

## Contents – Built Heritage

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## **1. Introduction**

- 1.1 The chapter addresses the built heritage impacts of the Proposed Development. It has been prepared by Oxford Archaeology.
- 1.2 The Site is allocated for development by Policy PR9 of the emerging Cherwell Local Plan 2011- 2031 Part 1 Partial Review of the Cherwell Local Plan – Oxford’s Unmet Housing Needs.
- 1.3 It has been the subject of a historic environment desk-based assessment produced by Oxford Archaeology in 2019. This assessment is included as Appendix 15a and is referred to in this chapter.
- 1.4 Assessment of potential effects of the Proposed Development has been carried out with reference to the parameter plans and other drawings for which planning permission is sought.

## **2. Assessment Scope**

2.1 The scope of this chapter is outlined in the Environmental Impact Assessment Scoping Report ("Scoping Report") prepared on behalf of Merton College Oxford and submitted to CDC on 18th September 2020. The Scoping Report states that this chapter will address issues relating to the potential effects of the Proposed Development in respect of built heritage. To ensure a comprehensive assessment, this chapter will assess the impacts from the construction and operation of the development on built heritage assets. The impact of the Proposed Development upon the historic landscape and archaeology is assessed separately in Chapters 15 and 16..

### **3. Legislation and Planning Policy Context**

3.1 The impact assessment has been undertaken within the context of the following legislation, planning policies and guidance documents:

#### **3.2 Historic Buildings and Ancient Monuments Act 1953**

3.2.1. Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of Proposed Development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II\* registered parks and gardens.

#### **3.3 Ancient Monuments and Archaeological Areas Act 1979**

3.3.1. Scheduled monuments and areas of archaeological interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983 and 2002), which specifies that that an archaeological site or historic building of national importance can be designated as a scheduled monument and registered with the Department of Culture, Media and Sport (DCMS). Under the terms of the Act any development that could affect a scheduled monument is subject to the granting of scheduled monument consent, as advised by Historic England.

#### **3.4 Planning (Listed Buildings and Conservation Areas) Act 1990**

3.4.1. Works that affect listed buildings or structures and conservation areas are subject to additional controls administered by the Local Planning Authority ("LPA") under the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended by the Enterprise and Regulatory Reform Act 2013). Section 66 states that in considering development which affects a listed building or its setting the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In respect to conservation areas Section 72 states that special attention should be

paid to the desirability of preserving or enhancing the character or appearance of that area.

3.4.2. Under the terms of the Act a listed building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without listed building consent being granted.

3.4.3. There are three grades of listing (in descending order):

- Grade I: Buildings of exceptional interest;
- Grade II\*: Particularly important buildings of more than special interest; and
- Grade II: Buildings of special interest, warranting every effort to preserve.

Historic England is a statutory consultee in relation to works affecting Grade I/II\* listed buildings.

### 3.5 National Planning Policy Framework (July 2021)

3.5.1. Chapter 16 of National Planning Policy Framework<sup>1</sup> (NPPF: issued July 2021) sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.

3.5.2. Paragraphs 194 and 195 state:

*194. 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities*

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<sup>1</sup> The National Planning Policy Framework is supplemented by the Department for Communities and Local Government's Planning Practice Guidance: Historic environment (October 2019)

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*should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

*195. 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

3.5.3. Paragraphs 199 and 200 state:

*199. 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

*200. 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional [Footnote: non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets].'*

3.5.4. Paragraphs 201 and 202 state:

201. *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use.'*

202. *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

3.5.5. Paragraph 203 states:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

3.5.6. Paragraph 205 states:

*'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past*

*should not be a factor in deciding whether such loss should be permitted.'*

### 3.6 Local Planning Policy

- 3.6.1. The Adopted Cherwell Local Plan 2011-2031 (Part 1) contains the strategic planning policies for development and the use of land within Cherwell. The most relevant policies to this assessment are presented below:

#### Strategic Objective (SO) 15

*'to protect and enhance the historic and natural environment and Cherwell's core assets, including and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and minimising pollution in urban areas.'*

#### Ensuring Sustainable Development (ESD) 13: Local Landscape Protection and Enhancement

*'Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.'*

*Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:*

- *Cause undue visual intrusion into the open countryside*
- *Cause undue harm to important natural landscape features and topography*
- *Be inconsistent with local character Impact on areas judged to have a high level of tranquillity*
- *Harm the setting of settlements, buildings, structures or other landmark features, or*
- *Harm the historic value of the landscape.*



*Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.'*

Ensuring Sustainable Development (ESD) 15: The Character of the Built and Historic Environment

*'Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.'*

*New development proposals should:*

- Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*
- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for*

*development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*

- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.'*

3.6.2. 'Saved' policies of the Adopted Cherwell Local Plan 1996 also remain part of the statutory Development Plan to which regard must be given in the determination of planning applications. The 'saved' policies relevant to this assessment are presented below:

#### Policy C18

*'In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.'*

#### Policy C25

*'In considering proposals for development which would affect the site or setting of a scheduled ancient monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining*

*its overall historic character, including its protection, enhancement and preservation where appropriate.'*

3.6.3. *The Site is allocated as PR9 in the Cherwell Local Plan 2011 – 2031 (Part1) Partial Review – ‘Oxford’s Unmet Housing Need’, adopted by CDC in September 2020.*

*Policy PR9 specifies that a planning application should be supported (inter alia) by:*

- *a Heritage Impact Assessment which will include measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site*
- *a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.*

## 4. Assessment Methodology

4.1 This chapter assesses the effect of the Proposed Development upon built heritage assets (archaeology and the historic landscape is assessed separately in Chapters 15 and 16). In accordance with standard industry practice the assessment has been conducted with regard to the following standards and guidance:

- Chartered Institute for Archaeologists (CIfA) ‘Standards and Guidance for Historic Environment Desk-based Assessment’ (2017);
- Design Manual for Roads and Bridges (DMRB) (HA 208/07);
- Historic England’s ‘Conservation Principles: Policies and Guidance’ (2008);
- Historic England’s ‘Managing Significance in Decision-Taking in the Historic Environment’ (2015);
- Historic England’s ‘The Setting of Heritage Assets’ (2017); and
- Historic England’s ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).

### 4.2 Desk-Study Methodology

4.2.1. This chapter draws upon and references the historic environment desk-based assessment prepared by Oxford Archaeology for the scheme in 2019 (Oxford Archaeology 2019). This is presented in full in Appendix 15.a.

4.2.2. The 2019 report included a full assessment of the nature, distribution and significance of heritage assets within a 2km study area (“Study Area”) surrounding the PR9 policy boundary. A 2km Study Area, larger than that used as a standard for archaeological desk-based assessments was used in order to identify historic landscape assets both within the site and in the wider area around it. This facilitated the identification of historic environment assets, both designated and non-designated which had the potential to be sensitive to changes in their historic setting and context as a consequence of the development . The assessment was informed through both a desk-based reviews and a walkover survey.

- 4.2.3. The 2019 report examined all the standard and accessible sources (as stipulated in national and local guidance documents) as available for the study area.
- 4.2.4. The following sources were consulted to form the historical baseline and to identify heritage assets within the Site and surrounding Study Area:
- The National Heritage List for England (NHLE) for designated heritage assets;
  - Oxfordshire Historic Environment Record (OHER) for non-designated heritage assets and archaeological events;
  - Oxfordshire History Centre and Merton Archives for historic map and manuscripts;
  - Historic England Archives in Swindon for historic aerial photographs and National Mapping Programme (NMP) data;
  - LiDAR data held by the Environment Agency;
  - Geo-technical data as held by the client and the British Geological Survey; and
  - Other relevant primary and secondary sources including published and unpublished works as held by Oxford Archaeology and the Sackler and Bodleian Libraries, Oxford.
- 4.2.5. A desk-based setting assessment for those built heritage assets considered to have the potential to receive effects upon their setting and heritage significance (i.e. within or in close proximity to the Site) was carried out and is included in the baseline.

### 4.3 Limitations and Assumptions

- 4.3.1. Data used to compile this chapter consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

### 4.4 Impact Assessment and Significance Criteria

- 4.4.1. To arrive at a judgement on the significance of effect on the historic environment, the assessment considers the relative importance of the receptors and how these are likely to be affected as described below.

The assessment methodology used to assess the effect of the Proposed Development is based upon that defined in the Design Manual for Roads and Bridges (DMRB)<sup>2</sup>, which is an accepted methodology for assessing the historic environment for most forms of development.

#### **Sensitivity or Value of Receptor**

- 4.4.2. Determination of the importance of receptors (built heritage assets) will be based mainly upon existing designations, but will allow for professional judgement where features are found which do not have any formal national or local designation. Table 1 presents the criteria, based upon the DMRB, used as a guide to assess the sensitivity/value of historic buildings.

**Table 1 Sensitivity Criteria**

<b>Sensitivity/Value (Geographic Importance)</b>	<b>Typical Criteria Descriptors</b>
	<b><i>Historic Buildings</i></b>
<b><i>Very High (International /national)</i></b>	<ul style="list-style-type: none"> <li>• Structures inscribed as of universal importance as World Heritage Sites.</li> <li>• Other buildings of recognised international importance.</li> </ul>
<b><i>High (National)</i></b>	<ul style="list-style-type: none"> <li>• Scheduled monuments with standing remains.</li> <li>• Grade I and Grade II* listed buildings.</li> <li>• Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</li> <li>• Conservation areas containing very important buildings.</li> <li>• Undesignated structures of clear national importance.</li> </ul>
<b><i>Medium (Regional/district)</i></b>	<ul style="list-style-type: none"> <li>• Grade II listed buildings.</li> <li>• Historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li> <li>• Conservation areas containing buildings that contribute significantly to the historic character.</li> <li>• Historic townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</li> </ul>

<sup>2</sup> Highways Agency, (2007) Design Manual for Roads and Bridges. Interim Advice Note 92/07 Environmental Topics DMRB 11.3.2 Cultural Heritage.

<b>Low (District/local)</b>	<ul style="list-style-type: none"> <li>• 'Locally listed' buildings.</li> <li>• Historic unlisted buildings of modest quality in their fabric or historical association.</li> <li>• Historic townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</li> </ul>
<b>Negligible (Local)</b>	<ul style="list-style-type: none"> <li>• Buildings of no architectural or historical note; buildings of an intrusive character.</li> </ul>
<b>Unknown</b>	<ul style="list-style-type: none"> <li>• Buildings with some hidden (i.e. inaccessible) potential for historic significance.</li> </ul>

### Magnitude of Impact

4.4.3. The assessment of the magnitude of impacts derives from the level of impact, the extent or proximity of the Proposed Development to the receptor and the current state/survival of the receptor. Table 2 contains definitions, based upon the DMRB, used to assess the magnitude of impact upon built heritage assets.

**Table 2: Magnitude of Impact Criteria**

Magnitude of Impact	Typical Criteria Descriptors
	<i>Historic Buildings</i>
<b>Substantial</b>	<ul style="list-style-type: none"> <li>• Change to key historic building elements, such that the resource is totally altered.</li> <li>• Comprehensive changes to the setting (adverse).</li> <li>• Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (beneficial).</li> </ul>
<b>Moderate</b>	<ul style="list-style-type: none"> <li>• Change to many key historic building elements, such that the resource is significantly modified.</li> <li>• Changes to the setting of an historic building, such that it is significantly modified (adverse).</li> <li>• Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality (beneficial).</li> </ul>
<b>Slight</b>	<ul style="list-style-type: none"> <li>• Change to key historic building elements, such that the asset is slightly different.</li> <li>• Change to setting of an historic building, such that it is noticeably changed (adverse).</li> </ul>

	<ul style="list-style-type: none"> <li>Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (beneficial).</li> </ul>
<b>Negligible</b>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it (adverse).</li> <li>Very minor benefit to or positive addition of one or more characteristics, features or elements (beneficial).</li> </ul>
<b>No Change</b>	<ul style="list-style-type: none"> <li>No change to fabric or setting.</li> </ul>

### Significance of Effect

4.4.4. The significance of effect is dependent upon the sensitivity/value of the cultural heritage receptors affected and the magnitude and duration of the impact. Table 3 presents a range of terms, taken from the DMRB for describing the significance of effects, used to guide the assessment.

4.4.5. Where the significance of impact is designated 'unknown' then further investigation of the issue is generally necessary. This may include further details on the impact or further clarification of the historic environment resource.

4.4.6. In the context of the Proposed Development, temporary effects are generally considered to be those associated with the construction phase. Permanent effects endure beyond any specified time period.

**Table 3: Significance of Effects Matrix**

		Magnitude of Impact				
		<i>No Change</i>	<i>Negligible</i>	<i>Slight</i>	<i>Moderate</i>	<i>Substantial</i>
Environmental Sensitivity/Value	<i>Very High</i>	Neutral	Minor	Moderate/Major	Major	Major
	<i>High</i>	Neutral	Minor	Minor/Moderate	Moderate/Major	Major
	<i>Medium</i>	Neutral	Negligible/Minor	Minor	Moderate	Moderate/Major



		Magnitude of Impact				
		<i>No Change</i>	<i>Negligible</i>	<i>Slight</i>	<i>Moderate</i>	<i>Substantial</i>
	<i>Low</i>	Neutral	Negligible/Minor	Negligible/Minor	Minor	Minor/Moderate
	<i>Negligible</i>	Neutral	Negligible	Negligible/Minor	Negligible/Minor	Minor

## 5. Baseline

5.1 The historical and archaeological baseline for the Site is set out in full in the historic environment desk-based assessment included as Appendix 15.a. The following section summarises the results of the desk-based assessment and outlines which built heritage assets have the potential to be affected by the Proposed Development.

5.2 Feature (OA) numbers referenced below refer to the asset numbers used in the 2019 assessment. Further details of these assets are presented in the detailed Gazetteer included within the 2019 document. Built heritage assets discussed in this chapter have been mapped (accordingly with the 2019 document) on Figure 1 (built heritage assets within a 2km study area) which is included within the present chapter.

### 5.3 Listed Buildings

- 5.3.1. There are no listed buildings within the Site. Within the surrounding Study Area there are 76 listed buildings comprising a Grade I listed church, three Grade II\* listed buildings and 72 Grade II listed buildings.
- 5.3.2. Several listed buildings are located within Begbroke which is centred around Spring Hill Road approximately 175m north of the Site. The majority of these buildings, including the Grade II\* listed Church of St Michael (OA 4), are situated within Begbroke Conservation Area and do not have inter-visibility within the Site due to intervening vegetation and development. Three Grade II listed buildings; Hall Farmhouse (OA 67), and an associated cartshed (OA 30) and barn (OA 68) are located outside the conservation area. Whilst there are considered to be views from Hall Farmhouse onto the Site, there is no inter-visibility between the Site and both the cartshed and barn.
- 5.3.3. In Yarnton the Grade II listed buildings of Merton Garth (OA 52) and an associated barn (OA 26), are situated approximately 200m south-east of the Site. Views into the Site from these buildings are obscured by the natural topography of the land, and intervening development and vegetation. Several other Grade II listed buildings are situated along Cassington Road. These buildings are not considered to have inter-

visibility with the site due to their distance from the Site and the intervening landscape.

- 5.3.4. The closest listed building to the Site is the Grade II listed Spring Hill (OA 13) which is located approximately 125m west of the Site. The building was originally constructed as a farmhouse and is considered to have an association with the surrounding agricultural landscape. Despite its proximity, it has limited views onto the Site due to intervening vegetation.
- 5.3.5. Due to a lack of inter-visibility the Site is not considered to contribute to the setting of the majority of the listed buildings within the Study Area. Accordingly, these have been scoped out of the assessment. Listed buildings that are considered to have the potential to receive effects from the Proposed Development, due to their proximity, inter-visibility and/or historic connection are discussed below.

**Hall Farmhouse (OA 67)**

- 5.3.6. Hall Farmhouse (OA 67) is situated approximately 270m to the north of the Site. The 17th century building was remodelled and extended in c 1820 and has further, later 19th century extensions. The coursed limestone rubble farmhouse comprises a two-storey building with a symmetrical three window range. A Grade II listed barn (OA 68) is situated approximately 10m to the north-west of the farmhouse (c 280m north of the Site) and a Grade II listed cartshed (OA 30) is situated approximately 40m to the south-east of Hall Farmhouse (c 230m north of the Site). The listed buildings are situated within the curtilage of the farmhouse which is adjacent to the road and defined by a limestone rubble wall. A central drive and courtyard form the focus of the curtilage. The main farmhouse is set back from the road behind a garden frontage near to the courtyard.
- 5.3.7. As Grade II buildings, all three listed buildings are considered to be of medium heritage significance due to their architectural and historic interest which derives from the age, rarity and survival of the historic fabric of the building. The listed buildings also have group value representing a post-medieval farmstead within the village of Begbroke.

There is no inter-visibility between the Site and the barn and cartshed. Accordingly, these buildings were scoped out of the assessment and are only discussed further in relation to the setting of Hall Farmhouse.

5.3.8. The immediate setting of the Hall Farmhouse is defined by its curtilage and its spatial and historic relationship to the barn and cartshed. It is from this immediate setting that the architectural and historic interest of the buildings can be best experienced. The wider setting of Hall Farmhouse is partially defined by its position at the western end of Begbroke village, reputed to be the former Site of a medieval manor house, and by its surrounding rural landscape. The rural character of the setting, which has been retained despite some recent settlement infill within Begbroke village, also contributes toward the historic interest of Hall Farmhouse and is considered to make a positive contribution its setting.

5.3.9. The frontage of Hall Farmhouse faces to the south and, despite some obstruction by a garden frontage which includes a large willow tree, it is considered that there is partial inter-visibility with the Site. The Site, in its current form, contributes to the rural character of the landscape which is considered to form the wider setting of Hall Farmhouse and to make a positive contribution to its heritage significance. The Site is therefore considered to make a negligible to slight contribution to the heritage sensitivity of Hall Farmhouse.

#### **Spring Hill (OA 13)**

5.3.10. Spring Hill (OA 13) is a two-storey house, which was originally a farmhouse. It dates to the early 17th century and has a later 17th century rear wing and some minor 19th century additions. The building is set within a primarily agricultural landscape, situated within an isolated position at the end of Spring Hill Road with a large garden to the rear.

5.3.11. As a Grade II listed building Spring Hill is considered to be of medium heritage sensitivity due to its architectural and historic interest which derives from the age, rarity and survival of the historic fabric of the building.

- 5.3.12. The setting of Spring Hill is primarily defined by its rural, isolated position upon a prominent point in the historic landscape. The house is situated upon a high point (c 98m aOD) within the landscape and is positioned on the periphery of an ancient woodland which extends to the north and east. Whilst the house commands extensive views over the surrounding agricultural landscape to the west and south, a planted tree line, bounding the garden behind, and the ancient woodland obscures its views over the landscape to the east. Medieval ridge and furrow earthworks are recorded in the fields adjoining Spring Hill and examination of historic mapping indicates that the surrounding agricultural landscape, comprising an enclosed field system, has remained unaltered since the 19th century. Originally constructed as a farmhouse, this agricultural landscape makes a positive contribution to the wider setting and heritage significance of the listed building.
- 5.3.13. The Site, which has remained in consistent agricultural use from the medieval period, is considered to form part of the historic agricultural landscape which is considered to make a positive contribution to the heritage significance of Spring Hill. Views between Spring Hill and the Site are partially obscured by a tree line and ancient woodland, however, due to its prominent location, some partial (likely seasonal) inter-visibility is anticipated. It is therefore considered that the Site is situated within the wider setting of the listed building and makes a slight contribution to its heritage sensitivity.

#### 5.4 Conservation Areas

- 5.4.1. The Site is not situated within a conservation area. The surrounding Study Area includes six conservation areas. Only Begbroke Conservation Area, which is located approximately 170m north of the Site, is located within 1km of the Site. However, despite the relative proximity of Begbroke Conservation Area to the Site, there is no inter-visibility as a result of intervening vegetation and development. Accordingly, Begbroke, and the other conservations areas, have been scoped out of this assessment.

#### 5.5 Summary of Sensitivity

5.5.1. The sensitivity of the assets scoped into this assessment are summarised in Table 4 below.

**Table 4: Summary of Sensitivity**

<b>Receptor</b>	<b>Sensitivity</b>
<b><i>Grade II listed building</i></b>	
Hall Farmhouse (OA 67)	Medium
Spring Hill (OA 13)	Medium

## 6. Impact Assessment

6.1 There are no designated or non-designated built heritage assets located within the Site, and none will be directly affected by Proposed Development. Two Grade II listed buildings, Hall Farmhouse (OA 67) and Spring Hill (OA 13) have been identified as having the potential to receive effects to their setting as a result of the Proposed Development.

### 6.2 Predicted Effects

6.2.1. The predicted effects upon the identified built heritage assets during the construction phase of the scheme are likely to be associated with following:

- Views of site clearance in the setting of built heritages assets;
- Introduction of plant, site huts and vehicles required to carry out the construction activities in the setting of built heritage assets;
- Introduction of new above ground structures and associated landscaping in the setting of built heritage assets that will develop during construction; and
- Construction traffic passing through the setting of built heritage assets.

6.2.2. The predicted effects upon the identified built heritage assets during the operation of the scheme are likely to be associated with the following:

- Views of the above ground structures, which will change the settings of built heritage assets; and
- Introduction of landscaping and planting within the setting of built heritage assets.

### 6.3 Hall Farmhouse (OA 67)

6.3.1. The Site is located within the wider rural setting of the Grade II listed Hall Farmhouse and its rural character is considered to make a negligible to slight contribution to its heritage sensitivity. The proposed retention of historic hedgerow boundaries may partially screen the proposed building development, although it is anticipated that some buildings may be

visible in long distance views from, or in conjunction with, Hall Farmhouse. It is proposed that an area of community woodland is planted within the northern part of the Site, between the building development and Hall Farmhouse. Once established it is anticipated that this woodland will prevent any such inter-visibility. Presuming however, that this woodland will not be fully matured in the short-term, it is expected that there will be views of the building development from Hall Farmhouse throughout its construction and possibly into its operation. However, it is not anticipated that construction activities will be audible from Hall Farmhouse and no construction traffic routes will pass within the environs of the building. Any views of the building development will detract from the rural character and therefore have a slight impact upon the wider setting of Hall Farmhouse, resulting in a minor adverse effect during the construction, and possibly into the operation, of the Proposed Development. With the maturing of the woodland, it is anticipated that there will be a reduction/elimination of inter-visibility between the listed building and the building development (likely during the operation phase). Any views of the woodland will be consistent with the wider rural setting of the building and lessen the impact to negligible, resulting in a long-term permanent negligible effect.

#### 6.4 Spring Hill (OA 13)

- 6.4.1. The Site is considered to form part of the historic agricultural landscape which forms part of the wider setting of Spring Hill and is considered to make a slight contribution to its heritage sensitivity. The natural topography of the land serves to limit the inter-visibility between Spring Hill and the proposed buildings, which will be located upon the lower lying land within the eastern part of the Site. The proposed retention of historic hedgerow boundaries will maintain limited views toward the building development, and the proposed extension of the existing woodland slightly further to the south will also provide additional screening once it is established. However generally, the topography and distance of the building development from Spring Hill limits any potential inter-visibility. Overall, it is therefore anticipated that any views (if present at all) of the building development from Spring Hill will be glimpsed and insignificant. The construction of the building development



will therefore have a negligible impact, resulting in a permanent negligible or, at most, minor adverse effect. There will be no additional effect during the operation phase.

- 6.4.2. Ridge and furrow earthworks within the centre of the Site contribute toward the historic agricultural landscape associated with the wider setting of Spring Hill. As part of the Proposed Development earthworks within the footprint of the building development will be removed. However, it is anticipated that no ridge and furrow within the fields adjacent to, or visible from, the listed building will be affected. Except for the slight expansion of the woodland, the immediate landscape surrounding Spring Hill will also be maintained in agricultural use. The partial loss of the ridge and furrow will therefore have no more than a slight impact upon the wider setting of the building, resulting in a permanent minor adverse effect.

## **7. Mitigation**

- 7.1 The Proposed Development will result in no more than a minor adverse effect upon any built heritage asset. It is therefore not anticipated that any further mitigation will be required to minimise the effects of the scheme.
  
- 7.2 It is anticipated that construction traffic will approach the Site's vehicular entrance points via Woodstock Road (A44) and Rutten Lane, avoiding Yarnton village centre, notably Cassington Road. It is recommended that this route should be included within the Construction Environmental Management Plan to ensure that there are no unforeseen effects upon listed buildings situated along Cassington Road during the construction of the scheme.

## **8. Residual Effects & Conclusions**

- 8.1 Overall, there will no significant effects resulting from the Proposed Development. Table 5 provides a summary of the residual effects resulting from the Proposed Development.



**Table 5: Significance of Residual Effects**

<b>Description of Effect</b>	<b>Sensitivity of Receptor</b>	<b>Nature of Effect</b>	<b>Magnitude of Impact</b>	<b>Initial Classification Of Effect (with embedded mitigation)</b>	<b>Additional Mitigation</b>	<b>Residual Effect Significance</b>
<b>Construction</b>						
Views of the building site from Hall Farmhouse (OA 67)	Medium (regional)	Indirect temporary adverse	Slight impact	Minor effect	N/A	Minor effect
Obscured views of the building site/ development from Spring Hill (OA 13)	Medium (regional)	Indirect permanent adverse	Negligible impact	Negligible or minor effect	N/A	Negligible or minor effect
Partial removal of ridge and furrow within wider agricultural setting of Spring Hill (OA 13)	Medium (regional)	Indirect permanent adverse	Negligible impact	Minor effect	N/A	Minor effect
<b>Operation</b>						
Views of the building development from Hall Farmhouse (OA 67)	Medium (regional)	Indirect temporary adverse	Slight impact	Minor effect	N/A	Minor effect
Views of mature planted woodland from Hall Farmhouse (OA 67)	Medium (regional)	Indirect long-term permanent	Negligible impact	Negligible effect	N/A	Negligible effect



## **9. Cumulative Effects**

- 9.1 This section summarises the cumulative effects of the Proposed Development in combination with Local Plan Partial Review allocation PR8.
- 9.2 As discussed above PR9 will have a potentially minor effect on two Built Heritage receptors, comprising Spring Hill (OA 13) and Hall Farmhouse (OA 67). PR8 will not directly affect either of these receptors and analysis of the likely viewsheds from them receptors towards PR8 would not suggest that this development will have a significant effect upon either development. There will therefore be no cumulative effect from the combination of PR8 and PR9 upon the Built Heritage resource.