

Phase 7 of Project Autumn at Longleat Forest, Center Parcs

Construction Environmental Management Plan (CEMP) for Biodiversity

March 2026

A report to:

Center Parcs

Report produced by:

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1. INTRODUCTION

1.1 General

This document has been produced to identify, mitigate and control construction activities which have the potential to cause harm to the environment, habitats or species during the upgrade of 106 lodges, located across 13 locations (clusters) within Longleat Forest Center Parcs. Longleat Center Parcs is located near Warminster, Wiltshire, BA12 7PU (approximate grid reference ST 83593 43047). The site location shown on Figure 1 in Appendix 1. Center Parcs and their appointed contractors will be responsible for undertaking the mitigation measures throughout construction of the development.

A copy of this document should be kept on site throughout the construction period.

1.2 Project Background

It is understood that planning permission will be granted by Wiltshire Council (reference PL/2025/07206) for the upgrades to 106 lodges and will involve increasing the size of the patio area, the installation of pergolas and new bike parking areas at Longleat Forest, Center Parcs. The works will also involve internal renovations and the removal of 5 trees.

A planning condition has been outlined within the draft decision notice and this report would seek to provide the information to discharge the condition:

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.

1.3 Previous Survey Work

A Preliminary Ecological Appraisal was produced by Morph Ecological Consultants in 2026 which included a Biodiversity Net Gain Assessment (Morph Ecological Consultants, 2026).

The survey found that the most valuable habitats were the broadleaved and mixed woodland compartments surrounding some of the lodge clusters.

The wider Center Parcs village has great crested newts breeding within several ponds to the northwest of the site, records of roosting bats, badger setts, dormice and reptiles. These species require consideration due to being present within the wider village, although they were considered unlikely to be present so close to the lodges which are regularly managed and disturbed by guests, as well as the distance from the known locations of these protected species from the area of works (for example the distance from the great crested newt breeding ponds and badger setts etc). The works to the lodges also should not affect any potential roosting features for bats. Common nesting bird species may be present within the vegetation around the lodges.

Overall, the greatest risk posed by the works lies with impacts to the woodland areas around the clusters and roosting bats and nesting birds which may be present near the area of works, as well as protected species found within the wider village. The previous survey work, assessments and historical ecological data found on the village's Biodiversity Sensitive Areas (BSA) map have been used to inform this CEMP.

2. RISK ASSESSMENT OF POTENTIALLY DAMAGING CONSTRUCTION ACTIVITIES

Table 1 below provides details of the construction activities with the potential to cause harm to the environment, habitats or species present. The potential effects listed in the table are those considered possible in the absence of mitigation measures.

The activities consider all stages of construction including site clearance, site set up, groundworks and construction works.

Table 1: Potentially Damaging Construction Activities

Proposed Site Activities	Environmental Receptor	Potential Effect
Site Clearance		
Vegetation removal	Amphibians including great crested newts	Clearance of vegetation may lead to the killing and/or injuring of amphibians including great crested newts, and the removal of sheltering sites for these species. There are great crested newts within the wider site (the nearest breeding pond is approximately 220m from the closest area of works with the main breeding pond over 250m away), therefore there is a possibility of an incidental find of great crested newts.
	Nesting birds	Clearance of vegetation within the bird nesting season (March to September, inclusive) could result in killing or injury to birds, damage or destruction of nests and young birds and/or eggs.
	Other species	Reptiles and badgers are known to be present within the wider Center Parcs village, with a sett being present within the woodland compartment behind Clusters F, H, I and J. Reptiles are mostly recorded by the Conservation Rangers around the periphery of the village. Hazel dormice are also present on the edges of the village. Incidental findings of these species are most likely to be encountered during the vegetation clearance stage.
Tree removal	Nesting birds	Clearance of trees within the bird nesting season (March to September, inclusive) could result in killing or injury to birds, damage or destruction of nests and young birds and/or eggs.
	Roosting bats	Whilst the trees were not found during the surveys to have potential roosting features for bats, potential roosting features can develop over a short period of time, such as woodpecker holes, limb tears etc, which may provide opportunities for roosting bats.
Site operations	Site biosecurity	Use of equipment/machinery which has previously been used on other sites has the potential to introduce or spread non-native invasive plant species to the site.
		Site staff who have previously worked on other sites have the potential to introduce non-native plant species through contaminated workwear, equipment and footwear.
		Invasive plant species (namely Virginia creeper and rhododendron) are present surrounding the lodges, therefore the site clearance works could cause these invasive plant species to spread further across the village or even offsite.
	Woodland	There is potential for site staff to ingress into the woodland habitat (beyond what is proposed for the works) causing disturbance to the habitat. Clearance of vegetation also has the potential for cuttings and waste to be left within the parcels of woodland, possibly causing enrichment.
Site Set Up		
Storage of materials and location of contractors site compound	Retained trees	Potential damage to the roots (and trunk and lower branches) if materials are stored below, or close to the trees proposed to be retained.
	Terrestrial and aquatic habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils / waterbodies.
	Mammals	Storage of materials such as large diameter open ended pipes may trap and kill large mammals such as otters, badger, hedgehogs, deer and fox.
Groundworks		
Excavation across the site	Retained trees	Potential damage to roots of retained trees by machinery.
	Woodland	Potential damage to the woodland parcels by machinery if areas are not appropriately marked.
	Amphibians / badgers / mammals	Leaving excavated holes / trenches uncovered (particularly overnight) may trap amphibians, large or small mammals and have the potential to cause injury and death.
Placing spoil in temporary and permanent locations	Air quality	Dust in the environment may be detrimental neighbouring habitats.
Construction Works		
Storage of materials	Retained trees	Potential damage to the roots (and trunk and lower branches) if materials are stored below, or close to the trees proposed to be retained.
	Amphibians	Storage of materials directly on the ground may lead to the creation of potential shelter and overwintering sites for amphibians.
	Nesting birds	Stored construction materials and packaging may be used by nesting birds during the construction phase during the bird nesting season (March to September, inclusive).

Proposed Site Activities	Environmental Receptor	Potential Effect
	Terrestrial and aquatic habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils / waterbodies.
Site operations	Protected species and woodlands	Potential to disturb species such as bats when working near the lodges or through compound lighting, or inappropriate dust, noise and vibration management.
	Bats	Potential to disturb bats or destroy / damage roosts when working on or near the lodges.

3. MITIGATION MEASURES

Table 2 below describes measures that are required to be taken to mitigate against the potential environmental effects identified in Table 1.

Table 2: Mitigation Measures

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
Site Clearance		
Tree removal	To avoid impacts to woodland	Temporary fencing should be used to prevent transgression into areas beyond the extent of the proposed works.
	To avoid impacts to breeding birds, bird nests and young	Ideally carry out any tree clearance outside of the bird nesting season (March to September, inclusive). Any tree clearance that is required during the bird breeding season (March to September, inclusive) will only be undertaken if a suitably experienced individual (such as an ecologist or Conservation Ranger) has inspected the trees to ensure that nesting birds are not present. All wild birds are protected under the WCA 1981 (as amended) and the CRoW Act 2000. 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.
	To avoid impacts to roosting bats	Prior to the felling of each tree, a competent and trained individual should inspect each tree for the presence of potential roosting features. Should a potential roosting feature be recorded, this will need to be further inspected by a licenced ecologist.
	Retained trees	The Root Protection Areas (RPAs) for the retained trees and woodland area will be protected throughout the works by implementing a no dig construction method where working in an RPA. The Arboricultural Method Statement should be followed throughout the works. No materials or equipment is to be stored within the RPAs.
Vegetation removal	To avoid impacts to the woodland	Temporary fencing should be used to prevent transgression into woodland areas beyond the extent of the proposed works.
	To avoid impacts to breeding birds, bird nests and young	Clearance of vegetation is to be undertaken outside of the bird nesting season (March to September, inclusive). The client will then maintain vegetation within the site in such a way as to discourage the nesting of birds (keep vegetation short) for duration of the construction period. Any residual vegetation removal that is required to be carried out by the contractor will only be undertaken if a suitably experienced individual has inspected the area to ensure that nesting birds or other wildlife are not present.
	To avoid impacts to amphibians	A toolbox talk should be given before any works regarding the potential presence of great crested newts. Due to the small scale of works and distance from the nearest breeding ponds, precautionary working measures is the most proportionate approach. Any lifted slabs, deadwood, or denser vegetation should carefully be removed by hand. If any great crested newts are found during the works, the works must stop, and an ecologist should be contacted for further advice. If common amphibians are found during the works, they should be removed carefully by hand to areas away from the works, such as under scrub habitat not to be affected by the works. Gloves should be worn to avoid touching amphibians by hand. Any logs / brash from tree felling / vegetation removal should not be left in piles within the area of works to avoid creating new habitat piles, until the works are completed.
	To avoid potential harm to small mammals	Any piles of material already present on site, particularly vegetation/leaves, etc. shall be dismantled/removed by hand and checked for hedgehogs and small mammals prior to the use of any machinery/disposal. In the event that an injured hedgehog is found, the animal should be wrapped carefully in a towel, the British Hedgehog Preservation Society (BHPS) phoned (01584 890 801), and the hedgehog taken to a local vet immediately.
Site operations	To prevent the introduction and spread of non-native invasive species of plants	All biosecurity precautions (see Section 6) will be adhered to by contractors and site visitors. Information on biosecurity will be available on site.

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
Site Set Up		
Storage of materials and location of contractors site compound	To avoid damage to terrestrial habitats	Temporary Heras type fencing will be installed to create Root Protection Areas (RPAs) for the retained trees. This fencing will in turn create a barrier into the retained areas. The fencing would prevent damage to these retained areas. Equipment and materials will only be stored in designated areas within the site and away from high value habitats (such as the woodland). Where practical, materials will not be stored directly on the ground. General biosecurity measures should be adhered to at all times by all contractors and site visitors.
	To avoid damage to aquatic habitats	Equipment and materials will only be stored in designated areas within the site and away from the ribbon lake edges. Spill kits will be kept on site and provided to those working on site. Staff welfare units will only be located in designated areas and away from the ribbon lakes to avoid potential leakages of organic material (sewage) with a high biochemical oxygen demand (BOD) entering watercourses.
Groundworks		
Excavation across the site	To avoid trapping amphibians, reptiles and mammals	Any trenches or deep pits within the site that are to be left open overnight will be provided with a means of escape should an amphibian or mammal enter. This could simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface. This is particularly important if the trench fills with water. Alternatively, the trenches should be filled on the day of works. Any temporarily exposed open pipes (>150mm outside diameter) should be blanked off at the end of each working day so as to prevent mammals gaining access as may happen when contractors are off-site. Any trenches/pits will be inspected each morning to ensure no amphibians or mammals have become trapped overnight. Should a mammal become trapped in a trench it will likely attempt to dig itself into the side of the trench, forming a temporary sett or burrow. Should a trapped amphibian or mammal be encountered a suitably qualified ecologist or wildlife professional will be contacted immediately for further advice.
	Retained trees	The Root Protection Areas (RPAs) for the retained trees will be protected with suitable fencing throughout the works. No excavation works will take place within the RPAs (unless stipulated by an Arboriculturist / detailed with an arboricultural report).
Construction Works		
Storage of materials	To avoid impacts to mammals	The storage of any chemicals at the site will be contained in such a way that they cannot be accessed or knocked over by any roaming mammals. Unsecured food and litter will not be left within the working area overnight.
	To avoid impacts to amphibians	As far as is reasonably practical materials should not be stored directly on the ground for long periods. Where practical, materials and equipment should be stored on pallets.
	To avoid impacts to breeding birds, bird nests and young	Materials should be stored in a way as far as is reasonably practical to discourage birds from nesting (i.e. shrink wrapping or netting open structures). A check for nesting birds should be made of any stored materials before use by contractors.
	To avoid damage to terrestrial habitats	Equipment and materials will only be stored in designated areas within the site and away from high value habitats (e.g. the woodland or other retained habitats). Spill kits will be kept on site and provided to those working on site and any refuelling will occur over a plant nappy or drip tray. Where practical, materials will not be stored directly on the ground. General biosecurity measures should be adhered to at all times by all contractors and site visitors.
Lighting and Timings	To avoid impacts to foraging bats	All works should occur in daylight with no additional lighting required. Should lighting be required in a temporary compound area, these should be highly directional with no more than 1lux light spill on the adjacent woodland habitat or onto the lodges, with no nighttime lighting.

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
Noise, vibration and dust	To avoid indirect impacts to protected species and woodlands	Noise, vibration and dust should be kept to a minimum during construction. Noisy hours of work will be limited between 8am to 5pm Monday to Friday, with contractors typically starting at 7.30am and finishing at around 6pm on Monday to Friday, and Saturday. Any cutting of new materials should occur on existing hardstanding areas away from the woodland areas. No radios or loud music should be present during construction works. To reduce dust production, if necessary, wetting whilst dusty items and materials are being loaded into wagons and/or skips prior to removal from site may be required.
Works directly to external elevations of lodges	To avoid impacts to roosting bats	Prior to works starting on site, a toolbox talk should be delivered to the site contractors to ensure they are aware of the potential presence of bats within the lodges away from the area of works, and are aware of wildlife legislation and identification of field signs. Prior to the cladding installation works, a pre-works inspection by a licenced ecologist of the nearby gaps should be carried out to ensure no bats may be opportunistically present in any of the gaps which may inadvertently be disturbed by the works. The three areas identified as having gaps within the tongue and groove cladding which is proposed to be replaced (Cluster I lodge 450 and Cluster G lodge 470 and 471) should have a pre-works inspection to ensure bats have not discovered and occupied these gaps. In the extremely unlikely event that a bat be recorded which will be impacted by the proposed works, work will not occur to that lodge until a licence has been obtained from Natural England. It is considered a Policy 4 licencing route would be appropriate for the scenario of an unexpected find. The works must ensure that no existing featheredge cladding is impacted, or any other elevation than those shown on the plans provided. Should a bat be found unexpectedly during works, works should stop and an ecologist contacted for further advice.
	To avoid impacts to nesting birds	If works are to be carried out during the bird nesting season (March to September, inclusive), checks would need to be carried out immediately prior to works to determine if nesting birds would be impacted by the works. These checks could be carried out by suitably trained contractors, conservation rangers or an ecologist. Should an active nest be recorded, works in the vicinity of the nest would need to be delayed until the chicks had fledged.

4. LOCATION OF BIODIVERSITY PROTECTION ZONES

Figures 1, 2 and 3 in Appendix 1 illustrate the location of Biodiversity Protection Zones within the site that have the potential to be influenced by construction activities. In particular, the great crested newt breeding ponds in relation to the areas of work (Figure 3) and the woodland areas outside of the red line boundary.

Figure 3 in Appendix 1 illustrates a Tree Protection Plan for an example cluster (to be applied to all other clusters), and this fencing should form the location of Biodiversity Protection Zones (areas where no works should occur). Any areas on the lodges that were identified as providing potential to support a bat roost would also need to be protected (see Figures 10 to 15 in the Preliminary Ecological Appraisal, Morph Ecological Consultants 2025 Revised 2026).

The biodiversity zones define;

- i) areas of important habitats, species or resources that are to be retained throughout the construction period;
- ii) areas that are to be restricted for some or all construction-type activities for the whole or part of the construction/ implementation process; and
- iii) areas where protective measure (e.g. fencing) are to be installed and maintained.

If any additional construction activities are required within a Biodiversity Protection Zone, the contractor should seek advice from an ecologist before proceeding.

5. LOCATION AND TIMING OF SENSITIVE WORKS TO AVOID HARM TO HABITATS AND SPECIES

Table 3 below provides a summary of the timing of sensitive works, based on the site activities and measures set out in Tables 1 and 2. Table 3 also indicates which activity and when an ecologist needs to be present on site to oversee the works.

Table 3: Timing of Sensitive Works

Proposed Site Activities	Season/Timing	Ecologist Required on Site
Vegetation clearance within amphibian / reptile habitat	As there is some potential for amphibians (including great crested newts) / reptiles to be present on site, strimming of any grassland areas must be carried out on a warm sunny day (to allow any reptiles or amphibians which may present to move away). The sward should initially be cut to 10cm high in order to avoid any harm to reptiles or amphibians, this should be followed by a second cut after a day to ground level and vegetation must then be maintained at a height no greater than 5cm until soil stripping/construction works begin. All cuttings should be raked up on the same day. Any deadwood or lifted slabs should be removed by hand.	No - however, ecologist details should be available to site operatives for advice and in the event any protected species are found. Conservation Rangers are also based on site who can provide support.
Other vegetation clearance and lodge works	Vegetation clearance and works to lodges should ideally be carried out between 1 st October to 31 st January to avoid impacting nesting birds. If carried out during the bird nesting season, a survey will be required in advance to ensure no active nests are present. Should any active nests be recorded, works in the vicinity of the nest would need to be delayed until the chicks have left.	Yes (or a suitably experienced Conservation Ranger) - If removal is to be undertaken within the bird nesting season (March to September, inclusive)
Pre-works checks of lodges prior to log roll replacement and cladding works	Throughout the project, pre-works checks will be required prior to works to lodges to ensure no bats have moved into the potential roosting features since the original survey work.	Yes – it is proposed that an ecologist conducts the pre-works checks immediately before starting the works to each cluster

6. SITE BIOSECURITY CONSIDERATIONS

Biosecurity means taking steps to ensure good hygiene practices are in place so that the risk of spreading non-native species of plants and animals and /or harmful pathogens is minimised. Some biosecurity measures can be as simple and as quick as making sure footwear, machinery and equipment are clean and being vigilant when on site. Virginia creeper (*Parthenocissus quinquefolia*) and Rhododendron (*Rhododendron ponticum*) were recorded within nearly all of the clusters in the area of works. These species are listed on Schedule 9 of the Wildlife and Countryside Act, meaning it is against the law to cause these species to spread into the wild. It is recommended that a specialist contractor or the internal landscaping specialists are consulted to advice on the removal of the Schedule 9 plant species. The Virginia creeper can be treated through multiple methods, either excavation and/or repetitive herbicide treatment. Rhododendron should be removed to stump level using hand tools, with Ecoplugs then inserted into the stumps to prevent regrowth. Any soils where invasive and non-native plants are present will be treated as contaminated waste. If the rhododendron is chipped, it should not be spread elsewhere on site.

Extra precautions should be taken as these invasive non-native species are all within the area of works:

- All vehicle (especially tracked vehicles) should be checked before entering and leaving the site, to ensure no mud or plant debris is brought into or leaving the site.
- Ensure vehicles and equipment are kept clean - in particular remove any accumulated mud or plant debris before leaving the site (especially important to make sure vehicles and plant leaving site are cleaned thoroughly).
- Vehicles should not access any areas other than hardstanding elsewhere within the Center Parcs Village to prevent the spread of known invasive plant species around the site.
- Any soil removed within any of the areas recorded to have a Schedule 9 plant species present would need to be treated as contaminated waste.

7. RESPONSIBLE PERSONS

Center Parcs will be responsible for appointing and overseeing appropriate site contractors, and ensuring the contractors have had appropriate site inductions with relation to ecology issues on site. The contractors will keep open communication with the project ecologist during the construction phase. The contractors should also keep the on-site Conservation Rangers, Matt Burt and Steve Norris, informed of the project developments. Unscheduled visits may be undertaken by the Conservation Rangers to ensure the recommendations contained within this CEMP are complied with. Richard Watson, the Ecology & Biodiversity Manager at Center Parcs, should be informed if there are any breaches of the CEMP and will inform Morph Ecological Consultants.

Nikki Morton MSci MCIEEM will be the appointed project ecologist during construction whereby contractors should contact Nikki for ongoing advice or to make aware of unexpected finds.

REFERENCES

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

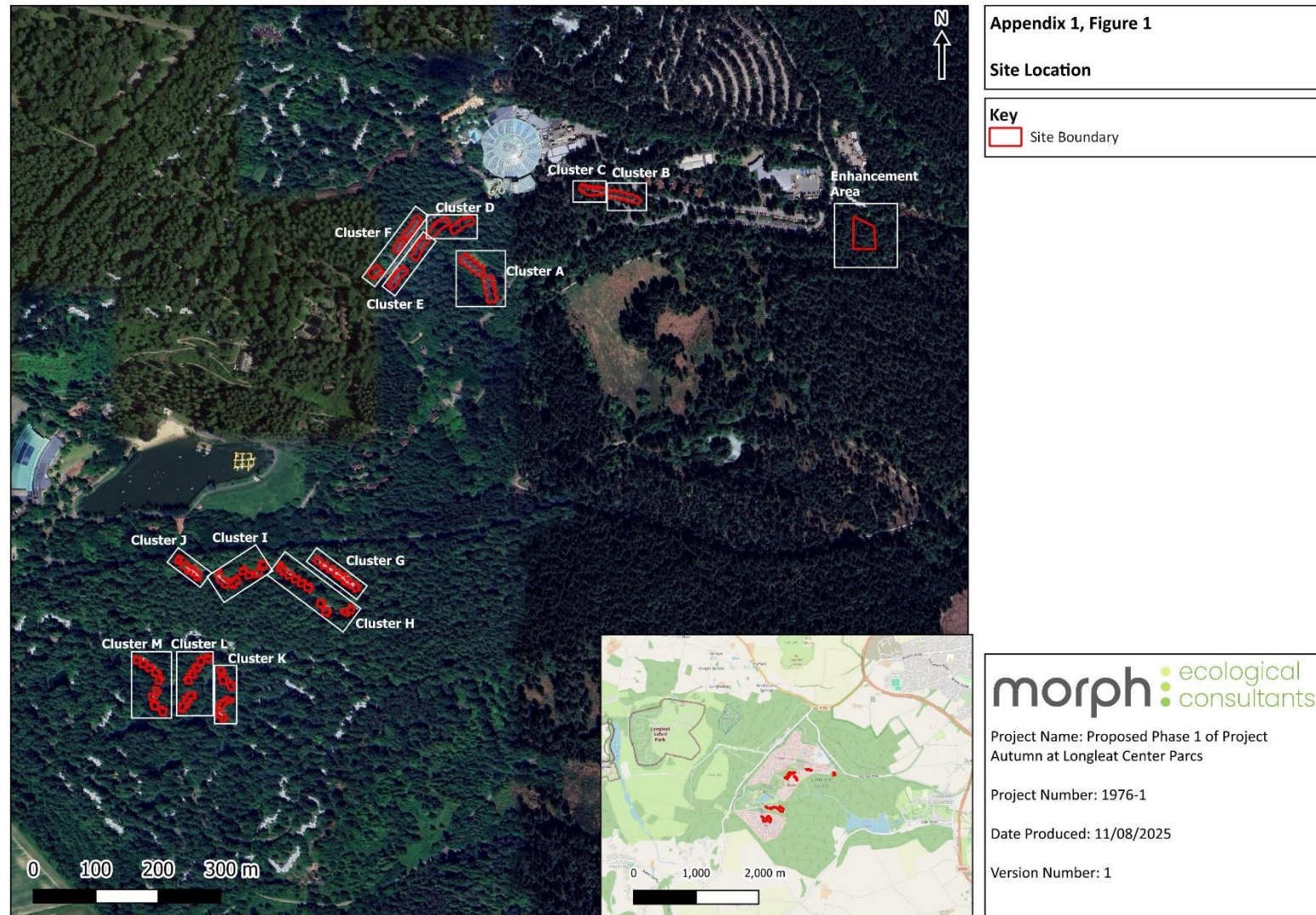
Morph Ecological Consultants 2025 (Revised 2026) *Proposed Phase 7 of Project Autumn at Longleat Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment*. A report under contract to Center Parcs.

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

Weddles 2025 *Center Parcs – Longleat Forest – Project Autumn: Arboricultural Method Statement*. A report under contract to Center Parcs.

APPENDIX 1: FIGURES

Figure 1: Location Plan



Notes:

- All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment and the new and existing Regulations for the Management of the Environment and the new and existing Regulations for the Management of the Environment.
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Planning Notes & Key

- Red Line Boundary**
The new boundary of existing BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.
- Blue Line Boundary**
The new boundary of proposed BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.
- Yellow Line Boundary**
The new boundary of proposed BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.

Location Plan:

1:1000 at A3

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Legend:

- Red Line Boundary**
The new boundary of existing BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.
- Blue Line Boundary**
The new boundary of proposed BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.
- Yellow Line Boundary**
The new boundary of proposed BNG area. All works to be carried out in accordance with the new and existing Regulations for the Management of the Environment.

Extract A

Extract B

BNG Enhancement Area

Project Information:

Project: Project Austrian
Location: Longest Forest, Warminster BA12 7PU
Client: Center Parks Ltd.
Project Number: 23-2479-LF/90/001
Planning Note: P02

Project Information:

Project: Project Austrian
Location: Longest Forest, Warminster BA12 7PU
Client: Center Parks Ltd.
Project Number: 23-2479-LF/90/001
Planning Note: P02

Figure 3: Tree Protection Plan – Example Cluster

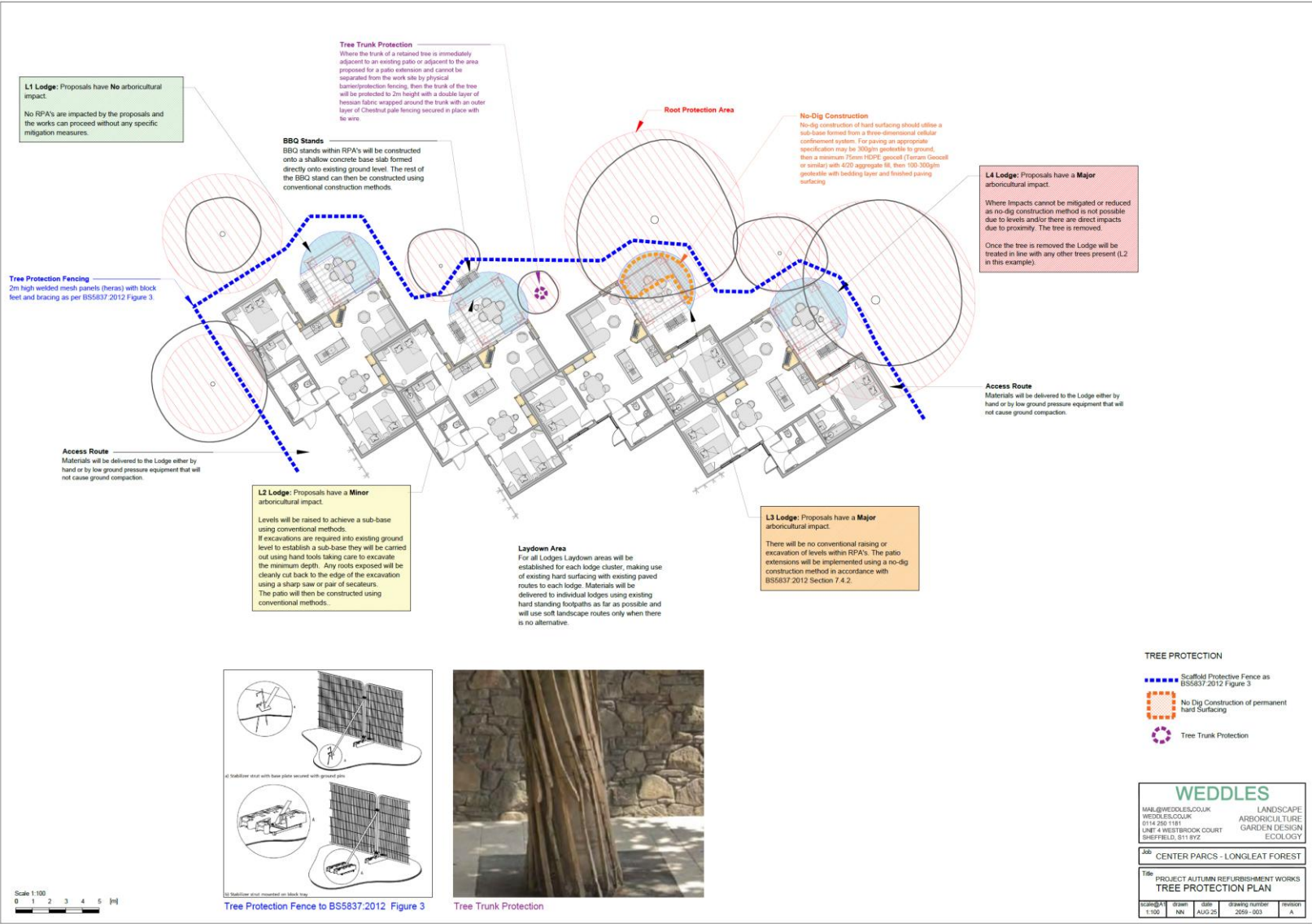
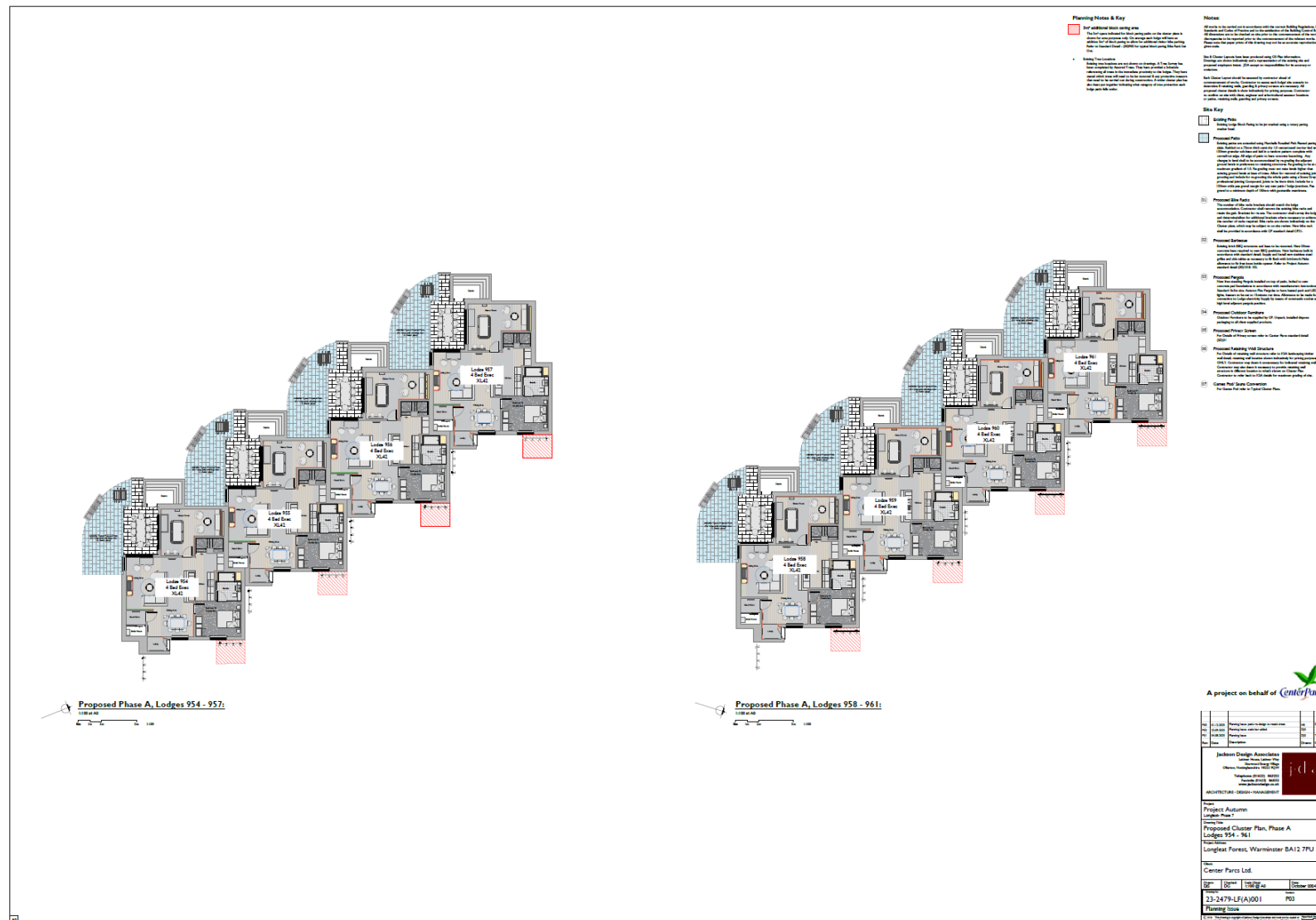


Figure 4: Proposed Plans – Cluster A (Example of Proposed Works)



Quality Assurance

Quality Information

Project	Phase 7 of Project Autumn at Longleat Forest, Center Parcs: Construction Environmental Management Plan (CEMP) for Biodiversity
Contract Number	1976-2
Description	Final Report
Prepared by	Nikki Morton MSci MCIEEM
Checked by	Steve Ralph MSci MCIEEM
Date Sent	15 th March 2026

Revision History

Revision			
Revision Date			
Details			
Prepared by			

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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