

COYNE ENVIRONMENTAL LTD

**Holiday Inn
Gatwick Worth
Crabbet Park
Turners Hill
HR10 4SN**



**BES Review
October 2025**

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INTRODUCTION

Pearl (Holding) Ltd initially instructed Coyne Environmental Ltd to conduct an ecological assessment of the Holiday Inn, Gatwick Worth, Crabbet Park, Turners Hill, HR10 4SN, to establish the potential presence or absence of protected ecological features of significance, for Planning Application DM/20/3243. It is to increase the parking by eighty spaces on the boundary of the site. A Preliminary Ecological Appraisal (PEA) has been undertaken and found no ecology of significance on the site, but this is on the edge of a designated Ancient Woodland (AW). A Biodiversity Net Gain (BNG) Metric in accordance with the Environment Act 2021 has achieved **11.70%** habitat net gain.



The application has now planned permission Application DM/24/1572 from Mid Sussex District Council (MSDC) in Condition 5 as follows:

Condition 5: Further Information Required “No part of the development shall be come into use unless or until a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs or product descriptions to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); d) persons responsible for implementing the enhancement measures. e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

The Ecological Enhancement Plan (EEP) has now been completed. This will set out the details for proposed ecological enhancements specifications, implementation and maintenance. This should allow the Local Planning Authority (LPA) to discharge its legal

obligations under the 'Conservation of Habitats and Species Regulations' (2018) and any 'Outline Mitigation and Compensation Strategy' if required.

LOCATION

Worth is a village in Sussex, between Crawley and East Grinstead. The remnants of the medieval Forest of Worth are 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). The Holiday Inn has been built within the grounds of Crabbet Park, next to the Nuffield Leisure Centre, with Buleys Brook running through the parkland.

SITE

The Holiday Inn, in Crabbet Park, is a 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 travelers to the airport. It is next to the Nuffield Leisure Centre, sharing the approach road.

The proposal is to construct an additional car park at the rear of the hotel, along the site boundary. This is next to 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.

ECOLOGICAL ENHANCEMENT PLAN (EEP)

The EEP has set out measures to improve the ecological condition of the site after development. This will enhance the biodiversity of a site to secure net gains for local wildlife. These will be incorporated into the design of the development. We have now been instructed to review the following Discharge of Conditions under DM/25/1325 as follows.

- Details of type and installation of No 2 Swift Boxes
- Details and installation of 1 no Bat Box
- Details and installation of 3 no hedgehog Homes and highway connectivity
- Details of proposed native tree planting and management
- Details of proposed wildflower seeding mix, installation and maintenance
- Details of the person responsible for implementing the enhancement measures, aftercare, and maintenance
- BNG condition of the BNG matrix
- Habitat map of pre-development baseline
- Habitat map of post-intervention values.

Bird boxes

It is proposed that at **2no Woodstone Swift Boxes** to BS 42021 (2022) are installed during the construction, high-quality long-lasting boxes installed. These should be positions under convenient eaves (min. 4-5m high), avoiding south -east aspects (over heating) and away from opening windows and any conflict with residents. Ther should be no restrictions to potential flight paths, in line with the Action for Swifts guidance document.



Bird boxes are to be inspected on a regular basis. If these have been used, they should be cleared out at the end of the breeding season. Any that become loose or otherwise defective should be repaired or replaced if necessary

Bat boxes

It is proposed to install **1no Woodstone Bat** box high-quality long-lasting box installed high in a gable, under eaves, south or south-east facing wall. No **less than 4m** above ground. With a clear flyway in front is preferred. Any outside lighting should not be directed towards these locations. Lighting triggered by movement should also be avoided, any bats foraging near the site would be disturbed and may affect their feeding habits. The Bat box should be installed with manufacturers Guidance Document



Bird boxes are to be inspected on a regular basis. If these have been used, they should be cleared out at the end of the breeding season. Any that become loose or otherwise defective should be repaired or replaced if necessary

Hedgehog Highways

It is proposed that 3no Woodside W712 Hedgehog Homes be installed and located in discrete location (shrub beds, rough vegetation) ‘Hedgehog Highways’ included by cutting 13 x 13 cm square gaps between new fence panels and smoothing off the edges or leaving natural gaps in the fencing, to allow Hedgehogs and other small mammals to pass between habitats.



Bird boxes are to be inspected on a regular basis. If these have been used, they should be cleared out at the end of the breeding season. Any that become loose or otherwise defective should be repaired or replaced if necessary

Tree Planting

A Landscape Appraisal Report (2024) sets out the enhancement requirements of the BNG metric mitigation including the tree planting as follows:

Selected Standards 1-3 m ht. (12-14cm girth) planted in the agreed locations on the Landscape Master Plan. Stock to be root balled, planted in prepared 1.5 x 1.5 x 1.0 m or 75mm larger than root ball. Sides of the pit are to be scarified if they have become compacted during excavation. Excavated material of usable quality to be retained in separated topsoil and subsoil for reuse where possible. Trees to be staked using a 2m stake (50mm dia.), driven into ground 300mm below bottom of pit.

Trees to be centrally located in the pit and stem placed in an upright position. Pit to be backfilled with original subsoil and topsoil to match previous levels, to 50mm above previous ground level (settlement allowance). Fix 2no adjustable biodegradable tree ties to each stake with galvanised nails. Protect trees from deer /rabbits with 120cm spiral tubes and complete with a medium grade bark mulch 50-100mm deep, 1m diameter.

Planning schedule

Code	Species	Container Grown (CG)	Size (girth /cm)	NUMBER

AI	Alnus incana	CB	60/90 1-3m ht.	4
BP	Betula pendula	CG	60/90 1-3m Ht.	3
CB	Carpinus betulus	CG	60/90 1-3m Ht	7
PA	Prunus avium	CG	60/90 1-3m Ht	2
PT	Populus tremula	CG	60/90 1-3m Ht	4

General Maintenance Planting shall be maintained for one full season from the date of completion, keeping the tree bases weed free ,adjusting stakes and ties as necessary and checking all plant stock show no signs of pests, disease, death and damage Watering as necessary to ensure establishment and continued thriving of the scheme,

WILDFLOWER SEEDING

The wildflower areas are part of the BNG mitigation requirement. These areas will be along the boundary with the adjacent Ancient Wood (AW). The additional parking area has an embankment, on which the seeding will be sown. This will be to the following www.pictorialmeadows.co.uk seed mix Dual Purpose LWXM 70/30 and sown to manufactures specification.

This is to be on prepared beds cultivated to produce a fine tilth of 50mm loam topsoil, containing no weeds or other arisings (stones). Seeding should only take place in spring or autumn, when the soil is warm and not in wet conditions. Seed mixed with sand and spread broadcast by hand, both ways and only lightly raked in. Water immediately on seeding with light rose spray hose. It is important to ensure areas are kept moist until the area is past the seedling stage. Any occurring weeds are to be removed on a regular basis, with regular watering in dry periods, to ensure continued growth and flowering.

Mix	Code	Area (m2)	Location
Dual Purpose	LWXM	274	East boundary on embankment slopes

General Maintenance Seeding shall be maintained for one full season from the date of completion, keeping the areas weed free of pernicious weeds as necessary and checking that all areas have germinated successfully. Any patch must be re-sown with the same specification as in the original mix. At the end of the season (September) the

areas are to be cut, with appropriate machinery to 50mm, all arisings removed. A final cut in winter (Dec -Jan) is recommended, watering as necessary to ensure establishment and continued thriving of the scheme.

MANAGEMENT

It is proposed that all the enhancement work will be implemented by contractors and initially managed as part of a maintenance and defects period. This will then be handed over to the client as part of the overall management of the hotel complex.

The proposals should not affect any of the existing vegetation. However, if any work is proposed near trees or other vegetation where birds may be nesting, this should be avoided in the breeding season (March -August). If any emergency work is required and bird nests are found, an ecologist should be consulted for further advice.

BNG MATRIC

The BNG metric has produced a 11.79% habitat net gain, all on site with required mitigation. This will be part of a landscape proposal for the site in general. The adjacent Ancient Woodland (AW) has been taken account of in ensuring that a protective 15m buffer zone and recommendations that improved management of this area (by others) would increase the overall biodiversity of not only the site but the area in general. A Baseline Habitat Map (pre-development habitat map) and a Post Development Map (post intervention values) are included in this Report.

CONCLUSION

Coyne Environmental Ltd has been instructed to undertake ecological studies of the Holiday Inn, Gatwick Worth, Crabbet Park, Turners Hill, HR10 4SN, for additional parking on the site. A Preliminary Ecological Appraisal (PEA) has found no ecology of significance, including bats (European Protected Species). A Biodiversity Net Gain (BNG) metric has achieved the mandatory net gain, and the required mitigation has been incorporated into a Landscape Design Proposal, which protects Ancient Woodland (AW) with a protective Buffer Zone. The Local Planning Authority (LPA) now has additional Conditions above the requirement for an Ecological Enhancement Plan (EEP) which are now set out in this Report. This will ensure the environment and wildlife will be protected.

In my professional opinion, I conclude that these additional studies and Reports should satisfy Mid Sussex District Council on ecology and biodiversity enhancements and that no further studies are necessary. On this basis the Application can be determined.

REFERENCES

Location Map
Pre -Post Habitat Map
Existing
Proposals Map
Tree Survey Map



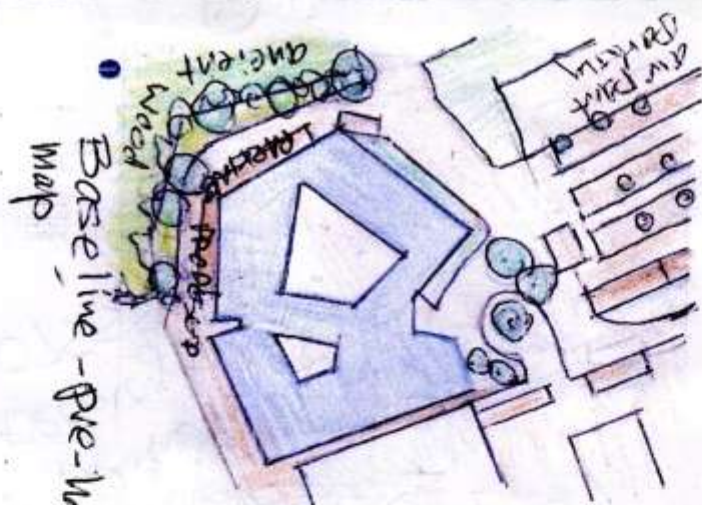

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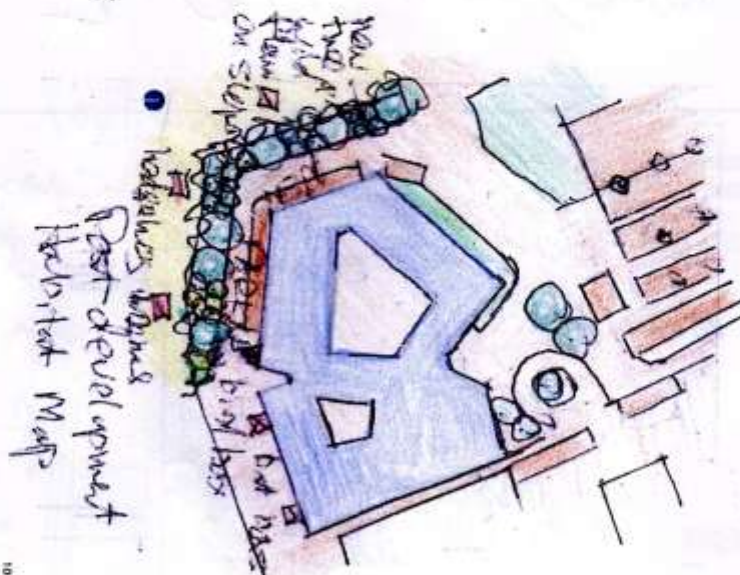
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Baseline-pre-urbanization map



Post-developmental
Habitat Maps

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