

COYNE ENVIRONMENTAL LTD

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



Biodiversity Enhancement Strategy August 2025

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INTRODUCTION

1.1 Pearl (Holding) Ltd has instructed Coyne Environmental Ltd to carry out an ecological Assessment of the Holiday Inn, Gatwick Worth, Crabbet Park, Turners Hill, HR10 4SN. This is to establish the potential presence or absence of protected ecological features of significance, for Planning Application DM/20/3243. This is to increase the parking by 80 spaces on the boundary of the site. A Preliminary Ecological Appraisal (PEA) has been undertaken and found no ecology of significance. A Biodiversity Net Gain (BNG) Metric in accordance with the Environment Act 2021 has achieved 11.70% Habitat Net Gain, all on site. The Application has now been granted planning permission. Mid Sussex District Council (MSDC) now have the following Discharge of Conditions:

1.2 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 shall be retained in that manner thereafter.”

1.3 Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024, s40 of the NERC Act 2006 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan thereafter

1.4 It is proposed to produce an Ecological Enhancement Plan (EEP). 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

2.1 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

3.1 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.

3.2 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)

4.1 An EEP is a set of measures to improve a development site ecological condition after development. This is to enhance the biodiversity of a site to secure net gains for local wildlife. This can also be incorporated into the design of the development.

4.2 It is proposed to undertake this EEP to improve the ecological value of the hotel site and the adjacent Ancient Woodland (AW). As this is also a landscape parkland this will increase the biodiversity value of the overall area.

4.3 The following ecological enhancements are proposed:

- Installation of Bird Boxes.
- Installation of Bat Boxes.
- Installation of Hedgehog Homes / Highways.

Bird boxes

4.3 It is proposed that at least two Action for Swifts '**S**' **Brick** (Figure 2A) are installed during the construction, if the building is brick-built. If this is not possible such as if the building is not brick-built, high-quality long-lasting Swift boxes such as the **Woodstone Swift Boxes** (Figure 2B) or **Impeckable Swift Boxes** should be installed.

4.4 Swift bricks are advantageous over nesting provisions because they conform to British Standard BS42021:2022 ensuring they're suitable for a variety of **small bird species** including Swifts. The Swift boxes/brick(s) should be installed in line with the Action for Swifts Guidance Document:

- A minimum of 4-5 metres high and close to eaves (where present).
- Avoiding windows and doors to avoid conflict with residents.
- With a clear flyway for the birds to approach and depart.
- Avoiding south-facing aspect to prevent overheating of the birds.



Figure 2: An installed Swift brick with juvenile Swifts visible at the entrance. From Action for Swifts webpage alongside a Woodstone Swift box from CJ Wildlife webpage.

Bat boxes

4.5 It is proposed that at least one Action for Swifts **Bat Brick** (Figure 3A) is installed during the construction of the building. If this is not possible then a high-quality long-lasting Bat box such as the Woodstone Bat Box should be installed (Figure 3B). The Bat box/brick(s) should be installed following Action for Swifts Integral Bat Bricks Guidance Document with additional guidance (points 3, 4) or the manufacturers guidance:

- It is best installed high in a gable, under eaves, south or south-east facing wall.
- No less than 4 metres 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.

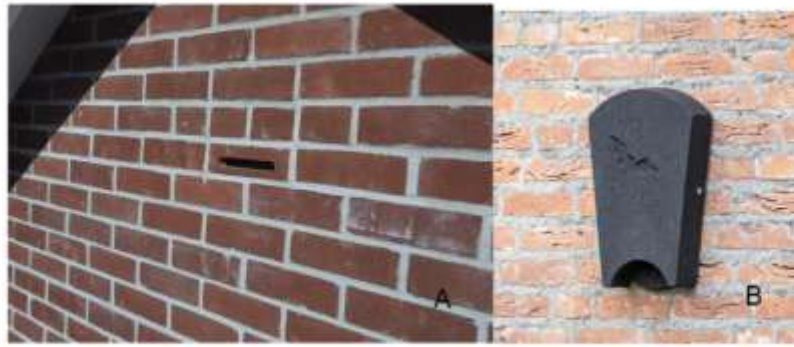


Figure 3: An installed Bat brick. From Action for Swifts X/Twitter account. Next to it a Woodstone Bat Box from CJ Wildlife webpage.

Hedgehog Highways

4.6 It is proposed that several 'Hedgehog Highways' are 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.



Figure 4: Hedgehog highway in action. Taken from NBN Article.

Vegetation

4.7 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.

4.8 SITE LOCATIONS The location of the ecological enhancements will depend on the detailed design of the client as the scheme develops.

MANAGEMENT

5.1 The site is a commercial run hotel with its own staff. This includes the grounds maintenance. A landscape design scheme and Master Plan with its own management and maintenance. This has already been agreed and submitted as part of the Application.

5.2 The proposals in the EEP will be implemented and maintained by the Applicant. This will include any replacements that may be required. These should be to the same standards as originally implemented

BIODIVERSITY NET GAIN (BNG)

5.1 The BNG metric has achieved an 11.70% Habitat Net Gain, with the following mandatory ecological enhancements:

- **274m²** wildflower seeding of the new embankment with Dual Purpose Mix LWXM 70/20 from www.wildflowers.co.uk
- **20 small native trees** with birch (*Betula pendula*) hornbeam (*Carpinus betulus*), gean (*Prunus avium*), service tree (*Sorbus torminalis*)
- A **Landscape Design** scheme has been instructed to accommodate these proposals
- **30-year mitigation requirements** Under the Environment Act 2021 approved mitigation must be managed and maintained for a minimum of 30 -years.
- **Habitat Management & Maintenance Plan** (HMMP) will set out the ongoing management of the site.

CONCLUSION

6.1 Coyne Environmental Ltd has been instructed to undertake an ecological assessment of Holiday Inn, Gatwick Worth, Crabbet Park, Turners Hill, HR10 4SN, for additional car parking provision. 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 required 10% net gain on site with migration. These are set out in a Detailed Landscape Master Plan

6.2 The Local Planning Authority (LPA) now has a Condition for a Biodiversity Enhancement Strategy. This is set out in an Ecological Enhancement Plan (EEP) in this Report. This will now only enhance the environment and wildlife of the site but the overall biodiversity of Crabbet Park.

5.3 In my professional opinion, I conclude that these studies and reports should satisfy Mid Sussex District Council on ecology and biodiversity enhancements and that the Application can now be determined on this basis.

REFERENCES

Location Map

Proposals Map

Landscape Design Map

Wildlife & Countryside Act 1981

Environment Act 2021

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