

# **COYNE ENVIRONMENTAL LTD**

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



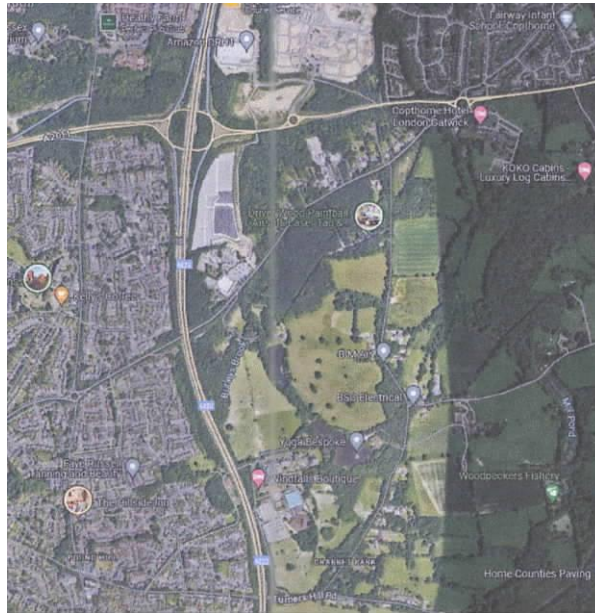
## **Sensitive Lighting Strategy**

**March 2025**

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SG7 5DL  
01462 743723  
Company No 15144653**

## 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.



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-licensed Precautionary Method Statement (PWMS)

## This Report will cover the Sensitive Lighting Strategy

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 20<sup>th</sup> 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.

## SENSITIVE LIGHTING STRATEGY (SLS)

A SLS is a lighting strategy which outlines the criteria for the external lighting design to ensure it is both fit for purpose whilst maintaining sensitivity towards wildlife. Bats (European Protected Species) in particular, are active at night and will probably forage along the AW edge which is where the new carparking will require lighting.

The existing hotel already emits a certain amount of night light, so any bats already foraging in this area will have adjusted their behaviour pattern to accommodate this situation. It is important to ensure the additional required security lighting does not substantially increase light pollution.

This Report is only a guidance note to meeting the Planning Condition. The applicant has engaged specialist lighting engineers for the implementation of illumination of the development in association with the construction. However, the Gemma Lighting Consultants and the Outdoor Lighting Report 2024 have been used in this submission.

Any proposed lighting should conform to the Bat Conservation Trust (BCT) Guidance Note 08/23 *Bats and Artificial Lighting at Night* and the Institute of Lighting Professionals (ILP) Guidance Note 01/21 *Reduce Obtrusive Lighting*. The SLS should consider the following:

- **Avoidance.** Ensure lighting design reduces light spill, with zero upward lighting, such as porch lights and use of low bollard lighting to paths.

- **Illumination.** Colour and temperature, are important factors in determining the illumination of a project. Optics should be of warm tones (2700k or less) to minimise blue light, or should be LED lighting but avoiding UV lights, which can be harmful to bats and has a high attraction effect on insects. This may lead in a reduction of prey available for some light sensitive bat species Metal halide, compact fluorescent sources should not be used.
- **Efficiency.** Do not provide excessive lighting, with levels as low as practical to fulfil lighting requirement (safety). Reduce energy consumption (no greater than 3lux avg. illumination) through suitable lighting strategy (dimmers, motion sensors). Reduce operating times, where possible
- **Shielding.** Minimise light spill and pollution by directing with light shields to only the specific areas needing secure lighting (low bollard lights for paths). Luminaires should always be mounted horizontally, with no light output above 90° and /or no upward tilt. Baffles, hoods or louvres can be used to reduce light spills, where needed.
- **Optics selection.** The focus of the required lighting will be undertaken by the Lighting Engineers as part of the Architects design who will conform to the guidance set out in this Report.

## 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 Ancient Wood (AW) 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 have been addressed in this **Sensitive Lighting Strategy Report** and accompanying Reports. 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, 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)

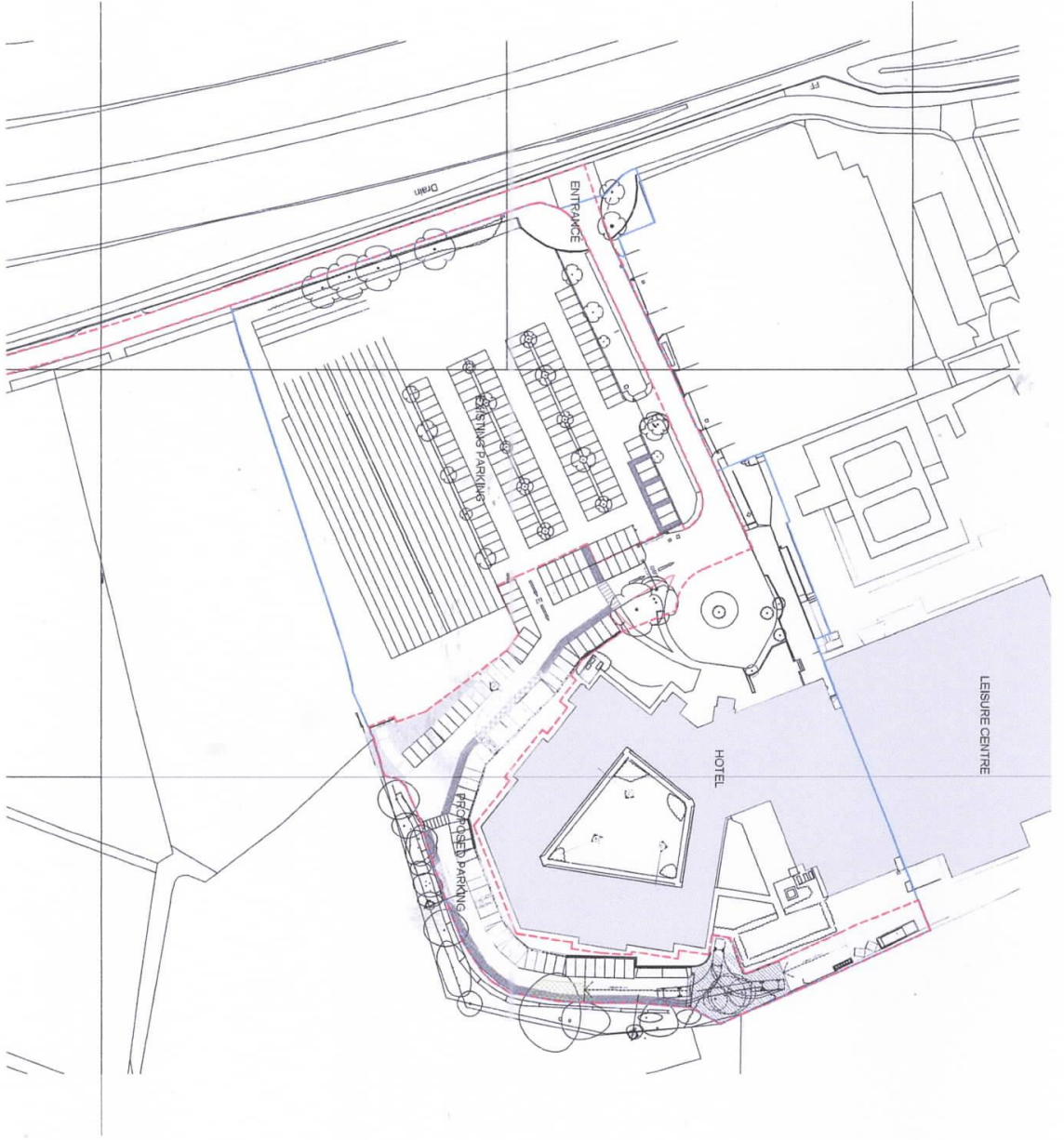
Wildlife & Countryside Act 1981

Environment Act 2021









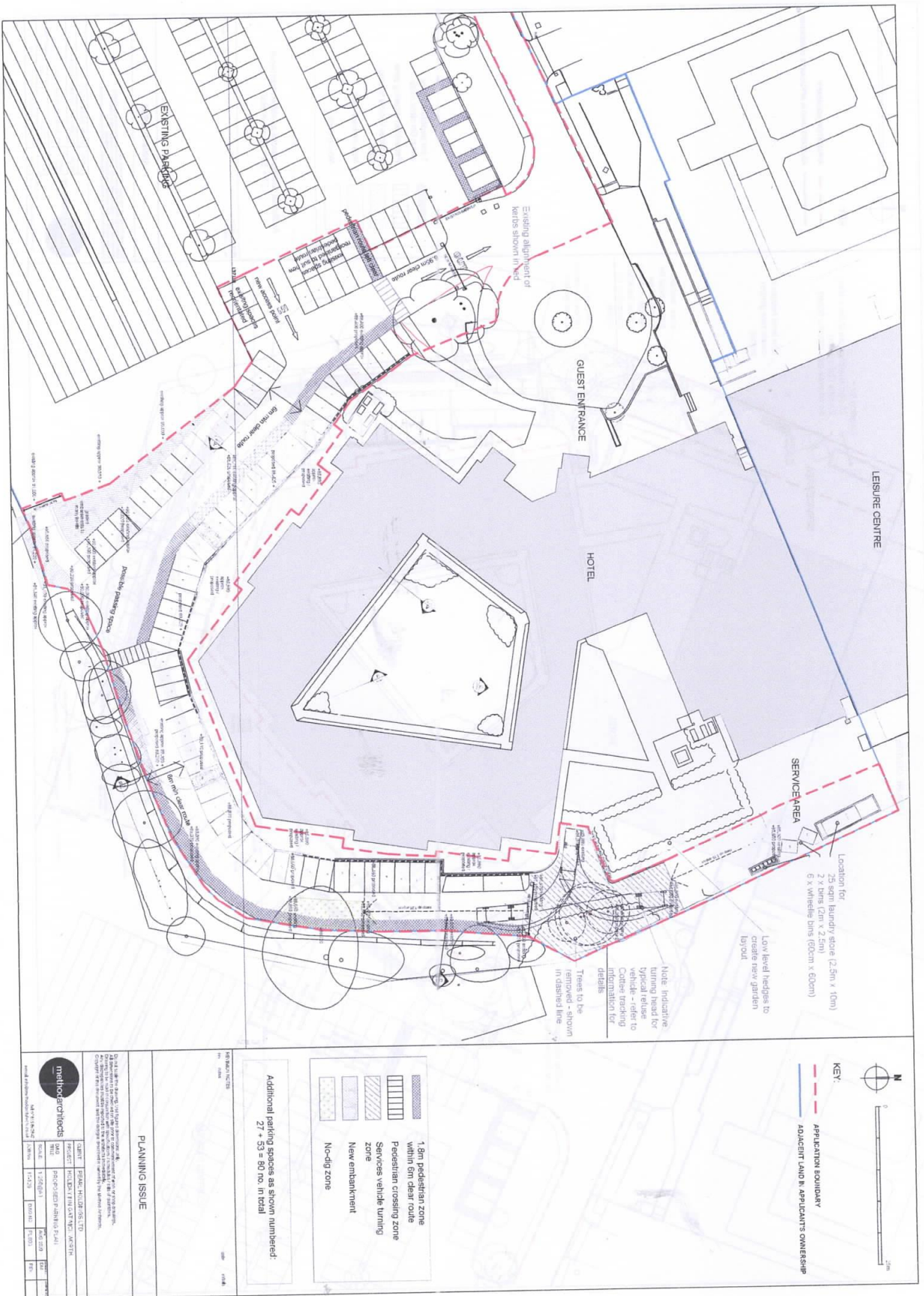
KEY:  
 --- APPLICATION BOUNDARY  
 --- ADJACENT LAND IN APPLICANT'S OWNERSHIP

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 BY: [Signature]

### PLANNING ISSUE

On 10/01/2024, the Planning Committee considered the application for a change of use of the site from B1 (Business) to B2 (General Business) and B3 (Retail) and for the erection of a new building on the site. The Committee considered the application in the context of the Local Plan and the National Planning Policy Framework. The Committee noted that the site is currently used for B1 (Business) and B3 (Retail) and that the proposed change of use to B2 (General Business) and B3 (Retail) would be in accordance with the Local Plan. The Committee also noted that the proposed building would be in accordance with the National Planning Policy Framework. The Committee therefore resolved to grant the application.

|                         |    |                  |            |                |            |                 |          |
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| <b>methodarchitects</b> |    | DATE: 10/01/2024 |            | TIME: 10:00 AM |            | BY: [Signature] |          |
| NAME                    | MR | PROJECT          | REF: P.A.1 | DATE           | 10/01/2024 | TIME            | 10:00 AM |
| BY                      | MR | PROJECT          | REF: P.A.1 | DATE           | 10/01/2024 | TIME            | 10:00 AM |





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| Key                                                                                 |                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------|
|  | Tarmac, Curbside/s, & Paving<br>see 6110-00 and 6105 |
|  | Conditioned Paving Deck                              |
|  | Subgrade to be paved design                          |
|  | Subgrade to be paved<br>existing surface to be paved |
|  | Existing asphalt                                     |
|  | Existing concrete                                    |
|  | Existing gravel                                      |
|  | Proposed gravel level                                |
|  | Proposed gravel                                      |
|  | Half Battered curb                                   |
|  | Battered curb                                        |
|  | Flat top edging                                      |
|  | Dropped curb                                         |

| Est. Name | Project | Total | Market | 1993 |
|-----------|---------|-------|--------|------|
| 1         | 1993-94 | 100   | 100    | 100  |
| 2         | 1994-95 | 100   | 100    | 100  |
| 3         | 1995-96 | 100   | 100    | 100  |
| 4         | 1996-97 | 100   | 100    | 100  |
| 5         | 1997-98 | 100   | 100    | 100  |
| 6         | 1998-99 | 100   | 100    | 100  |
| 7         | 1999-00 | 100   | 100    | 100  |
| 8         | 2000-01 | 100   | 100    | 100  |
| 9         | 2001-02 | 100   | 100    | 100  |
| 10        | 2002-03 | 100   | 100    | 100  |
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| 12        | 2004-05 | 100   | 100    | 100  |
| 13        | 2005-06 | 100   | 100    | 100  |
| 14        | 2006-07 | 100   | 100    | 100  |
| 15        | 2007-08 | 100   | 100    | 100  |
| 16        | 2008-09 | 100   | 100    | 100  |
| 17        | 2009-10 | 100   | 100    | 100  |
| 18        | 2010-11 | 100   | 100    | 100  |
| 19        | 2011-12 | 100   | 100    | 100  |
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| 21        | 2013-14 | 100   | 100    | 100  |
| 22        | 2014-15 | 100   | 100    | 100  |
| 23        | 2015-16 | 100   | 100    | 100  |
| 24        | 2016-17 | 100   | 100    | 100  |
| 25        | 2017-18 | 100   | 100    | 100  |
| 26        | 2018-19 | 100   | 100    | 100  |
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| 34        | 2026-27 | 100   | 100    | 100  |
| 35        | 2027-28 | 100   | 100    | 100  |
| 36        | 2028-29 | 100   | 100    | 100  |
| 37        | 2029-30 | 100   | 100    | 100  |
| 38        | 2030-31 | 100   | 100    | 100  |
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| 40        | 2032-33 | 100   | 100    | 100  |
| 41        | 2033-34 | 100   | 100    | 100  |
| 42        | 2034-35 | 100   | 100    | 100  |
| 43        | 2035-36 | 100   | 100    | 100  |
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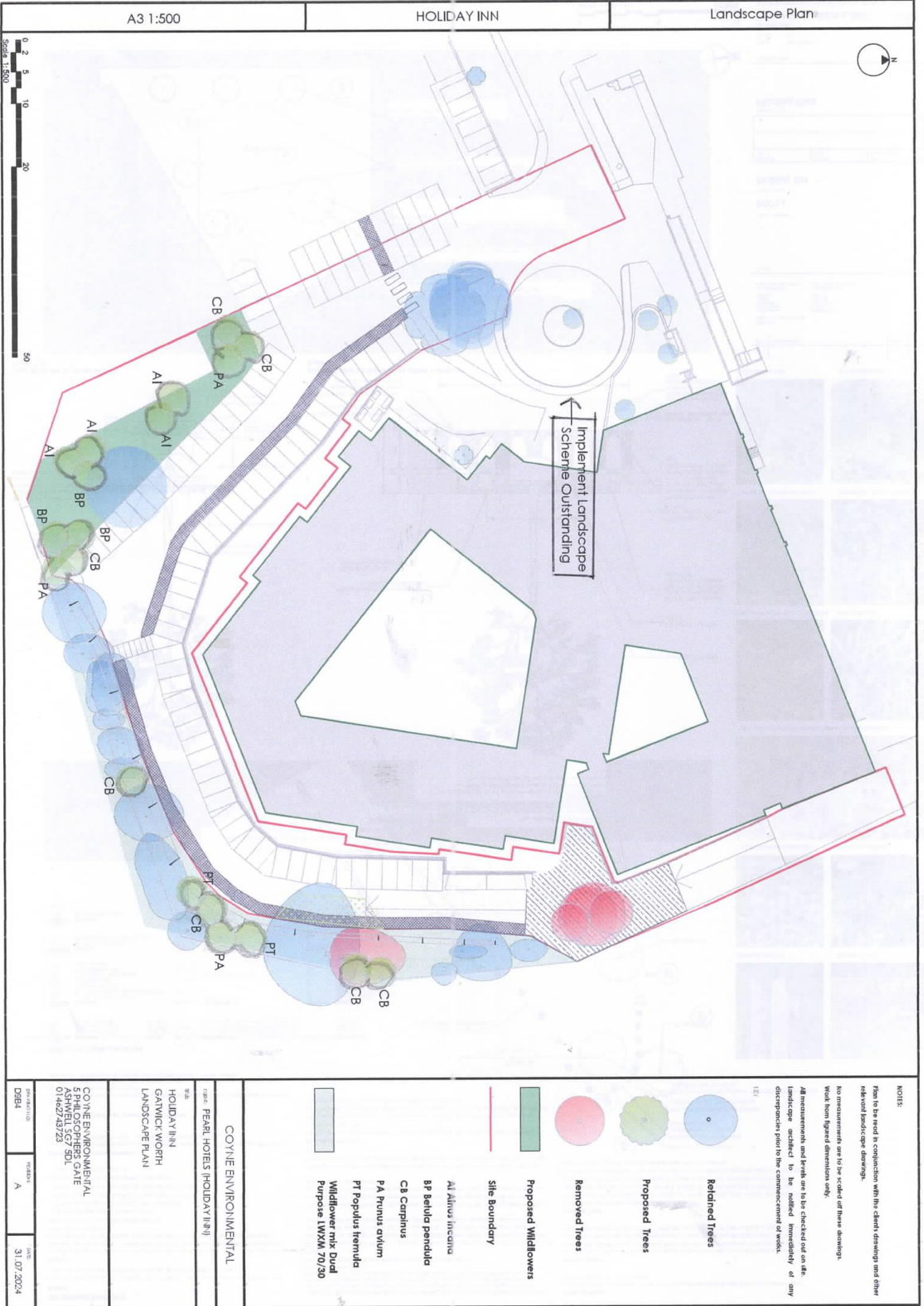
Holiday Inn,  
Gatwick Worth

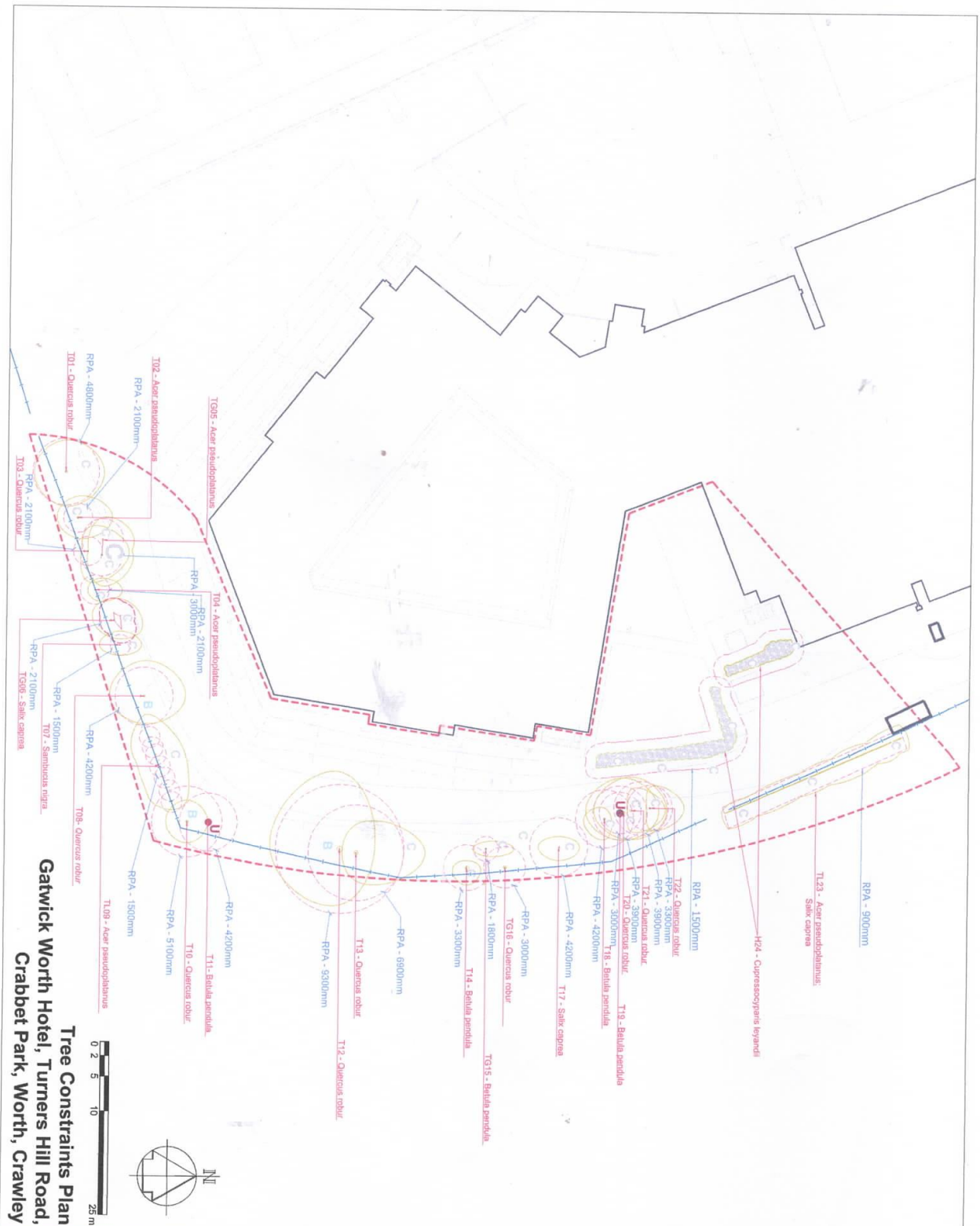
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1439-1001 C1







**Tree Constraints Plan**  
Gatwick Worth Hotel, Turners Hill Road,  
Crabbet Park, Worth, Crawley

**Legend**

- Site Survey Boundary
- Existing Trees
- Tree Stems, and Scaffolds
- Tree Root Protection Areas
- Category A Trees
- Category B Trees
- Category C Trees
- Category D Trees
- Category E Trees
- Category F Trees
- Category G Trees
- Category H Trees
- Category I Trees
- Category J Trees
- Category K Trees
- Category L Trees
- Category M Trees
- Category N Trees
- Category O Trees
- Category P Trees
- Category Q Trees
- Category R Trees
- Category S Trees
- Category T Trees
- Category U Trees
- Category V Trees
- Category W Trees
- Category X Trees
- Category Y Trees
- Category Z Trees

**Lizard Landscape Design**

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**Gatwick Worth Hotel**

Turners Hill Road, Crabbet Park, Worth, Crawley

**Tree Constraints Plan**

Pearl Hotels (Gatwick) Limited

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**Key Description**

| Key Description     | Date     | Initials |
|---------------------|----------|----------|
| 01 - Planning Issue | 12/07/17 | JH       |
| 02 - Planning Issue | 28/07/17 | JH       |
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| 100 - Design Issue  | 04/08/17 | JH       |

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|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------|-----------|-------------|--------|---------|----------|----------------------------|--------------------------------------|----------------------------|----------------------------|------------------------------|------------------------------------|----------------------------|----------------------|--------------------------------------------------------------|---------------------------|
| Priority Habitat Inventory -<br>Good quality semi-improved grassland<br>(Non Priority) (England) | Priority Habitat Inventory -<br>Lowland Calcareous Grassland (England) | Priority Habitat Inventory -<br>Lowland Dry Acid Grassland (England) | Priority Habitat Inventory -<br>Lowland Meadows (England) | Priority Habitat Inventory -<br>Purple Moor Grass and Rush Pasture<br>(England) | Priority Habitat Inventory -<br>Upland Calcareous Grassland (England) | Priority Habitat Inventory -<br>Upland Hay Meadows (England) | Heathland | Inland Rock | Marine | Wetland | Woodland | Ancient Woodland (England) | Ancient and Semi-Natural<br>Woodland | Ancient Replanted Woodland | Ancient Woodland - Revised | COMPLETED COUNTIES (England) | Ancient & Semi-Natural<br>Woodland | Ancient Replanted Woodland | Ancient Wood Pasture | Priority Habitat Inventory -<br>Deciduous Woodland (England) | Forestry Commission Legal |
|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------|-----------|-------------|--------|---------|----------|----------------------------|--------------------------------------|----------------------------|----------------------------|------------------------------|------------------------------------|----------------------------|----------------------|--------------------------------------------------------------|---------------------------|

