Land at Ruskin Fields, Oxford: Arboricultural Technical Note

Arboricultural Technical Note: 12205.TN.01

Date: November 2026

1. Introduction

1.1. Aspect Arboriculture are instructed by Welbeck Land to provide arboricultural input into the proposed introduction of residential development to land at Ruskin Fields, Oxford. This technical note has been prepared to provide initial assessment of the scheme's arboricultural effect to assist Oxford City Council's determination of the site's suitability for allocation within their new Local Plan.

1.2. This note is intended to be read with the enclosed Tree Survey information, and Preliminary Arboricultural Impact Assessment plan. These set out the baseline arboricultural asset at Enclosures A & B, and the effect of the scheme at Enclosure C.

2. Extant Tree Cover:

2.1. The site comprises three agricultural fields separated by a network of hedgerows; the management of the hedgerows has lapsed and extensive scrub colonisation has established through a lack of maintenance.

2.2. The principal tree cover within influence of the site comprises two Goat Willow (T20 & T21); set offsite to the south. Both exhibit very large girth for their species, when combined with significant decay, partial collapse and age related features, they satisfy the three tests of age, size and condition to be considered veteran examples of their species. Accordingly, both have been afforded category A within BS5837 guidance, and each have been provided with a veteran tree buffer in accordance with current Natural England/Forestry Commission Standing Advice.

2.3. Also warranting Category A within guidance, a single mature English Oak (T17) is located offsite to the southwest of the site. Of significant size, and high arboricultural quality, the confident protection of the Oak has been a key consideration and has informed the alignment of the site's vehicular access.

2.4. Category B tree cover occurs throughout the boundaries, primarily by virtue of their collective contribution to the site. Whilst lacking the special quality necessary to attract the highest rating, the boundary collections nevertheless are capable of long term retention as part of the scheme.

2.5. Within the scope of the survey, a single Ash tree (T11) set on the southern boundary has partially collapsed and is unsuitable for retention. Currently hung up within the adjacent tree cover, it is recommended for removal within the current setting; regardless of any proposed development of the site.

3. Initial Assessment of Arboricultural Effect

3.1. As illustrated within Enclosure C, the scheme has been designed to respect the network of hedgerows as far as possible. Whilst some tree removal is unavoidable to provide access and interconnectivity between the fields, this has been designed to minimise the effect.

3.2. The unavoidable removals have been focussed on low quality scrub encroachment and sections of lapsed hedgerow. A single early mature Ash tree (T16) is to be removed from within an internally sited parcel of scrub. All internal removals are of low arboricultural quality only (category C).

3.3. The principal arboricultural effect is related to providing vehicular access from Foxwell Drive to the northwest. Requiring a partial removal of category B boundary collection G11, the alignment has been subject to extensive iterative design; minimising the effect and completely avoiding the Root Protection Area of category A English Oak (T17).

3.4. Consequently, the unavoidable effect has been as sensitively mitigated as possible; none of the trees to be removed are irreplaceable, and can be compensated for with new tree planting. All high quality trees are retained as part of the scheme, alongside the majority of the moderate quality boundary tree cover.

4. Conclusion

4.1. This technical note has been prepared to provide initial assessment of the scheme's arboricultural effect to assist Oxford City Council's determination of the site's suitability for allocation within their new Local Plan. Some tree removal is unavoidable to introduce development to the site; required to provide access and interconnectivity between the fields.

4.2. The principal arboricultural effect relates to the delivery of the vehicular access, however, this has been aligned to minimise its requirement for tree removal. The internal tree removal relates to low quality scrub, a single early mature Ash tree and sections of lapsed hedgerow only. The unavoidable tree removals can be compensated for within a scheme of new and replacement planting; the introduction of development to the site can therefore be supported from the arboricultural perspective.

Prepared by:

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Enclosures:

Enclosure A :	Tree Constraints Plan (12205 TCP 01 Rev A)
Enclosure B :	Tree Survey Schedule (12205 TS 01 Rev A)
Enclosure C:	Preliminary Arboricultural Impact Assessment (12205 PAIA 08)

ENCLOSURE A: Tree Constraints Plan (12205 TCP 01 Rev A)

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Conservation Area
- VTB Veteran Buffer
- Shading Arc

Note: Trees 2, 15 and 20 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: 52743_T REV 0.dwg).

Note: The RPA footprint for Tree 18 has been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Ruskin Fields, Oxford
Tree Constraints Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:1000 @ A3	JAN 2025	JH

DRAWING NUMBER	REVISION
12205 TCP 01 Rev A	A

Based on: 52743_T REV 0.dwg

ENCLOSURE B: Tree Survey Schedule (12205 TS 01 Rev A)

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BS 5837:2012 Tree Schedule: Ruskin Fields, Oxford

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

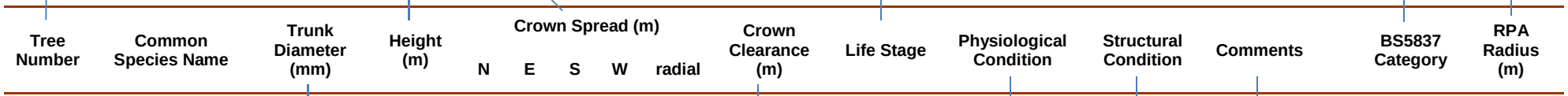
e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.



Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

Height of first significant branch and/or canopy

e.g.: above-average, average, below average or dead

e.g.: good, indifferent, poor, or hazardous

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
1	Ash	200#	12m					3.5	4	4.5	Early Mature	Average	Indifferent	Inaccessible due to dense Bramble understorey, unable to thoroughly inspect Forks at c.5m Low arboricultural quality	C12	2.4
2	Sycamore	250 200#	10m					4.5	4	3.5	Early Mature	Average	Indifferent	Inaccessible due to dense Bramble understorey, unable to thoroughly inspect Large sub-dominant stem at c.4m to northwest Mutually supressed and cohesive with T3 Low arboricultural quality	C12	3.9
3	Sycamore	200 140 90 90 110 140	10m	4.5	2	4	2		3.5	1.5	Early Mature	Average	Indifferent	Situated on Embankment of drainage ditch Multi-stemmed from ground level Mutually supressed and cohesive with T2 Low arboricultural quality	C12	3.9
4	Sycamore	220 360	11m	4.5	4.75	4.25	2.75		4	1.75	Early Mature	Average	Indifferent	Co-dominant stems from ground level, northern stems forks at c.1.75m with wounding exposing sapwood from c.1.5m - 2.25m Previously crown lifted over adjacent gate Low arboricultural quality	C12	5.1
5	Sycamore	590	20m	7	7.5	7.75	5.25		2	3.5	Early Mature	Average	Indifferent	1no Stem forks at c.3.5m, large lateral stem at c.2m with above average internal deadwood Moderate value as component of wider collective	B2	7.2
6	Ash	300 350 240 360	21m	7.5	4.5	9	8		3.5	2.5	Early Mature	Average	Poor	Multi-stemmed from ground level Sparse crown for species Average internal deadwood Individually of limited merit, moderate value as component of wider collective	B2	7.5
7	Ash	350 350#	18m			7			2.5	3	Early Mature	Average	Indifferent	Component of linear collection situated within field boundary 2no stems below c.1.5m Partially inaccessible due to dense Bramble understorey, unable to thoroughly inspect Mutually supressed and cohesive with companion shelter Individually of low significance, moderate value as component of wider collective only	B2	6
8	Ash	400#	18m			6.25			2	2.5	Early Mature	Average	Indifferent	Component of linear collection situated within field boundary Large lateral limb to south west at c.2m Inaccessible due to dense Bramble understorey, unable to thoroughly inspect Mutually supressed and cohesive with companion shelter Individually of low significance, moderate value as component of wider collective only	B2	4.8
9	Ash	580 290	17m			7.25			3	1.5	Early Mature	Below Average	Indifferent	Component of linear collection situated within field boundary Single stem with multiple suckers establishing at base Largest sucker has wound exposing sapwood on northern side from c.0.5m - 2m Short annual extension growth Mutually supressed and cohesive with companion shelter Individually of low significance, moderate value as component of wider collective only	B2	7.8

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				N	E	S	W									
10	Ash	360	14m	0	1	7#	6#		5	1.5	Early Mature	Average	Indifferent	Component of linear collection situated within field boundary Mutually supressed and cohesive with companion shelter Individually of low significance, moderate value as component of wider collective only	B2	4.2
11	Ash	330 250 350 250 170	17m	11	0	1	13		1	0	Early Mature	Average	Poor	Appears to have partially collapsed, leans to northwest and currently hung up in canopy of G5 Unsuitable for retention	U	N/A
12	Sycamore	410 380 310 260 2*250 200	16m	5.25	6.25	6.25	6.5		3.5	1	Early Mature	Average	Poor	Multi-stemmed Situated on drainage ditch Hanging deadwood in crown to northeast Structure typical for species within current context	C12	9.3
13	Sycamore	470 190	12m	7	5.75	5.75	6.75		3.5	2.5	Early Mature	Average	Indifferent	Single stem forks at c.5m Lower stem clad and obscured by Ivy from ground level to c.9m Large sucker to southeast Structure typical for species within current context	C12	6
14	Sycamore	340	10m					3.75	4	3.5	Early Mature	Average	Indifferent	Appears outside of sites boundary line to north of G8 Single stem, clad and obscured by Ivy from ground level to c.7m Structure typical for species within current context Low arboricultural quality	C12	4.2
15	Crab Apple	140 3*120 90 #	5m	3.5	2.5	2	3.75		1.5	1.5	Early Mature	Average	Indifferent	Situated on drainage ditch Tag number: 0946 Partially inaccessible due to dense understorey Single stem forks at c.1m Heavily clad and obscured by Ivy, unable to thoroughly inspect Low arboricultural quality	C12	3.3
16	Ash	370	15m	5.75	5#	5#	5.5		3	1.75	Early Mature	Below Average	Indifferent	Single stem, congested crown break at c.3m Short annual extension growth Low arboricultural quality	C12	4.5
17	English Oak	1340	23m	14	13.5	11	12.5		5	3.5	Mature	Average	Indifferent	1no. Stout stem, crown breaks at c.5m Large standing dead to east at c.6m Average internal deadwood Clad and obscured by Ivy from ground level to c.9m Considered to be of high arboricultural quality	A12	15
18	Ash	450	15m	4.5	4.5	4.75	4.25		2.5	6	Early Mature	Average	Poor	Single stem, previous unsympathetic reduction in height at c.3.5m, crown now formed by 3no. Branches Partially clad and obscured by Ivy on southern aspect, unable to thoroughly inspect Low arboricultural quality	C12	5.4
19	Goat Willow	9*120	9m					4.75	1.5	1.5	Early Mature	Average	Indifferent	Self set Goat Willow Multi-stemmed from c.1m Structure typical for species within current context Considered to be of low arboricultural quality	C12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
20	Goat Willow	1070	14m	8.75	8.25	8#	5		0.5	0	Veteran	Average	Poor	Very large specimen for species Previously collapsed to northwest Considered to be of high value due to veteran status	A3	12.9 16.1 Veteran Tree Buffer
21	Goat Willow	1040	16m	6.25	4.25	6#	8.25		1.75	1	Veteran	Average	Poor	Very large specimen for species Crown breaks at c.1.75m Hollowing within bole Considered to be of high value due to veteran status	A3	12.6 15.6 Veteran Tree Buffer
22	Goat Willow	6*330	20m	8.25	5.5	6#	6.5		1.75	1	Mature	Average	Poor	Forms frontage to G15 Multi-stemmed from base Structure typical for species within current context Moderate collective value	B2	9.6
23	Goat Willow	750	22m	7.75	4.25	8	5.5		2	2.5	Mature	Average	Indifferent	Forms frontage to G15 Crown break at c.2m Mutually supressed and cohesive with companion shelter Moderate collective value	B2	9
24	Sycamore	640 5*370 2*190	16m	8	7	8.5	5.5		1.75	0.5	Mature	Average	Poor	Forms frontage to G15 Multi-stemmed from base Decay within southwest stem Structure typical for species within current context Moderate collective value	B2	12.3
25	Hawthorn	290 260 190	9m	4	2.75	4#	3.5#		2.25	1.5	Mature	Average	Indifferent	Hedgerow remnant situated on fence line Multi-stemmed from c.1m Structure typical for species within current context	B2	5.1
G1	Hawthorn Elm	2*150# max	5 max					2.5 av	1 av	1 av	Young to Early Mature	Below Average to Average	Poor to Indifferent	Intermittent group of Hawthorn and Elm set within dense Bramble Occasional standing dead Elm occurring throughout Partially inaccessible due to dense Bramble understorey, unable to thoroughly inspect Low arboricultural quality	C12	2.4
G2	Hawthorn	4*50 max	4 av					2.5 av	0.5 av	0.5 av	Young	Average	Indifferent	Small parcel of Hawthorn and Bramble Provides understorey for T3 Readily replaceable at current size Low arboricultural value	C12	1.2
G3	Ash Elm Hawthorn	150# max	11.5 av					3.5 av	2.5 av	1.5 av	Semi Mature	Average	Indifferent	Small parcel of low quality self set Ash and Elm Provides understorey for T4 Majority of Elm appear to be in various stages of decline Reduced future potential	C12	1.8
G4	Sycamore Ash Hawthorn Elder Elm Holly Field Maple	A - X	20 max					A - X	2 av	0.5 av	Early Mature	Average	Indifferent	Cohesive group of Ash and Sycamore lining adjacent Bridleway with Hawthorn and Elder understorey Iron railing running through group Several standing dead occurring throughout Mutually supressed and cohesive canopy Individually of limited merit, moderate collective value	B2	A - X

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
A		550						3.5#							B2	6.6
B		400						3.5#							B2	4.8
C		270						3.5#							B2	3.3
D		390						3.5#							B2	4.8
E		220						3.5#							B2	2.7
F		310						3.5#							B2	3.6
G		360						3.5#							B2	4.2
H		170						3.5#							B2	2.1
I		350						6.5							B2	4.2
J		600 440 380 290						7.5							B2	10.5
K		700						6.75							B2	8.4
L		300 250						5.5							B2	4.8
M		450						5.5							B2	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
N		290 270 2*260 250 240						5.5							B2	7.8
O		400						6.5							B2	4.8
P		370						6.5							B2	4.5
Q		490						6.5							B2	6
R		380 300						8							B2	5.7
S		590						9.5							B2	7.2
T		580 440						8							B2	8.7
U		400 350 310 2*280						8.25							B2	8.7
V		2*400 300 240						8							B2	8.1
W		380						6.75							B2	4.5
X		430						5.5							B2	5.1
G5	Sycamore Ash Elm Hawthorn Sycamore Elder	200# max	8 max					4 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Understorey group for T7 - T11 Partially inaccessible due to dense scrub extending south, unable to thoroughly inspect Collection of low arboricultural quality	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial							
G6	Hawthorn Elm Goat Ash Elder	150# av	6 av					3 av	0.25 av	0.25 av	Young to Early Mature	Average	Indifferent	Internal field boundary group made up of lapsed agricultural hedgerow and colonising scrub Partially inaccessible, unable to thoroughly inspect Intermittently clad and obscured by Ivy Collection of low arboricultural quality	C12	1.8
G7	Crack Willow	2*350 max	17 av					6.5 av	2.5 av	0.5 av	Early Mature	Average	Indifferent	Group of Crack Willow situated on drainage ditch Large portion of group are self set with typical etiolated form within current context Partially inaccessible due to dense Bramble understorey, unable to thoroughly inspect Mutually supressed and cohesive canopy Structures appear typical for species within current context Collection of low arboricultural quality	C12	6
G8	Hawthorn Elm Ash	250 200 max	9 max					3.25 av	N/A	0.25	Early Mature	Below Average	Poor to Indifferent	Intermittent hedgerow remnant with dense Bramble understorey Partially inaccessible due to dense understorey, unable to thoroughly inspect Frequent Elm and Hawthorn showing signs of decline Provides low level screen of adjacent A40 Collection of low arboricultural quality	C12	3.9
G9	Blackthorn Hawthorn Elder Pear	100# max 50 av	6 av					1.5 av	N/A	0.25 av	Young	Average	Indifferent	Dense group of scrub majoring on Blackthorn and occasional hedgerow remnant within Predominantly readily replaceable at current size Considered to be of low arboricultural value	C12	1.2
G10	Hybrid Black Poplar Willow Hawthorn Ash English Oak Sycamore	210 max	12 av					4# av	3# av	2# av	Semi Mature to Early Mature	Average	Indifferent	Boundary collection of early mature Willow set behind c.10m of Bramble Predominantly inaccessible, unable to thoroughly inspect	C12	2.4
G11	Ash Elm Hawthorn English Oak Sycamore	440, 480 max.	20 ave.					5 ave.	0.5 min.	0.5 min.	Young - Early Mature	Average	Indifferent	Line of established trees running north-south More recent plantings and established colonisation forming understorey Cohesive collection with mutually suppressed structures Of moderate collective quality	B12	7.8 max.
G12	Hornbeam Ash Sycamore Elm Hawthorn Yew Holly	590 max 200 av	17 max					8 max	0.5 to 5	0.5 to 5	Young to Early Mature	Below Average to Average	Poor to Indifferent	Hedgerow remnants on boundary with scrub understorey Highway trees immediately offsite Moderate collective value	B2	7.2 max 2.4 av
G13	Ash Sycamore Hawthorn Elder Elm	700 max	20 max					7 max	0.5 av	1 av	Early Mature to Mature	Average	Indifferent	Line of Sycamore and Ash on boundary behind dense Bramble lining shallow ditch with Hawthorn, Elder and Elm understorey Not on topographical survey Moderate collective value	B2	8.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G14	Holly Hawthorn Elder Goat Willow Cherry	250# max	7 max					5 max	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Group of hedgerow remnants with established scrub understorey Inaccessible due to c.10m of Bramble frontage restricting access, unable to thoroughly inspect	C12	3
G15	Apple Elder Western Red Cedar Goat Willow	2*270 210 max	6 av					5.5 av	1 av	0.5 av	Young to Mature	Below Average to Average	Poor to Indifferent	Offsite collection of neglected fruit trees and scrub Moderate collective value	B2	5.1
G16	Elder Hawthorn	12*90 max	7 max					4.5 av	1 av	0.5 av	Young to Mature	Below Average	Poor to Indifferent	Group of intermittent hedgerow remnants and colonising scrub Considered to be of low arboricultural quality	C12	3.6
G17	Sycamore	A - E	19 max					A - E	3 av	1 av	Early Mature	Average	Indifferent	Collection of Sycamore surrounding pond Mutually supressed and cohesive canopy Structures appear typical for species within current context Moderate collective value	B2	A - E
A		7*350#						7#							B2	11.1
B		740 400						10.5							B2	10.2
C		310 140						10.25							B2	4.2
D		410						8.25							B2	4.8
E		820						9.75							B2	9.9
G18	Blackthorn	75 max						1 av	0.5 av	0.5 av	Young	Average	Indifferent	Area of scrub colonisation Low arboricultural quality	C12	0.9

ENCLOSURE C: Preliminary Arboricultural Impact Assessment Plan (12205 PAIA 08)

1:1000 @ A3

0m 10m 20m 40m

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REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Ruskin Fields, Oxford

Preliminary Arboricultural Impact Assessment

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:1000 @ A3	NOV 2026	JB

DRAWING NUMBER	REVISION
12205 PAIA 08	

Based on: 7776-SK20-P01_Illustrative Masterplan