

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	20/04/2026
Application number:	PL/2026/01667
Proposal:	Installation of Treetop Glider, Tower Platform and associated Works.
Site address:	Center Parcs, Picket Post, Corsley, Warminster, BA12 7PU
Case officer:	Jemma Foster

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☐	Condition (no objection subject to conditions)
☒	Objection - further information required. <i>NB. Ecology does not object to the scheme in principle, but some further clarifications are required, as below.</i>
☐	Objection in principle
☐	HRA completed

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
a)	BNG	Environment Act 2021, Town and Country Planning Order 2015, CP50	20/04/2026 -Clarification of redline boundary and on-site/off-site BNG area -HMMP, if available	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Location plan, Jackson Design Associates, March 2026
- Proposed Site Plan, GA's, Elevations, Jackson Design Associates, March 2026 – P02
- Design & Access Statement, Jackson Design Associates, March 2026
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Morph Ecological Consultants, March 2026
- Statutory Biodiversity Metric, Nikki Morton, March 2026
- BS 5837 Arboricultural Impact Assessment and Arboricultural Method Statement, Redeswood Tree Surveying, March 2026

The site comprises an area of a holiday site, adjacent to a sports plaza, mini golf area and large lake to the southeast. Much of the wider site comprises woodland, grassland, lakes and ponds. It is proposed to install an aerial zipline ride through woodland and an open area, along with a start/end tower and a kit on/kit off cabin. This will require the removal of an existing pavilion/bandstand.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create any overnight accommodation, there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Trees

Three trees require some works (but not removal) to facilitate the development. However, the development will encroach upon the RPAs of a number of trees, and the Arboricultural Officer has requested more information with regard to the long-term impacts of the works. The trees do not appear to comprise veteran trees and are not within a Priority Habitat parcel. The ecology report confirms that no trees were found to possess bat roosting features. Therefore, there are no further ecology-related comments on the proposed tree impacts at this time, though re-consultation with Ecology is advised following the submission of the requested tree information.

Protected species

Bats

The bandstand was assessed for bat roosting potential and found to support no suitable features, thereby having 'negligible' bat roosting potential – no further surveys are required. Nonetheless, the site and connecting areas offer foraging and commuting habitat. The report therefore recommends that any new lighting should be designed to be wildlife-sensitive, and a new bat feature (e.g., bat box) provided. These provisions should be secured through a lighting condition and biodiversity enhancements condition, in line with CP50 and the NPPF.

Nesting birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged.

Amphibians

Some parts of the site (e.g., woodland) provide suitable terrestrial habitats for amphibians such as great crested newts (GCN), which are known to be present in the wider site. The loss of habitat at these areas will be relatively minor to accommodate the installation of the zip line supports. In any case, the ecology report details a number of precautionary mitigation measures to ensure the risk posed to species such as GCN remains minimal. These measures include a pre-works check and hand clearance, and should be secured via a compliance condition.

Other

Further measures detailed for badgers, otters, and invasive plant species, within the ecology report, must be adhered to, and secured via condition.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation, condition assessments and map (Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Morph Ecological Consultants, March 2026; Statutory Biodiversity Metric, Nikki Morton, March 2026) stating the baseline and predicted post-development biodiversity units of the site have been submitted.

NB. It is noted that the condition assessment for woodland parcel 6 states “C - 2, rhododendron and wall cotoneaster present” - but presumably this should score a “1”. Nonetheless, this would not alter the final condition assessment.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	1.01 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured.

The ecology report refers to an on-site enhancement area, with Figures 1-4 of Appendix 1 showing a separate BNG area that appears to be ~1km away from the development site. This BNG enhancement area is not included within the submitted plans. The redline application boundary and site boundary used for the BNG assessment must match.

If the proposed BNG area is located outside of the redline boundary, it is considered “off-site” ([Make off-site biodiversity gains as a developer - GOV.UK](#)). All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged, all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

Therefore, please can the applicant clarify whether the BNG enhancement will be included within the site's plans/redline boundary? Further, the ecology report states that a Habitat Management and Monitoring Plan (HMMP) has been prepared. Please could this be provided? Alternatively, a HMMP condition can be applied.

DRAFT CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

Section 4 of the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Morph Ecological Consultants, March 2026'

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

2. Lighting

Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on and at the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

3. Ecological enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVE – bats

There is a low risk that roosting bats may occur on or close to the site. Many species of bat depend on buildings for roosting, but many also make use of trees. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Batline.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
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