

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 12 November 2025 14:58:22 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

Hi Katherine,

Please see the response from our Ecology team below.

The biodiversity gain site register shows the total number of new or enhanced units that a site is providing, which represents the unit increase from the baseline. The post-intervention value for habitat bank 'BGS-281024001' is 1.31 but that is a 1.03 unit increase compared to the baseline value of 0.28. The post-intervention value for habitat bank 'BGS-191124001' is 1.81 but that is a 1.50 unit increase compared to the baseline value of 0.31.

Summary of sites providing area habitat unit gains							Summary of sites providing hedgerow unit gains						
Gain site reference	Off-site units baseline	Off-site units retained	Off-site units enhanced	Off-site units created	Off-site unit change per gain site (pre-SRM)	Off-site unit change per gain site (post-SRM)	Gain site reference	Off-site units baseline	Off-site units retained	Off-site units enhanced	Off-site units created	Off-site unit change per gain site (pre-SRM)	Off-site unit change per gain site (post-SRM)
BGS-191124001	0.31	0.00	1.81	0.00	1.50	1.50	BGS-281024001	0.13	0.00	0.19	0.00	0.06	0.06
BGS-281024001	0.28	0.00	0.00	1.31	1.03	1.03							

(Off-site gain site summary tab)

The two habitat banks provide an off-site post-intervention of 3.12 area units and 0.19 hedgerow units. The two habitat banks provide an off-site net change of 2.53 area units and 0.06 hedgerow units. The off-site net change is the value that is used to account for the net gain and what has been purchased from the Environment Bank.

This results in the following;

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.23
	Hedgerow units	0.01
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.16%
	Hedgerow units	14.55%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

(Headline results tab)

The project has provided over 10% BNG through the purchase of units and the certificates provided evidence the purchase of these units.

We note the comment in relation to the onsite assessment, however owing to the operational pressures of the hospital the client was unable to secure this land for 30 years. Please see the detailed justification for this in the BNG report.

Many thanks,

Sophie

Sophie Hulton-Harrop

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Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 11 November 2025 13:57
To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Subject: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

Dear Sophie,

Please see the attached comments from the Council's Ecological Consultant regarding BNG, who require further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



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