



Church Commissioners for England (CCE)

Land West of New Barn Lane, Bognor Regis

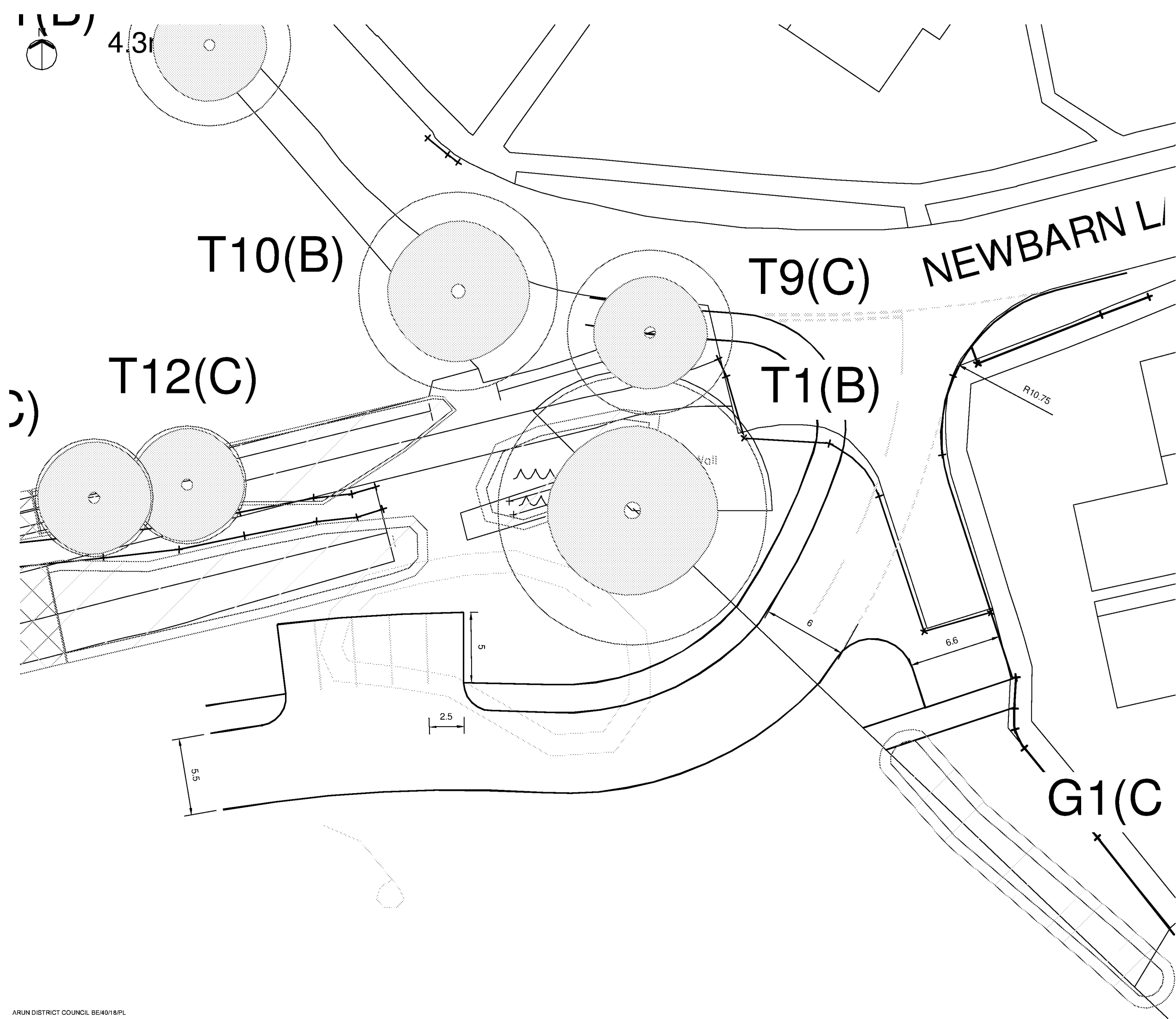
Proposed Access Assessment in Relation to T1

July 2017

Proposed Access Plan Statement

A new Access Plan drawing has been designed to provide access off New Barn Lane into the development. The drawing A094107-028 - Proposed Access to New Barn Lane.dwg was overlaid with the Tree Retention Plan to highlight any conflict primarily with T1, an English Oak tree up to 10m in height.

The proposed access has been designed with the retention of T1 in mind and so the road sweeps round from New Barn Lane into the site avoiding the RPA for T1. This will allow for the retention of T1 and ensure its continued growth to provide an amenity to the proposed development.



KEY

Tree/Group to be Retained

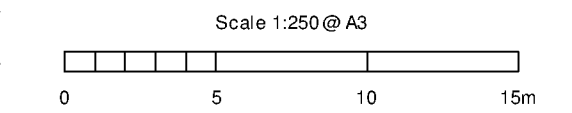
Tree/Group to be removed to facilitate the proposals

Category U - Unsuitable for retention on arboricultural grounds

Root Protection Area
(Shown for retained trees only)

Individual / Group Number and BS Category

Indicative Shade Pattern (where appropriate)



NOTES

All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

Drawing has been produced in colour and is based on digital information in .dwg format, aerial images and/or GPS location where appropriate. A monochrome copy should not be relied upon. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken. Further assessment may therefore be required where deemed necessary.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the project Arboriculturalist should works commence 12 months after the date of this survey.

SOME TREES MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. FPCR Environment and Design Ltd accept no liability for third party use.

Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.

05.07.16

First Issue

TJR

rev	date	description	by
		master planning	✗
		environmental assessment	✗
		landscape design	✗
		urban design	✗
		ecology	✗
		architecture	✗
		arboriculture	✗

client

Church Commissioners

project

Land West of New Barn Lane
Bognor Regis

drawing title

PROPOSED ACCESS PLAN

scale

1:250 @ A3

drawn

TJR

date

July 2017

drawing number

7096-A-NBL-07

rev

t: 01509 672772

f: 01509 674565

e: mail@fpcr.co.uk

w: www.fpcr.co.uk