

Proposed Phase 8 of Project Autumn at Longleat Center Parcs

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

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A report to:

Center Parcs

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EXECUTIVE SUMMARY

	Feature	Results	Recommendations	Further Surveys
Designated Sites	International, nationally and locally designated sites	Within 2km of the site is Cley Hill SSSI, Swancombe Meadow LWS and Shearwater LWS. These sites are over 1km from the site and the proposed works are very small scale. As such, no further mitigation measures or recommendations are considered necessary.	None recommended.	None required.
Habitats	UKHab habitats	The site includes 30 lodges, with existing patios, paths and bike parking areas. The front of the lodges were mixed woodland (w1h) and the rear of the lodges were conifer woodland (w2c).	The area of works should be limited as far as practical without causing damage or encroachment to the adjacent woodland. Care should be taken to avoid fuel spills.	None required.
	Invasive species	Rhododendron was present within the woodland parcels.	Rhododendron is listed on Schedule 9, meaning it is an offence to allow this species to spread into the wild. As such, it is recommended that the rhododendron is removed from the area of works prior to works occurring. Any soil in these areas should be treated as contaminated waste. Care should be taken to avoid the spread of these species with machines.	None required.
	Biodiversity net gain	The site prior to development has a baseline of 0.08 Habitat Units. Post works there will be 0.09 Habitat Units, resulting in a gain of 0.01 Units (+10.88%).	In order to achieve mandatory BNG for the project, it is proposed to enhance an area of woodland within the Center Parcs village.	None required.
Faunal Species	Amphibians (including great crested newts)	Numerous ponds occur within the village, and some of these ponds support a large population of great crested newts. Ponds with great crested newts occur approximately 50-100m from the area of works. As such there is potential for great crested newts to be located within the area of works.	Ground works around the lodges (including patio extensions, BBQ replacement and associated cabling works) should only occur under an EPS Licence from Natural England. Given the small extent of the works and associated cabling it is proposed to use the Low Impact Class Licence route. It is likely that mitigation will include destructive searches under the supervision of the registered class licence user, as well as creation of hibernacula / log piles to compensate for the habitat loss.	None required.
	Badgers	Badgers are present within the village, with a sett previously identified within the wider woodland compartment to the rear of Cluster C. This sett was not found during the survey, although some potential mammal paths and foraging signs were noted. Therefore, although direct impacts to badger setts are not anticipated, it is possible that badgers will forage, or pass through, the areas surveyed and close vicinity.	A walkover by a suitably trained individual should occur no greater than three months prior to the start of works to check that no new badger holes occur near the area of works. General good working practices should be adhered to, such as if any trenches dug during works are required to be left open over night, they should be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting should not be left on site. Should any new mammal holes appear near the area of works, Morph Ecological Consultants should be contacted for advice on how to proceed.	None required.
	Bats	No evidence of bats was recorded within any of the lodges surveyed, although numerous potential roosting features were noted. It is not proposed to directly impact any of these potential roosting features	Precautionary working measures should include the delivery of a toolbox talk to site contractors. Ideally works to the external elevations of the lodges (lighting and cleaning / staining) should be timed to avoid the active	None required.

Feature	Results	Recommendations	Further Surveys
	with the exception of cleaning and re-staining. As such it is considered that impacts to bats or potential roosts can be avoided through precautionary working measures.	bat season (May to September inclusive), unless a pre-works check is carried out by a licenced ecologist. Staining products should be pre-approved and care should be taken not to drip any product behind the cladding. As a site enhancement, it is recommended that two bat boxes be installed per cluster (as such 6 boxes should be installed in total).	
Birds	No evidence of nesting birds was noted during the surveys within the lodges although potential nesting opportunities were noted. In particular the larger gaps such as the missing vent covers in the cladding, or the larger cladding gaps. Some old nests were noted in nearby trees and were characteristic of pigeons. It is unlikely any specially protected bird species will be present near the area of works.	The building works should ideally avoid the bird nesting season, which runs from March to September (inclusive). If works are to be carried out during the bird nesting season, checks would need to be carried out immediately prior to works to determine if nesting birds would be impacted by the works. If any vegetation removal is required, this will also be constrained by the bird nesting season. Six bird boxes should be installed in the woodland parcels surrounding the area of works to enhance these woodland areas for nesting birds.	None required.
Dormice	Dormice are known to be present in the vicinity of the village, but predominantly confined to Nockatt Coppice nature reserve, which is located offsite to the southwest of the village. Given the highly disturbed nature of the woodland areas surrounding the lodges, there are unlikely to be any dormice present (and they have not been recorded previously around lodges). As there will only be impacts to the short mown vegetation surrounding the lodges, it is considered highly unlikely dormice would be impacted by the proposed works.	None recommended.	None required.
Reptiles	The wider survey area provided potential habitat for reptiles. However, these areas are unlikely to be impacted by the works as the works are predominately confined to the lodges and associated patios.	None recommended.	None required.
Other species	The site is known to support some species of Local or National importance for three species of invertebrate and one species of plant (bath asparagus). The site is also known to support otters, with a resting place recently recorded on site near to the main lake. Given the works are confined to the vicinity of the patios and bike racks, these species are unlikely to be impacted by the works	None recommended.	None required.

1. SURVEY AREA AND PROPOSALS

1.1 Site Location

The site consists of 30 lodges, located across 3 locations (clusters) within Longleat Center Parcs. Longleat Center Parcs is located near Warminster, Wiltshire, BA12 7PU (approximate grid reference ST 83593 43047). The location of the site, the clusters surveyed and the BNG Enhancement Area are shown on Figure 1 in Appendix 1.

1.2 Proposals

Phase-8 of Project Autumn includes updates to 30 lodges. Works include the internal and external renovation, minor patio extensions and new BBQs, cleaning and re-staining of existing elevations. New bike parking areas will be installed to the front of the lodges. Cabling works will also occur.

The 30 lodges are split across 3 clusters within the village, as detailed below.

- Cluster C – 804, 805, 806, 807, 808 and 809, 810, 811, 812, 813
 - Proposed works include patio extensions on the end of each block, new bike racks, new BBQ, and new garden furniture
- Cluster D – 820, 821, 822, 823, 824 and 825, 826, 827, 828, 829
 - Proposed works include patio extensions on the end of one of the blocks, new bike racks, new BBQ, and new garden furniture
- Cluster E – 832, 833, 834, 835, 836 and 837, 838, 839, 840, 841
 - Proposed works include patio extensions, new bike racks, new BBQ, privacy screens, new garden furniture and a new retaining wall

In addition, two apartment blocks (Redwood and Pinewood) are to undergo refurbishment with internal refurbishment, cleaning and staining of cladding, and localised cladding repairs. As these apartment works do not require planning permission, it has been requested that the ecological requirements be addressed within a separate report.

1.3 Survey Brief

This report has been prepared by Morph Ecological Consultants for Center Parcs. It is understood that a planning application will be made to Wiltshire Council, and as the application is not considered to be exempt from mandatory BNG, a Preliminary Ecological Appraisal and BNG assessment is required.

Morph Ecological Consultants brief was to ascertain whether the proposed works would have an impact on protected species and habitats. Morph Ecological Consultants was also commissioned to provide recommendations for mitigation, compensation and enhancement measures and further surveys, as appropriate. To meet the requirements of the brief, a Preliminary Ecological Appraisal, consisting of a desk study, UKHab survey and a Protected Species Survey, of the site was carried out by a suitably qualified ecologist. The approach undertaken pays due regard to The Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Preliminary Ecological Appraisal' (CIEEM 2017). A Biodiversity Net Gain Assessment of the site was also carried out.

Legislation relating to protected species is included within Appendix 3.

2. SURVEY METHODOLOGY

2.1 Desk Study

A desk study was undertaken of data received on the 28th July 2025 from Wiltshire and Swindon Biological Records Centre (WSBRC). They were consulted to obtain any existing records of protected and/or notable species and designated conservation sites. Data from a 2km radius of grid reference ST 83602 42984 (approx. central grid reference of the Village) (herby referred to as 'study area') was obtained, including:

- Legally protected and notable species
- Notified sites: Local Wildlife Sites, Local Geological Sites, Protected Road Verges, WWT Reserves, Bat Consultation Zones

Multi-Agency Geographic Information for the Countryside (MAGIC website) was searched on the 25th March 2026 for information including:

- Statutory sites such as Sites of Special Scientific Interest (SSSI)
- Great crested newt (*Triturus cristatus*) survey licence returns
- Great crested newt pond survey data (from 2017-2019)
- Granted European Protected Species Mitigation Licences

2.2 Habitat Survey and Protected Species Survey

The survey involved a site walkover and a preliminary assessment of the habitats using the standard UK Habitat Classification System methodology (UKHab 2023) which involves visiting each parcel of land and on the basis of vegetation the habitats were classified to Level 5 where appropriate. Secondary codes were also used. Notes were made on species present, defining the UKHab types.

Target notes were used to record any habitats or features of particular interest. Also, the suitability of habitats to support protected species was recorded and any sightings or signs of protected species were noted. Further details are provided below:

- All evidence of badgers (*Meles meles*) including setts, dung pits, badger hairs, mammal paths, bedding, footprints and scratching trees was recorded. The suitability of the habitats to support badger sett digging, and badger foraging was also noted.
- An assessment of the site's potential to support amphibians, including the specially protected great crested newts was made.
- The site's potential to support reptiles was assessed.
- The site's potential to support hazel dormice (*Muscardinus avellanarius*) was assessed.
- The habitats within the site were assessed for their potential to support nesting birds, including for barn owl (*Tyto alba*).
- A preliminary roost assessment was carried out in accordance with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2023). The survey involved licenced ecologists searching the buildings for evidence of roosting bats, such as bat droppings, feeding remains as well as looking for live bats. The survey also assessed the buildings for their potential to support roosting bats, which involved identifying features such as cracks, crevices, holes or voids, which could support roosting bats. High powered torches, endoscopes and ladders were used where necessary to aid the investigation to determine if features may support roosting bats.
- Trees with features suitable for roosting bats were recorded. Features such as woodpecker holes, cracks and cavities within trunks and branches, gaps behind loose bark and dense ivy growth on trunks were all noted.

A UKHab map was produced, and target notes were labelled on the map (if required). Maps are shown in Appendix 1, Figures 2 and 3. The Preliminary Roost Assessment results are shown in Appendix 1, Figures 6-8. Great crested newt buffer zones are shown in Appendix 1, Figure 9.

2.3 Biodiversity Net Gain Assessment

The Statutory Biodiversity Metric was used for the Biodiversity Net Gain Assessment.

In order to use the Biodiversity Metric Calculator, habitat information from the walk-over survey was used to form the baseline value in biodiversity units. To determine the quality of the habitats' present four assessments of the habitat types are made:

- **Distinctiveness:** Distinctiveness is a pre-assigned category for each habitat type. The habitat type is assigned through botanical species recorded during the walk-over survey.
- **Condition:** Habitat condition is calculated using the Statutory Biodiversity Metric Technical Supplement Condition Assessment Sheets are provided whereby positive indicators for each habitat types are listed and the number of these positive indicators met in a particular habitat type determine the condition.
- **Strategic Significance:** The appropriate description is selected from the drop-down list in the calculator. This category is based on the Local Nature Recovery Strategy.

The calculations are repeated for post-intervention, but risk components are also included:

- **Difficulty of creating or enhancing a habitat:** Automatically assigned within the calculator.
- **Temporal risk:** can select habitat created in advance or delay in starting habitat creation. Time to final target condition is then automatically assigned within the calculator.
- **Spatial risk (if proposing off-site habitats):** The appropriate description is selected from the drop-down list in the calculator depending on the distance away from the site.

The Biodiversity Net Gain Assessment was carried out in accordance with the Statutory Biodiversity Metric User Guide (DEFRA, 2024).

It should be noted that the Biodiversity Metric Calculator does not take into account the presence of protected species and is only used as a tool in addition to best ecological practices. Professional judgement is used throughout and justified within this report, and the exact biodiversity units gained or lost should not be used independently.

2.4 Criteria for Determining Ecological Importance

The importance of an ecological features was considered within a geological context as per the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2019). As such the evaluation of ecological features were defined as the following:

- **International** (internationally designated sites or sites supporting internationally important species)
- **National** (nationally designated sites e.g. SSSI or sites supporting populations of nationally important species)
- **Regional** (sites exceeding county-level designations or supporting features identified in a regional BAP)
- **County** (county sites or sites meeting the criteria for these sites e.g. Local Wildlife Sites and species/habitats identified within the county BAP)
- **District** (features identified within a Local BAP or enrich a districts habitat resource)
- **Local** (areas of habitat considered to enrich the habitat resource within the local area)
- **Site** (common or low value habitats)

For this survey area, the following was also considered:

- **Wildlife Legislation**
 - The Wildlife and Countryside Act (WCA) 1981 (as amended)
 - The Countryside and Right of Way (CROW) Act 2000
 - The Conservation of Habitats and Species Regulations 2017 (as amended)

- Biodiversity Action Plans
- Habitats and species of principal importance in England listed in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- Wiltshire and Swindon Local Nature Recovery Strategy

2.5 Survey Details

The survey was carried out by Nikki Morton MSci MCIEEM and Suzanne Disney BSc ACIEEM on the 23rd and 24th February 2026.

The enhancement area was originally surveyed in 2023, but an update survey was carried out by Nikki Morton MSci MCIEEM and Audrey Bourdais Paull BSc ACIEEM on the 5th August 2025.

2.6 Surveyor Experience

Nikki Morton has been an ecologist for over 8 years having carried out numerous Preliminary Ecological Appraisals, UKHab Surveys and Biodiversity Net Gain Assessments. Nikki attended a yearlong Plant Identification Skills course at the University of Leicester and achieved a high level 3 (equivalent to the FISC exam). Nikki holds the following licences: great crested newt level 1 (licence number 2025-81278-SCI-CL08), bats level 2 (licence number 2025-85054-CL18-BAT), bats Earned Recognition Registered Consultant (licence number BER0221) and white clawed crayfish (licence number 2026-87949-CL11-WCC).

Suzanne Disney is a qualifying member of CIEEM and has over three years' experience of ecological surveying, including extensive bat emergence survey experience. Suzanne has a level 4 FISC qualification. Suzanne is working towards her Level 1 Class Licence for both bats and great crested newt.

2.7 Survey Area

The areas surveyed are shown on the Site Location map (Figure 1, Appendix 1). This shows all the Clusters as well as the BNG Enhancement Area proposed.

The vicinity of each area was also surveyed for signs of badger. The enhancement area was selected as part of a Biodiversity Net Gain Feasibility Study (Morph Ecological Consultants 2025) and resurveyed to ensure the condition remained the same.

2.8 Survey Constraints

2.8.1 Access

Only external inspections of the lodges were undertaken. This is not considered a survey constraint as there were no loft spaces present within the lodges where direct works to the buildings will occur.

2.8.2 Survey Limitations

Only a brief assessment of the site was made and no systematic surveys to establish the presence or presumed absence of protected species were undertaken. As such, a lack of evidence of a protected species does not necessarily indicate an absence of the species.

2.8.3 Length of Data Validity

To ensure that survey data remains current and as many protected species move sites frequently, if works have not commenced within a year from the survey date, an update may be required to fully assess the impacts of the proposals on protected species and their habitats.

3. SURVEY RESULTS AND EVALUATION

3.1 Desk Study

3.1.1 Designated Sites

Designation	Description
Internationally and National Designated Sites within 2km	<u>Cley Hill SSSI</u> Distance from the closest survey area: 1.5km north Description: The site supports lowland calcareous grassland and some areas of mesotrophic grassland. Due to the distance between the Village and Cley Hill and the habitats impacted, it is considered unlikely that the proposals would impact on any Nationally Designated Sites.
Locally Designated Sites within 2km	There are two Local Wildlife Sites (LWS) within the study area. These are detailed below. <u>Swancombe Meadow LWS</u> Distance from survey area: 1.2km southeast Description: An area of damp meadow at the head of Shearwater with unimproved neutral grassland and rush-pasture communities bordering a small stream. <u>Shearwater LWS</u> Distance from survey area: 1.2km southeast Description: A large artificial lake on the Longleat Estate surrounded by woodland and popular for walking and fishing.
Other Sites	<u>Traditional Orchards</u> One parcel 1.5km northwest of the survey area. <u>Deciduous Woodland</u> 53 parcels with the closest being located within the Village (although none are located within any of the areas of works). <u>Lowland Calcareous Grassland</u> 9 parcels with the closest being 1.5km north. The woodland parcels within the survey area and to be impacted by the works were predominately coniferous woodland and all parcels fall to meet the criteria of priority habitat deciduous woodland. As such, no further mitigation measures or recommendations are considered necessary.

3.1.2 Priority and Protected Species

Species	Description
Amphibians	<u>Ponds</u> The village supports a large lake, as well as artificially connected ribbon lakes which are present around the Center Parcs village.

Species	Description
	<u>Great crested newt</u> There were 27 records returned of great crested newts within the study area. The closest record is located within the Village. The Center Parcs Conservation Rangers undertake annual amphibian surveys of the waterbodies on site, and have recorded great crested newt breeding ponds on site. The closest breeding pond to any of the areas of works is 50m. The main breeding pond is over 115m from the areas of works. A large population of great crested newts is present. There are no records of great crested newt class survey licence returns within the study area. A pond 1.5km northeast of the central grid reference was surveyed in 2018 and no great crested newts were recorded. <u>Other amphibians</u> Common amphibians are also found within ponds within the village with palmate newts (<i>Lissotriton helveticus</i>), smooth newts (<i>Lissotriton vulgaris</i>), common frogs (<i>Rana temporaria</i>) and common toads (<i>Bufo bufo</i>) present.
Badgers	There are 38 records of badger (<i>Meles meles</i>) returned within the study area, with 29 being historic records. The closest record relates to a count of an adult 300m southeast of the area of works. The closest record of a sett is from 630m southwest of the area of works. The Village's Biodiversity Sensitive Area (BSA) maps show there is a sett present within the woodland compartment behind Cluster C.
Bats	Numerous records of bats occur for the study area, including records for noctule (<i>Nyctalus noctule</i>), common pipistrelle (<i>Pipistrellus pipistrellus</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), brown long-eared bat (<i>Plecotus auritus</i>), barbastelle (<i>Barbastella barbastellus</i>), Daubenton's bat (<i>Myotis daubentonii</i>), whiskered bat (<i>Myotis mystacinus</i>), Natterer's bat (<i>Myotis nattereri</i>), greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>), lesser horseshoe bat (<i>Rhinolophus hipposideros</i>), Leisler's bat (<i>Nyctalus leisleri</i>), serotine (<i>Eptesicus serotinus</i>), as well as <i>Myotis</i> sp. (not identified to species). Some records were pertaining to the village with other records being over 1km from the central grid reference. The closest roost records are around 800m from the central grid reference with pipistrelle species identified. Known bat roosts are included on the Village's Biodiversity Sensitive Area (BSA) maps. The closest roost records on the BSA maps include within the Redwood Apartments which is 150m from Cluster E with the roost in the Pinewood apartments approximately 200m away from Cluster C. Other roost records on the BSA maps are not in close proximity to any of the areas of works. There are two records of bat EPS licences within the study area. One appears to relate to common pipistrelle and one to soprano pipistrelle bats in the village.
Birds	There are 20 records of tawny owl (<i>Strix aluco</i>), the closest of which occurs within the village. There is one record of barn owl (<i>Tyto alba</i>) which occurs 1.8km northeast from the central grid reference. There are numerous records of birds from within the study area, including the hen harrier (<i>Circus cyaneus</i>), red kite (<i>Milvus milvus</i>), kingfisher (<i>Alcedo atthis</i>), peregrine (<i>Falco peregrinus</i>), hobby (<i>Falco Subbuteo</i>), brambling (<i>Fringilla montifringilla</i>), black redstart (<i>Phoenicurus ochruros</i>), firecrest (<i>Regulus ignicapilla</i>), and wryneck (<i>Jynx torquilla</i>).

Species	Description
Hazel Dormice	There are 74 records of hazel dormice (<i>Muscardinus avellanarius</i>) with the closest record occurring within the village. The majority of the dormice records are related to Nockatt Coppice adjacent to the village to the west. There are also dormice records from the southern boundary of the site. All records are over 350m from any of the areas of works.
Invertebrates	There are numerous invertebrate records from within the study area, with a vast majority relating to Cley Hills SSSI. Records include the dingy skipper (<i>Erynnis tages</i>), white ermine moth (<i>Spilosoma lubricipeda</i>), buff ermine moth (<i>Spilosoma lutea</i>), adonis blue (<i>Polyommatus bellargus</i>), small heath (<i>Coenonympha pamphilus</i>), marsh fritillary (<i>Euphydryas aurinia</i>), and silver-spotted skipper (<i>Hesperia comma</i>).
Otters and Water Vole	There are 19 records of otter (<i>Lutra lutra</i>) from within the study area, with the closest records occurring within the village. Otters have been recorded on the main lake and the ribbon lakes and using a badger sett as a laying up site approximately 500m from the area of works. There is one record of water vole (<i>Arvicola amphibius</i>) which occurs 1km southeast from the area of works.
Other Mammals	There are three records of hedgehog (<i>Erinaceus europaeus</i>) from within the study area, the closest being 490m south from the central grid reference. There is one record of water shrew (<i>Neomys fodiens</i>) from within the study area which occurs 600m southwest from the central grid reference. There are 17 records of brown hare (<i>Lepus europaeus</i>) from within the study area, with the closest being 1.1km southwest from the central grid reference. There is one record of harvest mouse (<i>Micromys minutus</i>) from within the study area, which occurs 1.7km northwest from the central grid reference. There are 36 records of beaver (<i>Castor fiber</i>) from within the study area, with the closest being 610m southeast from the central grid reference.
Plants	There are numerous records relating to the Wiltshire Rare Plant Register Species from within the study area. Some records appear to relate to both the village and wider Longleat Estate, including spotted medick (<i>Medicago arabica</i>), western gorse (<i>Ulex gallii</i>), nodding bur-marigold (<i>Bidens cernua</i>), green-ribbed sedge (<i>Carex binervis</i>), purple moor-grass (<i>Molinia caerulea</i>), lesser bulrush (<i>Typha angustifolia</i>), and trailing tormentil (<i>Potentilla anglica</i>).
Invasive Species	In addition to the rhododendron known to be present within the village. The Conservation Rangers have identified two invasive species within some of the ponds in the village including New Zealand pygmyweed (<i>Crassula helmsii</i>) and waterweed (<i>Elodea sp.</i>). Virginia creeper (<i>Parthenocissus quinquefolia</i>) and shallon (<i>Gaultheria shallon</i>) is also present on site.
Reptiles	There are 68 records relating to reptiles returned from within the study area, including common lizard (<i>Zootoca vivipara</i>), grass snake (<i>Natrix helvetica</i>), and slow worm (<i>Anguis fragilis</i>). Most of the records are from within the Center Parcs village.

Full desk study data can be supplied upon request.

3.2 UKHab Survey and Condition Assessments

The UKHab habitat types and their descriptions, which were recorded within the survey area are shown in the table below. A map showing the locations of these habitats is shown in Figures 2 to 4 in Appendix 1. Plant species listed within the text are referred to using their English names. A full list of plant species with their scientific names is provided in Appendix 2. Photographs of the survey area are provided within the table below. A summary of the habitat condition assessment is also detailed in the table below.

3.2.1 Area of Works

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
1	Developed land, sealed surface (u1b5 and u1b6)	Cluster C, D and E included six groups of terraced two-storey lodges (all in a row), with paths leading to the lodges and existing patios to the rear. This developed land is considered important at a Site level only.	This habitat is automatically assigned as 'N/A -Other'.	

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
2	Mixed woodland (w1h)	The fronts of the lodges was a small strip of woodland on a bank between the road and the lodges. Paths to the lodges split up the woodland compartment. The canopy comprised of Douglas fir, black pine, field maple and silver birch. Present within the understorey included holly, rhododendron, beech, hazel, willow, spindle, cherry, sycamore, yew and dogwood. Gorse and bramble were also present. Ground flora included abundant pendulous sedge, with ragwort, ivy, male fern, wood sedge, honeysuckle, wood sorrel, wild strawberry, violet, herb Robert, bracken, bugle, self-heal, cat's ear, garlic mustard, common columbine, cleavers, common daisy, marsh thistle and hart's tongue. Due to the wider connectivity of the woodland, despite a lower value due to the cover of non-native species, it is considered that the woodland is of District value.	<u>Condition Sheet: Woodland</u> A – 2, two age classes present B – 2, some browsing damage noted C – 1, rhododendron present D – 3, over 5 native tree or shrub species E – 1, <50% of trees and shrubs are native F – 3, 10-20% temporary open space G – 2, some regeneration noted H – 3, no signs of ill health I – 2, some woodland species noted J – 1, mostly one woodland storey K – 1, no veteran trees L – 1, no deadwood M – 1, damage and enrichment from lodges This area scores 23 out of 39 points and is therefore assessed as Poor condition.	
3	Coniferous woodland (w2c)	The immediate area surrounding the patios at the rear of the lodges was comprised of mostly bare ground in places with grassland species noted. These areas formed part of a wider conifer woodland compartment. The woodland canopy was comprised of a canopy of Douglas fir with holly, willow, field maple, silver birch and rhododendron also noted. The ground flora comprised of mostly pendulous sedge, with nettles, honeysuckle, bramble, male fern, dock, foxglove, creeping	<u>Condition Sheet: Woodland</u> A – 2, two age classes present B – 2, some browsing damage noted C – 1, rhododendron present D – 2, 3 to 4 native tree or shrub species E – 1, <50% of trees and shrubs are native F – 3, 10-20% temporary open space G – 3, lots of regeneration noted H – 3, no signs of ill health I – 2, some woodland species noted J – 2, two woodland stories K – 1, no veteran trees L – 1, no deadwood	

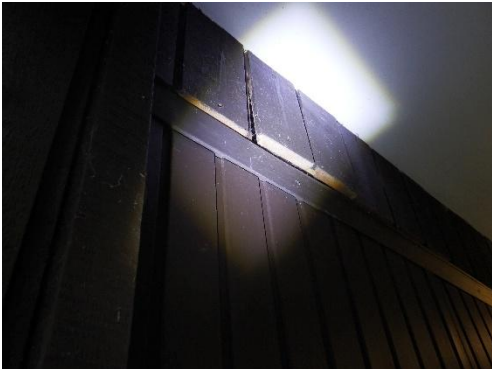
Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
		buttercup, lesser burdock, St. John's wort, tutsan, false wood brome, wild strawberry, wood sorrel, ivy, soft rush, lords and ladies, common daisy, heather and salad burnet all noted. Due to the wider connectivity of the woodland, despite a lower value due to the cover of non-native species, it is considered that the woodland is of District value.	M – 2, some damage and enrichment from lodges This area scores 25 out of 39 points and is therefore assessed as Poor condition.	

3.2.2 BNG Enhancement Area

Parcel Ref	UKHab Habitat	Description and Value	Condition Assessment	Photographs
4	Coniferous woodland (w2c)	The area of woodland was originally surveyed in 2023 as part of a village wide biodiversity baseline survey and was identified as being other coniferous woodland in poor condition. The updated survey in 2025 showed consistent results, with a canopy of predominantly Douglas fir, with an understorey of rhododendron and occasional holly. Ground flora included some heather, bracken, bramble, pendulous sedge, soft rush and some ferns. Wood sorrel and honeysuckle was recorded in one small area. This area will be enhanced in order to achieve mandatory BNG for the project. The area has been selected strategically to allow for larger interconnected enhancement areas across the site which will be feasible for the Conservation Rangers to enhance and consider protected species. This allows for maximum likelihood for success.	<u>Condition Sheet: Woodland</u> A – 2, two age classes present B – 2, some browsing damage noted C – 1, rhododendron present D – 1, two or less native tree or shrub species across woodland parcel E – 1, <50% of canopy trees and <50% of understorey shrubs are native F – 3, very limited temporary open space noted G – 2, some regeneration noted H – 3, no signs of ill health I – 1, mostly bare ground J – 1, mostly one woodland storey K – 1, no veteran trees L – 2, some deadwood present M – 2, some damage or enrichment noted This area scores 22 out of 39 points and is therefore assessed as Poor condition.	

3.3 Protected and Notable Species

Species	Description
Amphibians	Numerous ponds which support great crested newts occur to the north of the village, which are behind the lodges on the other side of the road to the lodges within this cluster (see Appendix 1, Figure 9 for the map of the ponds). A large population of great crested newts was recorded by the annual monitoring surveys carried out by the Conservation Rangers. The majority of the area of works falls within 50-100m of the breeding ponds. The habitats within the areas of works (primarily existing patio areas and surrounding shortly mown grass) were generally considered suboptimal for amphibians, including for great crested newt. However, given the close proximity to the great crested newt ponds, and the associated cabling works required in conjunction with Project Autumn (not required as part of this planning permission) increase the risk of potentially killing or injuring a great crested newt during works. As such an EPS licence for great crested newts will be required prior to the commencement of works (see Section 4.2.1). There is also the possibility of common amphibians being within the area of works and therefore will also need mitigation.
Badgers	According to the BSA map on the village, a badger sett is present to the rear of Cluster C (within 40m); however, the sett was not found during the survey. The bank was very steep and also had dense rhododendron, therefore it is likely that the sett is further down the steep bank within denser vegetation. Mammal trails were noted on the slope, and some areas of digging was noted (likely badger foraging and snuffling). No badger latrines were seen. As no sett was seen in the close vicinity of the works, and the small scale of works proposed, it is not considered that a licence from Natural England is required. Nonetheless, mitigation is required due to the close proximity of badgers (see Section 4.3.2).   <i>Possible mammal paths</i>   <i>Possible badger foraging</i>

Species	Description
Bats	Clusters A, B, C were all two storey lodges with the only cladding works proposed include washing and re-staining. No pergolas are proposed either, just patio and bike rack extensions, therefore it is unlikely bats would be directly impacted by the proposals. No evidence of bats was noted around any of the clusters of lodges, but numerous potential roosting features were noted (see Appendix 1, Figures 6, 7 and 8 for the maps of the potential roosting features). It is possible a bat roost is present but may be higher up than could be seen during the Daytime Bat Walkover although it is likely should a roost of higher conservation value be present, a large number of bat droppings would likely have been seen. Potential roosting features included lifted / slipped cladding, gaps in the cladding around the sauna doors, gaps under eaves / within soffits, missing knot holes, missing vent covers, gaps between the roof and cladding, missing mortar, and gaps at the top of the cladding.   <i>Cladding gaps around the saunas</i>   <i>Missing knot holes</i> <i>Gaps at the eaves</i>   <i>Missing mortar</i> <i>Gap in the ceiling beneath the balcony</i>

Species	Description
	The woodland, lake and ponds associated with the village provide good quality bat foraging habitat. No trees were identified with bat roosting suitability near the area of works. The evidence (potential roosting features) found within the buildings suggest the buildings are unlikely to support any high conservation value roost and the majority of the features present likely only support bats opportunistically. Also, the presence of higher conservation value roosts such as maternity roosts are typically identified by Conservation Rangers from reports from guests or from finding grounded bats. Currently none of the potential roosting features will be directly impacted by the works, with only cleaning and staining of the cladding proposed. It is therefore considered possible that any indirect impacts to any potential roosts can be mitigated for under precautionary working measures to avoid any breaches in legislation. Details of the Precautionary Working Measures are provided within Section 4.2.3.
Dormice	Dormice are known to be present in the vicinity of the village, but predominantly confined to Nockatt Coppice nature reserve, which is located offsite to the southwest. Given the highly disturbed nature of the woodland areas surrounding the lodges, there are unlikely to be any dormice present (and they have not been recorded previously around lodges). As there will only be impacts to the short mown vegetation surrounding the lodges, it is considered highly unlikely dormice would be impacted by the proposed works and therefore are not considered further within the report.
Nesting Birds	No evidence of nesting birds was noted during the surveys, although potential nesting opportunities were noted on the lodges. In particular the larger gaps such as the missing vent covers in the cladding, or the larger cladding gaps as described within the bat section above. Various nests were noted within vegetation surrounding the lodges, mostly appearing to be characteristic of pigeon nests. Given the high level of disturbance immediately surrounding the lodges, it is extremely unlikely that any specially protected birds would be present in the close vicinity. Nonetheless mitigation measures are required to avoid impacts to common nesting species.   <i>Nests recorded within nearby trees close to the area of works</i>

Species	Description
	 <i>Nests recorded within nearby vegetation close to the area of works</i>
Reptiles	Habitats surrounding some of the lodges provided potential habitat for reptiles. In particular the woodland to the rear was a south facing slope and also provided sheltering habitat. However, these areas are unlikely to be impacted by the works as these are predominately confined to the lodges and associated patios. As such, no mitigation is required, and reptiles are not considered further within the report.
Invasive Species	Rhododendron is present throughout the whole Center Parcs Village and was noted within the woodland compartments to the front and the rear of the lodges. The presence of the invasive species reduces the ecological value of the woodland areas.  
Other Species	The site is known to support some species of Local or National importance for three species of invertebrate and one species of plant (bath asparagus). Given the works are confined to an area of coniferous woodland which lacks in ground flora and understorey, these species are unlikely to be impacted by the works and therefore are not considered further within the report. Otters are also present on the wider site, but as the nearest records are 500m away and the area of works is not near a watercourse, otters are not considered further within the report.

4. RECOMMENDATIONS

The following recommendations are applicable for the current proposals on site. Should plans change on site, and further surveys are considered necessary, the outcome of these further surveys may require additional mitigation, compensation or protected species licences above what is outlined below. The recommendations apply the mitigation hierarchy (CIEEM 2019) whereby in first instance avoidance of impacts should be sought. If avoidance is not possible negative effects should be minimised through mitigation measures. As a last resort, impacts should be offset by appropriate compensatory measures. Enhancements should also be implemented to provide net benefits for biodiversity over and above the requirements.

The National Planning Policy Framework (Ministry of Housing, Communities & Local Government 2024) outlines the need to minimise impacts and provide measurable net gains for biodiversity. Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), whereby a development must deliver a BNG of 10%. As such the following recommendations have included enhancement suggestions to achieve this:

4.1 Habitats

In order to expand the size of the patio areas and install additional bike parking areas, small areas of heavily disturbed ground (mown lawns) will be lost. These areas have been classified as woodland habitats as they occur within the wider woodland setting. However, it is anticipated that only disturbed habitat will be directly impacted by the works, it is not anticipated any trees will need to be lost. As such, the loss of habitats are not considered significant. However, in order to achieve mandatory Biodiversity Net Gain, woodland enhancement will have to take place in order to offset the loss of woodland habitat. It is anticipated that the loss in woodland habitat will be addressed via woodland enhancement of a parcel of woodland within the Village (location shown on Figure 1 in Appendix 1).

4.1.1 *Adjacent Woodland*

The adjacent woodland areas should be protected during works. Care should be taken to avoid disturbing ground flora by avoiding repetitive walked routes and creating desire lines. Vehicles should not track through the woodland other than using the existing hardstanding. Vehicles or machinery should not be parked beneath the drip zones of trees unless on existing hardstanding.

Care should be taken to avoid spilling any fuel or possible pollutants into the ponds. Any refuelling should occur on hardstanding, with a spill kit at the ready. Ideally refuelling should also occur over a plant nappy or a drip tray.

4.1.2 *BNG Enhancement Area*

In order to achieve mandatory BNG for the project, it is proposed to enhance an area of Other coniferous woodland located to the south of the village. The woodland is currently assessed as being in Poor condition.

It is considered that this area can be enhanced in two ways; firstly by improving the habitat's condition from Poor to Moderate, and secondly by changing the habitat distinctiveness from Low to Medium (Other Coniferous Woodland to Other Woodland Mixed).

The habitat condition will be enhanced by the planting of additional native species across the area. It is recommended that oak, silver birch, rowan, hawthorn and holly be planted. Tree guards would be required to prevent deer browsing. By planting the above species, criteria D would score 3 (currently scores 1) and would create an understorey layer (increasing the score in criteria J). The rhododendron should also be removed in the area and kept on top of to ensure there is no regrowth to increase the score in criteria C. There are indications that nicer ground flora might be present in the seed bank

therefore allowing some light to the ground will likely encourage some nicer ground flora species, increasing the score in criteria I.

It is also proposed to enhance the distinctness of the habitat, by changing the area from Other Coniferous Woodland to Other Woodland Mixed. This will require the felling of a significant proportion of the conifer trees within the area, followed by the planting of native tree species (as detailed above). In order to meet the definition of Other Woodland Mixed at least 20% of the canopy would need to be of broadleaved species (as well as broadleaved planting through the understorey). Timber produced from the felling of the conifers would be used to increase the level of deadwood within the area, and some conifers would be cut at height, to retain trunks as standing deadwood (located away from the car park edge). As such is it considered possible to achieve the following condition assessment score:

Condition Sheet: Woodland

- A – 2, two age classes present
- B – 2, some browsing damage noted
- C – 3, the rhododendron should be removed
- D – 3, five or more native tree or shrub species will be planted
- E – 1, <50% of canopy trees and <50% of understory shrubs are native
- F – 3, some open space will be created (10-20%)
- G – 2, some regeneration noted
- H – 3, no signs of ill health
- I – 2, with a slight increase in open space it is anticipated ground flora will naturally develop
- J – 2, the new planting will create a second woodland storey
- K – 1, no veteran trees
- L – 3, lots of deadwood present
- M – 2, some damage or enrichment noted

This area scores 29 out of 39 points and is therefore assessed as Moderate condition.

In doing the above, mandatory BNG can be achieved for the project (see Section 6). The enhancements will also be very beneficial for faunal species, increasing the diversity of broadleaved species which in turn will encourage more faunal species to forage in the area. The Habitat Management and Monitoring Plan (HMMP) for the site outlines further how this will be achieved (Morph Ecological Consultants 2026).

4.2 Protected Species

4.2.1 *Amphibians*

Works to the ground around the lodges (such as the patio extensions, BBQ replacement, bike park extensions and/or any cabling works) should only commence under an EPS licence for great crested newts. Given the small extent of the works and associated cabling it is proposed to use the Low Impact Class Licence route. The LICL route will only be available if the works are carefully designed to avoid large areas of habitat damage, therefore works access, compound areas and material storage locations will still need to be carefully designed to minimise terrestrial impacts.

No further survey work is considered necessary as the conservation rangers undertake annual monitoring surveys of the ponds, and a large population of great crested newts is present, therefore the survey effort to date is sufficient to apply for an EPS licence.

Specific mitigation would be designed under the Site Registration for the LICL but is likely to include hand searching the areas of works and making the area unsuitable for great crested newts (such as dismantling any suitable refuge areas) to ensure no amphibians could be present over winter months when the works are proposed to take place. Any key areas where machines may be required, such as foundations for patio / bike park extensions, would be supervised by the licenced ecologist (the

Registered Consultant). This may also be supplemented by night searches if deemed beneficial. It is not currently considered proportionate to carry out fencing and trapping.

As compensation measures, the construction of hibernacula and log piles within the area would be sufficient.

The mitigation and compensation measures provided would also protect and provide opportunities for common amphibian species.

4.2.2 *Badgers*

Given the proximity of the works to a previously recorded badger sett, 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 construction 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.

General good working practices should be adhered to, such as if any trenches dug during works are required to be left open over night, they should be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting should not be left on site.

Should any new mammal holes appear near the area of works during construction works, Morph Ecological Consultants should be contacted for advice on how to proceed.

4.2.3 *Bats*

Precautionary working measures are required to ensure that no bats could become injured during the washing and re-staining of cladding, as well as minor works to replace outdoor lighting and general disturbance during works. The following Precautionary Working Measures are proposed to ensure there are no impacts to bat species during construction works:

- 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.
- 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.
- 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.
- Construction works will be occurring in the daytime therefore no additional lighting should be used.
- 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 compound areas and facilities should also be positioned on existing hardstanding areas away from lodges.
- 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.

To avoid potential disturbance impacts post-development, the following is recommended:

- Any lighting which may be incorporated within the scheme should be positioned to be away from sensitive features such as woodlands or any potential roosting features. Should lighting be required, lighting should follow the bats in lighting guidance (Bat Conservation Trust & Institution of Lighting Professionals 2023). To summarise, only motion activated lighting is recommended which automatically switches off when the area is not in use. Only low level lighting should be installed, which should be highly directional to avoid light spill, and lighting should be in the warm white source (2700Kelvin or lower) with a peak wavelength higher than 550nm.

As a site enhancement, it is recommended that two bat boxes be installed per cluster (as such 6 boxes should be installed in total). The location of the bat boxes should be advised by the village's Conservation Rangers, and then they can be added to their annual bat box checks. Bat boxes should be positioned where sunlight will warm up the box throughout the day, and should be positioned at least 3m above ground. The bat boxes should not be lit by security lighting and there should be a clear access to the bat box entrance.



*Greenwood's Ecohabitats
Two Crevice Bat Box*



*Greenwood's Ecohabitats
Small Hollow Bat Box*

4.2.4 *Birds*

The building works (cleaning and re-staining) should ideally avoid the bird nesting season, which runs from March to September (inclusive). If works are to be carried out during the bird nesting season, 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.

It is understood that there are no current proposals to impact any of the existing feather edge cladding areas where the majority of features were present. As such the potential nesting opportunities can likely be retained, which will result in no net loss of roosting opportunities.

A selection of bird boxes should be implemented in the woodland parcels surrounding the area of works to enhance these woodland areas for nesting birds (it is recommended that two boxes per cluster be installed, as such 6 boxes should be installed in total).

Bird boxes should be installed at least 3m high and on a north or shaded elevation. Open fronted bird boxes should be installed lower down (approximately 2m high) within or adjacent to dense vegetation. Durable materials such as Woodcrete are recommended to provide longevity of the potential nesting habitat. A range of bird boxes can be purchased from www.nhbs.com, examples are listed below but other equivalent brands are available. The boxes should be installed in consultation with the village's Conservation Rangers so that they can be incorporated into their bird nest box monitoring surveys.



*1B Schwegler Nest Box
(either 32mm or 26mm hole)*



2H Schwegler Robin Box

4.2.5 *Invasive Species*

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. Biosecurity measures should be established to ensure that the species are not spread as a part of the works.

The following precautions are made to ensure that the plant is not spread offsite, and legislation potentially breached.

- 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.

5. FURTHER SURVEY RECOMMENDATIONS

Currently no further survey works are considered necessary; however, if the proposals change, further surveys may be required.

6. BIODIVERSITY NET GAIN ASSESSMENT

6.1 Assumptions

6.1.1 Baseline Survey

Only 'area' habitats were present within the site, therefore the 'habitat' calculations were used. The 'site' is defined as the area within the red line boundary.

6.1.2 Proposed Development

The proposals include upgrades to 30 lodges and will involve increasing the size of the patio areas and new bike parking areas will be installed to the front of the lodges (an increase of a small amount of Developed land; sealed surface per lodge). There will be a small loss of Other woodland; mixed and Other coniferous woodland.

An enhancement area has been selected strategically within the Center Parcs village, which has been identified as being possible to enhance and meets requirements of future Center Parcs plans on site. The section of woodland selected is adjacent to a wider area proposed to be enhanced as part of different planning applications.

6.1.3 Habitat Degradation

From looking at historical aerial imagery, there does not appear to have been any habitat degradation since 30th January 2020.

6.1.4 Irreplaceable Habitat

There are no irreplaceable habitats within the area of works.

6.1.5 Strategic Significance

The Local Nature Recovery Strategy has now been published for Wiltshire, therefore this was used to determine the strategic significance. As per the Biodiversity Net Gain User Guide (DEFRA 2025), all of the baseline habitats are allocated as a Low Strategic Significance.

The habitats proposed for the enhancement area are located within an Area that Could Become (ACB) important; however, the target for the areas is measure W3 'Restore 'Plantation on Ancient Woodland Sites (PAWS)'. As the area is not designated as a PAWS, the target is not relevant to the area, and therefore is assigned a Low Strategic Significance in the post-development tabs in the metric.

6.1.6 Biodiversity Gain Hierarchy

Loss of habitats of Medium distinctiveness habitat (w1h), cannot be avoided due to the requirement of the project; however, the works will primarily impact heavily disturbed areas immediately surrounding the lodges. All other habitats within the survey areas are of Low or Very Low Distinctiveness. The proposals include an area of Low distinctness woodland (Other coniferous woodland), in Poor condition, that will be enhanced to a Medium distinctiveness habitat (Other woodland; mixed) in Moderate condition, and as such will ensure mandatory BNG is met. The mitigation hierarchy has been followed by selecting on site enhancements to deliver mandatory BNG.

6.1.7 Significant on-site Enhancement

As the enhancements will include medium distinctiveness habitat (enhancement to Other woodland; mixed), the BNG Enhancement Area will be considered as Significant on-site Enhancement, therefore a Habitat and Monitoring Management Plan has already been produced for the site (Morph Ecological Consultants 2026) and should be followed as part of a planning condition.

6.2 Calculations

Full habitat condition assessments and justifications for categorisation are provided within the Statutory Biodiversity Metric (user comments) and are detailed in Section 3.2.

6.2.1 *Habitat Units*

The site prior to development has a baseline of 0.08 Habitat Units. Post works there will be 0.09 Habitat Units, resulting in a gain of 0.01 Units (+10.88%).

6.2.2 *Trading Rules*

The trading rules are satisfied within the metric.

7. ECOLOGICAL IMPACTS SUMMARY

It is considered that the impacts of works could be minimal given that the mitigation measures outlined within the report are followed. An EPS Licence for great crested newts will be required prior to any external ground works (such as patio extensions, cabling works etc). Particular focus should also be given to following the proposed mitigation measures in relation to invasive species, roosting bats and nesting birds. In order to compensate for the loss of woodland habitat, it is recommended that woodland enhancement is implemented on site in order to achieve mandatory Biodiversity Net Gain for the proposals. Bat and bird boxes should be implemented as a part of the scheme to enhance the woodlands surrounding the lodges.

REFERENCES

Bat Conservation Trust & Institution of Lighting Professionals 2023 *Bats and Artificial Lighting at Night*. Available Online: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

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Morph Ecological Consultants 2025 *Longleat Center Parcs: Biodiversity Net Gain Feasibility Study*. Report under contract to Center Parcs.

Morph Ecological Consultants 2026 *Longleat Center Parcs: Habitat Management and Monitoring Plan*. Report under contract to Center Parcs.

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

Wiltshire and Swindon Local Nature Recovery Strategy Available Online: <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy>

APPENDIX 1: FIGURES

Figure 1: Site 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

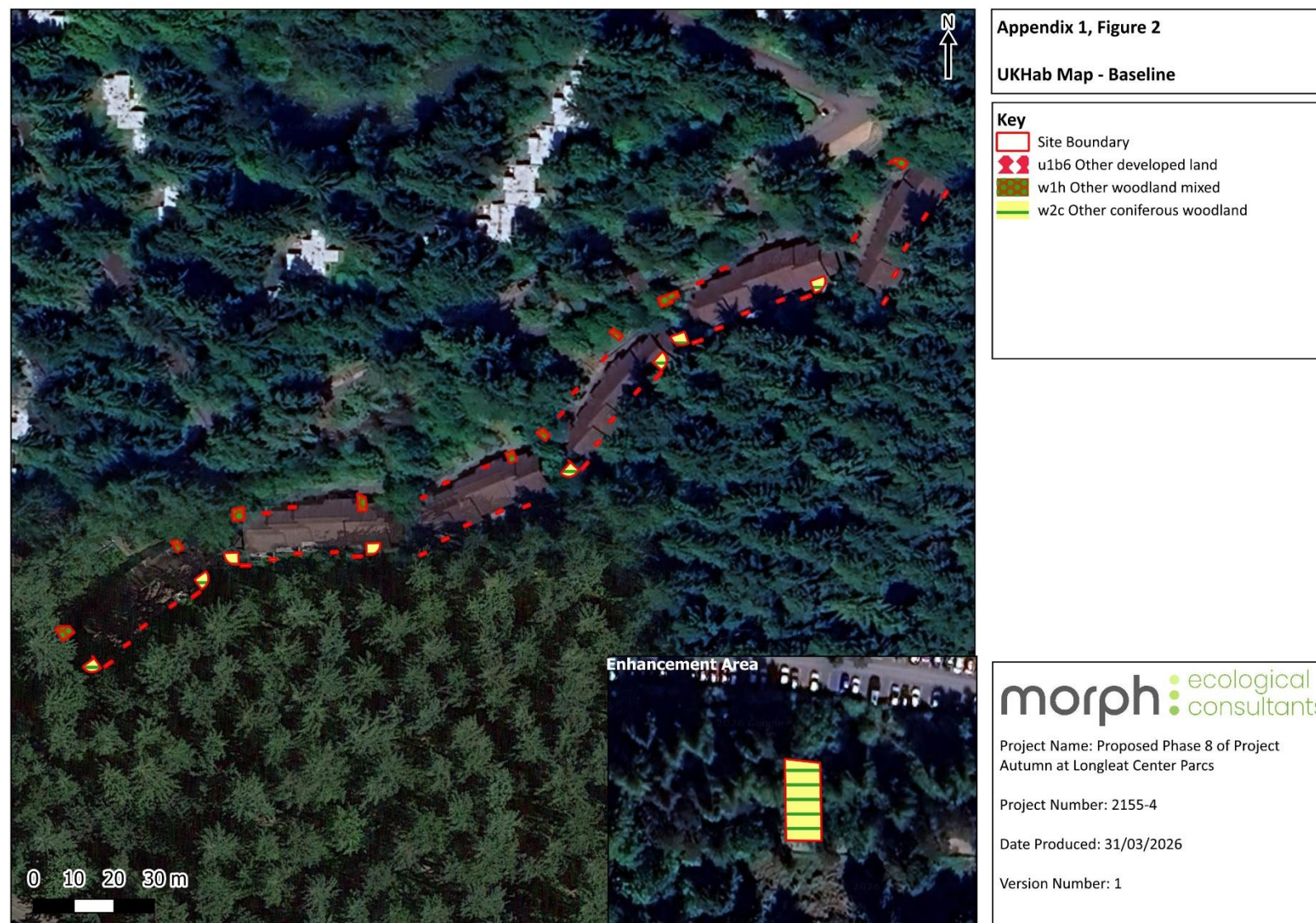


Figure 3: UKHab Proposed Map

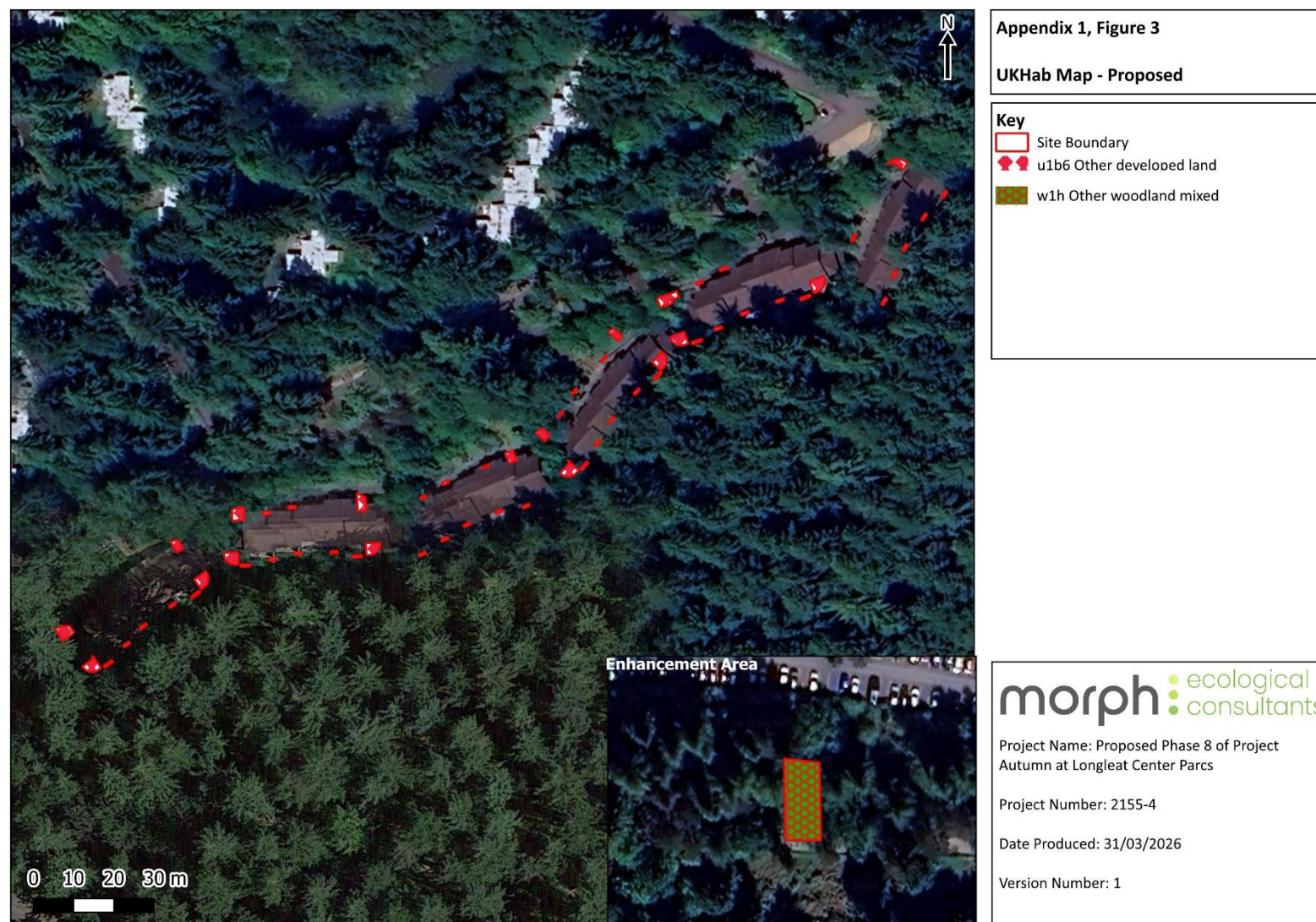
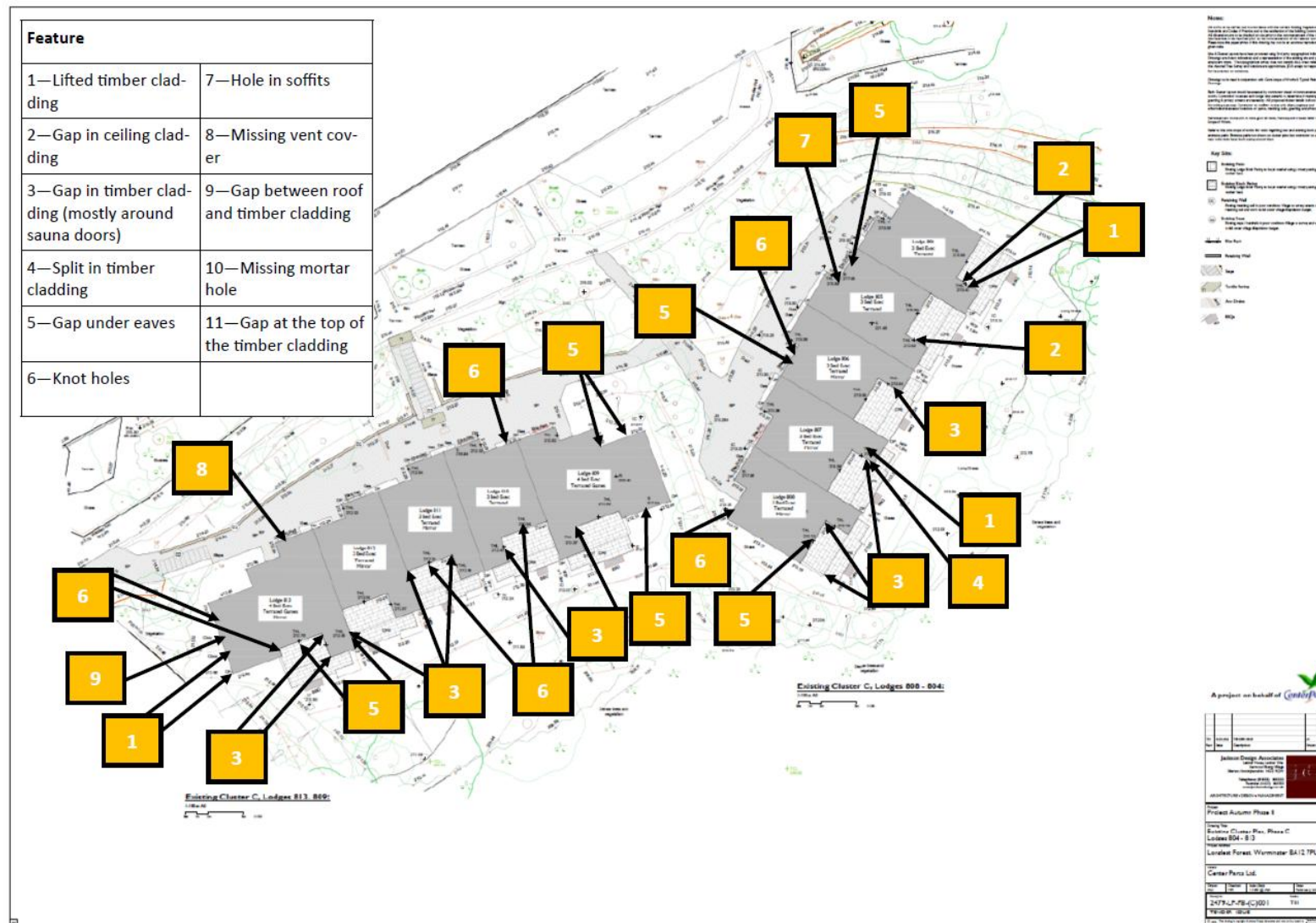


Figure 4: Existing Site Map for Cluster C



[illegible]

Figure 6: Daytime Bat Walkover of Cluster C



Existing Cluster D, Lodges 029-025

Scale: 0 2

Feature

1—Lifted timber cladding	7—Hole in soffits
2—Gap in ceiling cladding	8—Missing vent cover
3—Gap in timber cladding (mostly around sauna doors)	9—Gap between roof and timber cladding
4—Split in timber cladding	10—Missing mortar hole
5—Gap under eaves	11—Gap at the top of the timber cladding
6—Knot holes	

Figure 8: Daytime Bat Walkover of Cluster E

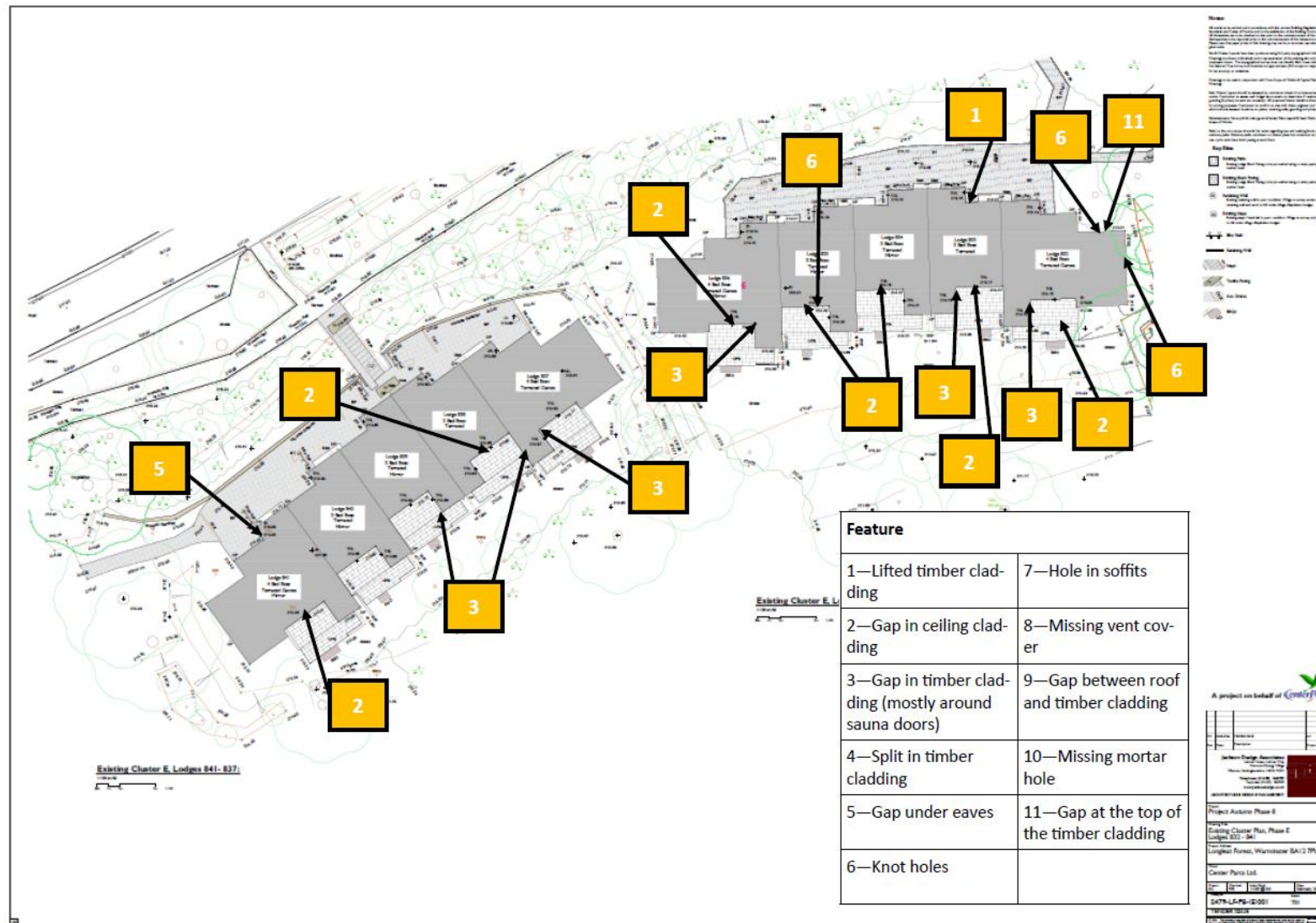
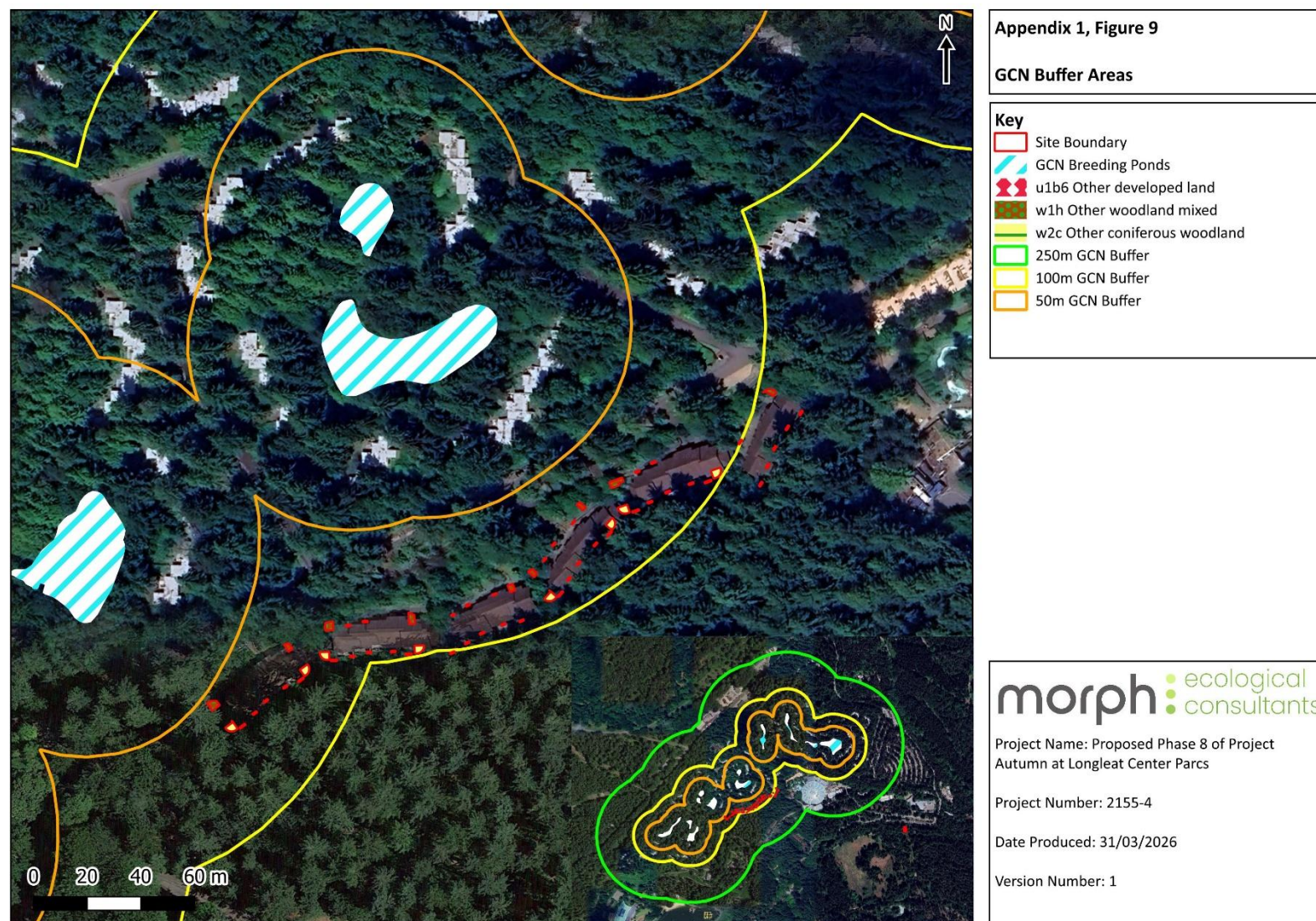


Figure 9: Great Crested Newt Buffer Areas



APPENDIX 2: BOTANICAL SPECIES LIST

Common Name	Scientific Name (Kent/Stace)
a cherry	<i>Prunus sp.</i>
a dock	<i>Rumex sp.</i>
a St. John's-wort	<i>Hypericum sp.</i>
a violet	<i>Viola sp.</i>
a willow	<i>Salix sp.</i>
Beech	<i>Fagus sylvatica</i>
Black Pine	<i>Pinus nigra</i>
Bracken	<i>Pteridium aquilinum</i>
Bramble	<i>Rubus fruticosus agg.</i>
Bugle	<i>Ajuga reptans</i>
Cleavers	<i>Galium aparine</i>
Columbine	<i>Aquilegia vulgaris</i>
Common Cat's-ear	<i>Hypochaeris radicata</i>
Common Nettle	<i>Urtica dioica</i>
Common Ragwort	<i>Senecio jacobaea</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Daisy	<i>Bellis perennis</i>
Dogwood	<i>Cornus sanguinea</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
False-brome	<i>Brachypodium sylvaticum</i>
Field Maple	<i>Acer campestre</i>
Foxglove	<i>Digitalis purpurea</i>
Garlic Mustard	<i>Alliaria petiolata</i>
Gorse	<i>Ulex europaeus</i>
Hart's-tongue	<i>Phyllitis scolopendrium</i>
Hazel	<i>Corylus avellana</i>
Heather	<i>Calluna vulgaris</i>
Herb-robert	<i>Geranium robertianum</i>
Holly	<i>Ilex aquifolium</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Ivy	<i>Hedera helix</i>
Lesser Burdock	<i>Arctium minus</i>
Lords-and-ladies	<i>Arum maculatum</i>
Male Fern	<i>Dryopteris filix-mas agg.</i>
Marsh Thistle	<i>Cirsium palustre</i>
Pendulus Sedge	<i>Carex pendula</i>
Rhododendron	<i>Rhododendron ponticum</i>
Salad Burnet	<i>Sanguisorba minor</i>
Selfheal	<i>Prunella vulgaris</i>
Silver Birch	<i>Betula pendula</i>

Common Name	Scientific Name (Kent/Stace)
Soft Rush	<i>Juncus effusus</i>
Spindle	<i>Euonymus europaeus</i>
Sycamore	<i>Acer pseudoplatanus</i>
Tutsan	<i>Hypericum androsaemum</i>
Wild Strawberry	<i>Fragaria vesca</i>
Wood-sedge	<i>Carex sylvatica</i>
Wood-sorrel	<i>Oxalis acetosella</i>
Yew	<i>Taxus baccata</i>

APPENDIX 3: LEGISLATION

Plants

All wild plants are protected against unauthorised, intentional uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed in Schedule 8 of the Act are afforded additional protection against picking, uprooting, destruction and sale.

Invasive and Non-Native Species

It is an offence under the Wildlife and Countryside Act 1981 (as amended) to plant or otherwise cause to grow in the wild a plant which is included in Part II of Schedule 9. Under this Act, it is also an offence to release or allow escape into the wild an animal which is not ordinarily a resident in Great Britain, or is included in Part I of Schedule 9.

Biodiversity Net Gain

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of a minimum of 10% unless exempt.

Badgers

Badgers and their setts are protected by law. A badger sett is defined by law as 'any structure or place which displays signs indicating current use by a badger'.

Under the Protection of Badgers Act 1992 it is an offence to:

- Take, injure, or kill a badger (or attempt to do so);
- Cruelly ill-treat a badger;
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett; and
- Intentionally or recklessly disturb a badger when it is occupying a badger sett.

Bats

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately take, kill or injure a bat;
- Intentionally or recklessly damage, destroy or obstruct access to bat roosts; and
- Intentionally or recklessly disturb bats.

A bat roost is defined in the legislation as "any structure or place which a bat uses for shelter or protection". Roosts are protected whether or not bats are present at the time.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). 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.

Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are afforded additional protection, which makes it an offence to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Hazel Dormice

Hazel Dormice are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Intentionally take, kill or injure a dormouse;
- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter or protection by a dormouse; and
- Intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

Great Crested Newts

Great crested newts and their habitat are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, kill, disturb or injure a great crested newt;
- Disturb a great crested newt whilst it is occupying a structure or place for shelter or protection;
- Intentionally or recklessly damage, destroy or obstruct access to habitats used by great crested newts for protection or sheltering;
- Damage or destroy a breeding site or resting place; and
- Sell, offer for sale, transport or advertise for live or dead great crested newts.

Reptiles

Slow-worm, common lizard, adder and grass snake are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Deliberately kill, injure or take slow-worm, common lizard, adder or grass snake; and
- Sell, transport or advertise for sale.

Smooth snake and sand lizard are afforded additional protection as European Protected Species and therefore are also protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, kill, disturb or injure a smooth snake or sand lizard;
- Intentionally or recklessly damage, destroy or obstruct access to habitats used by smooth snake or sand lizard for protection or sheltering;
- Intentionally or recklessly disturb a smooth snake or sand lizard whilst it is occupying a structure or place for shelter or protection;
- Damage or destroy a breeding site or resting place; and
- Sell, offer for sale, transport or advertise for live or dead smooth snake or sand lizard.

Water Voles

The water vole is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which makes it illegal to:

- Intentionally kill, injure or take a water vole;
- Possess or control a live or dead water vole, or any part of a water vole;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection;
- Intentionally or recklessly disturb water voles while it is occupying a structure or place used for shelter or protection; and
- Sell, offer for sale, transport or advertise for live or dead water voles.

Otters

Otters are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are classified as a European protected species under The Conservation of Habitats and Species Regulations 2017 (as amended). This makes it offence to:

- Deliberately capture, kill, disturb or injure an otter;
- Damage or destroy a breeding site or resting place;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place otters use for shelter or protection;
- Intentionally or recklessly disturb otters while it is occupying a structure or place used for shelter or protection; and
- Sell, offer for sale, transport or advertise for live or dead otters.

White-clawed Crayfish

White-clawed crayfish are partially protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it illegal to:

- Intentionally take white-clawed crayfish; and
- Sell, offer for sale, transport or advertise for live or dead white-clawed crayfish.

Quality Assurance

Quality Information

Project	Proposed Phase 8 of Project Autumn at Longleat Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment
Contract Number	2155-4
Description	Final Report
Prepared by	Nikki Morton MSci MCIEEM
Checked by	Steve Ralph MSc MCIEEM
Date Sent	1 st April 2026

Revision History

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Details	Amend typo	Confirmation of the GCN licencing route	
Prepared by	Nikki Morton MSci MCIEEM	Nikki Morton MSci MCIEEM	
Checked by	Nikki Morton MSci MCIEEM	Nikki Morton MSci MCIEEM	

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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