



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07599
Decision Date: 25/11/2025

Applicant:	Alistair Taylor Center Parcs Head Office, One Edison Rise , New Ollerton, Newark, Nottinghamshire, UK, NG22 9DP
Particulars of Development:	Installation of 8no. hot tubs and associated plant rooms & screens to existing Executive Lodges 954– 961 at Longleat Forest Center Parcs.
At:	Centre Parcs, Picket Post, Corsley, Warminster, BA12 7PU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan (25-2583-(LP)001-P01, Existing site plan (25-2583(02)001-P01, Existing and proposed elevations (25-2583-(02)004-P01), Tree Survey Plan (2064-001), Tree Constraints Plan (2054-002) Tree Protection Plan (2064-003T), Proposed Demolition Plan (25-2583-(02)003-P01, Arboricultural Impact Assessment and Arboricultural Method Statement, Preliminary Ecological Appraisal

Biodiversity Net Gain Assessment, Morph Ecological Consultants, November 2025 received by the Local Planning Authority on 19th September 2025.

Drainage Layout (6837-KSA-XX-XX-DR-C-0001-T1), Lighting layout (ER60554-ES-LL-00-DR-E-3000) received by the Local Planning Authority on 2nd October 2025

Proposed Site Plan (25-2583-(02)003-P02) received by the Local Planning Authority on 18th November 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 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.

- 4 The hot tubs hereby approved shall not be first put into use until the bat roosts and nesting opportunities for birds have been implemented in accordance with the proposed site plan (drawing number 25-2583-(02)003-P02) and Section 4.2 of the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment carried out by Morph Ecological Consultants dated November 2025. The bat boxes and nesting opportunities for birds shall thereafter be maintained for the lifetime of the development.

REASON: To provide mitigation/enhancement for biodiversity

- 5 The development hereby approved shall be carried out in strict accordance with the Tree Survey Plan (2064-001), Tree Constraints Plan (2054-002) Tree Protection Plan (2064-003T), Proposed Demolition Plan (25-2583-(02)003-P01, Arboricultural Impact Assessment and Arboricultural Method Statement received by the Local Planning Authority on 19th September 2025.

REASON: For the avoidance of doubt and to protect the retained trees on site.

- 6 The development hereby approved shall be carried out in strict accordance with the Mitigation detailed in Section 4 of the Preliminary Ecological Appraisal Biodiversity Net Gain Assessment, Morph Ecological Consultants, November 2025 received by the Local Planning Authority on 19th September 2025.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of

biodiversity

Informative

- 7 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

8 Bats

There is a risk that bats may occur on the buildings to be impacted. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Batline.

Informative

- 9** All new drainage will need to comply with Building Regulations Part H.

There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)