LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Foxfields Country Hotel
Whalley Road
Billington
BB7 9HY

April 2026

Project details

Job no.	LTC413
Site	Foxfields Country Hotel, Whalley Road, Billington, BB7 9HY
Client	Foxfields Country Hotel
Agent	Sunderland Peacock & Associates Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	20 April 2026
Issue	Final issue for planning

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application for the proposed construction of 3no. ancillary leisure and recreational buildings at Foxfields Country Hotel, Billington.

1.2 A tree survey carried out in accordance with BS5837 identified four individual trees, five groups of trees and a woodland with potential to be impacted by the proposed development works.

1.3 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees. Some minor facilitation pruning works are projected to be required.

1.4 The existing trees can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The client's agent instructed Lakeland Tree Consultancy to survey the trees at Foxfields Country Hotel, Billington and undertake an AIA in relation to a planning application for the proposed construction of 3no. ancillary leisure and recreational buildings.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 24th March 2026 and surveyed all trees with reasonable potential to be impacted by the proposed development works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application, and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

3.1 The site is within the grounds of Foxfields Country Hotel, to the south-west of the village of Billington, Lancashire, and currently comprises a formal landscaped garden area (see Figure 1). The site is bounded to the north by the hotel car park, to the east by a small woodland block, to the south by the neighbouring railway line and to the west by the hotel building.

Figure 1: Google Earth image of application site (dated 5 June 2023)

The tree population

3.2 Tree cover at the site comprises beds of ornamental planting, small decorative trees, such as cherry, and larger-growing species, such as Norway maple, silver birch and Scots pine. A group of mixed deciduous trees lines the rear site boundary providing screening from the neighbouring railway. The small woodland block to the east of the site is native deciduous and dominated by alder and willow.

3.3 The BS5837 tree survey identified four individual trees, five groups of trees and a woodland with potential to be impacted by the proposed development works. These are all evidently within the client's ownership. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. Two of the individual trees, three of the groups of trees and the woodland were categorised as moderate quality (B-category) and the other two individual trees and two groups of trees were categorised as low quality (C-category).

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as "irreplaceable habitats" within the National Planning Policy Framework (NPPF). The tree survey did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 The planning application is for the proposed construction of 3no. ancillary leisure and recreational buildings within the hotel's existing garden area, as illustrated on the proposed site plan provided (drawing number 7337-SK02A by Sunderland Peacock Architects). The buildings are of a single-storey, flat roof design. Pedestrian access to the buildings will be via two footpaths leading off the existing car park. These footpaths have been positioned so as to avoid the existing trees.

Services and drainage

4.2 The proposed site plan does not show proposed services or drainage at this stage. New provisions, including service trenches, electric car charging points and connections, heat pump infrastructure and foul and surface water drainage, including pipes, channels, sewage treatment plants and surface water attenuation features, should be sited so as to avoid the root protection areas (RPAs) of the existing trees. Where the installation of services or drainage within RPAs cannot be avoided, excavation must be carried out using hand-held tools only and in accordance with the NJUG Volume 4 guidance, taking care to minimise any root damage.

Tree removals

4.3 Assessment of the proposal indicates that construction of the development will not require the removal of any of the existing trees.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
-	-	-	-
Total tree removals			**NIL**

Tree works

4.4 Anticipated facilitation pruning requirements are shown in the preliminary Tree Works Schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared.

4.5 All tree works should be carried out by a suitably qualified, experienced and insured arborist, taking account of nesting bird season (from March to August inclusive), and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations.*

Table 2: Preliminary Tree Works Schedule

ID no.	Species	BS5837 cat.	Recommendation
T2	Maple	B	Prune to lift crown to create a 2.5m ground clearance over footpath for pedestrians Prune to reduce lateral crown spread to create a 1m clearance from proposed building
G2	Ornamental mix	C	Prune back 1no. small cypress, where growing close to Unit 2
G3	6no. beech, pine, sycamore	B	Prune to lift crown and/or reduce lateral spread of 1no. adjacent sycamore to create a 1m clearance from proposed building
G4	9no. birch, alder, maple, cherry	B	Prune to lift crowns and/or reduce lateral spreads of 2no. adjacent birch to create a 1m clearance from proposed building

RPA encroachments

4.6 As shown on the appended Tree Protection Plan, proposed works within or close to the RPAs of retained trees include: -

- Minor encroachments of footpaths into RPAs of T2 and G2
- Minor encroachment of Unit 2 into RPA of G4

The above operations have potential to impact tree RPAs and must be carried out in accordance with the preliminary arboricultural method statement and general tree protection requirements provided later in Section 5.

Future tree pressures

4.7 The AIA seeks to identify any reasonably foreseeable sources of conflict between the existing trees and the proposed development that would lead to future pressure to remove or significantly prune the trees. This can include shading issues and nuisance issues, such as the dropping of fruit or leaf litter. The assessment does not include proposed new trees, the details of which may not have been available at the time this report was prepared.

4.8 The following potential future sources of conflict and any proposed solutions have been identified at the site in question: -

- Close proximity of trees to units and footpaths - as the units are for leisure/recreational use and are intended for short-duration visits, such as fitness classes, common tree-related nuisance factors, such as shading, debris and perceived tree risk, are not projected to be an issue for occupants in this case. Minor pruning works are projected to be required periodically to prevent branches from growing too close to buildings or from hanging too low over footpaths on future growth. To preserve the trees' integrity, future pruning works should comply with the British Standard guidance BS3998 (2010) *Tree work - Recommendations*

4.9 The AIA does not include the collection of soil samples to assess the potential for roots of existing, proposed or removed trees to affect soil structure and potentially impact neighbouring foundations. It is recommended that soils are professionally assessed and foundations are designed accordingly, in line with the guidance provided in the NHBC Standards (2025) *4.2 Building near trees*.

5. Protection of Retained Trees

Tree protection fencing

5.1 Adequate protection of the retained trees during the development is paramount in ensuring their future health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.

5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. Angled rear support struts may be excluded where the fencing directly abuts foliage. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site.

5.3 Once erected, the tree protection fencing shall be labelled with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'. The construction exclusion zones shall be considered sacrosanct and the tree protection fencing must be kept well-maintained and functional for the duration of the construction works. Any form of construction access, including ground level changes, storage of materials, equipment, stone or earth, or tracking of vehicles or plant is prohibited within the construction exclusion zones.

Preliminary arboricultural method statement

5.4 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.5 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and programme of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

Table 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Construction of footpaths	• Proposed footpaths encroach very slightly into the RPAs of T2 and G2 • Providing the majority of the RPAs are protected by fencing-off as a construction exclusion zone, as shown on the appended Tree Protection Plan, the minor RPA encroachments are projected to have negligible impact
Construction of units	• Unit 2 encroaches very slightly into the RPA of a birch tree within group G4 • Providing the majority of the RPA is protected by fencing-off as a construction exclusion zone, as shown on the appended Tree Protection Plan, the minor RPA encroachment is projected to have negligible impact • Any required cut within the RPA to achieve desired ground levels should be kept minimal • Roots >25mm in diameter (thumb width) should not be severed, as these may be important for the tree's health or structural stability (seek advice from the arboriculturist if roots >25mm-diameter cannot be avoided)

5.6 General tree protection requirements

- The tree protection fencing shall be installed as shown on the Tree Protection Plan prior to any works on site, including site preparation and deliveries
- The tree protection fencing shall be kept well-maintained and functional for the duration of the works and shall not be moved until construction is complete and all associated materials have been removed from site
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane or tipper truck shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents of damage to a tree or with potential to damage a tree, such as an incursion, accident, impact or spillage, shall be logged and reported to the Project Arboriculturist forthwith, who will advise on the nature and timescale of any remedial action required

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.

6.2 According to Ribble Valley Borough Council's website (www.ribblevalley.gov.uk; searched 16/04/2026), the site is not located within a Conservation Area. The website does not include an interactive TPO map or search function, so the presence of any TPOs would need to be checked with the Council directly. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

6.4 Hedgerows meeting a particular series of criteria may be classed as ‘important’ and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.

6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

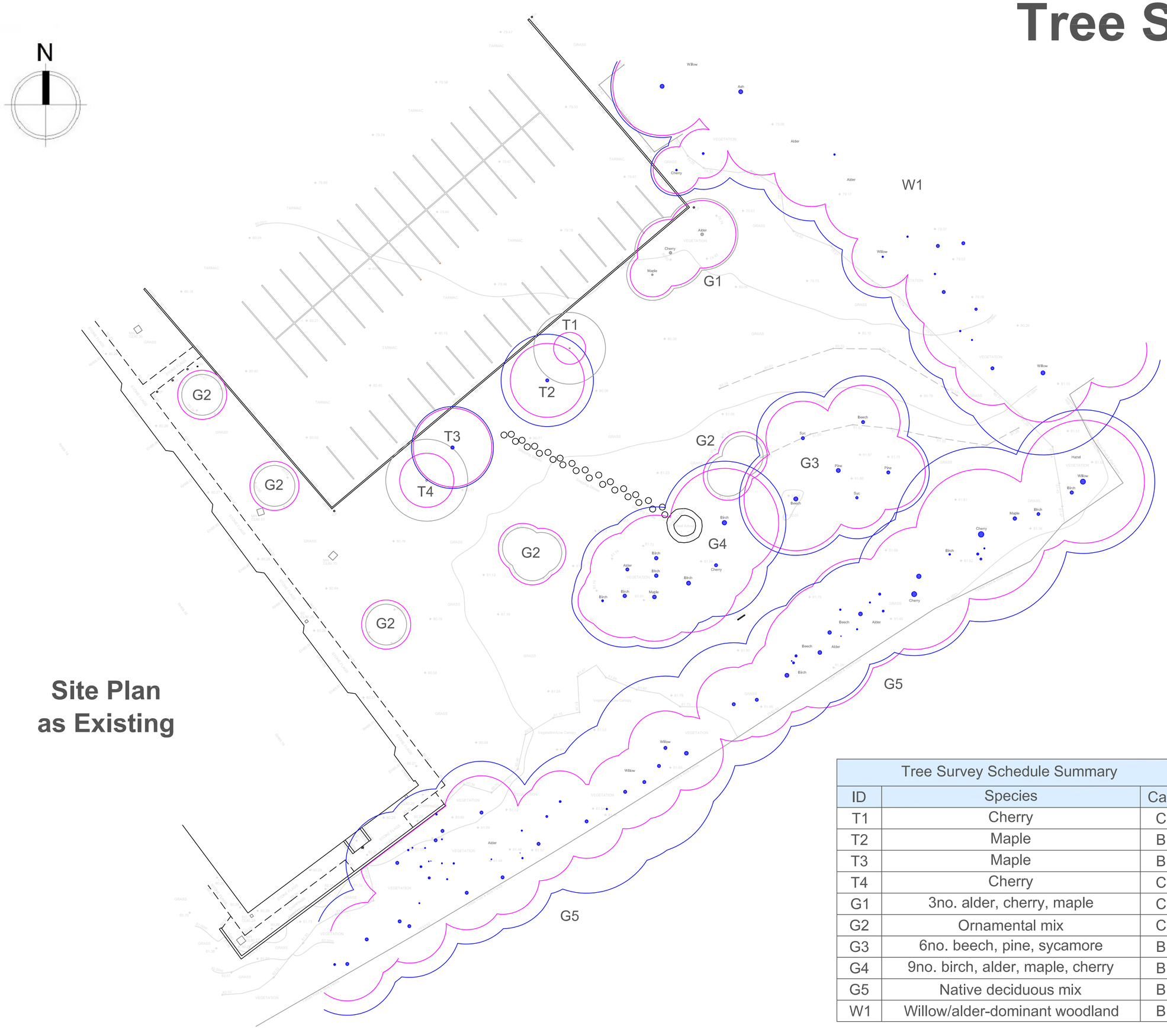
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at https://nhbc-standards.co.uk/

The National Joint Utilities Group (2007) *Volume 4 - NJUG Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*

Tree Survey Plan



Site Plan as Existing

BS5837 Tree retention categories:

- Category A — High quality tree
- Category B — Moderate quality tree
- Category C — Low quality tree
- Category U — Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Cherry	C
T2	Maple	B
T3	Maple	B
T4	Cherry	C
G1	3no. alder, cherry, maple	C
G2	Ornamental mix	C
G3	6no. beech, pine, sycamore	B
G4	9no. birch, alder, maple, cherry	B
G5	Native deciduous mix	B
W1	Willow/alder-dominant woodland	B

Site:
Foxfields Country Hotel
Whalley Road
Billington
BB7 9HY

Client:
Foxfields Country Hotel

Date: March 2026
Scale: 1:250 at A2
Drawing: LTC413-TSP
Drawn by: JK

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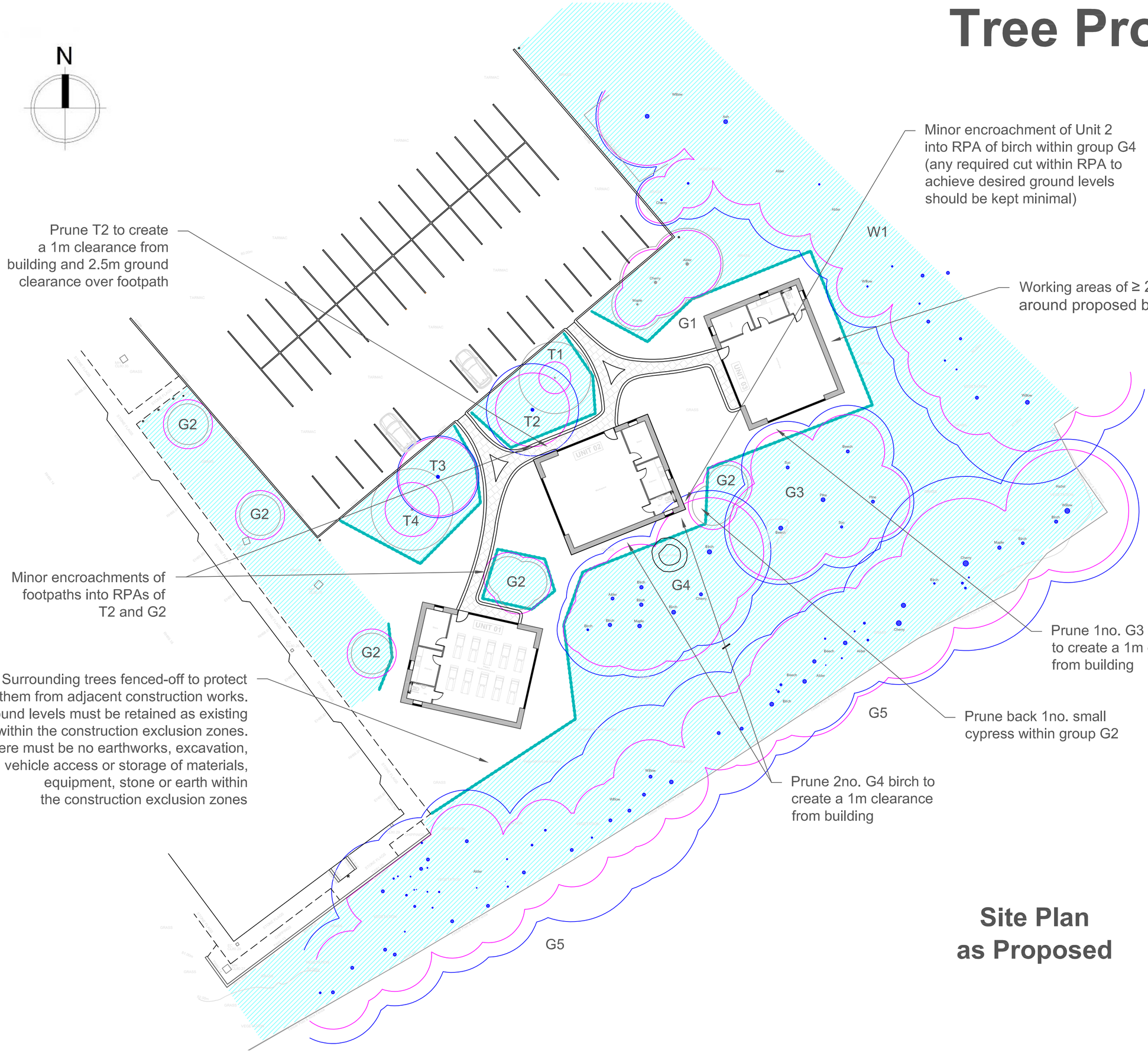
Tree Protection Plan



Site Plan as Proposed

BS5837 Tree retention categories:

- Category A — High quality tree
- Category B — Moderate quality tree
- Category C — Low quality tree
- Category U — Unsuitable for retention
- Root protection areas (RPAs)

BS5837 Tree protection measures:

- Construction exclusion zones and temporary tree protection fencing

Site:
Foxfields Country Hotel
Whalley Road
Billington
BB7 9HY

Client:
Foxfields Country Hotel

Date:	April 2026
Scale:	1:250 at A2
Drawing:	LTC413-TPP
Drawn by:	JK

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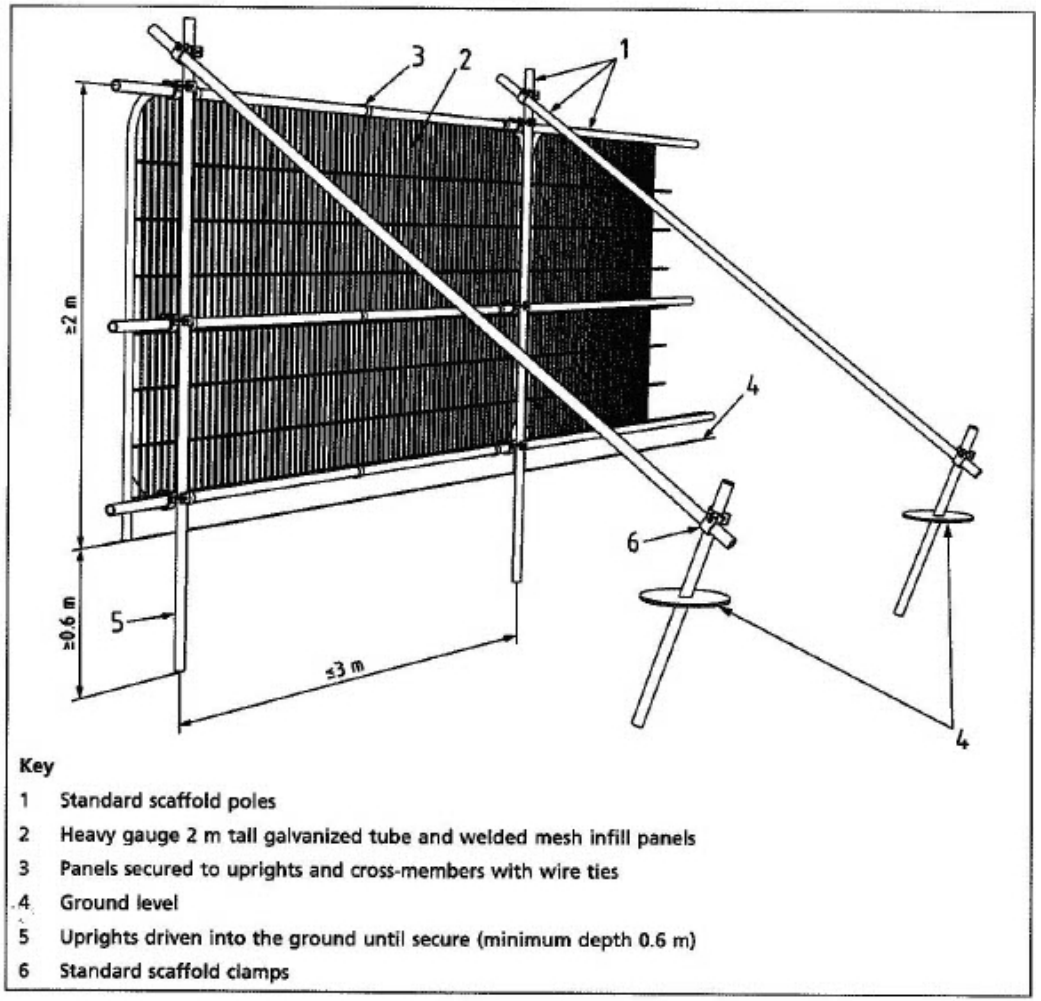
BS5837 Tree Protection Fencing



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Reproduced from *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating “TREE PROTECTION AREA - KEEP OUT!”

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BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*: -

A	Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
B	Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
C	Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	**Unsuitable for retention** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

T G W H	**Tree** **Group** **Woodland** **Hedge**	**Age** is classed as either: young; semi-mature, early-mature, mature or post-mature **Life expectancy** is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	**Root protection area**	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	**Estimated values**	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site	Foxfields Country Hotel, Whalley Road, Billington	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	24 March 2026
Client	Foxfields Country Hotel	**Conditions**	Moderate rain, strong breeze	**Job no.**	LTC413

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Japanese flowering cherry *Prunus serrulata*	130	Early-mature	5	N 3.5 E 3.5 S 3.5 W 3.5	1.75	Good Moderate	10+	1.6	C	• Slightly thin crown • Branch dieback on northern side of lower crown
T2	Norway maple *Acer platanoides*	300	Early-mature	10	N 4.5 E 4.5 S 4.5 W 4.5	1.75	Good Good	20+	3.6	B	• Girdling roots evident around base • Surface roots scalped by mowing
T3	Norway maple *Acer platanoides*	320	Early-mature	9	N 4 E 4 S 4 W 4	1.5	Good Good	20+	3.8	B	• Girdling roots evident around base • Surface roots scalped by mowing
T4	Japanese flowering cherry *Prunus serrulata*	220	Mature	5.5	N 4 E 4 S 4 W 4	1.5	Good Good	10+	2.6	C	• No significant visible defects

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BS5837 Tree survey schedule

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Client	Foxfields Country Hotel	**Conditions**	Moderate rain, strong breeze	**Job no.**	LTC413

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G1	1no. black alder 1no. wild cherry 1no. Norway maple *Alnus glutinosa* *Prunus avium* *Acer platanoides*	≤ 270	Young to early-mature	≤ 9	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 1.25	Good Moderate/ Good to Good	20+	≤ 3.2	C	• Linear group of trees at edge of car park • Trees surrounded by young regrowth • Alder crown exhibiting slightly reduced vitality
G2	White cedar Japanese flowering cherry Lawson cypress Holly *Thuja occidentalis* *Prunus serrulata* *Chamaecyparis lawsoniana* *Ilex aquifolium*	Avg 200	Mature	≤ 8.5	N 2 E 2 S 2 W 2	0	Moderate to Good Dead to Good	10+	2.4	C	• Series of densely planted ornamental planting beds growing on small rockery areas throughout garden • Contain mixed varieties of flowering cherry, thuja and cypress, alongside lower shrubs such as cherry laurel
G3	2no European beech 2no. Scots pine 2no. sycamore *Fagus sylvatica* *Pinus sylvestris* *Acer pseudoplatanus*	≤ 420	Early-mature	≤ 15	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	≥ 1.75	Good Good	40+	≤ 5	B	• Cluster of trees within centre of site • No significant visible defects

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BS5837 Tree survey schedule

Site Foxfields Country Hotel, Whalley Road, Billington
Surveyor Jennie Keighley PhD MSc MArborA
Survey date 24 March 2026
Client Foxfields Country Hotel
Conditions Moderate rain, strong breeze
Job no. LTC413

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G4	6no. silver birch 1no. black alder 1no. Norway maple 1no. wild cherry *Betula pendula* *Alnus glutinosa* *Acer platanoides* *Prunus avium*	≤ 440	Early-mature to mature	≤ 20	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 1	Good Good	20+	≤ 5.3	B	• Cluster of trees within centre of site • No significant visible defects • Four further small birch saplings also included within group
G5	Goat willow Silver birch Black alder Wild cherry European beech Hazel Norway maple *Salix caprea* *Betula pendula* *Alnus glutinosa* *Prunus avium* *Fagus sylvatica* *Corylus avellana* *Acer platanoides*	≤ 530	Young to mature	≤ 16	N ≤ 8.5 E ≤ 8.5 S ≤ 8.5 W ≤ 8.5	≥ 0	Moderate to Good Moderate to Good	40+	≤ 6.4	B	• Linear group of trees growing along rear site boundary • Screens site from neighbouring railway

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BS5837 Tree survey schedule

Site	Foxfields Country Hotel, Whalley Road, Billington	**Surveyor**	Jennie Keighley PhD MSc MArborA	**Survey date**	24 March 2026
Client	Foxfields Country Hotel	**Conditions**	Moderate rain, strong breeze	**Job no.**	LTC413

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
W1	Black alder Goat willow Common ash European beech Wild cherry Norway maple Hazel Blackthorn *Alnus glutinosa* *Salix caprea* *Fraxinus excelsior* *Fagus sylvatica* *Prunus avium* *Acer platanoides* *Corylus avellana* *Prunus spinosa*	≤ 4x200 #	Young to mature	≤ 16	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≥ 0	Poor to Good Dead to Good	40+	≤ 4.8	B	• Edge of a small woodland that continues eastwards • Alder and willow dominant • Relatively even-aged (predominantly semi-mature to early-mature) • Understorey of natural regeneration • Ash exhibiting signs of advanced infection with ash dieback disease (Class 3 and 4)

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