



Date: 17 December 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

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)
- Ecological Assessment (COYNE ENVIRONMENTAL LTD, November 2025)

- The Statutory Biodiversity Metric – Calculation Tool (submitted for DM/24/1572)

We welcome the further submission of the Ecological Assessment (COYNE ENVIRONMENTAL LTD, November 2025), which includes updated pre-development and post-intervention habitat maps using UK Habitats Classification.

Whilst these maps do not cover the entire red line boundary and include an additional area of the existing hotel grounds, we do not consider it reasonable to request update maps and calculations. This is because the inclusion of habitats for the entire red line boundary will likely involve the provision of increased 'developed land; sealed surface' which will have no unit value and won't affect the overall biodiversity unit calculations. In addition, we are satisfied that the Statutory Biodiversity Metric – Calculation Tool has been broadly been prepared in line with relevant location plan

As previously indicated, significant on-site enhancements will not apply for this minor application based on the LPAs stance on significant on-site enhancements. Therefore, the LPA will not have a mandatory requirement to monitor 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. Nevertheless, it is still up to the applicant to fulfil the proposed landscaping scheme in line with the agreed Statutory Biodiversity Metric – Calculation Tool.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of the Biodiversity Gain Condition.

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



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.