



Date: 25 September 2025

Our ref: 09433

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/25/1325
Location: Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill
Proposal: Discharge of conditions 5 and 6 relating to DM/24/1572.

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

Conditions

Condition 5: Recommend discharge

"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; and
- 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."

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.

Comments

We have reviewed the Biodiversity Enhancement Strategy (Coyne Environmental Ltd., August 2025) which has been submitted in order to discharge Condition 5.

Further to our response dated 17th July 2025, we welcome the inclusion of two Swift bricks or boxes, one bat brick or box and several Hedgehog highways, together with the details of the native tree species and their locations, as well as the wildflower mix in the Biodiversity Enhancement Strategy (Coyne Environmental Ltd., August 2025).

However, we note that the strategy still does not include the persons responsible for implementing the enhancement measures (d) or details of aftercare and long-term maintenance (e) as requested in our response dated 17th July 2025. We therefore recommend that these details are submitted to the LPA before discharge of condition, together with the specific number of Hedgehog highways to be erected and their locations.

Providing the above information is submitted to the LPA, we are now satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details and subject to the above additional details being provided to the LPA, we recommend discharge of Condition 5.

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.