



Date: 17 July 2025

Our ref: 05238

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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 consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions

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; 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.

Condition 6: **Recommend discharge**

"No part of the development shall be come into use unless or until a lighting design scheme or biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (as amended) and policy DP38 of the Mid Sussex District Plan.

Comments

We have reviewed the Biodiversity Enhancement Strategy which has been submitted in order to discharge Condition 5.

The inclusion of the details of the native tree species and their locations, as well as the wildflower mix. However, further clarification is required regarding the proposed refugia and hibernacula, particularly the design and precise locations clearly identified on an annotated plan.

Additionally, the strategy should confirm who is responsible for implementation, alongside a summary of aftercare and long-term maintenance arrangements, to ensure the enhancements are delivered and retained as intended.

We are not satisfied that the submitted information includes the detail required by this condition.

We have reviewed the Sensitive Lighting Strategy which has been submitted in order to discharge Condition 6.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

We are unable to recommend the discharge of condition 5 until the additional information outlined above has been provided.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Beth Archer BSc (Hons)

A Current Qualifying Member of CIEEM

Assistant Ecological Consultant

Place Services at Essex County Council

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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.