

## Proposed ZipZag at Longleat Center Parcs

# Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

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**A report to:**

Center Parcs

**Report produced by:**

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## EXECUTIVE SUMMARY

|                         | Feature                                                       | Results                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Further Surveys |
|-------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Designated Sites</b> | <b>International, nationally and locally designated sites</b> | The site lies entirely within the Cranborne Chase & West Wiltshire Downs AONB. However, due to the small-scale nature of the works, it is not anticipated that there will be any negative effects on the greater area of the designated site. As such, no further mitigation measures or recommendations are considered necessary for designated sites.                                                                                                                                                                                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                | None required.  |
| <b>Habitats</b>         | <b>UKHab habitats</b>                                         | The site includes parcels of woodland, scrub, introduced shrub, building and hardstanding. An enhancement area is also proposed to deliver mandatory BNG which will involve the enhancement of a parcel of woodland onsite.                                                                                                                                                                                                                                                                                                               | The area of works should be limited as far as practical whilst causing minimal damage or encroachment to the woodland and shrub habitats.                                                                                                                                                                                                                                                                                                                           | None required.  |
|                         | <b>Invasive species</b>                                       | Rhododendron and wall cotoneaster were present within the area of works. In addition, cherry laurel and snowberry were recorded.                                                                                                                                                                                                                                                                                                                                                                                                          | Rhododendron and wall cotoneaster are listed on Schedule 9, meaning it is an offence to allow these species to spread into the wild. As such, it is recommended that these species are removed from the site prior to works occurring. Any soil in these areas should be treated as contaminated waste. Care should be taken to avoid the spread of these species with machines. It is recommended that cherry laurel and snowberry are also removed from the site. | None required.  |
|                         | <b>Biodiversity net gain</b>                                  | The site prior to development has a baseline of 1.01 Habitat Units. Post works there will be 1.11 Habitat Units, resulting in a net gain of 0.1 Habitat Units (+10.35%).                                                                                                                                                                                                                                                                                                                                                                  | In order to achieve mandatory BNG for the project, it is proposed to enhance an area of woodland within the Center Parcs village.                                                                                                                                                                                                                                                                                                                                   | None required.  |
| <b>Faunal Species</b>   | <b>Amphibians (including great crested newts)</b>             | The parcels of woodland, shrub and scrub were considered to hold potential for amphibians. Great crested newts are known to be present within the wider village, but the nearest great crested newt pond is over 250m away from the area of works. The works will be predominantly carried out on short mown modified grassland which offered limited opportunities for amphibians, with only minor works in the denser areas which hold more suitability for amphibians, therefore the works are unlikely to impact great crested newts. | Precautionary working measures should be undertaken during works. A pre-works check should be undertaken of the area of works, and the areas for the supports in the denser areas should be made unsuitable for amphibians prior to works (such as hand clearing vegetation and removing any potential sheltering opportunities). Care should be taken if digging trenches and backfilling any soils.                                                               | None required.  |
|                         | <b>Badgers</b>                                                | Badger setts are known to be present in close proximity, and as such their presence in the survey area for foraging and commuting cannot be ruled out.                                                                                                                                                                                                                                                                                                                                                                                    | General good working practices should be adhered to, such as if any trenches are dug during works and need to be left open over night, they should be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting should not be left on site.                                                      | None required.  |
|                         | <b>Bats</b>                                                   | The bandstand which will be removed had negligible bat roosting potential suitability, and no trees were noted to have potential roosting suitability. However, the surrounding woodland and adjacent lake will likely be used by foraging and commuting bats.                                                                                                                                                                                                                                                                            | Sensitive lighting is recommended if additional lighting is required, in order to not cause disturbance for commuting/foraging bats.<br><br>As a site enhancement, it is recommended that one bat box is installed within the woodland to the east of the area of works.                                                                                                                                                                                            | None required.  |

| Feature                                              | Results                                                                                                                                                                                                                                                                                                                                                                                                            | Recommendations                                                                                                                                                                                                                                                                                                                                                                  | Further Surveys |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Birds</b>                                         | Potential for nesting birds was identified within the survey area, including the woodland, shrub and scrub habitats which provide nesting bird habitat for common bird species.                                                                                                                                                                                                                                    | Any vegetation clearance works should ideally avoid the bird nesting season, which runs from March to September (inclusive). If works are to be carried out during the bird nesting season, a pre-works check would be required to determine if nesting birds would be impacted by the works.<br><br>It is also recommended that two bird boxes are installed within the scheme. | None required.  |
| <b>Dormice</b>                                       | Dormice are known to be present in the vicinity of the Village, but are predominantly confined to Nockatt Coppice nature reserve, which is located offsite to the southwest and other areas outside of the site boundary. Given the distance from the records and disturbed nature of the area of works, it is considered unlikely that dormice are present and that they would be impacted by the proposed works. | None                                                                                                                                                                                                                                                                                                                                                                             | None required.  |
| <b>Reptiles</b>                                      | The woodland, scrub and shrub areas provided potential habitat for reptiles. However, these habitats were heavily disturbed by the guests and reptiles are therefore less likely to be present within the area of works.                                                                                                                                                                                           | The precautionary working measures for amphibians will also ensure no reptiles will be impacted by the works.                                                                                                                                                                                                                                                                    | None required.  |
| <b>Water voles, otters and white clawed crayfish</b> | The lake lies in close proximity to the survey area. Otters are known to occasionally forage on the lake and have been known to explore the wider ribbon lake system. Water voles and white clawed crayfish are unlikely to be present given the artificial nature of the banks of the lake (being unsuited to water vole) and lack of stoney substrate (required by crayfish).                                    | Best working practices for large mammals should be implemented during works, as outlined within the badger section.                                                                                                                                                                                                                                                              | None required.  |
| <b>Other species</b>                                 | The woodland, shrub and scrub habitats on site have potential to support commuting and sheltering hedgehogs.                                                                                                                                                                                                                                                                                                       | General good working practice for small mammals is recommended.                                                                                                                                                                                                                                                                                                                  | None required.  |

## **1. SURVEY AREA AND PROPOSALS**

### **1.1 Site Location**

The site consists of an area of amenity grassland directly adjacent to the Sports Plaza, located at Longleat Forest, Center Parcs, BA12 7PU (grid reference ST 83230 42609). The location of the site is shown on Figure 1 in Appendix 1.

### **1.2 Proposals**

The proposals include the installation of an aerial zipline activity, starting and ending at a spiral tower/shelter and incorporating a circular route on the northern edge of the main lake.

### **1.3 Survey Brief**

This report has been prepared by Morph Ecological Consultants for Center Parcs. It is understood that a planning application will be made to Wiltshire Council, and as the application is not considered to be exempt from mandatory BNG, a Preliminary Ecological Appraisal and BNG assessment is required.

Morph Ecological Consultants brief was to ascertain whether the works would have an impact on protected species and habitats. Morph Ecological Consultants was also commissioned to provide recommendations for mitigation, compensation and enhancement measures and further surveys, as appropriate. To meet the requirements of the brief, a Preliminary Ecological Appraisal, consisting of a desk study, UKHab survey and a Protected Species Survey, of the site was carried out by a suitably qualified ecologist. The approach undertaken pays due regard to The Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Preliminary Ecological Appraisal' (CIEEM 2017). A Biodiversity Net Gain Assessment of the site was also carried out.

Legislation relating to protected species is included within Appendix 3.

## 2. SURVEY METHODOLOGY

### 2.1 Desk Study

A desk study was carried out on the 11<sup>th</sup> February 2026 utilising data from the Multi-Agency Geographic Information for the Countryside (MAGIC website). Records from a 2km radius of the site boundary (herby referred to as 'study area') was searched for, including:

- Statutory sites such as Sites of Special Scientific Interest (SSSI)
- Great crested newt (*Triturus cristatus*) survey licence returns
- Great crested newt pond survey data (from 2017-2019)
- Granted European Protected Species Mitigation Licences

### 2.2 Habitat Survey and Protected Species Survey

The survey involved a site walkover and a preliminary assessment of the habitats using the standard UK Habitat Classification System methodology (UKHab 2023) which involves visiting each parcel of land and on the basis of vegetation the habitats were classified to Level 5 where appropriate. Secondary codes were also used. Notes were made on species present, defining the UKHab types.

Target notes were used to record any habitats or features of particular interest. Also, the suitability of habitats to support protected species was recorded and any sightings or signs of protected species were noted. Further details are provided below:

- All evidence of badgers (*Meles meles*) including setts, dung pits, badger hairs, mammal paths, bedding, footprints and scratching trees was recorded. The suitability of the habitats to support badger sett digging, and badger foraging was also noted.
- Trees with features suitable for roosting bats were recorded. Features such as woodpecker holes, cracks and cavities within trunks and branches, gaps behind loose bark and dense ivy growth on trunks were all noted.
- An assessment of the site's potential to support amphibians, including the specially protected great crested newts was made.
- The site's potential to support reptiles was assessed.
- The habitats were assessed for their potential to support hazel dormice (*Muscardinus avellanarius*).
- The habitats within the site were assessed for their potential to support nesting birds, including for barn owl (*Tyto alba*).
- The waterbodies was assessed for their potential to support water voles, otter (*Lutra lutra*) and white clawed crayfish (*Austropotamobius pallipes*).

A UKHab map was produced, and target notes were labelled on the map (Figure 2 in Appendix 1).

### 2.3 Biodiversity Net Gain Assessment

The Statutory Biodiversity Metric was used for the Biodiversity Net Gain Assessment.

In order to use the Biodiversity Metric Calculator, habitat information from the walk-over survey used to form the baseline value in biodiversity units. To determine the quality of the habitats' present four assessments of the habitat types are made:

- Distinctiveness: Distinctiveness is a pre-assigned category for each habitat type. The habitat type is assigned through botanical species recorded during the walk-over survey.
- Condition: Habitat condition is calculated using the Statutory Biodiversity Metric Technical Supplement Condition Assessment Sheets are provided whereby positive indicators for each habitat types are listed and the number of these positive indicators met in a particular habitat type determine the condition.

- **Strategic Significance:** The appropriate description is selected from the drop-down list in the calculator. This category is based on the Local Nature Recovery Strategy, but in the absence of this document for the area, Biodiversity Action Plans were searched for.

The calculations are repeated for post-intervention, but risk components are also included:

- **Difficulty of creating or enhancing a habitat:** Automatically assigned within the calculator.
- **Temporal risk:** can select habitat created in advance or delay in starting habitat creation. Time to final target condition is then automatically assigned within the calculator.
- **Spatial risk (if proposing off-site habitats):** The appropriate description is selected from the drop-down list in the calculator depending on the distance away from the site.

The Biodiversity Net Gain Assessment was carried out in accordance with the Statutory Biodiversity Metric User Guide (DEFRA, 2024).

It should be noted that the Biodiversity Metric Calculator does not take into account the presence of protected species and is only used as a tool in addition to best ecological practices. Professional judgement is used throughout and justified within this report, and the exact biodiversity units gained or lost should not be used independently.

## 2.4 Criteria for Determining Ecological Importance

The importance of an ecological features was considered within a geological context as per the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2019). As such the evaluation of ecological features were defined as the following:

- International (internationally designated sites or sites supporting internationally important species)
- National (nationally designated sites e.g. SSSI or sites supporting populations of nationally important species)
- Regional (sites exceeding county-level designations or supporting features identified in a regional BAP)
- County (county sites or sites meeting the criteria for these sites e.g. Local Wildlife Sites and species/habitats identified within the county BAP)
- District (features identified within a Local BAP or enrich a districts habitat resource)
- Local (areas of habitat considered to enrich the habitat resource within the local area)
- Site (common or low value habitats)

For this survey area, the following was also considered:

- Wildlife Legislation
  - The Wildlife and Countryside Act (WCA) 1981 (as amended)
  - The Countryside and Right of Way (CROW) Act 2000
  - The Conservation of Habitats and Species Regulations 2017 (as amended)
- Biodiversity Action Plans
- Habitats and species of principal importance in England listen in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- Wiltshire and Swindon Local Nature Recovery Strategy

## 2.5 Survey Details

The survey was carried out by Nikki Morton MSci MCIEEM and Audrey Bourdais Paull BSc ACIEEM on the 20<sup>th</sup> August 2025.

The enhancement area was originally surveyed in 2023, but an update survey was carried out by Nikki Morton MSci MCIEEM and Audrey Bourdais Paull BSc ACIEEM on the 5<sup>th</sup> August 2025.

## **2.6 Surveyor Experience**

Nikki Morton has been an ecologist for over 8 years having carried out numerous Preliminary Ecological Appraisals, UKHab Surveys and Biodiversity Net Gain Assessments. Nikki attended a yearlong Plant Identification Skills course at the University of Leicester and achieved a high level 3 (equivalent to the FISC exam). Nikki holds the following licences: great crested newt level 1 (licence number 2025-81278-SCI-CL08), bats level 2 (licence number 2025-85054-CL18-BAT), bats Earned Recognition Registered Consultant (licence number BER0221) and white clawed crayfish (licence number 2026-87949-CL11-WCC).

Audrey Bourdais has over three years' experience of ecological surveying, including numerous Preliminary Ecological Appraisals, using UKHab classification systems and is an accredited River Condition Assessment surveyor. Audrey has a background of working in ecological consultancy and for the Environment Agency as a Biodiversity Officer. Audrey is working towards her Level 1 Class Licence for both bats and great crested newt.

## **2.7 Survey Area**

The area surveyed is shown on the UKHab map (Figure 2, Appendix 1). This also shows the BNG Enhancement Area proposed.

## **2.8 Survey Constraints**

### **2.8.1 Access**

There were no access constraints, and all areas could be fully assessed.

### **2.8.2 Survey Limitations**

Only a brief assessment of the site was made and no systematic surveys to establish the presence or presumed absence of protected species were undertaken. As such, a lack of evidence of a protected species does not necessarily indicate an absence of the species.

### **2.8.3 Length of Data Validity**

To ensure that survey data remains current and as many protected species move sites frequently, if works have not commenced within 18 months from the survey date, an update may be required to fully assess the impacts of the proposals on protected species and their habitats.

### 3. SURVEY RESULTS AND EVALUATION

#### 3.1 Desk Study

##### 3.1.1 Designated Sites

| Designation                                                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internationally and National Designated Sites within 2km</b> | <p><u>Cranborne Chase &amp; West Wiltshire Downs AONB</u></p> <p>Distance from survey area: the survey area lies entirely within the AONB.</p> <p>Description: The survey area lies entirely within the Area of Natural Beauty which has been designated for its chalk grasslands, ancient woodlands, chalk escarpments, downland hillsides and chalk river valleys.</p> <p>Due to the small nature of the proposed works within an already developed area, which also comprises no habitats for which the AONB is designated for, it is considered unlikely that the proposals would impact on this Nationally Designated Sites and will therefore not be mentioned further in this report.</p> |
| <b>Ancient Woodland</b>                                         | There are no Ancient Woodland parcels within 2km of the survey area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

##### 3.1.2 Priority and Protected Species

| Species                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Amphibians</b>       | <p>The village supports a large lake, as well as artificially connected ribbon lakes which are present around the Center Parcs village.</p> <p>The Conservation Rangers undertaken annual amphibian monitoring surveys of the site and great crested newts are known to be present on the site. The closest pond known to support great crested newts is approximately 290m from the area of works. Common amphibians are also found within these ponds with palmate newts (<i>Lissotriton helveticus</i>), smooth newts (<i>Lissotriton vulgaris</i>), common frogs (<i>Rana temporaria</i>) and common toads (<i>Bufo bufo</i>) present.</p> |
| <b>Badgers</b>          | Badger setts are known to be present within the Center Parcs village but there are no setts records within the close vicinity of the area of works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Bats</b>             | Numerous bat roosts are known to be present within buildings in the Center Parcs village. The closest known roost is approximately 160m to the west within the Aqua Sauna building.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Hazel dormice</b>    | Dormice records are related to Nockatt Coppice adjacent to the village to the west. There are also dormice records from the southern boundary of the site. All records are over 600m from any of the areas of works.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Invasive Species</b> | In addition to the rhododendron known to be present within the village. The Conservation Rangers have identified two invasive species within some of the ponds in the village including New Zealand pygmyweed ( <i>Crassula helmsii</i> ) and waterweed ( <i>Elodea sp.</i> ).                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Otter</b>            | There are records of otter ( <i>Lutra lutra</i> ) from within the Center Parcs village. Otter have been recorded at the main lake and more recently exploring along the ribbon lakes.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Reptiles</b>         | The Conservation Rangers have recorded common lizard ( <i>Zootoca vivipara</i> ), grass snake ( <i>Natrix helvetica</i> ) and slow worm ( <i>Anguis fragilis</i> ) within the Center Parcs village.                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### 3.2 UKHab Survey and Condition Assessments

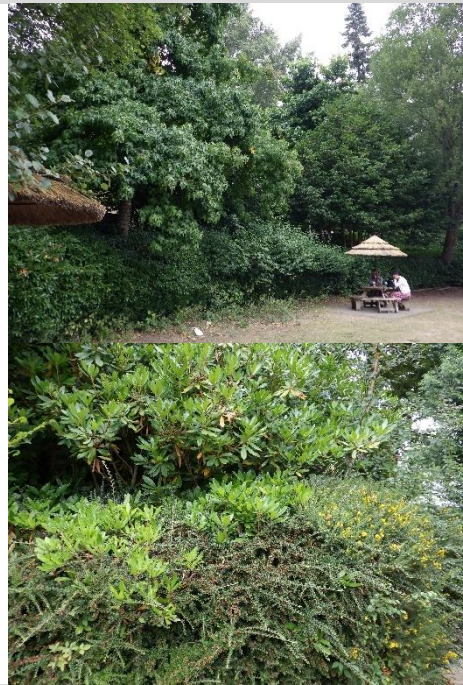
#### 3.2.1 Baseline Habitats

The UKHab habitat types and their descriptions, which were recorded within the survey area are shown in the table below. A map showing the locations of these habitats is shown in Figure 2, Appendix 1. Plant species listed within the text are referred to using their English names. A full list of plant species with their scientific names is provided in Appendix 2. Photographs of the survey area are provided within the table below. A summary of the habitat condition assessment is also detailed in the table below.

| Parcel Ref | UKHab Habitat                                              | Description and Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Condition Assessment                                     | Photographs                                                                          |
|------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1          | <b>Urban (u1) - secondary code: Introduced shrub (847)</b> | <p>Introduced shrub / ornamental planting areas comprises the majority of the landscaping for the mini golf area, with small areas of developed ground used for the course itself.</p> <p>Species include holly, silver birch, sedge, sweet chestnut, nettle, dogwood and ragwort.</p> <p>Denser areas include ornamental heather, gorse, cherry laurel, rhododendron, snowberry, tutsan, bramble, willow, pendulous sedge, soft rush, bird's foot trefoil, ragwort, teasel, rose and box sp.</p> <p>The habitat parcel is considered to be of Site value.</p> | This habitat is automatically assigned as 'N/A - Other'. |  |

| Parcel Ref | UKHab Habitat                            | Description and Value                                                                                                                                                                                                                                                                                                                                                      | Condition Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Photographs                                                                          |
|------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 2          | <b>Other woodland; broadleaved (w1g)</b> | <p>A parcel of landscaped woodland is present within the mini golf area.</p> <p>Tree species include oak, silver birch and aspen. Ground flora included ragwort, marsh thistle, bramble. Understory includes gorse, Pyracantha, cherry laurel, rhododendron, snowberry.</p> <p>The habitat parcel is considered to be of Local value.</p>                                  | <p><u>Condition Sheet: Woodland</u></p> <p>A – 1, one age class present<br/>B – 3, no browsing damage<br/>C – 1, rhododendron, cherry laurel and snowberry<br/>D – 2, 3-4 native tree or shrub species<br/>E – 2, 50-80% native cover<br/>F – 2, 21-40% temporary open space<br/>G – 1, no regeneration observed<br/>H – 3, trees appear healthy<br/>I – 1, no notable ground flora species<br/>J – 1, one woodland storey<br/>K – 1, no veteran trees<br/>L – 1, no deadwood<br/>M – 1, high levels of disturbance</p> <p>This area scores 20 out of 39 points and is therefore assessed as Poor condition.</p> |   |
| 3          | <b>Modified grassland (g4)</b>           | <p>A large parcel of amenity grassland is present in the centre of site. The grass has a very short sward height due to a regular mowing regime and high levels of visitor traffic.</p> <p>The grassland is dominated by perennial rye grass, with greater plantain, dandelion and selfheal also present.</p> <p>The habitat parcel is considered to be of Site value.</p> | <p><u>Condition Sheet: Grassland Low</u></p> <p>A – Fail, &lt;6-8 species per m<sup>2</sup><br/>B – Fail, sward height is not varied<br/>C – Pass, &lt;20% scrub cover<br/>D – Fail, &gt;5% physical damage<br/>E – Pass, 1-10% bare ground cover<br/>F – Pass, &lt;20% bracken cover<br/>G – Pass, no invasives present.</p> <p>This area passes four out of seven criteria, excluding essential criterion A, and is therefore assessed as Poor condition.</p>                                                                                                                                                  |  |

| Parcel Ref | UKHab Habitat                                              | Description and Value                                                                                                           | Condition Assessment                                     | Photographs                                                                         |
|------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------|
| 4          | <b>Buildings (u1b5)</b>                                    | <p>A bandstand is present in the northeast corner of the site.</p> <p>The habitat parcel is considered to be of Site value.</p> | This habitat is automatically assigned as 'N/A - Other'. |  |
| 5          | <b>Urban (u1) - secondary code: Introduced shrub (847)</b> | <p>Introduced shrub areas are around the existing bandstand.</p> <p>The habitat parcel is considered to be of Site value.</p>   | This habitat is automatically assigned as 'N/A - Other'. | As above                                                                            |

| Parcel Ref | UKHab Habitat                            | Description and Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Condition Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Photographs                                                                          |
|------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 6          | <b>Other woodland; broadleaved (w1g)</b> | <p>A woodland of predominantly non-native species is present as a border along the northern modified grassland parcel.</p> <p>Canopy species include willow, non-native oak, sweet gum, beech, silver birch and oak. An understory of introduced shrub is present, including Portuguese laurel, wall cotoneaster, rhododendron and gorse.</p> <p>The habitat parcel is considered to be of District value due to the wider continuation and connectivity of woodland habitat.</p>                               | <p><u>Condition Sheet: Woodland</u></p> <p>A – 2, two age classes present<br/>B – 3, no browsing damage<br/>C – 2, rhododendron and wall cotoneaster present<br/>D – 2, 3-4 native tree or shrub species<br/>E – 1, &lt;50% native cover<br/>F – 3, &lt;10% temporary open space<br/>G – 1, no regeneration observed<br/>H – 3, trees appear healthy<br/>I – 1, no notable ground flora species<br/>J – 1, one woodland storey<br/>K – 1, no veteran trees<br/>L – 1, no deadwood<br/>M – 1, high levels of disturbance</p> <p>This area scores 22 out of 39 points and is therefore assessed as Poor condition.</p> |   |
| 7          | <b>Other woodland; mixed (w1h)</b>       | <p>A section of woodland (part of a larger parcel of woodland), is present on the eastern side of the site.</p> <p>Canopy species include oak, pine, fir, Scots pine, western red cedar, silver birch, yew and cherry. The understory and ground flora include cherry laurel, rhododendron, buddleia, pendulous sedge, burdock, hard rush, nettle, bramble and comfrey.</p> <p>The habitat parcel is considered to be of District value due to the wider continuation and connectivity of woodland habitat.</p> | <p><u>Condition Sheet: Woodland</u></p> <p>A – 2, two age classes present<br/>B – 3, no browsing damage<br/>C – 1, rhododendron and cherry laurel present<br/>D – 2, 3-4 native tree or shrub species<br/>E – 2, 50-80% native cover<br/>F – 2, 21-40% temporary open space<br/>G – 2, some regeneration observed<br/>H – 3, trees appear healthy<br/>I – 1, no notable ground flora species<br/>J – 2, two woodland storeys<br/>K – 1, no veteran trees<br/>L – 2, some deadwood<br/>M – 2, some level of disturbance</p>                                                                                           |  |

| Parcel Ref | UKHab Habitat               | Description and Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Condition Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                    | Photographs                                                                           |
|------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | This area scores 25 out of 39 points and is therefore assessed as Poor condition.                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |
| 8          | Mixed scrub (h3h)           | <p>A strip of scrub borders the lake to the south of the site. There is a combination of scrub, grasses, rushes and reeds present.</p> <p>Species recorded include yarrow, bramble, willow, ivy, common reed, ragwort, hemp agrimony, purple loosestrife, sedge, selfheal, cherry laurel, hemlock, rhododendron, silver birch, ribwort plantain, flea bane, St John's wort, soft rush, oak, gypsy wort and creeping buttercup.</p> <p>The habitat parcel is considered to be of Local value.</p>                     | <p><u>Condition Sheet: Scrub</u></p> <p>A – Pass, good representation of habitat type<br/>B – Fail, mostly saplings or young shrubs<br/>C – Fail, rhododendron and cherry laurel present<br/>D – Fail, no well-developed edge<br/>E – Fail, No clearings, glades or rides</p> <p>This area passes one out of five criteria and is therefore assessed as Poor condition.</p>                                                                             |    |
| 9          | Other developed land (u1b6) | <p>Hardstanding paths are present around the site.</p> <p>The habitat parcel is considered to be of Site value.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | This habitat is automatically assigned as 'N/A - Other'.                                                                                                                                                                                                                                                                                                                                                                                                |   |
| 10         | Coniferous woodland (w2c)   | <p>The area of woodland was originally surveyed in 2023 as part of a village wide biodiversity baseline survey and was identified as being other coniferous woodland in poor condition. The updated survey in 2025 showed consistent results, with a canopy of predominantly Douglas fir, with an understorey of rhododendron and occasional holly. Ground flora included some heather, bracken, bramble, pendulous sedge, soft rush and some ferns. Wood sorrel and honeysuckle was recorded in one small area.</p> | <p><u>Condition Sheet: Woodland</u></p> <p>A – 2, two age classes present<br/>B – 2, some browsing damage noted<br/>C – 1, rhododendron present<br/>D – 1, two or less native tree or shrub species across woodland parcel<br/>E – 1, &lt;50% of canopy trees and &lt;50% of understory shrubs are native<br/>F – 3, 10-20% temporary open space<br/>G – 2, some regeneration noted<br/>H – 3, no signs of ill health<br/>I – 1, mostly bare ground</p> |  |

| Parcel Ref | UKHab Habitat | Description and Value                                                                                                                                                                                                                                                                                                                                                                                                                                          | Condition Assessment                                                                                                                                                                                                                                                       | Photographs |
|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|            |               | <p>This area will be enhanced in order to achieve mandatory BNG for the project. The area has been selected strategically to allow for larger interconnected enhancement areas across the site which will be feasible for the Conservation Rangers to enhance and consider protected species. This allows for maximum likelihood for success.</p> <p>Given the connectivity to wider woodland habitat, the woodland is considered to be of District value.</p> | <p>J – 1, mostly one woodland storey<br/>           K – 1, no veteran trees<br/>           L – 2, some deadwood present<br/>           M – 2, some damage or enrichment noted</p> <p>This area scores 22 out of 39 points and is therefore assessed as Poor condition.</p> |             |

### 3.3 Protected and Notable Species

| Species       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amphibians    | <p>The vast majority of the habitats within the area of works was suboptimal for amphibians, being mostly short mown modified grassland. Some habitats within the survey area where the ZipZag supports will be positioned, such as the woodland, shrub and scrub, provided suitable foraging and sheltering opportunities for amphibians, but the works in these areas will be very small. The ribbon lakes around the Village are known to support great crested newts as well as common amphibian species, including common frogs and toads, with the closest known breeding pond located 285m northeast of the area of works. As there will be some minor impacts to more suitable amphibian habitat, precautionary working methods are recommended. The small scale of the likely impacts on amphibian species therefore does not warrant any further survey work or an EPS Licence.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Badgers       | <p>No evidence of badgers was recorded within the survey area; however, the habitats may provide opportunities for foraging and commuting badgers, although the areas being regularly used by visitors reduces their suitability. Nonetheless, badgers are known to be present within the wider village and therefore precautionary working measures are recommended.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Bats          | <p>No evidence of bats was recorded within the survey area. A bandstand was present in the northeast corner of the site, which made entirely of timber. Knot holes were present in the timber roof; however these lead to an open space between a plastic sheet, which was considered too exposed for bats. As such, the band stand was afforded negligible bat roosting potential suitability and does not require any further surveys.</p>  <p><i>View of the plastic lining and open knot holes in the bandstand roof</i></p> <p>No trees within the survey area were considered to possess potential bat roosting features, with the trees lacking in features such as crevices or cracks.</p> <p>As such, it is considered that no further survey work will be required and an EPS Licence for bats from Natural England will not be required before works begin.</p> <p>The greater woodland parcels were considered to offer foraging and commuting habitat, in particular when combined with the lake adjacent to the area of works. However, as these habitats are not proposed to be impacted by the works, no further survey work is required. However, mitigation is required to avoid potential disturbance to foraging or commuting bats.</p> |
| Dormice       | <p>Dormice are known to be present within the Nockatt Coppice Nature Reserve (located adjacent to the Center Parcs Village), which is over 600m west of the area of works. However, dormice are unlikely to be impacted by the works as the works are proposed within a heavily disturbed area of woodland, where it is unlikely dormice would be present. As such, no mitigation is required, and dormice are not considered further in this report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Nesting Birds | <p>The habitats present on site, namely the woodland, shrub and scrub habitats present provide potential habitat for nesting birds. As such, any vegetation clearance works should ideally avoid</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Species                                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | the bird nesting season, which runs from March to September (inclusive), or further surveys may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Reptiles                                    | The survey area provided some potential habitat for reptiles, such as the woodland which provided sheltering habitat, as well as some basking opportunities within the scrub along the lake. However, reptiles are unlikely to be impacted by the works as the works are impacting already heavily disturbed habitats. Nonetheless, the precautionary working measures to be put in place for amphibians will ensure no reptile species are also impacted.                                                                                                                                                                                          |
| Water vole, Otter and White-Clawed Crayfish | <p>Otters are known to occasionally forage on the lake and have been known to explore the wider ribbon lake system. The area of works is unlikely to support otters due to the lack of connecting waterbody, and the lack of undisturbed cover which could support an otter holt. Nonetheless, the precautionary working measures outlined within the badger section of the report will also apply to avoid impacts to otters.</p> <p>Water voles and white clawed crayfish are unlikely to be present given the artificial nature of the banks of the lake (being unsuited to water vole) and lack of stoney substrate (required by crayfish).</p> |
| Other Species                               | The woodland and shrub habitats on site had potential to support commuting and sheltering hedgehogs. As such, general good working practice for small mammals is recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Invasive Plant Species                      | Wall cotoneaster was recorded within one woodland parcel, and rhododendron was recorded within the introduced shrub and woodland parcels. Both species are listed on Schedule 9 of the Wildlife and Countryside Act. Although not Schedule 9 species, cherry laurel and snowberry were also recorded onsite which can also become invasive.                                                                                                                                                                                                                                                                                                         |

## 4. RECOMMENDATIONS

The following recommendations are applicable for the current proposals on site. Should plans change on site, and further surveys are considered necessary, the outcome of these further surveys may require additional mitigation, compensation or protected species licences above what is outlined below. The recommendations apply the mitigation hierarchy (CIEEM 2019) whereby in first instance avoidance of impacts should be sought. If avoidance is not possible negative effects should be minimised through mitigation measures. As a last resort, impacts should be offset by appropriate compensatory measures. Enhancements should also be implemented to provide net benefits for biodiversity over and above the requirements.

The National Planning Policy Framework (Ministry of Housing, Communities & Local Government 2024) outlines the need to minimise impacts and provide measurable net gains for biodiversity. Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), whereby a development must deliver a BNG of 10%. As such the following recommendations have included enhancement suggestions to achieve this:

### 4.1 Habitats

#### 4.1.1 *Retained Woodland, Scrub and Introduced Shrub*

The construction of the shelter and the ziplining posts will see some removal of some modified grassland, with small amounts of introduced shrub, building and woodland habitat.

Where possible, fencing should be installed around the retained habitats to prevent access during the works. Care should be taken to avoid disturbing ground flora by avoiding repetitive walked routes and creating desire lines. Vehicles should ideally use the existing hardstanding.

#### 4.1.2 *Adjacent Lake*

Although the works near to the lake are small scale, care should be taken to ensure no spills or pollution runs off into the lake. Equipment and materials should only be stored in designated areas within the site and away from the edge of the lake, with spill kits kept on site and provided to those working on site.

#### 4.1.3 *BNG Enhancement Area*

In order to achieve mandatory BNG for the project, it is proposed to enhance an area of Other coniferous woodland located to the east of the site. The woodland is currently assessed as being in Poor condition.

It is considered that this area can be enhanced in two ways; firstly by improving the habitat's condition from Poor to Moderate, and secondly by changing the habitat distinctiveness from Low to Medium (Other Coniferous Woodland to Other Woodland Mixed).

The habitat condition will be enhanced by the planting of additional native species across the area. It is recommended that oak, silver birch, rowan, hawthorn and holly be planted. Tree guards (or fencing of the entire area) would be required to prevent deer browsing. By planting the above species, criteria D would score 3 (currently scores 1) and would create an understorey layer (increasing the score in criteria J). The rhododendron should also be removed in the area and kept on top of to ensure there is no regrowth to increase the score in criteria C. There are indications that nicer ground flora might be present in the seed bank therefore allowing some light to the ground will likely encourage some nicer ground flora species, increasing the score in criteria I.

It is also proposed to enhance the distinctness of the habitat, by changing the area from Other Coniferous Woodland to Other Woodland Mixed. This will require the felling of a significant proportion of the conifer trees within the area, followed by the planting of native tree species (as

detailed above). In order to meet the definition of Other Woodland Mixed at least 20% of the canopy would need to be of broadleaved species (as well as broadleaved planting through the understorey). Timber produced from the felling of the conifers would be used to increase the level of deadwood within the area, and some conifers would be cut at height, to retain trunks as standing deadwood (located away from the car park edge). As such it is considered possible to achieve the following condition assessment score:

Condition Sheet: Woodland

- A – 2, two age classes present
- B – 2, some browsing damage noted
- C – 3, the rhododendron should be removed
- D – 3, five or more native tree or shrub species will be planted
- E – 1, <50% of canopy trees and <50% of understory shrubs are native
- F – 3, some open space will be created (10-20%)
- G – 2, some regeneration noted
- H – 3, no signs of ill health
- I – 2, with a slight increase in open space it is anticipated ground flora will naturally develop
- J – 2, the new planting will create a second woodland storey
- K – 1, no veteran trees
- L – 3, lots of deadwood present
- M – 2, some damage or enrichment noted

This area scores 29 out of 39 points and is therefore assessed as Moderate condition.

In doing the above, mandatory BNG can be achieved for the project (see Section 6). The enhancements will also be very beneficial for faunal species, increasing the diversity of broadleaved species which in turn will encourage more faunal species to forage in the area.

## **4.2 Protected Species**

### **4.2.1 *Amphibians***

Care should be taken when carrying out the site preparation works. It is recommended that a pre-works check is undertaken where the proposed support structures will be positioned. The pre-works check will also involve the hand clearing of any vegetation and potential sheltering opportunities within the areas to ensure they remain unsuitable for amphibians during construction works. When works commence, care should be taken during works such as excavation works and backfilling any trenches to ensure no amphibians are present within the trenches during the works.

If any great crested newts are found, works should stop and Morph Ecological Consultants should be contacted for further advice.

If any common amphibians are found during the works, they should be removed carefully by hand to areas away from the works, such as within the adjacent woodland habitat not to be affected by the works. Gloves should be worn to avoid touching amphibians by hand.

### **4.2.2 *Badgers and Otters***

General good working practices should be adhered to, such as if the trenches dug during works are left open over night, they should be left with a sloping end or ramp to allow any badgers or other animals that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting should not be left on site.

### **4.2.3 *Bats***

At present, no trees require removal as part of the works. Should this become necessary, a bat licenced ecologist should inspect the trees immediately prior to its removal, and advise if additional measures are required.

Should any new lighting be required for the scheme, it should be positioned to be away from sensitive features such as the woodland and lake to prevent disturbance to foraging/commuting bats within the Village. Measures would be required to reduce light spill onto adjacent habitats. Any lighting should be on a timer to ensure it is switched off overnight. Lighting should follow the bats in lighting guidance (Bat Conservation Trust & Institution of Lighting Professionals 2023).

As a site enhancement, a bat box should be installed onto an existing mature tree within the greater woodland parcel. Bat boxes should be positioned where sunlight will warm up the box throughout the day, and should be positioned at least 3m above ground. The bat box should not be lit by security lighting and there should be a clear access to the bat box entrance. Some example boxes are shown below, but other types are available (any alternative should be approved by an ecologist before purchasing).



*Greenwood's Ecohabitats Two  
 Crevice Bat Box*



*Kent Bat Box*



*Vincent Pro Bat Box*



*Greenwood's Ecohabitats  
 Small Hollow Bat Box*



*2F Schwegler Bat Box*

#### 4.2.4 *Birds*

As the works require vegetation removal and there is potential for nesting birds, the works should avoid the bird nesting season, which runs from March to September (inclusive). If works are to be carried out during the bird nesting season, further surveys would be required to determine if nesting birds would be impacted by the works.

As bird nesting opportunities will be lost, compensation will be required to ensure there is no net loss of bird nesting habitat on site. It is recommended that two bird boxes are installed within the scheme. Open fronted bird boxes should be installed approximately 2m high within or adjacent to dense vegetation. Durable materials such as Woodcrete are recommended to provide longevity of the potential nesting habitat. A range of bird boxes can be purchased from [www.nhbs.com](http://www.nhbs.com), examples are listed below but other equivalent brands are available.



*1B Schwegler Nest Box (either 32mm  
 or 26mm hole)*



*2H Schwegler Robin Box*

#### 4.2.5 *Invasive Species*

Rhododendron and wall cotoneaster were noted within several parcels of introduced shrub, woodland and scrub. These species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), meaning it is an offence to allow this species to spread into the wild. Biosecurity measures should be established to ensure that the species is not spread as a part of the works.

The following precautions are made to ensure that the plant is not spread offsite, and legislation

potentially breached:

- Details of the plant, its location, the legislation and propose mitigation should be included in toolbox talks for contractors.
- The area should be fenced off before any works commence on site (heras type fence installed around the area) and signs added to warn contractors of plant.
- Personnel should clean footwear before leaving site to prevent the spread of the plant.

Soils containing the plant are classified as controlled waste, and therefore should any soils from the area with the rhododendron / wall cotoneaster must not be removed from site (as if it was this will need to be disposed of at licensed landfill). As such, in order to avoid any potential breaches of the legalisation, soil should not be removed (unless treated as contaminated waste), and post works the plant should be treated with herbicide until eradicated. This can be undertaken by the Rangers, who undertake invasive species removal across the Village.

It is also recommended that areas of snowberry and cherry laurel be removed where possible.

## **5 FURTHER SURVEY RECOMMENDATIONS**

Currently no further survey work is considered necessary; however, if the proposals change, further surveys may become necessary.

## **6. BIODIVERSITY NET GAIN ASSESSMENT**

### **6.1 Assumptions**

#### **6.1.1 Baseline Survey**

Only 'area' habitats were present within the site, therefore only the 'habitat' calculations were used. The 'site' is defined as the area within the red line boundary.

#### **6.1.2 Proposed Development**

The proposed plans involve the construction of an aerial ziplining activity with a ground level shelter which will involve the loss of modified grassland, introduced shrub and some small woodland areas (see Figure 3 in Appendix 1).

An enhancement area has been selected strategically within the Center Parcs village, which has been identified as being possible to enhance and meets requirements of future Center Parcs plans on site. The section of woodland selected is adjacent to a wider area proposed to be enhanced as part of different planning applications

The following calculations are based off the recommendations being followed in Section 4.1 and the desired habitat condition assessment being achieved through appropriate management. A Habitat and Monitoring Management Plan will need to be produced and followed as part of a planning condition.

#### **6.1.3 Habitat Degradation**

From looking at historical aerial imagery, there does not appear to have been any unauthorised habitat degradation since 30<sup>th</sup> January 2020. The adventure golf area has been created since 2020 (although it should be noted this area was predominantly developed land prior to being adventure golf); however, as these works had planning permission and these works have been completed, this is not considered habitat degradation.

#### **6.1.4 Irreplaceable Habitat**

There are no irreplaceable habitats within the area of works.

#### **6.1.5 Strategic Significance**

The Local Nature Recovery Strategy has now been published for Wiltshire, therefore this was used to determine the strategic significance. As per the Biodiversity Net Gain User Guide (DEFRA 2025), all of the baseline habitats are allocated as a Low Strategic Significance.

The habitats proposed for the enhancement area are located within an Area that Could Become (ACB) important; however, the target for the areas is measure W3 'Restore 'Plantation on Ancient Woodland Sites (PAWS)'. As the area is not designated as a PAWS, the target is not relevant to the area, and therefore is assigned a Low Strategic Significance in the post-development tabs in the metric.

### **6.2 Calculations**

Full habitat condition assessments and justifications for categorisation are provided within the Statutory Biodiversity Metric (user comments) and are detailed in Section 3.2.

#### **6.2.1 Habitat Units**

The site prior to development has a baseline of 1.01 Habitat Units. Post works there will be 1.11 Habitat Units, resulting in a net gain of 0.1 Habitat Units (+10.35%).

#### **6.2.2 Trading Rules**

The trading rules are satisfied within the metric.

6.2.3 *Biodiversity Gain Hierarchy*

Loss of habitats of Medium distinctiveness habitat (w1g and w1h), cannot be avoided due to the requirement of the proposals; however, the works will primarily impact heavily disturbed areas of the regularly mown modified grassland lawn and the existing adventure golf activity. The proposals include an area of Low distinctness woodland (Other coniferous woodland), in Poor condition, that will be enhanced to a Medium distinctiveness habitat (Other woodland; mixed) in Moderate condition, and as such will ensure mandatory BNG is met. The mitigation hierarchy has been followed by selecting onsite enhancements to deliver mandatory BNG.

6.2.4 *Significant on-site Enhancement*

As the enhancements will include medium distinctiveness habitat (enhancement to Other woodland; mixed), the BNG Enhancement Area will be considered as Significant on-site Enhancement, and therefore will require a Habitat Management and Monitoring Plan (HMMP) outlining how the habitats will be managed and monitored to ensure successful delivery for the next 30 years. Please note this HMMP has already been produced for the enhancement area (Morph Ecological Consultants 2026).

## **7. ECOLOGICAL IMPACTS SUMMARY**

It is considered that the impacts of works could be minimal given that the mitigation measures outlined within the report are followed. Particular focus should be given to commuting and foraging amphibians, badgers and bats, as well as nesting birds. Bat and bird boxes should be implemented as a part of the scheme to enhance the woodland parcel to the east of the area of works. In order to compensate for any habitat loss, woodland enhancement is to occur onsite to achieve mandatory Biodiversity Net Gain for the proposals.

## REFERENCES

**Bat Conservation Trust & Institution of Lighting Professionals 2023** *Bats and Artificial Lighting at Night*. Available Online: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

**Center Parcs 2025** *Longleat Forest Village Biodiversity Sensitive Areas*

**Chartered Institute of Ecology and Environmental Management (CIEEM) 2019** *Guidelines for Ecological Impact Assessment* (Version 1.1). CIEEM, Peterborough.

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**Department for Environment, Food & Rural Affairs (DEFRA) 2024** *The Statutory Biodiversity Metric: User Guide*. Available Online: [https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The\\_Statutory\\_Biodiversity\\_Metric\\_-\\_User\\_Guide\\_\\_23.07.24\\_.pdf](https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide__23.07.24_.pdf)

**MAGIC** Available Online: <https://magic.defra.gov.uk/MagicMap.aspx>

**Ministry of Housing, Communities & Local Government 2024** *National Planning Policy Framework*. Available Online: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

**UKHab 2023** *The UK Habitat Classification User Manual Version 2.0* at [www.ukhab.org](http://www.ukhab.org)

**Wiltshire Council** <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy>

**Wiltshire Local Biodiversity Action Plan** <https://www.wiltshirewildlife.org/sites/default/files/2022-08/wiltshirebap2008%281%29.pdf>

## APPENDIX 1: FIGURES

Figure 1: Site Location Plan



**Figure 2: UKHab Baseline Map**



#### Appendix 1, Figure 2

#### UKHab Map - Baseline

##### Key

-  Site Boundary
-  g4 Modified grassland
-  h3h Mixed scrub
-  u1 Built-up areas and gardens
-  u1b5 Buildings
-  u1b6 Other developed land
-  w1g Other broadleaved woodland
-  w1h Other woodland mixed

##### Secondary Codes

847 - Introduced shrub

**morph** : ecological  
consultants

Project Name: Proposed ZipZag at Longleat Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Project Number: 2077-1

Date Produced: 6th March 2026

Version Number: 1

**Figure 3: Assessment Areas**



Figure 4: UKHab Proposed Map



[illegible]

## APPENDIX 2: BOTANICAL SPECIES LIST

| Common Name           | Scientific Name (Kent/Stace) |
|-----------------------|------------------------------|
| Aspen                 | <i>Populus tremula</i>       |
| Bird's foot trefoil   | <i>Lotus corniculatus</i>    |
| Box <i>sp.</i>        | <i>Buxus sp.</i>             |
| Bramble               | <i>Rubus fruticosus</i>      |
| Buddleia              | <i>Buddleja davidii</i>      |
| Burdock               | <i>Arctium sp.</i>           |
| Cherry                | <i>Prunus sp.</i>            |
| Cherry laurel         | <i>Prunus laurocerasus</i>   |
| Comfrey               | <i>Symphytum officinale</i>  |
| Common reed           | <i>Phragmites australis</i>  |
| Creeping buttercup    | <i>Ranunculus repens</i>     |
| Dandelion             | <i>Taraxacum officinale</i>  |
| Dogwood               | <i>Cornus sanguinea</i>      |
| Fir <i>sp.</i>        | <i>Abies sp.</i>             |
| Flea bane             | <i>Erigeron annuus</i>       |
| Gorse                 | <i>Ulex europaeus</i>        |
| Greater plantain      | <i>Plantago major</i>        |
| Gypsy wort            | <i>Lycopus europaeus</i>     |
| Hard rush             | <i>Juncus inflexus</i>       |
| Hemlock               | <i>Conium maculatum</i>      |
| Hemp agrimony         | <i>Eupatorium cannabinum</i> |
| Holly                 | <i>Ilex aquifolium</i>       |
| Introduced heather    | <i>Calluna sp.</i>           |
| Ivy                   | <i>Hedera helix</i>          |
| Marsh thistle         | <i>Cirsium palustre</i>      |
| Nettle                | <i>Urtica dioica</i>         |
| Non-native oak        | <i>Quercus sp.</i>           |
| Oak                   | <i>Quercus robur</i>         |
| Pendulous sedge       | <i>Carex pendula</i>         |
| Perennial rye grass   | <i>Lolium perenne</i>        |
| Pine <i>sp.</i>       | <i>Pinus sp.</i>             |
| Portuguese laurel     | <i>Prunus lusitanica</i>     |
| Purple loosestrife    | <i>Lythrum salicaria</i>     |
| Pyracantha <i>sp.</i> | <i>Pyracantha sp.</i>        |
| Ragwort               | <i>Jacobaea vulgaris</i>     |
| Rhododendron          | <i>Rhododendron</i>          |
| Ribwort plantain      | <i>Plantago lanceolata</i>   |
| Rose <i>sp.</i>       | <i>Rosa sp.</i>              |
| Scot's pine           | <i>Pinus sylvestris</i>      |
| Sedge <i>sp.</i>      | <i>Carex sp.</i>             |
| Selfheal              | <i>Prunella vulgaris</i>     |
| Silver birch          | <i>Betula pendula</i>        |

| Common Name       | Scientific Name (Kent/Stace)    |
|-------------------|---------------------------------|
| Snowberry         | <i>Symphoricarpos albus</i>     |
| Soft rush         | <i>Juncus effusus</i>           |
| St John's wort    | <i>Hypericum perforatum</i>     |
| Sweet chestnut    | <i>Castanea sativa</i>          |
| Sweet gum         | <i>Liquidambar styraciflua</i>  |
| Teasel            | <i>Dipsacus fullonum</i>        |
| Tutsan            | <i>Hypericum androsaemum</i>    |
| Wall cotoneaster  | <i>Cotoneaster horizontalis</i> |
| Western red cedar | <i>Thuja plicata</i>            |
| Willow <i>sp.</i> | <i>Salix sp.</i>                |
| Yarrow            | <i>Achillea millefolium</i>     |
| Yew               | <i>Taxus baccata</i>            |

## APPENDIX 3: LEGISLATION

### Plants

All wild plants are protected against unauthorised, intentional uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed in Schedule 8 of the Act are afforded additional protection against picking, uprooting, destruction and sale.

### Invasive and Non-Native Species

It is an offence under the Wildlife and Countryside Act 1981 (as amended) to plant or otherwise cause to grow in the wild a plant which is included in Part II of Schedule 9. Under this Act, it is also an offence to release or allow escape into the wild an animal which is not ordinarily a resident in Great Britain, or is included in Part I of Schedule 9.

### Biodiversity Net Gain

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of a minimum of 10% unless exempt.

### Badgers

Badgers and their setts are protected by law. A badger sett is defined by law as 'any structure or place which displays signs indicating current use by a badger'.

Under the Protection of Badgers Act 1992 it is an offence to:

- Take, injure, or kill a badger (or attempt to do so);
- Cruelly ill-treat a badger;
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett; and
- Intentionally or recklessly disturb a badger when it is occupying a badger sett.

### Bats

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately take, kill or injure a bat;
- Intentionally or recklessly damage, destroy or obstruct access to bat roosts; and
- Intentionally or recklessly disturb bats.

A bat roost is defined in the legislation as "any structure or place which a bat uses for shelter or protection". Roosts are protected whether or not bats are present at the time.

### Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). 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.

Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are afforded additional protection, which makes it an offence to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

### Hazel Dormice

Hazel Dormice are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Intentionally take, kill or injure a dormouse;
- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter or protection by a dormouse; and
- Intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

### Great Crested Newts

Great crested newts and their habitat are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, kill, disturb or injure a great crested newt;
- Disturb a great crested newt whilst it is occupying a structure or place for shelter or protection;
- Intentionally or recklessly damage, destroy or obstruct access to habitats used by great crested newts for protection or sheltering;
- Damage or destroy a breeding site or resting place; and
- Sell, offer for sale, transport or advertise for live or dead great crested newts.

### Reptiles

Slow-worm, common lizard, adder and grass snake are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Deliberately kill, injure or take slow-worm, common lizard, adder or grass snake; and
- Sell, transport or advertise for sale.

Smooth snake and sand lizard are afforded additional protection as European Protected Species and therefore are also protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, kill, disturb or injure a smooth snake or sand lizard;
- Intentionally or recklessly damage, destroy or obstruct access to habitats used by smooth snake or sand lizard for protection or sheltering;
- Intentionally or recklessly disturb a smooth snake or sand lizard whilst it is occupying a structure or place for shelter or protection;
- Damage or destroy a breeding site or resting place; and
- Sell, offer for sale, transport or advertise for live or dead smooth snake or sand lizard.

### Water Voles

The water vole is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which makes it illegal to:

- Intentionally kill, injure or take a water vole;
- Possess or control a live or dead water vole, or any part of a water vole;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection;
- Intentionally or recklessly disturb water voles while it is occupying a structure or place used for shelter or protection; and
- Sell, offer for sale, transport or advertise for live or dead water voles.

### Otters

Otters are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are classified as a European protected species under The Conservation of Habitats and Species Regulations 2017 (as amended). This makes it offence to:

- Deliberately capture, kill, disturb or injure an otter;
- Damage or destroy a breeding site or resting place;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place otters use for shelter or protection;
- Intentionally or recklessly disturb otters while it is occupying a structure or place used for shelter or protection; and
- Sell, offer for sale, transport or advertise for live or dead otters.

### White-clawed Crayfish

White-clawed crayfish are partially protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it illegal to:

- Intentionally take white-clawed crayfish; and
- Sell, offer for sale, transport or advertise for live or dead white-clawed crayfish.

# Quality Assurance

## Quality Information

|                        |                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Project</b>         | Proposed ZipZag at Longleat Forest, Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment |
| <b>Contract Number</b> | 2077-1                                                                                                                  |
| <b>Description</b>     | Final Report                                                                                                            |
| <b>Prepared by</b>     | Audrey Bourdais Paull BSc ACIEEM & Nikki Morton MSci MCIEEM                                                             |
| <b>Checked by</b>      | Steve Ralph MSc MCIEEM                                                                                                  |
| <b>Date Sent</b>       | 10 <sup>th</sup> March 2026                                                                                             |

## Revision History

|                     |  |  |  |
|---------------------|--|--|--|
| <b>Version</b>      |  |  |  |
| <b>Version Date</b> |  |  |  |
| <b>Details</b>      |  |  |  |
| <b>Prepared by</b>  |  |  |  |

## 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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