

Proposed Relocation of Santa's Grotto at Longleat Center Parcs

Preliminary Ecological Appraisal, Bat Surveys and Biodiversity Net Gain Assessment

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A report to:

Center Parcs

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EXECUTIVE SUMMARY

	Feature	Results	Recommendations	Further Surveys
<i>Designated</i>	International, nationally and locally designated sites	Cley Hill SSSI lies 1.7km to the north of the area of works, which was designated for grassland habitat. Given the distance from the area of works, there is unlikely to be any impacts on designated sites.	None required.	None required.
<i>Habitats</i>	UKHab habitats	The area of works consists of various Center Parcs activities including the Ranger's Lodge, Falconry Centre and pony trekking. There are existing paths through the area which becomes the Christmas lights trail and used as tracks for segway experience and pony trekking. These areas are all within a compartment of woodland, which consisted of a mixture of broadleaved and conifer species, which was in Poor condition. The proposals will result in a loss of some woodland areas, but also the removal of some developed surface areas which will be restored back to woodland. More developed land will be created with new buildings for Santa's Grotto and the Ranger's Lodge, with new kiosks and temporary food areas, and new paths and bike path. A new pond is proposed as part of the great crested newt compensation.	The area of works should be limited as far as practical, with no damage required beyond what is essential for construction works. Woodland areas not being impacted should be protected with fencing. It is understood that four trees require removal, one tree requires removal due to reducing shading onto the new GCN pond, with the other trees being dead (therefore recommended removal in the arboricultural report). If possible and safe to do so, ideally these trees would be retained as standing deadwood as an ecological feature. If this is not possible the deadwood should be left in piles on the ground. Care should be taken to avoid fuel spills or pollution events.	None required.
	Invasive species	Rhododendron is present within the area of works.	The rhododendron should be removed prior to works commencing on site.	None required.
	Biodiversity net gain	The site prior to development has a baseline of 3.38 Habitat Units. Post works there will be 3.75 Habitat Units, resulting in a gain of 0.37 Habitat Units (+10.90%).	An enhancement area has been proposed within a strategically selected area on site. The woodland will be enhanced in distinctiveness by removing conifer trees and planting a mixture of native broadleaved trees. A HMMP has been produced and will be followed.	None required.
<i>Faunal Species</i>	Amphibians (including great crested newts)	Great crested newt (GCN) breeding ponds are present with the Center Parcs site, and the nearest breeding pond is located 40m from the works. A large population of GCN is present within the site. It is possible that individual GCN are present within the area of work.	An EPS mitigation licence is required prior to any works commencing on site. It is proposed to apply for a Policy 1 licence whereby a new pond and hibernacula will be created to enhance the habitat, and a combination of methods will be used to ensure any GCN are moved out of the way of the area of works.	None required.
	Badgers	No evidence of badgers was present within the area of works or close vicinity. Badger setts are known to be present within the wider Center Parcs village.	Precautionary working measures are measured including sloping ends or ramps to any trenches and avoiding leaving any materials loose on site.	None required.
	Bats	No bats were recorded roosting within any of the buildings proposed to be impacted by the works. There was limited bat activity noted within the vicinity of the works, with more activity noted in higher in the canopy	The trees requiring removal should undergo precautionary working measures, whereby a pre-works check is undertaken and a soft felling approach.	None required.

Feature	Results	Recommendations	Further Surveys
	(likely due to the existing lighting and level of disturbance within the area). Four trees are requiring removal. Two of the trees had no potential bat roosting features noted and two of the trees were classified as PRF-I. Two dead stumps were present which had potential roosting features noted. All features were suitable only for a small number or individual bats.	Any new lighting installed should follow the bats and lighting guidance, whereby lighting should be low level, avoiding light spill and would be warm white. It is recommended that three bat boxes are installed on retained trees within the scheme.	
Birds	The survey area offered opportunities for nesting birds within the trees and vegetation, with used bird boxes also noted across the area. A tree was also reported by a ranger to have spotter flycatchers nesting in every year (it is understood this tree is to be retained).	Vegetation removal and building demolition should be timed to avoid the bird nesting season (the works should avoid March to September, inclusive). To compensate for the loss of bird nesting opportunities, it is recommended that five standard bird boxes and five open fronted bat boxes are installed on trees within the scheme.	None required.
Reptiles	Reptiles could be present within the area of works; however, the high level of disturbance does limit the suitability.	The measures which will be implemented under the great crested newt mitigation licence will also be relevant to prevent killing or injuring any reptile species which may be present.	None required.

1. SURVEY AREA AND PROPOSALS

1.1 Site Location

The area of works consists of the existing Rangers Lodge, nature area, pony trekking, falconry and segway experience areas, within Longleat Center Parcs. Longleat Center Parcs is located near Warminster, BA12 7PU (approximate grid reference ST 83528 42869). The location of the site is shown on Figure 1 in Appendix 1.

1.2 Proposals

The proposals include the demolition of the existing building used as Santa's Grotto and the Rangers Lodge, with the construction of separate Rangers Lodge and a Santa's Grotto, as well as a buggy park, food and beverage teepee, food kiosk and various store buildings and containers, with hardstanding areas in between. A new path with a light trail will be created as well as the existing bike park being extended and a new layby to the road.

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. In addition bat emergence surveys were 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 8th October 2025 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 within the site were assessed for their potential to support nesting birds, including for barn owl (*Tyto alba*).

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

2.3 Daytime Bat Walkover

A preliminary roost assessment was carried out in accordance with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2023). The survey involved a licenced ecologist searching the buildings for evidence of roosting bats, such as bat droppings, feeding remains as well as looking for live bats. The survey also assessed each building for its potential to support roosting bats, which involved identifying features such as cracks, crevices, holes or voids, which could support roosting bats. High powered torches and ladders were used where necessary to aid the investigation to determine if features may support roosting bats.

Each building has been categorised as recommended by the Good Practice Guidelines. If a roost is confirmed to be present, then the categories are still allocated as other roosts may be present but undiscovered. The categorisation assesses the potential suitability for the features to support bats, which are applied using professional judgement.

Suitability	Typical Characteristics	Further Survey Requirements
Negligible	- Lack of potential roosting features for bats - Situated within very poor bat foraging habitat	No further surveys required
Low	- Small number of features that could be used by individual bats opportunistically - Potential roost sites are unlikely to provide appropriate conditions for use on a regular basis by a larger number of bats (e.g. hibernation or maternity) - Generally poor surrounding habitat	One bat emergence survey
Moderate	- Several potential roosting features - Features have potential to support larger numbers of bats or bat usage on a regular basis, but unlikely to be those of high conservation status - Situated near moderate/good foraging habitat	Two bat emergence surveys
High	- Many potential roosting features, which have the potential to support larger numbers of bats on a regular basis - Generally situated within good quality foraging habitat	Three bat emergence surveys
Confirmed Roost	Evidence of bats present during the survey (e.g. sighting of bats, bat droppings, feeding remains, existing record of roost)	Roost characterisation required which typically involves up to three bat emergence surveys

2.4 Ground Level Tree Assessment

A Ground Level Tree Assessment (GLTA) of the trees to be removed as part of the works was carried out in accordance with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2023¹). The survey involved a licenced ecologist searching the trees for evidence of roosting bats, such as bat droppings, feeding remains as well as looking for live bats. The survey also assessed the trees for their potential to support roosting bats, which involved identifying features such as cracks, crevices, holes or voids, which could support roosting bats. Any features recorded which were accessible from ground level or from ladders, a Potential Roost Feature (PRF) inspection was carried out to allow for a more detailed assessment of their likely suitability for bats and to look for more conclusive evidence of bats. High powered torches and endoscopes were used where necessary to aid the investigation to determine if features may support roosting bats.

Each tree has been categorised as recommended by the Good Practice Guidelines. If a roost is confirmed to be present, then the categories are still allocated as other roosts may be present but undiscovered. The categorisation assesses the potential suitability for the features to support bats, which are applied using professional judgement.

Suitability	Typical Characteristics	Further Survey Requirements
NONE	Either no potential roosting features (PRFs) in the tree or highly unlikely to be any	No further surveys required
FAR	Further assessment required to establish if PRFs are present in the tree	Potential roost feature (PRF) inspection survey
PRF-I	PRF is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats	- No further surveys required (unless there are larger number of trees with features categorised as PRF-I) - Appropriate compensation and a Precautionary Working Method Statement required
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony	- Three survey visits - Survey visits may include an aerial inspection or bat emergence surveys should aerial inspections not be possible

¹ Collins, J. 2023 *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

Confirmed Roost	Evidence of bats present during the survey (e.g. sighting of bats, bat droppings, feeding remains, existing record of roost)	Roost characterisation required which typically involves up to three PRF Inspection surveys or bat emergence surveys
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The GLTA was carried out by Nikki Morton MSci MCIEEM on the 26th February 2026.

2.5 Bat Emergence Surveys

Bat emergence surveys were carried out in accordance with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2023). The survey involved ecologists surveying the buildings at dusk with bat detectors identifying whether any bats enter/ exit the building and what access features the bats are using.

2.5.1 Ranger's Lodge

A single bat emergence survey was carried out of the Rangers Lodge on the 20th August 2025. The bat emergence survey was carried out by Nikki Morton MSci MCIEEM (bat licence number: 2025-85054-CL18-BAT and Bat Earned Recognition Registered Consultant BER0221) and Audrey Bourdais Paull BSc ACIEEM. The survey was a dusk survey and therefore started 15 minutes prior to sunset (sunset was 21:50) and continued until an hour and a half after sunset. Anabat Scout bat detectors were used to record and hear any bat echolocation calls. The building was observed to identify any bats exiting the building and what access features the bats are using. Two Canon XA20 infrared cameras with additional infrared lamps were used during the survey to assist in identifying any potential access features.

The weather was considered favourable during the survey. The temperature at sunset was 16°C, with no cloud cover and no wind.

2.5.2 Reindeer Building

Two bat emergence surveys were carried out of the Reindeer Building. The bat emergence surveys were carried out by Nikki Morton MSci MCIEEM (bat licence number: 2025-85054-CL18-BAT and Bat Earned Recognition Registered Consultant BER0221) and Audrey Bourdais Paull BSc ACIEEM on the 19th August 2025 and the 16th September 2025. The surveys were dusk surveys and therefore started 15 minutes prior to sunset (20:22 and 19:20 respectively) and continued until an hour and a half after sunset. Anabat Scout bat detectors were used to record and hear any bat echolocation calls. The building was observed to identify any bats exiting the building and what access features the bats are using. Four Sannce 4CH 1080N infrared cameras were used during the survey to assist in identifying any potential access features.

The weather was considered favourable on both survey visits. On the first survey, the temperature at sunset was 20°C, overcast and a light breeze. On the second survey, the temperature at sunset was 14°C, overcast and no wind. At the very start of the first visit there was a light drizzle, but this stopped quickly into the survey.

2.6 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 was 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.

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, 2025).

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.

2.7 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's Local Nature Recovery Strategy

2.8 Survey Details

The initial preliminary ecological appraisal survey was carried out by Nikki Morton MSci MCIEEM and Audrey Bourdais Paull BSc ACIEEM on the 5th August 2025.

2.9 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. 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.

2.10 Survey Area

The area surveyed is shown on the UKHab map (Figure 2, Appendix 1).

2.11 Survey Constraints

2.11.1 Access

Some of the areas of woodland were especially dense therefore may have obscured some evidence of protected species.

2.11.2 Survey Limitations

It is worth noting that a lack of evidence of a protected species does not necessarily indicate an absence of the species. Due to the transient and discrete nature of bats, there is always the potential that a negative outcome of a bat surveys, does not guarantee the absence of protected species.

2.11.3 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
Internationally and National Designated Sites within 2km	<u>Cley Hill SSSI</u> Distance from the closest survey area: 1.7km north Description: The site supports lowland calcareous grassland and some areas of mesotrophic grassland. Due to the distance between the Village and Cley Hill and the habitats impacted, it is considered unlikely that the proposals would impact on any Nationally Designated Sites.
Other Sites	<u>Deciduous Woodland</u> The area of works is located within an area identified as Priority Habitat Deciduous Woodland.

3.1.2 Priority and Protected Species

Species	Description
Amphibians	The village supports a large lake, as well as artificially connected ribbon lakes which are present around the Center Parcs village. The Conservation Rangers undertaken annual amphibian monitoring surveys of the site and great crested newts are known to be present on the site. 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. The closest pond known to support great crested newts is approximately 40m from the area of works.
Badgers	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.
Bats	The nearest bat roost is located within the Redwood Apartments, approximately 100m from the area of works. The roost is understood to be a pipistrelle bat maternity roost.
Birds	The Conservation Ranger stated that spotted flycatchers nest within a tree to the rear of the Rangers lodge.
Hazel dormice	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 200m from any of the areas of works.
Invasive Species	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>).
Otter	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.
Reptiles	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	Buildings (u1b5)	A building was present which is reportedly said to house a reindeer display during winter months. The building was entirely made from wood, with three wooden pitched roof sections. The building was entirely boarded up so no access was present inside. Small sections could be seen inside from gaps and there was no loft space and no loft lining. Bird boxes were attached to the building. The building was considered to be of Site value only.	This habitat is automatically assigned as 'N/A - Other'.	
2	Buildings (u1b5)	The Falconry Centre was present within the area. This consisted of two wooden open fronted buildings. The buildings were made of wooden cladding with flat felt roofs. The buildings were considered to be of Site value only.	This habitat is automatically assigned as 'N/A - Other'.	

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
3	Buildings (u1b5)	The Ranger's Lodge was present within the survey area. The Ranger's Lodge was made up of two buildings, the Ranger's Lodge and a store building. The buildings were made of various sections, but they generally were tongue and groove wooden clad, with pitched or flat felt tiles roof sections. The buildings were considered to be of Site value only.	This habitat is automatically assigned as 'N/A - Other'.	
4	Buildings (u1b5)	There was a pony trekking building used as a stables for the horses. The building was open fronted with a single skin wooden structure with a pitched felt roof. The building was considered to be of Site value only.	This habitat is automatically assigned as 'N/A - Other'.	
5	Buildings (u1b5)	There was a segway storage building adjacent to the area of works. The building was a tongue and groove wooden clad building with a corrugated Onduline roof. The building was considered to be of Site value only.	This habitat is automatically assigned as 'N/A - Other'.	

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
6	Other woodland; mixed; mainly broadleaved (w1h5)	The woodland compartment is fairly uniform throughout and therefore assessed as one compartment. The woodland compartment has lots of activities present, including pony rides, nature trail, falconry activity and segway experience. The canopy had a large proportion of beech, with oak, sweet chestnut, sycamore, Douglas fir and grand fir present within the canopy. The understorey was mostly bare with some denser areas of rhododendron, cherry laurel, rowan, fir, holly, buddleia and silver birch. The ground flora was also mostly bare, with denser areas noted around the pony trekking. The ground flora in these denser areas were dominated by pendulous sedge, bramble and bracken. Other species included beech saplings, burdock, ivy, honeysuckle, soft rush, herb Robert, ground ivy, dock, common nettle and hemp agrimony. Given the connectivity to wider woodland habitat, the woodland is considered to be of District value.	<u>Condition Sheet: Woodland</u> A – 2, two age classes present B – 3, some browsing damage C – 1, rhododendron and cherry laurel D – 2, three or four native tree or shrub species E – 2, 50-80% native cover F – 2, 21-40% temporary open space G – 2, some regeneration noted H – 3, no diseases or pests noted I – 1, no notable ground flora species J – 1, one woodland storey K – 1, no veteran trees L – 1, very little deadwood M – 1, lots of disturbance throughout This area scores 22 out of 39 points and is therefore assessed as Poor condition	 <i>Woodland within the nature trail area</i>  <i>Woodland with pony trekking path</i>  <i>Segway experience</i>

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
				 <i>Denser areas to the woodland</i>  <i>Barer areas to the woodland</i>
7	Coniferous woodland (w2c)	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.	<u>Condition Sheet: Woodland</u> A – 2, two age classes present B – 2, some browsing damage noted C – 1, rhododendron present D – 1, two or less native tree or shrub species across woodland parcel E – 1, <50% of canopy trees and <50% of understory shrubs are native F – 3, 10-20% temporary open space G – 2, some regeneration noted H – 3, no signs of ill health I – 1, mostly bare ground J – 1, mostly one woodland storey	

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
		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. Given the connectivity to wider woodland habitat, the woodland is considered to be of District value.	K – 1, no veteran trees L – 2, some deadwood present M – 2, some damage or enrichment noted This area scores 22 out of 39 points and is therefore assessed as Poor condition.	

3.3 Protected and Notable Species

Species	Description
Amphibians	There is a known great crested newt (GCN) breeding pond within 40m of the works proposed (as well as a number of ponds which are known to support GCN to the north of the site). These ponds all form a part of the interconnected ribbon lakes with GCN present in 6 of the ponds; however, one of the ponds (the pond 40m from the area of works) supports the largest number of GCN. The ponds are surveyed annually by the Conservation Rangers. The most recent survey data from 2025 recording a peak count of 145 individual GCN within one survey night, resulting in a large population of GCN. Palmate newts, smooth newts, common frogs and common toads are also recorded within the waterbodies. The population of GCN is expanding across the site having not always been recorded on the site, and the numbers of GCN increasing over the years (2024 survey data suggests a medium population size was present). The Senior Conservation Ranger reported finding GCN previously behind the Rangers Lodge beneath logs. The area of works provided some opportunities for sheltering, foraging and commuting amphibians. A lot of the area was bare ground which was suboptimal for amphibians, but there were denser sections of vegetation, which would be suited to sheltering amphibians. There were two very small artificial ponds adjacent to the area of works, with a very small (approx. 2m²) pond next to the nature trail to the east (Target Note 2), and an ornamental pond (approx. 9m²) with a water feature to the south east (Target Note 1). Neither of these ponds supported any aquatic vegetation (being artificially lined) therefore would not support breeding GCN. The works are not considered to have a determinantal impact on the GCN population overall, because there is extensive terrestrial habitat available to GCN within the vicinity of the ponds, and the ongoing management by the Conservation Rangers at Center Parcs are demonstrating the efforts are improving the population. The works proposed are also mostly confined to bare ground areas, with only small areas of denser woodland proposed to be impacted. The proposed scheme will demolish the existing Rangers Lodge and restore this area back to woodland. It is also proposed to create a pond within the scheme to enhance the area considerably for GCN. However, the works risk killing or injuring individual GCN without any mitigation measures. As such works will need to commence with a mitigation licence from Natural England. Mitigation measures will need to be implemented to ensure GCN are not killed / injured during works. Compensation will be necessary to replace the habitat that can be used by GCN.  <i>Unsuitable pond for breeding GCN to the south east (Target Note 1)</i>  <i>Unsuitable pond for breeding GCN to the east (Target Note 2)</i>
Badgers	No evidence of badger was recorded within the area of works. Badgers are known to be present within the wider Center Parcs village, but the nearest sett is not in close vicinity to the area of works. The area of works provided suitable habitat for badgers with foraging opportunities and

Species	Description
	sett building opportunities within the denser areas. The high level of disturbance within the area from the existing activities likely deters sett creation within the close vicinity. Nonetheless, as badgers are known to be present within the wider Center Parcs village, precautionary working measures should be implemented during construction works.
Bats	The Reindeer Hut building (Parcel Ref 1) had potential roosting features in the form of crevices within the wooden cladding. There were areas of lifted cladding with access to a crevice later inside the wall. The Reindeer Hut was assessed as having Moderate suitability for roosting bats. <i>Gaps within the Reindeer Hut Building</i> The Ranger's Lodge building (Parcel Ref 3) was generally well sealed, but there were two areas of gaps at the hanging eaves. The building was assessed as having Low suitability for roosting bats. <i>Gaps at the eaves of the Ranger's Lodge</i> All other buildings were recorded to have Negligible suitability for roosting bats where there were a lack of crevice or void features which could be used by roosting bats. Bat emergence surveys were carried out of the Reindeer Hut and the Ranger's Lodge building, and no roosting bats were recorded on any of the survey visits. The general bat activity within and around the survey area was noted to be particularly low, with only a small number of common and soprano pipistrelle bat recordings and a single noctule recording for the duration of the surveys. During the surveys of the Reindeer Building, the first bats recorded were close to sunset (on visit 1 a common pipistrelle bat was recorded at sunset and visit 2 a soprano pipistrelle bat was recorded at 3 minutes after sunset). The early recording times likely reflect nearby bat roosts (the nearby Redwood Apartment block is known to support roosting bats and has numerous bat roosting opportunities for both pipistrelle species).

Species	Description
	However, after the initial recordings, there was very little activity, with only 5 bat passes recorded on visit 1 and two bat passes recorded on visit two. During the survey for the Ranger's Lodge, whilst there was very little bat activity in the proximity of the lodge, pipistrelle bats could be seen more frequently foraging high up in the canopy of the trees within the more open canopy areas behind the Ranger's Lodge. This may be attributable to the existing lighting present within the area and the bats choosing to forage higher up in the canopy. Some trees / standing deadwood within the area had potential roosting features present. It is understood that four trees will be requiring removal, with three trees requiring removal for arboricultural reasons and one tree requiring removal to reduce shading and leaf litter for the proposed GCN pond. Tree 09 did not have any potential roosting features noted, but it was very tall, therefore precautionary working measures are required. Tree 37 had the beginnings of a woodpecker hole and a wound, neither of which led to any substantial gap, as such the tree was assessed as being PRF-I. Tree 38 had some broken limbs which although did not appear to lead to any crevices, the splits may have very shallow gaps that individual bats could use opportunistically, therefore was assessed as being PRF-I. Tree 48 has no potential bat roosting features noted. The tree numbers are taken from the arboricultural survey report. Two dead stumps were also present which had potential roosting features, whilst from the ground it did not appear that the trees would support more than individual bats, it is recommended that precautionary working measures are implemented if these are required to be removed.    <i>Tree 09</i> <i>Tree 37</i> <i>Tree 38</i>

Species	Description
	  <i>Tree 48</i> <i>Dead stumps</i> Overall, the buildings and the area of works are not considered to be an important habitat for bats with much more suitable roosting and foraging habitat for bats within the wider Center Parcs Village. As bats and their roosts are known to be in close proximity to the area of works, mitigation measures are recommended as well as enhancement measures.
Hazel Dormice	The presence of hazel dormice is known in Nockatt Coppice, but this is approximately 850m from the area of works. The area of works is located within an already heavily disturbed area, used for multiple guest activities, with lots of bare understorey compartments of woodland. As such, it is considered unlikely that hazel dormice will be present within the area of works and are not considered further within the report.
Nesting Birds	Multiple old bird's nests were recorded within the area of works. There were a number of bird boxes throughout the woodland compartment (some of which were attached to the Ranger's Lodge building which will be demolished as part of the works), which nearly all had old bird nesting material within. An old bird's nest was also seen on top of a plug box on the Ranger's Lodge. Some of the standing deadwood trees had created features which could support roosting bats. One of the trees within the area of works was reported by the Conservation Ranger to support a spotted flycatcher nest annually (Target Note 3). The rest of the vegetation (trees and denser understorey areas) could also support nesting birds. As such mitigation and compensation will be necessary to ensure birds are not harmed during works and there is no net loss of nesting opportunities within the development.   <i>Old bird nesting material within a bird box on the Ranger's Lodge</i> <i>Old bird nesting material on top of a plug socket case on the Ranger's Lodge</i>

Species	Description
	 <i>Tree reported to support nesting spotted flycatchers</i>  <i>Created features within standing deadwood</i>
Reptiles	The survey area offers potential sheltering habitat for reptile, in particular within the denser areas of understorey. The more open and damper areas may offer foraging and basking areas. As a mitigation licence will be required for great crested newts, any mitigation measures implemented will also apply to avoid killing or injuring any reptile species that may be present. Compensation measures will also benefit reptile species. As such reptiles are not specifically addressed further within the report (but the measures outlined for amphibians will apply).

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*

Works to the woodland should be minimised as far as possible. Fencing should be installed around the woodland to prevent access to the woodland during the works (this is a standard measure for Center Parcs projects to prevent guests accessing the area of works). Care should be taken to avoid disturbing ground flora by avoiding repetitive walked routes and creating desire lines. Vehicles should not track through the woodland other than using the existing hardstanding / tracks.

It is recommended that the three dead trees requiring removal are retained as standing deadwood where safe to do so. If this is not possible the deadwood should be left in piles on site. The fourth tree requiring removal for the GCN pond can be used to create the hibernacula.

Care should be taken to avoid spilling any fuel or possible pollutants into the ponds or ditches. Any refuelling should occur on hardstanding, with a spill kit at the ready. Ideally refuelling should also occur over a plant nappy or a drip tray.

4.1.2 *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 south of the village. 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 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*

No works should commence onsite until an EPS Mitigation licence from Natural England has been granted.

Whilst the final details of the mitigation strategy will need to be confirmed with Natural England during the licence application submission (once planning permission is granted and all wildlife related conditions discharged), the following mitigation and compensation is proposed:

- It is proposed to use Natural England's Policy 1 route, which reduces the need for mitigation measures (such as exclusion) by ensuring the compensation provides a greater benefit to the local population than would the exclusion.
- The rationale for Policy 1 being the most suitable route, is that there is a large population of GCN within the Center Parcs, which has grown considerably with the management and maintenance by the Conservation Rangers on site. There are excellent terrestrial opportunities for GCN within very close proximity to the ponds, therefore it is considered that only a small number of GCN would choose to cross the road within the Center Parcs village in order to access the area of works. There are concerns regarding the GCN breeding ponds, as they are all interconnected, and aquatic invasive plant species are present within some of the ponds. As such there is a high risk of population failure with the ponds being interconnected, creating a new isolated breeding habitat is considered to be a much greater long-term benefit to the GCN population on site. Installing fencing and trapping on site would be challenging due to the number of visitors present within the area and the difficulty of closing some of the activities for over three months during the trapping period. Also, Center Parcs has sustainability commitments, therefore would like to avoid the need for using single use plastics, such as what would be required for fencing and trapping. Center

Parcs do not wish to kill or injure any wildlife within the site, therefore mitigation measures are still proposed to ensure individual GCN can be safely relocated away from the area of works. As such, the proposals are considered to fit well within Natural England's Policy 1 route.

- Works will only be undertaken during the active GCN period (when overnight temperatures are consistently over 5°C).
- A night search will be undertaken the night before key areas of vegetation removal, to relocate any GCN found away from the area of works.
- On the day of vegetation removal, hand searches and destructive searches (and possibly the use of specially trained Conservation Detection Dogs) will be carried out to move any GCN found. Any dead wood or structures will be carefully lifted and checked beneath.
- The area of works will be maintained as being unsuitable for GCN throughout the construction period, with periodic unscheduled checks carried out by the Conservation Rangers and Named Ecologist to ensure the licence conditions are being complied with.
- A pond will be created in a strategic location whereby it will become colonised by GCN but also will not be overshadowed by trees, or impacted by guests. The pond will meet Natural England mitigation requirements and therefore will be a minimum of 100m².
- Excellent GCN terrestrial habitat will be created surrounding the pond, with a minimum of 10 hibernaculum proposed which GCN can use for shelter and foraging.

To meet Natural England mitigation requirements for the GCN mitigation licence, the pond will be over 100m². A wildlife pond should have gently sloping sides with plenty of vegetation and with a deeper section in the centre; ideally around 1m. The pond should be planted with native wetland plants to provide potential habitat for a variety of invertebrates and birds, as well as potential breeding habitat for amphibians.

An aquatic plant mix should be used around the pond, such as Naturescapes N8 Water's Edge Mix. It is also recommended that totally submerged and submerged plants are also included within the planting to mix to allow for a number of plants within all of the following zones (a suitable list of plant species can be provided if required):

1. Totally submerged (in deeper water) - oxygenating plants;
2. Submerged but with floating leaves (also in deep water) - oxygenating plants;
3. Emergent (in shallower area);
4. Marginal (growing in the pond edge).

Pond plants are best introduced during their most active growth period which commences in late May / early June. It is important that no non-native plants are introduced to the pond as these can become extremely invasive.

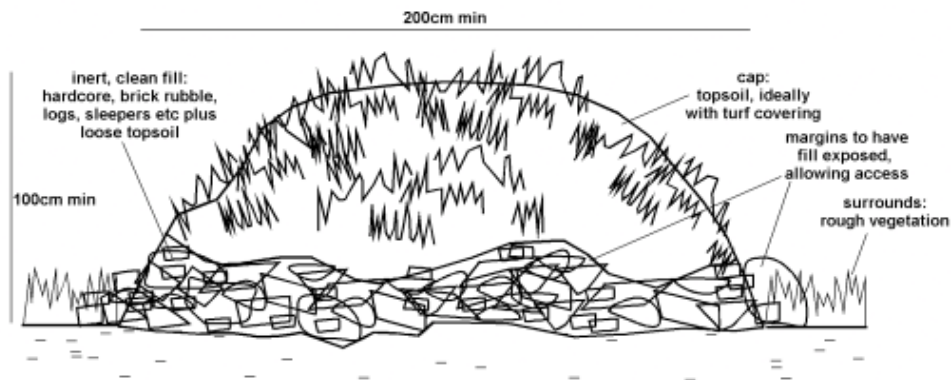
The pond should be maintained by keeping a balance between vegetation and open water areas. Marginal vegetation should be maintained at below 50% of the total pond cover, to ensure areas where submerged plants can thrive and open water areas are retained.

Shading from surrounding trees should be managed but not completely eliminated. The area for the pond has been selected to reduce the amount of shading already present within the vicinity, but management will be required to prevent overshadowing with natural regeneration.

A minimum of 10 hibernacula should also be created around the pond which would benefit both amphibians and potentially reptiles. This should be constructed of a combination of dead wood, earth and stones. The Natural England Great Crested Newt Mitigation Guidelines will be followed for hibernacula design:

Figure 3: Suggested hibernaculum design

This design mimics artificial and natural conditions in which great crested newts have frequently been found over-wintering. Dimensions should not be below 2m length x 1m width x 1m height. The illustrated design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned across a site, both close to and distant from breeding ponds, always in suitable terrestrial habitat and above the flood-line.



4.2.2 *Badgers*

General good working practices should be adhered to, such as 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 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.

Should additional construction work be required in the future, an updated walkover survey should be carried out to survey for badgers.

4.2.3 *Bats*

As there were trees and dead stumps requiring removal which offered potential roosting features for only a small number of bats opportunistically, they should undergo a pre-works inspection by a suitably trained individual to determine that there has been no development of potential roosting features since the previous survey. Should any features have developed (e.g. limb tears, splits or woodpecker holes), further surveys may be necessary. The existing features should be checked with a torch and/or endoscope if required. If no evidence of bats is present, the trees should be soft felled carefully.

There is already lighting present throughout the area, therefore it is recommended that any lighting incorporate the scheme follows the bats and lighting guidance (Bat Conservation Trust & Institution of Lighting Professionals 2023). To summarise, lighting should be low lighting, with cowl or hoods attached to avoid light onto the trees. Lighting should be warm white (2700Kevlin or lower) rather than blue white lighting.

To compensate for the loss of potential bat roosting habitat, bat boxes should be installed onto existing mature trees. 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 boxes should not be lit by lighting and there should be a clear access to the bat box entrance. It is recommended that three bat boxes are installed within the scheme.



*Greenwood's Ecohabitats
Two Crevice Bat Box*

4.2.4 *Birds*

As evidence of birds' nests was recorded during the survey, the building demolition and vegetation clearance 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 (though please note this may be impossible to survey due to the density of some of the areas of vegetation).

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 10 of bird boxes are installed within the scheme, with 5 open fronted bird boxes and 5 standard bird boxes. Bird boxes should be installed at least 3m high and on a north or shaded elevation. Open fronted bird boxes should be installed lower down (approximately 2m high) within or adjacent to dense vegetation. Durable materials such as Woodcrete are recommended to provide longevity of the potential nesting habitat. It also may be possible to relocate some of the existing bird boxes on the building to be demolished. A range of bird boxes can be purchased from 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

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 a new Santa's Grotto, Ranger's Lodge, various food outlets and storage units, with new hardstanding areas and paths (see Figure 3 in Appendix 1). As such, there will be a loss of some Other woodland; mixed to facilitate the proposals.

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 has already been produced for the site (Morph Ecological Consultants 2026) and will be 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 habitat degradation since 30th January 2020.

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 3.38 Habitat Units. Post works there will be 3.75 Habitat Units, resulting in a gain of 0.37 Habitat Units (+10.90%).

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 (w1h), cannot be avoided due to the requirement of the proposals; however, the works will primarily impact heavily disturbed areas surrounding the guest activities (such as pony trekking, segway experience etc). All other habitats within the survey areas are of Very Low Distinctiveness. 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 areas (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 obtaining a mitigation licence from Natural England for great crested newts before any works on site commence, as well as avoiding harm to nesting birds and precautionary working measures for bats. In order to compensate for the loss of woodland habitat, it is recommended that woodland enhancement is implemented in order to achieve mandatory Biodiversity Net Gain for the proposals. Bat and bird boxes should be implemented as a part of the scheme.

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Morph Ecological Consultants 2025 *Longleat Center Parcs: Biodiversity Net Gain Feasibility Study*. Report under contract to Center Parcs.

Morph Ecological Consultants 2026 *Longleat Center Parcs: Habitat Management and Monitoring Plan*. Report under contract to Center Parcs.

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

Wiltshire and Swindon's Local Nature Recovery Strategy. Available Online: <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy>

APPENDIX 1: FIGURES

Figure 1: Site Location Plan

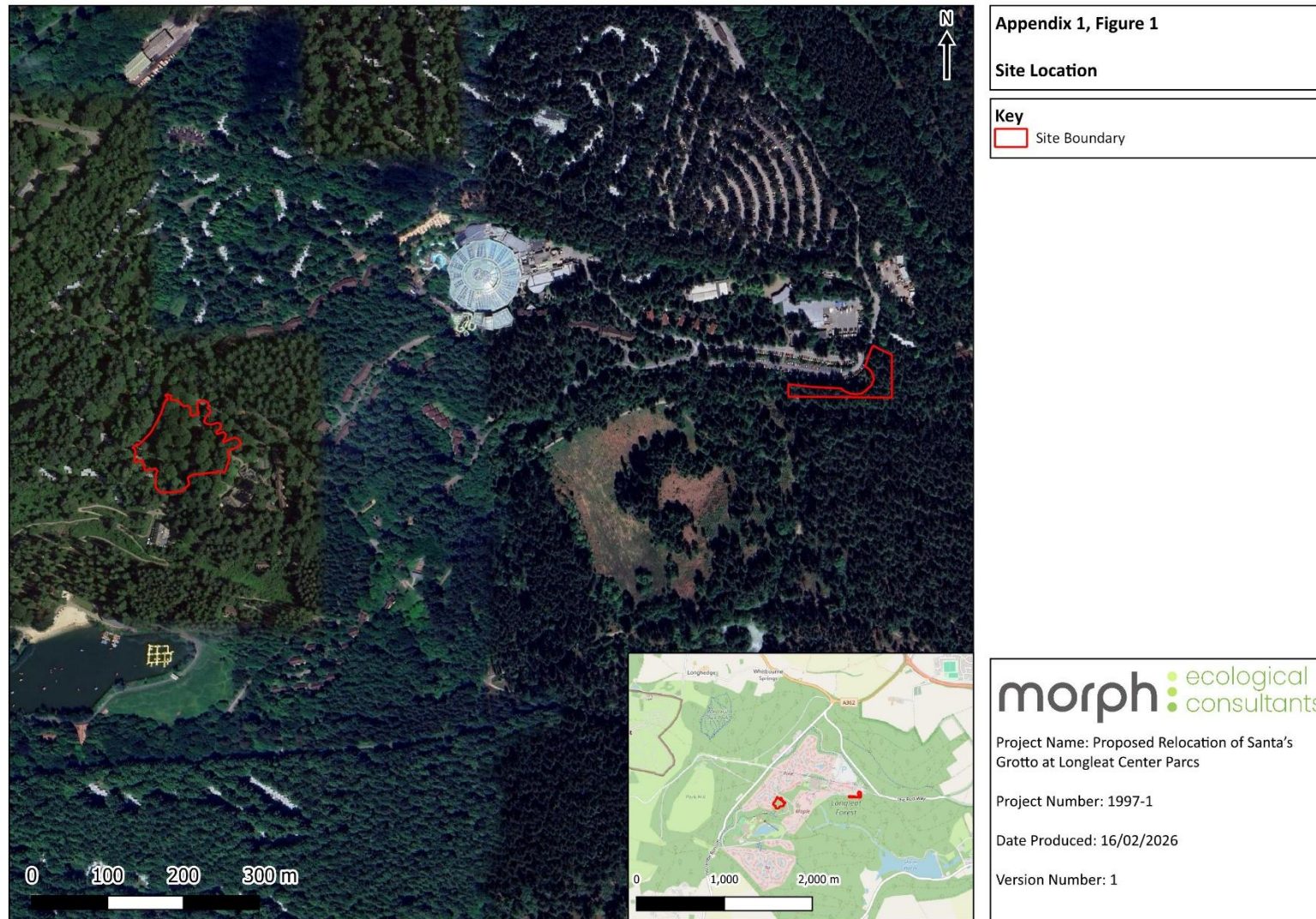


Figure 2: UKHab Baseline Map

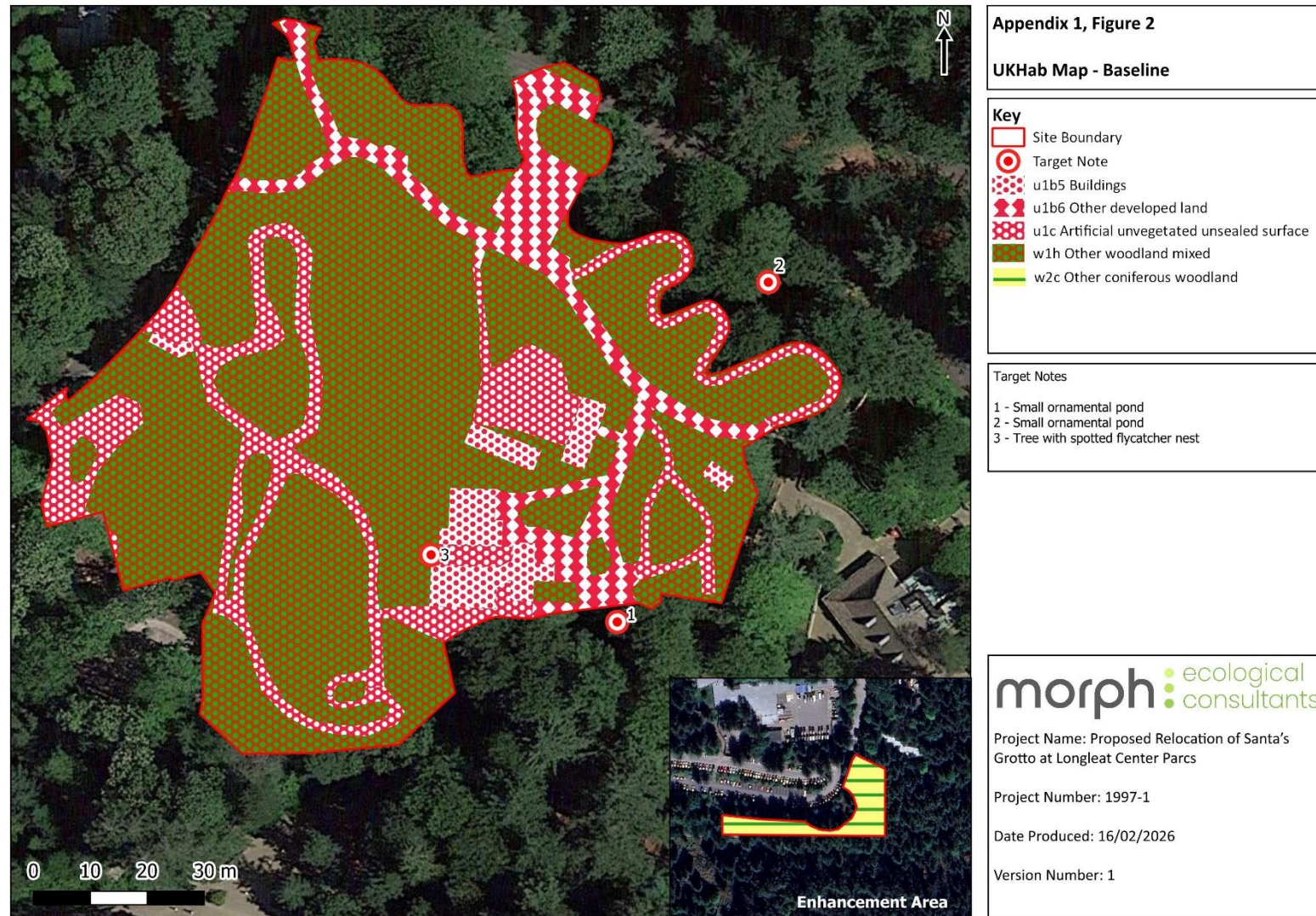


Figure 3: Assessment Areas

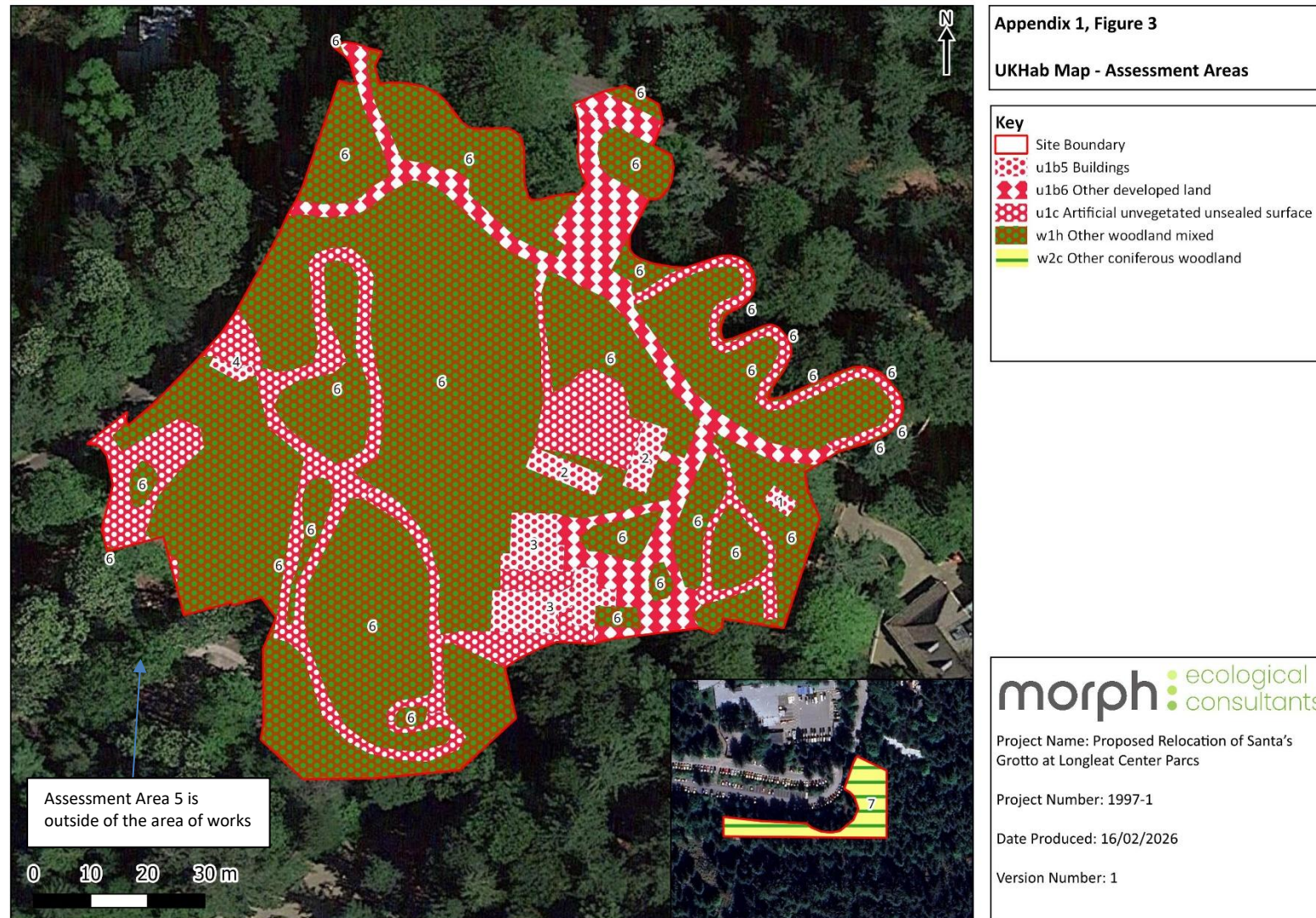


Figure 4: UKHab Proposed Map

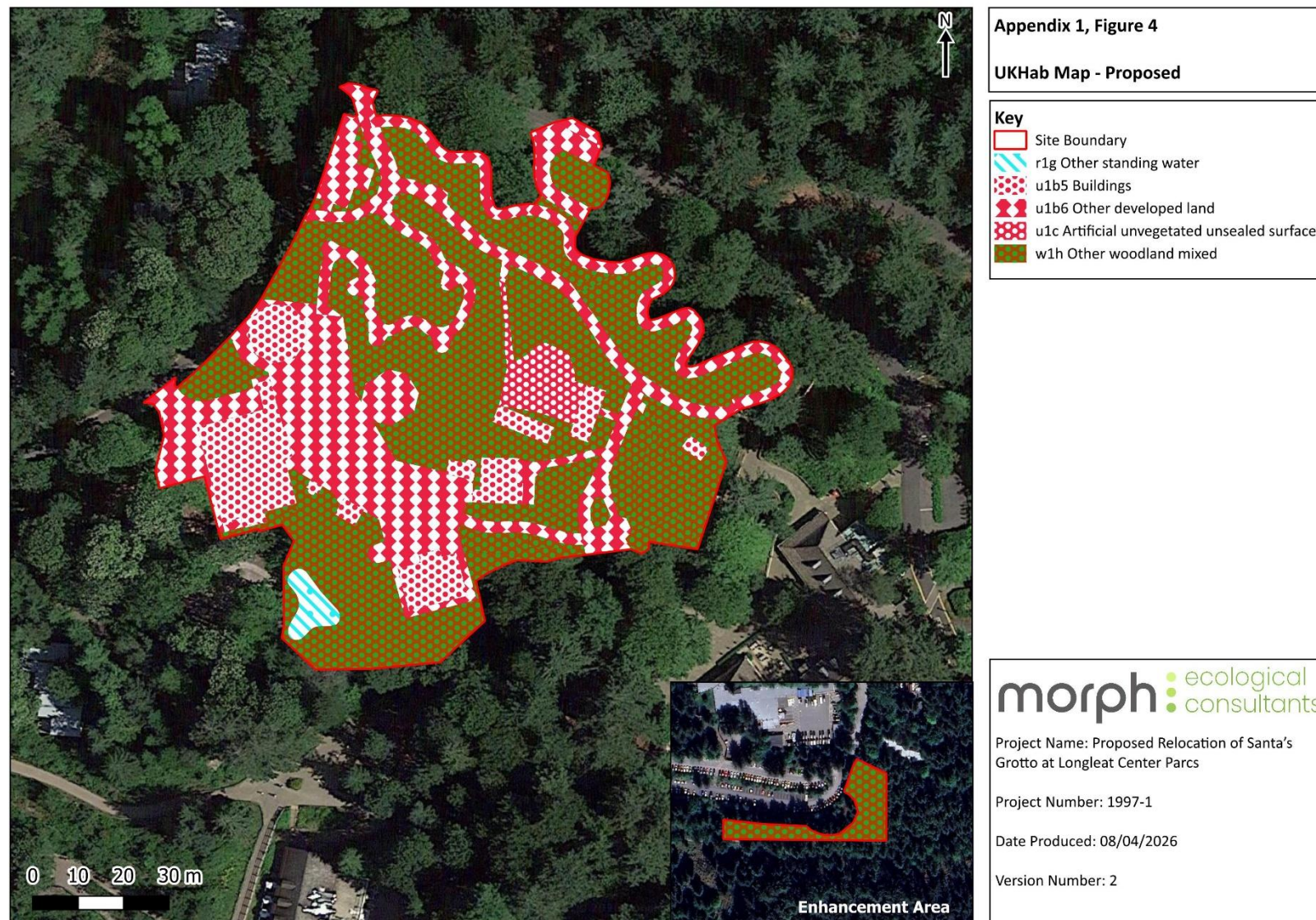
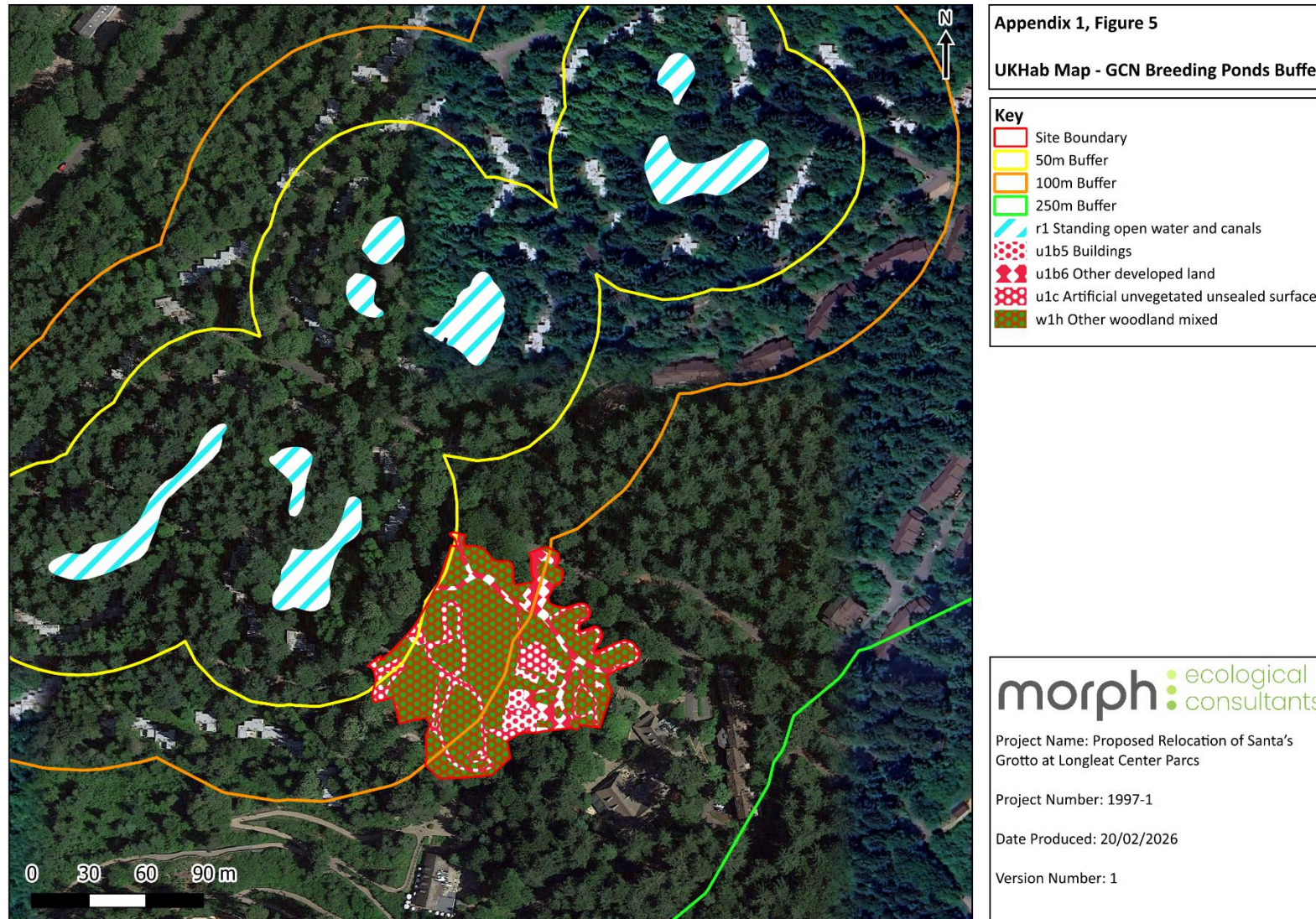


Figure 5: Great Crested Newt Breeding Ponds Buffer



APPENDIX 2: BOTANICAL SPECIES LIST

Common Name	Scientific Name (Kent/Stace)
Beech	<i>Fagus sylvatica</i>
Bracken	<i>Pteridium aquilinum</i>
Bramble	<i>Rubus fruticosus</i> agg.
Butterfly-bush	<i>Buddleja davidii</i>
Cherry Laurel	<i>Prunus laurocerasus</i>
Common Nettle	<i>Urtica dioica</i>
a dock	<i>Rumex</i> sp.
Douglas Fir	<i>Pseudotsuga menziesii</i>
Fragrant Agrimony	<i>Agrimonia procera</i>
Giant Fir	<i>Abies grandis</i>
Ground-ivy	<i>Glechoma hederacea</i>
Heather	<i>Calluna vulgaris</i>
Herb-robert	<i>Geranium robertianum</i>
Holly	<i>Ilex aquifolium</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Ivy	<i>Hedera helix</i>
Pendulus Sedge	<i>Carex pendula</i>
Rhododendron	<i>Rhododendron ponticum</i>
Rowan	<i>Sorbus aucuparia</i>
Silver Birch	<i>Betula pendula</i>
Soft Rush	<i>Juncus effusus</i>
Sweet Chestnut	<i>Castanea sativa</i>
Sycamore	<i>Acer pseudoplatanus</i>
Wood-sorrel	<i>Oxalis acetosella</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

Project	Proposed Relocation of Santa's Grotto at Longleat Center Parcs: Preliminary Ecological Appraisal, Bat Surveys and Biodiversity Net Gain Assessment
Contract Number	1997-1
Description	Final Report
Prepared by	Nikki Morton MSci MCIEEM
Checked by	Steve Ralph MSc MCIEEM
Date Sent	20 th February 2026

Revision History

Version	2	3	
Version Date	01/03/2026	08/04/2026	
Details	Amendment following additional tree inspection	Minor proposed plans amendment	
Prepared by	Nikki Morton	Nikki Morton	

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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