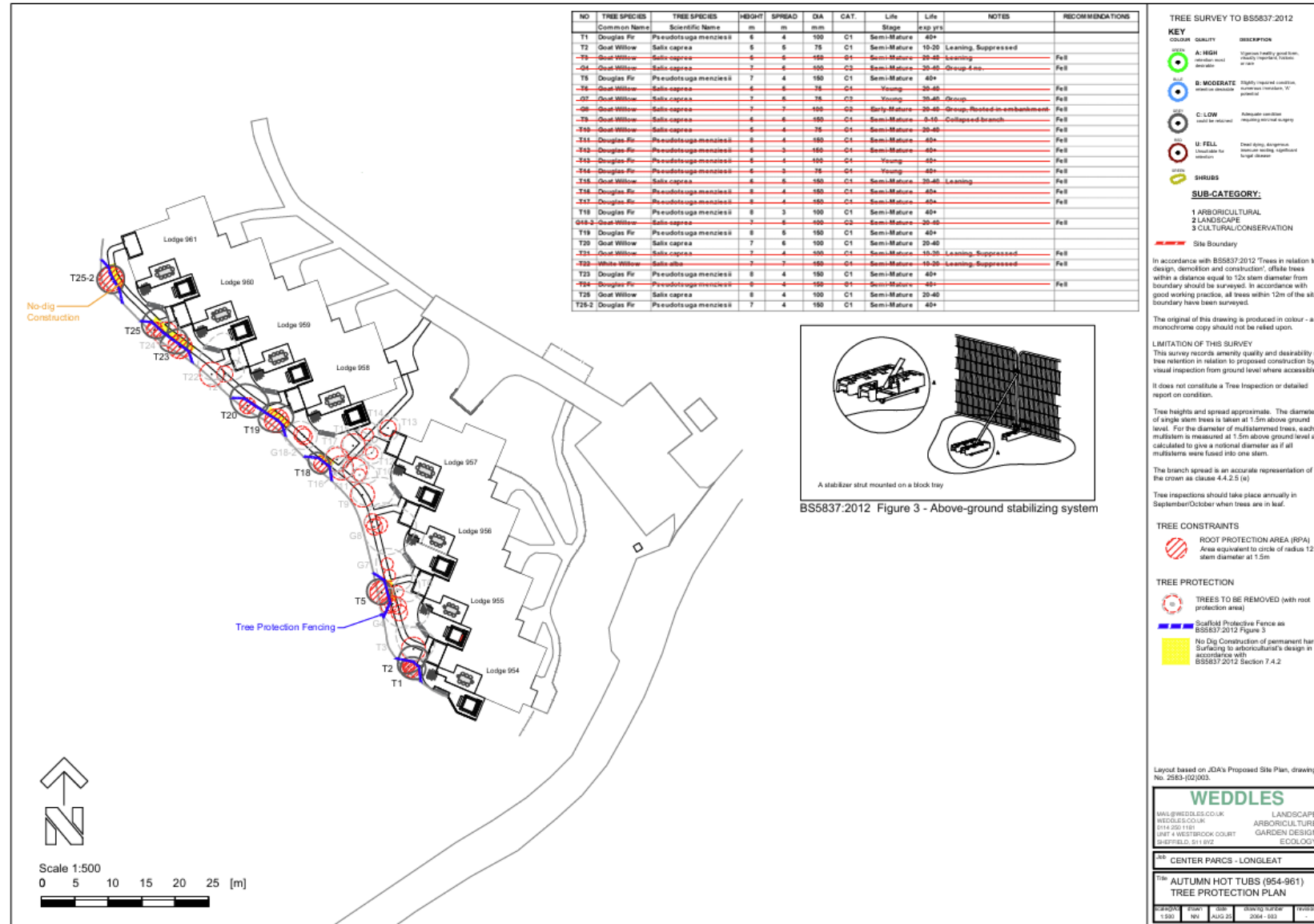


Figure 5: Proposed Site Layout



Quality Assurance

Quality Information

Project	Proposed 8 Hot Tubs at Longleat Forest, Center Parcs: Construction Environmental Management Plan (CEMP) for Biodiversity
Contract Number	2016-2
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Prepared by	Audrey Bourdais Paull BSc ACIEEM
Checked by	Nikki Morton MSci MCIEEM
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Details			
Prepared by			

Disclosure

The information, data, evidence, advice and opinions which have been prepared and provided are true, and have been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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