

MEMORANDUM

From:	Tina Cuss (Ecology Officer)		
Service	WBC Ecology	App No:	261529
Address:	1 Appleton Way, Shinfield, Wokingham, RG2 9RN.		
Proposal:	Householder application for the proposed erection of a shepherd's hut.		
Type of Development:	Other Householder		
Site Visit Made:	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

To ensure biodiversity habitat including off-site trees and woodland habitat are protected during clearance, construction and the occupation phase, an annotated Tree Protection Plan or Arboricultural Method Statement prepared by a competent Arboriculturist in accordance with BS5837 should be provided.

Conditions & Reasons (if required)

Condition: No buildings, enlargement or alterations permitted shall be carried and no enclosure, or container for the storage of oil or liquid petroleum gas shall be erected out without the express permission in writing of the local planning authority.

Reason: To safeguard the biodiversity. Relevant policy: NPPF 2024 Section 15, Local Plan policy Core Strategy policies CP3 and CP7, and Managing Development Delivery TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3, and CP7 and Managing Development Delivery Local Plan policy TB23.

Informative: The shepherd hut outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Date:	17/07/26	Signed:	T Cuss
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