

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	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:	Yes – 06-08-2026		

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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of a Shepherd's Hut.

The Site is located in a residential estate of detached and semi-detached dwellings near a mosaic of arable land and woodland blocks containing veteran trees. An ancient woodland is located approximately 85m southwest of the Site. The Public Right of Way SHIN14 is located to the south of the Site. The Site is in land defined as Modest Development Location but immediately adjacent to land designated as Countryside.

The applicant wishes to place a Shepherd's Hut at the end of their rear garden along the Site's western boundary with a mature (but unprotected) Oak tree, which is located immediately outside the Site and on the edge of a woodland block described above. A residential timber fence separates the rear garden from the tree. No lateral branches extend into the Site, as observed during a Site visit on 6 August 2026, however the tree's root protection area (RPA) is likely to extend into the rear garden.

Paragraph 5.3.1 of BS 5837:2012 (Trees in Relation to Design, Demolition, and Construction) states:

The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees.

An overriding justification for the current proposal is the raised nature of the Shepherd's Hunt with only five small concrete pads for the wheels and entry steps, which will be dug by hand and only cover a maximum of 3.14% of the off-site tree's RPA. (Sarah Crane, Crane Garden Buildings, Design & Access Statement, June 2026). Additionally, the Officer accepts the simple *Tree Protection Plan* document that describes the installation of the Shepherd's Hut and preparations for its small foundations within the neighbouring tree's root protection area. (Ref: Sarah Savage, Crane Garden Buildings, June 2026) The adjacent tree could be a future veteran and currently is part of a series of woodland blocks with ecological value, including trees that support irreplaceable habitats. It is therefore essential that all works are undertaken as described in Design & Access Statement and Tree Protection Plan with due care to protect this tree and the surrounding woodland, ensuring that its long-term health, stability, and ability to thrive are not adversely affected.

If the Council is minded to approve this proposal, then the Officer suggests Condition CL7, amended below.

(CP3, CC03)

Conditions & Reasons (if required)

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Design & Access Statement and Tree Protection Plan by Sarah Savage for Crane Garden Buildings and dated June 2025 (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	07/08/2026	Signed:	L. Abbott
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