

Property: Caravan Site, Land South of Valois, Finchampstead Road / Range Road, RG40 3NR
Applicant: SHERIDAN
Proposal: Full planning application for the change of use of land to the stationing of caravans to form a Gypsy / Traveller pitch to include works to access and ancillary works (Retrospective).
Ref: 260577

TREES

Arboricultural Impact Statement

There are no trees to be removed as part of the development.

There were no trees on the land that has been developed. This is shown at **Tab 1**.

There are three oak trees adjacent to the land for which retrospective planning consent is sought. These are in a good condition. The location of the trees is shown on the accompanying plan. These are subject to a Tree Preservation Order shown at **Tab 6.2 - Tab 6.4** of the main bundle.

A track between the trees has been established. The track is formed from permeable hardstanding.

The possibility of compaction of the soil around the Oak Trees due to vehicular movement is minimal. The main area of roots of the trees are unaffected by the development.

It is proposed that as a precaution that matting is placed under the track to minimise any potential effect on the trees.

The development that has taken place has taken into account the trees and should not cause any damage to the trees.

Stuart H CARRUTHERS
27 March 2026



RG40 3NR



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TREES