



Date: 2 October 2025

Our ref: 09746

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By email only: Planning Department, planninginfo@midsussex.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Sussex District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/24/1572
Location: Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill
Crawley West Sussex RH10 4SW
Proposal: Discharge of BNG condition relating to DM/24/1572.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

Biodiversity Net Gain 1 – Further information required.

This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Comments

We have reviewed the Biodiversity Gain Plan dated 3rd March 2025 which has been submitted in order to discharge the BNG condition, as well as the Habitat Management and Monitoring Plan.

It is indicated that Paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 (as amended) set out the requirements of the Biodiversity Gain Condition, as well as Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This sets out the following measures are required:

- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
 - a statement to this effect,
 - the date immediately before the degradation activity,
 - the completed biodiversity tool showing the calculation of the biodiversity value of the onsite
 - habitat on that date, and
 - any available supporting evidence for the value.

As a result, we recommend that the following further documents are required:

- Statutory Biodiversity Metric – Calculation Tool and condition assessment
- Habitat Map of the pre-development baseline
- Habitat Map of the post-intervention values

With regard to the Habitat Management and Monitoring Plan, it is indicated that the LPA has made the decision that significant on-site enhancements will not apply for minor development. Therefore, as this car park scheme likely qualifies as minor development, it is indicated that LPA will not have a mandatory requirement to monitoring the proposed enhancements for 30 years from the completion of development.

Recommendation

We are unable to recommend the discharge of the Biodiversity Gain Condition until the above information has been submitted.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Your sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services at Essex County Council

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Place Services provide ecological advice on behalf of Mid Sussex District Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.