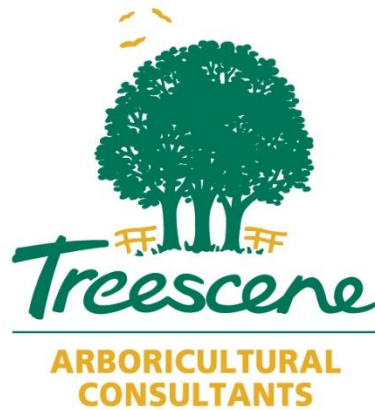




Arboricultural Impact Assessment for Mill House, Mill Lane, Castleton

*Inspected by:-
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1. BRIEF

I have been instructed by Mr. Sam Westcott of Westfield Architects to prepare an Arboricultural Impact Assessment (AIA) in relation to a proposed development at Mill House, Mill Lane, Castleton.

2. TREE SURVEY AND PLAN

The information within this document is based on the Treescene Tree Survey dated 18/02/2026 and the Treescene AIA Plan 03/2026.

3. TREES TO BE REMOVED

a. Arboricultural Reasons

In direct relation to the application site trees T41, T53 and T54 are recommended for removal in the Tree Survey due to poor quality (U category). These trees are located outside the application site but represent a potential hazard in relation to the area of land concerned. Trees T41 and T54 are already dead; T53, a 20m tall specimen, is significantly infected with Ash Dieback Disease (*Hymenoscyphus fraxineus*).

b. To Facilitate Development

A short section of the eastern end of hedgerow G1 is proposed for removal to accommodate the development layout (site access).

This is a C category (low quality) arboricultural feature.

Trees to be removed are indicated on the attached Treescene AIA Plan 03/2026.

4. TREE PRUNING

Some of the trees to be retained adjacent to the application site contain structural defects/deadwood or may impede vehicle/pedestrian movements within the site. Works to improve tree safety or remove a potential source of nuisance are detailed in the Preliminary Management Recommendations within the Tree Survey. All pruning and felling/coppicing works are to be undertaken by suitably qualified and experienced Arboricultural Contractors working to BS3998:2010 Recommendations for Tree Work.

5. ROOT PROTECTION AREA (RPA) INCURSIONS

There are no conflicts between proposed structures and RPAs of trees to be retained.

6. PROTECTION OF RETAINED TREES

All trees to be retained should be protected by fencing in accordance with the details in BS5837:2012. The implementation of the tree protection on site should be in compliance with a site-specific Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

7. IMPACT ON LOCAL AMENITY

Tree loss in relation to the development focuses only on the removal of a short section of low quality hedgerow to create the site access. The existing robust tree belt on the northern boundary of the site and hedges to the southern boundary are retained thus minimising any wider landscape impacts.

Extensive new tree planting within the site is proposed thus mitigating any tree loss and contributing to an enhancement of the local tree stock as a result of the proposed development.