



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2025/07206**  
**Decision Date: 12/05/2026**

|                                    |                                                                                                                                                                                                                                             |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Center Parcs Limited.<br>One Edison Rise New Ollerton, Earking, New<br>Ollerton, Notts, United Kingdom, NG22 9DP                                                                                                                            |
| <b>Particulars of Development:</b> | 'FULL PLANNING APPLICATION' for the proposed<br>external landscaping works for 106no. existing<br>holiday lodges to include extension of patio and<br>paved areas and new pergolas & the removal of 5no.<br>trees at Center Parcs, Longleat |
| <b>At:</b>                         | Centre Parcs, Picket Post, Corsley, Warminster,<br>BA12 7PU                                                                                                                                                                                 |

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Received on 5th January 2026

Drawing Numbers 23-2479-LF:

(A)001 P03 (proposed cluster plan Phase A lodges 954-961)

(A)002 P03 (Existing cluster plans – Phase A- lodges 954-961)

(BC)001 P03 (proposed cluster plan Phase B – lodges 934-943)

(BC)002 P02 (existing cluster plan – Phase B & C- lodges 934-943)

(DE)001 P03 (proposed cluster plan – Phase D & E – lodges 906-918, 924-933)

(DE)002 P03 (existing cluster plan – Phase D & E – lodges 906-918, 924-933)

(F)001 P03 (proposed cluster plan – Phase F-lodges 904-905, 911-913, 919-923)

(F)002 P03 (existing cluster plan – Phase F- lodges 904-905, 911-913, 919-923)

(G)001 P03 (proposed cluster plan – Phase G- lodges 465-472)

(G)002 P03 (existing cluster plan – Phase G-lodges 465-472)

(H)001 P03 (proposed cluster plan- Phase H-lodges 455-464)

(H)002 p03 (existing cluster plan – Phase H- lodges 455-464)

(I)001 P03 (proposed cluster plan – Phase I-lodges 446-454)

(I)002 P03 (existing cluster plan- Phase I-lodges 446-454)

(J&K)001 P03 (proposed cluster plan – Phase J&K – lodges 441-445, 575-576, 613, 606-620)

(J&K)002 P03 (existing cluster plan – Phase J&K – lodges 441-445, 575-576, 613, 616-620)

(L)001 P03 (proposed cluster plan- Phase L- lodges 559-567)

(L)002 P03 (existing cluster plan – Phase L- lodges 559-567)

(M)001 P03 (proposed cluster plan – Phase M – lodges 550-558)

(M)002 P03 (proposed cluster plan – Phase M- lodges 550-558)

Received on 16th December 2025:

Arboricultural Impact Assessment Rev B December 2025

Arboricultural Method Statement Revision C December 2025

Received on 1st October 2025:

Drawing Number 23-2479-LF:

(90)001 P02 (Site location plan), (90)002 (Site plan extract A), (90) 003 (Site plan extract B)

(M)003-P02 (proposed cluster plan Phase M lodges 550-558-summer cladding)

(I)003-P02 (proposed cluster plan – Phase I lodges 446-454-summer cladding)

(JK)003-P02 (proposed cluster plan – Phase J&K – summer cladding)

(G)003-P02 (proposed cluster plan – Phase G-Lodges 465-472 – summer cladding)

(H)003-P02 (proposed cluster plan – Phase H-Lodges 455-464 – summer cladding)

(L)003-P02 (proposed cluster plan – Phase L-Lodges 559-567 – summer cladding)

Received on 4th September 2025:

Morvelle Center Parcs Proposal Specs/Brochure

Preliminary Ecological Appraisal and BNG Assessment (1976-1 PEA)

Drawing Number 23-2479-(30):

901 (BBQ plans & elevations)

902 (BBQ standard details)

903 (external timber cladding details 1 of 2)

904 (external timber cladding details 2 of 2)

905 (typical block paving/bike rack set)

906 (autumn typical patio layout)

909 (existing and proposed cluster elevations front and rear)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:
1. a non-technical summary;
  2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
  3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
  4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority.

The habitat creation and enhancement works set out in the approved HMMP shall be implemented in the first planting season following the completion of landscaping for 50 lodges. Notice in writing shall be given to the Council Ecologist when this trigger is reached.

The created and/or enhanced habitat shall be managed and maintained in accordance with the HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 4** No works shall commence on site including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
  - Working method statements for protected/priority species, such as nesting birds, reptiles, great crested newts, dormice, bats and badgers.

- A method statement for the control of invasive species, such as Virginia creeper and rhododendron
- Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre-construction/ construction related elements of strategies only.
- Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall then be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 5 No works shall commence on site including vegetation removal and demolition, until details of the number, design and locations of bat roosts and nesting opportunities for birds shall has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved.

REASON: To provide mitigation/enhancement for biodiversity.

- 6 The development hereby approved shall be carried out in strict accordance with the following document:

Mitigation detailed in Section 4 of the Preliminary Ecological Appraisal Biodiversity Net Gain Assessment, Morph Ecological Consultants, November 2025

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

- 7 The development hereby approved shall be carried out in strict accordance with the Arboricultural Impact Assessment Revision B carried out by Weddles dated December 2025 received by the Local Planning Authority on 16th December 2025 and the Arboricultural Method Statement Revision C carried out by Weddles dated December 2025 received by the Local Planning Authority on 16th December 2025.

REASON: In the interest of protecting existing trees on site whilst protecting the immediate landscape and National Landscape

### **Informative**

- 8 This permission shall be read in conjunction with an Agreement made under Section 111 of the Local Government Act 1972 dated the 8th May 2026

### **Informative**

- 9 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there

are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

### **Informative**

- 10** A number of the lodges are used by bats. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken that will damage or destroy roosts. 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.

***Nic Thomas*** - Director of Planning, Economy and Regeneration

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
  - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
  - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
  - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. [climate@wiltshire.gov.uk](mailto:climate@wiltshire.gov.uk)
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)