

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 20 November 2025 10:22:58 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Place Services Ecology" <PlaceServicesEcology@essex.gov.uk>
Subject: RE: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

Hi Katherine,

On further consideration of the details below, I can see that the off-site unit requirements match the units secured as part of the Biodiversity Gain Site Register for the relevant habitat banks.

The applicant has also clarified why they have not provided an accurate overview of the on-site post-intervention values proposed as part of the scheme. This is because they do not want to secure any long-term management and monitoring for a period of 30 years, due operational pressures of the Hospital. As a result, they have referenced the entire post-intervention values within the submitted metric as containing 'developed land; sealed surface' (which contains 0 biodiversity units) and have secured all units required to achieve a 10% measurable biodiversity net gain via off-site habitat banks on registered biodiversity gain site register.

Therefore, whilst the majority of the soft landscaping proposals would not be considered significant on-site enhancements, I don't think it is necessary to require the applicant to submit updated calculations, when the proposed landscaping will be implemented regardless.

As a result, I would recommend that the LPA can discharge the Biodiversity Gain Condition in full, following the submission of this additional clarification.

I am happy for these comments to be included on the planning portal, but please re-consult us if you would like a formal re-consultation response.

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 13 November 2025 10:44

To: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Cc: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: FW: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

CAUTION: This is an external email.

Dear Hamish,

Please see the below response from the agent to your previous comments.

Could I have your comments on this.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 12 November 2025 14:58
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

Hi Katherine,

Please see the response from our Ecology team below.

The biodiversity gain site register shows the total number of new or enhanced units that a site is providing, which represents the unit increase from the baseline. The post-intervention value for habitat bank 'BGS-281024001' is 1.31 but that is a 1.03 unit increase compared to the baseline value of 0.28. The post-intervention value for habitat bank 'BGS-191124001' is 1.81 but that is a 1.50 unit increase compared to the baseline value of 0.31.

Summary of sites providing area habitat unit gains							Summary of sites providing hedgerow unit gains						
Gain site reference	Off-site units baseline	Off-site units retained	Off-site units enhanced	Off-site units created	Off-site unit change per gain site (pre-SRM)	Off-site unit change per gain site (post-SRM)	Gain site reference	Off-site units baseline	Off-site units retained	Off-site units enhanced	Off-site units created	Off-site unit change per gain site (pre-SRM)	Off-site unit change per gain site (post-SRM)
BGS-191124001	0.31	0.00	1.81	0.00	1.50	1.50	BGS-281024001	0.13	0.00	0.19	0.00	0.06	0.06
BGS-281024001	0.28	0.00	0.00	1.31	1.03	1.03							

(Off-site gain site summary tab)

The two habitat banks provide an off-site post-intervention of 3.12 area units and 0.19 hedgerow units. The two habitat banks provide an off-site net change of 2.53 area units and 0.06 hedgerow units. The off-site net change is the value that is used to account for the net gain and what has been purchased from the Environment Bank.

This results in the following;

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.23
	<i>Hedgerow units</i>	0.01
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	10.16%
	<i>Hedgerow units</i>	14.55%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

(Headline results tab)

The project has provided over 10% BNG through the purchase of units and the certificates provided evidence the purchase of these units.

We note the comment in relation to the onsite assessment, however owing to the operational pressures of the hospital the client was unable to secure this land for 30 years. Please see the detailed justification for this in the BNG report.

Many thanks,

Sophie

Sophie Hulton-Harrop

Town Planner

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Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 11 November 2025 13:57

To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>

Subject: DM/25/2303 at Queen Victoria Hospital Holtye Road East Grinstead

Dear Sophie,

Please see the attached comments from the Council's Ecological Consultant regarding BNG, who require further information.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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