

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252779
Address:	Dolphin School, Waltham Road, Hurst, Wokingham, RG10 0FR.		
Proposal:	Full application for the proposed retention of 4no floodlights, 6no amenity lights and artificial turf playing surface, associated with existing multi-use games area (MUGA) (retrospective)		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/ No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ **No objection subject to conditions (and reasons) stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Documents reviewed in support of this application:

- Design and Access/Planning Statement, 12th November 2025 by Notts Sport Ltd.
- Lighting Overspill Plans produced, Rev 6, 19th June 2025 by Halliday Lighting
- Existing Site Plan, Ref: NSDSL002, 7th November 2025 by Notts Sport Ltd.
- Lighting Specification Booklet provided by SitEco.

The Bat Roost Habitat Suitability Model identifies the treeline to the south-west of the application site and the southern edge of the MUGA as having potential to support bat roosting and foraging/commuting activity. Bats are a European Protected Species and a national conservation priority. In line with national legislation and Wokingham Core Strategy Policy CP7 (Biodiversity), any development with potential impacts on species of principal importance must incorporate appropriate mitigation or compensation measures.

The Design and Access Statement by Notts Sport Ltd confirms that four floodlights and six amenity lights will be time-controlled, operating between 08:00–20:30 on weekdays and 09:00–17:00. Lighting specifications confirm that lights are directed towards the interior of the MUGA.

Overfill lighting plans show lux levels of up to 50 lux within 5m of the MUGA, reducing to approximately 5 lux at 20m. Bat activity typically occurs between April and

September, beginning around 15 minutes after sunset (approximately 19:30–20:30 in April). With lighting switched off by 20:30, significant adverse effects on bats are unlikely.

When MUGA lighting is off, overspill lighting levels fall below 5 lux immediately south of the site and are predominantly 1 lux or less within 5–20m to the north, east and south. Although measurements were not taken to the south-west, existing hedgerow screening is expected to provide similar light attenuation. Brown Long-Eared and Pipistrelle bat roosts have been recorded within 580m of the site, and these species may use the south-west treeline as a commuting and foraging corridor. Brown Long-Eared bats are sensitive to light levels above 3 lux, and Pipistrelles above 5 lux. Given predicted lighting levels of predominantly under 1 lux when lights are off, the proposed development is not expected to adversely affect bats, provided lighting controls are adhered to. A planning condition is therefore recommended to secure lighting hours and function as appropriate mitigation to prevent adverse impacts to bats.

Conditions & Reasons (if required)

Control over lighting (hours of use) – Condition

The sport pitches shall not be externally lit between the hours of 20:30 and 8:00 unless otherwise agreed in writing by the local planning authority

Reason: To adhere to national legislation Construction of Habitats and Species Regulation 2017 and comply with Wokingham Core Strategy, Policy CP7: Biodiversity.

Date:	15/12/25	Signed:	L. Aparo
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