



Date: 20 November 2025

Our ref: 09746

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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/25/1373
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 re-consulting Place Services on the above discharge of condition for the Biodiversity Gain Condition

Biodiversity Gain Condition

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 submitted documents for this application. This includes the following:

- The Biodiversity Gain Plan dated 3rd March 2025
- The Habitat Management and Monitoring Plan.
- The Biodiversity Net Gain Report (COYNE ENVIRONMENTAL LTD, October 2025)
- The Statutory Biodiversity Metric – Calculation Tool (submitted for DM/24/1572)

It is indicated that [Paragraph 14\(2\) of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#) and [Articles 37C\(2\) and 37C\(4\) of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) sets out the requirements of the Biodiversity Gain Condition, which secures a 'Biodiversity Gain Plan'.

Therefore, in summary, the submission of a Biodiversity Gain Plan will consist of the following information:

- A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- The completed biodiversity metric - calculation tool (& condition assessment if using Statutory Biodiversity Metric – Calculation Tool)
- Completed pre-development and post-development habitat maps
- A Habitat management and monitoring plan (for [significant on-site enhancements](#) or off-site measures in land owned by the applicant)
- Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in land owned by the applicant (if required by the LPA).

If off-site biodiversity units are proposed, then evidence of registration / allocation onto the [biodiversity gain site register](#) will be required (if using blue line boundary land or a separate off-site provider). If [Statutory Biodiversity Credits](#) from the Government are proposed, then proof of purchase will be required.

Therefore, based on the submitted documents, we are generally satisfied that sufficient information has been provided. This is because the submitted The Biodiversity Net Gain Report (COYNE ENVIRONMENTAL LTD, October 2025) demonstrates that there has been no changes to the Statutory Biodiversity Metric – Calculation Tool submitted with the application stage.

Whilst we believe that submitted details have been completed appropriately, we do highlight that the submitted Habitat Map of the pre-development baseline and the Habitat Map of the post-intervention values is not clear and does not follow UK Habitats Classification v2 which underpins the Statutory Biodiversity Metric. Therefore, it is recommended that updated maps should ideally be provided which reflect the submitted calculations, to provide no doubt that a 10% measurable biodiversity net gain will be able to be secured on-site for this application.

As significant on-site enhancements will not apply for this minor application based on the LPAs stance on significant on-site enhancements, it is indicated that the LPA will not have a mandatory requirement to monitoring the proposed enhancements for 30 years from the completion of development. Therefore, monitoring fees will not be required to be secured via a legal agreement for this application.

Recommendation

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

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

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council

Email: PlaceServicesEcology@essex.gov.uk



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.