

Habitat Management and Monitoring Plan

Site Name:	Holiday Inn Gatwick Worth, Crabbet Park, Turners Hill Road, Turners Hill, Crawley, West Sussex, RH10 4SW
Date:	04/04/2025
Version:	V1 DRAFT



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
V1 - DRAFT	Draft issued for planning validation	Deqa Mohamed BSc (Hons)/ 04/04/2025	
Approved		Kenneth Coyne CMLI 6.4.25	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
This document has been prepared by Coyne Environmental Ltd on behalf of Pearl (Holding) Ltd for the purposes of ecological assessment, Biodiversity Net Gain (BNG) calculations, habitat management planning, and compliance with relevant environmental regulations and planning requirement. Company Address (Author): Coyne Environmental Ltd 5 Philosophers Gate Ashwell Herts. SG7 5DL

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Holiday Inn Gatwick Worth, Crabbet Park, Turners Hill Road, Turners Hill, Crawley, West Sussex, RH10 4SW
BNG Project Name and Address	N/A
Author Organisation	Coyne Environmental Ltd
Landowner	Pearl (Holdings) Ltd
Land Manager	Zahir Somi
Responsible person/organisation for creating or enhancing the habitat	Coyne Environmental Ltd
Period covered by this management plan	Start/end point of 30+ year period and 5-year update (including phasing if applicable)
Planning authority	Pearl (Holdings) Ltd
Planning reference (if applicable)	DM/20/3243
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 30594 37089
Metric revision/title	Gatwick Inn The_Statutory_Biodiversity_Metric_Calculation_Tool_02.24 from July 2024
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Of the baseline habitats present within the Site, it is expected the following will be retained:

- 0.0489ha Individual (urban) trees.

It is expected the following habitats will be created within the Site:

- 0.31ha Individual (urban) trees (20 no. small native trees).
- 0.6188ha Developed land; sealed surface (car park).
- 0.0274ha Other neutral grassland (new embankments).

Timescales for Actions PB-B03

The Habitat Management and Monitoring Plan will be delivered through a phased approach to ensure habitat creation, enhancement, and long-term success:

- Years 1-2: Focus on site preparation, initial planting, and protection of retained habitats to establish baseline conditions.
- Years 3-5: Establishment of new grassland and trees targeting specific ecological conditions based on BNG criteria.
- Years 6-10: Monitoring and maintenance of planted trees and grassland to ensure habitats progress toward achieving moderate to good conditions. Long-term management through periodic monitoring, pruning, and habitat restoration as needed to maintain ecological health. Other neutral grassland habitat is expected to reach a condition of ‘good’ by year 10.
- Years 11 – 27: Monitoring and maintenance of planted trees to ensure habitat progress toward achieving good conditions. Update on other neutral grassland and individual trees (expected to reach condition score ‘moderate’ by year 27).
- Years 28-31: Confirm that all habitats meet their target conditions, ensuring lasting biodiversity success through regular audits.

Monitoring Requirements PB-B04

The Habitat Management and Monitoring Plan outlines a phased monitoring approach to ensure habitat establishment and long-term ecological success. During **Years 1-5**, an initial yearly conditions report will be provided in **October**. **Years 6 – 10** will involve annual monitoring, focusing on the establishment of trees and other neutral grassland, expected to meet target conditions by **Year 10**, to be confirmed in **Year 11** report. Annual monitoring of both created habitats, as well as retained trees will continue between **Years 11 – 27**, with the individual trees expected to meet target conditions by **Year 27**. By **Year 28**, the annual report should confirm all habitats have reached their desired conditions and will be continuously monitored through to the final report to be produced in **Years 30-31**, ensuring long-term biodiversity success. Surveys will be conducted **May-August** during the optimal growing season.

Required Consents and Licences PB-B05
N/A
Funding PB-B06
Pearl (Holdings) Ltd
Legal Agreement PB-B07
N/A



LOCATION PLAN 1:1250



KEY:

- APPLICATION BOUNDARY
- ADJACENT LAND IN APPLICANT'S OWNERSHIP

REVISION NOTES:			
REV	NOTES	DATE	INITIALS
1			

PLANNING ISSUE

Do not scale the drawing. Use figured dimensions only.
All dimensions to be checked on site prior to commencement of work or shop drawings.
Drawing to be read in conjunction with specifications / schedules / bills of quantities.
Any discrepancies must be reported to the architect immediately.
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 tel: 07515 463842 email: info@methodarchitects.co.uk	CLIENT:	PEARL HOLDINGS LTD		
	PROJECT:	HOLIDAY INN GATWICK WORTH		
	DWG TITLE:	LOCATION PLAN		
	SCALE:	1:1250 @A1		
	JOB No:	17-129	DWG No:	PL800
			DATE: AUG 2020	REV: -
			APPROVED BY: DM	DATE: -

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☐

The proposed development plans for the site (Holiday Inn Gatwick Worth) are for the extension of the existing car park to provide an additional 80 car parking spaces. The ecological strategy involves retaining and establishing key habitats such as grassland and additional trees. The retained habitat, individual trees, will be protected with Heras fencing during construction. Initial planting of the new grassland and trees will occur during the first available planting season, ensuring early habitat establishment.

Habitat creation will be implemented in a phased approach. The first two years will focus on site preparation, initial planting, and protection of retained habitats. From Years 3-5, new grassland and 20no. individual trees will be established, targeting specific ecological conditions based on BNG criteria. Years 6-27 will focus on monitoring and maintaining planted trees and grasslands, ensuring progress toward achieving moderate to good habitat conditions. Long-term management will consist of periodic monitoring, pruning, and habitat restoration where necessary. Regular audits will be conducted to confirm all habitats meet or exceed their target conditions, ensuring lasting ecological value throughout the development.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Deqa Mohamed		
Organisation		Coyne Environmental Ltd		
Responsibility	Start Date:	TBC	End Date:	TBC

At the present planning and design phase, the ecologist developed the Habitat Management and Monitoring Plan, alongside information supplied by the landscape team for the proposed development. Suggestions for particular plant species that can help create target habitats along with their respective conditions have been documented within the Biodiversity Net Gain Report & Landscape Appraisal Report prepared by Coyne Environmental Ltd in July 2024. This duty will be assigned to a suitably qualified individual directed by the application prior to the commencement of any works.

Statement of Competency

Deqa Mohamed is a Senior Ecological Consultant at Coyne Environmental Ltd and has been involved in ecological consultancy since 2019, advancing from performing bat emergence surveys to executing preliminary ecological appraisals, biodiversity net gain assessments, and various

habitat surveys. Her hands-on experience over these six years allows her to conduct habitat focused ecological assessments, ensuring efficient habitat management and adherence to biodiversity net gain targets.

Landowner or Land Manager PB-B10

Name or Initials		Pearl (Holdings) Ltd		
Organisation		Hotel		
Responsibility	Start Date:	TBC	End Date:	TBC

Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP

Statement of Competency

Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Pearl (Holdings) Ltd		
Organisation		Hotel		
Responsibility	Start Date:	TBC	End Date:	TBC

Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.

Statement of Competency

Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Mid Sussex District Council		
Organisation		Local Planning Authority		
Responsibility	Start Date:	TBC	End Date:	TBC

Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)

Land Use Summary

Overview of Baseline Site Use PB-B13

The proposed development site, Holiday Inn Gatwick Worth, is located at grid reference TQ 30594 37089 and is 0.65 in area. The Holiday Inn accommodates 158-bedroom, conference centre and parking packages for travellers as Gatwick Airport is located ~6 miles in the north-western direction. The hotel shares Crabbet Park’s Turners Hill Road with Nuffield Leisure Centre. Bounding the development site to its southern and eastern directions is Deciduous Woodland Priority Habitat. To its immediate western direction lies hardstanding providing car parking facilities and to the north lies Nuffield Leisure Centre and associated landscaping.

The proposed development site currently consists of developed land; sealed surface (hardstanding), modified grassland and bare ground as recorded within the Biodiversity Net Gain Metric (Coyne Environmental, 2024). Also present on site were several scattered trees.

Overview of Proposed Site Use PB-B14

The proposed development plans for the site are for the extension of the existing car park to provide an additional 80 car parking spaces. A total of five trees are proposed for removal as a part of the development plan, however, 20no new small native trees will be planted to compensate for the loss. The 0.1096 ha of modified grassland will be removed, though 0.0274 ha of neutral grassland will be introduced. The remainder will consist of hardstanding to accommodate for the additional car park spaces. Furthermore, landscape proposals including a wildflower area will be carried out as noted within the landscape plan map.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: [Click or tap here to enter text.](#)



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	The development site is approximately 280m north of High Weald Areas of Outstanding Natural Beauty (AONB) and ~1.83km south-east of Grattons Park Local Nature Reserve (LNR). Worth Park, Site of Nature Conservation Interest (SNCI) is located ~1.58km north-west of the site. The presence of other non-statutory designated sites within proximity to the site is unknown. However, Deciduous Woodland Priority Habitat, bounding the site to its southern end, has been accounted for within recommendations made.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	The proposed development site was considered unsuitable to host any protected species, though nesting birds (within the nesting season) and commuting/foraging bats could utilise the existing scattered trees, bounding the site and Deciduous Woodland Priority Habitat to the south. No evidence of roosting or nesting was found; however, a precautionary working methods statement has been recommended to further mitigate any potential impact on protected/notable species and priority habitat, Coyne Environmental (2024). A sensitive lighting strategy will also be incorporated to further limit any additional impact to nocturnal species.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	None recorded on site.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Detailed information on baseline habitats on site are available within the Ecological Appraisal Report produced by Coyne Environmental in July, 2024.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	The location chosen for all habitats, and subsequent management regime, has taken into account and was decided on based on the proposed site use (additional carpark).
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	TBC
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	TBC
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	TBC
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	TBC
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	TBC
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	TBC
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	TBC

Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	TBC
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	TBC
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	TBC
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	TBC

Baseline and Environmental Information

See the Companion Document pages 3-20 for the baseline and environmental information insert forms.

The HMMPT Companion Document contains a template for each environmental information category. Use these templates to set out how you have considered relevant constraints and opportunities as part of the design process, to promote the success of this management plan. Copy in the relevant templates from the Companion Document for each environmental information category to be included. Optional: Include these sheets at the end of your plan or as an appendix, referencing the location in Table PB-T01 above.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The proposed development plans for the site are for the extension of the existing car park to provide an additional 80 car parking spaces. The site’s existing habitats and their current conditions have influenced the opportunities and therefore, planned habitat creations are detailed within the Metric. The proposed development plans include for the removal of 5no. trees and area of low-species grassland. A total of 20no. trees and area of neutral grassland will be incorporated along the southern periphery in the car park to achieve a biodiversity net gain of 11.70%.

Aims of this management plan is to create as much additional ecological value to site. This will be done by:

- Habitats to be created reaching their target condition scores within the timeframes set within the Biodiversity Net Gain Metric.
- Habitats retained and/or created provide resources for the site’s fauna (small mammals including reptiles, amphibians, birds and stag beetles). Habitats will also optimise opportunities for invertebrates, thus providing a food source and encourage use of the Site by the species mentioned.
- The retained habitats are managed in a way that their current condition is not reduced.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The end-use requirements (additional 80 car parking spaces) and an evaluation of the site’s baseline habitats, surrounding land-use, and the existence of appropriate habitats to support protected species (i.e., reptiles, amphibians etc) led to the overall design of the proposed development.

Where possible, habitats have been incorporated into the plans that complement the existing baseline habitats recorded within the site. The locations of these habitats have also been given much thought. Several trees will be retained and protected during the construction phase and are of great benefit to commuting and/or foraging species such as birds and bats.

The management of the habitats will aim to maximise suitability for protected species (as well as species of importance) most likely present within the immediate and surrounding areas and which the site currently provides suitable conditions for.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Grassland	Other neutral grassland		N/A	Good	10	All seven criteria are expected to be achieved therefore making a target condition of ‘good’ achievable.	
Individual trees	Urban tree		N/A	Moderate	27	Three or four out of six criteria are expected to be achieved, in line with the target score of ‘moderate’. Criteria not possible to achieve is condition 3 (tree is mature/veteran). Condition 4 will likely be unachievable as regular maintenance of the trees will likely take place. Condition 6 (more than 20% of the tree canopy area is overhanging vegetation beneath) may not be possible to achieve for all the trees, though likely.	
Urban	Developed land; sealed surface		N/A	N/A	N/A	N/A	

Habitat and Condition Targets Further Comments

None.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

An area of 0.0489 ha of individual urban trees is proposed to be retained as a part of the proposed plans, as stated within the Biodiversity Net Gain Report (July, 2024). This will continue to be managed as it has been in order to maintain its current status.

Specification of Protective Measures to be Used PM-04

Other than the five trees proposed for removal, the remainder to be retained will be protected by temporary 1.8m Heras fencing. This is to remain, in good condition, until all construction works are completed. All access will also be via the entrance from the front of hotel. General maintenance of the retained biodiversity, and created habitats, will be undertaken such as watering regimes and removal of weeds/litter.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Targets and Prescriptions

Templates are available for Area Habitats, Hedgerows and Watercourses

See the HMMPT companion document pages 21-125 for the habitat creation, enhancement and management targets and prescription templates. The Companion Document contains a template for each habitat condition criteria as provided in the statutory biodiversity metric tool and Condition Assessments.

Use these templates to set out the creation, enhancement and management targets and prescriptions for each habitat on your site.

- i)

Plan(s) page

Page 22 includes a blank template for including a plan showing the locations of the habitat creation, enhancement and management measures to be delivered by the HMMP. You can either present a single site-wide masterplan showing the locations of all habitats to be delivered and, or, you can provide individual plans for each of the habitats to be delivered, showing only the locations of the relevant habitats. Use your professional judgement to determine whether individual plans for each habitat are required.
- ii)

Tabulated Templates

For each habitat type provided as part of your proposals, copy and paste the relevant templates from the Companion Document into this section of the HMMPT. Use your professional judgement on how to include these. You can

 - include a single table for each different habitat type to be delivered by stating which parcels each criterion is relevant to

and, or

 - use multiple versions of the same habitat template. This may be more useful if you are targeting different conditions in different parts of the site or if differing baseline conditions across your site may affect the management of certain parcels. You can provide a separate set of tables for each different condition requirement of the same habitat by re-copying the same blank template into the HMMPT.

Delete the blue text on this page before copying across sections from the Companion Document.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
04-04-2025	Individual trees	Newly planted trees failing to establish and/or damaged.	Tree failure/damage.	Replacement of failed trees and consideration of measures to protect (i.e., fencing). An alternative native tree may be used if necessary.
04-04-2025	Other neutral grassland	Encroachment of invasive non-native species (INNS), dominance of competitive grass species therefore reducing species diversity and potential patchy plant distribution.	Regular botanical surveys to identify any presence of INNS, lack of species diversity and bare ground patches >10%.	Encroachment by INNS can be managed by hand-pulling and spot-treatment where appropriate but should be limited in so far as possible. Reseeding with a suitable native wildflower and grass mix and targeted mowing to weaken dominant species.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Monitoring surveys will be undertaken using the condition assessment criteria within The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology to ensure the plans to reach condition targets are on track and any existing habitats are not regressing. Fixed-point locations will be established for each habitat.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees	Condition and safety of trees to be inspected.	Annually.
Other neutral grassland	Quadrant sampling and full condition check.	Annually (Between May – August inclusive).

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
The applicant	A suitable, qualified individual to be appointed by the applicant

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1 - 5	October	October - December	Provide a report detailing the initial conditions of all created and retained habitats. All habitats (existing/planted individual trees and other neutral grassland will need to be reported for annually). Surveys should be undertaken between May and August inclusive (optimal time period for main growing season).
Y6 – Y10	October	October - December	Annual reports on the establishment of all habitats. Confirm status of other neutral grassland (10 years to target) and individual rural trees (27 years to target).

			Surveys to be undertaken between May – August inclusive (optimal surveying period).
Y11 – Y27	October	October - December	Confirm status of all habitats (retained/planted individual trees and other neutral grassland). All habitats should have achieved their respective conditions.
Y28 – Y31	October	October - December	Confirm status of all habitat's conditions.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Regarding the expected goals for creation/retainment of the habitats included within the Biodiversity Net Gain Assessment, the official reporting schedule for more than 30 years has been outlined above. The reports will be able to identify if any of the risks mentioned in section PM-T02 have occurred. This will in turn establish whether any additional management actions are required. Daily management observations and notes will be documented since they are crucial to providing adaptive management. This data will be recorded and integrated into revisions of management prescriptions, which will then be reflected in later monitoring reports.

The contractor will examine each of the aforementioned habitats and complete any management activities identified and/or remediate any issues identified in consultation with a suitably qualified ecologist, as required.

Given the duration of the management plan, there may be changes in land ownership, contractors and/or ecologist/s providing advice (if needed). If any parties involved undergo a change, adequate time and effort should be provided for the transition and orientation of the new parties.