

Proposed Phase 8 of Project Autumn at Longleat, Center Parcs

Construction Environmental Management Plan (CEMP) for Biodiversity

July 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 Phase 8 of Project Autumn at Longleat, Center Parcs (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 a planning application has been made to Wiltshire Council (reference PL/2026/02872) for the '*replacement of BBQs and block paving extensions to cycle parking on a number of existing lodges. 8no. lodges will include patio extensions*'. It is likely that a Construction Environmental Management Plan (CEMP) will be requested.

1.3 Previous Survey Work

A Preliminary Ecological Appraisal was produced by Morph Ecological Consultants in 2026 which includes a Biodiversity Net Gain Assessment (The Statutory Biodiversity Metric Calculation Tool) (Morph Ecological Consultants, 2026).

There are ponds located within 50-100m of the area of works which support great crested newts (*Triturus cristatus*). As such, works will have to take place under an EPS Licence from Natural England. Details relating to the required mitigation and compensation will be covered by the EPS licence and will not be detailed here; however, given the small area of the works proposed, the site is proposed to be registered under the Low Impact Class Licence route. General mitigation measures for common amphibians will be detailed.

The presence of badger (*Meles meles*) setts within the close proximity of the proposed works was also identified. No direct impacts to badger setts were anticipated, however, the presence of badgers within the area of works could not be ruled out.

Potential roosting features were identified within the lodges. These are not anticipated to be impacted by the proposals, with the exception of cleaning and re-staining the timber cladding. Due to the legal protection afforded to bats and their roosts, precautionary measures are required in order to avoid a breach of legislation.

The potential for nesting birds was identified within the lodges and the surrounding habitats.

Rhododendron (*Rhododendron ponticum*) was also identified in the woodland surrounding the lodges, which is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Other species are known to be present within the Longleat Village (including reptiles, dormice and otters), however, no impacts as a result of the proposals on these species are anticipated.

The previous survey work and assessments 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	Clearance of vegetation may lead to the killing and/or injuring of amphibians and the removal of sheltering sites for these species. There are great crested newts within the wider site (the nearest breeding pond is 50-100m from the majority of the area of works), therefore there is a risk of potential killing or injuring a great crested newt during the works.
	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.
	Badgers	Badger setts are known to be present within the vicinity although are not anticipated to be close to the area of works. Incidental findings of these species are most likely to be encountered during vegetation clearance.
	Other species	Reptiles are known to be present within the vicinity although are not anticipated to be close to the area of works. Incidental findings of these species are most likely to be encountered during vegetation clearance.
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.
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.
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 habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils.
	Hedgehogs and other mammals	Storage of materials such as large diameter open ended pipes may trap and kill large mammals such as badger, hedgehogs, deer and fox.
Groundworks		
Excavation across the site	Retained trees	Potential damage to roots of retained trees.
	Amphibians / badgers / mammals	Leaving excavated holes / trenches uncovered (particularly overnight) may trap amphibians, badgers or small mammals and have the potential to cause injury and death.
	Badgers, hedgehogs and mammals	Leaving excavated holes uncovered (particularly overnight) may trap badgers and other 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).
	Terrestrial habitats	Run-off and spillages from stored equipment and materials may cause pollution incidents and contamination of soils.
Site operations	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 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.
	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. No materials or equipment is to be stored within the RPAs.
Vegetation removal	To avoid impacts to badger setts	It is recommended that a pre-works check is carried out of the proximity of the works no more than 3 months prior to the start of the works by a suitably trained individual. The pre-works check would ensure that no new setts or entrances have been created which could be impacted by the 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 qualified individual has inspected the area to ensure that nesting birds or other wildlife are not present.
	To avoid impacts to amphibians	Prior to any vegetation removal, the site will be registered under a Low Impact Class Licence. The licence will involve the Registered User of the class licence to supervise any vegetation clearance, which must occur when temperatures are still warm overnight. As such it is proposed that vegetation clearance is carried out in October and the area of works should be left unsuitable for any amphibian species until the works have been completed. 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. Any great crested newts found will be moved to a nearby receptor area by the licensed ecologist. If any great crested newts are found when an ecologist is not present, works would need to stop until the site can be reassessed.
	To avoid potential harm to hedgehogs and 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.
	To avoid impacting the retained woodland areas	Fencing should be installed to prevent ingress from contractors into the retained woodland areas.
Site Set Up		
Storage of materials and location of	To avoid damage to terrestrial habitats	Temporary Heras type fencing will be installed to create Root Protection Areas (RPAs) for the retained trees. The fencing would prevent damage to these retained areas.

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
contractors site compound		Equipment and materials will only be stored in designated areas within the site and away from high value habitats (such as the woodland). Spill kits will be kept on site and provided to those working on site. 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 indirect impacts to bats	Site compound areas and facilities should also be positioned on existing hardstanding areas away from lodges.
Groundworks		
Excavation across the site	To avoid trapping amphibians, reptiles and mammals	Ideally any excavations should be filled in on the same day to avoid the risk of trapping any great crested newts. However, if unavoidable, 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. 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. 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	To avoid impacts to foraging bats	All works should occur in daylight with no 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.
Noise, vibration and dust	To avoid indirect impacts to bats	Noise, vibration and dust should be kept to a minimum during construction. Any cutting of new materials should occur on existing hardstanding areas away from the lodges. No radios or loud music should be present during construction works.
Site operations	To avoid direct impacts to 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, and are aware of wildlife legislation and identification of field signs. No works other than those pre-agreed should occur unless discussed with a licenced ecologist. In particular no replacement or repair of cladding should be undertaken.

Proposed Site Activities	Rationale for mitigation	Mitigation Proposals
		Works impacting the external elevations of the lodges (such as the lighting replacement and cladding cleaning / re-staining should ideally occur outside of summer (October to April inclusive). If this is not possible, 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. 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 likely be appropriate for the scenario of an unexpected find. Cleaning and staining of cladding should be undertaken carefully to avoid any liquid getting behind the cladding. Staining products should be pre-approved by a licenced ecologist to ensure that they are non-toxic to bats. Should a bat be found unexpectedly during works, works should stop and an ecologist contacted for further advice.

4. LOCATION OF BIODIVERSITY PROTECTION ZONES

Figures 3 and 4 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, this includes any areas of retained woodland / trees within the proposals which may be impacted by the construction activities without appropriate mitigation and any areas located within 250m of the great crested newt breeding ponds. Figure 3 in Appendix 1 shows the Tree Constraints Plan, outlining where the fencing is required and no dig construction is required to protect the retained trees. The works should only commence with a granted Site Registration under the Low Impact Class Licence scheme for great crested newts.

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.

Signage should be included on fencing to inform contractors not to enter the Biodiversity Protection Zones.

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 badger habitat	It is recommended that a pre-works check is carried out of the proximity of the works no more than 3 months prior to the start of the works by a suitably trained individual. The pre-works check would ensure that no new setts or entrances have been created which could be impacted by the works.	Yes – prior to any works occurring.
Vegetation clearance within amphibian / reptile habitat	As there is potential for amphibians / reptiles to be present on site (including great crested newts), vegetation clearance can only occur under a granted Low Impact Class Licence for great crested newts. Vegetation clearance is not permitted over winter months, therefore it is proposed to carry out the vegetation clearance in October prior to the works commencing, with the area of works left unsuitable for amphibians until the works can be completed. Strimming of any grassland areas must be carried out on a warm sunny day (to allow any amphibians which may present to move away). The sward should initially be cut to 10cm high in order to avoid any harm to 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 dead wood / potential refuges will be removed by hand.	Yes – required as a part of the GCN EPS licence (the details of which will be provided elsewhere).
Other vegetation clearance	Vegetation clearance should ideally be carried out between 1 st October to 28 th February to avoid impacting nesting birds. If carried out during the bird nesting season, a nesting bird 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 fledged.	Yes - if removal is to be undertaken within the bird nesting season (March to September, inclusive).
Site operations occurring near the lodges	Prior to works occurring to the lodges, a toolbox talk should be delivered to contractors by a suitably qualified ecologist.	Yes - 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, and are aware of wildlife legislation and identification of field signs.
Site operations occurring near the lodges	Works to the building should ideally avoid the main bat maternity season (June to August, inclusive) where roosts may be more vulnerable to disturbance. Should works need to be carried out during the main maternity season, it may be necessary to undertake a bat emergence survey of the building to ensure no maternity roosts are present nearby.	Yes - a pre-works inspection by a licenced ecologist of the gaps in the building is required to ensure no bats may be opportunistically present in any of the gaps which may inadvertently be disturbed by the works.

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. Rhododendron was noted around the clusters. Rhododendron is listed on Schedule 9, meaning it is an offence to allow the species to spread into the wild. As such, extra precautions should be taken.

- All vehicle (especially tracked vehicles) should be checked before entering site, to ensure no mud or plant debris is brought into 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.
- Details of the plant, its location, the legislation and propose mitigation should be included in toolbox talks for contractors.
- The area should be fenced off before any works commence on site (heras type fence installed around the area) and signs added to warn contractors of plant.
- Personnel should clean footwear before leaving site to prevent the spread of the plants.

Soils containing the plant are classified as controlled waste, and therefore should any soils from the area with the rhododendron must not be removed from site (as if it was this will need to be disposed of at licensed landfill). As such, in order to avoid any potential breaches of the legalisation, soil should not be removed (unless treated as contaminated waste). It is recommended that the rhododendron be removed by hand tools with ecoplugs inserted into the remaining stumps. This can be undertaken by the Rangers, who undertake invasive species removal across the Village.

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. Unscheduled visits may be undertaken by the Conservation Rangers to ensure the recommendations contained within this CEMP are complied with. 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.

Steve Ralph MSc MCIEEM will be the registered user of the Low Impact Class Licence for great crested newts and will therefore undertake the site supervision works for the vegetation clearance in October.

REFERENCES

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

Morph Ecological Consultants 2026 *Proposed Phase 8 of Project Autumn at Longleat Center Parcs Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment*. A report to Center Parcs.

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

APPENDIX 1: FIGURES

Figure 1: Location Plan



Appendix 1, Figure 1

Site Location

Key

Site Boundary

morph ecological consultants

Project Name: Proposed Phase 8 of Project
Autumn at Longleat Center Parcs

Project Number: 2155-4

Date Produced: 31/03/2026

Version Number: 1

Figure 2: UKHab Baseline Map

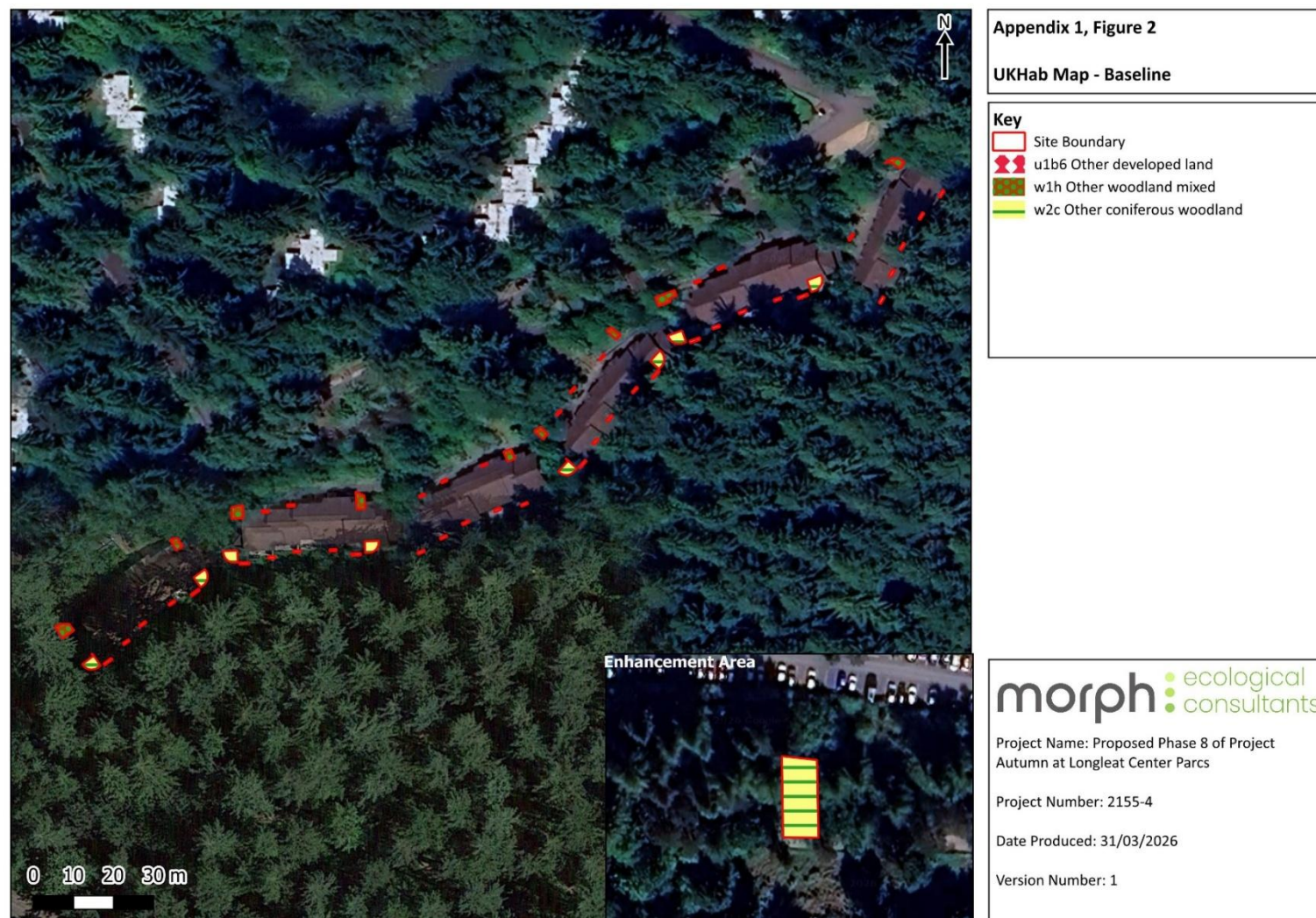
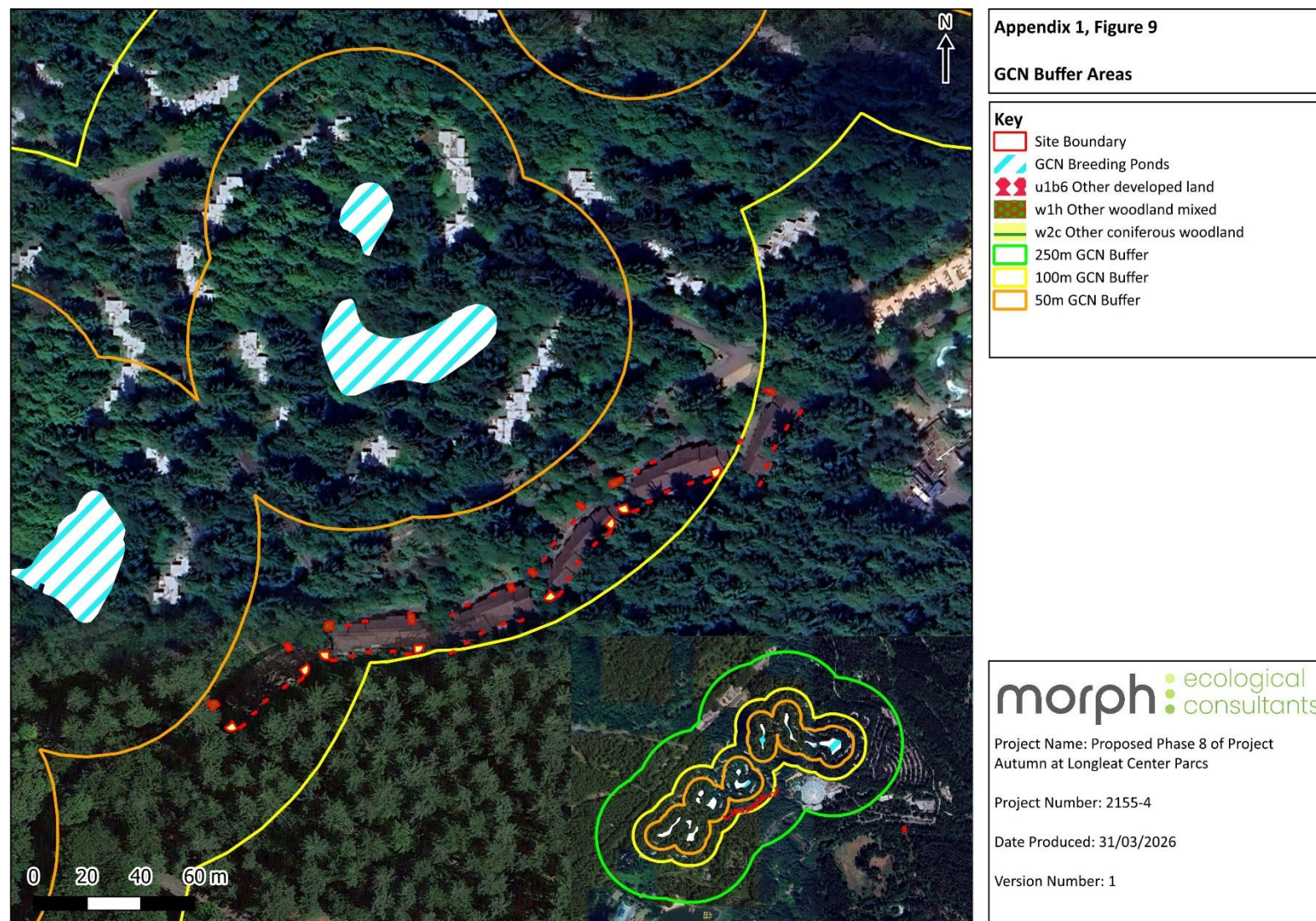


Figure 3: Tree Protection Plan



Figure 4: Great Crested Newt Buffer Areas



LOCATION PLAN

CROSS-SECTION

NOTES:

- FINAL ROUTES OF ALL TRENCHING TO BE MARKED OUT & AGREED WITH CENTER PARCS WITH A PERMIT TO DIG ISSUED PRIOR TO ANY WORKS COMMENCING ON SITE. THESE ARE TO GENERALLY FOLLOW ROADS & FOOT PATHS DRAWINGS ARE INDICATIVE ROUTES ONLY.
- CONTRACTOR TO VISIT SITE TO CARRY OUT ALL CABLE MEASUREMENTS DURING TENDER TO THE RELEVANT LOCATION AT EACH LOOSE.
- FINAL ENTRY POINT INTO LOOSE TO BE AGREED ON SITE SUBJECT TO LOOSE TYPE, LOCATION OF EXISTING DISTRIBUTION BOARD & ACCESS TO EXISTING DUCT. ALLOW FOR DRAMATIC DRILLING FOR NEW ACCESS INTO LOOSES AS REQUIRED.
- FINAL LOCATION OF ALL FEEDER PILLARS TO BE AGREED WITH CP & ARCHITECT ON SITE PRIOR TO ANY WORKS COMMENCING.
- WHEN DIGGING AROUND TREES APPENDIX 1 GUIDE TO WORKING IN OUR FORESTS 2017 IS TO BE STRICTLY FOLLOWED.
- REPLACEMENT TARMAC IS TO BE IN LINE WITH CENTER PARCS ROAD OVERLAY DETAIL. CONTAINED WITHIN APPENDIX D OF THE ELECTRICAL SPECIFICATION.

Quality Assurance

Quality Information

Project	Proposed Phase 8 of Project Autumn at Longleat, Center Parcs: Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity)
Contract Number	2155-5
Description	Final Report
Prepared by	Helen Chambers MSc ACIEEM
Checked by	Nikki Morton MSci MCIEEM
Date Sent	2 nd July 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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