



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01667
Decision Date: 02/10/2026

Applicant:	Center Parcs Limited Center Parcs Head Office, One Edison Rise, New Ollerton, Newark, Nottinghamshire, NG22 9DP
Particulars of Development:	Installation of Treetop Glider, Tower Platform and associated Works.
At:	Center Parcs, Picket Post, Corsley, Warminster, BA12 7PU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design and Access Statement (25/2624- Rev B

Proposed Site Plan, GA's and Timber Cabin Elevations (25-2624-(01)-003-P02)

Proposed ZipZag Ride Site GA (CP-04-PP-01);

Proposed ZipZag Ride Site GA (CP-04-PP-02);

Proposed ZipZag Elevation Drawings (CP-04-PP-03);

Proposed ZipZag ISO VIEW (CP-04-PP-04);

Proposed ZipZag Elevation Drawings (No Cables - CP-04-PP-05);

Proposed ZipZag ISO VIEW (No Cables - CP-04-PP-06);

Tower Platform - Back View (CP-04-PP-07);

Tower Platform - Left View (CP-04-PP-08);

Tower Platform - Front View (CP-04-PP-09);

Tower Platform - Right View (CP-04-PP-10);

Tower Platform - Plan View (CP-04-PP-11);

Tower Platform - Plan View - M2 Footprint (CP-04-PP-12);

Tower Platform - ISO Views(CP-04-PP-13);

ZipZag Concrete Foundation Locations (CP04-FO-CO-01);

ZipZag Spirafix and Vulcan Anchor Foundation Locations (CP04-FO-AN-01);

ZipZag Construction Stage off Road Heavy Vehicle Movement (CP04-CONST-VM-01); and

Material List Document

- All received 11 March 2026

Statutory Biodiversity Metric, Nikki Morton, dated 4 March 2026 - received 18 March 2026

Proposed External Services Layout Plan (26053-EPC-XX-EX-DR-E-2801) – received 1 May 2026

Location Plan (25-2624-(01)-001-P04) and 2077-1- ZipZag Longleat
CP_The_Statutory_Metric_Macro_Enabled_1.0.4 – V2 – Received 1 June 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The development shall be carried out in strict full accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Redeswood Tree Surveying, dated April 2026 - and received 14 April 2026

All tree protection measures, construction methodologies, supervision requirements and pruning works identified within the approved document shall be implemented and maintained for the duration of the construction works.

REASON: To protect retained trees and woodland character in accordance with Core Policy 51 of the Wiltshire Core Strategy.

- 4 The development shall be carried out in strict full accordance with Section 4 of the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Morph Ecological Consultants, Revised August 2026.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

- 5 Prior to the installation of any external lighting associated with the development, a detailed external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include lux plots, luminaire specifications, mounting heights, orientation, controls, hours of illumination, correlated colour temperature and an assessment of light spill onto trees, scrub, hedgerows and other bat foraging or commuting habitat.

The scheme shall demonstrate that lighting would not adversely affect bat habitat on or adjacent to the site and shall comply with the standards applicable to Environmental Zone E0 in the Institution of Lighting Professionals' Guidance Note GN01:2021, "*Guidance for the Reduction of Obtrusive Light*", and Guidance Note GN08/23, "*Bats and Artificial Lighting at Night*". All external lighting shall have a correlated colour temperature not exceeding 2700 Kelvin.

The approved lighting scheme shall be installed before the development is first brought into use and shall thereafter be retained and operated only in accordance with the approved details. No other external lighting associated with the development shall be installed.

REASON: To minimise effects on bats and other nocturnal wildlife and to conserve the dark-sky qualities of the Cranborne Chase International Dark Sky Reserve, in accordance with Core Policies 50 and 51 of the Wiltshire Core Strategy.

- 6** The Treetop Glider hereby approved shall not operate outside the hours of 09:00 and 20:00 on any day. Any associated lighting shall be switched off outside these hours.

REASON: To protect biodiversity, tranquillity and the dark sky qualities of the Cranborne Chase International Dark Sky Reserve.

- 7** The development shall be carried out in accordance with the approved Habitat Management and Monitoring Plan (HMMP) - Morph Ecological Consultants - Version 5 amended September 2026. The habitat creation, enhancement, management, maintenance and monitoring measures set out within the approved HMMP shall be implemented in full and retained for the duration of the 30-year management period. Monitoring reports shall be submitted to the Local Planning Authority in accordance with the timetable set out within the approved HMMP.

REASON: To secure and maintain the biodiversity net gain required by Schedule 7A of the Town and Country Planning Act 1990.

NOTE: Biodiversity Net Gain is subject to separate statutory requirements under Schedule 7A of the Town and Country Planning Act 1990, including the approval of a Biodiversity Gain Plan where required. The approved Habitat Management and Monitoring Plan (HMMP) forms part of the planning permission and must be implemented in accordance with Condition 7. Should any future Biodiversity Gain Plan require changes that are inconsistent with the approved HMMP, a separate application may be required to amend the planning permission and/or the approved HMMP.

- 8** Prior to the first use of the development hereby approved, 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 biodiversity enhancement features shall be installed in accordance with the approved details prior to the first use of the development and shall thereafter be retained and maintained.

REASON: To provide mitigation/enhancement for biodiversity.

NOTE: The submitted PEA recommends one bat box and two bird boxes, but precise details have not been provided.

Informative

- 9** There is a low risk that roosting bats may occur on or close to the site. Many species of bat depend on buildings for roosting, but many also make use of trees. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Batline.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)