

Proposed New Pumping Station at Longleat Center Parcs

Ecological Enhancement Plan

September 2026

A report to:

Center Parcs Ltd

Report Produced by:

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1. Introduction

1.1 Overview

It is understood that a planning application will be made to Wiltshire Council. The proposals include the demolition of the existing pumping station, the construction of a new larger pumping station and storage tanks, as well as the diversion of some of the underground services at Longleat Forest, Center Parcs, BA12 7PU (grid reference ST 8358 4246). It is likely that an Ecological Enhancement Plan (EEP) will be requested therefore it has been decided to produce this document to accompany the planning application.

1.2 Planning Condition

It is anticipated that the following planning condition (or similar) will be attached to the granted planning permission:

Ecological enhancements - Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. REASON: To provide mitigation/enhancement for biodiversity.

1.3 Project Brief

Morph Ecological Consultants' brief was to produce an Ecological Enhancement Plan to meet the requirements for the discharge of the anticipated Planning Condition.

1.4 Purpose and Conservation Objectives for the Proposed Enhancement Measures

The site is located on the boundary of Longleat Forest Center Parcs, which is a large conifer woodland supporting a number of holiday lodges and guest activities, with connectivity to wider woodland parcels.

An updated version of the Preliminary Ecological Appraisal was produced in September 2026¹. No evidence of protected species was noted with the area consisting of large coast redwood trees with a lack of understorey and ground flora.

The enhancements provided in this report aim to enhance the site for species as that are known to be present in the wider village and would tolerate the more frequently disturbed area of the site. The enhancement measures are considered proportionate to the scale of the development proposed.

¹ **Morph Ecological Consultants 2026** *Proposed New Pumping Station at Longleat Forest, Center Parcs: Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment*. A report under contract to Center Parcs.

2. Bird Boxes

To enhance the site for nesting birds, two bird boxes will be installed on trees. One open fronted bird box will be installed approximately 2m high within or adjacent to dense vegetation, with one traditional hole box installed onto an existing semi-mature to mature tree around 3m high on a north or shaded elevation. The following brands are proposed (but other equivalent designs will be selected should these be out of stock or unavailable). The exact locations will be determined by the Conservation Rangers on site so it can be ensured that the locations do not conflict with any future forestry management works and so the boxes can be added to the Conservation Rangers annual monitoring and maintenance schedule.



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



2H Schwegler Robin Box

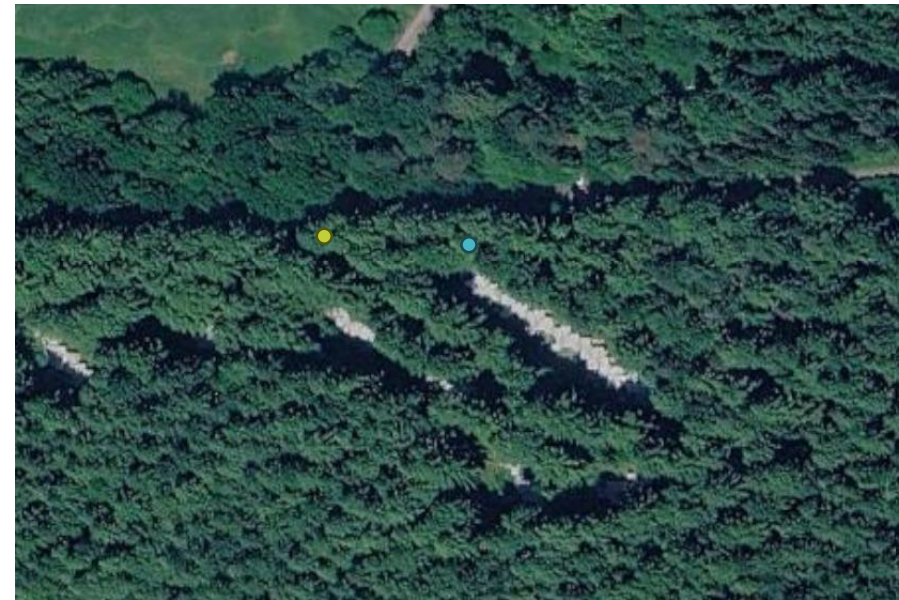


Figure 1: Approximate locations of bird boxes

Key



Open fronted box location



Traditional hole box location

3. Bat Boxes

To enhance the site, two bat boxes will be installed onto an existing semi-mature to mature trees. The bat boxes will be positioned where sunlight will warm up the box throughout the day, and will also be positioned at least 3m above ground. The bat boxes will not be lit by security lighting and there will be a clear access to the bat box entrance. The preferred brand of bat box is shown below, but other equivalent brands will be used should these be out of stock.

The exact location will be determined by the Conservation Rangers on site so it can be ensured that the location does not conflict with any future forestry management works and so the box can be added to the Conservation Rangers annual monitoring and maintenance schedule.



*Greenwood's Ecohabitats
Two Crevice Bat Box*



Figure 2: Approximate location of bat boxes

Key



Bat box locations

4. Woodland Enhancement

The decommissioned pumping station will be removed and the area restored to woodland. A mixture of native trees and shrubs will be planted in this area and where appropriate the rest of the woodland parcel.

Trees

Silver birch (*Betula pendula*)
Field maple (*Acer campestre*)
Wild cherry (*Prunus avium*)
Bird cherry (*Prunus padus*)
English oak (*Quercus robur*)
Rowan (*Sorbus aucuparia*)

Shrubs

Spindle (*Euonymus europaeus*)
Hazel (*Corylus avellana*)
Hawthorn (*Crataegus monogyna*)
Blackthorn (*Prunus spinosa*)
Holly (*Ilex aquifolium*)
Dog-rose (*Rosa canina*)
Guelder rose (*Viburnum opulus*)

In addition, the bare ground areas will be sown with an appropriate native woodland seed mixture, such as Naturescape's N10 Woodland Meadow Mixture.

The rhododendron (*Rhododendron ponticum*) will also be removed within the area.



Figure 3: Woodland creation area

Quality Assurance

Quality Information

Project	Proposed New Pumping Station at Longleat Center Parcs: Ecological Enhancement Plan
Contract Number	2167-2
Description	Final Report
Prepared by	Nikki Morton MSci MCIEEM
Checked by	Steve Ralph MSci MCIEEM
Date Sent	13 th September 2026

Revision History

Version			
Version 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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