



Center Parcs (Operating) Co.Ltd
Longleat Forest Holiday Village,
Wiltshire,
BA12 7PU

Treetop Glider

Design & Access Statement

Date: March 2026
Document Reference: 25 / 2624 / DAS
Revision: B



Jackson Design Associates

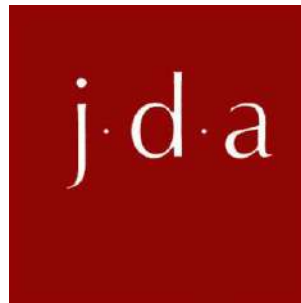
Latimer House
Latimer Way
Sherwood Energy Village
Ollerton
Nottinghamshire
NG22 9QW

Center Parcs (Operating) Co. Ltd
Longleat Forest Holiday Village,
Wiltshire,
BA12 7PU

Treetop Glider

Design & Access Statement

Date: March 2026
Document Reference: 25 / 2624 / DAS
Revision: A



Jackson Design Associates

Latimer House
Latimer Way
Sherwood Energy Village
Ollerton
Nottinghamshire
NG22 9QW

Author	Amilia Cheesmond BA(Hons) Part I Architectural Assistant	
Status	Date	Checked by:
DRAFT	MARCH 2026	PW
PLANNING	MARCH 2026	DT

COPYRIGHT

© 2026 This document is the copyright of Jackson Design Associates and must not be copied or reproduced without prior written approval of Jackson Design Associates. All rights reserved.

I INTRODUCTION

- I.1 This Design & Access Statement has been prepared in support of a 'FULL PLANNING APPLICATION' for a Treetop Gilder / aerial zipline for Center Parcs at Longleat Forest Holiday Village, Wiltshire, BA12 7PU
- I.2 This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order. The structure and content have been informed by:
- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order.
 - 'Design & Access Statements – How to write, read and use them' (CABE 2006); and
 - Secretary of State Appeal decisions on the role of a Design & Access Statement.
- I.3 The statement seeks to explain the design principles for the development which are appropriate to the site and the surrounding area based on national planning and local design guidance.
- I.4 The document has the following functions and purpose:
To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and to provide comprehensive information on the development in terms of layout, scale, access, appearance and landscaping.

2 ASSESSMENT & LOCATION

Site Location

- 2.1 The application site is located within the Center Parcs Holiday Village at Warminster, Wiltshire. The total holiday village comprises an area of approximately 400 acres.

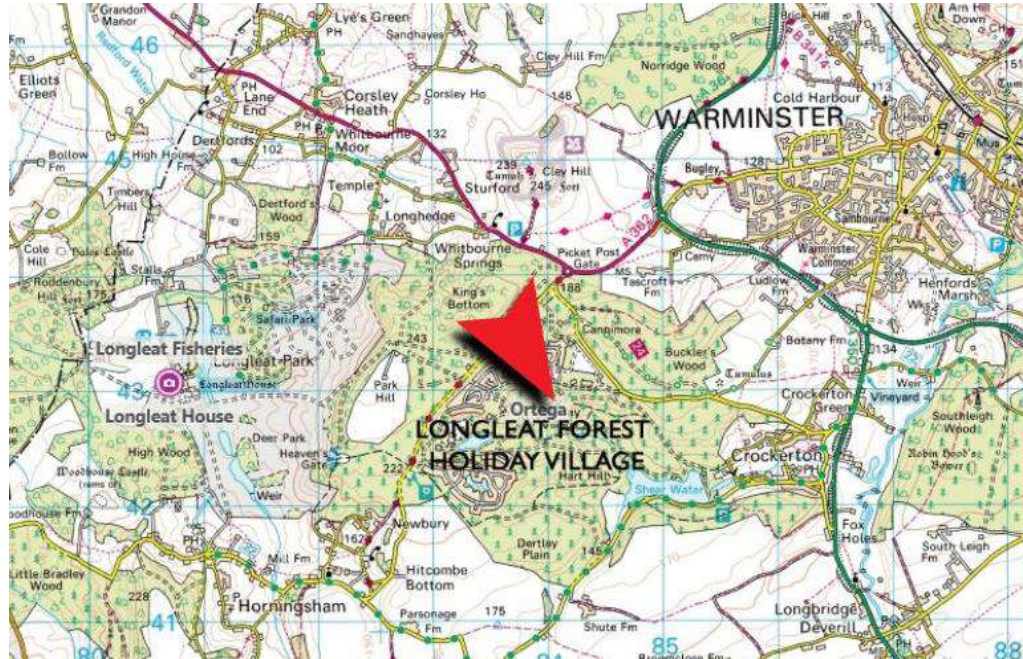


Figure 1: Site Location Plan.

- 2.2 The site is located on the Southern side of the Village near the Center Parcs lake, between the sports plaza and mini golf.



Figure 2: Aerial Plan, Source Google Earth.



Figure 3: Proposed location of take off zone for Treetop Glider.



Figure 4: location of the sports plaza to the take off zone.



Figure 5: Photo taken from the southwest area of path surrounding the lake

Planning Policy Context:

- 2.3 In addition to the National Planning Policy Framework 2024 and Planning Practice Guidance, the following policies from the Wiltshire Core Strategy Adopted January 2015 are relevant to this application:

Tourist Development (CP39)

- CP39 confirms that in exceptional cases development may be supported away from the Principle Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met: i. There is evidence that the facilities are in conjunction with a particular countryside attraction; ii. No suitable alternative existing buildings or sites exist which are viable for reuse; iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; iv. The building is served by adequate access and infrastructure; and v. The site has reasonable access to local services and local employment base. Extensions to existing facilities should be appropriate in scale to its location and help to ensure future viability of the business, including farm diversification schemes.

Biodiversity and Geodiversity (CP50)

'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale...All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the life of the development...All development should seek opportunities to enhance biodiversity...'

Landscape (CP51)

The Cranborne Chase and West Wiltshire Downs Landscape Character Assessment is relevant to this application in terms of the implementation of this policy. The policy states that 'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquility and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plan for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.'

Ensuring High Quality Design and Place

- Paragraph 6.128 of the policy explains how “development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. The subsequent core policies set out how the Core Strategy will ensure that development contributes towards:”
 - achieving high quality buildings and spaces that reinforce a sense of identity
 - a well integrated development, which makes a positive contribution to the character of Wiltshire’s urban and rural environments by complementing valuable contextual features and buildings
 - protection and enhancement of Wiltshire’s heritage assets
 - ensuring that places with national and international designations receive the highest level of protection.
- “The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality”

Sustainable Transport (CP60)

The policy states that – “the local planning authority and local transport authority, the council will use its planning and transport powers to develop, maintain and improve a sustainable transport system for Wiltshire.”

Transport and New Development (CP61)

The policy notes that ‘the following must be demonstrated:

- ...ii. That the proposal is capable of being served by safe access to the highway network.
- iii. That fit for purpose and safe loading / unloading facilities can be provided where these are required as part of the normal functioning of the development.

Demand Management (CP64)

in relation to this development relates to ‘efficiently and effectively managing the car parking stock through the implementation of appropriate supply, maintenance, charging and enforcement measures...’

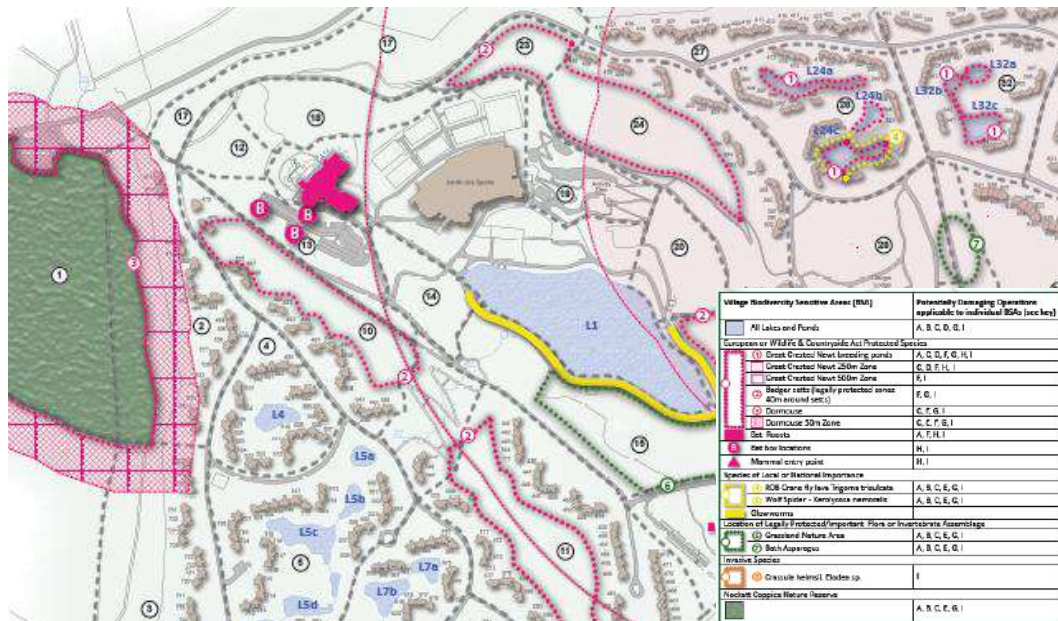
Flood Risk (CP67)

‘The Core Strategy supports a sustainable approach to surface water drainage, and development will be expected to incorporate Sustainable Drainage Systems (SuDS) such as rainwater harvesting, green roofs, permeable paving, and ponds, wetlands and swales, wherever possible...In addition to the requirement for development to provide SuDS, any opportunities to reinstate or create additional natural, functional floodplain through the development process will be encouraged.’

- 2.4 The application site is within Flood Zone One of the Flood Map for planning. Therefore, will have ‘low probability of flooding’.



Figure 6: Flood map



The Proposal:

- 3.1 The application seeks planning approval for the erection a log cabin and for the installation of a Treetop Glider activity and the removal of an existing outdoor pavilion located between the existing sports plaza and mini golf. The removal of the pavilion is required to facilitate safe access of the Treetop Glider take-off zone. The proposed works will have a minimal impact on the wider site, with no significant effects on the surrounding facilities or landscape character.
- 3.2 The proposed log cabin is designed to fit into the surroundings; and will be constructed out of vertical timber cladding. The log cabin will be single storey containing the required facilities to provide a space for people taking part in the activity to kit up and kit off, holding a podium for charge points, tablet, radios and weighing scales. Therefore, power will be required.
- 3.3 The Log cabin will be 15sqm and will include seating benches with two external doors, one door enters directly into the 20sqm external covered waiting area connected to the side of the log cabin which provides another external entrance to the roller coaster “tower” in the background.

Layout:

- 3.4 The proposed Treetop Glider will extend across the site, weaving through the existing woodland and integrating sensitively with the surrounding mature trees. Its alignment has been carefully considered to ensure it blends into the established landscape character. The location and extent of the glider are shown in the location plan.

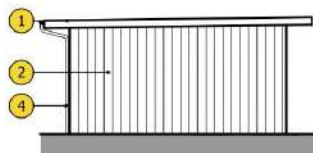


Figure 8: Proposed Site Plan

- 3.5 The take-off zone for the Treetop Glider will be situated on the footprint of the existing outdoor pavilion. The outdoor pavilion currently functions as a bandstand and is proposed to be demolished to create sufficient space for access to the Treetop Glider take-off zone. The removal of the pavilion will not result in any significant adverse impact on the operation of the Sports Plaza or the wider site.

Scale & Appearance:

- 3.6 The Treetop Glider is an aerial zipline structure, which will be approximately 12.9 metres in height. The design and positioning of the zipline have been carefully considered to ensure it integrates with and blends into the existing mature tree canopy.
- 3.7 Due to its height, location, and screening provided by the surrounding woodland, the zipline is not expected to be visible from general viewpoints outside of the Village site.
- 3.8 The proposed log cabin will be single storey, small in size and mass with a mono pitched roof helping the building compliment the surrounding woodland. The overall appearance of this building is aimed to blend into the landscape as much as possible whilst providing the required ancillary spaces to operate. The treetop glider will be constructed in structural steel and clad in timber.
- 3.9 The appearance of the log cabin will be simple in aesthetics which will compliment and blend into the surrounding woodland area.
- 3.10 The pitched roof is to be finished with a synthetic slate to maintain a traditional look but to also minimise maintenance.



Proposed Side Elevation:

1:100 at A1



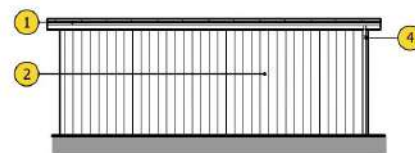
Proposed Side Elevation:

1:100 at A1



Proposed Front Elevation:

1:100 at A1



Proposed Rear Elevation:

1:100 at A1

Figure 9: Proposed Elevations

- 3.11 For information relating to the materials associated with the proposed Treetop Glider track and associated structural supports please refer to the document ref – CP04 – Center Parcs Material List.

Access:

- 3.12 Access to the Treetop Glider will be provided via a dedicated take-off zone located on the site of the existing outdoor pavilion, which is proposed to be removed as part of the development. Existing pedestrian routes serving the Sports Plaza and Mini Golf facilities will be extended where necessary and utilised to provide safe and convenient access to the take-off area.
- 3.13 Access to the log cabin is only for pedestrians. Dedicated maintenance gates are provided for small vehicles.
- 3.14 As a holiday village, Center Parcs operates a no car zone for guests, except on change over days.

Landscape:

- 3.15 Take off zone and log cabin will be in replacement of the outdoor pavilion. Therefore, disruption to the existing site landscape will be kept to an absolute minimum. Proposed landscaping will be undertaken by Center Parcs own ground keeping staff post construction will generally be to the same type and standard of planting maintained throughout the existing holiday village.

4 CONCLUSION

- 4.1 The proposed Treetop Glider and accompanying works have been designed to integrate with the surrounding area whilst minimising effect on arboriculture and ecology.
- 4.2 The appearance of the structure's facilities will be of high quality using predominantly natural materials to blend with the existing setting.