

HERITAGE STATEMENT

Oxford Flood Alleviation Scheme

Prepared for

Environment Agency

March 2018



Red Hill House
227 London Road
Worcester
WR5 2JG

Document History

OXFORD FLOOD ALLEVIATION SCHEME PHASE 2

Heritage Statement

This document has been issued and amended as follows:

Version	Date	Description	Created by	Verified by	Approved by
1	October 2017	Draft (CH2M internally reviewed)	Nathan Thomas	Aisling Mulcahy	Simon Griffin
2	January 2018	Draft (submitted to the EA)	Nathan Thomas	Aisling Mulcahy	Corinna Morgan
3	January 2018	Final	Nathan Thomas	Aisling Mulcahy	Corinna Morgan
4	March 2018	Final (following comments from Historic England)	Nathan Thomas	Aisling Mulcahy	Corinna Morgan

Disclaimer

This Report is intended for the client's sole and exclusive use and is not for the benefit of any third party and may not be distributed to, disclosed in any form to, used by, or relied upon by, any third party without the written consent of CH2M, which consent may be withheld at its sole discretion. Use of this Report or any information contained therein, if by any party other than the client, shall be at the sole risk of such party and shall constitute a release and agreement by such party to defend and indemnify CH2M and its affiliates, officers, employees and subcontractors from and against any liability for direct, indirect, incidental, consequential or special loss or damage or other liability of any nature arising from its use of the Report, or reliance upon any of its content. Sources of information used in the compilation of this report are detailed herein and may include reports, calculations, maps and documents provided to CH2M by third parties, such information has not been independently verified by CH2M and has been assumed to be accurate, reliable and current. Therefore, while CH2M has utilised reasonable skill and care in preparing this report, CH2M does not warrant or guarantee the conclusions which are dependent or based upon data, information, statements or calculations supplied by third parties or by the client.

Contents

Section	Page
Document History	ii
Acronyms and Abbreviations	vi
Executive Summary	vii
Introduction	8
1.1 General	8
1.2 Background to the Proposed Scheme	8
Legislation and Policy	9
2.1 Ancient Monuments and Archaeological Areas Act 1979	9
2.2 Planning (Listed Buildings and Conservation Areas) Act 1990.....	9
2.3 Enterprise and Regulatory Reform Act 2013	9
2.4 National Planning Policy Framework (NPPF) (adopted March 2012).....	9
2.5 Local Policy.....	10
2.5.1 Oxford City Council	10
2.5.2 Vale of the White Horse District Council.....	11
Geology and Topography	13
3.1 Geology.....	13
3.2 Topography	13
Methodology	14
4.1 Data Sources	14
4.2 Study Area.....	14
4.3 Site Inspection.....	14
4.4 Assessment of Significance (Sensitivity)	14
4.5 Assessment of Impact.....	16
4.6 Guidance	16
4.6.1 Planning Practice Guidance (PPG)	17
4.6.2 Conservation Principles (English Heritage 2008).....	17
4.6.3 Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)	17
4.6.4 Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England 2017)	18
Baseline	19
5.1 Area 1 – North of Botley Road	19
5.1.1 Scheduled Monuments and Listed Buildings	19
5.1.2 Conservation Areas.....	20
5.1.3 Historic Landscape	21
5.1.4 Non-designated archaeological remains.....	21
5.2 Area 2 – Botley Road to Willow Walk North.....	21
5.2.1 Scheduled Monuments and Listed Buildings	21
5.2.2 Conservation Areas.....	22
5.2.3 Historic Landscape	22
5.2.4 Non-designated archaeological remains.....	22

Section	Page
5.3 Area 3 – Willow Walk to Devil’s Backbone	23
5.3.1 Scheduled Monuments and Listed Buildings	23
5.3.2 Conservation Areas.....	40
5.3.3 Historic Landscape	41
5.3.4 Designated View Cones.....	42
5.3.5 Non-designated archaeological remains.....	43
5.4 Area 4 – Devil’s Backbone to the junction with Hinksey Stream and River Thames.....	44
5.4.1 Scheduled Monuments and Listed Buildings	44
5.4.2 Conservation Areas.....	50
5.4.3 Historic Landscape	50
5.4.4 Designated View Cones.....	51
5.4.5 Non-designated archaeological remains.....	51
Assessment of Impacts	52
6.1 Area 1 – North of Botley Road	52
6.1.1 Scheduled Monuments and Listed Buildings	52
6.1.2 Conservation Areas.....	52
6.1.3 Historic Landscape	52
6.1.4 Non-designated archaeological remains.....	53
6.2 Area 2 – Botley Road to Willow Walk North.....	53
6.2.1 Scheduled Monuments and Listed Buildings	53
6.2.2 Historic Landscape	53
6.2.3 Non-designated archaeological remains.....	53
6.3 Area 3 – Willow Walk to Devil’s Backbone	54
6.3.1 Scheduled Monuments and Listed Buildings	54
6.3.2 Conservation Areas.....	55
6.3.3 Historic Landscape	55
6.3.4 Designated View Cones.....	55
6.3.5 Non-designated archaeological remains.....	56
6.4 Area 4 – Devil’s Backbone to the junction with Hinksey Stream and River Thames.....	56
6.4.1 Scheduled Monuments and Listed Buildings	56
6.4.2 Conservation Areas.....	58
6.4.3 Historic Landscape	58
6.4.4 Designated View Cones.....	58
6.4.5 Non-designated archaeological remains.....	58
Conclusion	59
7.1 General	59
Bibliography.....	61
Appendix A: NHLE and HLC data plots.....	62

Tables

Table 4.1: Assessing the value of heritage assets.

Table 4.2: Assessment of Impacts.

Plates

Plate 1: Looking north-east from 22 North Hinksey village (NHLE 1284654).

Plate 2: Looking north-east from 27 North Hinksey village (NHLE 1182155).

Plate 3: Looking west towards the rear of 44 Manor Road (NHLE 1048295) from within Area 4.

Plate 4: Looking west towards the rear of 32 Manor Road (NHLE 1182537) from within Area 4.

Plate 5: Looking south-west from with Area 4 towards the Church of St Lawrence (NHLE 1048297).

Plate 6: Looking north-east from Hinksey Hill Farm towards Oxford with Area 3 visible.

Plate 7: Looking north-west from within Area 3 towards Hinksey Hill Farm Barn (NHLE 1182091).

Plate 8: Looking north-east towards Oxford from the Boars Hill view cone origin.

Plate 9: Looking north-east towards Oxford from an elevated position c.300m to the south-east of Chilswell Farm.

Appendices

A NHLE and HLC data plots

Acronyms and Abbreviations

BGS	British Geological Survey
DBA	Desk-Based Assessment
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
FAS	Flood Alleviation Scheme
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
OA	Oxford Archaeology
OCC	Oxford City Council
OPT	Oxford Preservation Trust

Executive Summary

The Scheme would not physically impact any designated assets.

Construction work adjacent to the scheduled Old Abingdon Road Culverts (NHLE 1408790) could impact on historic elements of the road/causeway. Such evidence could be considered of equivalent significance as the Scheduled Monument. The magnitude of impact would be moderate/major adverse.

There would be a temporary construction phase impact on the setting of the Scheduled Monument due to the presence of construction machinery, noise, dust and vibration. The magnitude of impact would be minor. The Scheme would also result in a visual and physical alteration to the setting of this asset through the introduction of a new channel feature, two new bridges and a kiosk. The Scheme would not be incongruous when considered in the historical and topographic context of the asset or its current setting. The magnitude of impact would be minor.

The Scheme would also provide opportunities for enhancing the asset through the provision of signage and raising the asset's profile through public engagement. The magnitude of impact would be moderate (beneficial).

The Scheme would directly impact a number of Listed Buildings in the wider study area through the introduction of new visual elements into their wider landscape setting. The significance of these assets primarily derives from their architectural and historical interest. Any contribution to significance derived from their wider landscape setting, particularly the area of the Scheme itself, is considered to be limited. The magnitude of impact would be negligible.

A small part of Area 3 overlaps with the North Hinksey Conservation Area. Construction phase works within the Conservation Area would be limited to a new weir structure. The magnitude of impact would be negligible. The Scheme would also impact the historic floodplain setting of this asset by the visual and physical presence of the proposed new channel. The wider setting of this asset is considered to make a small positive contribution to its overall significance. The magnitude of impact would be minor.

In National Planning Policy Framework (NPPF) terms, any resultant harm to the significance of these designated assets would be less than substantial.

The character of the historic landscape of the Scheme would be visually and physically altered by the proposed channel.

Three hedges that may be considered important under the Hedgerows Regulations (1997) would be directly impacted by the Scheme.

There would be glimpsed views of the Scheme from the locally designated Raleigh Park view cone due to loss of vegetation. The magnitude of impact would be minor. From the upper reaches of the Boars Hill designated view cone the Scheme would not be visible due to topography and intervening vegetation. However, the Scheme would result in the introduction of a new visual element within the view towards Oxford from the topographic shoulder of Harcourt Hill to the south-west of the A34. This area is currently occupied by green low-lying pasture fields separated by mature hedgerows. The magnitude of impact would be minor. There would be no change to the A34 Interchange and Rose Hill view cones.

There would be impacts on a number of non-designated archaeological remains due to partial or full removal and from compression from soil storage. Where preservation in situ is not possible, a programme of archaeological excavation and recording will be undertaken.

Introduction

1.1 General

This Heritage Statement examines potential impacts on heritage assets and the historic landscape (collectively referred to as the historic environment) of the proposed Oxford Flood Alleviation Scheme (hereafter 'the Scheme'). Specifically, this report builds on an earlier Heritage Desk-Based Assessment (DBA) undertaken by Oxford Archaeology ((OA) 2017a) in support of the Scheme and provides further detail on the potential impacts on designated heritage assets (Scheduled Monuments, Listed Buildings and Conservation Areas) and their settings, the locally designated Oxford View Cones, and the historic landscape character. Full details of non-designated archaeological remains are contained with Chapter 10: Cultural Heritage of the Environmental Statement.

A heritage asset is defined by the National Planning Policy Framework (NPPF) as "a building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest".

Heritage assets include designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Area, Registered Parks and Gardens, Registered Battlefields and Registered Historic Wrecks) and non-designated assets identified by the Local Planning Authority (for example: locally listed buildings, archaeological sites and monuments and historic landscapes).

This report forms the requirement under Paragraph 128 of the NPPF for the applicant to explain the significance of any heritage assets likely to be affected by the proposed Scheme and demonstrate the impact that proposals will have upon that significance.

The assessment refers to the relevant legislative framework contained within the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy.

In addition, relevant Historic England guidance has been consulted to inform the judgements made. This assessment is based on the findings of a site walkover survey and assessment conducted from publicly accessible locations within and around the Scheme, and the application of professional judgement.

Non-designated assets are addressed by the DBA (OA 2017a) and by the reports on the archaeological works undertaken in support of the Scheme (OA 2017b, 2017c and 2018) and within Chapter 10: Cultural Heritage of the Environmental Statement.

1.2 Background to the Proposed Scheme

The land on which the Scheme is proposed to be built is largely within the floodplain of the River Thames. The land floods during normal winter flooding, from various channels of the Thames. This winter flooding is part of the normal functioning of the river. Various parts of the city of Oxford flood when the level of the river is higher than its normal winter levels. The Scheme will address flooding from the main channel of the River Thames and from the Bulstake Stream.

The solution proposed by the Environment Agency (EA) is to create a "two-stage channel", between the A34 to the west and the railway to the east, to carry excess flow from the Seacourt Stream, Bulstake Stream and Hinksey Stream channels. The aim is to increase the proportion of river flow which uses Seacourt Stream and/or the new channel during a flood event, thereby reducing the water level in the main River Thames and so reducing the frequency of flooding in built-up areas.

The Scheme is divided into four areas (Area 1 – North of Botley Road; Area 2 – Botley Road to Willow Walk North; Area 3 – Willow Walk to Devil’s Backbone; Area 4 – Devil’s Backbone to the junction with Hinksey Stream and River Thames).

Legislation and Policy

2.1 Ancient Monuments and Archaeological Areas Act 1979

This Act (amended by the National Heritage Acts of 1983 and 2002) provides for the protection of Scheduled Monuments and Archaeological Areas, but does not afford any protection to their settings.

2.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and Country Planning Act (1971) as amended by the Planning (Listed Buildings and Conservation Areas Act) 1990 details the statutory protection afforded to listed buildings. The relevant legislation in this case extends from Section 66 (1) of the 1990 Act, which states that in considering planning applications the Local Planning Authority (LPA) shall have special regard to the desirability of preserving the Listed Building or its setting, or any features of special architectural or historic interest that it possesses.

In addition, Section 72 of the 1990 Act states that in exercising all planning functions, LPAs must have special regard to the desirability of preserving or enhancing Conservation Areas.

2.3 Enterprise and Regulatory Reform Act 2013

This deregulatory legislation allows greater authority to local authorities in respect of Listed Building Consent. It also allows greater definition of a Listed Building by allowing the exclusion of attached buildings and structures and those within the curtilage of the principal Listed Building from protection. It states that a certificate of immunity from listing may be applied for at any time and it replaced Conservation Area Consent with planning permission.

2.4 National Planning Policy Framework (NPPF) (adopted March 2012)

The policies below from the NPPF state the approach to be used by LPAs to determine planning applications in relation to heritage assets. They apply to designated heritage assets and also to non-designated, but potentially significant, heritage assets such as buried archaeological remains and other historic structures.

When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development. Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

Section 12 of the NPPF contains paragraphs which relate to development proposals that have an effect upon the historic environment. Such policies provide the framework that LPAs need to refer to when

setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

Paragraph 128 states that in determining applications, LPAs 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.

Paragraph 132 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be.

Paragraph 133 states that where a development would lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits or certain criteria are met.

Paragraph 134 states that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

Paragraph 135 states that where a proposal will affect a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas that enhance or better reveal their significance.

Paragraph 138 states that the loss of a building or feature that makes a positive contribution to the significance of a Conservation Area should be treated as either substantial harm (under Paragraph 133) or less than substantial harm (under Paragraph 134) taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

2.5 Local Policy

The Scheme spans two LPAs (Oxford City Council and the Vale of the White Horse District Council).

2.5.1 Oxford City Council

The main planning document for Oxford City Council (OCC) is the Core Strategy. Policy relevant to this assessment includes:

Policy CS18: Urban design, townscape character and the historic environment

Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality. Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management plans. Views of the skyline of the historic centre will be protected.

Saved policies within the Oxford Local Plan (2001 – 2016) relevant to this assessment include:

Policy HE.1: Nationally Important Monuments

Planning permission will not be granted for any development that would have an unacceptable effect on a nationally important monument (whether or not it is scheduled) or its setting.

Policy HE.3: Listed Buildings and their Setting

Planning permission will be granted for the re-use of redundant or unused Listed Buildings for new purposes compatible with their character, architectural integrity and setting.

Planning permission will not be granted for proposals involving demolition of a statutory Listed Building.

Planning permission will only be granted for works involving an alteration or extension to a Listed Building that is sympathetic to and respects its history, character and setting.

Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any Listed Building.

Policy HE.7: Conservation Areas

Planning permission will only be granted for development that preserves or enhances the special character and appearance of the Conservation Areas or their setting.

Planning permission will not be granted for proposals involving the substantial demolition of a building or structure that contributes to the special interest of the Conservation Areas.

Policy HE.10: View Cones of Oxford

The City Council will seek to retain significant views both within Oxford and from outside, and protect the green backcloth from any adverse impact. Planning permission will not be granted for buildings or structures proposed within or close to the areas that are of special importance for the preservation of views of Oxford (the view cones) or buildings that are of a height which would detract from these views.

2.5.2 Vale of the White Horse District Council

The main planning document for the Vale of the White Horse District is the Local Plan (2031). Policy relevant to this assessment includes:

Core Policy 39: The Historic Environment

The Council will work with landowners, developers, the community, Historic England and other stakeholders to:

- ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation;*
- ensure that vacant historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition;*
- seek to reduce the number of buildings on the “Heritage at Risk” Register;*
- encourage better understanding of the significance of Scheduled Monuments on the “Heritage at Risk” Register and to aid in their protection;*
- better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans;*
- identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings; and*

- *encourage Heritage Partnership Agreements, particularly for Listed Buildings on any 'at risk' register.*

Saved policies from the Vale of the White Horse District is the Local Plan (2011) relevant to this assessment include:

Policy HE.1: Preservation and Enhancement: implications for development

Proposals for development or other works within or affecting the setting of a Conservation Area will not be permitted unless they can be shown to preserve or enhance the established character or appearance of the area.

Policy HE.4: Development within Setting of Listed Buildings

Planning permission, for development within the setting of Listed Buildings will not be granted unless it can be shown that the siting, scale, design, form, finishes (including colour) and materials of the proposal respect the characteristics of the building in its setting, including any visual, functional, historic or architectural relationships it has.

Policy HE.10: Archaeology

Development will not be permitted if it would cause damage to the site or setting of nationally important archaeological remains, whether Scheduled or not.

Geology and Topography

3.1 Geology

The geology of the Scheme predominantly comprises Holocene alluvium overlying Pleistocene river gravel of the Northmoor Floodplain Terrace.

Further details on the geological background of the Scheme are provided in the DBA (OA 2017a).

3.2 Topography

The Scheme comprises low-lying floodplain meadow, criss-crossed by streams, drainage channels and hedgerows.

The Scheme grades down gently from c.60m Above Ordnance Datum (AOD) in the north (Area 1) to c.56m AOD in the south (Area 4).

Methodology

4.1 Data Sources

The data used to determine the baseline conditions for this assessment were accessed from the following sources:

- National Heritage List for England (NHLE) for information on designated assets (Scheduled Monuments and Listed Buildings);
- OCC and Oxfordshire County Council Historic Environment Records (HER);
- OCC and the Vale of the White Horse District Council for information on Conservation Areas;
- OCC Historic Landscape Characterisation (HLC) and Oxfordshire County Council HLC (Tompkins 2017) for historic landscape characterisation data. Historic landscape areas are prefixed by “HLC” for OCC and “HOX” for the county council;
- Historic Mapping and documentary resources;
- Previous assessment work undertaken in support of the Scheme (OA 2017a).

Assets are identified by their unique NHLE numbers in Section 4 below and the ID numbers used in the DBA (prefixed with an OA) or the ID numbers used in the Environmental Statement (prefixed with CH) where applicable. Plots of the data (designated assets and HLC information) are provided at Appendix A.

4.2 Study Area

The study area for this assessment has been defined as the Scheme footprint plus a 500m radius around its boundary (hereafter “the wider study area”). The study area for this assessment is considered appropriate in regard to historic environment due to the nature of the proposed works and anticipated sensitivity of the receiving environment. The wider study area extends beyond that used for the earlier DBA (OA 2017a).

4.3 Site Inspection

The Scheme and assets in the wider study area were visited from publicly accessible locations during October and November 2017.

4.4 Assessment of Significance (Sensitivity)

The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest, and that heritage interest may be archaeological, architectural, artistic or historic. DMRB HA208/07 provides a methodology for the assessment of the value of cultural heritage assets and use of this methodology in this assessment aligns with the guidance provided by the NPPF.

The assessment was undertaken on a five-point scale of Very High, High, Medium, Low and Negligible. DMRB provides a robust methodology for the assessment of significance of heritage assets and is widely accepted by the main heritage bodies. Table 4.1 is consulted throughout to provide the appropriate value for each heritage asset described below.

Table 4.1: Assessing the value of heritage assets.

Sensitivity	Criteria
Very High	<p>World Heritage Sites (including buildings and those inscribed for their historic landscape qualities)</p> <p>Assets of acknowledged international importance</p> <p>Assets that can contribute significantly to acknowledged international research objectives</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factors</p>
High	<p>Scheduled Monuments (including standing remains)</p> <p>Designated historic landscapes of outstanding interest</p> <p>Undesignated assets of schedulable quality and importance</p> <p>Assets that can contribute significantly to national research objectives</p> <p>Grade I and II* Listed Buildings</p> <p>Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing very important buildings</p> <p>Undesignated structures of clear national importance</p> <p>Undesignated landscapes of outstanding interest, high quality or importance and of demonstrable national value</p> <p>Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors</p>
Medium	<p>Designated or undesignated assets that contribute to regional research objectives</p> <p>Undesignated historic landscapes that would justify special historic landscape designations, or landscapes of regional value</p> <p>Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor</p> <p>Grade II Listed Buildings</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Historic Townscape or built-up areas with important historic integrity in their buildings, settings or built settings</p>
Low	<p>Designated and undesignated assets of local importance</p> <p>Robust undesignated historic landscapes and historic landscapes with importance to local interest groups</p> <p>Historic landscapes whose value is limited by poor preservation and / or poor survival of contextual associations</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>‘Locally Listed’ buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings</p>
Negligible	<p>Assets with very little or no surviving archaeological interest</p> <p>Buildings of no archaeological or historical note, or buildings of an intrusive character</p> <p>Landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the resource has not been ascertained, or buildings with some (hidden) potential for historical significance</p>

4.5 Assessment of Impact

Magnitude of impact is the degree of change that would be experienced by an asset as a result of the Scheme, as compared with a 'do nothing' situation. Magnitude of impact is assessed without reference to the significance (sensitivity) of the asset, and may include physical impacts upon the asset, or impacts upon its setting.

Assessment of magnitude is based on professional judgement informed by DMRB HA208/07 methodology set out in Table 4.2.

Unless otherwise stated, all impacts are adverse.

Table 4.2: Assessment of Impact.

Magnitude	Factors in the Assessment of Magnitude of Impact
Major	<ul style="list-style-type: none"> • Change to most or all key archaeological materials, such that the resource is totally altered. • Change to key historic building elements, such that the resource is totally altered. • Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit. • Comprehensive changes to setting
Moderate	<ul style="list-style-type: none"> • Changes to many key archaeological materials, such that the resource is clearly modified. • Change to many key historic building elements, such that the resource is significantly modified. • Changes to the setting of a cultural heritage asset, such that it is significantly modified. • Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	<ul style="list-style-type: none"> • Changes to key archaeological materials, such that the asset is slightly altered. • Change to key historic building elements, such that the asset is slightly different. • Change to setting of a cultural heritage asset, such that it is noticeably changed. • Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	<ul style="list-style-type: none"> • Very minor changes to archaeological materials, or setting. • Slight changes to historic buildings elements or setting that hardly affect it. • Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	<ul style="list-style-type: none"> • No change to fabric, setting. • No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

4.6 Guidance

The assessment has been conducted in general accordance with the following guidance:

4.6.1 Planning Practice Guidance (PPG)

The PPG online resource has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance as a core planning principle.

Key elements of the PPG relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

4.6.2 Conservation Principles (English Heritage 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

- evidential value;
- historical value;
- aesthetic value; and
- communal value.

4.6.3 Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.6.4 Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England 2017)

This advice note focuses on the management of change within the setting of heritage assets and replaces 'The Setting of Heritage Assets' (Historic England 2015) and 'Seeing the History in the View' (English Heritage 2011).

As with the NPPF the document defines setting as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'.

Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views identified to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

Guidance is provided on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects and that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting. It is also identified that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the 'five-step process' to assess the potential effects of a proposed development on the setting and significance of a heritage asset:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- 4) Explore the way to maximise enhancement and avoid or minimise harm;
- 5) Make and document the decision and monitor outcomes.

Baseline

5.1 Area 1 – North of Botley Road

5.1.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest Listed Buildings are: the Grade II South View (NHLE 1284691), located c.80m to the south-west; and the Grade II 13 and 15 North Hinksey Lane (NHLE 1048316), c.150m to the south-west.

5.1.1.1 South View (NHLE 1284691 (OA8) – Grade II)

List Entry: Historic England (2018 online) records the following in respect of this asset:

Farmhouse, now house. c.1800. Flemish bond brick with flared headers; concrete tile gambrel roof; brick symmetrical end stacks. 2-unit plan with central passage. 2 storeys; symmetrical 3-window range. Gauged brick flat arches over C19 six-panelled door with overlight and 8-pane sashes. Rear: similar sashes and central stair-turret with hipped roof flanked by late C19 outshuts. Service wing to rear right of similar materials and one storey and attic; 2-bay range: C19 three-light casement adjoins plank door with bracketed flat hood. Interior: early C19 fireplaces and doors. Unusual spiral staircase with stick balusters. The house is unusual for retaining an earlier C18 plan form and elevation.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 19th century farmhouse.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its position on Old Botley, where its evidential, aesthetic and historic values can be best appreciated. Views towards the rear of the asset from North Hinksey Lane also allow for the appreciation of these values. The asset is bounded to the north by a McDonalds drive-through and the busy Botley Road, to the south-east by modern residential and office buildings, and to the west by North Hinksey Lane and residential and industrial buildings.

Significance and Setting Summary: Area 1 is entirely screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 1 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.1.1.2 13 and 15 North Hinksey Lane (NHLE 1048316 – Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Early C17. Uncoursed limestone rubble; gabled concrete tile roof; symmetrical end stacks of stone finished in C20 brick. 3-unit plan. 2 storeys; 3-window range. Arched cavetto-moulded doorway in second bay from right. Three 3-light and two 2-light stone-mullioned cavetto-moulded windows. Early C19 one-storey bay to left of limestone rubble with gabled old tile roof and 2 leaded casements. Central internal stair-turret and outshut to rear. Interior not inspected but likely to be of interest.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 17th century dwelling.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position set-back on North Hinksey Lane, where its evidential, aesthetic and historical values can be best appreciated. There are restricted views towards the rear of the asset through the modern car parking and associated vegetation to the east. The asset is bounded to the north by North Hinksey Lane, to the east by modern residential and office buildings, to the south by 20th century semi-detached dwellings, and to the west by industrial units.

Significance and Setting Summary: Area 1 is entirely screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 1 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.1.2 Conservation Areas

There are no Conservations Areas within Area 1.

In the wider study area, the nearest Conservation Area is: the Osney Town Conservation Area (OA35) located c.80m to the east of the proposed works on Henry Road. The Conservation area also contains a further six Listed Buildings including: the Grade II Seven Arches Bridge (NHLE 1047337); the Grade II* Church of St Frideswide (NHLE 1369349) and Grade II Vicarage (NHLE 1047338); the Grade II Bridge at the North end of Bridge Street (NHLE 1369349); the Grade II Osney Mill Cottage (NHLE 1120787); and the Grade II Osney Abbey (NHLE 1369400). The scheduled remains of Osney Abbey (NHLE 1003649) are also located within the Conservation Area.

These assets will be addressed collectively within the assessment of the Conservation Area below.

Significance: The Osney Town Conservation Area Appraisal (OCC 2008) identified the significance of this asset to derive from:

- *Unique 19th century development of tightly packed terrace housing, constructed as a result of the opening of the railway stations and the influx of related workers to the area.*
- *Important archaeology relating to the former Augustinian Osney Abbey, the remains of the church are buried under Osney Cemetery.*
- *Limited bridge access to a settlement surrounded by water lends a sense of containment and isolation, adding to the individual identity of the conservation area.*
- Distinctive townscape and landscape character due to its island location close to the historic city centre, accessed from a main arterial road into the city that has strong suburban qualities.
- Important relationship with the River Thames, in terms of setting and character.
- High townscape quality resulting from the retained street and block pattern and architectural integrity with limited 20th century interventions.
- Regularity of fenestration, doorway details, roof forms and chimneys and materials contribute to the integrity of the development by establishing a regular rhythm and giving unity and continuity to the streets.

This asset is of medium sensitivity. The scheduled remains of Osney Abbey (NHLE 1003649) and the Grade II* Church of St Frideswide (NHLE 1369349) are both of high sensitivity.

Setting: The immediate setting of the asset comprises its position as a former island surrounded by the various tributaries of the River Thames. This asset is bounded to the north by the busy Botley Road and allotments, by the River Thames and the railway track to the east, to the south and south-west by the Osney Mead Industrial Estate, and to the west by residential dwellings.

The asset is insular in nature, and its evidential, aesthetic, historic and communal values are best appreciated from within the Conservation Area. There are no designated views from/to the Conservation Area from within Area 1.

Significance and Setting Summary: Area 1 is entirely screened from this asset by intervening buildings and vegetation, particularly the Osney Mead Industrial Estate to the south-west. As such, it is considered that Area 1 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

The same conclusion is also considered valid for Area 3, which is screened from the asset by the intervening Osney Mead Industrial Estate.

5.1.3 Historic Landscape

Area 1 is identified to comprise: an area of pre-18th century irregular enclosure (HLC 400) in the west; an area of modern transport infrastructure (HLC 807) to the north-west of the park and ride; an area of parliamentary enclosure (HLC 399) to the east of the park and ride; an area of recreation used for allotments (HLC 806); a residential area (HLC 415 and 417) in the east; part of a rural village (HOX9636); and a section of the Seacourt Stream identified as a water feature (HLC 204).

The DBA (OA 2017a) identified one hedgerow within this area that is shown on the historic tithe mapping.

Area 1 does not present a coherent or well-preserved historic landscape and there are a few surviving historic landscape elements. As such, the historic landscape is considered to be of negligible sensitivity.

5.1.4 Non-designated archaeological remains

Within Area 1, the Early Bronze Age is identified by burnt material within a natural feature (CH20). The medieval settlement of Botley was first recorded here in the late 12th century. The geoarchaeology of Area 1 (CH33) is characterised by a deep channel system with Early Bronze Age and Early to Middle Iron Age dates retrieved from channel deposits. A full description of the non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

5.2 Area 2 – Botley Road to Willow Walk North

5.2.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest Listed Buildings are: the Grade II Old Manor House (NHLE 1048319) c.70m to the south-west; the Grade II 13 and 15 North Hinksey Lane (NHLE 1048316), c.100m to the west; and the Grade II South View (NHLE 1284691), located c.120m to the west.

The significance and settings of the Grade II listed 13 and 15 North Hinksey Lane (NHLE 1048316) and South View (NHLE 1284691) have been addressed in Section 5.1 above. There is no intervisibility between these assets and Area 2 due to intervening buildings and vegetation. As such, it is considered that Area 2 does not contribute to the significance of these assets as part of their settings, nor does it allow their significance to be appreciated.

5.2.1.1 Old Manor House (NHLE 1048319 (OA9) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Late C16; early C17 to left wing: restored c.1930. Left wing: timber-framed, of 3 panels deep, with early C19 brick infill; rear wall of timber studs with brick infill, set on high limestone rubble plinth. Late C16 front right wing: timber framing much restored c.1930; two-bay rear wall has arch-braced posts with

slighter intermediate studs and roughcast infill, set on high limestone rubble plinth. Gabled stone slate roof; stone ashlar ridge stack has moulded drip course. L-plan with front right wing. 2 storeys; 2-window range. Mullioned windows of c.1930. Timber-framed porch with C20 door adjoins right wing. Canted oriel window supported on carved bracket to rear, with ovolo-moulded wood mullions. Interior: front room of right wing has late C16 stone fireplace with debased relief carving. Rear right room has stop-chamfered beams and late C16 moulded stone fireplace with carved consoles to overmantle with frieze of Tudor roses: room above has moulded stone fireplace and 2-bay queen-post roof with clasped purlins and windbraces. Early C17 extension to left: ground-floor room has stop-chamfered beam, chamfered stone arched fireplace with sunk spandrels and spice cupboard. Room above has fine moulded stone fireplace with flanking pilasters; overmantle has strapwork carving and griffins' heads flanking arms of St. John's College. Quartered beams of fine plasterwork ceiling have moulded cornices with pomegranite trails: 4 panels have strapwork patterns and grape-like pendants.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 16th century dwelling.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its elevated position on the south-western side of North Hinksey Lane, where its evidential, aesthetic and historic values can be best appreciated (when not within the confines of the asset itself). The asset is bounded to the north by residential/agricultural buildings and the Botley Cemetery, to the east and south by residential dwellings, and to the west by equestrian facilities.

Significance and Setting Summary: Area 2 is screened from this asset by intervening buildings and vegetation along its western boundary. As such, it is considered that Area 2 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.2.2 Conservation Areas

There are no Conservation Areas within this area or wider study area. The North Hinksey Conservation Area is addressed in Section 5.3 below.

5.2.3 Historic Landscape

Area 2 is identified to comprise: an area of parliamentary enclosure (HLC 413); part of a rural village (HOX8176); part of an industrial area in the vicinity of the Osney Mead Industrial Estate (HLC 414); and a section of the Seacourt Stream identified as a water feature (HLC 205/HOX14205).

The DBA (OA 2017a) did not identify any historic hedgerows within this area.

Area 2 does not present a coherent or well-preserved historic landscape and there are a few surviving historic landscape elements. As such, the historic landscape is considered to be of negligible sensitivity.

5.2.4 Non-designated archaeological remains

A mill existed at Botley during the medieval period. The Botley Mill (OA605) was demolished in the early 20th century. The old county boundary ditch (CH4) was identified, which is likely to have existed since the Saxon period. The geoarchaeology of Area 2 (CH34) is characterised by a relatively shallow alluvial clay over the surface of the underlying natural gravel. A full description of the non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

5.3 Area 3 – Willow Walk to Devil’s Backbone

5.3.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest designated assets are: a cluster of 11 assets within North Hinksey village, to the immediate west of the Scheme; a cluster of 10 assets within South Hinksey village, to the immediate south-east; a cluster of nine assets mostly within the Central (University and City) Conservation Area c.300m to the north-east; the Grade II Hinksey Hill Farmhouse (NHLE 1368581) and associated Grade II Hinksey Hill Farm Barn (NHLE 1182091) c.350m to the south-west; and the Grade II* Well House (NHLE 1048315), c.490m to the south-west.

The cluster of assets within the Central (University and City) Conservation Area will be discussed collectively due to the anticipated low impact of the Scheme on these. This group only falls within the wider study area due to proposed works on a tilting weir at Eastwyke Ditch.

North Hinksey

5.3.1.1 Church of St Lawrence (NHLE 1182110 (OA3) – Grade II*)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Early C12: early C13 tower, C13-C16 fenestration: chancel arch rebuilt by John Macduff Derick in 1800s. Uncoursed limestone rubble with ashlar dressings; gabled stone slate roof. Chancel and nave and west tower. C15 cinquefoil-headed east window: 2-bay chancel has early C16 four-light window and C13 pointed lancet above Norman lancet to south, and restored C14 trefoil-headed lancet and blocked C16 doorway to north. 2-bay nave: north wall has Norman lancets flanking Norman doorway with voussoirs and quoining partly intact: south wall has C15 three-light cinquefoil-headed window and unusual late C13 three-light window with lozenge tracery in triangular head, which flank C17 porch with chamfered oak frame and studded door: fine C12 south door with zig-zag carving to roll-moulded arch set over columns of single order with scalloped capitals. Interior: ancient triangular niche for piscina; late C17 communion table with C20 top; early C19 Gothic-style communion rail; C16 queen-post roof of 2 tiers with downward arch bracing from central stud to tie beam, and C20 replacement of collars, purlins, windbraces and rafters. Chancel arch and flanking arches built in Norman style by John Macduff Derick: previously a more simple Norman arch and squint. Nave: studded door to rood stairs, 2 early medieval aumbries, early C19 lectern and missal; C15 octagonal font has finely-carved Decorated blind tracery; C20 organ loft and pointed-chamfered arch at west end. Monuments: floor tablets in chancel to Elizabeth Fynmore, c.1715, and William Fynmore, d.1757. Early C18 wall tablet to William Finmere has heraldic cartouche and flanking swags set over bolection-moulded fielded inscription panel. Baroque wall tablet, probably by William Bird, to William Fynmore d.1646 and his son d.1673: heraldic achievement and putti rest on oval panel with richly-carved surround. Stained glass: 1930 memorial east window. Late C19 glass in 2 chancel windows and east window of nave: reset C15 fragments in west window. The unusual late C13 triangular-headed window is similar to those at Cumnor (q.v.), Stanton, John and Theale.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a medieval church with elements dating back to the 12th century. The asset also derives significance from its communal value, as a central focus for village life, and from its relationship with the three other designated assets contained within the churchyard (group value): the Grade II * Churchyard Cross (NHLE 1048318); and two Grade II Chest Tombs (NHLE 1048317, 1284703).

This asset is of high sensitivity.

Setting: The immediate setting of this asset group comprises the surrounding churchyard which occupies a topographically elevated position at the northern end of North Hinksey village. From within the churchyard the evidential, aesthetic, historical and communal values of the assets can be best appreciated, although it is noted that the adjacent A34 precludes their quiet enjoyment due to almost continuous road noise. These assets form part of the historic core of North Hinksey and have been an important centre of the community throughout their history.

The wider setting of this asset group comprises its position on North Hinksey Lane bounded to the north and east by well vegetated residential properties and North Hinksey Primary School, to the south by agricultural/residential buildings (part of Martyr Farm NHLE 1052151), and to the west by a large former college facility. The asset and surrounding churchyard's evidential, aesthetic, historic and communal values can also be appreciated from outside of the churchyard along North Hinksey Lane.

Views towards the church, and North Hinksey, are currently precluded from Raleigh Park to the south-west due to dense intervening vegetation (see Section 5.3.4.1).

Significance and Setting Summary: Area 3 is screened from this asset group by intervening buildings and vegetation along its western boundary, particularly the trees along Willow Walk. As such, it is considered that Area 3 does not contribute to the significance of this asset group as part of its wider setting, nor does it allow the significance of the assets to be appreciated.

5.3.1.2 Churchyard Cross – Church of St Lawrence (NHLE 1048318 (OA4) – Grade II*)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Cross. C15. Limestone. Approx. two metres of original shaft set on octagonal plinth with 4 steps to base. Drawn by R.C. Buckler c.1820.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a medieval churchyard cross and its group value with the Church of St Lawrence (NHLE 1182110) and two Grade II Chest Tombs (NHLE 1048317 and 1284703).

This asset is of high sensitivity.

Setting: See Section 5.3.1.1 above.

Significance and Setting Summary: See Section 5.3.1.1 above.

5.3.1.3 Chest Tomb – Church of St Lawrence (NHLE 1048317 (OA10) – Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Chest tomb approx. 3m. S of chancel of Church of St. Lawrence GV II Chest tomb. Late C18/early C19. Limestone. Moulded plinth and cornice; panelled sides.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 18th/ early 19th century funerary monument and its group value with the Church of St Lawrence (NHLE 1182110), the Grade II* Churchyard Cross (NHLE 1048318) and the Grade II Chest Tomb (NHLE 1284703).

This asset is of medium sensitivity.

Setting: See Section 5.3.1.1 above.

Significance and Setting Summary: See Section 5.3.1.1 above.

5.3.1.4 Chest Tomb – Church of St Lawrence (NHLE 1284703 (OA11) – Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Chest tomb approx. 2m. S of nave and 6m. E of S porch of Church of St. Lawrence GV II Chest tomb. Late C18/early C19. Limestone. Moulded plinth and cornice; panelled sides.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 18th/ early 19th century funerary monument and its group value with the Church of St Lawrence (NHLE 1182110), the Grade II* Churchyard Cross (NHLE 1048318) and the Grade II Chest Tomb (NHLE 1048317).

This asset is of medium sensitivity.

Setting: See Section 5.3.1.1 above.

Significance and Setting Summary: See Section 5.3.1.1 above.

5.3.1.5 College Farmhouse (NHLE 1182168 (OA12) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

College Farmhouse and attached walls and railings GV II Farmhouse. c.1820-50. Coursed and dressed limestone with ashlar dressings; gabled Welsh slate roof; symmetrical end stacks, rebuilt in C20 brick. L-plan with rear right wing. Tudor-Revival style. 2 storeys; 3-window range. Stone lintel over 6-panelled door with overlight: early C19 trellised porch on stone plinth. Label moulds over 2-light chamfered stone-mullioned windows with casements. Rear wing of similar materials and style: 2-storey, 2-window range includes label mould over plank door with overlight and stone ashlar end stack. Interior not inspected. Subsidiary features: forecourt wall of coursed dressed limestone encloses area approx. 10m. x 16m. Front gateway has ashlar piers with ball finials flanked by plain iron railings.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 19th century farmhouse.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its position on the main north-west to south-east oriented road running through, and forming the core of, North Hinksey village, where its evidential, aesthetic and historic values can be best appreciated (when not within the confines of the asset itself). The asset is bounded to the north by its rear garden, to the east by residential properties, and to the south and west by further residential and agricultural buildings that are screened from the road by historic walls and vegetation.

Significance and Setting Summary: Area 3 is screened from this asset by intervening vegetation along its western boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.6 Martyr Farmhouse (NHLE 1052151 (OA13) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Farmhouse, now house. C18, remodelled early C19. Coursed limestone rubble with dressed quoins: C19 brick at top of right gable. Gabled stone slate roof; brick ridge stacks. L-plan with rear left wing. 2 storeys and attic; 3-window range. Timber lintel over C20 door in second bay from left. Chamfered timber lintels over 2 early C19 eight-pane sashes to right, and later C19 sashes. 3-window range left side wall has 2 early C19 eight-pane sashes and early C19 canted 2-storey bay with eight-pane sashes. Early C19 eight- and 6-pane sashes to rear. Interior not inspected but likely to be of interest.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an 18th century farmhouse.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its secluded position at the northern extent of North Hinksey village and forming part of a quadrangular arrangement of agricultural buildings. There are limited views of the upper storey of the asset from the central road running through the village and some limited views of the south-east facing facade from the access. A limited experience of the aesthetic, evidential and historic values of the asset can be obtained from the public highways surrounding the asset, although this is again tempered by the continuous road noise from the A34.

Significance and Setting Summary: Area 3 is screened from this asset by intervening vegetation and buildings along its western boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.7 Ferry Cottage (NHLE 1048320 (OA14) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Early C17. Coursed and dressed limestone with ashlar quoins; gabled and half-hipped C20 tile roof; ridge stack of stone finished in brick. 2-unit lobby-entry plan. One storey and attic; 2-window range. Ovolo-moulded wood lintel over C20 door. Label moulds over much restored ovolo-moulded stone-mullioned 3-light windows. 3-light leaded half-dormer casement to right. Left side wall has label mould over early C17 ovolo-moulded stone-mullioned 3-light window. C20 extension to rear. Interior: stepped ovolo-moulded doorframe to room on right, which has chamfered bressumer over fireplace with stepped ovolo-moulded stone jambs. Room on left has stepped ovolo-moulded beam with roll-stop, and similar moulding to fireplace (restored lintel): winder stairs to rear of stack, with cavetto-moulded stair-light. First floor has timber-frame partition to left and chamfered bressumer over fireplace to right.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 17th century cottage.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its position directly fronting on to the main north-west to south-east oriented road running through, and forming the core of, North Hinksey village, where its evidential, aesthetic and historic values can be best appreciated (when not within the confines of the asset itself). The asset is bounded to the north by its extensive rear garden, to the east by The Fishes public house, and to the south and west by further residential and agricultural buildings that are screened from the road by historic walls and vegetation. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening vegetation along its western boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.8 Ruskin Cottage (NHLE 1368582 (OA15) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. C17. Coursed limestone rubble; gabled thatch roof; right end stack of stone finished in brick and similar rear lateral stack finished in C18 brick. 2-unit plan. One storey and attic; 2-window range. Timber lintels over C20 plank door and flanking C19 (left) and C20 three-light casements: similar C20 dormer casements. C20 extension to rear. Interior not inspected but likely to be of interest. In 1874 Ruskin

mentioned this cottage when he encouraged undergraduates to improve the road through the village and so "feel the pleasure of useful muscular work" (plaque on wall).

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an 17th century cottage and its historical association with John Ruskin.

This asset is of medium sensitivity.

Setting: The immediate setting of the asset comprises its position directly fronting on to the main north-west to south-east oriented road running through, and forming the core of, North Hinksey village, where its evidential, aesthetic and historic values can be best appreciated (when not within the confines of the asset itself). The asset is bounded to the north by the road and car park for The Fishes public house, to the east by open pasture fields on the edge of the floodplain, and to the south and west by further residential and agricultural buildings. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening vegetation along its western boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.9 22 North Hinksey village (NHLE 1284654 (OA16) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Early/mid C18. Coursed limestone rubble; gabled thatch roof; brick symmetrical end stacks. 2-unit plan. One storey and attic; 3-window range. Timber lintels over C20 plank door and flanking 2-light casements: 2-light dormer casements. C20 bay of similar materials to left. Blocked door in right gable wall. Interior not inspected but likely to be of interest.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 18th century cottage.

This asset is of medium sensitivity.

Setting: The northern gable end of this cottage faces on to the main north-west to south-east road running through North Hinksey village which enables the appreciation of its evidential, aesthetic and historical values. Area 3 is visible from the asset in views to the north-east towards the Osney Mead Industrial Estate (Plate 1). The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 and the proposed new channel would be partly visible from this asset. Area 3 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance.



Plate 1: Looking north-east from 22 North Hinksey village (NHLE 1284654).

5.3.1.10 26 North Hinksey village (NHLE 1048321 (OA17) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Late C17/early C18, remodelled and extended 1950/60. Uncoursed limestone rubble; half-hipped thatch roof; stack removed. 2-unit plan. One storey and attic; 2-window range. Timber lintel over C19 plank door: C20 stone porch. Timber lintels over flanking C19 two-light (right) and C20 two-light casements: tall gabled dormer has late C18/early C19 three-light casement with turnbuckle to opening iron light. Interior: stop-chamfered beams, and winder stairs to right First-floor has timber-framed partition with arched doorhead; windbraces to right and collar truss in right end wall. Included for group value.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 17th century/early 18th century cottage.

This asset is of medium sensitivity.

Setting: See section 5.3.1.9 above.

Significance and Setting Summary: See section 5.3.1.9 above.

5.3.1.11 27 North Hinksey village (NHLE 1182155 (OA18) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Mid/late C18. Coursed limestone rubble; roughcast right side wall, and gable end to left; outshut weatherboarded to rear. Half-hipped thatch roof; stack to rear left of stone finished in C20 brick. One-unit outshut plan with left cross wing. One storey and attic; 2-window range. Chamfered timber lintels over C20 plank door and flanking early C20 two- and 3-light casements: 2-light dormer casement and first-floor casements. Interior: C19 fireplace to left. First floor not inspected.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 18th century cottage.

This asset is of medium sensitivity.

Setting: The front of this cottage faces on to the main north-west to south-east road running through North Hinksey village which enables the appreciation of its evidential, aesthetic and historical values. Area 3 is visible from the asset in views from its rear towards the Osney Mead Industrial Estate (Plate 2). The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 and the proposed new channel would be partly visible from the rear of this asset. Area 3 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance.



Plate 2: Looking north-east from 27 North Hinksey village (NHLE 1182155).

5.3.1.12 Well House – North Hinksey Conduit House (NHLE 1048315/1015158 (OA300) - Grade II* and Scheduled Monument)

This asset is located outside of the North Hinksey Conservation Area on the north-east facing slope of Harcourt Hill, c.490m to the south-west of Area 3.

List Entry: Historic England (2017 online) records the following in respect of this asset:

Well house. Built 1610 for Otho Nicholson. Limestone ashlar with C20 repairs; gabled C20 stone slate roof. One storey; 3-bay range. Moulded plinth course. Side walls each have 2 gabled buttresses. Front gable end has heraldic cartouche and 2-light vent above round-headed doorway: similar vent in rear gable wall. Cyma-kneelers to stone-coped gable ends. Interior not inspected. The springs on the hillside here supplied Osney Abbey and the Friars Preachers of Oxford: the Well House was part of Otho Nicholson's scheme to bring this spring-water direct to "Carfax Conduit" in the centre of Oxford.

The North Hinksey conduit house is part of a system of water provision intended by Otho Nicholson to provide clean drinking water to the City of Oxford via the Carfax Conduit. Although most of the original system has since been replaced or built over, and the Carfax conduit house has been rebuilt in Nuneham Park, the system is a fine example of early civic clean water provision (built 1610-1616 AD) and marks an important stage in the development of the city. The North Hinksey conduit house is the only visible element of this system, situated in its original location. Despite part restoration of the roof, the monument is largely original and includes archaeological evidence of its construction and use.

Significance: The primary significance of this asset derives from its historic, architectural and archaeological interest as the last remaining visible feature of the 17th century water supply to Oxford.

This asset is of high sensitivity.

Setting: The immediate setting of this asset comprises its topographically elevated position on the north-east facing slope of Harcourt Hill surrounded by agricultural fields. The asset is screened by vegetation, including a large field boundary that extends to the north-east, which currently precludes any intervisibility with the Scheme.

The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 and the proposed new channel would not be visible from the immediate setting of this asset due to the current levels of vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

South Hinksey

5.3.1.13 44 Manor Road (NHLE 1048295 (OA 21) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Early C18. Uncoursed limestone rubble; gabled C20 concrete tile roof; rendered end stack finished in brick. One-unit lobby-entry plan. 2 storeys and attic; 2-window range. Timber lintels over C20 door with porch and early C19 ten-pane sash; first-floor has C19 fixed-light casement; gabled late C19 roof dormer. Stair-turret to rear left of similar materials: C20 outshut to rear. Interior not inspected but likely to be of interest.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an 18th century dwelling.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its quiet and relatively secluded position on the north-eastern limit of South Hinksey village. The asset can be accessed by foot to the south-west which allows for its evidential, aesthetic and historic values to be appreciated. The asset is bounded to the north and east by open floodplain, to the south by South Hinksey village, and to the west by a residential dwelling and an unoccupied former public house. There are views towards the rear of the asset from Area 4 only which allow for a limited experience of the asset's values (Plate 3). The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.



Plate 3: Looking west towards the rear of 44 Manor Road (NHLE 1048295) from within Area 4.

Significance and Setting Summary: Area 3 and the proposed new flood defences would be entirely screened from this asset due to intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

Area 4 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance.

5.3.1.14 32 Manor Road (NHLE 1182537 (OA22) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House. Circa early C17, possibly a remodelling of an earlier house. White-washed limestone rubble with dressed quoins and masonry at NE end. Asbestos tile roof with half-hipped ends. Stone rubble axial stack. PLAN: 3-room plan with lobby Entrance in front of axial stack with back-to-back fireplaces heating small kitchen on right [SW] and central hall. The partition between the hall and the large unheated inner room has been removed and a small closet [outside lavatory] has been partitioned off at the back. Small C20 wing at rear behind hall EXTERIOR: 1 storey and attic. Asymmetrical 3-window north west front. C20 2 and 3-1 light casements with timber lintels. Two, gabled dormers. Doorway to right of centre with chamfered timber lintel and C20 door. End of cross-beam exposed on left. Left [N] corner is splayed and of dressed stone. Small window in: NE end wall. At rear, two gabled dormers, blocked doorway on left and C20 single-storey wing to left of centre. INTERIOR: Kitchen on right has chamfered axial beam with run-out stops and fireplace with chamfered unchamfered roughly hewn bressumer and large oven to side with brick arch and C 19 iron door. Hall has chamfered axial beams with run-out stops, unchamfered joists and rebuilt fireplace; now one room with inner room on left which has a roughly chamfered cross-beam and exposed unchamfered joists. Two moulded plank doors in attic but rest of joinery is later. At the high end of the house a raised cruck truss with square-section blades halved at the apex, mortice and tenoned straight collar and trenched purlins; straight wind-braces to tie beam truss between hall and inner room, chambers with stud partition; common-rafter couples intact, but battens renewed. Exposed wall-plates.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 17th century dwelling.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto Manor Road, within the heart of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is bounded to the north, south and west by buildings, including the Village Hall to the south. To the south-east the asset is bounded by the open floodplain. There are views towards the rear of the asset from Area 4 which allow for a limited experience of the asset's values (Plate 4). The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.



Plate 4: Looking west towards the rear of 32 Manor Road (NHLE 1182537) from within Area 4.

Significance and Setting Summary: Area 3 would be entirely screened from this asset due to intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

Area 4 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance. There would be glimpsed views of the proposed new flood defences from the asset.

5.3.1.15 21 and 23 Manor Road (NHLE 1368609 (OA23) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Farmhouse, now 2 dwellings. Late C17 rear wing. Late C18 main range. Uncoursed limestone rubble, gabled artificial stone slate roof; stone ridge stack finished in brick. 3-unit plan. Late C18 stone doorcase with entablature frames C20 four-panelled door: timber lintel over C19 four-panelled door to left (No.21). Roughcast timber lintels over C19 three- and 4-light mullioned casements. Later C18 service wing projects forward from left bay: of similar materials. Late C17 cross-wing to left, originally timber-framed, now clad in limestone rubble and brick: of one storey and attic; 3-bay range. C18 wing to rear right of similar materials (stone and artificial stone slate) and 2 storeys; one-bay range. Interior: queen-post roof and jowled posts in C17 wing. Partial inspection only.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 17th century farmhouse.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto Manor Road, within the heart of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is bounded to the north by agricultural buildings, to the east, south and west by residential dwellings. To the north-west the asset is bounded by the open floodplain, however any intervisibility between the two is restricted due to intervening dense vegetation. The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is mostly screened from this asset by intervening vegetation along its south-eastern boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.16 18 and 20 Manor Road (NHLE 1048296 (OA24) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House, now 2 dwellings. C17 (No.18), extended late C17: truncated to left and made into 2 cottages c.1900. No.18: timber-framed with middle rail and roughcast infill, on limestone rubble plinth: right side wall of uncoursed limestone rubble with dressed quoins and band. No.20 of coursed limestone rubble. Gabled C20 tile roof; stone ridge and left end stacks finished in C17 brick. 4-, now 3-unit plan. One storey and attic; 3-window range. C19 one-light leaded casement above late C19 plank door with arched head to No.18; timber lintels over inserted late C19 door and C20 window to left; C20 casements to right and in early C20 gabled half dormers. One- and 2-light leaded casements to rear. Interior not inspected but likely to be of interest. Included for group value.

Significance: The primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 17th century dwelling, and as part of its group value with the other designated assets within South Hinksey village.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto Manor Road, within the heart of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is surrounded by residential dwellings and has no intervisibility with Area 3 due to the above noted buildings and vegetation. The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.17 Horseshoe House (NHLE 1182517 (OA25) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Farmhouse, now house. Early C16, remodelled and cross wing rebuilt in later C16/early C17: remodelled 1970s. Timber-framed on limestone rubble plinth: of 2 panels deep but many timbers are not in situ, except in cross wing which has arch braces, brick infill and later limestone rubble cladding to front gable and ground floor of right side wall. Gabled thatch roof; stone ridge stack, and external end stack to rear of cross wing. Hall house with through-passage adjoining cross wing on right. One storey and attic; 3-

window range. C20 door and casements. Chamfered and arched doorframes to front and rear through-passage entries. Interior: wing to right has 2 collar trusses with windbraces. Hall range: 2 heavily smoke-blackened queen-post trusses with clasped purlins flank stack which backs onto through-passage: before the stack and floor were inserted in the later C16/early C17 these trusses framed a smoke bay (a rare survival) and there are traces of a heck to the rear. The truss to the left could not be inspected. Possibly the birthplace of John Piers, Archbishop of York (1589-94), whose father's inventory reflects the layout of the house.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 16th century farmhouse and historically as the possible birthplace of John Piers.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto Manor Road, within the heart of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is surrounded by residential dwellings and has no intervisibility with Area 3 due to the above noted buildings and vegetation. The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.18 Hill View and Myrtle Cottage (NHLE 1048294 (OA26) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

2 houses. Late C17/early C18. Uncoursed limestone rubble; gabled C20 tile roof; ridge stack of stone finished in C20 brick. L-plan with rear right wing. 2 storeys; tall 2-window range front has timber lintels over C20 casements. Rear right wing, of similar materials and 2-storey, 2-window range, has entry to No.3. C20 porch and extension to left (No.1). Interior; cased and stop-chamfered beams. Winder stairs to rear of stack rise to attic, which has roof of curved principles with collars and butt purlins.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a late 17th century dwelling.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto Manor Road, on the western limit of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is bounded to the north by gardens and open floodplain, to the east by residential dwellings within South Hinksey village, and to the south and west by undeveloped land bordering the A34. The floodplain (including Area 3) is considered to form part of the wider setting of this asset, although any intervisibility between the two is limited by dense intervening vegetation. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening vegetation along its south-eastern boundary. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

5.3.1.19 The Old Bakehouse (NHLE 1182541 - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

House, now 2 cottages. Early C17 (No.4) extended to left in late C17. Uncoursed limestone rubble with weatherboard right gable: brick left end stack and stone ridge (originally end) stack finished in brick.

One- extended to 2-unit plan. One storey and attic; 3-window range. No.6: C20 porch and door flanked by timber lintels over C18 two-light leaded casements: 3-light leaded dormer casement above. Bake-oven projection divides No.4 from No.6 which has C20 door and casement with dormer casement above. Interior: No.6 has stop-chamfered beams. Queen-post roof. No.4 not inspected.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 17th century cottage.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position facing onto St Lawrence Road, within the heart of South Hinksey village, where its evidential, aesthetic and historic values can be best appreciated. The asset is surrounded by residential dwellings and has no intervisibility with Area 3 due to the above noted buildings and vegetation. The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 is screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

5.3.1.20 Pin Farm (NHLE 1182499 (OA27) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Farmhouse, now house. Early C17: C18 service extension: front remodelled and extended to right in early C19. Colourwashed limestone rubble with dressed quoins: more dressed stonework in right bay. Gabled stone slate roof; rendered ridge and left end stacks finished in C19 brick. 3-unit plan, extended to U-plan. 2 storeys and attic; 3-window range. C17 stair-light with wood ovolo-moulded surround above and timber lintel over C19 six-panelled (2 glazed) door with C20 trellised porch. Timber lintels over early C19 ten-pane sashes flanking door, and sash in right bay: inserted 1970s dormer to left. C18 service wing to rear left of similar materials with roughcast end external stack finished with 2 diagonal brick flues. Similar service wing to rear right of one storey and attic. C20 rear outshut. Interior: room to left has stop-chamfered and quartered beams, and stone open fireplace with sunk spandrels to hollow-chamfered arch; room to right has stone moulded fireplace and stop-chamfered beams which were part of right wing which (before early C19) projected forward from right bay. Ogee-stopped chamfered beams on first floor. Rear left service range has stop-chamfered beams and quarter-turn stairs.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of an early 17th century farmhouse.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its quiet and relatively secluded position on the south-eastern limit of South Hinksey village. The asset can be accessed from Barleycott Lane which allows for its evidential, aesthetic and historic values to be appreciated, primarily the north-east facing facade of the asset. The asset is bounded to the north and east by open floodplain and to the south and west by South Hinksey village. There are no views towards the asset from Area 3 to the north and east. The floodplain (including Area 3) is considered to form part of the wider setting of this asset. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 and the proposed new channel would be entirely screened from this asset due intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

Area 4 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance.

5.3.1.21 Church of St Lawrence (NHLE 1048297 (OA5) – Grade II*)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Early/mid C13: late C15 tower: chancel rebuilt in late C18. Uncoursed limestone rubble, coursed to chancel: tower of dressed limestone. Stone-coped gabled stone slate roof. Chancel, nave and west tower. One-bay late C18 chancel has round-arched leaded windows with raised key- and impost-blocks. 3-bay south wall of nave has C13 pointed lancets (one with scratch dial) and paired lancet with late C19 head and mullion: north wall of nave has early C14 two-light ogee-headed window, late C19 timber and glazed porch and C17 chamfered round-arched doorway. Tower: revealed 2-light cinquefoil-headed window above plain chamfered 4-centred doorway to ancient studded door, cemented at base: 2-light round-arched belfry windows: stair-turret with slit light to north side. Interior: C13 chamfered 2-centred chancel arch. Medieval rood stairs in south-east corner of nave: squint from former rood-loft to altar above chancel arch. 3 arches over double piscina with quatrefoil basins. C13 tub font. Hollow-chamfered archway with moulded imposts to tower. Rood screen built in 1932, pulpit in 1936 and nave roof in 1959. Plain mid C19 and C20 wall tablets in chancel: floor tablet to Jane Willis, d.1723, in nave floor.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a medieval church with elements dating back to the 13th century. The asset also derives significance from its communal value, as a central focus for village life, and from its relationship with the Grade II Churchyard Cross (NHLE 1182561) present within the churchyard (group value).

This asset is of high sensitivity.

Setting: The immediate setting of this asset group comprises the surrounding churchyard, which occupies a topographically elevated position at the southern end of South Hinksey village. From within the churchyard the evidential, aesthetic, historical and communal values of the assets can be best appreciated, although it is noted that the adjacent A34 precludes their quiet enjoyment due to almost continuous road noise. These assets form part of the historic core of South Hinksey and have been an important centre of the community throughout their history.

The wider setting of this asset group comprises its position on St Lawrence Road bounded to the north and west by residential properties, to the east by open floodplain, and to the south by the A34. The asset and surrounding churchyard's evidential, aesthetic, historic and communal values can also be appreciated from outside of the churchyard along St Lawrence Road. There are limited long distance views of the church tower due to the topography and intervening vegetation. The very top of the church tower is just visible from within Area 4 (Plate 5).



Plate 5: Looking south-west from with Area 4 towards the Church of St Lawrence (NHLE 1048297).

Significance and Setting Summary: Area 3 is entirely screened from this asset group by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset group as part of its wider setting, nor does its allow the significance of the assets to be appreciated.

Area 4 forms a small part of the wider setting of the asset and is considered to make a negligible positive contribution to its significance.

5.3.1.22 Churchyard Cross Base– Church of St Lawrence (NHLE 1182561 (OA7) – Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Base of churchyard cross. Late medieval. Limestone. 2 steps to hollowed-out base of shaft.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a medieval churchyard cross base and its group value with the Church of St Lawrence (NHLE 1182110).

This asset is of medium sensitivity.

Setting: See Section 5.3.1.23 above.

Significance and Setting Summary: Area 3 is entirely screened from this asset group by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

Grandpont

5.3.1.23 The Old Whitehouse Public House (NHLE 1369317 - Grade II)

This asset is located on the corner of Whitehouse Road and Abingdon Road, c.420m to the north-east of the proposed works at Eastwyke Ditch.

List Entry: Historic England (2017 online) records the following in respect of this asset:

Rendered and painted with stone ground floor. 3 bay front, the centre bay projecting over a porch. The ground floor has stone quoins. 6-light mullioned window on either side of the door. 3-light windows

above, 6-light over the porch. All leaded lattices. Round-headed doorway. Central gable with modillions and date plaque. Tiled roof.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 19th century public house.

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its position on the corner of Whitehouse Road and Abingdon Road, where its evidential, historical and communal values can be appreciated. There is no intervisibility with Area 3 or the wider Scheme due to intervening residential buildings and vegetation.

Significance and Setting Summary: Area 3 is entirely screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does it allow the significance of the asset to be appreciated.

Hinksey Hill Farm

5.3.1.24 Hinksey Hill Farmhouse (NHLE 1368581 (OA301)- Grade II)

This asset is located on the north-east facing slope of Hinksey Hill, c.350m to the south-west of Area 3.

List Entry: Historic England (2017 online) records the following in respect of this asset:

Farmhouse. c.1770-80. Coursed limestone rubble; gabled old tile roof; brick ridge and end stacks. T-plan with rear right wing. 2 storeys and attic; 3-window range to right. Keyed flat stone arches over C19 four-panelled door with overlight, and eight-pane sashes except C20 French window left of door and stone lintel over 4-pane sash above door: 2 roof dormers with C20 two-light casements. Rear wing of similar materials: 2 storeys and attic; 2-window range with half-hipped roof and internal stack and outshut to left. Interior not inspected but likely to be of interest.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 18th century farmhouse.

The asset also derives group value from its relationship with the adjacent Grade II Hinksey Hill Farm Barn (NHLE 1182091).

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its topographically elevated position on the north-east facing slope of Hinksey Hill surrounded by agricultural fields to the north and east and the Hinksey Heights Golf Club to the south and west. Road noise from the A34 is noticeable. The asset enjoys extensive views across the A34 to the north-east towards Grandpont and Oxford (Plate 6). The floodplain (including Area 3) is considered to form part of the wider setting of this asset and there is clear intervisibility between the two, particularly from the area to the immediate north-west of South Hinksey. The evidential, aesthetic and historical values of the asset can be appreciated when viewed from within Area 3.

Significance and Setting Summary: Area 3 and the proposed new channel would be visible from this asset. Area 3 forms part of the wider setting of the asset and is considered to make a small positive contribution to its significance.



Plate 6: Looking north-east from Hinksey Hill Farm towards Oxford with Area 3 visible.

5.3.1.25 Hinksey Hill Farm Barn (NHLE 1182091 (OA302)- Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Barn, now store. Dated 1776 on tie beam. Coursed limestone rubble; half-hipped stone slate roof. L-plan of 4 and 4 bays. Dressed quoins to threshing floor entries, which have hipped midstreys to rear. Interior: collar-truss roofs with butt purlins: braced post at junction between 2 barns. Barn on left, distinguished by pup-hog/ventilation holes and more irregular masonry, probably has earlier origins.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as a surviving example of a 18th century barn.

The asset also derives group value from its relationship with the adjacent Grade II Hinksey Hill Farmhouse (NHLE 1368581).

This asset is of medium sensitivity.

Setting: The immediate setting of this asset comprises its topographically elevated and prominent position on the north-east facing slope of Hinksey Hill surrounded by agricultural fields to the north and east and the Hinksey Heights Golf Course to the south and west. Road noise from the A34 is noticeable. The asset enjoys extensive views across the A34 to the north-east towards Grandpont and Oxford. The floodplain (including Area 3) is considered to form part of the wider setting of this asset and there is clear intervisibility between the two. The evidential, aesthetic and historical values of the asset can be appreciated when viewed from within Area 3 (Plate 7).

Significance and Setting Summary: Area 3 and the proposed new channel would be visible from this asset. Area 3 forms part of the wider setting of the asset and is considered to make a small positive contribution to its significance.

It is noted that the NHLE records the above two assets in the incorrect location (i.e. the farmhouse in the location of the barn and vice versa).



Plate 7: Looking north-west from within Area 3 towards Hinksey Hill Farm Barn (NHLE 1182091).

5.3.2 Conservation Areas

5.3.2.1 North Hinksey Conservation Area (OA33)

A small part of Area 3 overlaps with the North Hinksey Conservation Area which was designated in 1969.

Significance: There is no current Conservation Area Appraisal for North Hinksey.

North Hinksey was first settled during the 10th century and is variously recorded as Hengstesige, Hengsteseia, Henxtesey, Northengseye, Laurence Hinksey, Ferry Hinksey, and Ivy Hinksey. Its name is thought to mean 'stallion's isle' (VCH 1924).

The Conservation Area encompasses the historic core of North Hinksey village and presents a coherent north-west to south-east oriented linear form. The primary significance of the asset derives from its historic and architectural interest, particularly as a small settlement with Saxon origins containing a number of early surviving buildings (see Section 5.3.1 above). Any contribution derived from setting is therefore considered to be secondary.

This asset is of medium sensitivity.

Setting: The setting of this asset comprises its position on a slightly elevated island of higher ground bounded to the north by residential buildings, to the east by the Seacourt and Hinksey Streams, to the south by residential dwellings, and to the west by the A34. The Conservation Area is introspective in nature and is best experienced internally when traversing the central north-west to south-east oriented road that forms its spine. This enables the evidential, aesthetic and historical values of the asset to be appreciated. There are some limited glimpsed views towards the asset from within Area 3, for example from the southern end of the asset where views from/to the Osney Mead Industrial Estate are possible (see Sections 5.3.1.9 – 5.3.1.11 above), however the asset is mostly well screened by existing vegetation along the Seacourt Stream and Willow Walk. The floodplain (including Area 3) is considered to form part of the wider setting of this asset, which historically was an island settlement within the low-lying floodplain. Road noise from the A34 is noticeable.

Significance and Setting Summary: Area 3 makes a small positive contribution to the significance of this asset as part of its historic floodplain setting. Negative contributions are derived from: the continual

road noise from the A34 which borders the asset to the west and which physically separates it from Harcourt Hill and the wider landscape to the south-west.

5.3.2.2 Central (University and City) Conservation Area

The Central (University and City) Conservation Area also falls within the wider study area due to the works being conducted at Eastwyke Ditch. A scheduled section of the Grandpont Causeway (NHLE 1007486) and a further seven Listed Buildings lie within the Conservation Area (within the limits of the wider study area): the Grade II Wharf House (NHLE 1348481); the Grade II Folly Bridge and Former Toll House (NHLE 1319913); the Grade II Folly House (NHLE 1369370); the Grade II Folly Bridge Causeway (NHLE 1046595); the Grade II Wall of Grandpont House (NHLE 1369699); the Grade II* Grandpont House (NHLE 1299941); and the Grade II Wall at Holy Rood Roman Catholic Church (NHLE 1046596).

Significance: There is no current Conservation Area Appraisal for the Central (University and City) Conservation Area. However, the Conservation Area Overview (OCC 2017 online) states:

The historic centre of Oxford forms one of the masterpieces of European architectural heritage. It is also a major regional commercial centre. Many of its historic buildings still function for the purpose for which they were built, and provide accommodation for the University of Oxford and its colleges.

From small beginnings as a settlement in the Saxon period, Oxford grew by the 11th century into one of the largest towns in England and a major trade centre. The Norman conquest brought the construction of the Castle and the establishment of major religious houses.

The infant University arose in the 12th century and gradually grew into a major force in the city's life. The Saxons' rigid street layout and the fixed line of the 13th century defensive walls, together with the floodable river valleys, largely determined the plan of the historic centre as it is today. The gentle curve of the High Street, the great market place of St Giles and the older churches, together with the post-medieval timber-framed houses, belong to the town rather than the gown.

This asset is of high sensitivity.

Setting: The immediate setting of this asset (within the limits of the wider study area) comprises residential dwellings, recreational fields, and areas of open floodplain along the south-western fringe of the city and the River Thames.

Significance and Setting Summary: Area 3 is screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 3 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

A similar conclusion has been reached for the works within Area 4 within the vicinity of the Oxford Spires Hotel. Area 4 would be entirely screened from the Conservation Area by intervening buildings and vegetation. As such, it is considered that Area 4 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

5.3.3 Historic Landscape

Area 3 (north within Oxford City) is identified to comprise: an area of parliamentary enclosure (HLC 413, 421, 2584); and an area in civic use (HLC 2962) in the vicinity of the proposed works at Eastwyke Ditch.

The remainder of Area 3 is characterised as: post-medieval piecemeal enclosure (HLC HOX9644) to the east of North Hinksey which includes some 20th century expansion; an area of post-medieval prairie/amalgamated enclosure (HLC HOX14421) to the south of the Osney Mead Industrial Estate; another area of post-medieval prairie/amalgamated enclosure (HLC HOX8359) to the north of South Hinksey; and an area of post-medieval piecemeal enclosure (HLC HOX9637) surrounding South Hinksey itself. Small areas identified as rural village (HOX9636), industrial (HLC 817), the Hinksey and Bulstake

Streams (HOX14181 and HLC2713) and a major road junction (HOX9635) are also noted to intersect with this area.

The DBA (OA 2017a) identified two hedgerows within this area that may be considered important under the Hedgerows Regulations (1997). These hedgerows are located to the north-west of South Hinksey.

Area 3 does not present a coherent or well-preserved historic landscape and there are a few surviving historic landscape elements. As such, the historic landscape character is considered to be of low sensitivity.

5.3.4 Designated View Cones

5.3.4.1 Raleigh Park

The designated view cone from Raleigh Park crosses this area (OPT 2015). The DBA (OA 2017a) identified that due to the overgrown nature of the vegetation within Raleigh Park, none of the designated assets within North Hinksey were visible from this location. The nearest visible elements when viewed from the origin of the view cone are the buildings within the Osney Mead Industrial Estate.

From within the view cone, when viewed from the Scheme, there are occasional glimpsed views of the very tops of the spires within the city centre.

5.3.4.2 Boars Hill

The designated view cone from Boars Hill crosses this area (OPT 2015). The DBA (OA 2017a) identified that the Scheme would be visible within the foreground of this view.

When viewed from the origin of the view cone, the Scheme is entirely hidden by the prevailing topography and vegetation (Plate 8).



Plate 8: Looking north-east towards Oxford from the Boars Hill view cone origin.

Similarly, when viewed from an elevated position within the view cone c.300m to the south-east of Chilswell Farm, the area of the Scheme remains entirely screened from view by the prevailing topography and vegetation (Plate 9).



Plate 9: Looking north-east towards Oxford from an elevated position c.300m to the south-east of Chilswell Farm.

From within the view cone, Area 3 only becomes visible when viewed from the crest of the topographic ridge on which Hinksey Hill Farm is situated. As shown above (Plate 3), Area 3 is clearly visible as part of the green foreground to the north-east of the A34 when viewed from this location.

From within the view cone, when viewed from the Scheme, there are occasional glimpsed views of the very tops of the spires within the city centre.

5.3.5 Non-designated archaeological remains

There is evidence of human activity within Area 3 since the Palaeolithic period as implements dating from this period (OA154) was found at South Hinksey. Neolithic flint tools (OA124) were found at North Hinksey. Late Mesolithic or Early Neolithic flint assemblages were found during trial trenching (CH8, CH12, CH21, CH22). Bronze Age activity is evidenced by findspots (OA125, OA129), a settlement site (OA122), an alignment of wooden posts (CH10) and isolated features (CH9, CH21 and CH23). Iron Age roundhouses were found during trial trenching (CH16) with features nearby (CH21, CH24). Isolated pits were also found during trial trenching (CH12, CH23, CH25).

An enclosure identified from cropmarks (OA644), potentially dating to the Roman period was found during trial trenching (CH13).

The medieval western approach to Oxford may have followed the same alignment as the North Hinksey Causeway (OA119). A causeway found to the north of the North Hinksey Causeway during trial trenching (CH26) may be related to the medieval western approach. Ridge and furrow has been identified at South Hinksey (OA646, OA67).

Willow Walk (CH32) dates from the Victorian period and links North Hinksey to Osney Mead. Ruskin's Walk (CH32) was a road which lay between the villages of North Hinksey and South Hinksey and which was developed by John Ruskin and may have followed the line of the 18th century road.

The geoarchaeology of Area 3 (CH35) is complex with a complex channel system and waterside edge environments with peats dated from the Early Bronze Age.

A full description of the non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

5.4 Area 4 – Devil’s Backbone to the junction with Hinksey Stream and River Thames

5.4.1 Scheduled Monuments and Listed Buildings

The scheduled Old Abingdon Road Culverts (NHLE 1408790) are located within this area.

There are no Listed Buildings within this area.

In the wider study area, the nearest Listed Buildings are: a cluster of 10 assets within South Hinksey village, to the immediate north-west; two Listed Buildings within New Hinksey in the north-east; four Listed Buildings in the vicinity of Abingdon Road; the Grade II Templeton College (NHLE 1386587) c.220m to the south-west; and the Grade II Roving Bridge 20 yards upstream from Iffley Lock (NHLE 1047191) c.450m to the south-east.

The cluster of listed buildings within South Hinksey has been addressed in Section 5.3 above.

The Grade II Paisley House (NHLE 1048293), although still recorded by Historic England, was demolished in the 1990s. No further consideration of this asset is deemed necessary.

5.4.1.1 Old Abingdon Road Culverts (NHLE 1408790 (OA2) – Scheduled Monument)

This Scheduled Monument comprises six discreet scheduled areas identified from west to east as: Stanford Bridge Culverts, comprising two scheduled areas on either side of the Stamford Bridge; Redbridge Culvert 1 (West Culvert); Redbridge Culvert 2 (East Culvert); Mayweed Bridge Culverts, again comprising two culverts to the east of the main bridge unit but scheduled as one area; and the Mayweed Lesser Culvert.

List Entry: Historic England (2017 online) records the following in respect of this asset:

Abingdon Road (A4144) runs south from Folly Bridge, on the southern edge of Oxford, to Redbridge further south. The road originally turned west to cross the Hinksey stream. This part of the Abingdon Road is now known as Old Abingdon Road, while Abingdon Road continues south. For 650m south of Folly Bridge Abingdon Road was built on top of a Norman causeway with more than 30 arches or culverts, called the Grandpont. The Grandpont is believed to be part of the ‘Great Bridge’ built by Robert d’Oilly who also built Oxford Castle in 1071, and the Old Abingdon Road, 1.4m to the south, is considered to be a continuation of this causeway and has seven culverts.

Single and multi-span culverts are structures of one or more arches supported on footings and abutments. They were constructed throughout the medieval period to carry a causeway allowing water to pass beneath, for the use of pedestrians and pack horses or vehicular traffic, crossing smaller rivers, streams and marshy areas, often replacing or supplementing earlier fords. During the early medieval period timber was used for such bridging structures, but from the C11 stone culverts became more common. Culvert arches may be pointed, semicircular or segmental. Where medieval culverts have been altered in later centuries, original features may be concealed behind later stonework, and timber structures may be preserved below the culverts. The causeway above the culverts may be of stone or earth.

Significance: Historic England record the following principal reasons for the designation of this asset:

- *Rarity: they are a continuation of the already scheduled Grandpont and represent an example of a medieval causeway (possibly with Anglo-Saxon origins), few of which now survive in their original form;*

- *Survival: original fabric is visible in the culverts and will survive in those sections of the causeway above each culvert;*
- *Potential: no recent disturbance or archaeological excavation has taken place in the vicinity of the culverts and the causeway. There is therefore the potential for the recovery of archaeological information and environmental evidence relating to the causeway and the landscape in which it was built;*
- *Documentation: the causeway is considered to have its origins in the Saxon or Norman period and represents an important element in understanding the topography and development of early medieval and medieval Oxford. It is one of the few examples of this type of monument where both archaeological and documentary records are available.*

The primary significance of this asset derives from archaeological, architectural and historic interest, specifically its evidential and historic value as an example of a group of early medieval culverts. Any contribution to the significance of this asset derived from setting is therefore considered to be secondary.

This asset is of high sensitivity.

Setting: The immediate setting of this asset predominantly comprises the route of the Old Abingdon Road. The road is oriented north-east to south-west and is bounded to the north by a traveller site at Red Bridge Hollow, a railway access road and low-lying ground forming part of the Scheme; to the east by the Abingdon Road and the Redbridge Park and Ride; and to the south and west by further low-lying ground forming part of the Scheme, the Kennington Road and the A423 southern by-pass road. The Old Abingdon Road rises to pass over the Hinksey Stream and railway and is bounded at its western end by dense vegetation and security fencing. The central Stamford Bridge part of the road passes over the low-lying area of the Scheme and allows for views of the floodplain, albeit these are framed by large electricity pylons. The eastern limit of the road passes over the railway, adjacent compounds and Hinksey Stream before joining Abingdon Road. The eastern limit of the road is again bounded by modern development and vegetation.

Given the nature of the asset, there are no clear views of the culverts when traversing the Old Abingdon Road, nor are there any information boards to alert passers-by to their presence. As such the experience of this asset is limited. However, it is acknowledged that the historic alignment of the Old Abingdon Road, and low-lying floodplain and associated channels of the Hinksey Stream, allows for an appreciation of the historical value and functional relationship of the road and the asset.

Significance and Setting Summary: The low-lying floodplain, associated channels of the Hinksey Stream and the route of the Old Abingdon Road are considered to make a small positive contribution to the significance of this asset, providing its historical and functional setting.

The Scheme forms part of this low-lying floodplain and is considered to make a small positive contribution to its overall significance.

New Hinksey

5.4.1.2 Eastwyke Farmhouse (NHLE 1369700 - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Early C17 in a T-shaped plan with the upright to the North. 2 storeyed rubble and ashlar with attics in a stone slate roof. The West elevation has a large (? rebuilt) roughcast gable with the remains of a moulded and modillioned, or crested, lintel over a modern 2-light casement window; there is also a smaller gabled attic window. The South cross wing has an ancient 2-light stone framed window in the gable. There is a half-blocked (? probably reused) 2-light stone moulded window over a doorway which has a rustic porch. The other windows are modern. The South wing has in the centre a massive moulded

stone-based stack with a modern moulded brick shaft. East elevation. On the North side range are 3-light moulded mullioned windows of plain design. There are 1 large and 2 small gabled attic dormers similar to those on the West the other windows are modern. There is a modern rustic porch to the doorway. The North elevation has a bold projecting stone stack with a modern moulded red brick shaft. Interior: RCHM p 188 a. Includes an original stone fireplace.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic and architectural interest, specifically its evidential value as surviving example of a 17th century farmhouse.

Setting: The immediate setting of this asset comprises its position on Abingdon Road, from which it is screened by an intervening landscaped area with frequent trees. To the north and east is an area of scrubland and recreation fields, to the east is a car park, to the south-east is the Oxford Spires Hotel, and to the south and west are pasture fields and the Abingdon Road respectively. The evidential, aesthetic and historic values of the asset are best appreciated from within the grounds of the Oxford Spires Hotel.

Significance and Setting Summary: There are very limited views towards this asset from within Area 4, mostly through the existing dense vegetation along the footpath which bounds the asset to the north. Area 4 forms a small part of the wider setting of the asset and is considered to make a small positive contribution to its significance.

5.4.1.3 Stone on the Thames Tow Path at Long Bridges (NHLE 1299959 (OA19) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Probably C18. Pillar stone about three feet in height inscribed 'Here end the L - of the City of Oxford'. This marks the old City boundary, before 1881.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic interest, specifically its evidential and historical value as a marker of the historic extent of Oxford City.

Setting: The immediate setting of this asset comprises its position on the River Thames. The asset is bounded to the north and east by the river and to the south and west by an island of dense vegetation. There is no intervisibility between the asset and Area 4.

Significance and Setting Summary: Area 4 is entirely screened from this asset by intervening vegetation. As such, it is considered that Area 4 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

Abingdon Road

5.4.1.4 Stone on Abingdon Road (NHLE 1184754 - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Turnpike Milestones Stone in Abingdon Road outside No 309 SP 50 SW 26/753 II 2. Stone, with the inscription on a cast-iron plate. 'To Oxford 1 mile To Abingdon 5 miles'.

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its historic interest, specifically its evidential and historical values as a turnpike milestone.

Setting: The immediate setting of this asset comprises its position on Abingdon Road where its evidential and historical values can be best appreciated.

Significance and Setting Summary: Area 4 is entirely screened from this asset by intervening buildings and vegetation. As such, it is considered that Area 4 does not contribute to the significance of this asset as part of its wider setting, nor does its allow the significance of the asset to be appreciated.

5.4.1.5 Church of St John the Evangelist (NHLE 1047100 (OA31) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

MATERIALS: Red brick with limestone dressings. Clay tile roof to the main body of the church. Aisle roofs probably leaded. PLAN: Nave, N and S aisles. E end never built and the E end of the nave is used as a chancel. EXTERIOR: The church, never completed, is primarily in a free Perpendicular style drawing upon the architecture of late medieval East Anglian churches. The nave has a gabled roof while the aisles have flat roofs behind plain brick parapets on the N and S sides. The windows are large and involve both Decorated and Perpendicular forms. The N side was intended as the show facade and has four bays to the aisle which has large five-light windows that fuse both Decorated and Perpendicular forms as was popular for churches around 1900. The Perpendicular S aisle windows are much simpler, being of conventional four-light mullioned-and-cusped design. Each aisle bay is divided from its neighbour by large buttresses with offsets. The W window is set high above a continuously moulded doorway and has mainly Decorated elements in the tracery. Between the nave and S aisle on the S is a small octagonal bell-turret of limestone with a single bell: its sides are open and it has an embattled parapet with an octagonal spirelet. There is no clerestory and the E end ends in a blind wall. INTERIOR: The dominant feature internally is the five-bay arcading on both sides with tall, wide arches which rise to near the level of the wall-plate. The piers are octagonal and have moulded capitals and double-chamfered arches. The roof over the nave/chancel is six-sided and is divided into square panels by moulded ribs. The S aisle roof is a lean-to while that over the N aisle is almost flat. The rich decoration on the roofs, in cream, red, blue and gold was carried out in 1937 under Comper. PRINCIPAL FIXTURES: The altar is a commercial copy of an English altar favoured by Comper, but obtained from the Warham Guild. The pulpit is to Comper's design but came from St Mary, Iffley (Symondson and Bucknall, p 292), and has traceried Gothic sides and stands on a tapering base. In the aisle windows there is much bottle-end glass. The nave and chancel areas have simply appointed seating. SUBSIDIARY FEATURES: The brick-built vicarage is in part by H. Wilkinson Moore, 1887-8 (Pevsner), thus predating the present church.

HISTORY: Built to serve the southern expansion of Oxford at New Hinksey, the church embodies the sense of Anglican mission. The church remained incomplete after 1900 with the eastern parts never being built due to lack of funds. Even the nave and aisles were executed to a rather different design to one shown in a drawing by Benjamin Bucknall (illustrated in Symondson and Bucknall, p. 86) which envisaged gables on the aisles and a tall crocketed spirelet on the NW corner of the N aisle. The buttresses were intended to terminate in pinnacles rising above the parapets. The design appears to have been scaled back to economise but, despite the fragmentary nature of the church as built, it is still a fine, spacious building of good proportions. The tall arches, large windows and late medieval character of the church anticipate Comper's important church of 1902-3, St Cyprian's, Clarence Gate in Marylebone, London.

Significance: The asset is designated at Grade II for the following principal reasons:

Although never completed, it is of special interest as a very good example of a late Victorian Gothic Revival church in a free Perpendicular style church; It is by one of the last great architects and designers of the Gothic revival; and it has a spacious, well-proportioned interior with impressively decorated roofs.

Setting: The immediate setting of this asset comprises its position in a quiet residential area bounded to the north, east and west by housing, and to the south by the associated Grade II Vicarage (NHLE 1389486), railway sidings and the Hinksey Lakes. The evidential, aesthetic, historic and communal values of this asset are best appreciated from this immediate setting.

There is intervisibility between the asset and Areas 3 and 4 to the south-west, with the roof and bell tower visible over the tops of the intervening vegetation along the railway sidings. This allows for a limited experience of the asset's evidential and aesthetic values. Noise from the railway sidings is noticeable.

Significance and Setting Summary: Areas 3 and 4 form a small part of the wider setting of the asset and are considered to make a small positive contribution to its significance.

5.4.1.6 New Hinksey Vicarage (NHLE 1389486 (OA20) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Vicarage. 1887-88. Harry Wilkinson Moore with slight amendments by John Oldrid Scott. Brick with pitched tile roof and stone dressings to windows and coursing. PLAN: One long range adjacent to church. East elevation (facing church) has projecting entrance porch to vestibule that connects both to the parish room and to the hall leading to residential quarters. Trade entrance to this elevation and several service rooms to north end. Large dining room and drawing room each with fireplace and large bay window. ELEVATIONS: East elevation has projecting gabled porch with plinth and wide tudor arched opening to a recessed door. Stone coursing underneath jettied first floor with triple cusped lancet window in gable. Gable is edged in stone with projecting stone pieces imitating purlins and celtic cross finial to ridge. Two double cross windows (8 lights) to first floor divided by double jettied gables each with a pair of lancets and stone bracketed course below jettied first floor and above trades entrance. Flared buttress. End of range is another pair of double gables (not jettied) with tripartite windows in heavy quoined stone dressings to first floor. West elevation has five two-storey gables each with a four-lancet window in stone dressings under shallow tudor arch to first floor. Stone edging to gables end in decorative drainpipe caps at each valley. Two gables to north end are jettied with stone coursing and curved stone brackets. Centre bay and bay to south end have ground floor bay windows with brick parapets and prominent stone cross windows with heavy stone dressings. Segmental headed doorway with slender sidelights in stone dressings to southern side of final bay. The second bay from the south has ground floor triple cusped lancet window. Flared buttress. South elevation has projecting end stack to centre flanked by triple cusped lancet windows at first floor under segmental arch. North elevation of single storey range with simpler windows for service rooms. Three stacks running across ridge with shallow gabled hoods through which the five pots project. INTERIOR: Good quality joinery throughout. Stairs behind screen. Timber chimneypieces with marble inserts, one with notable tiles.

Significance: The asset is designated at Grade II for the following principal reasons:

A mostly unaltered 1887-88 vicarage by Oxford architect Harry Wilkinson Moore in a thoughtful and well-crafted Tudor manor and Art and Crafts style. Group value with St John the Evangelist (1899-1900, Bucknall and Comper).

Setting: The immediate setting of this asset comprises its position on Vicarage Road, to the immediate west of the Grade II Church of St John the Evangelist (NHLE 1047100), where its historic and associative relationship with the church can be best experienced. The evidential, aesthetic and historic values of the asset are also best appreciated from Vicarage Road. The asset is bounded to the north and south by private gardens, to the east by the church, and to the west by Lake Street and the Hinksey Lakes. From Lake Street, there are restricted views of the upper storey of the asset and this allows for a limited experience of the asset's evidential, aesthetic and historic values. There is no intervisibility between the asset and Areas 3 and 4 due to vegetation along the intervening railway sidings. Noise from the railway sidings is noticeable.

Significance and Setting Summary: Areas 3 and 4 are entirely screened from this asset. As such, it is considered that Areas 3 and 4 do not contribute to the significance of this asset as part of its wider setting, nor do they allow for the significance of the asset to be appreciated.

Templeton College and Iffley Lock

5.4.1.7 Templeton College (NHLE 1386587 (OA32) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

College of Management Studies. Founded 1965. designed 1965-6, first phase built 1967-9, second phase 1974, library extended 1985, by Richard Burton of Ahrends, Burton and Koralek for Norman Leyland, first Director, at the behest of Clifford Barclay, the first benefactor. Floors and roofs in lightweight concrete, columns in reinforced concrete, cross walls in 6" concrete blocks, external walls in board-marked concrete, concrete block, glass and zinc cladding. The materials were a response to a brief for minimal maintenance. Complex plan on a strict tartan grid with diagonal axes. Each square unit has a column ~t each corner, so where these meet, as in the centre of the library, there are four columns, allowing for flexibility of partitioning and services between them. The double-height library is the centre of the building, reached via long, narrow entrance with steps bisected by central rill centred originally on oak tree framed in composition (since replaced by a maple). Bridge links to front range of split-level study bedrooms, on three and four storeys shielded from traffic noise and facing inwards to central courtyard. Flat roofs. The rest of the college, built from 1978 onwards is not included in the present listing. Front elevation a grid, with lowest floor recessed and upper floor projecting, with regular projections for staircases. Aluminium windows, those to study bedrooms double-glazed with internal louvre blinds and ventilation extract. On the south side these form three tiers of sloping windows. The four-bay library block with aluminium glazing, much of it set back behind balconies with some infilling. First-floor link via concrete bridge with central pair of piers responding to grid. Complex entrance incorporating low walls and seat round tree, which orientate one towards three broad tiers of steps between concrete block walls, and bisected by central rill served by stream originally on the site. Central entrance door at first-floor level. This entrance way is crossed by first-floor corridor which links the study bedrooms to the rest of the building. Below this to left is a vista across the college gardens. The interior is similarly complex. The library was made the centrepiece of the college to encourage its use. The four-unit, double-height top-lit space demonstrates the tartan grid particularly well, with landscaping by James Hope. Concrete balustrading to balcony all round the space. Though built in two phases the library interior is consistent in style. Seminar and reference areas in the surrounding rooms are designed to be flexible, with partitioning designed to be movable' -this is one building where this flexibility has been successfully utilised. The study bedrooms are a particularly inspired composition. They are reached off a spinal corridor at a mezzanine level, whence stairs lead up and down to pairs of rooms on each level. Each has a living room and study area, with fitted desks, shelves and sofa on the south side, and stairs up or down to a bedroom area. The mature students attending courses here were originally expected to stay some six months and unusually lavish provision was made for their comfort and conviviality.

The Oxford Centre for Management Studies was founded in 1965 because of the success of the Oxford University Business Summer School, which had been operating intensive one-month courses for middle management since 1953. A further impetus was given by the successful fund-raising activities of the Foundation for Management Education which, with matching industrial and Government contributions, made grants for the foundation of business schools at London and Manchester as well as at Oxford. The site at Kennington, on rising land close to the noisy Oxford by-pass, and the initial building were the gift of Clifford Barclay. The first Director, Norman Leyland, had been the bursar of Brasenose College, where Powell and Moya's addition of 1959-61 is already listed, but Philip Powell declined the commission in favour of Richard Burton, who had been the job architect for Brasenose. The result was the second English commission for the young firm of Ahrend, Burton and Koralek, who have refined the idiom established by Powell and Moya for their Oxford and Cambridge work on a more expressive grid, while acknowledging inspiration from, in particular, Frank Lloyd Wright. ABK have built seven phases for the college in the years 1967-90; the later phases are not included in this listing. The central element is remarkable for its attention to flexibility and detailing, its rich textures and finishes, and its relationship to its site.

Significance: The asset is designated at Grade II for the following principal reasons:

The central element is remarkable for its attention to flexibility and detailing, its rich textures and finishes, and its relationship to its site.

Setting: The immediate setting of this asset comprises its well screened position within its landscaped grounds (not accessed as part of this assessment). The asset is bounded to the north by its well vegetated grounds and the A423 road, to the east by Kennington Road, to the south by residential dwellings and to the west by the A34 from which it is screened by dense vegetation. There is no intervisibility between the asset and Area 4 due to intervening vegetation along Kennington Road.

Significance and Setting Summary: Area 4 is entirely screened from this asset. As such, it is considered that Area 4 does not contribute to the significance of this asset as part of its wider setting, nor does it allow for the significance of the asset to be appreciated.

5.4.1.8 Roving Bridge 20 yards upstream from Iffley Lock (NHLE 1047191 (OA28) - Grade II)

List Entry: Historic England (2017 online) records the following in respect of this asset:

Early C19. Ashlar. Single elliptical arch with balustrades on either side. Steps and landing with bronze bull's head. Starting ring inscribed (OUBC 1924).

Significance: No reason for designation is provided, however, in NPPF terms, the primary significance of this asset derives from its architectural interest, specifically its evidential and historical values as a 19th century bridge.

Setting: The immediate setting of this asset comprises its position spanning Iffley Lock, where its associative and functional associations with the local are best appreciated. To the north, east and south is the River Thames and to the west is an area of low-lying floodplain. There is no intervisibility with Area 4 due to intervening vegetation.

Significance and Setting Summary: Area 4 is entirely screened from this asset. As such, it is considered that Area 4 does not contribute to the significance of this asset as part of its wider setting, nor does it allow for the significance of the asset to be appreciated.

5.4.2 Conservation Areas

There are no Conservations Areas within this area.

A very small part of the Iffley Conservation Area (OA34) overlaps with the eastern limit of the wider study area. Given the distance between Area 4 and the Conservation Area, the locations of the proposed works, and the lack of intervisibility between the two, no further consideration of this asset is deemed necessary.

5.4.3 Historic Landscape

Area 4 is identified to comprise to comprise: an area of enclosed meadows (HLC 428) and an area of post-parliamentary enclosure (HLC 2884) at New Hinksey; an area of piecemeal enclosure (HOX9644, HOX9637 and HOX8427) surrounding South Hinksey; an area of reorganised enclosure (HOX9638) to the north of the A423; an area characterised as modern civil provision (HOX15137) to the north-east of the A423; an area of unenclosed land to the south of the A423 (HOX14426); a very small area characterised as a modern rural settlement (HOX9618) at the southern extent of the Scheme. Small areas of communication – main road (HOX5494); the Weir Mill Stream (HOX14223); the railway (HOX14230 and HOX14231); communication – car parks (HOX16723) are also noted to intersect with this area.

This area is also noted to contain well preserved linear earthworks, possibly representing ridge and furrow cultivation.

The DBA (OA 2017a) identified three hedgerows within this area that may be considered important under the Hedgerows Regulations (1997). These hedgerows are located to the south-east of South Hinksey.

Area 4 does not present a coherent or well-preserved historic landscape, although there are some surviving historic landscape elements present including ridge and furrow earthworks at New Hinksey. As such, the historic landscape is considered to be of low significance.

5.4.4 Designated View Cones

5.4.4.1 Hinksey Hill/A34 Interchange

The designated view cone from the A34 interchange crosses this area (OPT 2015). The OA DBA identified that this view was unlikely to be affected by the Scheme due to the dense vegetation present along the A34.

From within the Scheme there are occasional glimpsed views of the very tops of the spires within the city centre.

5.4.4.2 Rose Hill

The designated view cone from Rose Hill intersects with the area of proposed new defences at New Hinksey (OPT 2015). This view was not previously addressed by the OA DBA (2017), however, due to intervening vegetation, the view of Oxford from Lenthall Road is currently precluded. It is anticipated that should vegetation clearance be undertaken, the proposed new flood defences at New Hinksey would be hidden due to intervening vegetation along the western bank of the River Thames in the vicinity of Iffley Lock.

5.4.5 Non-designated archaeological remains

Prehistoric activity is evidenced within Area 4 by artefacts dating from the Palaeolithic (OA163, OA171, OA172) and Iron Age (CH30).

Evidence of Roman activity is sparse and includes an inhumation burial at South Hinksey (OA169 and find spots (OA161, OA162, OA167, OA179).

The Devil's Backbone (OA170) is a causeway which may date from the medieval period between South Hinksey and Oxford.

To the north of the Old Abingdon Road, Area 4 (CH36) was characterised by thinner deposits of alluvial clay over the natural gravel.

A full description of the non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

Assessment of Impacts

6.1 Area 1 – North of Botley Road

6.1.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest Listed Buildings are: the Grade II South View (NHLE 1284691), located c.80m to the south-west; and the Grade II 13 and 15 North Hinksey Lane (NHLE 1048316), c.150m to the south-west.

The Scheme would be entirely screened from both assets by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

6.1.2 Conservation Areas

There are no Conservations Areas within this area.

In the wider study area, the nearest Conservation Area is the Osney Town Conservation Area located c.80m to the east of the proposed works on Henry Road.

The Scheme would be entirely screened from this asset by intervening buildings and vegetation. Consequently, it is considered there would be no direct impact to this asset through changes to its wider setting (no change).

6.1.3 Historic Landscape

There would be an impact on historic landscapes which may have existed since the medieval period, consisting of pre-18th century irregular enclosure (HLC 400) due to partial removal as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be minor.

There would be an impact on historic landscapes which may have existed since the post-medieval period, consisting of parliamentary enclosure (HLC 399) due to partial removal as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be minor.

There would be an impact on historic landscapes from the modern period, consisting of allotments (HLC 806), a residential area (HLC 415 and 417), and modern transport infrastructure (HLC 807) as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be neutral.

There would be an impact on the Seacourt Stream (HLC 204) as part of the new water system. However, the stream's alignment would not be changed and its historical routes would still be understood. The magnitude of impact would be major.

There would be a temporary impact on rural village (HOX9636), due to some new access roads and temporary working areas. The magnitude of impact would be minor.

No hedgerows that may be considered important under the Hedgerows Regulations (1997) would be impacted within this area (no change).

6.1.4 Non-designated archaeological remains

The former county boundary (CH4) and natural feature containing material dated to the Bronze Age would be either partially or wholly removed by the Scheme. The magnitude of impact would be moderate and major respectively.

There would be partial removal of the geoarchaeology of Area 1 (CH33). The magnitude of impact would be minor.

A full description of the impacts and proposed mitigation on non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

6.2 Area 2 – Botley Road to Willow Walk North

6.2.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest Listed Buildings are: the Grade II Old Manor House (NHLE 1048319) c.70m to the south-west; the Grade II 13 and 15 North Hinksey Lane (NHLE 1048316), c.100m to the west; and the Grade II South View (NHLE 1284691), located c.120m to the west.

The Scheme would be entirely screened from these assets by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

6.2.2 Historic Landscape

There would be an impact on historic landscapes which may have existed since the post-medieval period, consisting of parliamentary enclosure (HLC 399) due to partial removal as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be minor.

There would be an impact on the Seacourt Stream (HLC 205/HOX14205) as part of the new water system. However, the stream's alignment would not be changed and its historical routes would still be understood. The magnitude of impact would be major.

There would be a temporary impact on rural village (HOX8176) and an industrial area (HLC 414) due to some new access roads and temporary working areas. The magnitude of impact would be minor.

No hedgerows that may be considered important under the Hedgerows Regulations (1997) would be impacted within this area (no change).

6.2.3 Non-designated archaeological remains

There would be partial removal of remains of Botley Mill (OA605) if any survive within the Scheme area. The magnitude of impact would be moderate.

There would be partial removal of the geoarchaeology of Area 2 (CH34). The magnitude of impact would be minor.

A full description of the impacts and proposed mitigation on non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

6.3 Area 3 – Willow Walk to Devil’s Backbone

6.3.1 Scheduled Monuments and Listed Buildings

There are no Scheduled Monuments or Listed Buildings within this area.

In the wider study area, the nearest designated assets are: a cluster of 11 assets within the North Hinksey Conservation Area, to the immediate west of the Scheme; a cluster of 10 assets within South Hinksey village, to the immediate south-east; a cluster of nine assets mostly within the Central (University and City) Conservation Area c.300m to the north-east; the Grade II Hinksey Hill Farmhouse (NHLE 1368581) and associated Grade II Hinksey Hill Farm Barn (NHLE 1182091) c.350m to the south-west; and the Grade II* Well House (NHLE 1048315), c.490m to the south-west.

North Hinksey

The Scheme would alter the wider landscape settings of the following Listed Buildings within North Hinksey village which share some limited intervisibility with Area 3: 22 North Hinksey Village (NHLE 1284654); 26 North Hinksey Village (NHLE 1048321); and 27 North Hinksey Village (NHLE 1182155). The Scheme would result in a slight visual alteration to the wider settings of these assets through the introduction of a new channel feature within views from these assets to the north-east. The magnitude of impact would be negligible. In NPPF terms, any resultant harm to the significance of these assets would be less than substantial.

The Scheme would be screened from the remainder of the Listed Buildings within North Hinksey by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

South Hinksey

The Scheme would alter the wider landscape settings of the following Listed Buildings within South Hinksey village which share some limited intervisibility with Areas 3 and 4: 44 Manor Road (NHLE 1048295); 32 Manor Road (NHLE 1182537); and the Church of St Lawrence (NHLE 1182155). The Scheme would result in a slight visual alteration to the wider settings of these assets through the introduction of permanent flood defences, these would be clad sympathetically to reduce the visual impact of the new structures, and the introduction of a new channel feature within views to/from these assets. The magnitude of impact would be minor. In NPPF terms, any resultant harm to the significance of these assets would be less than substantial.

It is also noted that there would be a temporary impact on the designated assets within South Hinksey due to the presence of a proposed compound to the north-west of the village. This could result in visual, audible and vibratory impacts to the wider settings of these assets during the construction phase of the Scheme. The magnitude of impact would be minor.

The Scheme would be screened from the remainder of the Listed Buildings within South Hinksey by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

The operation of the Scheme would provide additional flood protection to the Listed Buildings within this South Hinksey. The magnitude of impact would be moderate (beneficial).

Grandpont

The Scheme would be entirely screened from the Old Whitehouse Public House (NHLE 1369317) by intervening residential buildings and vegetation. Consequently, it is considered there would be no direct impact to this asset through changes to its wider setting (no change).

The operation of the Scheme would provide additional flood protection to the Listed Buildings within Grandpont. The magnitude of impact would be moderate (beneficial).

Hinksey Hill Farm

The Scheme would alter the wider landscape setting of Hinksey Hill Farmhouse (NHLE 1368581) and the associated Hinksey Hill Farm Barn (NHLE 1182091) which enjoy extensive views across Areas 3 towards Grandpont and Oxford (Plate 6). The Scheme would result in a visual alteration to the wider settings of these assets through the introduction of a new channel feature within views to/from these assets. The magnitude of impact would be minor. In NPPF terms, any resultant harm to the significance of these assets would be less than substantial.

6.3.2 Conservation Areas

A small part of Area 3 overlaps with the North Hinksey Conservation Area and the remainder of Area 3 lies immediately to its north and east.

Construction phase works within the Conservation Area would be limited to the construction of a new weir structure. The magnitude of impact would be negligible.

The Scheme would result in a visual alteration to the historic floodplain setting of this asset through the introduction of a new channel feature. The proposed channel would also further reinforce the island nature of the settlement due to its scale and physical proximity to the asset, particularly given the extant physical boundary to the south-west in the form of the A34. The magnitude of impact would be minor. In NPPF terms, any resultant harm to the significance of this asset would be less than substantial.

6.3.3 Historic Landscape

There would be an impact on historic landscapes which may have existed since the post-medieval period, consisting of parliamentary enclosure (HLC 413, 421, 2584 and HOX9644), prairie/amalgamated enclosure (HOX14421, HOX8359), and piecemeal enclosure (HOX9637) due to partial removal as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be minor.

There would be an impact on historic landscapes from the modern period, consisting of an industrial area (HLC 817) and a major road junction (HOX9635) as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be neutral.

There would be an impact on the Hinksey and Bulstake Streams (HOX14181 and HLC2713) as part of the new water system. However, the streams' alignments would not be changed and their historical routes would still be understood. The magnitude of impact would be major.

There would be a temporary impact on rural village (HOX9636), due to some new access roads and temporary working areas. The magnitude of impact would be minor.

A single north-east to south-west oriented hedgerow to the north of South Hinksey, that may be considered important under the Hedgerows Regulations (1997), would be impacted within Area 3. The magnitude of impact would be moderate.

6.3.4 Designated View Cones

Raleigh Park

The Scheme is heavily screened from the Raleigh Park view cone due to intervening vegetation along the park's north-eastern boundary and bordering the A34. There would be glimpsed views of the Scheme

from within Raleigh Park due to vegetation clearance associated with the Scheme and the loss of mature trees would be evident. The magnitude of impact would be minor.

Boars Hill

The Scheme is not visible within the designated Boars Hill view cone when viewed from the origin of the view cone. Similarly, from within the central area of the view cone, for example in the vicinity of Chilswell Farm, the Scheme is screened by the prevailing topography and intervening vegetation. There would be no change to the designated view from the upper reaches of Boars Hill.

However, as identified above (Section 5.3.4), the Scheme would result in the introduction of a new channel feature within the view towards Oxford from the topographic shoulder of Harcourt Hill to the south-west of the A34. The area of the proposed channel is currently occupied by green low-lying pasture fields separated by mature hedgerows. The magnitude of impact would be minor.

6.3.5 Non-designated archaeological remains

There would be changes to Willow Walk, including a new Willow Walk Bridge and the removal of some trees. The magnitude of impact would be moderate.

There would be removal of a cremation burial (CH9) and possibly other burials if located nearby, an enclosure of possible Roman date (CH13), an Iron Age roundhouse (CH16), a flint assemblage (CH22), and prehistoric pits (CH23, CH24, CH25) due to construction of the channel or topsoil stripping for compounds and working areas. The magnitude of impact would be major.

There would be partial removal of a number of potential causeways (CH26, CH28, CH29), the Hinksey Causeway (OA119), undated linear features (CH8), a prehistoric wooden post alignment (CH10), a post and post medieval ditch (CH11), undated ditches and pits (CH14, CH17) and stone pad (CH27) due to construction of the channel or topsoil stripping for compounds and working areas. The magnitude of impact would be moderate.

There would be potential compression of a prehistoric activity area (CH21) due to soil storage and the partial removal of ditches (CH15) due to topsoil stripping for temporary compound and working areas. The magnitude of impact would be minor.

There would be partial removal of the geoarchaeology of Area 3 (CH35) and some reduction of groundwater which may impact on archaeological deposits. The magnitude of impact would be minor.

A full description of the impacts and proposed mitigation on non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

6.4 Area 4 – Devil’s Backbone to the junction with Hinksey Stream and River Thames

6.4.1 Scheduled Monuments and Listed Buildings

There is one Scheduled Monument within this area, no other designated assets are present.

In the wider study area, the nearest Listed Buildings are: a cluster of 10 assets within South Hinksey village, to the immediate north-west; two Listed Buildings within New Hinksey in the north-east; three Listed Buildings in the vicinity of Abingdon Road; the Grade II Templeton College (NHLE 1386587) c.220m to the south-west; and the Grade II Roving Bridge 20 yards upstream from Iffley Lock (NHLE 1047191) c.450m to the south-east.

The assets within South Hinksey have been addressed in Section 6.3 above.

Old Abingdon Road Culverts (NHLE 1408790)

There would be no direct physical impact to the scheduled Old Abingdon Road Culverts (NHLE 1408790, (OA 2)). However, construction work for the Scheme, immediately adjacent to the scheduled areas, could impact on historic elements of the causeway as shown by the archaeological evaluation of the area (OA 2017b). Such evidence could be considered of equivalent significance (high resource value) as the Scheduled Monument. The magnitude of impact would be moderate/major adverse.

There would be a temporary construction phase impact on the setting of the Scheduled Monument due to the presence of construction machinery, noise, dust and vibration. The magnitude of impact would be minor.

The Scheme would result in a visual and physical alteration to the setting of this asset through the introduction of a new channel feature, two bridges and associated kiosk. The proposed features within this area would not be incongruous when considered in the historical and topographic context of the asset or its modern setting. The magnitude of impact would be minor.

The Scheme would also provide opportunities for enhancing the asset through the provision of signage and raising the asset's profile through public engagement. The magnitude of impact would be moderate (beneficial).

New Hinksey

The Scheme would alter the wider landscape settings of Eastwyke Farmhouse (NHLE 1369700). The Scheme would result in a visual alteration to the wider setting of this asset through the introduction of new flood defences, both flood walls and embankments. The magnitude of impact would be minor. In NPPF terms, any resultant harm to the significance of this asset would be less than substantial.

The Scheme would be screened from the remainder of the Listed Buildings within New Hinksey by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

The operation of the Scheme would provide additional flood protection to the Listed Buildings within New Hinksey. The magnitude of impact would be moderate (beneficial).

Abingdon Road

The Scheme would alter the wider landscape setting of the Church of St John the Evangelist (NHLE 1047100) through the introduction of a new channel feature within views towards the roof and bell tower of the church from Areas 3 and 4. The magnitude of impact would be negligible. In NPPF terms, any resultant harm to the significance of this asset would be less than substantial.

The Scheme would be screened from the remainder of the Listed Buildings along Abingdon Road by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

The operation of the Scheme would provide additional flood protection to the Listed Buildings along Abingdon Road. The magnitude of impact would be moderate (beneficial).

Templeton College and Iffley Lock

The Scheme would be screened from Templeton College (NHLE 1386587) and the Roving Bridge 20 yards upstream of Iffley Lock (NHLE 1047191) by intervening buildings and vegetation. Consequently, it is considered there would be no direct impacts to these assets through changes to their wider settings (no change).

6.4.2 Conservation Areas

There are no Conservations Areas within this area.

A very small part of the Iffley Conservation Area overlaps with the eastern limit of the wider study area. Given the distance between Area 4 and the Conservation Area, the locations of the proposed works, and the lack of intervisibility between the two, it is considered there would be no impact on this asset (no change).

6.4.3 Historic Landscape

There would be an impact on historic landscapes which may have existed since the post-medieval period, consisting of enclosed meadows (HLC 428), post-parliamentary enclosure (HLC 2884), piecemeal enclosure (HOX9644, HOX9637 and HOX8427) and reorganised enclosure (HOX9638), due to partial removal as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be minor.

There would be an impact on historic landscapes from the modern period, consisting of modern civil provision (HOX15137), an area of unenclosed land (HOX14426), modern rural settlement (HOX9618), a section of main road (HOX5494), elements of the railway (HOX14230 and HOX14231); and car parks (HOX16723) as a result of the Scheme although there would be no severance of the landscapes and they would still be understood. The magnitude of impact would be neutral.

There would be an impact on the Weir Mill Stream (HOX14223) as part of the new water system. However, the stream's alignment would not be changed and its historical routes would still be understood. The magnitude of impact would be major.

Two hedgerows that may be considered important under the Hedgerows Regulation (1997) would be impacted by the proposed new flood defences to the south-east of South Hinksey. The magnitude of impact would be minor.

6.4.4 Designated View Cones

A34 Interchange

The Scheme is currently screened from the A34 Interchange view cone due to the dense vegetation present along the road. There would be no change to the designated view by the proposed scheme if the current level of vegetation remains.

Rose Hill

The Scheme is currently screened from the Rose Hill view cone due to dense vegetation. There would be no change to the designated view by the proposed scheme if the current level of vegetation remains.

6.4.5 Non-designated archaeological remains

There would be changes to Willow Walk, including a new Willow Walk Bridge and the removal of some trees. The magnitude of impact would be moderate.

There would be removal of natural features containing Iron Age pottery (CH30) and post medieval pottery (CH31) due to construction of the channel. The magnitude of impact would be major.

There would be partial removal of undated ditches (CH18), ridge and furrow at New Hinksey (CH19) and the Devil's Backbone (OA170) due to construction of the new channel. The magnitude of impact would be moderate.

There would partial removal of the geoarchaeology of Area 4 (CH36) and some reduction of groundwater which may impact on archaeological deposits. The magnitude of impact would be minor.

A full description of the impacts and proposed mitigation on non-designated archaeological remains is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

Conclusion

7.1 General

The proposed Scheme would not physically impact any designated assets.

Construction work adjacent to the scheduled Old Abingdon Road Culverts (NHLE 1408790) could impact on historic elements of the road/causeway. Such evidence could be considered of equivalent significance as the Scheduled Monument. The magnitude of impact would be moderate/major adverse.

There would be a temporary construction phase impact on the setting of the Scheduled Monument due to the presence of construction machinery, noise, dust and vibration. The magnitude of impact would be minor. The Scheme would also result in a visual and physical alteration to the setting of this asset through the introduction of a new channel feature and two new bridges. The Scheme would not be incongruous when considered in the historical and topographic context of the asset or its current setting. The magnitude of impact would be minor.

The Scheme would also provide opportunities for enhancing the asset through the provision of signage and raising the asset's profile through public engagement. The magnitude of impact would be moderate (beneficial).

The Scheme would also directly impact the landscape setting of a number of Listed Buildings in the wider study area through the introduction of new visual elements. Assets that would be affected include: 22 North Hinksey Village (NHLE 1284654), 26 North Hinksey Village (NHLE 1048321) and 27 North Hinksey Village (NHLE 1182155) within North Hinksey; 44 Manor Road (NHLE 1048295), 32 Manor Road (NHLE 1182537) and the Church of St Lawrence (NHLE 1182155) within South Hinksey; Hinksey Hill Farmhouse (NHLE 1368581) and the associated Hinksey Hill Farm Barn (NHLE 1182091); and Eastwyke Farmhouse (NHLE 1369700) within New Hinksey; and the Church of St John the Evangelist (NHLE 1047100) located on Abingdon Road. The significance of these assets primarily derives from their architectural and historical interest. Any contribution to significance derived from their wider landscape setting, particularly the area of the Scheme itself, is considered to be limited. The magnitude of impact would be negligible.

A small part of Area 3 overlaps with the North Hinksey Conservation Area. Construction phase works within the Conservation Area would be limited to a new weir structure and the impact would be negligible. The Scheme would also result in a visual alteration to the historic floodplain setting of this asset through the introduction of a large new channel. This wider setting is considered to make a small positive contribution to the overall significance of the Conservation Area. The proposed channel would also further reinforce the island nature of the settlement due to its scale and physical proximity to the asset. The magnitude of impact would be minor.

As such, any resultant negligible harm to these designated assets derived from the Scheme would be less than substantial in NPPF terms.

The character of the historic landscape of the Scheme would be altered by the proposed channel.

Three hedges that may be considered important under the Hedgerows Regulations (1997) would be directly impacted by the Scheme.

There would be glimpsed views of the Scheme from the locally designated Raleigh Park view cone due to loss of vegetation. The magnitude of impact would be minor. From the upper reaches of the Boars Hill designated view cone the Scheme would not be visible due to topography and intervening vegetation. However, the Scheme would result in the introduction of a new visual element within the view towards Oxford from the topographic shoulder of Harcourt Hill to the south-west of the A34. This area is currently occupied by green low-lying pasture fields separated by mature hedgerows. The magnitude of impact would be minor. There would be no change to the A34 Interchange and Rose Hill view cones.

There would be removal or partial removal of a number of non-designated archaeological remains and potential compression from soil storage on some non-designated archaeological remains as a result of the Scheme. Where preservation in situ is not possible, a programme of archaeological excavation and recording will be undertaken. Details of proposed mitigation is contained within Chapter 10: Cultural Heritage of the Environmental Statement.

Bibliography

BGS (2017) Geology of Britain Viewer accessed from:

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

English Heritage (2008) Conservation Principles

English Heritage (2011) Seeing the History in the View: A Method for assessing Heritage Significance within Views

Google Earth (2017) accessed from: https://www.google.co.uk/intl/en_uk/earth/

Historic England (2015) Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

Historic England (2017) National Heritage List for England accessed from:

<https://historicengland.org.uk/listing/the-list/>

Historic England (forthcoming) Settings and Views of Heritage Assets (consultation draft)

OA (2017a) Oxford Flood Alleviation Scheme (Phase 2): Heritage Desk-Based Assessment

OA (2017b) Oxford Flood Alleviation Scheme: Old Abingdon Road, Archaeological Evaluation Report

OA (2017c) Oxford Flood Alleviation Scheme: Geoarchaeological Assessment Report

OA (2018) Oxford Flood Alleviation Scheme: Archaeological Evaluation Report

OCC (2008) Conservation Area Appraisal: Osney Town

Oxford Preservation Trust (2015) Assessment of the Oxford View Cones

Planning Practice Guidance (2017) accessed from:

<https://www.gov.uk/government/collections/planning-practice-guidance>

Soilscapes (2017) Soil Viewer accessed from: <http://www.landis.org.uk/soilscapes/>

Tompkins, A. (2017) Oxfordshire Historic Landscape Characterisation Project Full Report

VCH (1924) A History of the County of Berkshire (Volume 4)

Appendix A: NHLE and HLC data plots