

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Premier inn Horsham North (Horsham Station) hotel, 57 North Street, Horsham RH12 1RB

Client: Premier Inn Hotels / Whitbread Group PLC

Report date:

14th July 2025

Project:

This report has been prepared to support a planning application for the demolition of one structure (B2), the construction of an additional hotel building, and the refurbishment of one existing building (B1).

This report is supplementary to the **Preliminary Ecological Appraisal and Roost Assessment** report completed by Arbtech Consulting Ltd (2024). BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment completed by Arbtech Consulting Limited (2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

PRA – Arbtech Limited (2024) –

Buildings (B1 & B2)–

The site comprises two buildings: a large, three-storey hotel (B1) and an associated three-storey pub (B2). The surrounding habitats include scattered trees, hedgerows, and ornamental shrubs, which offer limited foraging and commuting opportunities for bats.

B1 - Is a three-storey rendered hotel building with a pitched, gabled roof, clay tile cladding on upper gables, and boxed soffits. The structure is generally in fair condition, though several features with bat roost potential were noted, including missing/slipped roof tiles, gaps in soffits, loose window frames, and lifted wall tiles, all suitable for crevice-dwelling bats.

Based on the presence of a few potential roosting features, Building B1 was assessed to have **moderate suitability** for roosting bats, in accordance with the Bat Conservation Trust Good Practice Guidelines (Collins, 2023). It was recommended that **two dusk emergence surveys**, supplemented with infra-red cameras, be undertaken to determine bat presence and roost status.

B2 - Is a similarly constructed three-storey pub building with pitched slate roofs and lean-to extensions. Several roof areas show potential bat roosting features, including missing mortar at ridge tiles, slipped or broken slates, sagging roof sections, and poorly sealed windows. Hanging tile cladding is also present. These features provide opportunities for crevice-dwelling bats. No loft spaces were accessible during the survey.

Based on the presence of multiple potential roosting features, Building B2 was assessed to have **high suitability** for roosting bats, in accordance with the Bat Conservation Trust Good Practice Guidelines (Collins, 2023). It was recommended that **three dusk emergence surveys**, supplemented with infra-red cameras, be undertaken to determine bat presence and roost status.

Proposed development

Current Use of Site: The site is currently in commercial use, comprising a hotel (Use Class B1) and a restaurant (Use Class B2).

Proposed Development: The development proposal includes the demolition of the existing restaurant (B2), the construction of an additional hotel building, and the refurbishment of the existing hotel (B1).

Cosmetic/Repair Works: Refurbishment works are proposed for the existing hotel (B1), which are considered cosmetic or repair in nature.

Type of Permission: Full planning permission is required for the proposed works.

The site surveys were designed and managed by Katie Belbin BA (Hons), Graduate Ecologist - accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.

- **BERS Results from V1 & V2 Appendix 1**
- **BERS Results from V3 Appendix 2**
- **Proposed development plans in Appendix 3**

Limitations

There were no significant limitations to the survey effort, as this survey was completed in ideal weather conditions with fully functional equipment and full visibility of all elevations of the building.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	The internal loft spaces of Buildings B1 and B2 were not surveyed due to access constraints; however, given the extremely low levels of bat activity recorded during all three emergence surveys, the absence of internal inspection is not considered to have limited the assessment of the buildings' suitability for roosting bats or affected the overall conclusions of the survey.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Ben	3 Years / Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	Level 2	Observing eastern and southern
	2	Jen Gibbons	2 Years	Level 1	Observing western
	3	Rachel Cole	2 Years	Level 2	Observing western
	4	Oliver Wills	1 Year	Level 2	Observing northwestern
	5	Amber Church	1 Year	Level 2	Observing northeastern
	6	Vanya Delcheva	2 Years	Level 1	Observing northeastern and eastern
<i>Weather (start/end)</i>	Temperature (°C): 16 Relative humidity (%): 67 Cloud cover (%): 0 Wind (m/s): 0		Temperature (°C): 13 Relative humidity (%): 69 Cloud cover (%): 0 Wind (m/s): 0		

		Rain: None		Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	6		
	Additional Illumination	Nightfox	XB5 PRO	6		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6		
		Magenta Electronics	Magenta Bat4	4		
Two Way Radio	BAOFENG	FV-88E	6			
Results						
Date of survey				Sunset; Start - End		
19/05/2025				Sunset 20:50; 20:35 – 22:10		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	No emergences.	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
<i>Surveyor 1</i>	Emergences observed – No Species – Soprano pipistrelle, serotine. Flight paths – N/A Foraging areas – N/A Summary of general activity: The first bat detected was a heard but not seen (HNS) soprano pipistrelle at 21:13. At 21:36 a serotine was observed passing in a westerly direction between B1 and B2. The final bat detected was a soprano pipistrelle foraging in an easterly direction between B1 and B2 at 21:56.				 <i>Eastern and southern elevation of B1.</i>	

<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing eastern and southern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 1. No further activity was recorded.	 <i>Darkest point eastern and southern elevation of B1.</i>
<i>Surveyor 2</i>	Emergences observed – No Species – Common pipistrelle, soprano pipistrelle, serotine. Flight paths – N/A Foraging areas – N/A Summary of general activity: First activity was a soprano pipistrelle passing between B1 and B2 and flying from the east towards the west. A serotine was HNS at 21.36, and a common pipistrelle was HNS foraging close to the site at 21.55 and 22.01.	 <i>Western elevation of B1.</i>

<i>IR position 2</i>	Camera position: observing western elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 2. No further activity was recorded.	 <i>Darkest point western elevation of B1.</i>
<i>Surveyor 3</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Western elevation of B1.</i>

<i>IR position 3</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing western elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 3. No further activity was recorded.	 05/19/2016 22:08:56 <i>Darkest point western elevation of B1.</i>
<i>Surveyor 4</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northwestern elevation of B1.</i>

<i>IR position 4</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 4. No further activity was recorded.	 <i>Darkest point northwestern elevation of B1.</i>
<i>Surveyor 5</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northeastern elevation of B1.</i>

<i>IR position 5</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 5. No further activity was recorded.	 <i>Darkest point northeastern elevation of B1.</i>
<i>Surveyor 6</i>	Emergences observed – No Species – Soprano pipistrelle. Flight paths – N/A Foraging areas – N/A Summary of general activity: A soprano pipistrelle was observed passing over the site at 21:56 it was flying from the northwest towards the southeast before foraging in the southeast.	 <i>Northeastern and eastern elevations of B1.</i>

<i>IR position 6</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern and eastern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 6. No further activity was recorded.	 <i>Darkest point northeastern and eastern elevations of B1.</i>
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Field Survey					
Dusk Emergence Survey 1					
Building B2					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	7	Abigail Louise Dodge	4 Years	Level 1	Observing northeastern and northwestern
	8	Jolanta Jurpalova	3 Years	Level 1	Observing northwestern
	9	Finn Hurley	2 Years	Level 1	Observing northwestern and southwestern
	10	Joanna Andrews	12 Years/Accredited agent for L1 activities under the L2 licence of Natalie Evans licence number can be provided on request:	Level 2	Observing southwestern
	11 - Lead	Katie Belbin	2 Years /Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request:	Level 2	Observing southeastern and northeastern
<i>Equipment used</i>	Equipment		Make	Model	Count
	NVAs		Nightfox	Whisker	5
	Additional Illumination		Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2	5
		Magenta Electronics		Magenta Bat4	1
	Two Way Radio		BAOFENG	FV-88E	5

Results						
Date of survey				Sunset; Start - End		
19/05/2025				Sunset 20:50; 20:35 – 22:10		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	No emergences.	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 7		Emergences observed – No Species – Soprano pipistrelle and serotine. Flight paths – N/A Foraging areas – N/A Summary of general activity: A soprano pipistrelle was seen at 21:13 was from the east towards the west. A serotine seen foraging at 21:36 in a north easterly direction.			 Northeastern and northwestern elevations of B2	

<i>IR position 7</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern and northwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 7. No further activity was recorded.	 <i>Darkest point northeastern and northwestern elevations of B2.</i>
<i>Surveyor 8</i>	Emergences observed – No Species – Soprano pipistrelle and serotine. Flight paths – N/A Foraging areas – N/A Summary of general activity: A soprano pipistrelle was HNS foraging close to the site at 21:14. A Serotine was then HNS at 21:36.	 <i>Northwestern elevation of B2.</i>

<i>IR position 8</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 8. No further activity was recorded.	 06/10/2025 22:09:31 <i>Darkest point northwestern elevation of B2.</i>
<i>Surveyor 9</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northwestern and southwestern elevations of B2.</i>

<i>IR position 9</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern and southwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 9. No further activity was recorded.	 <i>Darkest point northwestern and southwestern elevations of B2.</i>
<i>Surveyor 10</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Southwestern elevation of B2.</i>

<i>IR position 10</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 10. No further activity was recorded.	 <i>Darkest point southwestern elevation of B2.</i>
<i>Surveyor 11</i>	Emergences observed – No Species – Soprano pipistrelle, serotine. Flight paths – N/A Foraging areas – N/A Summary of general activity: The first bat detected was a HNS soprano pipistrelle at 21:14. At 21:36 a serotine was observed passing in a westerly direction between B1 and B2.	 <i>Southeastern and northeastern elevations of B2.</i>

<i>IR position 11</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southeastern and northeastern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 11. No further activity was recorded.	 <i>Darkest point southeastern and northeastern elevations of B2.</i>
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Field Survey					
Dusk Emergence Survey 2					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Ben	3 Years / Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	Level 2	Observing eastern and southern
	2	Jen Gibbons	2 Years	Level 1	Observing western
	3	Rachel Cole	2 Years	Level 1	Observing western
	4	Oliver Wills	1 Year	Level 1	Observing northwestern
	5	Vicki Clarke	1 Year	Level 1	Observing northeastern
	6	Karen Price	1 Year	Level 1	Observing northeastern and eastern
Weather (start/end)	Temperature (°C): 15 Relative humidity (%): 80 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		Temperature (°C): 13 Relative humidity (%): 75 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	6	
	Additional Illumination	Nightfox	XB5 PRO	6	

	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6		
		Magenta Electronics	Magenta Bat4	1		
	Two Way Radio	BAOFENG	FV-88E	6		
Results						
Date of survey			Sunset; Start - End			
09/06/2025			Sunset 21:14; 20:59 – 22:30			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	No emergences.	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 1	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.				 <i>Eastern and southern elevations of B1.</i>	

<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing eastern and southern elevations of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 1. No further activity was recorded.	 <i>Darkest point eastern and southern elevations of B1.</i>
<i>Surveyor 2</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Western elevation of B1.</i>

<i>IR position 2</i>	Camera position: observing western elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 2. No further activity was recorded.	 <i>Darkest point western elevation of B1.</i>
<i>Surveyor 3</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Western elevation of B1.</i>

<i>IR position 3</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing western elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 3. No further activity was recorded.	 <i>Darkest point western elevation of B1.</i>
<i>Surveyor 4</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northwestern elevation of B1.</i>

<i>IR position 4</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 4. No further activity was recorded.	 <i>Darkest point northwestern elevation of B1</i>
<i>Surveyor 5</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northeastern elevation of B1.</i>

<i>IR position 5</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern elevation of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 5. No further activity was recorded.	 <i>Darkest point northeastern elevation of B1.</i>
<i>Surveyor 6</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northeastern and eastern elevations of B1.</i>

<i>IR position 6</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern and eastern elevations of B1. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 6. No further activity was recorded.	 <i>Darkest point northeastern and eastern elevations of B1.</i>
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Field Survey					
Dusk Emergence Survey 2					
Building B2					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	7	Abigail Louise Dodge	4 Years	Level 1	Observing northeastern and northwestern
	8	Laura Hemmingham	2 Years	Level 1	Observing northwestern
	9	Will Malpas	3 Years	Level 1	Observing northwestern and southwestern
	10	Holly Redfearn	2 Years	Level 1	Observing southwestern
	11 - Lead	Katie Belbin	2 Years /Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request:	Level 2	Observing southeastern and northeastern
Equipment used	Equipment		Make	Model	Count
	NVAs		Nightfox	Whisker	5
	Additional Illumination		Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2	5
		Magenta Electronics		Magenta Bat4	1
	Two Way Radio		BAOFENG	FV-88E	5
Results					
Date of survey			Sunset; Start - End		
09/06/2025			Sunset 21:14; 20:59 – 22:30		

Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	No emergences.	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 7		Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.			 Northeastern and northwestern elevations of B2.	
IR position 7 Nightfox Whisker Nightfox XB5 PRO		Camera position: observing northeastern and northwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 7. No further activity was recorded.			 Darkest point northeastern and northwestern elevations of B2.	

<i>Surveyor 8</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northwestern elevation of B2.</i>
<i>IR position 8</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 8. No further activity was recorded.	 <i>Darkest point northwestern elevation of B2.</i>

<i>Surveyor 9</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Northwestern and southwestern elevations of B2.</i>
<i>IR position 9</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern and southwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 9. No further activity was recorded.	 <i>Darkest point northwestern and southwestern elevations of B2.</i>

<i>Surveyor 10</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Southwestern elevation of B2.</i>
<i>IR position 10</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 10. No further activity was recorded.	 <i>Darkest point southwestern elevation of B2.</i>

<i>Surveyor 11</i>	Emergences observed – No Species – N/A Flight paths – N/A Foraging areas – N/A Summary of general activity: No activity was recorded at this position.	 <i>Southeastern and northeastern elevations of B2.</i>
<i>IR position 11</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southeastern and northeastern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 11. No further activity was recorded.	 <i>Darkest point southeastern and northeastern elevations of B2.</i>

Field Survey					
Dusk Emergence Survey 3					
Building B2					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Abigail Louise Dodge	4 Years	Level 1	Observing northeastern and northwestern
	2	Jen Gibbons	2 Years	Level 1	Observing northwestern
	3	Matthew Surry	5 Years	Level 1	Observing northwestern and southwestern
	4	Joanna Andrews	12 Years/Accredited agent for L1 activities under the L2 licence of Natalie Evans licence number can be provided on request.	Level 2	Observing southwestern
	5 - Lead	Katie Belbin	2 Years /Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	Level 2	Observing southeastern and northeastern
<i>Equipment used</i>	Equipment		Make	Model	Count
	NVAs		Nightfox	Whisker	5
	Additional Illumination		Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2	5
		Magenta Electronics		Magenta Bat4	1
	Two Way Radio		BAOFENG	FV-88E	5

Results						
Date of survey				Sunset; Start - End		
30/06/2025				Sunset 21:19; 21:04 – 22:36		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	No emergences.	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 7		Emergences observed – No Species – Noctule Flight paths – N/A Foraging areas – N/A Summary of general activity: A single distant noctule pass was HNS at 21.57 and no other activity was recorded at this position.			 Northeastern and northwestern elevations of B2.	

<i>IR position 7</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northeastern and northwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 7. No further activity was recorded.	 <i>Darkest point northeastern and northwestern elevations of B2.</i>
<i>Surveyor 8</i>	Emergences observed – No Species – Noctule Flight paths – N/A Foraging areas – N/A Summary of general activity: A single distant noctule pass was HNS at 21.56 and no other activity was recorded at this position.	 <i>Northwestern elevation of B2.</i>

<i>IR position 8</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 8. No further activity was recorded.	 06/30/2025 22:35:08 <i>Darkest point northwestern elevation of B2.</i>
<i>Surveyor 9</i>	Emergences observed – No Species – Noctule Flight paths – N/A Foraging areas – N/A Summary of general activity: A single distant noctule pass was HNS at 21.59 and no other activity was recorded at this position.	 <i>Northwestern and southwestern elevations of B2.</i>

<i>IR position 9</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern and southwestern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 9. No further activity was recorded.	 <i>Darkest point northwestern and southwestern elevations of B2.</i>
<i>Surveyor 10</i>	Emergences observed – No Species – Noctule Flight paths – N/A Foraging areas – N/A Summary of general activity: A single distant noctule pass was HNS at 21.59 and no other activity was recorded at this position.	 <i>Southwestern elevation of B2.</i>

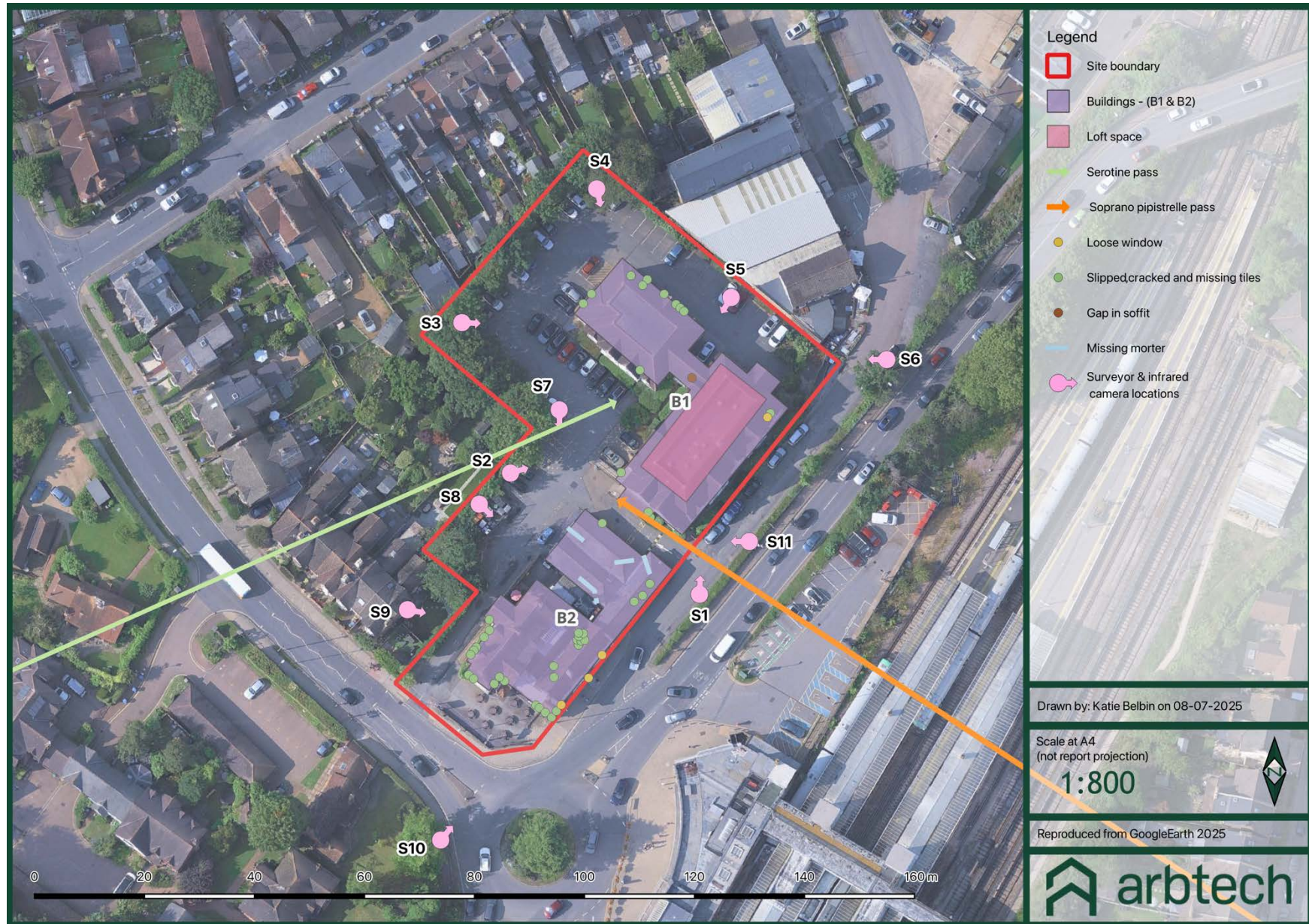
<i>IR position 10</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southwestern elevation of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 10. No further activity was recorded.	 2025/08/30 22:39:52 <i>Darkest point southwestern elevation of B2.</i>
<i>Surveyor 11</i>	Emergences observed – No Species – Noctule Flight paths – N/A Foraging areas – N/A Summary of general activity: A single distant noctule pass was HNS at 21.58 and no other activity was recorded at this position.	 <i>Southeastern and northeastern elevations of B2.</i>

<i>IR position 11</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southeastern and northeastern elevations of B2. Emergences observed: No Activity captured on the IR footage reflects the observations recorded by surveyor 11. No further activity was recorded.	 <i>Darkest point southeastern and northeastern elevations of B2.</i>
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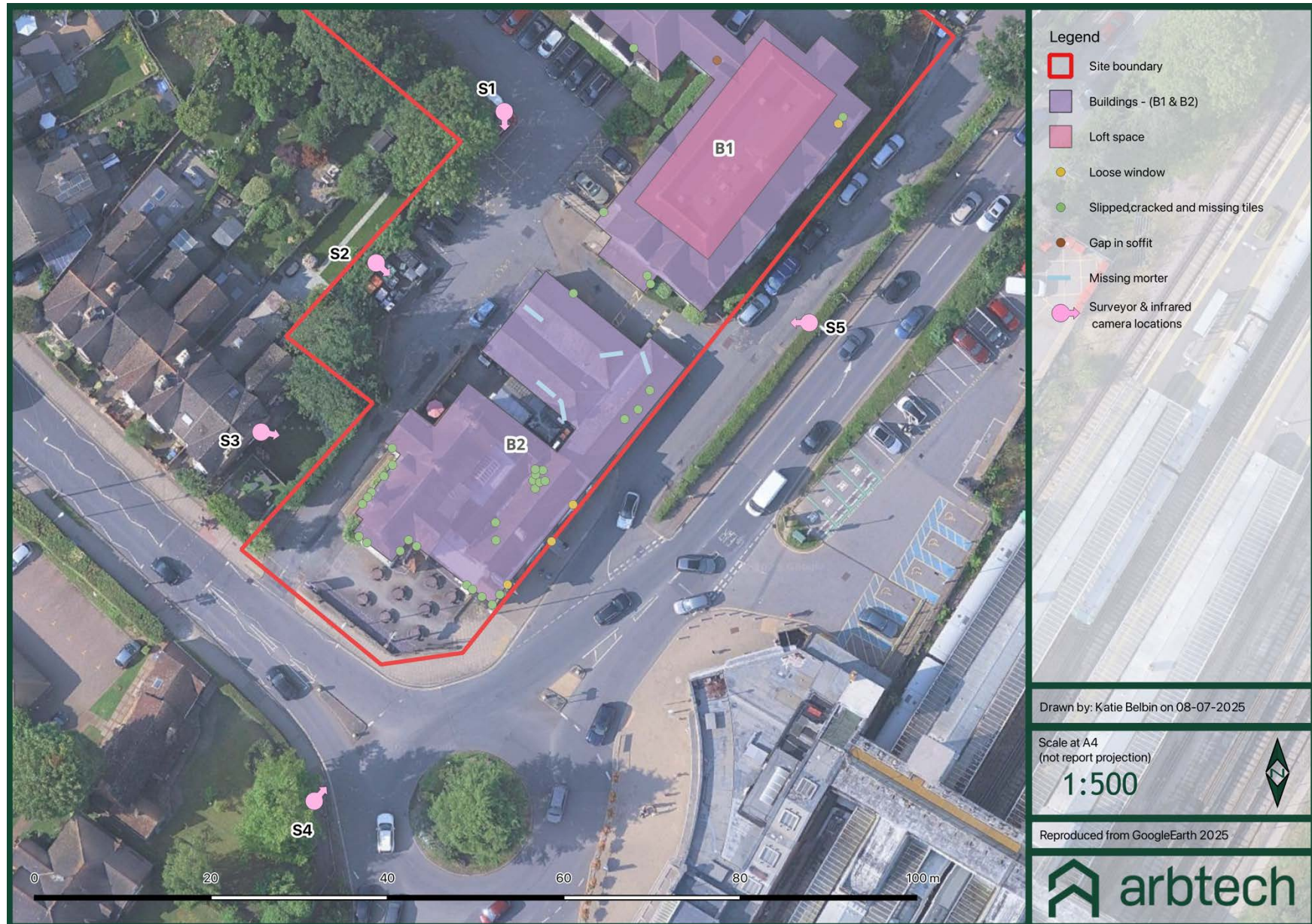
Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	Results The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. General bat activity on site - Bat activity was low during all three surveys, no notable foraging areas or flight paths. General bat activity on site: Key foraging areas – N/A Key flight lines – N/A Species observed – Common pipistrelle, soprano pipistrelle, serotine and noctule. Hibernation suitability - Negligible – no suitable habitat at all – no further surveys required.
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated.
<i>Recommendations</i>	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop, and a suitably qualified ecologist will be contacted for further advice. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: ▪ Light spill on to tree line to the west of the site should be avoided. ▪ Use narrow spectrum light sources to lower the range of species affected by lighting. ▪ Use light sources that emit minimal ultra-violet light.

	▪ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. ▪ Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. ▪ Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. ▪ External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. ▪ Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. These bat boxes will be integrated within the new build or on a mature tree within the site. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building), Isabella Bat Box for void dwellers (attach to side of building or tree), Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

BERS Results V1 & V2 Appendix 1



BERS Results V3 Appendix 2



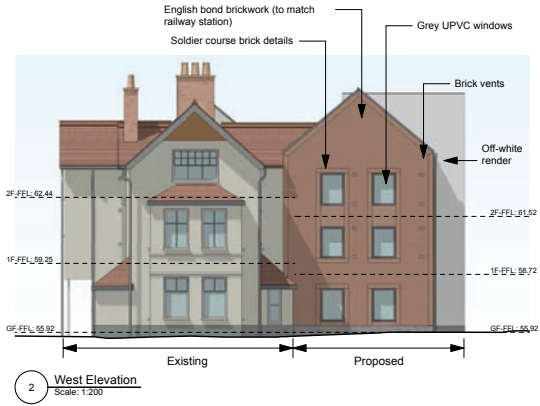
Proposed development plans in Appendix 3



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Notes:	
Proposed Parking:	67
Proposed Hotel:	GEA - 3645m ² GIA - 3363m ²
Net Additional Rooms:	32
Total Rooms:	96

A	01/12/25	Updated for planning, cycle store added adjacent to reception	CF	
B	03/07/25	Updated to new scheme, landscaping added and AC compound relocated to roof level	CF	
Rev	Date	Description		By
Addisport Business Centre Oval St George Exeter EX3 0NR Tel: 01392 368426 www.axiomarchitects.co.uk				
Client				
WHITBREAD PLC				
Project				
HORSHAM NORTH PREMIER INN 57 NORTH ST HORSHAM, RH12 1RB				
Drawing				
Proposed Site Plan				
Scale: 1:500 Date: 17/10/24 Drawn: CF Checked: RW				
Drawing No. Revision				
6266-PL- 011 B				
Status				
PLANNING DRAWING				



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- Proposed Materials:**
- Walls:**
- Render: Heritage (north)
 - Off-white (south)
- Brick: Red in english bond pattern
- Decoration: PPC aluminium, grey
- Windows and doors:**
- Frame: White UPVC
 - Clit: White UPVC
- Doors: Grey painted Timber
- Roof:**
- Pitched: Aluminium with standing seam profiles, colour to closely match brickwork
- Parapet: PPC Aluminium coping
- Rainwater goods:**
- Gutter: Grey UPVC
 - Downpipes: Grey UPVC
- Timber compound:**
- Walls: Hit-and-miss timber battens

F	07/01/26	White render lower heights increased to accommodate rooftop access	CF
E	05/01/26	Pitched roof added to north and east elevations	CF
D	01/12/25	Scheme updated for planning	CF
Rev	Date	Description	By
			Chk
Addlepost Business Centre			
Client: EX3 GNR			
Tel: 01323 566426			
www.axionarchitects.co.uk			
Client			
WHITBREAD PLC			
Project			
HORSHAM NORTH PREMIER INN			
57 NORTH ST			
HORSHAM, RH12 1RB			
Drawing			
Proposed Elevations			

Scale	Date	Drawn	Checked
1:200	17/10/24	CF	FW
Drawing No.	Revision		
6266-PL- 210	F		
Status			
PLANNING DRAWING			

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Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Belbin BA (Hons), Consultant Ecologist	08/07/2025
Proof	0.2	Ashleigh Domblides BA (Hons), Consultant Ecologist	12/07/2025
Final	1.0	Katie Belbin BA (Hons), Consultant Ecologist	14/07/2025
Update	1.1	Katie Belbin BA (Hons), Consultant Ecologist	09/01/2026