

FAO Matt Rowbottom

Project reference: 1976-2
Delivered to: matt.rowbottom@jacksondesign.co.uk

21st June 2026

Biodiversity Enhancement Plan for Phase 7 of Project Autumn at Longleat, Center Parcs

Dear Matt,

Morph Ecological Consultants would like to provide details of a Biodiversity Enhancement Plan (BEP) required in relation to the planning application reference PL/2025/07206 (Wiltshire Council). Planning permission has been granted by Wiltshire Council for the upgrades to 106 lodges and will involve increasing the size of the patio area, the installation of pergolas and new bike parking areas at Longleat Forest, Center Parcs. The works will also involve internal renovations and the removal of 5 trees.

A planning condition was attached to the granted planning permission, and this report would seek to provide the information to discharge the condition:

Condition 5:

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

REASON: To provide mitigation/enhancement for biodiversity

A subsequent bird and bat box plan was submitted to Wiltshire Council with a number of bird and bat boxes proposed on surrounding trees to the development. Further information was requested from Wiltshire Council as all of the enhancement measures were outside of the redline boundary, therefore this was not deemed acceptable as the implementation could not be secured. As such the Biodiversity Enhancement Plan has been revised to ensure all enhancement measures are located inside of the red line boundary.

As only the lodge and patio areas are included within the red line boundary of the area of works, it is not considered appropriate to install bird and bat boxes on the lodges themselves. This is because the lodges are only single storey, therefore any boxes fitted externally would be vulnerable to potential disturbance of interference from guests. In addition, the lodges already offer potential opportunities for nesting birds and roosting bats (where gaps occur in the cladding attached to the lodges), therefore this could pose an issue for birds if the areas are too saturated with bird boxes. However, each lodge will be having new cladding installed on the rear elevations of the lodges around the new patio doors which offers an enhancement for nesting birds and roosting bats. The feather edge cladding never sits flush to the lodges and there are naturally gaps after construction within the timber joins which create potential access features for bats and birds. The space which is created between the cladding and the existing wall provides opportunities for roosting bats and nesting birds. This cladding is created on every single of the single storey lodges (therefore all Clusters other than A, B and C which are already two storey and fully clad). In addition, there will be purposefully lifted sections of the cladding where there was a previous potential bat roosting, or bird nesting, feature noted (but were ruled out during the surveys) therefore not losing any existing potential features which could have been used by bats or nesting birds in the future.

Continued Overleaf...

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Example of a purposefully created access feature (image taken from a different project at a different Center Parcs village)



Example of a potential roosting / nesting feature which is present due to the natural gaps created within timber during construction (image taken from a different project at a different Center Parcs village)



Examples of potential roosting / nesting features which are present due to the natural gaps created within timber during construction (images taken from a different project at a different Center Parcs village)

In addition, the Biodiversity Net Gain (BNG) enhancement area is to be delivered onsite elsewhere on the Center Parcs site (within the red line boundary). The enhancements proposed include woodland enhancement measures, which is to create a second woodland storey of native broadleaved species. The planting of these species will create numerous bird nesting opportunities, where there is only limited opportunities present (just within the tall conifer trees).

This approach is considered more appropriate for the development, allowing these to be secured within the red line boundary, and also considering the long term implications of ensuring there is a suitable density of artificial boxes across the site to avoid over saturation and inadvertently lead to a decline in bird species.

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If you would like to discuss the report, please do not hesitate to get in touch.

Yours sincerely,



Nikki Morton MSci MCIEEM
Director
Morph Ecological Consultants Limited

Appendix 1, Figure 1: Biodiversity Enhancement Plan

