



Santas Woodland Village
Longleat Forest Holiday Village,
Picket Post,
Corsley,
Wiltshire.
BA12 7PU.

Center Parcs (Operating) Co. Ltd.

Design & Access Statement

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I INTRODUCTION

- I.1 This Design & Access Statement is submitted in support of a Full Planning Application for the redevelopment of Santa's Woodland Village at Center Parcs Longleat Forest.
- I.2 The proposals include:
Demolition of the existing "Santa's Grotto" building (Structure A), Segway Shelter (Structure B), Pony Trekking Shelter (Structure C) and Ancillary Store (Structure D).
Construction of a new bespoke Grotto - Drg No's. G(21)001 & 002 and G(22)001 & 002.
New Rangers Hut / Christmas Shop - R(21)001 & 002 and R(22)001.
Extension and improvement of the existing Light Trail - (90)002.
A new Dog exercise area - (90)002.
Newt Pond and habitat - (90)002.
Associated external works - (90)002.
Proposed Demolition Plan – (90)004.
A new Buggy Store - (90)005.
Elf Spinner & Post Box Features - (90)006.
Seasonal temporary buildings (food kiosk and two store huts) installed November–February **only** - (90)007.
A Singing Reindeer Shelter - (90)008.
Food and Beverage Teepee – (90)009
- I.3 The principal objective is to deliver an enhanced, cohesive and high-quality festive attraction that aligns with the current Center Parcs brand and significantly improves the guest experience, while maintaining the ecological sensitivity and woodland character that define Longleat Forest.
- I.4 This statement assesses the proposal against national and local planning policy and demonstrates that the development is acceptable in principle and in detail.
- I.5 This document should be read in conjunction with drawings No's:
25-2611(90)LP - Site Location Plan.
25-2611(90)001 - Existing Site Plan.
25-2611(90)002 - Proposed Site Plan.
25-2611(90)004 – Proposed Demolition Plan
25-2611G(21)001 - Proposed Elevations Sheet 1 of 2 Santa's Grotto.
25-2611G(21)002 - Proposed Elevations Sheet 2 of 2 Santa's Grotto.
25-2611G(22)001 - Proposed Ground Floor GA Layout Santa's Grotto.
25-2611G(22)002 - Proposed First Floor GA Layout Santa's Grotto.
25-2611R(21)001 - Proposed Elevations Sheet 1 of 2 Rangers Hut.
25-2611R(21)002 - Proposed Elevations Sheet 2 of 2 Rangers Hut.
25-2611R(22)001 - Proposed Ground Floor GA Layout Rangers Hut.
25-2611(90)005 - Proposed Buggy Store.
25-2611(90)006 - Proposed Elf Spinner & Post Box Shelter.
25-2611(90)007 - Proposed Layout and Elevations Temporary Buildings.
25-2611(90)008 - Proposed Reindeer Hut.
25-2611(90)009 - Proposed Teepee Layout.
- And supporting Documents:
Center Parcs – Proposed Landscape Plan.
Assured Trees - Arboricultural Ref: LCP-Garden-AIA-022025
Morph Ecological - Preliminary Ecological Appraisal, Bat Survey and Biodiversity Net Gain Assessment (March 2026).

2 ASSESSMENT & LOCATION

- 2.1 The application site is located within the Center Parc Holiday Village, Longleat Forest, Picket Post, Corsley, Wiltshire. The holiday village covers an area of approximately 400 acres.
- 2.2 The Village was originally dominated by conifer trees, planted in the 1950's and managed as a plantation or timber crop. There was a windrow of older Scots Pine and grassland which has been preserved, but otherwise the area supported none of the rare species typically of Breckland.
- 2.3 Since the village was constructed 250,000 indigenous trees have been planted to create a village which is rich in species diversity. Amongst the many original trees on the site, the highlight is the magnificent Giant Redwoods. The woodland created provides a haven for many species, especially birds and the village now meet the threshold to become a SSSI for woodland birds.
- 2.4 All the lakes and streams on the village have been created and by careful management, these areas have become a magnet for a rich collection of wildlife. The nationally scarce dragonflies Ruddy Darter and Black Darter are amongst some of the species that have been recorded to date.



Figure 1. Aerial View of Site (Application Site Circled Red)

- 2.5 The Village has its own Biodiversity Action Plan (BAP). The Action Plans were first published in 1995 and has since had two updates, the latest being in 2012.
- 2.6 The Longleat BAP is closely linked to the Wiltshire BAP where plans have been written for locally and nationally scarce species and habitats. The action plans consist of targets intended

KEY: To Village B.S.A's

All Lakes & Ponds	A B C D G
Grassland Nature Areas	A B C E G
Species of National or Local Importance	A B E G
Nockatt Coppice Nature Reserve	A B C E G
Main Badger Setts (consistent usage - 40metre exclusion zone)	F
European or WCA Protected Species	H

refer to key adjacent

P.D.O.'s applicable to individual B.S.A's

A	Application of any fertiliser or chemical compounds (inc. External Pest Control)
B	Tree/shrub planting or scrub encroachment
C	Introduction of unsuitable plant species or animals
D	Introduction/development of fish population
E	Cultivation or drainage installations
F	Legal exclusion zone for many landscape operations (Wildlife & Countryside Act)
G	Dumping, spreading or discharge of any materials
H	Changes to the internal/external fabric of buildings or changes of use.

KEY: To Potentially Damaging Operations (P.D.O.)

NOTES

- Works within B.S.A's must be implemented via the Annual Forest Work Plan.
- Items occurring outside the scope of the Forest Management Annual Work Plan must not be implemented without prior consultation with Center Parcs Head Office Landscape Group.
- Confirm with Village Senior/Conservation Ranger current status of Bat roosts, bat boxes and Badger Setts location. See Grounds Services Manager before effecting any via Permit to Work System.

129 Compartment numbers from 1989 Landscape Management Plan

1 Ecological Compartment Numbers

2.7	The holiday village is open all year round and the Christmas festive period is a high point in the calendar. The existing Grotto requires a brand uplift to align with the current Center Parcs Santa's Grotto concept adopted on Sherwood, Longford, and Elveden Forests Holiday Villages.
2.8	The existing Santa's Grotto area is located relatively central in the holiday village, North-West of the "village square". The site is not visible from outside the holiday village boundary fence line.
2.9	The existing Grotto area consists of two buildings, the Santa's Grotto and a festive shop during the festive season. Changing over to the Rangers Nature Lodge and Activities for the rest of the year.
2.10	Center Parcs current brand theming brings all the activities into a single theatre of dreams. The current "Christmas" experience at Longleat is spread out over quite a large area with no flow for guests to follow, segregating Santa and the shop from the interactive trails and festive activities. See Drg. No. 21-2611(90)001 - Existing Site Plan.
2.11	The proposed site area has a thick tree canopy cover at high level and several clusters of low-level plants and shrubs, predominately Rhododendron.
2.12	The site gently falls circa 3m towards the village square and the site area is less than 1hectare at 9955sq.m.
2.13	The accompanying Arboricultural Report and Impact Assessment (Ref: LCP-Garden-AIA-022025) prepared and issued by Assured Trees provides details on the status of the trees

within the site area and any protection measures to be implemented though construction. This document forms part of this application. See item 1.5.

- 2.14 A Preliminary Ecological Appraisal (PEA) report by Morph Ecological Consultants assesses the site for any potential habitats associated with protected species, including Newts which are known to be present on site. This document forms part of this application. See item 1.5.
- 2.15 The report includes a Biodiversity Nett Gain assessment, which demonstrates delivery of the mandatory 10% BNG uplift on site through woodland enhancements.
- 2.16 Morph Ecology have also undertaken an assessment of Great Crested Newt numbers and assessed the area has a large population with possibility that individual newts may be within the area of works and prepared a statement on mitigation and licencing requirements which forms part of their PEA.
- 2.17 A new 100sq.m Newt Pond is proposed as betterment of the existing habitat on and around the application site. See Drg. No. 25-2611(90)002 - Proposed Site Layout.
- 2.18 A Bat Activity Surveys was also undertaken by Morph Ecological Consultants which forms part of their PEA and outlines bat activity on the site. No bats were recorded roosting within any of the buildings to be demolished.

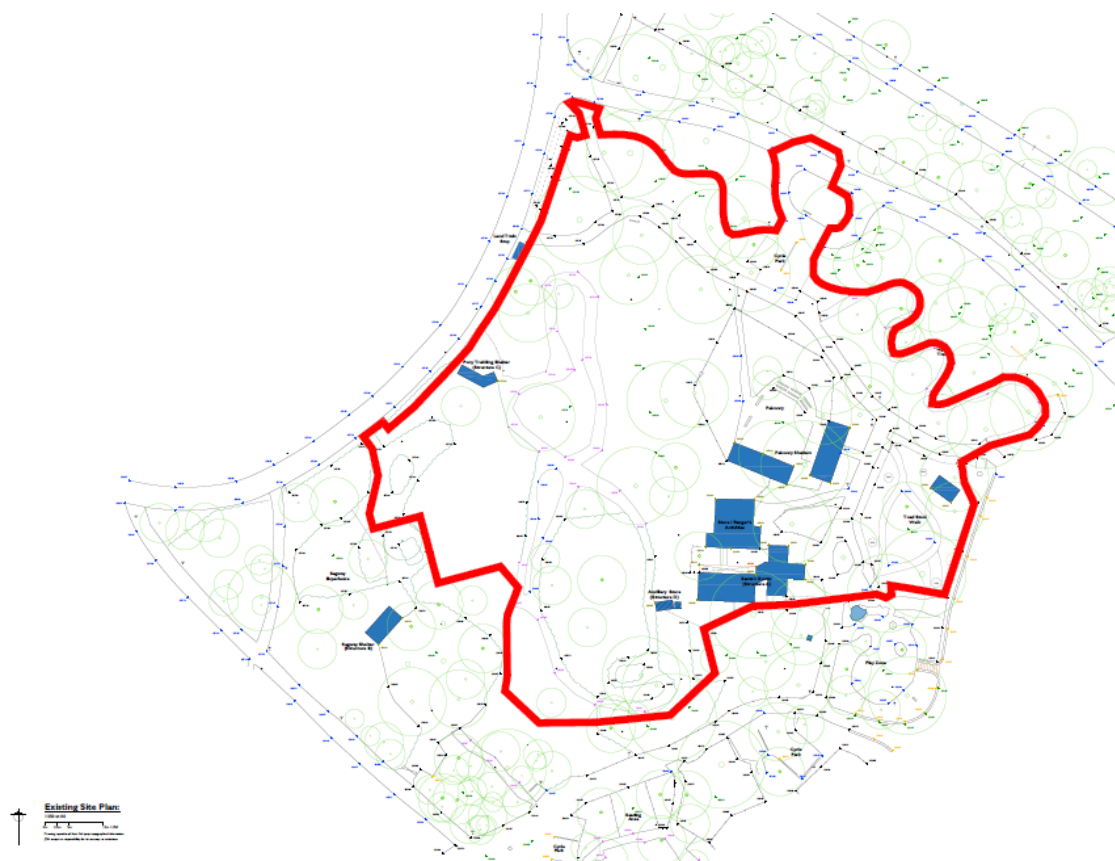


Figure 3: Extract of Topographical Survey (25-2611(90)001 - Existing Site Layout).



Figure 4: Existing Grotto building (Structure A).



Figure 5: Existing Toadstool Walk and Nest Bench.

Proposal:

- 3.1 The application seeks to gain planning approval for the Proposed Re-development of Santa's Woodland Village including demolition of the existing structures A - D. See Drg. No. (90)002; construction of a new bespoke Grotto, Buggy Park; Singing Reindeer Shelter; construction of Christmas Shop / Rangers Hut; Food and Beverage Teepee, Hard Paving and extending the existing Light Trail and associated external works within Longleat Forest Holiday Village. See Item 1.5 for Drawing references and further details.
- 3.2 The proposal also includes additional temporary buildings with a festive food kiosk and two stores. See Drg. No. (90)007. These structures will be on site on a temporary basis from November to February **ONLY**. Longer than the recognised 28 days allowed without full planning permission, but still of a temporary nature.
- 3.2 The Grotto will be used to house Santa during the festive season where he will meet children and families staying on the village. This is not intended to be an external offer and will only be available to village guests. The Rangers Hut will provide a Christmas Shop during the festive period, which will then become the Rangers Hut for the remainder of the year housing woodland talks and craft activities for village guests. The Teepee will provide seating for activities and to enjoy snacks and drinks. The Singing Reindeer Shelter will provide entertainment to guests during their visit including associated animatronics for the festive period only. This will remain on site, but as an unused facility. The Buggy Park will provide storage for buggies, pushchairs and prams etc. while visiting the facility.

Use:

- 3.3 The use of the site will be as existing (use class E – Commercial, Business and Service) and will be maintained as part of the wider holiday village.



Figure 6: Proposed Site Layout:

Layout:

- 3.4 The proposed site layout is based on recent projects undertaken on other villages within the Center Parcs UK & Ireland group. The site Layout was developed focusing on tree retention, whilst creating a meandering Acorn Walk access pathway into the 'experience'. See Drg. No. (90)002.
- 3.5 All proposed facilities, including new paths, are located between existing trees for maximum sustainability. The central "courtyard" opening has been set out to allow visibility of each area within this zone.
- 3.6 A further path exits the area, leading towards the extended light trail.

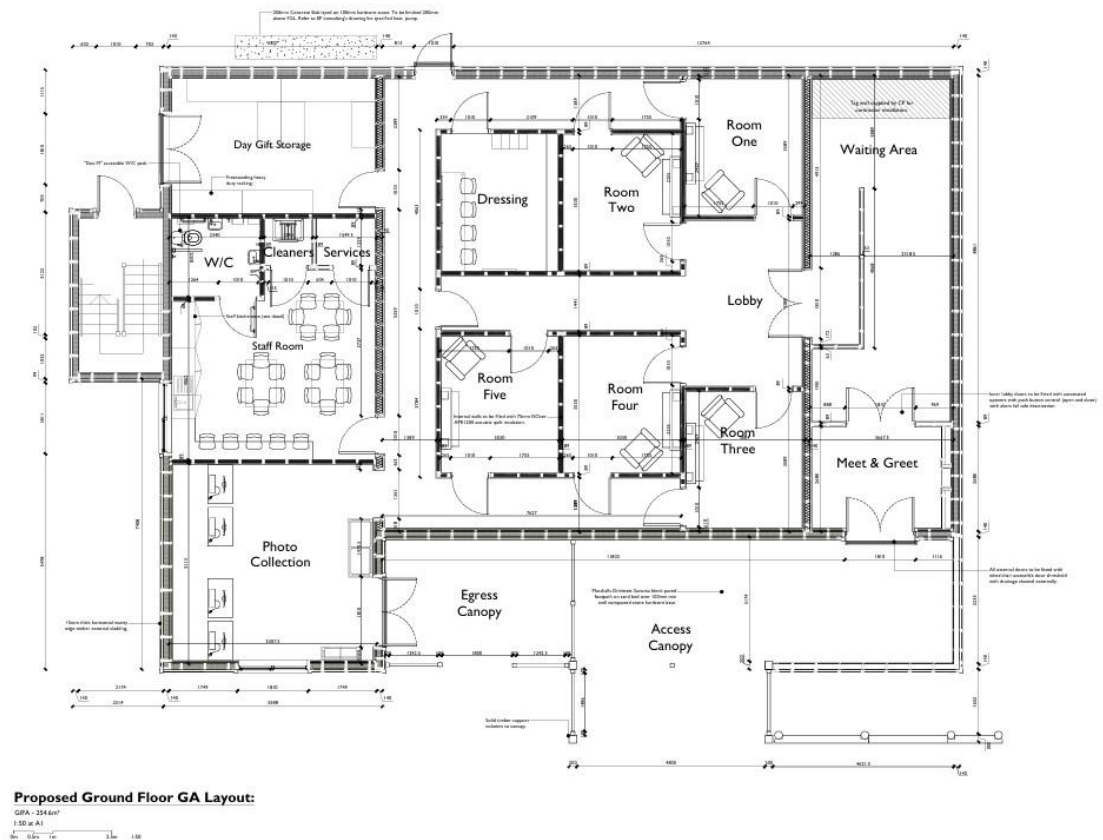


Figure 7: Proposed Grotto Layout:

- 3.5 The Grotto layout has been developed, following a "guest path" into the building, through a workshop themed access, in to meet Santa and out into the photo collection to complete the journey. This has been carefully considered with a working knowledge of what the facility is trying to offer through design reiterations as the schemes have developed over other villages.
- 3.6 Staff facilities are contained within the building including a staff room with accessible w/c facility and changing room. Gift storage is also provided at Ground Floor level, with additional loft space gift storage at first floor level.
- 3.7 Santa's Elf helpers will always support guests through the building. From accessing the meet and greet lobby, through the toy workshop waiting area and into the internal lobby. Guests will be invited to meet Santa for photos and a receive a gift, before being the led out to the photo collection area and back out into the wider courtyard.
- 3.8 This supervised guest route maintains the magic of Christmas for "believers".

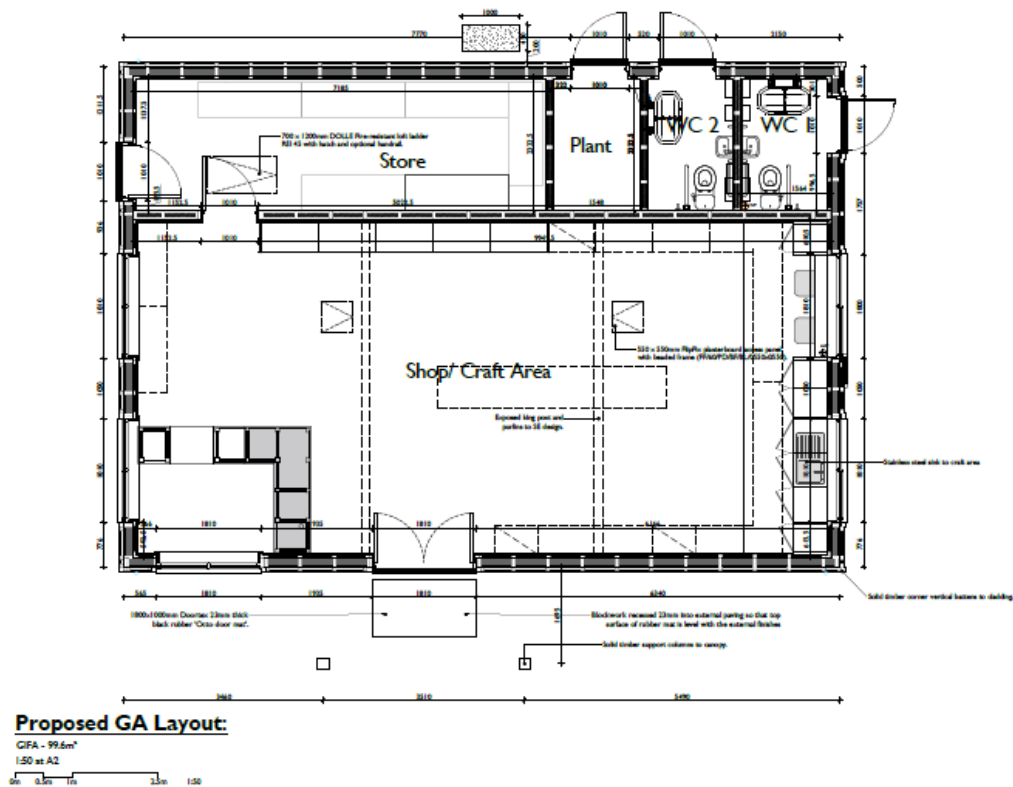


Figure 8: Proposed Christmas Shop / Rangers Hut Layout:

- 3.9 The Christmas Shop is an open plan vaulted roof structure will be fitted out with shelves and racking from November to February. Outside this period, the Rangers Hut will be transformed with shelves and racking removed and fitted out with tables and chairs, opening the art station to the gable wall, making the space a multi-function facility including Ranger talks and activities.

Amount:

- 3.10 The existing building to be demolished provides gross internal floor area of 126m². The proposed Grotto will provide gross internal floor area of 254.6m² at ground floor level in an 'on brand' design, with an additional 132.6 m² storage and plant room at first floor level. The proposed Rangers Hut will provide gross internal floor area of 99.6m². The proposed Singing Reindeer Shelter covers a footprint of 11m² but is effectively external space (weather protected, unheated, non-habitable space). The proposed Buggy Park covers a footprint of 14.1m² and again is a simple covered area (weather protected, unheated, non-habitable space).
- 3.11 Three temporary food and beverage facilities are to be installed during the festive period (November to February) located by the new Grotto building. See Drg. No. (90)002. These include a 7x3m food and beverage kiosk and 2 No. 3x3m storage huts. See Temporary Building Statement for further details.

Appearance:

- 3.12 The proposed Grotto and Rangers Hut buildings will be finished externally in waney edged horizontally timber overlap cladding with painted blockwork plinth below floor level. Roofs will be finished with Wienerberger Sandtoft 20/20 concrete tiles in "Antique Slate". Doors and windows will be timber framed, and chimneys will be prefabricated with stone slip finish. The buildings will both include exposed timber frame elements where roof canopies are supported externally. Rainwater goods will be in uPVC and ventilation louvres will be powder

coated aluminium. Balustrading adjacent the entrance and exit to the Grotto will be formed in rustic “twig” spindles. All the above has already been successfully delivered on other Center Parcs villages and are specifically selected to respond to the rustic woodland environment.

- 3.13 The proposed Singing Reindeer Shelter will be finished externally in waney edged horizontally timber overlap cladding with vertical treated timber cladding to the door and treated timber log roll profile to the front eaves. Treated timber profiles are adopted for the corners of the structure with treated timber exposed rafters at eaves supporting a dark grey / black felt shallow pitched roof.
- 3.14 The proposed Buggy Store will be a timber framed structure with cedar shingle roof and timber waney edge horizontal cladding fixed to 3.5 sides to define a ‘doorway’ for access.

Access:

- 3.15 The Santa’s Woodland Village experience will be entered and exited via block paved footpaths laid to levels of less than 1 in 20 gradients, thereby being suitable for wheelchair users and children’s buggies, prams and push chairs. Knee rails to Center Parcs standard detail will be provided on both sides of the footpath to protect landscaping and trees and control the guest route.

All access points to buildings will be provided with suitable wheelchair accessible thresholds.

Guest and staff W/C provisions will all be installed in accordance with AD Part M.

As a guest “experience”, the fit out of the buildings will be heavily themed internally and not fully compliant with the current building regulations in terms of visual contrast. This is mitigated as all guests will be guided through the experience by “Santa’s Helpers” and will never be left alone.

- 3.16 Gates will allow entry into the experience when relevant, and the experience will be surrounded by a 1.8m high hit and miss timber fence. This is adopted to enhance the guest experience by creating a sense of secrecy and heightened anticipation.

Landscape:

- 3.17 Through careful design and specification, tree roots will be protected with a root protection membrane using a “no dig” principle for new paths and paved areas through the site.
- 3.18 Earth bunds will be used to segregate in and out guest access routes and offer a backdrop to interactive Acorn Animatronics with additional planting to form screening.
- 3.19 The new Newt Pond and habitat has been carefully designed to include shallow sloped edges for Newt access and egress dropping to a depth of 1m centrally and will be planted with a mix of water dwelling plants including Oxygenators, soft leaf plants for egg protection. The surrounding habitat will be enhanced with long grasses and log piles and etc. for protection from birds and other predators.
- 3.20 The final landscape planting and enhancement will be undertaken as part of the overall project in accordance with Center Parcs Proposed Landscape Plan attached to this application.

4 SUPPLEMENTARY INFORMATION

- 4.1 The application site is within Flood Zone One of the Flood Map for Planning, therefore will have “low probability of flooding”.
- 4.2 An Arboricultural Report & Impact Assessment prepared by Assured Trees (Ref: LCP-Garden-AIA-022025) accompanies this application.
- 4.3 A Preliminary Ecological Appraisal, Bat Survey and Biodiversity Net Gain Assessment (March 2026) prepared by Morph Ecology accompanies this application.

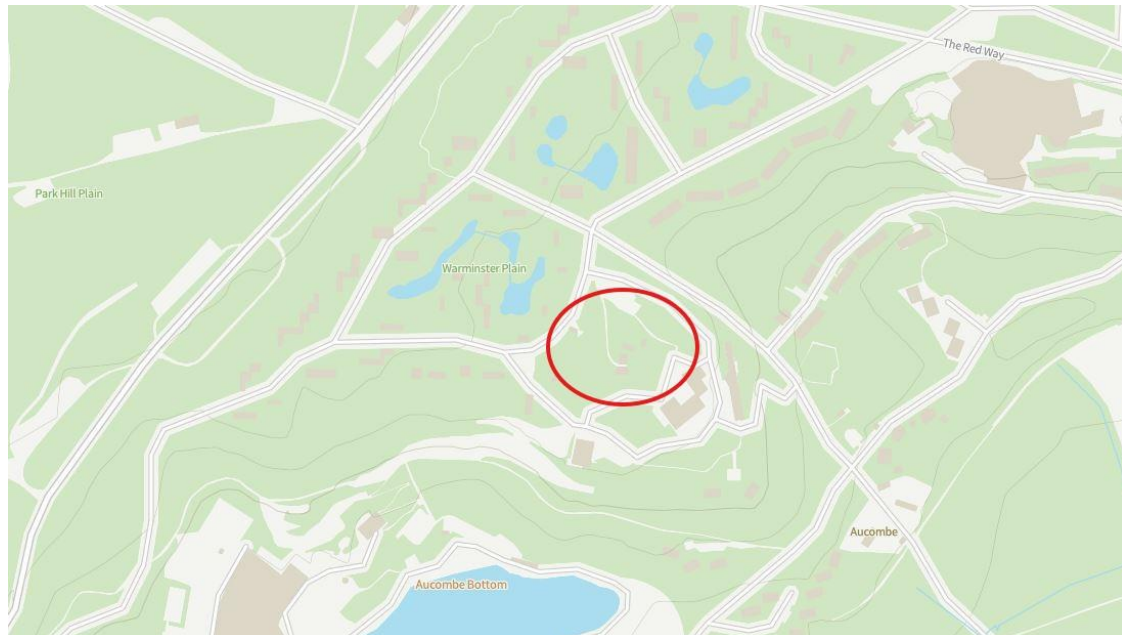


Figure 11: Flood Map Extract.

- 4.4 The proposal has been considered against national and local planning policy, including:
- 4.5 National Planning Policy Framework (NPPF):
 - Sustainable development – supporting economic, social and environmental objectives.
 - Making effective use of land – replacing poor-quality, under-performing structures.
 - Design – high-quality, responsive, locally distinctive development.
 - Conserving and enhancing the natural environment – protecting biodiversity and ancient woodland; delivering measurable ecological enhancements.
 - Economic growth and rural tourism – supporting rural visitor destinations.
- 4.6 Wiltshire Core Strategy / Local Plan:
 - Sustainable tourism and leisure development.
 - Design quality and local distinctiveness.
 - Biodiversity and geodiversity;
 - Landscape protection.
 - Sustainable transport and accessibility.
 - Climate change and low-impact construction.
- 4.8 The following photo montage was taken following completion of the equivalent project at Sherwood Forest Holiday Village and are presented as a clear precedent for the proposed development here, at Longleat.



Figure 12: Rangers Hut / Christmas Shop.



Figure 13: Guest entrance into Santa's Woodland Village.



Figure 14: Guest footpath into Santa's Woodland Village.

5 CONCLUSIONS

- 5.1 The design is consistent with NPPF design objectives and Wiltshire design policies. It retains the woodland's environment and character; Uses natural, understated materials that sit comfortably within the forest; Maintains single-storey massing to minimise visual impact; Creates a cohesive and navigable guest experience that aligns with successful precedents from other similar Center Parcs developments on other villages.
- 5.2 The proposals will replace an existing poor-quality building in need of extensive repair and upgrade with its uninspiring landscape with a new purpose-built facility with guest experience and sustainability at the forefront of design.
- 5.2 This proposal will enhance the quality of guest experience, particularly during the important festive period, and will contribute to maintaining Center Parcs position as a highly desirable tourist destination within Wiltshire.
- 5.2 There will be no tree loss with this proposal and ecology will be enhanced on site including additional biodiversity and new habitats created.
- 5.3 The proposal will not be visible outside the holiday village and will only be accessed by guests.
- 5.7 There is no long-term impact on the environment with this application. It should be viewed as improvement of an existing visually poor and thermally performing facility with new excellent quality structures with additional habitats being formed, to mitigate "disturbance" rather than loss.
- 5.8 This application can only be viewed with positivity and Planning Permission should therefore be granted.