

COYNE ENVIRONMENTAL LTD

**Holiday Inn Gatwick Worth
Turner Road
Worth
RH10 4SN**



Biodiversity Enhancement Strategy

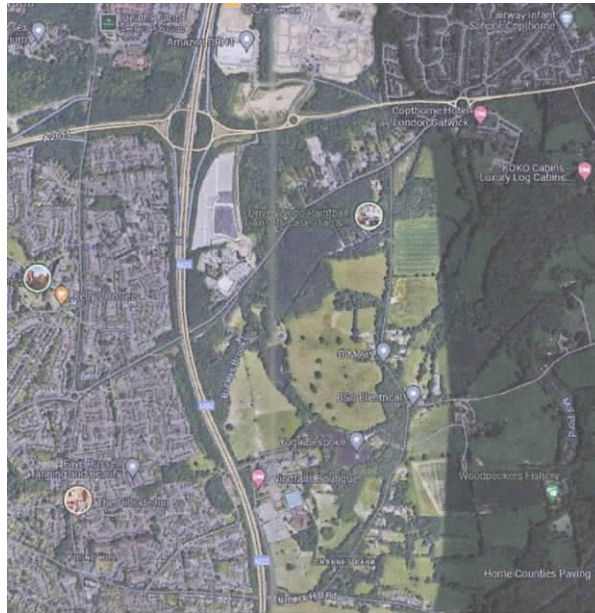
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INTRODUCTION

Pearl (Holding) Ltd has instructed Coyne Environmental Ltd to carry out an ecological Assessment of the Holiday Inn, Gatwick Worth, HR10 4SN, to establish the potential presence or absence of protected ecological features of significance. This is for Planning Application DM/20/3243 to increase the parking by 80 spaces on the boundary of the site. A Preliminary Ecological Appraisal (PEA) has been undertaken and found no ecology of significance. A Biodiversity Net Gain (BNG) Metric in accordance with the Environment Act 2021 has achieved a 11.70% habitat net gain.



The application has now gained approval with Conditions from Mid Sussex District Council. The ecological ones will be addressed in this Ecological Review Report as follows:

- Biodiversity Gain Plan (BGP) will accompany this report
- Habitat Management & Monitoring Plan (HMMP) will accompany this report
- Biodiversity Enhancement Strategy (BES)
- Sensitive Lighting Strategy (SLS)
- Non-licenced Precautionary Method Statement (PWMS)

This Report will cover the Biodiversity Enhancement Strategy with the PWMS

These completed ecological Conditions will enable the Local Planning Authority (LPA) to consider the impact of the proposal on wildlife. The authority can then discharge its legal obligations under the 'Conservation of Habitats and Species Regulations' (2018) and any 'Outline Mitigation and Compensation Strategy' if required.

I am a qualified Ecologist, with over 40 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The PEA survey was carried out on the 20th July 2024. This was conducted in the day time, (19 c) variable, light winds, dry.

LOCATION

Worth is a village in Sussex, between Crawley and East Grinstead. The remnants of the medieval Forest of Worth, is now a Site of Special Scientific Interest (SSSI) and the area is in the High Weald National Landscape.

Worth Park House, a large country house, once stood on the Milton Mount housing estate, now part of Pound Hill. The gardens have recently been restored and Worth Park is a Site of Nature Conservation Interest (SNCI) with the Stables a Listed Building (LB) Grade II, but now flats. Buleys Brook runs through the parkland. The Holiday Inn has been built within the grounds of Crabbet Park next to the Nuffield Leisure Centre.

SITE

The Holiday Inn, Gatwick Worth, is a 158-bedroom four-star hotel and conference centre, six miles from Gatwick Airport. It has a wide range of facilities, including accommodation and parking packages for holiday travellers to the airport. It is next to the Nuffield Leisure Centre, sharing the approach road. Both are situated in Crabbet Park, with some of the original neo-Queen Ann style building remaining and designed by Lady Anne Blunt, granddaughter of Lord Byron.

The proposals are to construct the additional parking at the rear of the hotel, along the site boundary. This is next to an Ancient Woodland (AW) on higher ground and great care has been taken in the engineering design to ensure this Priority Habitat is not affected by the Application.

BIODIVERSITY ENHANCEMENT STRATEGY (BES)

A BES aims to improve and protect biodiversity by increasing the variety and abundance of plant and animal life, often through habitat creation, restoration and management. This can be by the following:

- Biodiversity Net Gain (BNG)
- Mitigation Hierarchy
- Habitat Creation /Restoration
- Habitat Management
- Habitat Connectivity
- Sustainable Development

This project has undertaken a BNG Metric and achieved a **11.70%** Habitat Net Gain with the following mandatory mitigation requirement. The new embankments are to be seeded with **274m²** wildflower mix and **20no** new small native trees (compensation for 5 no trees that had to be removed) within the hotel grounds

Within this the Mitigation Hierarchy is a framework used to address environmental biodiversity loss. This prioritises actions to avoid, minimise impacts, restore any environmental damage, and then offset negative impacts. This ensures responsible development and environmental protection.

Mitigation Hierarchy

- **Avoidance:**

The primary goal is to prevent impacts on biodiversity altogether by carefully selecting project locations and designs to avoid disturbing sensitive areas or species.

- **Minimization:**

When avoidance is not possible, measures should be taken to reduce the duration, intensity, and/or extent of impacts.

- **Restoration:**

This involves restoring or rehabilitating the affected area to its original condition or a similar state, aiming to recover lost biodiversity.

- **Offsetting:**

As a last resort, if impacts cannot be avoided, minimized, or restored, offsetting involves compensating for the remaining negative impacts.

Ancient Wood (AW) Any work near the AW, should be avoided. If it is required to undertake any tree work this should not occur in the bird breeding season, March - August. However, if this is necessary an Ecological Clerk of Works (ECoW) should undertake a bird nesting survey and any active or nest building observed, these areas are to be cordoned off and no work undertaken until the fledglings have left the nest, and this is confirmed by the ECoW.

Trees approved to be removed should only be undertaken when outside the bird breeding season. The timber should be reduced to minimise the environmental impact to around 3m lengths and placed in selected wood piles to act as refugia and hibernacula for wildlife to use. This will increase the biodiversity value of the area. As the timber rots, the deadwood will become habitats for mosses, lichen and associated invertebrates.

The areas along the boundary between the AW and the new car park will be restored as part of the mitigation. This will create a new woodland edge habitat for a wide range of bee's butterflies and other invertebrates and increasing overall biodiversity for the area. It will also provide connectivity to other habitats, for animals like voles, shrews and hedgehogs.

As the project has achieved a 11.70% habitat net gain offsetting will not be required. The new environmental enhancements will not only provide an ecological landscape scheme for the project but also ensure the AW is not affected by the development.

NON-LICENCED PRECAUTIONARY METHOD STATEMENT (PWMS)

A Non-licenced Precautionary Method Statement has been requested. In the Preliminary Ecological Appraisal (PEA) Report a Precautionary Working Method Statement (PWMS) was produced and is included in this Ecological Review as follows:

The following works are recommended to be undertaken to ensure the existing ecology and wildlife of the site is managed to conserve as much as practical:

- 1 To ensure any wildlife (reptiles) in the AW are not harmed, temporary herpetofauna fencing should be erected along the boundary of the proposed works. This should be a 1000-gauge, barrier membrane, clear polythene, UV treated, 1200mm high, erected by specialist contractors. This is to be maintained in good order and only removed after all the works are completed.
- 2 The AW has a number of mature trees along the boundary that may be affected by the proposal. The Tree Schedule by Lizard Landscape Design should be adhered to ensure the roots in particular are protected, and all in accordance with BS 5837(2012) Trees in Relationship to construction.
- 3 As the boundary trees and shrubs may be used by birds as possible nesting sites, no work to the existing vegetation should be undertaken in the bird breeding season (Mar-Aug) and particularly important for House Sparrows (*Passer domesticus*) which are in steep decline (Red Listed).
- 4 If this is necessary the trees should be inspected to see if nest sites are present and active. If this is the case the ecologist should be contacted for advice.
- 5 Any ground level vegetation clearance can be undertaken during the spring/summer (mid Mar-mid Jun) when activity is more dispersed. This precautionary approach can be relaxed if no wildlife has been detected on site.
- 6 Soil stripping should ideally be undertaken during the active season, between March to October and in suitable weather conditions. Given that wildlife is potentially likely to visit the site, simple precautions will be sufficient to ensure that they do not exploit more attractive or useful habitats created during the works by keeping the site tidy and storing materials off the ground. Any soils stacking should be smoothed to prevent potential cavities and covered in tarpaulin
- 7 If in the unlikely event that animals are found on site, they should be left to disperse of their own accord. Any that need assistance should be gently placed in a clean bucket and moved on to a safe location away from the development.

CONCLUSION

Coyne Environmental Ltd has been instructed to carry out an ecological study of the Holiday Inn, Gatwick Worth. A Preliminary Ecological Appraisal (PEA) site survey and subsequent desk top study indicates that this is not in an area of high risk for any specific species or sensitive habitats. A Biodiversity Net Gain (BNG) metric has also been undertaken in accordance with the Environmental Act 2021 and achieved a 11.70% habitat net gain with mitigation.

A landscape design has been commissioned to demonstrate that the BNG enhancement can all be accommodated on site, including the protection and restoration of the connectivity to the adjacent Ancient Wood (AW). Both the wood and bats (EPS) have been taken into account of in a PWMS which sets out how the works can be undertaken with minimal impact on wildlife.

The approved Planning Application DM/20/3243 now has a number of Conditions, and those relating to ecology will be addressed. This Report covers the **Biodiversity Enhancement Strategy** and the **Non-Licensed Precautionary Method Statement**

(PWMS). Therefore, in my professional opinion I assess that the proposal for an extension of the parking at the Holiday Inn, Gatwick Worth, RH10 4SN will have minimal impact on the overall ecology of the area. I conclude that with these Reports, no further environmental studies are required to satisfy the requirement for ecological /biodiversity assessments to Mid Sussex District Council and that the proposal can be determined on this basis.

REFERENCES

Location Plan

Proposal Plan

Existing Site

Previous Proposals

Previous Detail Plan

Current Proposals

Detailed Engineering Plan

Section Plan

Landscape Master Plan

Tree Survey Plan, Lizard Landscape Design

NE Ancient Wood Plan

Coyne Environmental Ltd Preliminary Ecological Appraisal (PEA) Report

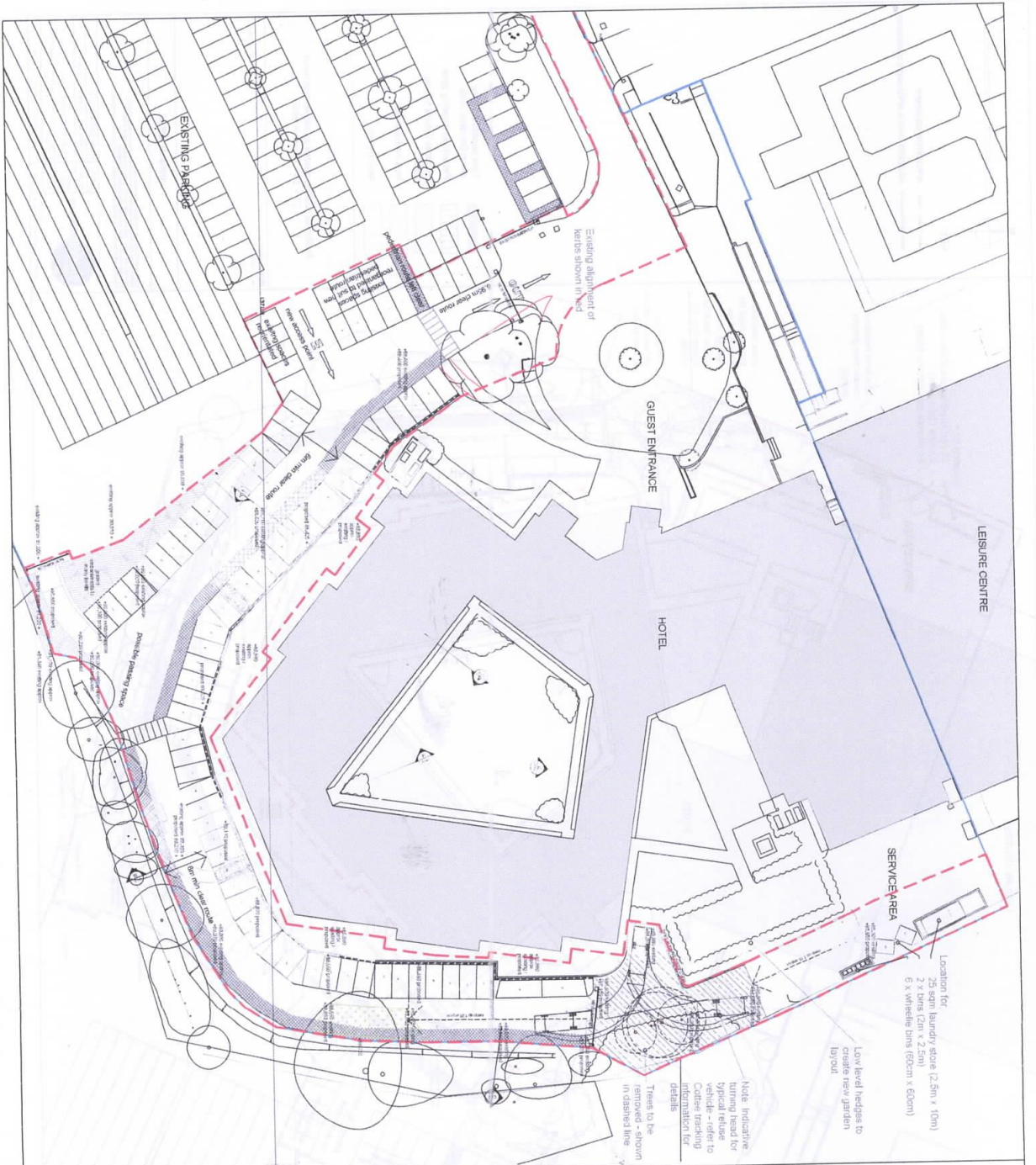
Coyne Environmental Ltd Biodiversity Net Gain (BNG) Report

Coyne Environmental Ltd Landscape Design Report

Tree Schedule Report, Lizard Landscape Design (2017)

Wildlife & Countryside Act 1981

Environment Act 2021



KEY:
 --- APPLICATION BOUNDARY
 --- ADJACENT LAND IN APPLICANT'S OWNERSHIP

- 1.8m pedestrian zone within 6m clear route
- Pedestrian crossing zone
- Services vehicle turning zone
- New embankment
- No-dig zone

Additional parking spaces as shown numbered:
 27 + 53 + 80 no. in total

PLANNING ISSUE

meteoarchitects 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 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A1 *Alnus incana*
 B1 *Betula pendula*
 C1 *Carpinus*
 P1 *Prunus avium*
 PT *Populus tremula*
 Wildflower mix Dual
 Purpose LWM 70/30

D9B4	A	31.07.2024
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