



Addendum to Arboricultural Impact Assessment

in Relation to the Proposed Non-Material Amendment Application for the site at



**Land at Crow Trees Farm,
Crow Trees Brow, Chatburn,
Lancashire, BB7 4AA**

Prepared by:

Bowland 
Tree Consultancy Ltd

June 2026

**ADDENDUM TO ARBORICULTURAL IMPACT ASSESSMENT
LAND AT CROW TREES FARM, CHATBURN**

CONTENTS

1. ADDITIONAL COMMENTS RELATING TO AIA DATED SEPTEMBER 2022

Contact Details

6 Cross Street
Preston
Lancashire
PR1 3LT

T: 01772 437150

14 Castlegate
Penrith
Cumbria
CA11 7HZ

T: 01768 744450

**ADDENDUM TO ARBORICULTURAL IMPACT ASSESSMENT
LAND AT CROW TREES FARM, CHATBURN**

PROJECT DETAILS

Project No.: BTC2448

Site: Land at Crow Trees Farm, Crow Trees, Chatburn, BB7 4AA

Agent: Maybern Planning and Developing uminate

Council: Ribble Valley Borough Council

Prepared by: Dan Brown FdSc MArborA

Date of Issue: 25 June 2026

Version No: 2

Additional Comments to Arboricultural Impact Assessment (AIA) dated September 2022

The following comments supplement the approved AIA dated September 2022 concerning the site at Land at Crow Trees Farm, Crow Trees, Chatburn, BB7 4AA (Arboricultural Impact Assessment - Crow Trees Farm - Sep 2022) and should be read in conjunction with the information supplied with the aforementioned impact report and tree survey data.

The following report follows to support a Non-Material Amendment application involving changes to the bin store/ cycle storage in the south eastern corner of the site, from which it has been concluded to produce an addendum to the AIA to review the NMA update proposal. It will show that the impacts to the retained trees on site will be acceptable.

1. Changes to the bin store and cycle storage location

Following review of the revised plans, the proposed bin store and cycle storage locations generally keep outside of the RPAs of adjacent trees T41, T42 and T43. A minimal encroachment into the RPA of T43 from the revised footpath access to the bin store has been noted, with <1% of encroachment into the total RPA of T43 and comprising a very small encroachment at the very outer edge of the RPA

The bases of the footpath and bin store and cycle shelters pads are to be constructed with flagged hardstanding with 150mm deep MOT base; a 1.8m high close boarded timber with concrete base fencing will be provided enclosing the bin store area (as previously proposed).

Whilst some very minor encroachment for a small section of the path may occur, **roots in this area of RPA** are considered likely to be of smaller diameter, and relatively insignificant in relation to maintaining the overall structural and physiological condition of the trees. As such, minor pruning works to any such roots, if/where required, is not projected to cause any significant long term structural and/or physiological impacts to the retained trees, providing the foundations to the footpath section which encroach into this area are completed by hand tools only, as opposed to excavators which could risk further damage to roots outside of the encroachment area.

As the bin store is in proximity to the RPAs of T41, T42, and T43, the construction of the concrete post and timber boarded fencing should also be completed by hand digging the post holes, with no machinery entering the RPAs of the adjacent trees to avoid unnecessary soil compaction within unsurfaced ground of these areas.

To ensure the trees are not at as risk of negative impacts, the main contractor should ensure tree protection fencing is maintained to these trees in line with measures as stated in the AIA report, (for to completing these areas inclusive of tree protection measures), and to ensure the above information is taken into consideration in the works.

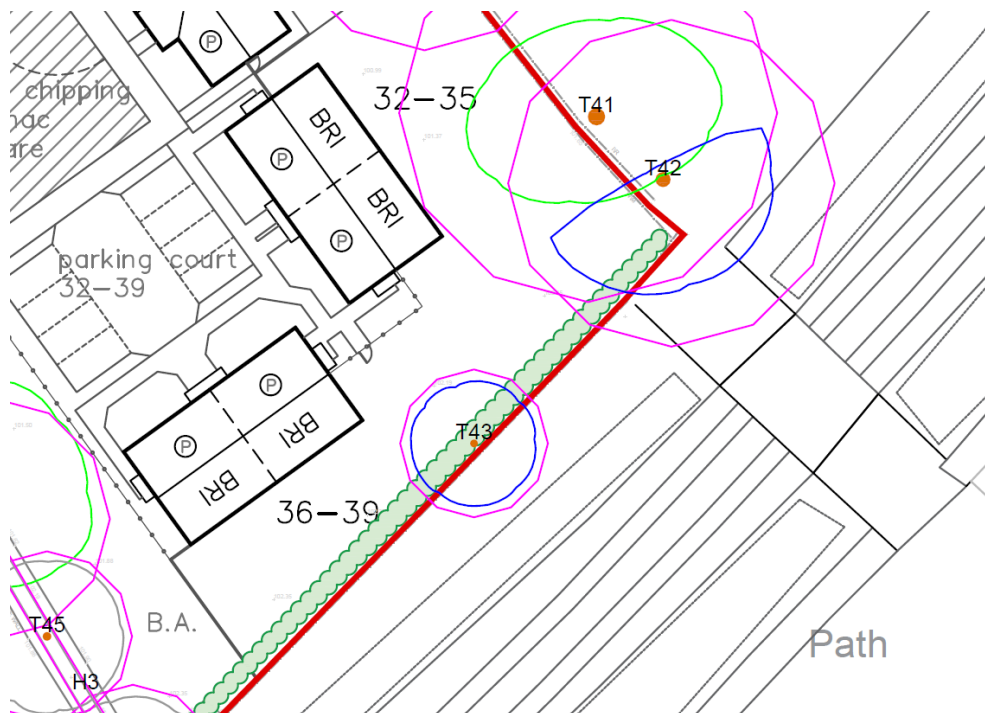


Image 1. Existing section of approved Tree Impact Plan (September 2022)

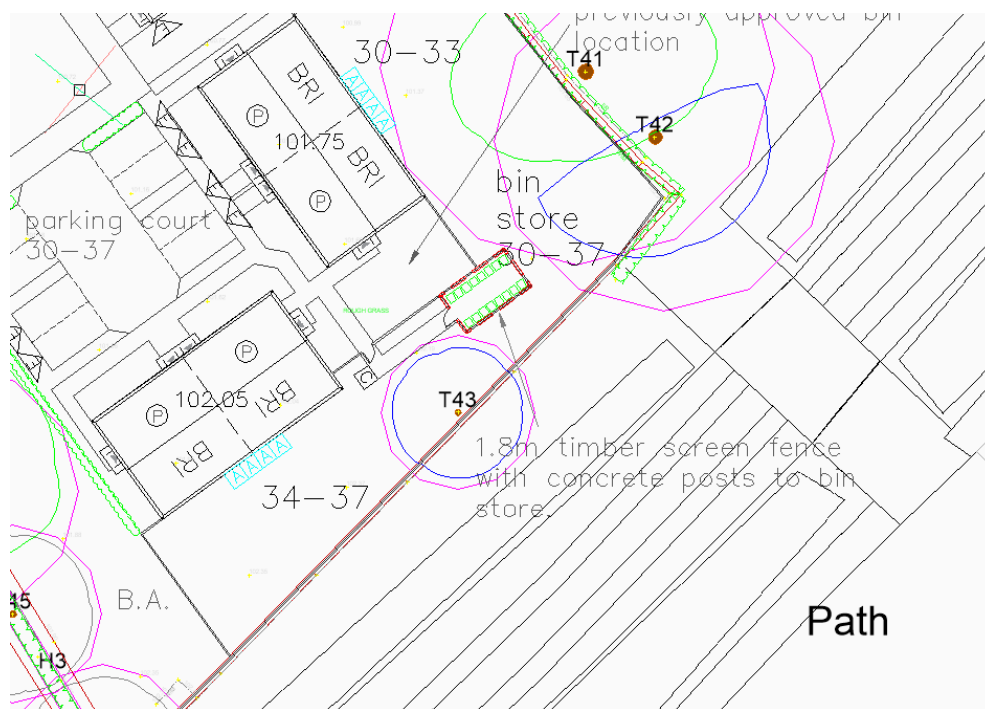


Image 2. Proposed NMA showing the revised location of the bin store and cycle storage