



East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -
2018 to 2033

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Appendix 2: East Hagbourne Village Landscape & Character Assessment

East Hagbourne Village Character Assessment and Landscape Study



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EXECUTIVE SUMMARY

This document has been prepared for and commissioned by the East Hagbourne Neighbourhood Plan Steering Group. It provides an integrated character assessment of the whole natural and historic environment of the parish: starting with the identification of features that together make an area distinctive; to the identification of different types of landscape that provide a sense of place; through to the subdivision of these landscapes into local areas of distinct character. The significance of each land parcel and its sensitivity to change has been assessed and then tested at a workshop organised by the Parish Council. The final results are presented in a table at the end of this report.

East Hagbourne is sited within the Vale of White Horse and displays many of the key characteristics of the Upper Thames Clay Vales National Character Area (NCA 108). This is a broad belt of open, gently rolling, lowland farmland stretching from Aylesbury to Swindon, bordered by chalk downlands to the south. The rural settlement pattern, established by the 11th century, is dominated by villages, which served extensive open fields with little woodland. East Hagbourne retains its open agricultural landscape, with historic houses and farmsteads - mostly in local forms and materials typical of the Vale - concentrated in the village with its medieval church and Victorian school. This nucleated settlement pattern has strongly influenced the pattern of routeways, fields and tree cover and has left patches of curved / ridged plough

strips called ridge and furrow. Species-rich boundaries - which include willow, poplars, oak and formerly elm, used for timber in construction - are concentrated along watercourses and in the north-west quadrant of the historic village. There is fragmentary survival of the many former historic orchards.

These locally distinctive characteristics of East Hagbourne date from before 1920, prior to which the major change had been the buildings of some new houses and farm buildings, the insertion of thorn hedgerows as a result of enclosure in the 1840s and the building of a railway line connected to the railway junction at Didcot in the 1880s. The main legacy of the 1920-45 period is the extension of mostly public housing along New Road, the growing population of the village also requiring access to allotments to its north and playing fields sited to the east of New Road. This period sees the construction of new housing concentrated to the north and east of the village and to the north of Coscote, the subdivision and use of fields (mostly in the northern half of the village) for amenity purposes and - alongside the removal of orchards - the building of new houses on vacant plots in the historic village. These changes have created new areas with their own sense of place, from the varied housing along The Crofts, New Road and Blewbury Road to the uniform treatment and arrangement of houses and bungalows around tranquil squares and roads (some developed from medieval routeways) in the Harwood Road, Windsor Crescent and Wilcher Close areas.

Jeremy Lake

Steven Warnock

April 2017

The authors of this report are Jeremy Lake and Steve Warnock. Thanks are due to the community of East Hagbourne, in particular David Rickeard, in helping to enrich this character assessment.

Steven Warnock has twenty five years experience as a landscape ecologist, working mainly in private practice, but also for a local authority and a research institute. Although actively involved in project implementation, as well as in an advisory/training role, he has a special interest in research based work, through which he has played a major role influencing the development of landscape assessment practice in the UK. Steven continues to work with both existing and new partners, under the heading of Landscape Matters (<http://landscape-matters.org>), helping to expand and use the framework as a decision support tool.

Jeremy Lake has over thirty years experience in the assessment of the historic environment, including the development of modern techniques of thematic assessment on military, industrial, chapel and farm buildings, and for rural landscapes including the connection between the natural and historic environment. He left Historic England at the end of 2016 and is now establishing his own historic environment consultancy, recent and current projects ranging from a Conservation Management Plan for Saltdean Lido near Brighton (<http://saltdeanlido.co.uk/history-of-saltdean-lido/>) to assessment of farmsteads in Wales and England and of historic routeways.

This report was completed in April 2017 and reissued with minor updates in June 2018

PART ONE

INTRODUCTION

1 Scope and purpose

This document has been prepared for and commissioned by the East Hagbourne Neighbourhood Plan group, who represent the occupants of a village of some 500 homes (around 1250 people) to the south-east of Didcot. East Hagbourne is sited within an area under great pressure for new housing. Together with Bicester, Didcot is one of two settlements in Oxfordshire granted Garden Town status by the government. The key challenge of this designation is to use an understanding of the special character of the area to inform the integration of new housing and 20,000 high-tech jobs, centred on Harwell, Milton Park and Didcot, into the existing landscape.

This assessment takes as its starting point the whole of the parish as it has developed to the present day, to assist in the drafting of policies by the local community which are locally-tailored to the conservation and enhancement of the local character of the village and which conform to national and local planning policy:

- To place good design, local character and conservation of the historic and natural environment at the heart of sustainable development and good planning.
- To conserve heritage assets and their settings in a manner appropriate to their significance and putting them to viable uses consistent with their conservation.
- For any development to make a positive contribution to local character and distinctiveness, drawing on *‘the contribution made by the historic environment to the character of place’ (The National Planning Policy Framework (NPPF), paragraph 126, 29).*

The NPPF’s definition of the historic environment as resulting from ‘the interaction between people and places through time’ is echoed in the European Landscape Convention’s definition of landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. This simple definition places people and their perceptions at the centre of understanding what makes places distinctive and what benefits they offer, how they

have changed into their present form and how they can change in the future.

2 Methodology and sources

The principle of working from a broad understanding of the context of the site towards a more focused consideration of individual features underpins how this report has been structured. This approach offers a vital framework - far broader than officially-designated listed buildings and sites - for considering how historic and natural features and elements combine to make up the distinctive character of places.

The project originally worked to a brief asking for the production of separate Landscape Character and Village Character Assessments, as has been undertaken in neighbouring Blewbury. It was initially based on only 3 days of combined fieldwork and a desk-based assessment. This early stage included a baseline subdivision of the parish by Steven Warnock into Landcover Parcels, each of these being nested under the Land Description Units (also compiled by Steve Warnock) used in the Oxfordshire Wildlife and Landscape Study (OWLS): these will at a county level be revised following completion of the Historic Landscape Characterisation for Oxfordshire, which was not available at the time of compiling this report. This highlighted the need to expand the study and combine analysis of the natural and historic landscape, rather than consider the village and the landscape separately. The final product combines the OWLS technique with Jeremy Lake’s expertise in Historic Characterisation, which has included input into the revision by Natural England of its National Character Areas, a national perspective on the historic character and significance of farmsteads and historic buildings including their relationship to and role in defining landscape character, and guidance on neighbourhood planning in Worcestershire (<http://www.worcestershire.gov.uk/yourplacematters>). This provided the framework for an in-depth understanding of East Hagbourne, using a limited amount of available sources and carried out in

close liaison with the local community. Jeremy Lake took the lead in working with local residents to enrich the text for these and the landscape analysis presented in the Part 6 tables, adding depth within a limited budget to our understanding of these areas and the larger Character Areas which they were aggregated into. These, and the summary of those features that are significant in defining what makes East Hagbourne in a regional and national context, were then assessed at a workshop and the results integrated into the final report. These steps are outlined in further detail in the relevant parts of this report.

The result is a fully-integrated understanding of the historic and natural character of the parish and what makes it distinctive in a local and national context, which adds value to what is already known about East Hagbourne and provides a fresh interpretation of what makes it special for its community. This can then be used in helping to determine the sensitivity of areas within and around East Hagbourne to different scenarios for change, using as appropriate Historic England's guidance on setting[1] and the Landscape Institute's Landscape and Visual Impact Assessment (LVIA, see <https://www.landscapeinstitute.org/technical-resource/landscape-visual-impact-assessment/>). LVIA 'helps identify the effects of new developments on views and on the landscape itself' but often is not integrated with the results of Historic Characterisation as developed by Historic England with its county-based and other partners (see <https://historicengland.org.uk/research/methods/characterisation-2/>). In combining the two assessments - one traditionally more focused on 'heritage', the other on 'landscape' - this report offers a rapid framework for rapid and integrated assessment of the whole parish, complementing and adding context to the official protection afforded to designated heritage assets and habitats.

SODC and the National Planning Policy Framework provides clear guidance on the assessment of heritage assets, which in the case of East Hagbourne means the concentration of listed buildings and unlisted historic buildings in the Conservation Area and the location of designated and undesignated heritage assets at Coscote and Hagbourne Mill. The historic and natural character of the parish also provides habitats for wildlife, as well

as offering opportunities for enhancement which are explored in this report. East Hagbourne contains the following *UK Biodiversity Action Plan Habitats* (see <http://jncc.defra.gov.uk/page-5706>):

- Traditional orchards
- Streams and rivers
- Hedgerows

East Hagbourne also enjoys views of the rising land of two Areas of Outstanding Natural Beauty - the Chilterns to the east and the North Wessex Downs to the south.

Published material on East Hagbourne comprises historic maps, heritage designations, a small number of additional find spots/records on Oxfordshire's Historic Environment Record and minutes/other records stored in an archives room in the Village Hall. The Victoria County History and other sources on the wider area were also consulted and these are listed at the end of this document. Oxfordshire's archives are not catalogued on-line and there was no scope in this project for a review of these at the History Centre in Oxford.

Heritage assets in East Hagbourne

Heritage assets are defined in the National Planning Policy Framework as ‘A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority, including local lists.

- The Conservation Area, first designated in 1970, includes 19th century buildings which are not listed, but make a strong contribution to its distinctive character and significance. Demolition of unlisted buildings in conservation areas requires planning permission, and a similar process of justification as for a listed building. The appraisal also identifies significant trees, walls and spaces which contribute to the setting of the listed buildings, and also views into and out of the designated area. It also makes recommendations for enhancement of the character and appearance of the area. Planning officers take an area’s special character and interest into account when considering a planning application. Demolition of unlisted buildings in conservation areas requires planning permission, and a similar process of justification as for a listed building. The analysis of the historic character of East Hagbourne can inform any revision of the Conservation Area Study compiled in 2000.
- Almost all listed buildings are located in the Conservation Area which extends over most of the medieval village, the only outliers being at Coscote and Hagbourne Mill. They are graded according to their significance: grade II (over 95% nationally) and the most important at grade II* (Tudor House, Parsonage Farm and Hagbourne Mill) and I (the parish church). Any works to alter, extend or demolish a listed building in a way that affects its character as a building of special interest require listed building consent from the local planning authority, whether planning permission is also needed or not. Listing status covers the entire building, internal and external. The process of consent for designated heritage assets and areas, which is the responsibility of South Oxfordshire District Council with

the support of Historic England, may require a more detailed level of assessment and understanding of buildings and archaeological features, in the form of a professionally prepared Heritage Statement which is proportionate to the known or potential significance of the asset in its setting. The statutory list for East Hagbourne dates from a survey of the mid 1980s. List descriptions are short, as the parish was one of several selected for survey in 3-month batches. The priority was to identify buildings for listing, and only inspect interiors of where this would aid in selection and in determining the correct grade for a listed building. As a result, the compilation of Heritage Statements will often provide an opportunity to more fully understand the historic development and significance of a property. Whilst the prospects for any comprehensive re-listing of East Hagbourne, or indeed most other rural areas of England, are low, there are now ways of enhancing list descriptions through Historic England’s Enrich the List programme (see <https://historicengland.org.uk/listing/enrich-the-list/>). There is also a fast-track system for minor amendments (see <https://historicengland.org.uk/listing/the-list/minor-amendments/>).

Pre-July 1948 farm buildings may also be protected if they are or were in the curtilage of a listed building. Any works to alter, extend or demolish a listed building in a way that affects its character as a building of special interest requires listed building consent from the local planning authority, whether planning permission is also needed or not.

The more significant the heritage asset, the greater the weight that should be given to its conservation and the amount of detail provided in an application. The process of consent for designated heritage assets and areas, which is the responsibility of South Oxfordshire District Council with the support of Historic England, may require a more detailed level of assessment. This may include an understanding of buildings and archaeological features, in the form of a professionally prepared Heritage Statement which is proportionate to the known, or potential significance of the asset in its setting. This means that significant features might only be revealed by assessment at this stage. The NPPF

(paragraph 128) makes it clear that ‘Where a site on which development is proposed includes, or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation.’

Undesignated heritage assets comprise:

- Sites of national archaeological significance which are treated in the planning system as if they were designated assets (see NPPF paragraph 139).
- All sites on the Oxfordshire HER, notably the moat of uncertain date next to Manor Farm (HER 8766), the remains of Paper Mill at Mill Brook (HER 14018) and

the hop kilns at Manor Farm (HER 10737). There is also a scatter of medieval and earlier artefacts, such as Roman and later pottery sherds (HER 16979) and Middle Bronze Age weapons (HER 16074).

- Local Lists. The NPPF sets out the requirements for both developers and the local authority to assess the significance of all heritage assets and impact of development on them (see, for instance, paragraphs 128, 129 and 135) including those undesignated or ‘locally listed.’ There is no ‘local list’ for East Hagbourne, apart from the ‘Buildings of Local Note’ listed on the conservation area map.

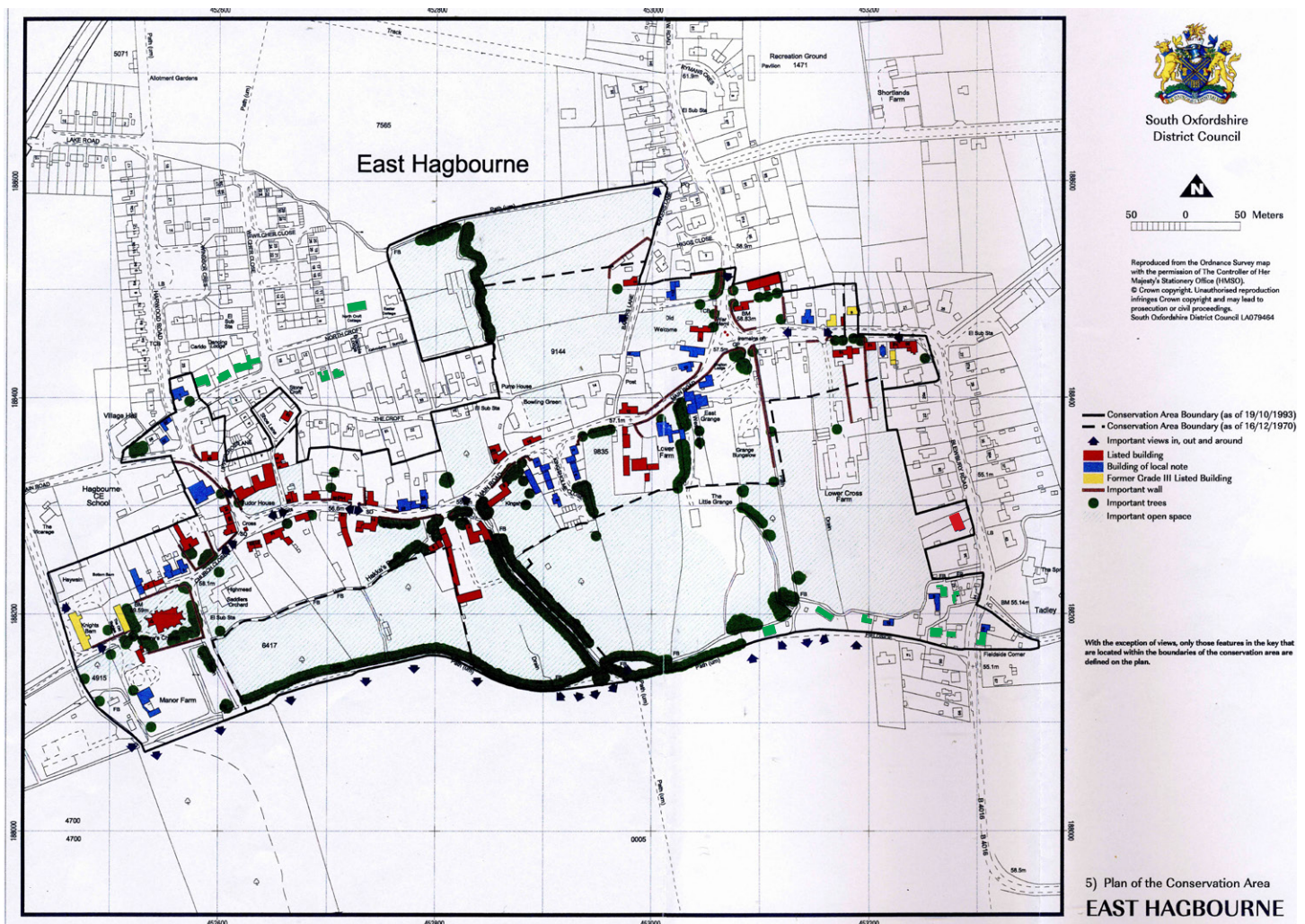


Figure 1 This plan from the East Hagbourne Conservation Area Study of 2000 shows the boundary to the conservation area, listed buildings (in red) and other historic buildings in blue ('Buildings of local note') and yellow (buildings which were listed at the lowest grade (III) which was abolished prior to the national resurvey which covered parishes in this area in the mid 1980s) were not listed at grade II. The rapid appraisal for the Neighbourhood Plan has also revealed 19th century brick and earlier wattle and timber frame buildings in Tadley to the south east, and a scatter of 19th century brick and 17th-18th century timber frame houses in The Crofts to the north. These are marked in green.

PART 2

WHAT MAKES EAST HAGBOURNE DISTINCTIVE

This part of the report summarises what makes East Hagbourne distinctive in its local and national context.

1 NATIONAL AND LOCAL CONTEXT

The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness, landscape character and conservation of the historic environment at the heart of sustainable development and good planning in rural areas. This requires an understanding of the character of the landscape in which the parish sits as well as its regional and national context.

Landscape Character Assessment and more recently, Historic Landscape Characterisation have been developed at both a national and local level throughout England. Oxfordshire's Historic Landscape Characterisation has just been completed¹ and at a national level England's 159 National Character Areas (NCAs) have recently been revised by Natural England with input from many organisations and disciplines (see <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>). The NCAs offer an understanding of how landscapes have evolved, the drivers for change and the benefits that they bring to people and wildlife. East Hagbourne is sited within **NCA 108, the Upper Thames Clay Vales**. This report has also made use of Oxfordshire's own Landscape Character Assessment, known as OWLS (the Oxfordshire Wildlife and Landscape Study). This is based on an underlying framework of Land Descriptions Units, which now cover almost half of England. South Oxfordshire produced their own more detailed LCA in 1998, East Hagbourne being located in Area 7: Wessex Downs and Western Vale Fringes and East Hagbourne in Area 7: Wessex Downs and Western Vale Fringes. The recently-updated version was not available at the time of writing this report (http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=788092192&CODE=4650A3652852911819269B1BB795E501)

The Upper Thames Clay Vales NCA is a broad belt of open, gently undulating, lowland farmland stretching from

Aylesbury to Swindon. The underlying geology comprises a belt of heavy blue-grey Lower Cretaceous Gault Clays, with exposures of the underlying Jurassic Kimmeridge Clay. There is also a band of siltstones/sandy limestones of the Upper Greensand which give rise to the more rolling landform in the area around East Hagbourne. These produce well drained loamy soils, locally shallow over sandstone in places, which are used for cereals/short term grassland, with some top fruit, hops and potatoes. The Upper Thames Clay Vales are bordered by the chalk downlands of the Berkshire Downs in the North Wessex Downs AONB (in NCA 116: Berkshire and Marlborough Downs) to the south and the Chilterns AONB (in NCA 115) to the east.

Figure 2a shows the underlying natural character of the landscape in and around East Hagbourne, which comprises a band of siltstones/sandy limestones of the Upper Greensand within a broader vale of Gault Clays. The slightly harder Greensand rocks create an area of more rolling landform within the Vale and give rise to fertile, well-drained sandy Brown soils of the Harwell series. These are locally shallow over sandstone in places and despite their tendency to harden or 'pan' they are generally well suited to arable and root crops, as well as fruit growing. Lower lying land within and around the Greensand area, drained by the River Thames and its tributaries, is mostly associated with deposits of alluvial drift characterised by the Block series. These calcareous loamy soils over chalk gravel, are variably affected by groundwater, with a risk of flooding. They are overlain in places by thin strips of alluvium along the river corridors themselves, giving rise to heavy, clayey soils of the Fladbury series, with naturally impeded drainage. Many of these areas, including the lower lying land in the south east corner of the parish, are liable to flooding and are predominantly under permanent pasture. It is probable, therefore, that this area was not ploughed on such a regular basis - a possible explanation for the lack of ridge and furrow. Together with the presence of numerous

¹ It was not, however, available for use in this assessment.

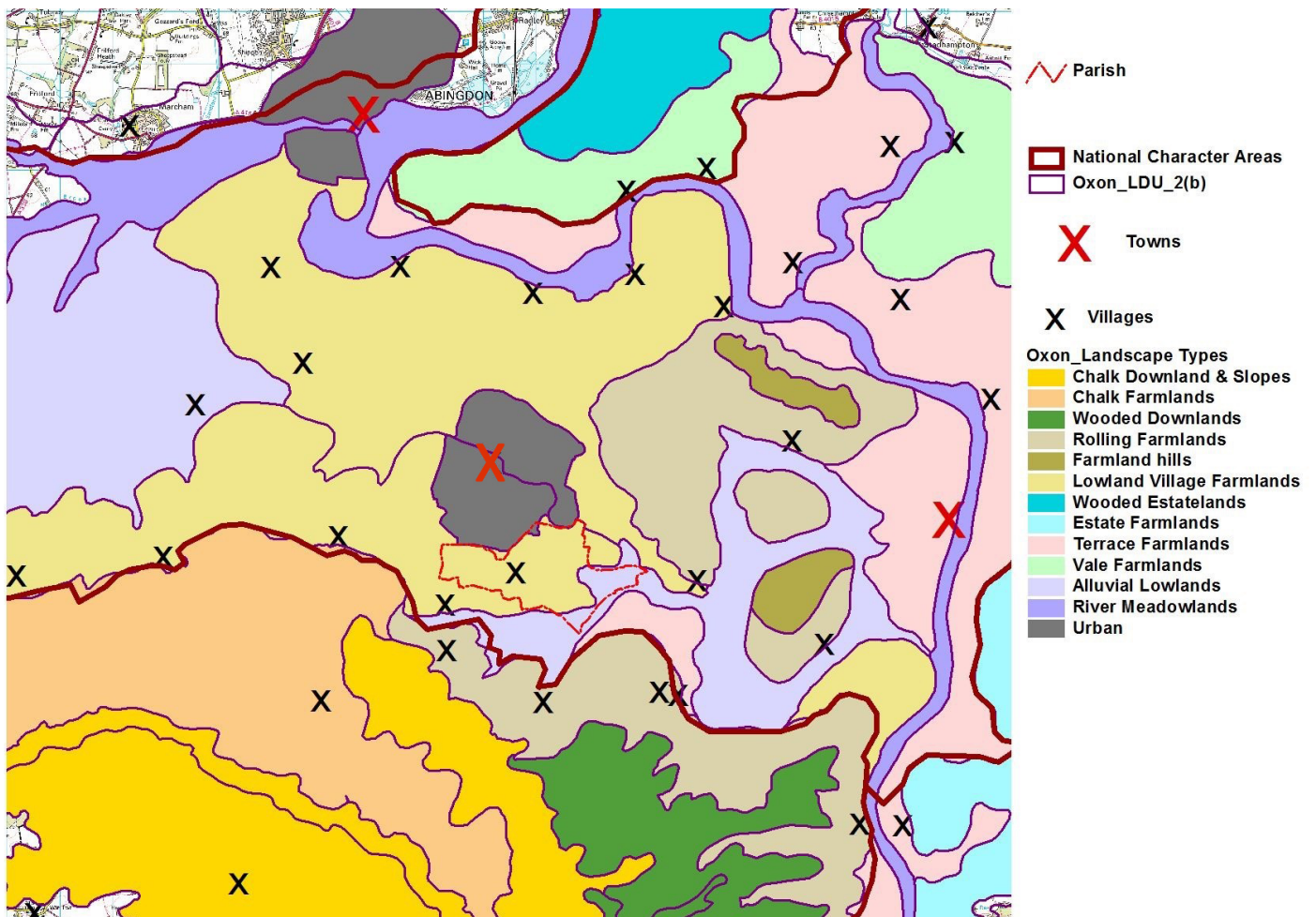
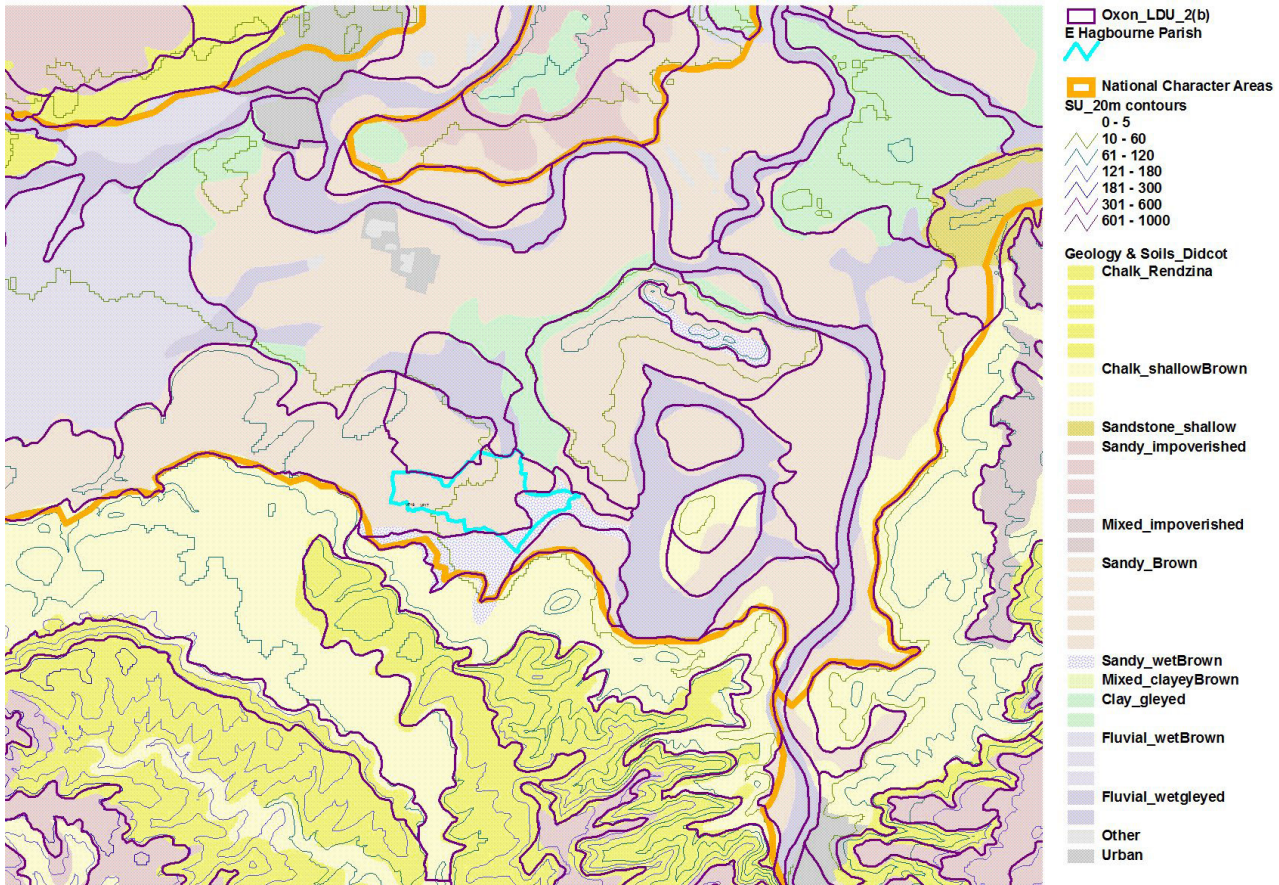


Fig 2a Simplified maps of natural (2a, above) and settlement (2b) character. (Steve Warnock)

ditches, this creates the impression of a wetland landscape characterised by poorly draining land.

The geology of the land to the south of the Greensand area comprises the Lower, Middle and Upper Chalk, which give rise to a series of rounded hills and ridgelines with a smoothly rolling downland topography. Along the northern edge of these hills, the eroded surface of the Lower Chalk gives rise to the prominent steep escarpment of the Lambourn Downs, which dominates the skyline and forms a dramatic backdrop to the adjacent lower lying land.

The Agricultural Land Classification map for London and the South East (ALC007) classifies most of the area in East Hagbourne (the Harwell Series) as Grade 2 land, with the Alluvial Lowlands lying along the Mill Brook being less productive. Some of these areas, which lie further away from the current built area, are nevertheless under cereal cultivation today, while the lower lying areas are under grass. Any significant building activity around East Hagbourne would therefore involve loss of 'best and most versatile agricultural land'.

Variations in the dates, forms and materials used for houses and farmsteads are also critical to local distinctiveness, and reflect varied patterns of land use and settlement and changing ways of domestic and communal life, commerce, industry, worship, education and landownership. All rural settlements result from how people have settled and farmed the land and used its resources. In England a clear distinction can be drawn between those areas, mostly in central England, where the majority of households are concentrated in villages with only a few isolated farmsteads. A key feature of the Vale of White Horse, on both the sandy Brown and shallower chalky soils, is the strongly nucleated settlement pattern, characterised by medium-sized, historic rural villages which served open fields subdivided into strips. Most of the few isolated farmsteads date from after the enclosure of these open fields, which dominated the landscape to such an extent that there is little woodland compared to most parts of England. Most villages are linear in shape, but a few are more nucleated with a central core of older buildings. The rural settlement pattern around East Hagbourne, established by the 11th century, shows this pattern clearly (see Map 2 below). It contrasts strongly with other areas in England that have fewer and smaller villages and higher densities of isolated houses,

farmsteads and hamlets dating from the medieval period, where older and more irregular fields intermixed with woodland, heath and moor are more common. Although there has been some new development, the vernacular character of the built environment is strong in most villages. In the Vale of the White Horse buildings are dominated by brick and clay tiles, with some older timber framed buildings, either with thatched roofs, or clay tiles. Some clay-built walls and buildings remain.

These patterns of medieval settlement, and the extent to which they have changed as farms and households have grown around existing sites, or relocated, are fundamental to understanding the patterns of fields, woods and other types of land use in rural areas. Around 70% of the land area in England is enclosed farmland of different historic types, most of which dates from before 1750 and has been enclosed from medieval farmland, woodland and unenclosed land used for many purposes including rough grazing, fuel and materials for building. Figure 2b also shows how settlement is an integral part of the surrounding landscape pattern within the East Hagbourne area which subdivide into:

- The Lowland Village Farmlands, which are a variable, often large-scale farmed landscape closely associated with historic village settlements.
- The Alluvial Lowlands, which are characterised by flat, alluvial floodplains associated with lowland river valleys, are generally sparsely settled with occasional small villages and a few scattered farmhouses adjacent to the floodplain.

2 READING THE STORY

2.1 Historic development

The legibility of the key characteristics which make East Hagbourne distinctive (see 3.2.2) are the direct result of its historic development up to the present day. In summary:

- 1840 and earlier. Most of the locally distinctive characteristics of East Hagbourne, as set out in 2.2 below, date from this period.
- 1840-1920. The main legacy of this period is the insertion of straight hawthorn enclosure boundaries, the building of some farm buildings and houses, and the construction of the railway embankment that intersects

the western part of the parish from SW-NE.

- 1920-1945. The main legacy of this period is the extension of mostly public housing along New Road, the growing population of the village also requiring access to allotments to its north and playing fields sited to the east of New Road.
- 1945-present. This period sees the construction of new housing concentrated to the north and east of the village and to the north of Coscote, the subdivision and use of fields (mostly in the northern half of the village) for amenity purposes and - alongside the removal of orchards - the building of new houses on vacant plots in the historic village.

Hidden layers - the 1st Millennium and earlier

The present day landscape overlies an earlier landscape of scattered farmsteads and their associated fields, that have been revealed through aerial survey and excavation around the parish. The area around East Hagbourne and Blewbury was probably part of a territory which enabled mixed land use and the seasonal movement of livestock onto the thin soils of the downs by the end of the second millennium B.C. Aerial survey of the Thames Valley, along the foot of the Lambourne Downs (notable in a national context for the survival of Neolithic and Bronze Age remains) and the archaeological watching brief and excavations for the Didcot sewerage scheme, has revealed a series of sites which indicate that the area between Didcot and the Downs - including East Hagbourne - was intensively farmed and settled in the Iron Age and Roman periods (Oxfordshire HER 28584 and 16111). Farmsteads and their field systems were scattered across the landscape, interspersed by the occasional villa with its estate in the Roman period. This system, and the movement of livestock from the vales to the downs where Neolithic and Bronze Age burial sites are concentrated, continued after the Romans left.

c.900 AD to 1840

East and West Hagbourne lie within the same ecclesiastical parish. They are separated from each other by Hacca's Brook, named after a Saxon chief also spelt as Hakka, or simply after the Old English for 'fish weir'. Cirencester Abbey held East Hagbourne for the Crown by the time of the Domesday Book (1086), when East and West Hagbourne were recorded as separate manors: the

abbey was granted it in perpetuity by Henry I in 1133, but its lands were sold by the Crown after it was dissolved in 1539. The Craven family held the manor between 1632 and 1863, except for a short period in the Commonwealth of the 1650s after the Civil War.²

East Hagbourne, like many villages in this area, displays evidence of having been planned around a main street, with lanes enabling access to arable land and meadows. Medieval crosses mark either end of this street - the Low Cross at the eastern end of the village (which may be re-sited) and the High Cross towards its western end, the latter being a rare survival with two niches (the other being at Great Malvern). The cross to the north-west of Coscot marks another focal point for the medieval parish. The church and manor developed to one side of the settlement, probably an indication of a slightly later foundation - certainly by the time of Domesday Book in the late 11th century.

The form of East Hagbourne, again like other villages in the area, changed over time as farmsteads became larger, absorbing former farmsteads, and older farmhouses were subdivided into workers' houses. It is probable that many of the open spaces within the village, which by the 19th century were mostly planted with orchards, represent the locations of lost or shrunken farmsteads. There are also signs of a shrunken settlement at Coscote in the east of the parish, where a large farm had developed by the 16th century close to the medieval cross (the stump of which remains) that marks this secondary settlement.

Local farmers benefited from easy access to London's markets via the Thames, barley for malting being a particularly popular crop and Harwell cherries being exported from this area by the 17th century. The Harwell series of sandy loams underpinned by Greensand were locally variable and needed to be well-drained to maximise arable production, but they were also well suited to the growing of fruit and hops. There is a narrow band of less well-drained soils (the Ford End series) stretching from the south of the village towards Coscote. High groundwater levels typified the eastern end of the

² 'Parishes: Hagbourne', in *A History of the County of Berkshire: Volume 3*, ed. P H Ditchfield and William Page (London, 1923), pp. 475-484. British History Online <http://www.british-history.ac.uk/vch/berks/vol3/pp475-484> [accessed 9 December 2016].

parish (in the Alluvial Lowlands), and encouraged the development of meadows for fattening cattle.

1840-1920

The main legacy of this period is the insertion of straight hawthorn enclosure boundaries, the building of some farm buildings and houses, and the construction of the railway embankment that intersects the western part of the parish from SW-NE.

The patterns of land use and settlement in the parish remained remarkably unaltered - by national standards - until after the enclosure of the open fields in 1840-3, when holdings were finally brought together into groupings for each of the farmsteads rather than being scattered around the medieval open fields. Although farm labour on its increasingly large farmsteads remained as the principal occupation for most inhabitants, part-time and then full-time work in the railway industry increased after the establishment of the Great Western Railway's branch junction to Oxford at Didcot in 1843. It was an East Hagbourne farmer, Stephen Dixon, who in the 1860s-80s commenced housing development in the southern part of Didcot, this becoming known as Northbourne. The western part of the parish was traversed by the Didcot, Southampton and Newbury Railway, ideas for which were first mooted in the 1840s, but did not come to fruition until 1882.³ From 1863 until 1940 much of the parish was owned by the Lockinge estate.

1920-1945

The main legacy of this period is the extension of mostly public housing along New Road, the growing population of the village also requiring access to allotments to its north and playing fields sited to the east of New Road. Despite the recommendations made in a 1913 survey of the Wallingford Rural District Council for more housing in the villages, it was Didcot that took the lion's share of settlement growth in the inter-war period. This peaked in the 1930s. Northbourne - whose residents mostly worked on the railways and had a very different outlook than those of East and West Hagbourne - was absorbed into Didcot in 1935, when the parish boundary was redrawn to its present form along the northern boundary.⁴

1945-present

³ Notes on the Didcot, Newbury and Southampton Railway, accessed 12.12.2016 at https://en.wikipedia.org/wiki/Didcot,_Newbury_and_Southampton_Railway

⁴ A further boundary change took place in 2015 when the area known as Millbrook in the north-east corner of the parish was moved to Didcot.

This period sees the construction of new housing concentrated to the north and east of the village and the area to the north of Coscote, now in Didcot as well as the subdivision and use of fields (mostly in the northern half of the village) for amenity purposes and - alongside the removal of orchards - the building of new houses on vacant plots in the historic village. Despite closure of the village's many pubs (only The Fleur de Lys still remains) community facilities have also included improvements to the Great Mead recreation ground, the bowling green in the village centre opened in 1948 and the expansion of the village hall. (Clare et al 1995, 29-30, 42-49)

Demand for housing, in parallel with increased recognition of the heritage significance of East Hagbourne, increased after the Second World War - as a result of the need to accommodate evacuees from London, and then the establishment in 1946 of the Atomic Energy Research Establishment at Harwell, of Didcot Power Station in the late 1960s and early 1970s, and the attractiveness of the area for commuters combined with easy access to London from Didcot. Wallingford Rural District Council met the first phase of this demand between 1946 and the early 1950s, with development around Harwood Road to the north west, followed by Wilcher Close in the 1960s. The legacy of this is seen in the 2011 Census where EH has a higher proportion of social housing than South Oxfordshire as a whole. Thereafter private developers and owners have driven the greater share of household growth.

These post-1945 changes are also reflected in how the landscape around the parish has been used and has changed. The railway line, closed in 1961, is now a busy footpath and Sustrans route for cyclists, connecting Didcot to East Hagbourne, West Hagbourne and Upton. The use of land to the north of the village has changed most dramatically, there being a small remnant of farmland but most of it now given over to paddocks for horses, allotments, open recreational land and the creation in 2000 of Millennium Wood with its central communal space ringed by stones. Didcot now forms a hard edge of development along the northern boundary of the parish (as redrawn in 1935, the area to the north having been developed for housing from the northern portion of the open fields) and contained by the railway embankment.

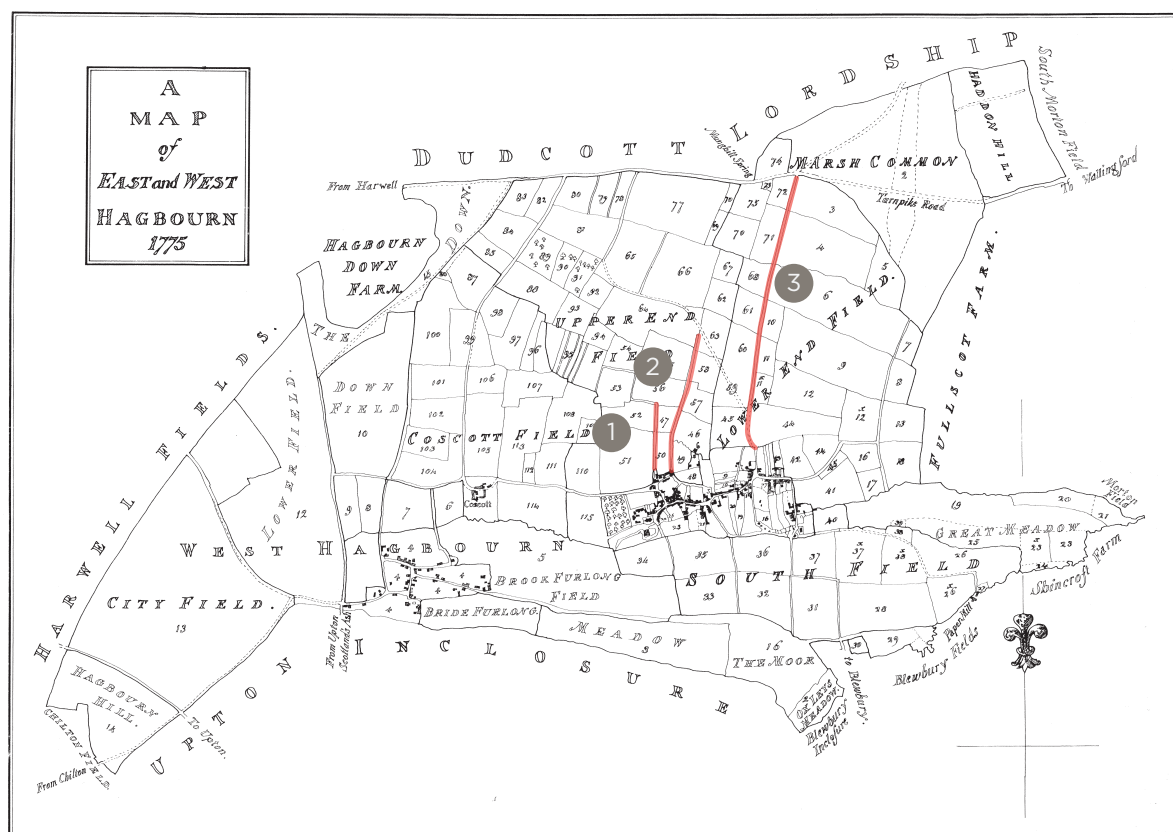


Figure 3 The 1775 map of East and West Hagbourn (3a, top) shows the routeways which offered a framework for expansion of the village as it expanded northwards around Harwood Road (1), Wilcher Close (2) and New Road (3).

The 1840 enclosure map (3b) clearly shows the farmsteads which developed around cattle and stack yards in the village. The main farmsteads have been highlighted in green, the key survivals being at 1) Manor Farm, 2) Tudor House farm, 3) Lime Tree Farm, 4) Parsonage Farm, 5) Lower Farm and 6) Grange Farm (Village Hall Archives)

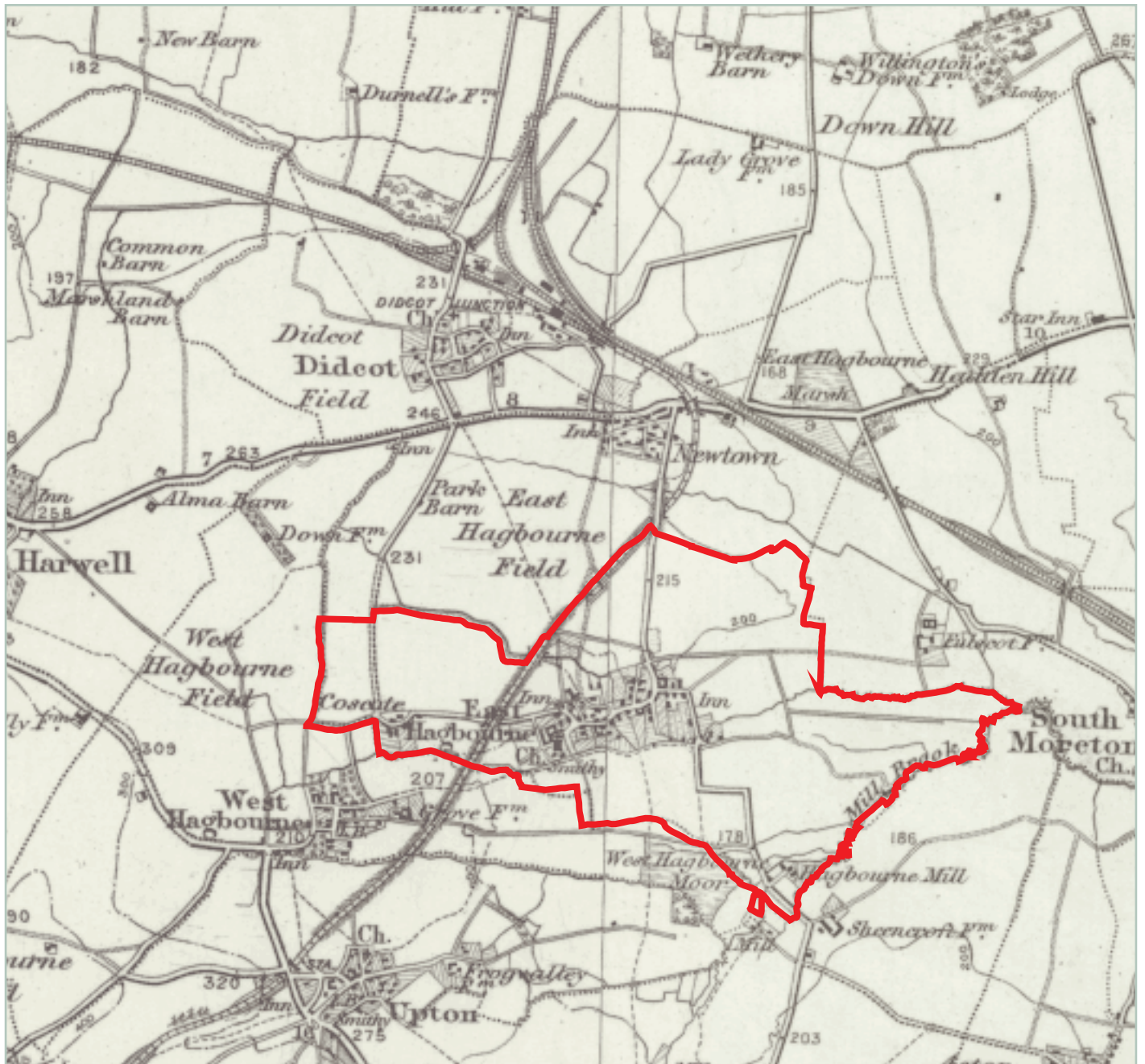


Figure 4 The 1898 Ordnance Survey map shows the settlement pattern in the wider area, extending southwards to Blewbury and the downs, and railway that connected Didcot junction to Southampton and is now used as a Sustrans route. (Village Hall Archives; Reproduced with the permission of the National Library of Scotland)



Figure 5 This satellite image shows East Hagbourne, and the impact of 20th century development and the parish in relationship to the expansion of Didcot. Note also the contrast between the thin and straight field boundaries dating from late 18th and 19th century enclosures in contrast to the more irregular and species-rich boundaries which are older and often follow watercourses and parish boundaries. Map data: Google, DigitalGlobe

2.2 Locally distinctive characteristics

Table 1 below shows how the parish of East Hagbourne shares many of the key characteristics of both the natural

and historic environment of the Upper Thames Clay Vales National Character Area.

Table 1 Key characteristics of the Upper Thames Clay Vales and East Hagbourne

UPPER THAMES CLAY VALE	EAST HAGBOURNE
This area is located in one of the heartlands of village-based settlement in England. Many of these villages have retained their historic layout.	Dominant
The predominant field pattern of large hedged fields dates from 18th and 19th century enclosure.	Common
Deserted villages and ridge and furrow, and the crop marks of Roman and earlier settlement, are associated with these landscapes.	Ridge and furrow and shrunken settlement. No evidence for earlier settlement archaeology yet.
Woodland cover is only about 5% and woodlands are generally scarce.	Apart from Millennium Wood planted in c.2000, there are small clusters of woodland along watercourses
Hedges, hedgerow trees and field trees are all frequent and characteristic within the landscape, willow pollards being common along watercourses.	Present
Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale, black poplar.	Present
Extensive cherry, plum and apple orchards.	Formerly existed, but are now rare
The Upper Jurassic clays and the wet valley bottoms give rise to enclosed pasture contrasting with more settled open arable lands of the gravel.	Contrast between seasonally-flooded areas and core farmland
In the river corridors, grazed pasture dominates with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow.	Present in south-eastern corner
Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert (a plaster made by mixing chalky marl with straw or earth) near the Chilterns and downs. The area also encircles the Middle Ridge, which has been a source of limestone for building. Chalk was also imported from the downs to the south	Dominant in historic village and outlying settlements. Wichert is rare, now concentrated in Tadley.



Figure 6 Key characteristics. The most clear surviving relationships of the historic village and its heritage assets to the surrounding farmland and plots are in views from the west (a), from the railway embankment towards Manor Farm and the church, showing post-1840 hawthorn hedges and species-rich boundary along the brook in the foreground) and north (b), view looking south from the footpath along Higgs Fields, with a relict apple tree in the foreground). (c) shows the view from the 1880s railway embankment across former open fields towards Didcot, which presents a hard urban edge along the northern boundary of the parish. (d) shows Mill Brook in the Alluvial Lowlands. The village's historic buildings are dominated by 17th century and earlier timber frame with some 18th and 19th century brick: (e) Kingsholme, built from cruck timbers felled in about 1550; (f) Shoe Lane, one the historic routeways leading out of the village, showing in the background Cobblers rebuilt after the 1659 fire; (g) Tudor House, a fine example of a lobby-entry house with an attached L-plan agricultural range including stables, granary and aisled barn which display the arable farming which underpinned the village's wealth; (h) one of the Victorian-era houses, here at Church Close and displaying a fusion of Gothic and Domestic Revival styles, which are often built to a high quality.

The characteristics listed below make East Hagbourne distinctive in a national and regional context. They mostly result from the action and interaction of human and natural factors in the period up to 1900, which includes the 1840s enclosures and those buildings built in the second half of the 19th century. Later change and development has affected different parts of East Hagbourne to a greater or lesser extent, sometimes making use of inherited features such as routeways and creating new places to live and work that have their own character that are considered later in this report.

A village landscape

Today, the landscape of East Hagbourne parish is dominated by its village, which was established by the 11th century. This nucleated settlement pattern has strongly influenced the pattern of routeways, fields and tree cover, along with the survival of curved and ridged plough strips called ridge and furrow. These are layered over an earlier landscape of scattered farmsteads and their associated fields that have been revealed through aerial survey and excavation around the parish (see p. 9). The only areas of dispersed historic settlement outside the village are the former medieval hamlet of Coscote to the west, dominated by a 17th century farmstead and Hagbourne Mill Farm in the south eastern corner of the parish.

An open landscape - fields and boundaries

By the 11th century this area had some of the lowest recorded densities of tree cover in England and was characterised by an open farming landscape where settlement was concentrated in villages. This afforded extensive views towards the village itself, towards the downs to the south and south west, the Chilterns to the east and the surrounding vale. Views northwards have of course been transformed by the growth of Didcot. These extended across most of the parish and into what is now Didcot. There is some surviving ridge and furrow within many of the former open fields which were not enclosed with straight thorn hedgerows.

The open fields are documented from charters of the 10th and early 11th centuries (the late Saxon period) and remained in use until the 1840s, which is very late by

national standards. There has been some 20th century removal of the field boundaries, but comparison of the 19th century and modern maps shows that this largely continued as an open arable landscape, as fields remained large. There was relatively little need for new boundaries to be inserted between the older (generally east-west aligned) boundaries dating from the medieval period and even earlier.

Species-rich boundaries

Pre-enclosure boundaries are concentrated on the edges of villages where historic plots bordered farmland, along watercourses and on parish boundaries. The most prominent of these boundaries are those which contain willow, poplars, oak and formerly elm, used for timber in construction. These are concentrated to the north-west and along the southern boundary of the village bordering Hacca's Brook and along other watercourses which generally run in an east-west direction, between which stretch 19th century thorn hedges. The latter enclosure boundaries are typically straight with hawthorn and blackthorn hedges and few boundary trees. They are often associated with patches of ridge and furrow surviving as a relic of the pre-enclosure farmland.

The impact of Dutch Elm Disease was very significant across the parish, there formerly being a fine line of elms between Coscote and East Hagbourne. Re-growth exists in hedgerows, but is unable to reach maturity. Although the parish outside the village has relatively few trees by national standards, significant plantings have taken place in recent years at and around the Millennium Wood, at the 'Green Gap' between Didcot and East Hagbourne and around the Great Mead Recreation Ground.

Routeways

Routeways, most now used as recreational footpaths, are an integral and highly distinctive part of East Hagbourne. Numerous footways run between the houses in the historic village, including Shoe Lane and Bakers Lane, reminiscent of past activities. Routeways also extend out of the village into the former open fields around it and connect the church to West Hagbourne and to Fulscot Manor in the east. These provided access to open fields subdivided into strips, which remained unenclosed until

1840-3 and to an area of meadow in the Alluvial Lowlands to the east (termed Great Meadow on a map of 1775). The most significant routeways in the parish include:

- A medieval routeway, probably predating the settlements at Coscote and East Hagbourne (which may have developed along it) extends from the western to south eastern end of the parish and originally passed over a ford at Tadley towards Blewbury.
- Most 20th century development has been concentrated to the north of the village, changing the medieval plot form, but retaining the footpaths which now link the historic core and newly-developed areas, to the allotments, open land and Millenium Wood established in 2000.
- New Road is shown on the 1775 map, and developed from a trackway into a metalled road for motor vehicles in the early 20th century - either before, or at the same time as the construction of the local authority housing along its western side in the 1920s.
- Greenmere, which extends westwards from New Road and along the south side of Millenium Wood, post-dates the 1840 enclosure. The line of the old track (called Doodlum's Way) on old maps, followed a diagonal route through what is now Millenium Wood.
- The length of the abandoned 1880s railway line, used as a footpath and a Sustrans path for cyclists and walkers, is also now an important ecological resource.

Orchards

Historic maps also show that orchards developed on the plots around the medieval village and to the south of the shrunken medieval settlement of Coscote. There is fragmentary evidence of the extensive orchards which extended to the south of Coscote and throughout East Hagbourne village including areas now developed, including Blewbury Road. These date from at least the early 17th century, when Harwell cherries are first documented as being exported to London. Lawson's Orchard on Main Road is the only surviving example of a whole orchard.

Watercourses and water management

Hacca's Brook runs through the village with tributary streams joining from the north and from Shovel Spring to the west. It is an attractive feature of the village, but also brings a risk of flooding to some areas. A group of local volunteers carries out regular maintenance work to help keep the stream flowing through the essentially flat landscape. The twin channels of the stream downstream of Tadley are of long standing, being shown on the first OS maps, both draining at different points into the Mill Brook. Watermills - including Hagbourne Mill Farm and the site of the paper mill to the north east are a distinctive feature along Mill Brook to the east, extending southwards towards Blewbury Mill. William Slade, the paper mill's owner, is credited with the invention of blotting paper - for which he received a medal at the 1855 Paris Exhibition (Clare et al 1995, 11). There is evidence for damming and diverting of watercourses, particularly along the southern fringe of the Village for flood management and the growing of watercress. This can also be seen in the Alluvial Lowlands at Hagbourne Mill Farm and along Mill Brook which extends from South Moreton to Blewbury.

Domestic architecture

East Hagbourne displays the key characteristics of rural architecture in the vale landscapes around the fringes of the Berkshire downs - many shared with the south east of England generally:

- Timber frame dating from the 17th century and earlier.
- Hipped as well as half-hipped roofs which were commonly thatched with straw before the more widespread use of clay tile (and occasionally slate) from the 18th century. Thatch survived longest on farm buildings, a key reason being the continued harvesting and processing of wheat by hand.
- Brick is used for chimneystacks and for the infill between panels, some of this being set out in a distinctive herringbone pattern.
- Tile hanging, commonly applied to decorative gable ends, is a distinctive feature.
- There is some evidence of earth walls and buildings in Tadley, these being a more prominent feature of nearby West Hagbourne and Blewbury.

Traditional farmsteads

Farm buildings are distinguished from domestic buildings by their use of weatherboard over timber frame and straw thatch, some of which was replaced by slate and tile in the 19th century. Their construction and form also displays the characteristics of farmstead architecture fringing and extending into the downs: loose courtyard arrangements of buildings around one or more sides of a cattle yard are dominated by barns, some aisled to one or both sides, for storing and processing the harvested corn crop and in this area for housing horses and even cattle as well. Aisled barns - as at Tudor House - mark the western border of their concentration in south east England and southern East Anglia.

19th century maps show these farmsteads as a dominant feature of the parish and their scale/date of the buildings indicates that many had developed as large farmsteads by the end of the 17th century. The working buildings of farms which fell out of use have generally been lost, except for those now in residential use (as at Tudor House and Lime Tree Farm) which serve ancillary uses with minor, or no change to their historic fabric. Some buildings, most notably the group of barns and other buildings at Manor Farm to the west and Lower Farm to the east, have been converted into dwellings, but they still have a story to tell about the development of East Hagbourne's farming community.

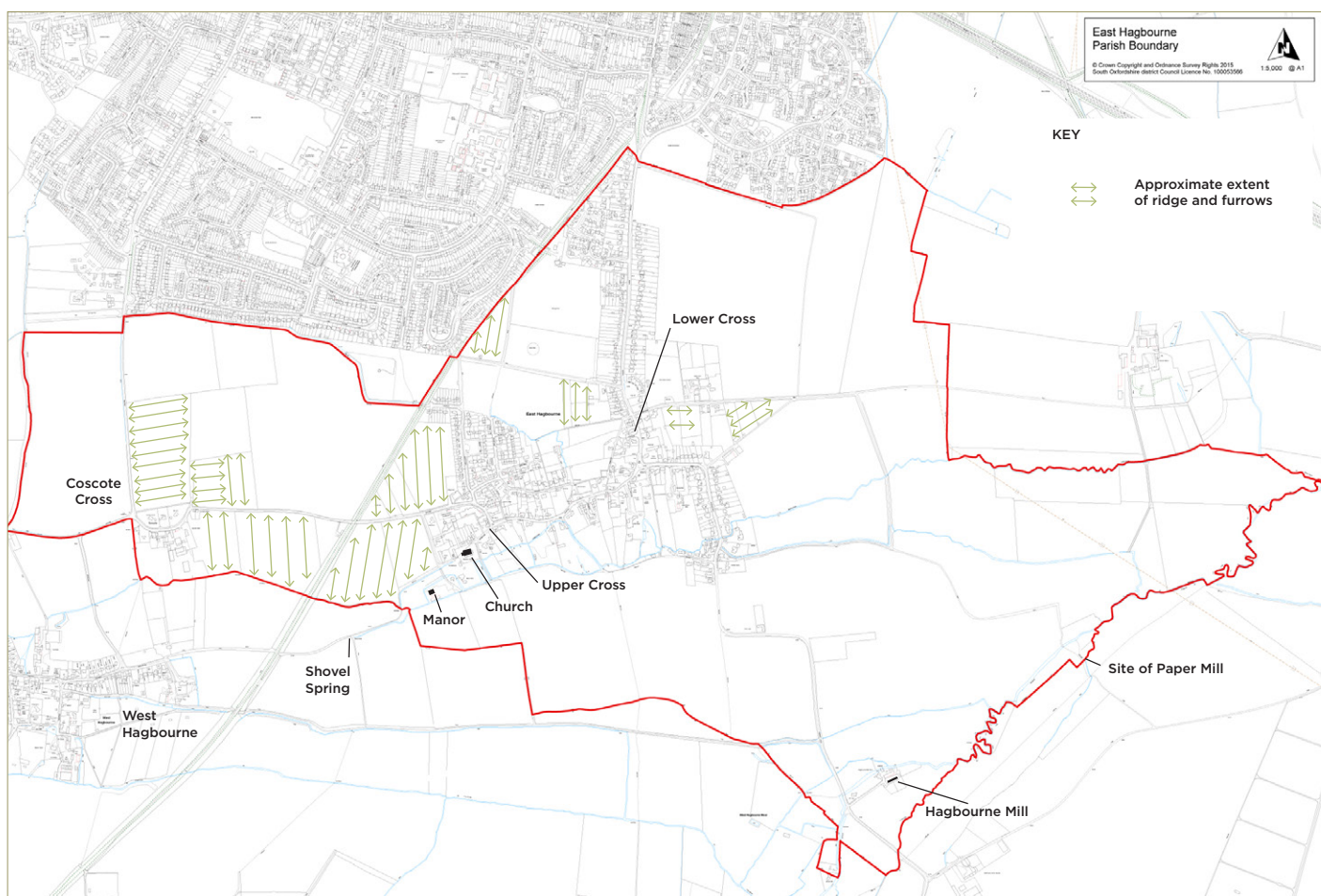


Figure 7 East Hagbourne, showing parish boundary, main watercourses and approximate location of visible surviving medieval ridge and furrow. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.

PART 3

VILLAGE AND LANDSCAPE ASSESSMENT

1 INTRODUCING THE CHARACTER TYPES AND LANDCOVER PARCELS

Character assessment is based on the identification of different types of landscape, each of which - as a result of how they have been used and changed - contain a range of features that contribute to local distinctiveness and which make one place different from another, and then their subdivision into areas which can work from a national scale (the Chilterns, the Upper Thames Clay Vales etc) to progressively smaller areas and parcels of land.

Landscape Types

The types of landscape at East Hagbourne comprise:

- East Hagbourne village, including its historic routeways and building plots.

- The Lowland Village Farmlands which extend across most of the parish, and include the hamlet of Coscote.
- The Alluvial Lowlands to the south east.
- The urban fringe areas which border Didcot to the north.

Landcover Parcels

The countryside within the parish of East Hagbourne and the urban landscape within the village itself have been subdivided into Landcover Parcels (LCPs) as shown on Figure 8a below. Each of these parcels of land comprise different land uses and/or field pattern, bounded by streamlines, roads/trackways, or the parish boundary. The Lowland Village Farmlands have been subdivided into 17 LCPs, the Alluvial Lowlands into 3 LCPs, the urban land within the village into 4 LCPs and the Urban Fringe on the edge of Didcot into 2 LCPs. Individual LCPs can vary from

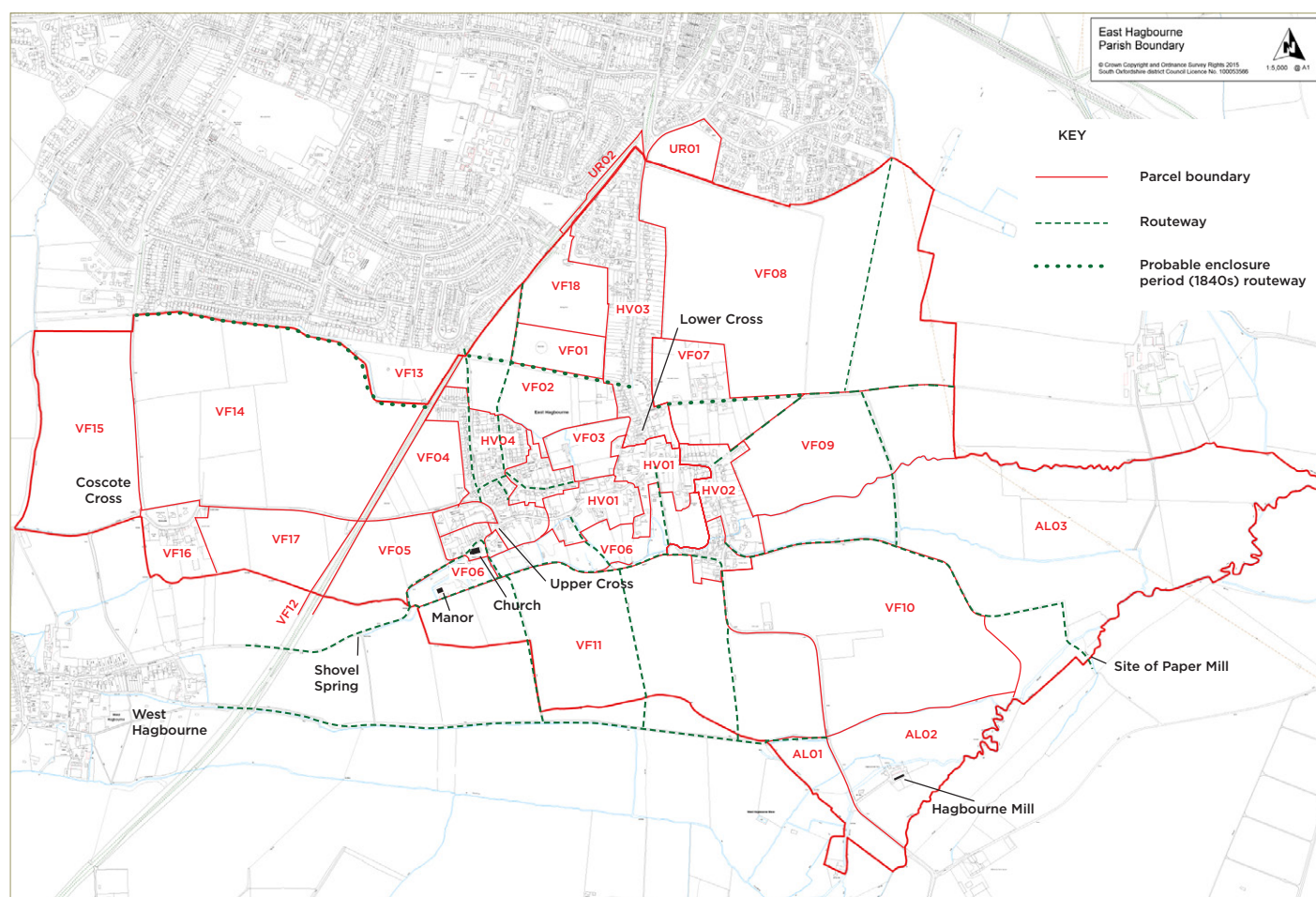


Figure 8a Landcover Parcels in East Hagbourne. HV01-4 mark the village areas which are illustrated in Figure 9. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.

small patches of land a few hectares in size, to much more extensive areas of arable land over 50ha.

Each LCP is defined by a 4 digit code comprising 2 letters to define the type of landscape of which it is a part (thus HV - East Hagbourne Village, VF - Village farmlands, AL - Alluvial lowlands, UF - the Urban Fringe of Didcot), followed by a number. These are shown on Figure 8 and described in further detail in the remainder of this section. Parcels UR01, UR02 and VF13 lie within Didcot Parish, but have been included here because of their close relationship with the village and previous location in East Hagbourne parish.

Local Character Areas

Each of the Landscape Types has been subdivided into discrete areas that although they may contain a number of separate LCPs, nonetheless have their own distinct character. These areas are referenced by a name and they are shown on Figure 8.

Table 2 summarises the character and relationship of these Landcover Parcels and Local Character Areas. The sections that follows provide a more detailed description and subdivision of the Landcover Parcels that make up East Hagbourne, and the tables at the end of this report (in Part 6) provide a summary analysis of the landscape character for each of the Local Character Areas together with conservation and enhancement issues.

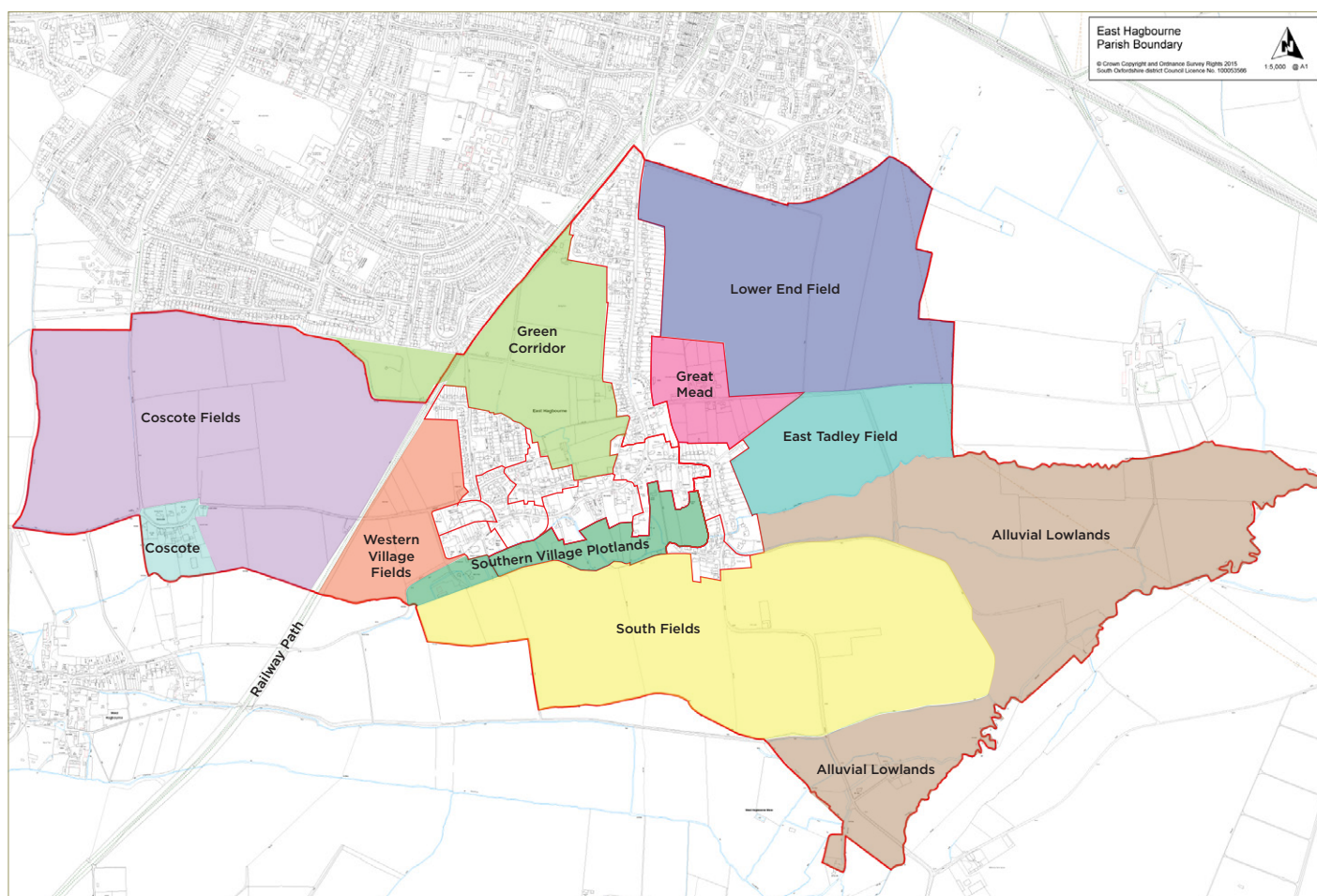


Figure 8b Local character areas in East Hagbourne. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.

Table 2 Local Character Areas and Landcover Parcels

Local Character Area	Summary	Landcover Parcels
East Hagbourne Village	The medieval village (HV1) is now connected to the hamlet of Tadley (HV2) by 20th century infill development in a diversity of styles. Ribbon development and discrete housing estates in a diversity of styles characterise New Road (HV3). Uniformity of styles and open tranquil spaces characterise the post-1945 development in HV4.	HV1 The medieval village HV2 Tadley HV3 New Road HV4 Harwood Road and Windsor Crescent area
Green Corridor	This area now provides a soft transition between Didcot and East Hagbourne village, and has changed over the 20th century from a mix of paddocks, orchards and cropped fields into a planted woodland (VF01), allotments with scrub, coppicing, paddocks and amenity areas (VF02), paddocks on the fringe of the medieval village (VF03), a reservoir and wildlife reserve (VF13, in Didcot parish) and school playing fields (VF18).	VF01 Millenium Wood VF02 Butts Piece and paddocks VF03 Higgs Fields VF13 Mowbray Fields VF18 St Birinus Playing Field
Western Village Fields	This area frames views from the west, and particularly the embankment of the railway (VF12), of the west of the village, VF04 being a multi-use area with a hard edge alongside HV4 and VF05 affording clear views of the church and Manor Farm.	VF04 Village Hall Field and Cemetery VF05 Manor Farm Fields VF12 Railway track (Sustrans route)
Coscote Hamlet	This is a medieval hamlet which developed by the 17th-19th centuries into a large farmstead with 20th century bungalows along its northern side.	VF16 Coscote
Coscote Fields	These fields provide the setting for Coscote and remain in agricultural use.	VF14 East Coscote Field VF15 West Coscote Field VF17 South Coscote Field
Southern Village Plotlands	An area of former medieval farm and house plots bordering Hacca's Brook to the south and now mostly lightly managed as gardens.	VF06 Southern village plotlands
South Fields	Large fields in agricultural use crossed and border by paths which afford a strong sense of a village-edge open landscape.	VF10 and 11 South Field
East Tadley Fields	Fields in agricultural use bordered to west by 20th century development in HV2.	VF09 East Tadley Field
Lower End Field	Large open expanse of farmland inherited from one of the large medieval open fields around the village, in agricultural use and crossed to south by Great Mead which connects the village to Fulscote to the east.	VF08 Lower End Field
The Great Mead Triangle	Former paddocks (to north of Blewbury Road in HV1) and open fields now in mixed use for agriculture, paddocks, a post-1945 farmstead and a recreation ground dating from 1922.	VF07 Great Mead
Alluvial Lowlands	Land adjacent to Mill Brook and its tributaries, including Hagbourne Mill and former pasture serving the village farms.	AL01 Blewbury Edge Field AL02 Hagbourne Mill Fields AL03 Great Meadow
Urban Fringe Areas	These are both within Didcot parish but were in East Hagbourne until the 1930s.	UR01 Allotments UR02 Railway cutting

2 EAST HAGBOURNE VILLAGE

The section that follows provides a more detailed description and subdivision of the four urban Landcover Parcels that make up East Hagbourne. These are:

- **Parcel 1.** The medieval village (HV01), subdividing into:

Area 1a	Manor Farm and Church Close
Area 1b	The Church of England School and Vicarage
Area 1c	The Crofts
Area 1d	Upper Cross area
Area 1e	Kingsholm to Grange Farm
Area 1f	Blewbury Road

- **Parcel 2.** Tadley and east of the cross (HV02), subdividing into:

Area 2a	Tadley
Area 2b	Blewbury Road, Tadley

- **Parcel 3.** New Road (HV03)

- **Parcel 4.** North west: Harwood Road and Windsor Crescent area and Wilcher Close (HV04)

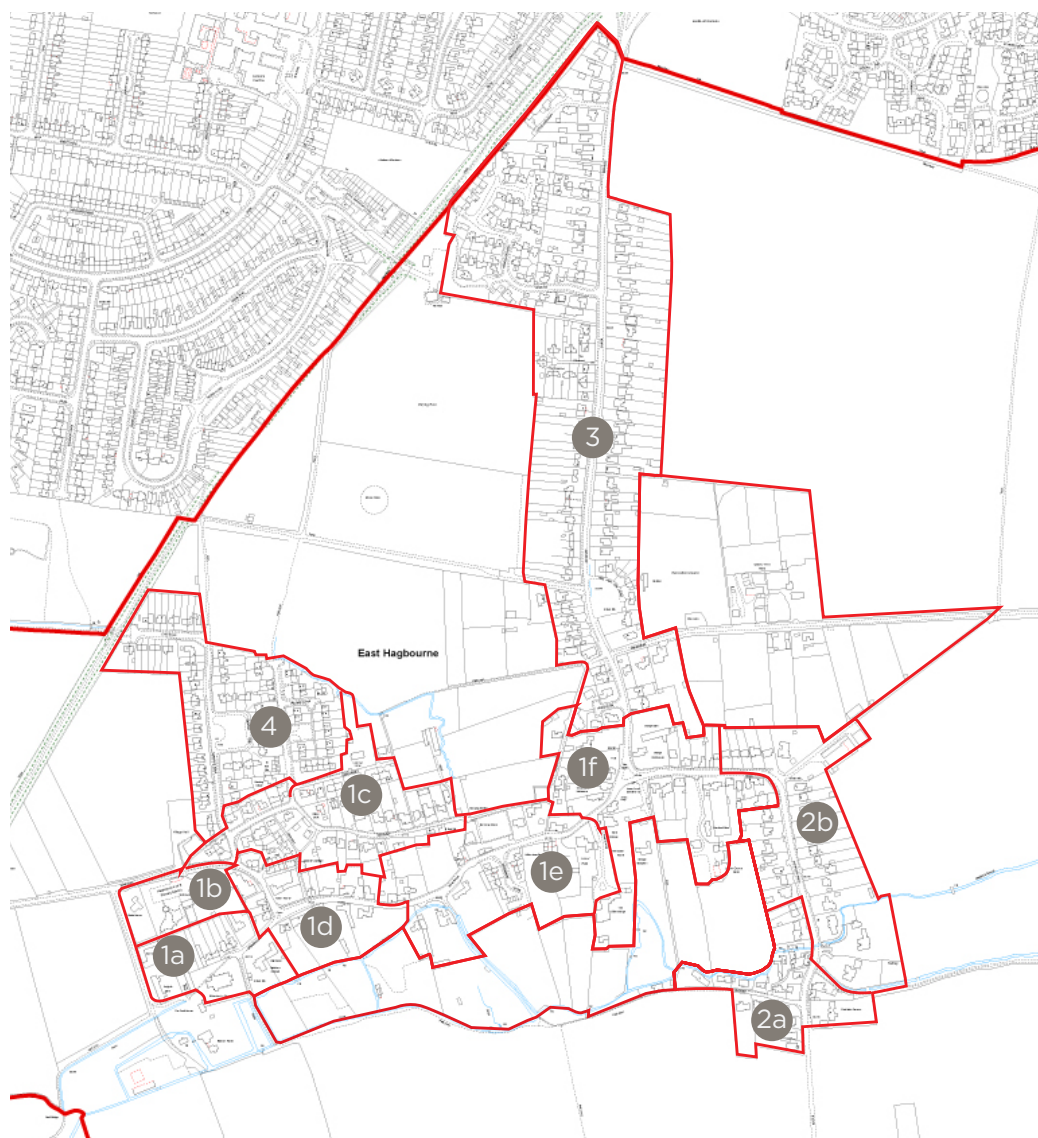


Figure 9 Landcover parcels in East Hagbourne village. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.

HV01 The medieval village

Historic development and layout - Houses, farm buildings and other buildings in East Hagbourne have developed within medieval plots and closes, within a framework of lanes and routeways. The extent of the medieval village is marked by the crosses at either end. Medieval routeways and paths which extend northwards are intersected by a routeway (The Croft) which served as a back lane along the north side of the plots extending from Main Road. Some farms and houses developed around The Croft, but most of its houses were built after 1920 and especially after 1945. Trackways also extend to the south of Main Road, the widest being a route for livestock which ran to the east of Parsonage Farm and exited via a stock funnel (now Fieldside) into the South Field.

This layout is a fundamental aspect of East Hagbourne's historic character, as it has provided the framework for how the village has changed. Of particular importance is that East Hagbourne, like many villages in this area, shows signs of having been both planned and transformed by the development of large farmsteads. The 1st and 2nd edition Ordnance Survey maps show these farmsteads sited amongst a much looser density of houses than is now the case, with many open spaces occupied by gardens and orchards. This most probably is the result of houses and farms falling out of use, and being amalgamated into larger holdings and then demolished: there are several locations around the village where old houses are known to have been demolished, for example along the southern side of Tudor House and at Lime Tree Farm, and along Blewbury Road, Tadley and The Crofts. Many plots have been developed with houses from the late 19th century.

Architecture - 19th century and earlier houses, which are predominantly of two storeys in contrast to the areas of 20th century expansion, generally face into and are built tight to Main Road, within plots which extend north and south to back lanes. They are also found in Blewbury Road, Shoe Lane, The Crofts area and Bakers Lane as well as at Tadley.

The village clearly suffered severe damage to property as a result of the Great Fire of 10 March 1659, and like many towns and villages affected by fire it received contributions towards the relief of those affected: Charles II issued a proclamation for its relief in November 1661.

Houses were clearly rebuilt in timber frame and farm buildings thatched in straw. There are some houses with inscribed dates and features which predate the Great Fire of 1659 - the crucks used to build Kingsholm (No 5 Main Road, Area 1e) have a recorded felling date of 1550 and the listing description records crucks in No 32 (grade II). Much of the oak for building was probably imported into the parish, but young elm and poplar from hedgerows was also used. An example of young timber squared from the tree is found in the barn at Lime Tree Farm. Jettied fronts (with overhangs, many of which have been underbuilt) and carved brackets are also a distinctive feature of older houses in the parish.

There is some evidence for building and remodelling in 18th century brick, and for the subdivision of houses as they passed out of agricultural use. The village continued to develop within its medieval confines in the second half of the 19th century, with a Church of England school built north of the churchyard in 1874, a Primitive Methodist chapel built on Blewbury Road in 1884 and some larger houses reflecting the influence of the Domestic Revival style. Some buildings clearly retain the imprint of the Lockinge estate, in the form of decorative tile hanging and restored timber frame following the principles of the Domestic Revival movement and its interest in traditional English styles. The estate had after purchases between 1859 and 1870 developed into one of the largest estates in England, with Robert Loyd-Lindsay (Lord Wantage) taking the lead in agricultural improvement and the provision of improved workers' housing.⁵ There is a wide diversity of door and window detail in the 19th century and earlier houses - casements, horizontal sliding sashes, vertical sashes, and leaded lights.

Significant areas of the parish were developed from the 1920s and these have their own distinctive architectural style. A uniform approach characterises the design of housing built for Wallingford Rural District Council along New Road from the 1930s and designed around significant areas of designed open space in Harwood Road and Wilcher Close in the 1950s-60s. Bungalows and semi-detached houses were built by private developers from the 1920s, including extensive development along The

⁵ For the Lockinge estate see <http://wantage-museum.com/wp-content/uploads/2013/04/Robert-Loyd-Lindsay.pdf> for a summary of Robert Loyd-Lindsay see Oxfordshire County Council, The Staff of the Dept. of Leisure & Arts. Retrieved 12 December 2016.

Croft, New Road and Blewbury Road in the 1950s. These were usually built for individual purchasers and so display a variety in design. Larger houses are concentrated in areas of post-1945 infill within the village.

Infill development on empty plots and on the sites of demolished houses within the medieval village and along Blewbury Road made a significant contribution to housing development after 1945. There have also been a limited number of barn conversions within the village (and the conversion of the Methodist chapel in 1976) and at Lower Manor Farm to its west. A very small number of additional houses have been created at the medieval hamlet of Coscote to the west, in the form of 1950s and later bungalows and a new farmhouse to serve the farm, and in the form of a c.1960 house and late 1990s barn conversions at Hagbourne Mill Farm to the south east. Notable in a national context, for its overall composition and high-quality detail, is Kingsholm Close by the Aylesbury-based architect Eric Throssell, who from 1967 successfully applied his understanding of historic architecture to restoration (e.g. of Hartwell, Buckinghamshire) and new design.

Area 1a Manor Farm and Church Close

The manor site (in VF05) with its farmstead developed in close proximity to the church. The separation of both from the main village is characteristic of other settlements in the area such as Prince's Harwell and Steventon.

The phasing of the church - with a 13th century south aisle and early-mid 14th century north aisle added to a 12th century or earlier chancel and nave - hints its subsequent expansion, at a time of economic and population growth in England and Europe. There is plentiful evidence in this area for churches being established in the late Saxon period (in the 10th and early 11th centuries), but it is possible that the church here is post-Conquest in date and that the crosses mark the settlements at Coscote and either end of the main street of the village. The manor developed close to the church, on a fully or partly moated site which was reworked in (and may even wholly date from) the 18th and 19th centuries, with a farmstead to its north: the house was rebuilt in about 1870.



Figure 10 Manor Farm and Church Close, showing (a), view from the path leading from West Hagbourne to the church which serves both communities; (b) Manor Farm barns, now in residential use; (c) No 7 Church Close which is a late 18th century refronting of a 17th century or earlier timber-frame house with an attached agricultural range.

A path from Upper Cross passes through Church Close to extend south alongside the churchyard and also through the churchyard to a lane bounded to the north by a prominent brick wall and leading on to the path of West Hagbourne. From here there are views south to the c.1870 house at Manor Farm, which includes a moat reworked or newly built in the 18th-19th centuries, and glimpses of

the oast house which - as remodelled in the 19th century from a 16th century timber frame - comprises a rare survival so far west of where most hop kilns are found.

The church and the barns (converted in the 1980s) remaining from Manor Farm are very prominent in public views from the path to West Hagbourne and the railway embankment (VF12) across surviving ridge and furrow (in VF05). This legible church-manor grouping, and its relationship to the agricultural landscape with legible remains of medieval cultivation, is highly significant.

Church Close is hidden in views from the west, but as one approaches it from the east it has a secluded character dominated by the medieval church with its churchyard. The 17th to 19th century buildings facing the churchyard to the north include the former vicarage, set back in an extensive historic garden area, a pair of c. 1870 Gothic Revival houses (Nos 3 and 5, Figure 6h) and a former farmhouse and 18th century barn range (No 7) which was formerly part of Manor Farm, the former clad in 18th century brick around an earlier core. Two former orchard plots to the south (Highmead and Saddlers Orchard) were developed in the 1970s with one house rebuilt on a large scale in 2016-17.

This whole area has very high archaeological potential, and may reveal significant evidence about the development of the late Saxon or early medieval church and manor. The churchyard is also a significant wildlife habitat.

Area 1b *The Church of England School and Vicarage*

This area principally results from the post-1950s expansion of the school (including a major programme of 1997) and the buildings of the vicarage on a former orchard extending to the west. Although this area results from post-1945 redevelopment, it is in a sensitive location being visually prominent, together with the Village Hall opposite, on the approach to the village from the west.

Area 1c *The Crofts*

This area is characterised by its loose scatter of 19th century and earlier housing, which developed around routeways including a back lane running parallel to the north of Main Street, intermixed with some pre-



Figure 11 The Crofts, showing (a) the group at Nos 1, 1a, 3, 5 and 7; (b) The Croft looking west; (c) North Croft looking east showing a typical small-scale rendered house of the 1920s-30s in the foreground.

1950 bungalows and mostly a wide variety of post-1950 bungalows and houses set within mature gardens. The most coherent grouping of 19th century and earlier houses extends along the north side of The Croft at its west end, comprising a mid 19th century house with rendered walls, an altered 17th century timber-frame house with thatch roof, and the former Boot public house (Nos 1, 1a, 3, 5 and 7). Other early houses comprise North Croft Cottage at the east end of North Croft, the 17th century timber frame at No 21 The Croft, a 19th century house to its east and to the north east (a late 17th century timber frame), and a late 18th or early 19th century timber frame house at 24 The Croft to the east. Extending towards Shoe Lane is the small 18th century farmstead at 10 The Croft.

Area 1d Upper Cross area

This area is characterised by its high density of late 17th century houses in a consistent architectural style, which date from after the 1659 fire. Tudor House (II*) is a fine example with a central entrance to a fashionable lobby entry facing Main Road, and to the rear a brewhouse and L-shaped aisled barn with internal granary and stabling/cattle housing (Figure 6d). To its north a narrow alley provides access to a barn-style terrace of housing (c1990) on the site of a barn along the north side of the historic farmyard and forming the strong border to Area 1c. Tudor House, together with the II* Upper Cross, offers a focal point at the western core of the village, the view eastwards towards the Fleur de Lys (the only working survival of five pubs documented in the village) and from the Fleur looking west revealing a remarkable consistency of timber-frame techniques and architectural style. Cobblers in Shoe Lane, which retains a strong sense of the character of the medieval village layout with 17th century buildings dominating the internal view, has a beam dated 1659 (Figure 6f): this almost certainly marks rebuilding after the Great Fire.

Lime Tree Farm to the east, and opposite the Fleur, is a rare surviving example of a smaller-scale historic farmstead typical of villages in this area with timber-framed farm buildings - an 18th century cartshed/stable (converged into a house) opposite a combined barn and animal housing range). At the eastern end and on the north of Main Road is a mid 19th century terrace, formerly



Figure 12 Upper Cross area, showing (a) general view looking east with the medieval cross and late 17th century houses; (b) view looking east along Main Road showing post-1659 houses including Fleur de Lys pub and small weatherboarded barn to right; (c) view into Lime Tree Farm.

shops, with lozenge-pattern brick.

Leaving the area and travelling west is the prominent Gothic Revival front of the school built in 1874 (the post-1945 developed area of the school and vicarage are in

HV01b), the 17th century No 48, which is rendered with a small weatherboarded agricultural bay to the west, and two small 19th century rendered houses facing south towards Main Road.

Area 1e *Kingsholm to Grange Farm*

With the exception of Kingsholm Close at its core this area has a far looser layout of buildings which at least in part pre-date the 1659 fire, mostly resulting from the abandonment of medieval house plots and the development of large farms. Despite some post-1950 infill, this area has retained a very strong sense of the layout of the 17th century and earlier village. Plots of different sizes closely relate to the development, scale and function of their associated buildings and sometimes also to the story of abandonment and amalgamation of farm holdings. This is a significant part of the landscape story in this and nearby villages. The largest property is Parsonage Farm which had developed as a prestigious site by the early 18th century, when its house was given a fine brick front facing into its own garden away from Main Road and the farmyard with its large barn and animal housing to the west. Along its eastern boundary is Parsonage Lane which took livestock from the village towards Great Meadow to the east, and which is flanked by species-rich boundaries of trees and shrubs.

To the east are the converted barns at Lower Farm, its house rebuilt in brick in the 1870s, and The Grange, an imposing example of late Victorian Domestic Revival architecture which occupies another large plot of land which has been partly developed to the rear. To its east is a lane extending south which is defined on its west side by a long 18th-19th century brick wall.

At the core of this area is Kingsholm (Figure 6), a large L-shaped house dated through tree-ring dating: its crucks were built from trees felled in 1550. Opposite is relict open ground (Lawson's Orchard) with fruit trees and the earthworks of an historic house or farmstead. To its east is Kingsholme Close of 1968, a very fine example of Vernacular Revival housing by the distinguished architect Eric Throssel: two 'lodges' flank the entrance to a close into which the houses face.

Buckels, with a decorative bracket dated 1605, adjoins Bakers Lane which to the north retains a strong sense of



Figure 13 Kingsholm to Grange Farm, showing (a) view looking west with former general stores to right; (b) eastwards view showing Buckles to left, weatherboarded farm buildings in domestic use at Lower Farm on right and in background The Grange; (c) post-1950 infill set back in its plot; (d) Kingsholme Close; (e) Lawson's Orchard.



Figure 14 Blewbury Road, showing (a) view looking east with No 3 to left and 10 to right in foreground; (b) view from war memorial looking east.

its historic character in relationship to Higgs Field (VF03) on its west side: extending into this field and facing south is No 2 Bakers Lane, which is a grade II listed late 17th century house with central entrance and a rear stair turret. Buckels also commences a group of 17th century and later properties, mostly set in large plots, which continue along the north side of Main Road and, together with The Grange and Grange Farm (refronted in brick in the early 18th century and with a large converted barn to the rear), form part of a group of historic properties around Lower Cross and the war memorial. Open views from here along Blewbury Road contrast with the narrowing of the view northwards into New Road, flanked by hedges and a 19th century brick wall: before the 19th century this provided a routeway for livestock en route to the rough grazing in the north of the parish.

Area 1f Blewbury Road

This area is characterised by a mix of post-1950 and earlier property, and it is known that some of the later houses occupy the plots of 18th century and earlier houses

demolished in the later 19th and 20th centuries. On the north side of the road, Starfields (an early bungalow of c.1910 with a decorative iron porch), the timber-framed Cobblestones and the 18th century rendered house next to it are built within deep and narrow plots which extended northwards to Great Mead but are no longer legible. To the east is a line of post-1950 houses set well back within their plots. Houses of similar date are set closer to the road to the south. Further to the east is a line of three timber-framed properties and on a narrow plot the Victorian Gothic Revival Primitive Methodist Chapel. A driveway provides access to modern agricultural sheds at Lower Cross Farm to the south, there also being modern agricultural sheds off the trackway extending north-east where Blewbury Road turns south.

HV2 Tadley

The secondary medieval settlement of Tadley developed around a ford across Hakka's Brook and was separated by about 200 yards from the first houses in East Hagbourne along the east-west section of Blewbury Road. From the 1930s ribbon development along Blewbury Road (now in Area 2b) filled in the remaining orchard land between the two settlements.



Figure 15 Tadley, 17th to early 18th century timber-frame and witchert houses.

Viewpoints are mostly confined to Blewbury Road, with footpaths offering many viewpoints into Fieldside from the south and towards Tadley from the east.

Two smaller parcels of land can be distinguished within Tadley. These include:

Area 2a Tadley

Tadley comprises a loose cluster of houses and former farmsteads which survive to the south-east and west of the former fording point. The houses and their plots along Fieldside were built within the 'stock funnel' extending from Parsonage Lane and from the west end of Blewbury Road to the north which widened out to enable the movement of livestock to and from Great Meadow (AL03) to the east. This is shown on the 1776 map, but was redundant and developed by the mid 19th century. Houses are mostly small-scale and face in diverse directions from their historic plots, suggesting a very piecemeal form of development in this area of former common land. 19th century houses in Tadley are in brick and rendered brick with tile roofs, there being some 16th-18th century timber frame, witchert (a local term for earth walling) and use of thatch. Just to the north of the fording place, on Blewbury Road is a 16th-17th century former farmhouse, subdivided by the 19th century into farm workers' housing.

Area 2b Blewbury Road, Tadley

The area along Blewbury Road was formerly orchard. The area near Lower Cross was developed from the 1920s and from the late 1940s, varied and individual houses and bungalows were built down to Hacca's Brook and



Figure 16 View looking north up Blewbury Road.

beyond, set in good-sized gardens. Inter-war and post-war houses are predominantly single-storey with hipped and gabled plain tile roofs to brick and rendered walls. A small development along Fieldside comprises houses of diverse ages. On the east side of the Blewbury Road, three

large modern houses have been built, set in large gardens including those of the former Spread Eagle public house: these are two-storey houses with slate roofs over brick and render walls.



Figure 17 The New Road area, showing (a) contrast between the designed line of 1920s houses built for Wallingford District Council on the left (west) and the boundaries to the deeply set-back and mostly post-1950 properties on the east; (b) Rymans Crescent and (c) Bishops Orchard.

HVo3 New Road

New Road is shown as a trackway extending from the north of Lower Cross to Hagbourne Marsh, which became part of Didcot parish in 1935 and has been substantially developed with housing. By 1931, the west side had been developed with council houses along New Road and The Crescent, while the remaining length was devoted to smallholdings. Few houses had been built on the east side at this time, the majority being individual private builds dating from 1950 onwards. Next to Higgs Close there is a garage which also houses the village shop and post office, run by volunteers. The dominant characteristic of this area is its ribbon development with a strong hedge and fence line along New Road, except to the north of the east side adjoining Northbourne Allotments. Here there are views through trees towards the Chilterns and into the agricultural landscape to the east (VF08).

On the east side.

- a. The mostly single-storey detached houses are set back deep into their plots, with a consistent building line and long rear gardens. They include some distinctive 1920s-30s bungalows with hipped and half-hipped tile roofs at the southern and northern ends (Nos 25-33 and Nos 69a, 71, 73 and 89 are shown on the 1933 map). Houses on some plots have been rebuilt since 1945, but in general there is a rich mix of architectural treatment and materials (mostly brick and render, with tile and slate gabled and hipped roofs) reflecting their development for individual owners from 1949 onwards. The plots are shorter, where they adjoin the Great Mead Recreation Ground (VF07) to the south: this area is shown as allotments on the 1931 OS map.
- b. Ryman's Crescent to the southern end of the east side was built for Wallingford Rural District Council in the late 1940s, on former allotments. The single-storey semi-detached houses are built in a quadrant facing into a green.
- c. Larger houses were built to a variety of styles and on an individual basis to the south, facing north into Great Mead (VF07). Two were built c.1949, one later.

On the west side, much more of the ribbon development is shown on the OS plan of 1931 than on the east side and houses are set back deep into their plots, with a consistent building line and long rear gardens. Most

display a similarly mix of architectural treatment and materials with the exception of a group of 10 houses (The Crescent) accessed from a narrow driveway which abuts the school playing fields (UR 05), and a line of semi-detached 2-storey houses (Nos 52-94) built for Wallingford Rural District Council in the 1920s: these are built in brick and tile.

Drives also provide access from the west side of New Road to 1990s and later developments which marked by smaller gardens and more informal planning with varied orientations of the house fronts. These are:

- d. Higgs Close to the south, built on the site of Higgs Farm in the early-mid 1970s. It has five detached single-storey brick and slate properties with attic dormers and detached garages. There is a strong sense of enclosure within the development, front lawns and trees being a highly visible publicly-viewed feature from within Higgs Close and from New Road.
- e. Bishops Orchard to the north of The Crescent. Built around 1990, this comprises a development of around 50 detached 2-storey houses built on the site of a mushroom farm. Houses are built in a mix of red and yellow brick with interlocking tile cross-gabled roofs and hip-roofed garages. The informal layout, with curving roads and closes, affords a variety of views within this development, enhanced by the use of small lawned areas planted with trees and shrubs set between the driveways to each house.
- f. Little Langlands to the north of 1995, comprising a small development of five two-storey detached houses of brick and tile which are distinguished by their Vernacular Revival treatment - with gabled dormers, chimneystacks, dentilled brickwork to the eaves and string courses which mark the floor levels.

Mature hedges, shrubs and trees have developed on the borders and within plots over the period of this development. The area is intersected at its southern end by Great Mead, a track which connected the village to Fulscot Manor and the landscape to the east, to the north of which has now developed a significant communal area (a recreation ground established in the 1920s), a loose cluster of buildings at Cherry Tree Farm and horse paddocks and stables extending towards Blewbury Road to the south. This area lies within VF07 (see below).

HVO4 *Harwood Road and Windsor Crescent area and Wilcher Close*

This area of council housing to the north of the historic village was developed by Wallingford Rural District Council after the Second World War, around two of the medieval routeways extending north from the village. Properties are set back in their plots, a distinctive characteristic being the sense of space as one moves through this area, enabled by large open green spaces at Windsor Crescent and Wilcher Close. The layout of the whole estate used the medieval trackways that linked East Hagbourne to the open fields to the north and which still offer the main internal viewpoints.

As a whole it displays the simplicity of design and attention to landscape planning that typifies the period. Harwood Road and Lake Road was developed between 1946 and 1952 as a mix of Airey and Unity type semi-detached houses, set behind pavements with lawned strips and a mix of low walls, fences and hedges set out as a strong line to the front gardens. The semi-detached houses in Lake Road are set back in deep plots, and have dormers set in tiled mansard roofs over brick walls to their ground-floors. Along the east side of Harwood Road, in Windsor Crescent, are semi-detached bungalows, with central gables, which are set around a square with a central lawned area open to the west side. Most of the houses with end gables along the west side of Harwood Road have been replaced by modern brick houses, a concrete-panel house built to the original designs surviving to the south.

Wilcher Close was developed in 1965 as a mix of flats, small houses and retirement bungalows built of brick, to the designs of the Oxford practice Belcher and Stamford, probably best-known for Seacourt Tower in Botley. A plaque on Nos 21-2 notes that it was the 2000th house built by WRDC. Its simple treatment, with shallow pitched roofs, is typical of the period. The development uses 'double row' building, promoted at that time to avoid the monotony of ribbon development. A row of retirement bungalows is sited to the south of semi-detached houses, arranged around a courtyard with parking and lawns open to the east side and a close to the north. An additional five social houses were built in the last decade, replacing areas where garages previously stood.



Figure 18 Harwood Road (a, looking north), Windsor Crescent (b), Lake Road (c), and houses (d) and bungalows (e) in Wilcher Close.

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trackway extending northwards from Wilcher Close. The area to the south of the trackway retains a strong agricultural character on the edge of the village. Some ridge and furrow survives, although not in such a clear visual relationship to the medieval village as that found in parcel VF05.

VF03 *Higgs Fields*

This parcel is sited between The Croft (Area 3b) and Bakers Lane (in HV1e) to the east, its footpaths affording views towards the medieval village. It contains an intact pattern of small hedged and pastoral fields, contained on three sides by the village edge, enclosed in the 18th-19th centuries. It adjoins and partly overlies the historic Higgs Farm, demolished to make way for new housing at Higgs Close (see HV03). This area is designated 'important green space' within the conservation area.

This parcel is separated by a hedged trackway - which probably pre-dates enclosure - from the field to the north in Butts Piece (VF02). By at least the 19th century it was mostly orchard, and some veteran trees have survived. Some surviving ridge and furrow has been preserved by long use for both grazing and orchards within the settled perimeter around East Hagbourne village.



Figure 21 Higgs Fields, view looking north-east towards No 2 Bakers Lane.

VF04 *Village Hall Field and Cemetery*

The parcel was cut off in the 1880s from the remainder of East Coscote Field by the railway line (VF12), and is bounded on its eastern edge by 1950s/later housing. It now contains a diversity of uses, mostly linked to the local community:

- The village hall and village car park. Hagbourne Village Hall serves both East and West Hagbourne and was built on land given by Humfrey Abbot in 1926. It was rebuilt in about 1952 and further extended in 1986 and 2010. The village car park was built by the Parish Council in 1995.
- Ridge and furrow survives on the same north-south alignment as VF05 (Manor Farm Fields) to the south, although of lesser significance as there is not such a clear visual relationship to the setting of heritage assets.
- The cemetery with its wildflower meadow.

The cemetery has two distinct areas. The triangle of graves managed by the Parochial Church Council and bounded by the railway line, road and new cemetery dates from the early 1900s and is wildflower rich, typical of cemeteries enclosed before grassland began to be 'improved' by artificial fertilisers. This area is undergoing management to control bramble and nettles, also to reduce shading by the yew trees.

The larger area of the cemetery is managed by the Parish Council and roughly half is presently a species rich wildflower meadow, sown in 1998 and holder of an award from the CPRE. Management is carried out jointly by local farmers and Hagbourne Environment Group. The group also works in Butts Piece, the Millennium Wood and other sites around the village.



Figure 22 Village Hall Field from the railway path (VF12), showing the hard edge of the post-1945 development along Harwood Road.

VF05 *Manor Farm Fields*

This parcel is located to the west and north of Manor Farm. It is bounded to the north by the medieval lane to Coscote and to its south by a medieval lane to West Hagbourne. The latter, which is now a footpath, extends from the church, passing Shovel Spring (just outside the parish) on its way. Shovel Spring drains into Hacca's Brook close to Manor Farm. The land in the parcel is a remnant of the southern part of the great open field, named Coscott Field, that formerly lay to the west of the village. This parcel retains a clear visual relationship - especially in views from the railway line and the path extending towards West Hagbourne - with the grade I listed church, manor site and barns of East Hagbourne. It is under pasture and retains well-preserved ridge and furrow.

The ditch alongside the southern footpath is important as a seasonal wetland, draining from a low lying area by the Manor, where kingcups flourish in spring. In the clean water from Shovel Spring watercress is still found in summer and the patch of woodland bordering the confluence with Hacca's Brook is also species rich. This area was adopted by the nearby school some years ago and native hardwoods and shrubs planted to diversify the habitat.



Figure 23 Manor Farm Fields from the railway path (VF12), showing post-1840 hawthorn hedges crossing the medieval ridge and furrow and views towards the Manor Farm barns and church.

VFo6 Southern Village Plotlands

This is an area of former orchards and paddocks extending south towards Hakka's Brook from medieval plots along the Main Road. Watercress beds were once developed along this brook, which retains a species-rich boundary separating it from the former open fields to the south. The parcel extends westwards to take in the area of historic closes around the medieval manor, and now includes the modern farm buildings at Manor Farm. The area is dissected by Parsonage Lane, running on a causeway from Main Road to Fieldside. This follows the line of a historic access to the southern fields from the village farms. The area is visible from the length of

the Fieldside footpath, providing a green fringe to the development along Main Road and following the line of Hacca's Brook to Tadley.

This area is designated 'important green space' within the conservation area and is also within the flood zone.



Figure 24 Fig 24 The Southern Village Plotlands are traversed by Parsonage Lane (a). At the west is Manor Farm, with (b) showing the view from Manor Farm Fields across a ditch toward outgrown pollarded trees. (c) shows Hacca's Brook at the end of Parsonage Lane while (d) illustrates the green transition to the open fields along the Fieldside footpath.

VF07 Great Mead

The area is named after a bridleway track linking the ancient settlements of East Hagbourne and Fulscot. Formerly, it was part of Lower End Field, one of the great open medieval fields that served the village, but over the 20th century it has been carved up into smaller enclosed plots of land, some of which were used as orchards. The parcel includes:

- The Great Mead triangle, located between Great Mead and Blewbury Road to the south. Formerly at least part orchard, this area dates from the 1840 enclosure and marks the northern limit of a former 17th century and earlier house and farmyard plots. Mature hedges have also developed over the 20th century around the northern and eastern edges of the parcel, where they border house plots dating from the 1920s. Some ridge and furrow survives from the former open fields to the north and to the east.

- The Recreation Ground, which was conveyed in October 1922 to trustees who were to hold it for public recreation for the Ecclesiastical Parish of East and West Hagbourne. The area contains a football pitch and children's playground (2009) and is fringed by mature trees and some scrub. A new Pavilion with changing rooms and a community room was officially opened in 2016 and the durable green surface has recently been laid in the car park. It forms a centre for a growing range of community activities, complementing the Village Hall at the other end of the village.
- From the late 1980s the remaining area in this LCP, at Cherry Tree Farm, was further subdivided with horse paddocks and a new farmstead, with a house and working buildings.



Figure 25 Great Mead, showing (a) view of recreation ground from south east, (b) view south into paddocks from the main path and (c) the path to Fulscot shown on the 1775 map.

VFO8 *Lower End Field*

This parcel comprises a large area of arable farmland, which although managed as a number of separate fields, retains no internal hedgerow boundaries. In fact this is the surviving remnant of one of the medieval open fields (Lower End Field). Although intensive ploughing has removed evidence of ridge and furrow, it is still traversed by a path that extended towards Marsh Common, before it was substantially developed for housing and taken into the parish of Didcot in 1935. It is thus a very open landscape with distant views of the urban edge to the north and west and across adjoining farmland south and east to the Chilterns. The underlying landform provides a low crest running east to west through the centre of this parcel, falling gently towards the existing urban edge to the north and in a similar manner towards the Alluvial Lowlands to the south, where it is bordered by the Great Mead track (Fig 25(c)).

Views of the urban edge to the north are effectively screened by a thick belt of trees running alongside a trackway on the northern edge of this Parcel. The effect of this screening is enhanced by the indented edge of the existing residential development and the presence of an area of allotments (UR01) beyond the northwestern corner of the Parcel, where the B4016 exits Didcot. The physical separation between Didcot and East Hagbourne is further enhanced by the absence of housing along a section of the B4016 in this area, screened by a line of semi-mature trees.



Figure 26. (a) and (b) show Lower End Field looking from New Road towards the Chilterns and North Wessex Downs, while (c) shows the view from the footpath (FP24) looking north-west towards Didcot.

VF09 East Tadley Field

An area of open arable field to the east of Blewbury Road (B4016), The land slopes gently to the south and is traversed by the two channels of Hacca's Brook. The main channel crosses the middle of the field while the lower channel makes up the southern boundary. The north-south FP16 bounds the area to the east. This transverse footpath (FP16), as well as the stream margins are important for wildlife.

This parcel comprises a large area of arable farmland, which although managed as a number of separate fields, like VF08 has no internal hedgerow boundaries. The parcel developed from the southern portion of the medieval open field that once occurred in this area. The southern edge was until enclosure in the 1840s part of the former Great Meadow which extends to the east

(AL03). The parcel is bounded by tall species-rich hedges and trees along the south east and part of the north boundaries that provide good wildlife habitat, as do the stream channels which carry strong vegetation including poplar and other trees. The East Hagbourne village edge adjoining this LCP to the west is well defined and largely hidden behind long gardens associated with the ribbon development along the B4016. One part of this field retains the name 'Hopfields'.



Figure 27 East Tadley Field traversed by the stream channel, view towards the north-west from footpath 16

VF10 and 11 *South Field*

These two parcels developed from South Field, one of the great open fields around East Hagbourne, the two portions separated from it by the medieval road to Blewbury (VF10 to the east, VF 11 to the west). It was not subject to any 19th century enclosure and like VF08/09 retains no internal hedgerow boundaries, so remains as an open landscape. The land rises gently to a low ridge before sloping down towards the south.

VF11 is still traversed by the footpaths that extended out of the village, and is therefore still managed as a number of separate fields. The soils on VF11 adjacent to the village are of the Ford End soil series which has more cultivation limitations than the Harwell series on which most of the parish lies. In particular, there can be high groundwater due to impermeable Gault Clay below. These fields have caused flash flooding after prolonged rain (2014) when

the soil became saturated and eventually burst, sending water down towards Hacca's Brook. It is probable, therefore, that this area was not ploughed on such a regular basis - a possible explanation in combination with post-1950 arable cultivation for the lack of ridge and furrow.

The remaining hedges have been progressively reduced over the years with loss of hedgerow birds including yellowhammer which was formerly found. The presence of skylark in spring indicates the potential to improve biodiversity with sensitive management. The field margins retain some variety of arable weeds, but again diversity has diminished over time.



Figure 28 South Field. View looking north along one of the historic paths (shown on the 1775 map) towards the Southern Village Plotlands (a), the view across VF11 looking north-west towards the church (b) and VF10 looking west from the Paper Mill track, FP19 (c).

VF12 *Railway path*

This parcel has developed along the embankment of the former Didcot, Southampton and Newbury railway, built in 1882. It has been used as a footpath and more recently a Sustrans cycle route, since the closure of the line in 1961.

It is now a rich wildlife corridor, featuring species rich limestone grassland, due to the limestone quarried from the Downs for its construction. Scrub has developed in parts, also walnut trees have been ‘sown’ by crows and apple trees by commuters. Several species of butterfly are common in summer, particularly marbled white, but also small blue are present. Lizards are present.



Figure 29 *Railway Path, looking north.*

VF13 *Mowbray Fields*

This parcel is included because, although now in Didcot parish, it extends the east-west green corridor from the north of East Hagbourne into Didcot. It is used by both communities as a recreational area, bordered to the north by housing on the edge of Didcot, to the south by the tree-lined Hacca's Brook and to the east by the disused railway line embankment (VF12). The whole area is traversed by paths giving easy access from Didcot onto the trackway along the old railway line.

Mowbray Fields was purchased by South Oxfordshire District Council ODC in the 1980s and was declared a Local Nature Reserve in 2000. The parcel also contains a flood spill reservoir installed in 1983. Common spotted, Southern Marsh and hybrid orchids soon colonised the reservoir, increasing to 3000+ annually by the 1990s. The reservoir is now a Local Nature Reserve, managed by the Earth Trust, who have also taken on management of the adjoining wildflower meadow planted by a local group in the 1990s. A survey carried out in 2012 identified 320 species of invertebrates including 11 Nationally Scarce and one Red Data Book 2 Vulnerable Species. The area lies on a tributary of Hacca's Brook and is liable to flooding.

The fill pond has silted up and is very overgrown. It would benefit from the winching out of some mature willows, creating small ponds, thus enhancing the already impressive species list. Several Red Data book insects were recently recorded.



Figure 30 *Mowbray Fields, from the south east corner.*

VF14 *East Coscote Field*

This parcel comprises a large area of mixed arable and pastoral farmland, where the fenced internal boundaries give the impression of a very open landscape. The 1898 OS map does not show any internal boundaries within what was one of the open fields serving Coscote and the village.

The pastoral land to the north of Coscote shows strong ridge and furrow markings with some parcels of land ploughed east-west, some north-south. In the land closer to East Hagbourne intense arable use has removed virtually all trace, but signs of N-S ridge and furrow can still be discerned.

A footpath along the northern edge of the field (FP17) affords wide southward views which take in the setting of Coscote and include as their backdrop the North Wessex Downs AONB. With the exception of the church tower, East Hagbourne village is hidden behind the railway embankment and trees. Views from the south and west are bounded by the hard urban edge which adjoins the northern boundary of the parcel. This comprises a uniform row of closely spaced dwellings with small gardens and few trees. The brook with its species-rich hedge along the eastern part of the northern boundary defines the parish boundary as redrawn in 1935.



Figure 31 East Coscote Field, the eastern half looking towards Didcot (a) and the view from Park Road towards Coscote showing east-west ridge and furrow (b)

VF15 *West Coscote Field*

This parcel comprises a large area of arable land on the western edge of the parish. Intensive arable farming has removed any hedgerows that may have occurred in this parcel and allows wide views from the south to the adjoining new urban edge on the northern boundary of the parcel. The new development has been designed to give a varied urban edge, but the lack of any existing tree cover makes this very visible.



Figure 32 West Coscote Field, view towards Didcot with the medieval Coscote cross and a probable 1930s road sign.

VF16 Coscote

This area has developed from the medieval settlement at Coscote, marked by its cross to the north west edge, and the farmstead which had replaced the hamlet by the 17th-19th centuries. The parcel is defined by a species-rich boundary along the brook to the south and by 1840s enclosure boundaries to the west and north. There are probable traces, which need to be verified, of shrunken medieval settlement in the south of this land parcel.

The scale of the farmhouse (since subdivided and now known as Coscote Manor and Yew Tree Farmhouse), as rebuilt in the early-mid 17th century, suggests that it developed to serve a large working farm by the 17th century. A very large farmstead, built to a regular form with multiple yards, is shown on 19th century maps. These show farmyards north and south of Main Road and orchards which then occupied the whole of this parcel of land, and to the east a pair of surviving semi-detached farmworkers' houses of c.1850. Traditional working buildings include a threshing barn and a range of mostly

19th century weather boarded farm buildings along Main Road, which continue past a small 1930s garage past the front of the house and then extend into a long 18th-19th century chequer brick wall. A new house serving the working farm was built around 1980 and the former farmyards and orchards extend to the brook on the southern boundary. The east half of the former orchard has been developed with modern working buildings and some fruit trees remain in the former orchard to the western half.

A red-brick bungalow was built c1960 along the western edge and a line of bungalows set-back with large gardens have been built in the former northern farmyard north of Main Road. Mature trees, including distinctive 'Alpine' planting typical of the era, have developed in these areas.

The pastoral land to the north provides a visual space from the town of Didcot, maintaining the separateness of this small hamlet.



Figure 33 Coscote, showing (a) view from west with Coscote Manor/ Yew Tree Farmhouse and attached wall to right and coniferous plantations to gardens of post-1950 houses to left (north) and (b) the traditional farm buildings.

VF17 *South Coscote Field*

This parcel comprises a large area of mixed arable farmland, now used for pasture and with a small area used as pony stables.

The 1898 OS map does not show any internal boundaries within what was one of the open fields serving Coscote and the village. Traces of medieval ridge and furrow, aligned north-south, can still be discerned. Intensive arable farming has removed any internal hedgerow that may have occurred in this parcel and allows wide views over the surrounding countryside. The parcel is defined by a species-rich boundary along the brook to the south and by a hedged boundary on the road to the north. Views eastward are contained by the railway embankment.

Traces of medieval ridge and furrow, aligned north-south, can still be discerned.

VF18 *St Birinus Playing Field*

This is a parcel of open land used since 1968 as a sports field of St Birinus School. It has developed from part of a field enclosed from one of the medieval open fields north of the village. Although surrounded by urban development on three sides, the communal value of its present-day use is enhanced by its location adjoining Millennium Wood to the south (VF01) and the Sustrans route which links Didcot with East Hagbourne, West Hagbourne and Upton.



Figure 34 South Coscote Field, view from south east towards Coscote.



Figure 35 St Birinus playing fields.

4 ALLUVIAL LOWLANDS

The Alluvial Lowlands, as defined by the Oxfordshire Wildlife and Landscape Study, are characterised by flat, alluvial floodplains associated with lowland river valleys. This is a sparsely settled landscape with a predominantly pastoral character, distinguished by tree lined watercourses and a regular pattern of medium-sized hedged fields. Most of the fields in this area are enclosed by hawthorn, blackthorn and elm hedges, with ditches. Tree cover is a notable feature given the flatness of the landform, with dense corridors of willow and ash bordering ditches and watercourses.

ALo1 *Blewbury Edge Field*

This parcel comprises a small area of mixed farmland adjacent to the B4016 on the southern tip of the parish. There is a small patch of species rich, wet wood pasture between the two watercourses in the central part of the parcel. This is bounded to the north and south by fields used for arable cropping. The latter are hedged with a scattering of hedgerow trees and together with the intervening poplar plantation (planted in the 1980s) this creates a strong sense of visual enclosure within this area.

ALo2 *Hagbourne Mill Fields*

This parcel, which provides a setting for Hagbourne Mill, comprises a number of pastoral fields along the Mill Brook. The mill with its mill pond and related archaeology probably occupies a medieval site, the house dating from the 18th century, the mill with its rare surviving hurst frame, wheel and mill machinery from a rebuilding in 1828 and the large barn (now houses) from after the 1840 tithe map. The house at the entrance to the site was built in about 1960 and has recently been extended.

The field boundaries are almost all defined by watercourses, which are tree-lined, creating a strong sense of visual enclosure within this flat landscape. The whole area is relatively species rich, comprising older permanent pasture and waterside habitats, both within and alongside the watercourses. This long pastoral land use also affords high archaeological potential within this area, for example of water meadows and earlier land use and settlement.



Figure 36 The Alluvial Lowlands, showing (a) the Mill Brook with 1980s planting in Blewbury Edge Field, (b) formerly pollarded trees, (c) the Mill Brook at the site of the old paper mill and (d) ALo3, part of the former Great Meadow.

ALo3 *Great Meadow*

This parcel comprises a large area of mixed farmland, partly used for arable cropping, but also including a number of fields of older permanent pasture. Most of the internal boundaries are low cut thorn hedgerows, while the outer boundaries along Hacca's Brook to the north and the Mill Brook to the south are defined by tree lined watercourses. In 1775 this area was known as Great Meadow and accessed via a stock funnel which emerged from the village at the south end of Tadley. Along the south-eastern edge is the site of the paper mill associated with the invention of blotting paper in the 19th century.

5 DIDCOT URBAN FRINGE

These areas are defined as Urban Fringe because they lie within an urban context and their present character has been wholly influenced by use as allotments and informal recreation.

URo1 *Allotments*

This is an area of open land within an urban context, lying within Didcot Parish. It has for many years been used for allotments and contributes to the transition between town and village.

URo2 *Railway cutting*

This parcel comprises a paved linear trackway with grass/scrubby margins, running between a playing field to its east (VF18) and the expansion of Didcot to its west, before entering Didcot parish to the north. Here it follows the cutting of the 1880 railway, disused since 1961 and now enabling access from Didcot into the countryside to the south.

PART 4

SIGNIFICANCE AND SENSITIVITY ISSUES

1 INTRODUCTION

This section analyses the results of the character assessment to consider the factors that make East Hagbourne distinctive in its wider context and sensitive to change. This can then be used as a basis for assessing how people value their local environment and for developing informed recommendations for conservation and enhancement.

The significance of each landcover parcel and their sensitivity to change has been scored in ranking order, starting at 1 (Negligible), then moving on through 2 (Low), 3 (Moderate), 4 (High) and 5 (Very High). A first draft of these scores with text explaining the reasoning for them, was considered at a workshop organised by the Parish Council. The final scores presented in this report reflect the results of this process and to aid transparency any strong divergences of view have also been noted.

It must be emphasised that the scoring is not a 'once and for all' judgment, because new evidence may arise, perceptions change and also the effect of any particular scenario will change depending on its scale and design, integration with surrounding areas etc. It is a framework for alerting users to the constraints on and opportunities for change, including habitat restoration and conservation and enhancement of the historic environment. These are outlined in further detail in the Part 6 tables, and Annexe 1 provides further guidance on how to use Conservation Principles to assess heritage significance.

2 SIGNIFICANCE

Significance is scored under the following themes, which are intertwined and result from the action and interaction of human and natural factors throughout East Hagbourne's history:

1. Historic significance - the contribution of the historic environment to the character of East Hagbourne.
2. Natural significance - the contribution of wildlife and habitats to the character of the landscape.

2.1 Historic significance - heritage and the historic environment

The scoring in this section addresses the NPPF aims for 'Conserving and enhancing the historic environment', set out in Section 12, p. 30, to draw on the contribution made by the historic environment to the character of a place - not only the legacy of historic buildings and archaeological monuments, but also the patterns of routeways, fields, habitats for wildlife and other features which make up the character of places for people to live in and visit. The scoring considers the extent to which the 'time-depth' of each land parcel is legible, ranking earlier phases of development as progressively more significant.

This scoring also provides an indication of the archaeological potential of each area to yield information about the parish and the Vale.

Annex 1 of this report provides guidance on how to use Historic England's Conservation Principles when making an application that may affect a heritage asset or group of assets, and their setting including in areas around the village and in its wider landscape. It can be used in considering the impact of proposals on heritage assets within the parish, whether they are designated or not.

Table 3 Historic significance

Local Character Area	Summary	Landcover Parcels
5 (Very high significance)	Areas marked by 1) the highest concentration of 18th century and earlier historic buildings with a clear relationship of historic features including open spaces and routeways and 2) fields and historic open spaces with surviving ridge and furrow and/or other earthworks in clear visual relationship to historic buildings.	HV01a, d,e VF03, 05, VF06
4 (High significance)	Areas which retain a strong survival of pre-1920 historic character, including historic buildings, boundaries, routeways and earthworks including ridge and furrow, intermixed with a higher degree of later buildings or changes to the landscape.	HV01f, 2a VF16 (Coscote) VF08-11, 12, 14, 15, 17 AL01, 02, 03
3 (Moderate significance)	Areas which mostly result from post-1920 change but have retained earlier features (routeways, field boundaries, ridge and furrow, buildings).	HV01c VF02, 04, 07
2 (Low significance)	Areas which are dominated by post-1920 change, but which are orientated around the lines of historic routeways.	HV02b, 03, 04 VF01, 13, 18 UR01-2
1 (Very low significance)	Areas which have retained no legible trace of pre-1945 historic character.	HV01b

2.2 Natural significance – wildlife and habitats

The scoring in this section identifies those areas where wildlife/habitats are present to a greater or lesser extent. Habitats are mostly related to the pre-1920 historic environment of ancient boundaries and managed watercourses, but the increased role of the village community in managing land for public enjoyment and sustaining wildlife has also played a significant role - alongside the management of gardens / private plots of land. The right-hand column notes whether pre-1920 historic character, or post-1920 character have dominated the creation and management of habitats, or whether there is a mix. The impact of recent change provides a useful framework for considering the many benefits which the community and individuals can bring to East Hagbourne's environment, through the creation of new habitats and the maintenance, for example, of its historic routeways and boundaries to enable species to move from one area to another.

The open landscape around East Hagbourne has historically provided habitats for a diversity of farmland birds, including skylarks, fieldfares and redwings, the latter profiting from the abundant hedgerow fruit. Historic boundaries and the thorn hedgerows introduced with

the enclosure of open fields, also afford habitats for the movement of invertebrates and other species. Likewise, the various channels of Hacca's Brook provide a home for mallard, water hen and kingfisher and along some stretches hops twine in the trees, a reminder of the 19th century when they were grown commercially. Water life has sometimes been compromised in the past by contamination from sewage, but this is a matter that has largely now been overcome and as better management to control the risk of flooding progresses, water quality should become more stable and healthy for wildlife.

The cessation of traditional activities such as the management of trees for fuel, fencing and building, the traditional maintenance of field boundaries and the decline of the orchard industry, together with the removal of field boundaries and the advent of intensive agricultural production, have clearly had an impact on species diversity in the countryside. 20th century change has also resulted in the substantial loss of historic orchards, while the close trimming of hedgerows has greatly affected species diversity. However, there remain areas of tall hedges around Butts Piece, Great Mead and to the east of Tadley which provide good habitats for wildlife. A significant contribution has also been made through the action of the local community, in for example the planting

Table 4 Natural significance		
Local Character Area	Summary	Landcover Parcels
5 (Very high significance)	Areas with Red Book species and nationally designated habitats	VF12 (post-1945 managed as SUSTRANS route) VF13 (post-1945)
4 (High significance)	Areas with extensive Biodiversity Action Plan habitats, either the result of little historic change (eg ridge and furrow sustaining floristic diversity), or recent change (eg Millennium Wood, scrubs and other habitats in VF02)	HV01a, d-f (pre-1840) VF01-2 (post-1945, pre-1920 features)) VF05-6 (pre-1920) AL01-3 (pre-1920)
3 (Moderate significance)	Areas which have experienced removal of boundaries and other changes but which retain habitats within them (eg survival of orchards, floristic diversity on ridge and furrow) and historic plots and boundaries	HV02a (pre-1920) VF04 (pre-1920) VF03-4, 08-11 (pre-1920) VF14-17 (pre-1920)
2 (Low significance)	Areas which have been changed (eg loss of orchards, housing development), but which have potential for management to benefit wildlife (eg gardens, ponds)	HV01b, c, 02b, 03, HV04, HV05 (post-1920) VF07, 13 UR02
1 (Very low significance)	Areas which have no evident value as habitats for wildlife	

of Millennium Wood, the Cemetery wildflower meadow, the maintenance of watercourses and the planting of trees, shrubs and boundaries around house plots. Mowbray Fields (in Didcot Parish) now includes a Local Nature Reserve with a rich flora and invertebrate fauna. Although relatively few formal wildlife surveys have been carried out, many areas have high potential to harbour wide biodiversity

3 SENSITIVITY TO DEVELOPMENT

The concept of sensitivity to different scenarios for change incorporates both the natural (ecological) and cultural dimensions of the landscape and the degree of visibility within that landscape. The focus in the following analysis is on sensitivity to new development.

East Hagbourne is located in an area with great pressure for development, a key principle underpinning the designation of Didcot Garden Town being to ensure that the benefits offered by the environment are understood and integrated into all development in the region. Whilst there is acceptance on the part of the community at East Hagbourne that future years will see more pressure for development, there is a strong desire to ensure that

the village retains its own separate identity and that any proposals take account of the significance of the whole parish and its respective areas. Recommendations for development-sensitive areas are set out in Part 5.

3.1 Sensitivity of historic character to development

The sensitivity of historic character to new development is related to both:

- The extent to which new development in the land parcel is likely to cause a visual impact on the setting of the existing historic settlement areas and heritage assets.
- The historic character of the land parcel. Coherent areas with an evident survival of historic buildings and features are more sensitive to development than landscapes of more recent origin, or those that have fewer distinguishing features.

3.2 Sensitivity of natural environment to development

In a national context the oldest (and by implication most sensitive to any form of new development) landscapes are those that still survive in a semi-natural state (i.e. heathlands, moorlands, etc which often also retain extensive evidence for prehistoric land use and settlement), or which include relic patches of semi-natural

habitat and/or ancient woodland. Away from these areas patches of semi-natural vegetation survive in historic, man-made features such as field boundaries and roadside verges. Newer habitats, such as Millenium Wood and Butts Piece also have great potential for wildlife as illustrated by VF13 (Mowbray Fields) which originates from the 1980s. The extent of these patches is strongly related to the intensity of land use within different landscapes. Arable landscapes, for example, are usually intensively managed with little space for wildlife, whereas old pastoral landscapes usually have greater wildlife diversity and they

often retain earthworks testifying to medieval ploughing and settlement and supporting a diverse range of flora. As a result of the long term intensive use of the landscape around East Hagbourne for agricultural production, the identification of natural sensitivity is closely aligned with the notes on heritage sensitivity outlined in 3.2 above, especially as related to 'historic character'. A broad distinction can be drawn between those areas retaining a strong pre-1840 historic character and those where significant habitats have been created more recently.

Table 5 Sensitivity of historic character

	Visual	Historic character
5 (Very high significance)	HV01a, b, d,e, HV2a, AL02, VF01-6, 8-12, VF16-17, UR01-2	HV01a, d, e VF03, 05, 06
4 (High significance)	HV01f, 4, VF13-15 VF12 (the 1880s railway embankment turned into a SUSTRANS route)	HV01f HV02a VF16 (Coscote) and AL02 (Hagbourne Mill) VF08-11, 14, 15, 17 AL01 and 03
3 (Moderate significance)	HV01c, VF07, 18	HV01c VF02, 04, 07 VF12 (the 1880s railway embankment turned into a SUSTRANS route)
2 (Low significance)	HV03, HV2b, HV05	HV02b, 03, HV04 VF01, 07, 13, 18 UR01-2
1 (Very low significance)		HV03, HV01b

Table 6 Sensitivity of natural environment

5 (Very high significance)	Areas with Red Book species and nationally designated habitats.	VF12 (post-1945 managed as SUSTRANS route) VF13 (post-1945)
4 (High significance)	Areas with Biodiversity Action Plan habitats, either the result of little historic change (eg ridge and furrow sustaining floristic diversity) or recent change (eg Millennium Wood, scrubs and other habitats in VF 02).	HV01a, d, e (pre-1920) HV02a AL01-3 (pre-1920) VF01-2 (post-1945) VF06 (pre-1920)
3 (Moderate significance)	Areas which retain some rare habitats (eg survival of orchards, floristic diversity on ridge and furrow) and historic boundaries.	VF04 (mix) VF05 (pre-1920) VF08-11(pre-1920) VF16 (mix) VF14-17 (pre-1920) UR01-2 (post-1945)
2 (Low significance)	Areas which have been changed (eg loss of orchards, housing development), but which have potential for management to benefit wildlife (eg gardens).	HV1f (mix) HV01c, 02b, 03, HV04 (post-1920) HV1b (post-1945) VF01, 07, 13 (post-1945)
1 (Very low significance)	Areas which have no evident value as habitats for wildlife and with limited potential for restoration/ enhancement.	

3.3 Sensitivity to flooding

Clearly most sensitive to any form of new development are the Environment Agency’s Flood Zone 2 and 3 areas and to areas vulnerable to the effects of flooding.

The land around East Hagbourne is relatively flat and gently rolling. The fall on the Hakka’s Brook and Mill Brook before they reach the Thames near Wallingford is modest, so good stream flow cannot be taken for granted. There is a long history of flooding along Hacca’s Brook with houses and roads in Tadley and Main Road being affected. Severe flooding events occurred in 1990 and again in 2007/2008, with the main areas affected being Tadley (Blewbury Road and surroundings) and Main Road, particularly near Parsonage Lane. In both events, several houses suffered flooding. Although both these events were triggered by heavy rainfall, it is now acknowledged that lack of maintenance of the stream was a major contributing factor.

The Environment Agency flood map for East Hagbourne (see Figure 37) shows that the risk of flooding extends from Tadley (HV04) along all of the village plot lands (HV01d-f, VF06), past the church (HV01a) and as far as the railway embankment (VF12). The northern tributary stream, which is culverted over much of its length shows

flood risks, particularly at Parsonage Lane and in Mowbray Fields (VF13). The south of VF02 and the west of VF03 adjoining the brook can also flood. In addition, the Mill Brook also has a high risk of flooding, affecting the road and fields to the north of Hagbourne Mill (AL01, AL02).

It is clear that despite these efforts, these parts of the parish remain highly sensitive to flooding. Roads were flooded at Parsonage Lane, the path to West Hagbourne and the road near Hagbourne Mill in the winter of 2012/13. In January 2014, some houses in Blewbury Road, East Hagbourne came very close to flooding. The stream itself was in good condition and the pressure points on this occasion were the road drains. The drains were flowing, but those to the south of the stream became overwhelmed by a large volume of field run-off from the South Field (VF11). 2014 showed that even when the stream is well maintained, heavy rains can lead to a risk of flooding. The condition of the road drains is also critical. Blocked drains have occurred in Main Road, New Road, Blewbury Road and in the culverted stream crossing Main Road at Parsonage Lane. Constant vigilance and routine maintenance is needed to avoid problems.

Table 7 Sensitivity to flooding	
5 (Very high significance) Flood zone 2 and 3 areas	HV01e (Parsonage Lane area), HV02a AL01-3 VF02-3, 6, 13
4 (High significance) Areas vulnerable to flooding	HV01a-b,d,f

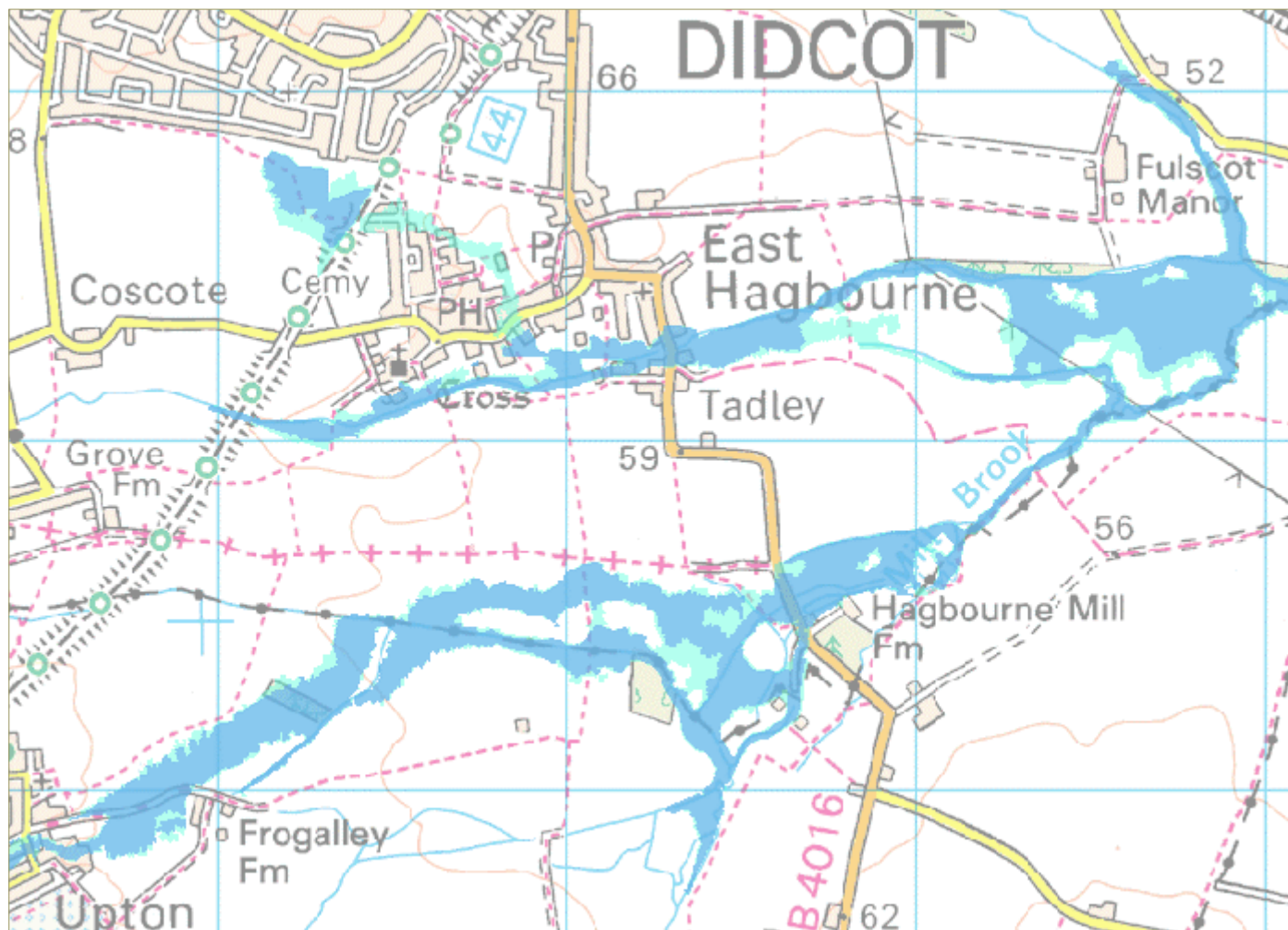


Figure 37 Environment Agency Flood Map for East Hagbourne. Local character areas in East Hagbourne. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.

- Flood Zone 3: 1 in 100 chance of flooding each year
- Flood Zone 2: 1 in 1000 chance of flooding each year



Figure 38 Flooding issues, showing Main Road (a), Tadley (b) and Parsonage Lane (c) in the 2007 floods.

PART 5

RECOMMENDATIONS FOR CONSERVATION AND ENHANCEMENT

These recommendations are intended to inform the Neighbourhood Plan and are made over and above the statutory and planning mechanisms that exist for the protection of the natural and historic environment (see text box below). This section makes recommendations to:

- Conserve and enhance the local characteristics which make East Hagbourne distinctive, and ensure that these are incorporated into any development proposals. For a list of these see 1 below.
- Retain and enhance local green spaces. For a list of these see 2 below.
- Retain key views within the village, to and from the village and of the wider landscape including views towards the North Wessex Downs AONB. For a list of these see 3 below.

1 Conserve and enhance local distinctiveness

Table 8 lists those historically-significant features that are important to retain and enhance, building on the criteria set out in Tables 3 and 4. It considers the whole parish and the extent to which each area retains the 19th century and earlier key characteristics which make East Hagbourne distinctive in a local and national context (see 2.2). These key characteristics were set out in relationship to the criteria for assessment and then scored by participants in the parish workshop from Very Significant (5) to High Significance (4), Moderate Significance (3) and Low (Below 2). The scores are bracketed in the left-hand column of Table 8.

The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness, landscape character and conservation of the natural and historic environment at the heart of sustainable development and good planning in rural areas. It also stresses the importance of:

- Retaining and enhancing local character and distinctiveness, including ‘the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of place’ (paragraph 126, 29).
- Conserving designated and non-designated heritage assets and their settings in a manner proportionate to their significance and putting them to viable uses consistent with their conservation.

Significance for heritage policy is defined in the glossary

of the NPPF as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Setting is defined in the NPPF as ‘The surroundings in which a heritage asset is experienced ... [which] ... may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ It is not dependent on public rights or access, and - as different scenarios for development pose different levels of risk and opportunity (for example in terms of siting, form and scale, land use and other effects) to the settings of heritage assets - should be considered in the context of an individual application.¹

¹ See Historic England, Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets, 2015

Table 8 Historically distinctive features to retain and enhance

1 (5)	Conserve the concentration of farmsteads and houses in the historic village (HV01-2) with its raised pavements, medieval church, crosses and manor, with a small number of buildings in the former medieval hamlet of Coscote (VF16, with its cross) and Hagbourne Mill Farm (AL02).	(5) (4) (2)	HV 01a, c, d HV01e, HV02a, VF16, AL02 HV01b, 2b
2 (4.8)	Conserve 18th century and earlier vernacular architecture, dominated by the use of timber frame with tile and thatch roofs, tile hanging and some brick.	(5) (4) (1)	HV 01a, c, d HV01e, HV02a, VF16, AL02 HV4b
3 (4.5)	Conserve the distinctive character of traditional farmsteads and farm buildings, including their courtyard layouts and use of weatherboard over timber frame and straw thatch, some of which was replaced by slate and tile in the 19th century.	(5) (4)	HV1a, c, d, e VF16, AL02
4 (4.4)	Retain, manage and enhance the historic routeways which extend out of the village into the surrounding former open fields and which connect the church to West Hagbourne and to the east.	(5) (4) (3) (2)	HV01, VF02-3, VF05, 06 and 11 HV2a HV03 HV04, HV2b
5 (4.4)	Enhance through management the natural and heritage value of its watercourses, including for its mills and for the pollarding of willow, poplars, oak and formerly elm for fuel, fencing, building and other products.	(5)	AL01-3, VF06
6 (4.3)	Retain the open character of the agricultural landscape with few trees, resulting from its enclosure with straight thorn hedgerows from former open fields.		All Village Farmlands (VF) and Alluvial Farmlands (AF) rated at 4-5, except areas most affected by 20th century change where the earlier historic character is still legible - VF02-3 (3), VF 04 (3), VF07 (2) and VF 01 & 18 (1)
7 (3.8)	Conserve 19th century domestic architecture, mostly in brick and displaying a range of utilitarian and historical styles typical of the period.	(4) (3)	HV1a, c, d, e HV2a
8 (3.8)	Retain the evidence for medieval cultivation strips in ridge and furrow.	(5) (3)	VF05 VF02, 04, 14, 15, 17
9 (3.6)	Retain the earthwork archaeology of shrunken medieval settlement - houses, barns and yards.	(3)	VF16, HV01, 02
10 (3.5)	Be sensitive to the archaeological interest and potential of historic settlement areas (4-5) the historic core of the village and its southern plotlands and manor site		(HV01,02, VF06), Coscote (VF16) and Hagbourne Mill (AL02).
11 (3.3)	Retain, manage and enhance the fragmentary evidence of the once extensive orchards concentrated around the historic village and Coscote.	(5) (3) (2)	VF06 HV01d VF16

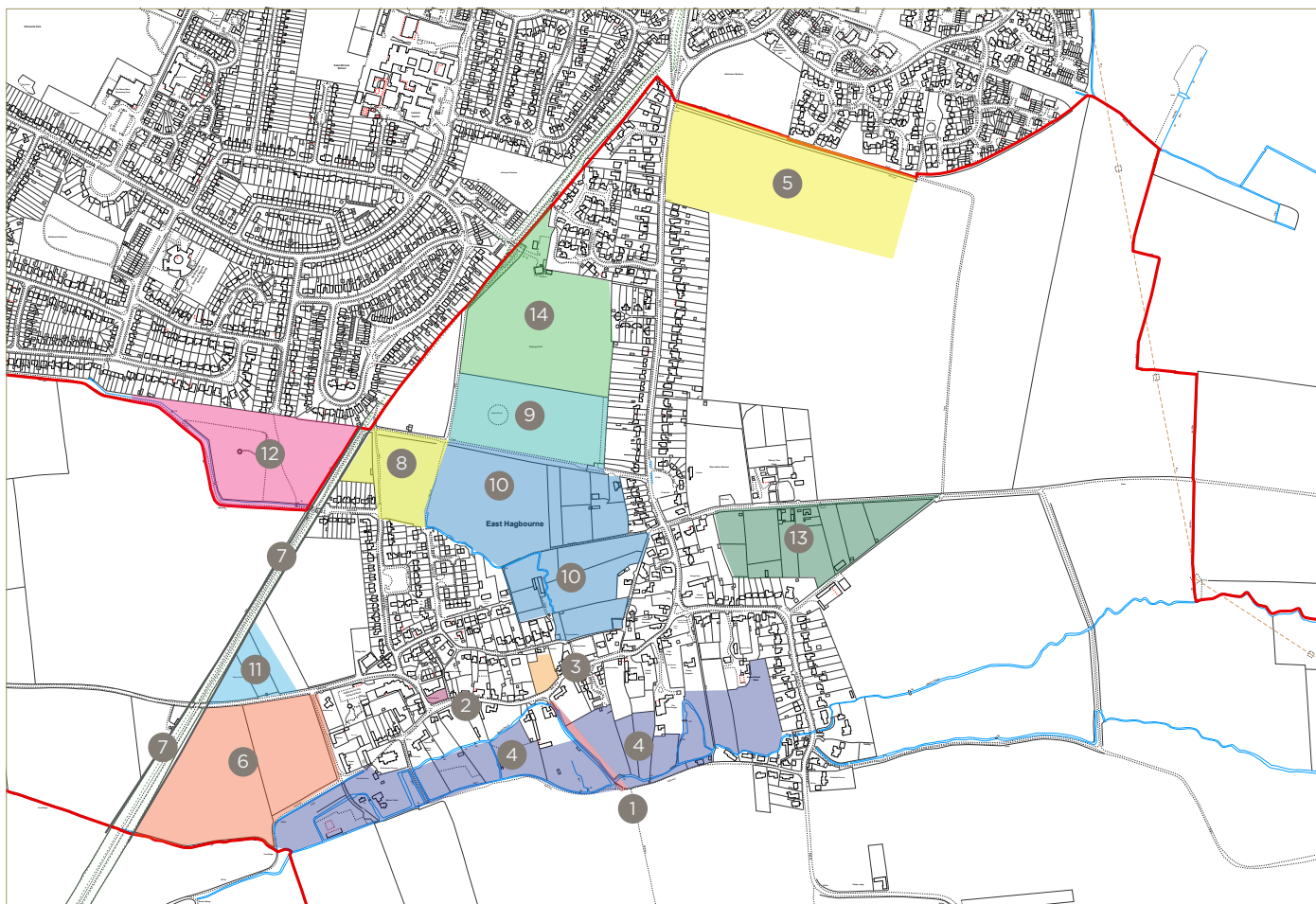


Figure 39 Local Green Spaces recommended for designation. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions."

2 Retain and enhance green spaces

Local Green Space designation can be used to identify land that should be preserved and enhanced to benefit nature and people. NPPF guidance (para 76) states that 'By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.' Para 77 states that designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility, or richness of its wildlife;
- where the green area concerned is local in character and is not an extensive tract of land.

Listed below and shown on the map (Figure 39) are areas considered as significant green spaces in East Hagbourne, listed in order of the importance accorded to them in the parish workshop from Very Significant (5) to High Significance (4), Moderate Significance (3) and Low (Below 2). These include:

1 Parsonage Lane (HV01d, VF06,11) 4.8

An unusual and highly distinctive pathway alongside Kingsholm which led out of the village towards the Great Meadow (ALO3), joining another path extending south from Blewbury Road. Historic maps show that it widened out as a 'stock funnel' prior to enclosure and building of houses in the 19th century. It is formed of an island bed with the stream flowing on either side and lined by trees and shrubs. It is a footpath accessible to all, leading from Main Road to the wooded field edge and is the site of the annual village duck race. There is a seat at the end nearest the fields.

2 Tudor House Allotments (HV01c) 4.7

A tract of land on the site of former cottages along the side of Tudor House (listed at grade II*) that is used by some members of the village as allotments for growing vegetables and flowers. The allotments make a particularly attractive setting for Tudor House and its thatched barns and for the Upper Cross area, around the medieval cross, which forms the centre of the old village. Pavements and a footpath along one side and a low fence allow views into the site.

3 Lawson's Orchard (HV01d) 4.7

The field opposite Kingsholm House is a highly distinctive remnant of the historic open spaces which characterised many parts of the village into the 20th century. It is probably on the site of an abandoned medieval historic plot (earthworks are discernible but need further investigation) and old orchard planted with apple trees, hazel and more recently some specimen trees (e.g. Liquidamber). It is full of daffodils in spring and hollyhocks grow along the fence in summer. The field provides an attractive setting for the listed buildings in this section of Main Road. Along the pavement, a low fence allows views into the field so that the livestock, trees and flowers can be enjoyed by all as they walk along Main Road. It also provides a haven for local wildlife.

4 Hakka's Brook stream and its setting (VF06,11) 4.7

Hakka's Brook runs to the south of the built up area of the old village and has several tributaries, one of which runs into the centre of the village for a short distance along Main Road in front of Lime Tree Cottage and into the stream through Parsonage Lane. Another tributary formed the moat around the old manor house that is now Manor farm. The wooded area along Hakka's brook forms a natural boundary between the village area and fields to the south and is followed for most of its length by a footpath. The brook then runs to the back of Fieldside under Blewbury Road and out through the fields to the east. Its route is marked by trees and hedgerows forming a natural wildlife corridor.

5 Green Gap Field and surrounds (VF08) 4.6

This parcel comprises a large area of arable farmland, which although managed as a number of separate fields, retains no internal hedgerow boundaries. In fact this is the surviving remnant of one of the medieval open fields (Lower End Field) and it remains a very open landscape with distant views of the urban edge to the north / west and of adjoining open farmland to the south / east. It is important as it provides a green space between Didcot and East Hagbourne, making a clear demarcation between town and village along New Road, the main route into the village. Driving or walking from Didcot, it provides a first glimpse of open countryside with long distance views across open fields to the Chilterns AONB, indicating that one has left the town. A wooded footpath runs along the north of this area and through the fields to the east, before turning south and joining Great Mead, making the area accessible to both town and village.

6 Pastures in Manor Farm Lane (VF05) 4.6

The pastures are bounded to the south and east by footpaths, the road to Coscote along its northern edge and the raised Sustrans route along the Old Railway line to the West. The pastures are grazed by cows and sheep and bounded by hedges. The adjoining Church tower provides a prominent built feature overlooking the area. The footpath to the south leads from the Churchyard, passing Manor Farm and the converted barns to the Sustrans trackway. It then passes over Hakka's Brook and follows a tributary to Shovel Spring, with a wooded area with wild plums along the south of the path. The footpath is heavily used by villagers walking dogs and other walkers. Further along the footpath there are views south across fields into the North Wessex Downs AONB. This area is where the East Hagbourne Annual Fun Run and Walk starts.

7 The Railway Embankment (VF12) 4.4

Since its development as a Sustrans route, the former railway embankment has become a major recreation resource for local people as well as harbouring a wealth of wildlife on its chalky soils. It also affords extensive views over the surrounding countryside as well as an iconic view of the church and surrounding barns and oast house.

8 Butts Piece and parish allotments (VF02) 4.2

Butts Piece is a small section of land on the northern edge of East Hagbourne, close to the boundary with Didcot. It is owned by Hagbourne Parish Charities, for the poor of the Parish and it is leased by them to East Hagbourne Parish Council. Half of the area is allotments with a further quarter used as a general open amenity area, suitable for children's ball games. The northernmost patch is a wild area of scrub, largely covered by hawthorn, blackthorn and brambles, which provides a valuable habitat for a wide variety of woodland birds and insect species and is managed by the Hagbourne Environmental Group.

9 Millenium Wood (VF01) 4.1

Millennium Wood is a community woodland within the East Hagbourne parish boundary, though owned and managed by Didcot Town Council, comprising trees, a pond and a standing stones feature. It was established to provide a natural green space for the benefit of the town and village and is laced with footpaths. A footpath runs along the southern edge from New Road in East Hagbourne and other paths lead from Butts piece and from Didcot. The wood provides an increasingly important habitat for wildlife.

10 Paddocks to the South of Millennium Wood and along Bakers Lane (VF02, 03) 3.9

These paddocks provide an open area to the south of the Millennium Wood and on either side of Bakers Lane. There are many views across these paddocks to the medieval village from the footpaths along the southern edge of Millennium Wood and elsewhere in the area. Some of the paddocks are used for livestock, providing a rural countryside setting to the north of the village.

11 Cemetery (part of VF04) 3.7

The cemetery has two distinct areas. The triangle of graves managed by the Parochial Church Council and bounded by the railway line, road and new cemetery is the oldest area and is wildflower rich, typical of cemeteries enclosed before grassland began to be 'improved' by artificial fertilisers. This area is undergoing management

to control bramble and nettles, also to reduce shading by the yew trees.

The larger area of the cemetery is managed by the Parish Council and roughly half is presently a species rich wildflower meadow, sown in 1998 and holder of an award from the CPRE. Management is carried out jointly by local farmers and Hagbourne Environment Group. The group also works in Butts Piece, the Millennium Wood and other sites around the village.

12 Mowbray Fields (VF13) 3.5

Although lying just outside the Parish of East Hagbourne, Mowbray Fields are included for completeness as they provide as a gateway to the footpath continuing west along the southern fringe of Didcot / northern boundary of the Parish. Mowbray Fields includes an open grassy area with trees, a wildflower area and a Local Nature Reserve which contains a large population of orchids.

13 Great Mead Triangle (VF07) 3.5

This area developed from a farm plots extending north from Blewbury Road (in Area HV 1f) and from open fields. The triangle of paddocks to the south of Great Mead are used for horses and other animals. The area is delineated by Great Mead which extends to Fulscot to the east and a footpath to the south joining the road. There are views of ridge and furrow from Great Mead to the north and from the footpath to the south.

14 St Birinus Playing Fields (VF18) 2.8

This is a parcel of open land used since 1968 as a sports field of St Birinus School. It has developed from part of a field enclosed from one of the medieval open fields north of the village. Although surrounded by urban development on three sides, the communal value of its present-day use is enhanced by its location adjoining Millennium Wood to the south (VF01) and the Sustrans route to the west, which links Didcot with East Hagbourne, West Hagbourne and Upton.

3 Retain and enhance significant views

The analysis presented here includes views towards and outwards from the built environment including the historic settlements and heritage assets, and supplements that provided in the existing Conservation Area Study of 2000 by South Oxfordshire District Council, which focuses on views within, towards and from the protected area. The roads and footpaths within the parish afford wide views of the Berkshire Downs (in the North Wessex Downs AONB) to the south and longer-distance views of the Chilterns to the east. The railway embankment affords elevated views of these landscapes, the urban edge of Didcot along its northern edge and the historic settlements of Coscote and East Hagbourne. It also blocks views from Coscote and the western part of the parish towards East Hagbourne village. Post-1920 development has obscured views from the north and east in particular towards the historic East Hagbourne village.

Within the Conservation Area

Within this area, Main Road is notable for the strong line of its main village street into which its historic buildings face, reinforced by brick walls, planting and also raised pavements which are a distinctive feature of villages with high watertables in this area (e.g. Steventon). Views often change, due to the meandering nature of the road, and there are glimpses into the routeways extending to north and south. Blewbury Road is in contrast much wider, with open views along its northern arm before it turns south towards Tadley. Lower Cross with its war memorial and Upper Cross provide particularly important focal points, the latter at the centre of a group of houses dating from after the 1659 fire with a consistency of architectural treatment. Main Street also affords views into surviving undeveloped historic plots, some of which (including Lawson's Orchard opposite Kingsholme) are likely to retain the archaeology of medieval houses and farmyards.

Key views towards historic settlements (Table 9 and Figure 40)

Table 9 and the map offers an indication of key views, resulting from analysis of historic character presented in this report and consultation with the local community. It can be used to inform the preparation of any future analysis using Landscape Institute and Historic England guidance (see pages 3 and text box on page 52) that should accompany any application for development. Of particular sensitivity to change are views towards the Chilterns and North Wessex Downs AONBs and views towards the historic settlement and heritage assets which are marked by a strong survival of pre-1840 historic character with little later change, including buildings, streets, lanes, settlement earthworks and historic open spaces

Table 9 Key views

No on map	View
1	Coscote (within VF16). Strong views into the historic settlement, particularly from the road junction with the medieval cross, of the grade II farmhouse and wall and the traditional farm buildings. There are glimpses of Coscote through the footpath (401/8) approaching from the south.
2	Coscote from north and west. The footpath along the north side of Coscote Fields (FP189/17) and the road extending towards Coscote from the north (Park Road) afford long-distance views of Coscote and the North Wessex Downs AONB across surviving ridge and furrow to the west of VF14. Views of East Hagbourne village are obscured by the railway embankment and its associated tree and shrub growth.
3	Coscote from the east. Elevated views towards Coscote and the North Wessex Downs AONB from the railway embankment, partly obscured by modern buildings along its eastern edge. North-west views also towards the hard urban edge of Didcot to the north.
4a	Views from the west, across the ridge and furrow of VF05 towards the historic Manor Farm and church, are provided from the Sustrans Route trackway along the old railway embankment (VF12), which is in regular use by walkers and cyclists. It also provides wider more distant views towards the more distant North Wessex Downs AONB.
4b	Views from the west towards East Hagbourne village, obscured by 20th century development on the east and south sides of VF04 but affording longer-distance views of the church and Manor Farm.
5	Southern approach towards the church and the historic core of the village buildings at Manor Farm, obscured by trees and shrubs along Hacca's Brook but with a strong sense of the historic setting to these heritage assets. Views from footpaths 197/14 and 25 and from 401/9 in West Hagbourne parish with more distant views of the church from 197/20.
6	Views to the south from the Fieldside footpath 197/12 skirting the southern edge of the village as well as FPs 197/14, 20 and 25. Wide views towards the North Wessex Downs AONB to the south, SE and SW and to the Chilterns AONB to the east.
7	Southern village Fieldside path (197/12) and including Parsonage Lane (197/13), affording views through trees and shrubs of the historic plot lands, houses and farm buildings of the medieval village.
8	Eastern views from the Fieldside footpath 197/12, towards Tadley, of the 19th century houses built within the historic route way that enabled movement of livestock from the village into the meadows to the east.
9	Western views towards Tadley from footpaths 197/16 and 19, with a mix of modern and historic properties but retaining a strong sense of the open former meadowland setting to the east of the village.
10	Views across Lower End Field. Long distance views from New Road and FP197/24 towards the Chilterns and North Wessex Downs AONBs provide a strong sense of the open farmed landscape that still separates East Hagbourne from Didcot. Views from the south over open fields on a low ridge that soften the view towards the adjoining town.
11	Views from the Green Corridor along Footpath 197/5. To the south the view is across arable and paddock land towards the historic village and the paddocks along Bakers Lane. To the north lies the Millennium Wood where the trees are already growing strongly and provide a green backdrop to the setting.
12	Views across Higgs Fields (VF03), the paddocks along Bakers Lane, with their veteran fruit trees, historic houses to the east and the historic village to the south. The area can be viewed from the east end of The Croft and from footpaths 197/8, 7 and 6 along the south, east and west sides of the paddocks.
13	Views from Great Mead east. Following the ancient Great Mead trackway to the east (FP197/17) affords views back towards the village and outwards to the fields leading to Fulscot.
14	Views through trees of the Grade II* listed Hagbourne Mill and related heritage assets and across its meadowland setting from footpaths to east (197/19) and south (135/20 - in Blewbury parish) and 197/29).

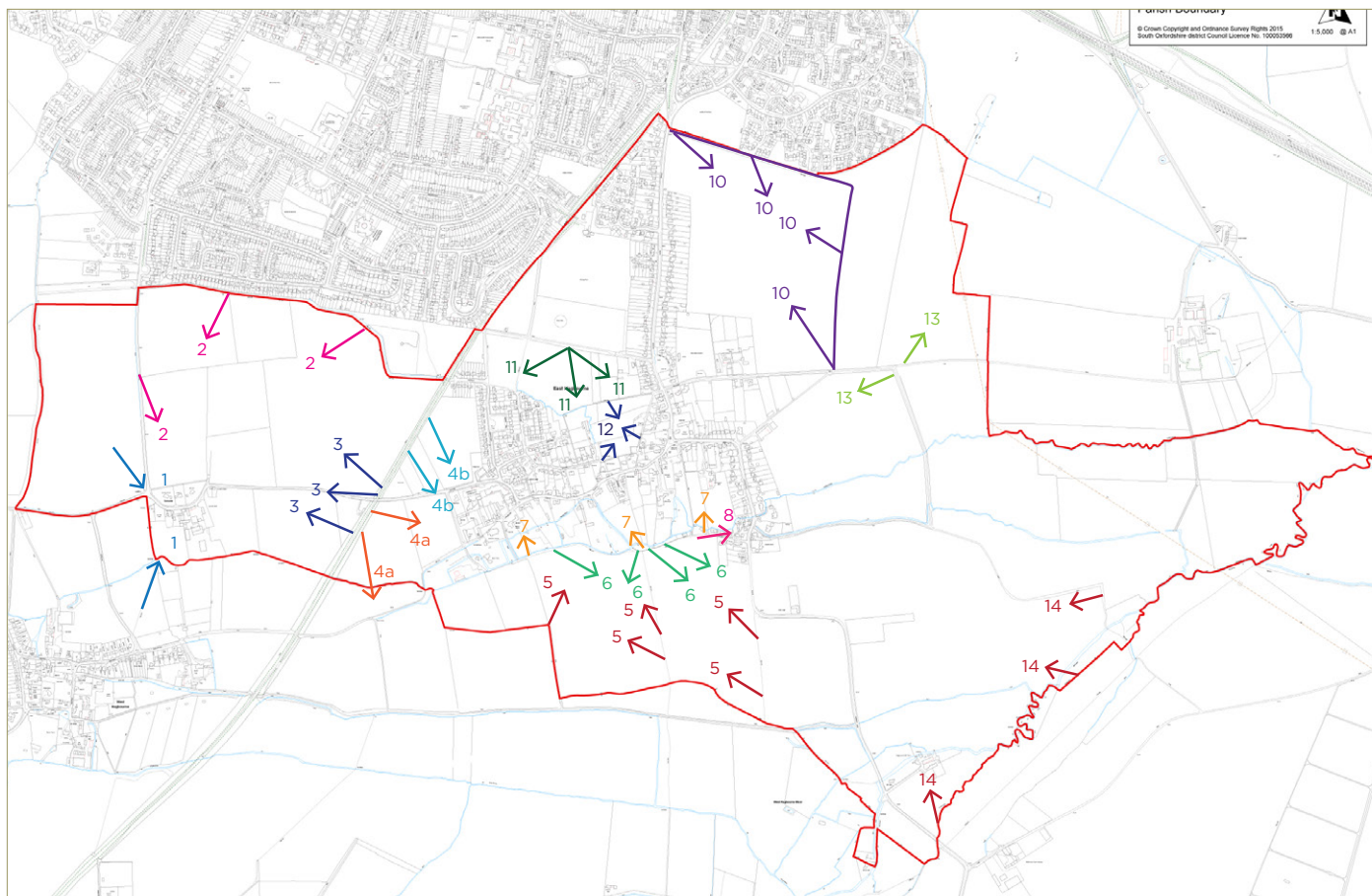


Figure 40 Key views. Marked up from © Crown copyright 2017 OS licence number 010005356 EUL. Use of this data is subject to terms and conditions.



Figure 41. Views from the railway embankment, east to the Chilterns (a) and south to the Downs (b).

4 'Development-Sensitive' Areas

Use of this document will complement the existing Conservation Area Study and inform future development which complies with national and local planning policy and:

- is sensitive to the significance and settings of heritage assets and natural features/habitats
- respects the scale, form, orientation, materials and density of neighbouring areas
- takes opportunities to conserve and enhance local characteristics, green spaces and views, including the removal of features which will reveal and enhance the significance of heritage assets and locally-distinctive characteristics
- takes opportunities, primarily through the preparation of Heritage Statements submitted with applications for listed building consent and where possible work to undesignated heritage assets, to record and enhance our understanding of the historic environment of East Hagbourne

Using this document will also assist in informing responses to the key scenarios for change which will have an impact on East Hagbourne, in particular:

1. Conversion / restoration of non-residential historic buildings

1. Unconverted farm buildings are now very rare. Use of Historic England's Farmstead Assessment Framework will help determine whether conversion is appropriate and inform other ways of securing the objectives set out above.

2. Any proposals for infill development within the Conservation Area, in line with local and national planning policy

3. New houses and infill development within and on the edge of historic settlements which are sensitive to:

- the historic rural character of the settlement and its hinterland, as identified in the East Hagbourne Village and Landscape Character Assessment and the East Hagbourne Conservation Area Study
- views of the village, Coscote and Hagbourne Mill

- the form of historic building plots, and the scale, form, materials and techniques used for historic buildings
- the scale, massing and form of neighbouring buildings, including how buildings are set back within their plots.

The Table in Part 6 sets out conservation and management issues for specific areas in further detail. It is recommended that approaches to design consider the varied character of the settlement areas in the parish.

PART 6

AREA TABLES

INTRODUCTION

The tables have bundled the land cover parcels together into a smaller group of character areas, and each present:

- Any relevant heritage and nature designations
- Character Analysis which summarises a) present and historic character and use, b) heritage features and assets c) access and views and d) wildlife and habitats

- Conservation and Enhancement Issues and whether the area/ group of areas contains any Flood Zones, Important Green Spaces and ‘sensitive areas’ where special design considerations might be considered

The tables below lists the character areas and their relevant landcover parcels, and summarises the scores given to them in the community workshop.

Table 10 Local Character Areas and Landcover Parcels	
<i>East Hagbourne Village</i> HV1 The medieval village HV2 Tadley HV3 New Road HV4 Harwood Road and Windsor Crescent area	5 4 4 3
<i>Green Corridor</i> VF01 Millenium Wood VF02 Butts Piece and paddocks VF03 Higgs Fields VF13 Mowbray Fields VF18 St Birinus Playing Field	4.8
<i>Western Village Fields</i> VF04 Village Hall Field and Cemetery VF05 Manor Farm Fields VF12 Railway track (Sustrans route)	4.8
<i>Coscote Hamlet</i> VF16 Coscote	3.4
<i>Coscote Fields</i> VF14 East Coscote Field VF15 West Coscote Field VF17 South Coscote Field	4.3
<i>Southern Village Plotlands</i> VF06 Southern village plotlands	5
<i>South Fields</i> VF10 and 11 South Field	4.3
<i>East Tadley Fields</i> VF09 East Tadley Field	3.6
<i>Lower End Field</i> VF08 Lower End Field	4.2
<i>The Great Mead Triangle</i> VF07 Great Mead	4
<i>Alluvial Lowlands</i> AL01 Blewbury Edge Field AL02 Hagbourne Mill Fields AL03 Great Meadow	3.8

Green Corridor (Area between East Hagbourne and Didcot)					
Landcover Parcels	VF01 Millenium Wood	VF02 Butts Piece	VF03 Higgs Fields	VF18 St Birinus Sports Ground	VF13 Mowbray Fields
Designations & policy	Community Woodland	Allotments and managed communal space	Within Conservation Area Important trees along Orchard Holding	Playing fields	Local Nature Reserve (Didcot Parish)
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>Located to the north of the historic village, this area has changed over the 20th century from a predominantly agricultural mix of orchards, paddocks and cropped fields into a patchwork of open grass, woodland, scrub and playing fields, surrounding a central area in Butts Piece still containing arable plots, allotments and relic orchards.</p> <p><i>Heritage significance</i></p> <p>Some ridge and furrow in VF02-03.</p> <p><i>Access and views</i></p> <p>This area now forms an important green corridor, providing a soft transition between the village and the town, but also more importantly, it continues to play a key role in setting the village in its wider rural landscape. The area is also valued for recreation and wellbeing, VF01, 02, 13 and 18 being accessible throughout. These areas and the connecting footpaths enable important and varied views, both from and to the village. VF03 is particularly significant in this respect, as it lies within the Conservation Area and the footpath around its border affords clear views towards the listed buildings within it. The paths are also linked to the wider network around East Hagbourne and also to the Sustrans cycle route from Upton through to Didcot (VF12).</p> <p><i>Wildlife and habitats</i></p> <p>The area is wildlife rich (especially Millenium Wood, Butts Piece, hedges along playing field track and Mowbray Fields) with a wide variety of bird and insect life. Hagbourne Environment Group is coppicing Millenium Wood and part of Butts Piece to increase species richness and provide renewable energy.</p> <p><i>Important Green Spaces</i></p> <p>Higgs Fields VF03 noted as an ‘important green space’ in the EH Conservation Area Study of 2000.</p>			<p>Any development in this sensitive area would have a detrimental impact on the tranquility, rural character and amenity value of the area.</p> <p>VF01 and part of VF02 provide valuable areas of woodland cover in this generally more open area of countryside. Continued light management is needed for wildlife, while some opening up of the canopy is desirable to avoid misuse of the area.</p> <p>The agricultural land in VF02 and VF03 is a key functional part of the soft transition between village and town and this area should continue to be managed as farmland.</p> <p>High hedges should be maintained for their visual and wildlife value.</p> <p>Strong support for continued use of playing fields in VF18.</p> <p>VF13 is prone to flooding and would benefit from removal of mature willows to create small ponds and thus enhance potential as habitat for wetland invertebrates.</p>		

Western Village Fields					
Landcover Parcels	VF04 Village Hall Fields	VF05 Manor Farm Fields	VF12 Railway Path	Village School playing field.	
Designations & policy	Cemetery, wild flower meadow	Important open space	Sustrans route	Hagbourne Village Hall	
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>This area developed originally as part of the farmland that lies to the west of the village. It includes and is now bounded by the Sustrans route along the old railway embankment. VF04 is a multi-use area, including both the village hall and car park, the village school playing field as well as some arable farmland that provides a visual frame to the residential development along Harwood Road and Lake Road. This then links to the Cemetery and the grassland to the south of the road.</p> <p><i>Heritage significance</i></p> <p>Ridge and furrow in VF04-5, particularly strong in VF05.</p> <p><i>Access and views</i></p> <p>The views across VF05 towards the barns, Manor Farm, oasthouse and church, particularly from the Railway Path, are particularly important to the visual setting of the village (its conservation area and listed buildings) from the west. There are links into the wider footpath network including the East-West Hagbourne path via Shovel Spring and the historic village.</p> <p>The important recreational Sustrans Route (VF12) provides wide views in all directions. Housing in any of the surrounding open fields would be visually intrusive and impair the recreational value of the site.</p> <p><i>Wildlife and habitats</i></p> <p>Wildflower meadows survive in the cemetery, along with woodland. Seasonal wetland and species-rich boundaries with pollarded ash and willow occur along the southern boundary of the area. The Sustrans Route (VF12) provides a valuable wildlife corridor, particularly for downland vegetation, birds and butterflies. Lizards are also present.</p> <p>Gentle management of the railway sleepers shoring up the ramps would enable more basking areas for lizards. Sensitive control of scrub re-growth areas would also reduce the current ongoing loss of limestone grassland species and associated butterflies.</p>			<p>Highly sensitive area for its views to the village, particularly across VF05 from the railway embankment. VF05 functions as both a parcel of farmland on the edge of the village and a rural context to the Manor House and Church. It therefore plays a vital role in maintaining the historic rural character of both the village and the wider landscape.</p> <p>Retain agricultural use, preferable as permanent pasture with hedges. Maintain scenic value and seek opportunities to enhance wildlife value.</p> <p>VF04 should continue as an area of mixed use with a focus on community facilities. Opportunities should be sought for mitigating the visual impact of the hard urban edge in this parcel.</p> <p>The Railway Embankment (VF12) would benefit from light maintenance to enhance biodiversity.</p> <p>There is no footpath along Main Road from the Village Hall to the cemetery and embankment.</p>		

Coscote Hamlet					
Landcover Parcels	VF16 Coscote				
Designations & policy	Listed buildings & medieval cross				
Landscape Analysis			Conservation and Management Issues		
<p>Present and historic character and use</p> <p>The present hamlet includes the historic cross at junction with Park Road to its west, the historic farmstead to its south and post-1950 housing to the west and the north of the road, with a pair of 19th Century cottages to the east..</p> <p>Heritage features and assets</p> <p>Historic farmhouse, farm buildings and wall listed Grade II. Remains of cross listed Grade II. Remains of larger medieval settlement in the vicinity. Unlisted traditional farm buildings make a significant contribution to the historic character and significance of the hamlet.</p> <p>Access and views</p> <p>The farmhouse and traditional farm buildings are prominently sited along the road which passes through Coscote. Settlement highly visible from railway line (VF12) and Didcot. Glimpses of historic farmstead from the footpath to its west.</p>			<p>Conserve all heritage assets and their settings in accordance with local and national policy.</p> <p>The area is compact and development outside this area would be visually intrusive.</p> <p>Any applications for reuse and development on the farmstead site to use Historic England's Farmstead Assessment Framework.</p> <p>A path leads across the fields to West Hagbourne, but there is no safe foot route to East Hagbourne or Didcot.</p>		

Coscote Fields					
Landcover Parcels	VF14 East Coscote Field	VF15 West Coscote Field	VF17 South Coscote Field		
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> Gently rolling land, mostly arable with an area of vineyard. Fields, enclosed from medieval open fields in 1840s, surrounding the former medieval hamlet of Coscote with its historic farmstead and cross (VF 16).</p> <p><i>Heritage features and assets</i> Well marked and varied ridge/furrow, particularly at the western end of VF14 which is under pasture.</p> <p><i>Access and views</i> Area is highly sensitive, because it is visible from all directions. Public footpaths runs along the northern and western boundaries affording clear views to the North Wessex Downs AONB and linking in to the Green Corridor and the Sustrans Route.</p> <p>A path leads across the fields to West Hagbourne, but there is no safe foot route to East Hagbourne or Didcot.</p> <p>Views from the Coscote-East Hagbourne road and from Park Road leading to Didcot.</p> <p>Extends the open outlook and views to the west. The footpath along the western edge borders an outgrown hedge, where scrub elm is common.</p> <p><i>Wildlife and habitats</i> Habitat for winter thrushes and lapwing.</p>			<p>Preserve pasture for wildlife and scenic value, particularly to the west where the ridge and furrow remains.</p> <p>Road liable to flooding.</p> <p>In VF14 and 15 scattered shrubs and small trees would blur the hard edge of the new development on the southern edge of Didcot without totally obscuring views of the Downs to the south and east.</p> <p>The footpath along the western edge of VF15 borders an outgrown hedge, where scrub elm is common.</p>		

Southern Village Plotlands					
Landcover Parcels	VF06 Southern Village Plotlands				
Designations & policy	Conservation Area, listed buildings at Parsonage Farm.				
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> Gently rolling land to the south of East Hagbourne and comprising former medieval plots extending from the houses and farmsteads along Main Road to Hacca's Brook. Most of the area is now incorporated into large private gardens and lightly managed, with some areas left wild. It is surrounded by a mature green fringe. The area to the east forms low lying pasture to Lower Cross Farm. Hacca's Brook follows Parsonage Lane, with channels on both sides of the causeway, which can be inundated after heavy rain. A secondary drainage channel follows the southern boundary along Fieldside to join the main channel which then flows east towards Tadley.</p> <p><i>Heritage features and assets</i> Includes site of medieval manor to the west and a possible moat (but not proven as such). Also significant as the historic setting, and the historic plots, for the heritage assets in East Hagbourne village.</p> <p><i>Access and views</i> The area is visually accessible from the scenic Fieldside footpath to the south while is bordered by mature trees and shrubs. It is dissected by Parsonage Lane, running on a causeway from Main Road to Fieldside and follows the line of a historic access to the southern fields from the village farms. Grange Footpath provides further public access across the eastern end of the area and a track past the Church gives access at the western end. The extensive tree lines along Fieldside and Parsonage Lane are designated as important in the SODC Character Area Appraisal of 2000.</p> <p><i>Wildlife and habitats</i> The presence of the stream, long use as paddocks, and also being left to 'rewild' in part, contributes to this area being well-known for its rich diversity of flora and as a wildlife habitat.</p> <p><i>Flooding</i> The whole area is liable to flooding from Hacca's Brook and run-off from adjoining fields. It is in Flood Zone 3, with a 1 in 100 chance of flooding in any year. There have been several flood episodes in the last ten years as well as in earlier years. A volunteer action group contributes to maintaining the stream to minimise risks.</p>			<p>The part adjacent to Tadley still partially functions as a parcel of farmland on the edge of the village and this plays an important role in maintaining the rural character of the landscape.</p> <p>A very sensitive area for its visual characteristics and close relationship with the historic areas of Main Road. Also valued for its scenic qualities, green environment and access to views into the village and into South Fields across to the North Wessex Downs AONB.</p> <p>Further backland development should be strongly discouraged.</p> <p>Important open space.</p> <p>Extensive lines of important trees along south boundary (Fieldside) and along Parsonage Lane.</p> <p>The area is liable to flooding from Hacca's Brook and run-off from adjoining fields.</p>		

South Fields					
Landcover Parcels	VF10 South Field East	VF11 South Field West			
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> Two large fields to the south of the village, retaining their open medieval character (shown as South Field on 1775 map) and with early boundaries. The whole area is under arable cultivation, typically cereals, rapeseed and beans.</p> <p><i>Heritage features and assets</i> Important part of the approach to the medieval village from the south, retaining open landscapes and footpaths.</p> <p><i>Access and views</i> The landscape is mostly open, affording extensive views to the east, south and west to the Chilterns and the North Wessex Downs AONBs. There is a tall hedge along the path leading south from the church, separating an area of pasture at the western end of the parcel.</p> <p>VF11 is accessible by the Fieldside footpath along its northern edge and three north-south footpaths, linking to Moor Lane which runs along the southern edge, part of it just inside West Hagbourne parish. VF10 is visually accessible from the B4016 and the Paper Mill track leading east from Tadley.</p> <p><i>Wildlife and habitats</i> The remaining hedges have been progressively reduced over the years with loss of hedgerow birds including yellowhammer which was formerly found. The presence of skylark in spring indicates the potential to improve biodiversity with sensitive management. The field margins retain some variety of arable weeds, but again diversity has diminished over time.</p> <p><i>Flooding</i> VF11 prone to flooding, there can be high groundwater due to impermeable Gault Clay below.</p>			<p>This area is visually important for the extensive views it provides towards the Downs and Chilterns and towards the village where the wildlife-rich Fieldside footpath provides a soft visual impact. Any development in this area would be visually intrusive.</p> <p>The capacity of these fields to store water means that they can contribute to flooding after prolonged rains. Agricultural management needs to be carried out sensitively.</p> <p>Increasingly intensive agricultural use has led to loss of biodiversity including birds, hedges and fieldside margins. Management plans to encourage wildlife should be supported where these can be achieved without loss of productivity.</p>		

East Tadley Field					
Landcover Parcels	VF09 East Tadley Field				
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> An area of open arable field to the east of Blewbury Road (B4016), the southern edge being part of the former Great Meadow which extends to the east and which is shown on the map as part of AL03. The land slopes gently to the south and is traversed by the two channels of Hacca's Brook. The main channel crosses the middle of the field while the lower channel makes up the southern boundary. The north-south FP16 bounds the area to the east.</p> <p><i>Heritage features and assets</i> Traces of ridge and furrow.</p> <p><i>Access and views</i> The area including the section of AL03 west of FP16 can be viewed from three sides via these well vegetated footpaths, providing views towards the village, where the back gardens on Blewbury Road provide a soft transition from the arable land.</p> <p><i>Wildlife and habitats</i> There are tall hedges and trees along the south east and part of the north boundaries that provide good wildlife habitat, as do the stream channels which carry strong vegetation including poplar and other trees. Because of this strong growth, these stream areas are the focus for annual maintenance by the volunteer flood group, to prevent blockages which would threaten houses upstream around Tadley. These areas of the stream lie in the Environment Agency's Flood Zone areas.</p>			<p>Regular maintenance of the stream channels is important along this stretch to avoid flooding problems in Tadley and further upstream.</p> <p>The footpaths and bridleways provide an attractive and well vegetated atmosphere and are lightly maintained, giving a rural feel to the area.</p> <p>There may be scope for occasional tree planting along these routes as older trees reach the end of their lives.</p> <p>Development in this area would be visually intrusive and limited by soil and drainage conditions.</p> <p><i>Flooding</i> In Flood Zone</p>		

Alluvial Lowlands					
Landcover Parcels	AL01 Blewbury Edge Field	AL02 Hagbourne Mill Fields	AL03 Great Meadow [east of FP16]		
Designations & policy	Listed buildings at Hagbourne Mill				
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>This area covers three parcels of land lying adjacent to the Mill Brook and its tributories, including Hacca’s Brook, at the south of the parish.</p> <p>AL01 is a small area of mixed farmland adjacent to the B4016 on the southern tip of the parish. There is a small patch of species rich, wet wood pasture between the two watercouses in the central part of the parcel. AL02 comprises the area around the historic Hagbourne Mill and extending along the Mill Brook. AL03 lies to the east, traversed by the Hacca’s Brook channels and bordering the Mill Brook at the site of the Paper Mill where blotting paper was invented in the 19th Century. It is currently farmed as arable land and is screened from the village by the north-south FP16 and provides a quiet rural setting with extensive views to the east, south and west..</p> <p><i>Heritage features and assets</i></p> <p>Historic mill and associated archaeology, possible water meadows and waterlogged archaeology. All three areas have evidence of long use and have high archaeological interest, particularly along the Mill Brook. Wide historic trackways rich in flora.</p> <p><i>Access and views</i></p> <p>The area is visually accessible from a number of footpaths including one along the length of the Mill Brook and the Paper Mill bridleway coming from Tadley and continuing to South Moreton, which has wide views to the North Wessex Downs AONB.</p> <p><i>Wildlife and habitats</i></p> <p>The pastures in AL01 and AL02 are species rich and there are areas of trees and scrub along the length of the Mill Brook. The Paper Mill track has a wide strip of vegetation providing a good wildlife habitat, including many mature fruiting trees and bushes popular with birds, notably warblers in spring and winter thrushes. Where this track crosses the Mill Brook at the paper mill site there is an area of developing trees and scrub that is unmanaged and valuable for wildlife.</p>			<p>Flooding can be an issue around Hagbourne Mill.</p> <p>The wildlife-rich grassland and its related archaeology should be conserved and enhanced.</p> <p>Mature hawthorns and other fruiting trees and scrub provide a good wildlife habitat as do the streams and their banks.</p> <p>Conserve all heritage assets and their settings in accordance with local and national policy. Any new development within AL02 (Hagbourne Mill) must be sensitive to its scale, form and setting of the grade II and grade II* house and mill, and the related archaeology of the mill pond, leats etc.</p>		

Lower End Field					
Landcover Parcels	VF08 Lower End Field				
Designations & policy	Part of the 'green buffer zone' in the emerging Didcot Garden Town plan				
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> VF08 comprises a large area of arable farmland, the surviving remnant of one of the medieval open fields. It is managed as a number of separate fields, although enclosure did not result in any internal hedgerow boundaries.</p> <p><i>Heritage features and assets</i> None recorded in the area.</p> <p><i>Access and views</i> This open aspect gives a strong sense of place with its side views to the town, village and surrounding hills. The parcel provides wide views to the Chilterns AONB to the east and the Downs to the south as well as into the village and town. It is screened to the north by a band of mature trees, an area of allotments in Didcot parish (UR01) and a band of trees also runs north-south across the eastern end of the field.</p> <p>The area is accessible through footpaths or roads on all four sides. The view from the B4016 offers an important feeling of space when travelling along New Road, with views out to the east through a screening line of trees. A well used footpath passes under trees along the northern boundary to where a historic footpath that formerly extended down to Hagbourne Marsh crosses to Great Mead at the southern boundary.</p> <p><i>Wildlife and habitats</i> Great Mead is a bridleway linking East Hagbourne to another ancient settlement at Fulscot to the east. There are high mature hedges along part of the track and Hagbourne Environment Group has carried out some tree and shrub planting along a more open section. There is scope for more planting where it can be achieved without compromising productivity</p>			<p>Given the open, large scale nature of the adjoining agricultural landscape and the location of the site on a low ridge, there is no scope for any new development within this land cover parcel without causing a major visual impact on the open rural character of this productive arable landscape in relationship to the medieval village.</p> <p>The northern end of the field comprises the 'Green Gap' between Didcot and East Hagbourne and is important as a separation between the two communities.</p> <p>It is cited as part of the 'green buffer' around villages in the Didcot Garden Town proposals.</p> <p>Development should not be allowed to avoid coalescence between town and village.</p> <p>The northern edge lies on a low ridge meaning that any development in this area would be highly visible.</p> <p>The area has been associated with water run-off from the field into the Millbrook area.</p> <p>There is scope to restore primary hedgelines along existing trackways to better define the arable fields and rebuild wildlife corridors in this intensively farmed landscape.</p>		

Main Road					
Landcover Parcels	HV01 The Core of the Mediaeval Village				
Designations & policy	Conservation Area and Listed Buildings				
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>This area comprises the main street of East Hagbourne (Main Road), the parallel roads to the north (The Crofts) and the connecting pathways known as Shoe Lane and Baker's Lane. It extends from the church in the west to Lower Cross where it joins the B4016, and along Blewbury Road to the point where it turns south. Historic buildings in timber frame with some use of stone and brick, some later 19th century and later infill and replacement. The area subdivides into <i>1a Manor Farm and Church Close</i>; <i>1b The Church of England School and Vicarage</i>; <i>1c The Crofts</i>; <i>1d Upper Cross area</i>; <i>1e Kingsholm to Grange Farm</i>; <i>1f Blewbury Road</i>.</p> <p><i>Heritage significance</i></p> <p>The whole area is rich in archaeological potential. Most of the parish's listed buildings are concentrated in this area, which apart from the church (grade I) and Tudor House (grade II*) are listed at grade II. The historic character of the medieval village is most legible in 1a, 1c, 1d and 1e. The first part of Blewbury Road (1f) contained many old buildings, some of which remain and which were sited with plots covered with orchards. The Crofts (1c) has houses of varied ages, including a small number of scattered 17th-19th century houses and the 18th century farmstead at No 10, and is built on land formerly orchard.</p> <p><i>Access and views</i></p> <p>A strong sense of the historic village afforded by the road which winds gently through the village, at times narrow and along raised pavements, and also the historic paths which extend to its north and south and provide the framework for the more scattered distribution of heritage assets in The Crofts.</p> <p><i>Wildlife and habitats</i></p> <p>As well as the rich historical heritage and its significance for veteran trees and as local habitats, several areas are classed by SODC as Important Open Spaces. In addition to a number of important gardens, these include the Tudor House allotments, Lawson's Orchard and the Bowling Green as well as the grounds of the Grade I listed church.</p>			<p>Conserve all heritage assets and their settings, and seek to protect and enhance important green spaces, planting and historic streetscape including raised pavements, in accordance with local and national policy, including the East Hagbourne Conservation Area study. For the individual areas, key specific areas issues for conservation and enhancement are:</p> <ul style="list-style-type: none"> • <i>1a Manor Farm and Church Close</i>: the distinctive character of the traditional farm buildings in relationship to the churchyard and Western Village Fields; the very high historic, archaeological and habitat significance of the churchyard area; the distinctive character of the historic houses on its northern edge. • <i>1b The Church of England School and Vicarage</i>: its sensitive location and opportunities for enhancement • <i>1c The Crofts</i>: scattered heritage assets and a variety of built forms and scales, and the sensitivity of views into fields and historic plots to the east, reflecting the piecemeal development of this village-edge area prior to and during the 20th century. • <i>1d Upper Cross area</i>: the core of the medieval village focused around the II* cross, marked by coherence of 17th century time frame and contrasting farmstead buildings • <i>Kingsholm to Grange Farm and Lower Cross</i>: a more loose scatter of 16th and later buildings, including distinctive and high-quality 19th century brick houses and the tight and coherent grouping of fine houses at Kingsholme Close, 17th century and later houses along to Lower Cross. The very high sensitivity of the remaining open plots and spaces adding character and distinctiveness to Main Street and discouraging further development • <i>1f Blewbury Road</i>: an open village-edge character is marked by a broad variety of forms and scales for the 18th/19th century and earlier houses with some 20th century infill from the early bungalow at Starfields to storeyed houses. <p>Parking is a challenge along parts of Main Road, particularly around the School.</p>		

The Great Mead Triangle					
Landcover Parcels	VF07 The Great Mead Triangle				
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i> Great Mead is a bridleway track linking the ancient settlements of East Hagbourne and Fulscot. To its north is the Recreation Ground dating from 1922 and its Pavilion. To its east is Cherry Tree Farm, which developed from the 1950s. It is now managed at low intensity and no longer has access to wider fields. A number of paddocks to the south are maintained for animals.</p> <p><i>Heritage features and assets</i> Ridge and furrow can be seen running parallel to the south of Great Mead (in the area north of the plots to historic houses along Blewbury Road) and to the north-west of FP18.</p> <p><i>Access and views</i> This area covers a green area of high community value, providing a soft transition between the built environment and the wider arable fields. The Triangle itself lies to the south of Great Mead and is bounded by housing on New Road and Blewbury plus the attractive wooded footpath leading diagonally from Blewbury Road (FP18). This area is divided into several paddocks and surrounded by mature and lightly maintained hedgerows, giving a sense of enclosure and isolation, plus a soft outlook for the surrounding houses.</p> <p><i>Wildlife and habitats</i> Hagbourne Environment Group have already carried out some shrub planting along part of the Great Mead track and there is scope for more.</p>			<p>The characteristic of this area is low intensity use for farming, paddocks and recreation, providing a soft transition to the wider arable landscape.</p> <p>The grasslands and mature hedges should be retained and enhanced where possible for their wild-life and to maintain a sense of tranquility.</p>		

Blewbury Road & Tadley					
Landcover Parcels	HV02 Tadley and Fieldside (2a) and Blewbury Road (2b)				
Designations & policy	Conservation Area and Listed Buildings				
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>The piecemeal and secondary medieval settlement of Tadley (in Area 2a) retains some historic houses facing diverse directions, their small scale and the use of witchert also suggesting common-edge development around the the ford across Hakka's Brook and the roadside common leading from the meadow in the Alluvial Lowlands to East Hagbourne village. Water channels and narrow lanes are another distinctive feature. It was separated by about 200 yards from the first houses in East Hagbourne along the east-west section of Blewbury Road. From the 1920s ribbon development of individual houses along Blewbury Road (now in Area 2b) filled in the remaining orchard land between the two settlements.</p> <p><i>Access and viewpoints</i></p> <p>There are no extensive views from Blewbury Road itself, the attention rather being drawn to the street-scape. The older houses of Blewbury Road and Tadley can be viewed from the roads and a small linking footpath and there are views of Hacca's Brook from the Blewbury Road and Grange Footpath bridges. The houses themselves have green outlooks to the meadow of Lower Cross Farm and across fields to the Chilterns AONB to the east. From Fieldside, there are views south to the North Wessex Downs AONB.</p> <p>There is no further scope for infill development within the existing built area.</p>			<p>Conserve all heritage assets and their settings, and seek to protect and enhance important green spaces, planting and historic streetscape, in accordance with local and national policy, including the East Hagbourne Conservation Area study. The mix of timber frame, brick and witchert, and its mix of small to medium scale historic houses within tight plots and in its 'edgeland' location, is a highly distinctive aspect of Tadley's character.</p> <p>Retain the varied mix of forms and scales of houses along Blewbury Road, and the sense of space offered by their setting back behind generally deep plots.</p> <p>Tadley is within the flood zone.</p> <p>Parking along Blewbury Road in 2a and 2b has become increasingly difficult for residents.</p>		

New Road					
Landcover Parcels	HV03 New Road				
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>New Road links East Hagbourne with the mid-late 19th century Northbourne area, now part of Didcot. It has gradually been developed for housing. Houses are generally set back in their plots, and include council houses of the 1920s-30s along New Road and The Crescent, small council houses fronting a green at Ryman's Crescent and private houses mostly dating from the 1950s concentrated along the east side, in Higgs Close (1970s), Little Langlands and Bishops Orchard (both 1990s).</p> <p>Many of the houses in this area have large gardens. There is some older backlands development around No 16 New Road and some houses have been demolished and replaced with multiple units on the same plot, not always with great sensitivity.</p> <p><i>Access and viewpoints</i></p> <p>Coming from Didcot there is a welcome broad view through the 'Green Gap' across fields towards the Chilterns. Beyond there the attention is drawn more to the street-scape with a varied mix of houses, until the road dips approaching the village shop and garage and entering the historic village. The broad lawns along the east side of New Road are well tended by their owners.</p>			<p>Conserve the view through the 'Green Gap'.</p> <p>Retain the varied mix of forms and scales of houses along New Road, and the sense of space offered by their setting back behind generally deep plots.</p> <p>Avoid insensitive infill with properties that do not respect the scale, form and 'set-backs' of neighbouring property.</p> <p>Parking has become increasingly difficult for residents.</p>		

Harwood Road and Wilcher Crescent					
Landcover Parcels	HV04 Harwood Road and Windsor Crescent area				
Designations & policy					
Landscape Analysis			Conservation and Management Issues		
<p><i>Present and historic character and use</i></p> <p>A series of pre-fabricated ‘Airey’ houses was built along Harwood Road in the late 1940s and the building extended through to 1952 into Lake Road and Windsor Crescent using a mix of houses and bungalows. Most of the Airey houses were demolished and replaced at a somewhat higher density in the 1990s. Wilcher Close was developed slightly later in the 1960s, again as Council Housing, primarily of flats with some small retirement bungalows. The development uses ‘double row’ building, promoted at that time to avoid the monotony of ribbon development.</p> <p><i>Heritage significance</i></p> <p>The area retains a distinctive character of the era, representing a further stage in the development of the village.</p> <p><i>Access and viewpoints</i></p> <p>The area has a tranquil atmosphere, there being no through vehicle routes and the open green spaces at Windsor Crescent and Wilcher Close give a feel of spaciousness. The roads themselves are rather narrow and parking provisions are in some cases problematic. On foot, the area leads directly via medieval trackways to the open spaces of Butts Piece and the Green Corridor as well as footpaths to Didcot and the countryside. There is a hard edge along the western boundary, which is prominent in views eastwards from Main Road and the public routeway on the former railway line (VF12). In contrast the northern boundary has a much softer edge when viewed from the trackways to the north, bordering the allotments and field in Butts Piece (VF02).</p>			<p>Maintain and where possible seek opportunities to enhance the planned layout and design of this tranquil area on the edge of the medieval village, with its mix of single-storey and storeyed houses, generally set back behind gardens and hedges. Preserve valued and communal green spaces and its links to the allotments and fields to the north in VF02 particularly.</p> <p>Manage parking issues.</p>		

SOURCES

For archaeology in the area see:

Thames Valley Archaeological Services, 2016, *Land at New Road, East Hagbourne, Didcot, Oxfordshire: Archaeological Evaluation* (Digital archive). SOX5668.

Cotswold Archaeological Trust, 1998, *Didcot Sewerage Scheme, Didcot: Archaeological Watching Brief and Excavations* (Unpublished document). SOX130.

‘Parishes: Hagbourne’, in *Victoria County History of the County of Berkshire: Volume 3*, ed. P H Ditchfield and William Page (London, 1923), pp. 475-484. British History Online <http://www.british-history.ac.uk/vch/berks/vol3/pp475-484> [accessed 9 December 2016].

Books and articles

Clare, B et al 1995 *East Hagbourne Times. Portrait of an English village*. East Hagbourne: East Hagbourne Parish Council

Lingham, B 2012 *Dreams & Delusions, A History of Didcot 1945-1974* Didcot: private publication

West Hagbourne Village History Group 2000 *Windsor Hakeborne: the Story of West Hagbourne West Hagbourne*: West Hagbourne History Group

In the Village Hall

Parish council minutes, various historical notes and maps including the 1775 survey of the parish were consulted for this project.

APPENDICES

1 Using conservation principles

This section can be used when considering and/or drafting an application which may affect heritage assets and/or their setting. It will also be useful as a framework to consider when considering change for the whole parish, and how to use an understanding of the historic environment to consider opportunities for conservation and enhancement and how to accommodate the changes necessary for prolonging the life of heritage assets without losing what is special about them. This is at the heart of the Constructive Conservation approach pioneered by Historic England and its *Conservation Principles for the Sustainable Management of the Historic Environment*.⁶

- Principle 1: The historic environment is a shared resource
- Principle 2: Everyone should be able to participate in sustaining the historic environment
- Principle 3: Understanding the significance of places is vital
- Principle 4: Significant places should be managed to sustain their values
- Principle 5: Decisions about change must be reasonable, transparent and consistent
- Principle 6: Documenting and learning from decisions is essential

Conservation Principles states that ‘significant places should be managed to sustain their values’. There has been realisation for over a decade that this extends beyond simply an expert judgment of significance to understanding how people value the historic environment for a diversity of other factors such as its sense of place, distinctiveness and its memories. Conservation Principles is most applicable to places which have recognised heritage value, but it can also be used as a framework to consider what makes places distinctive as somewhere to live and visit. The text below lists those aspects of East

Hagbourne that are of most value under their relevant value headings, cross-referred where relevant to the area in which they are located.

Evidential value derives from the potential of a place (the degree of preservation of its physical form and fabric) to yield evidence about past human activity.

- The historic church and manor (1a and HV01) and the areas around the medieval crosses, have great potential to tell the story of the origins of both East Hagbourne and Coscote.
- The core of the medieval village, especially those areas with the least-disturbed /undeveloped plots (1c, 1d, HV05 and to a lesser extent 1e, 2a and 4b), may reveal much evidence about changing life in the medieval and post-medieval village.
- Areas of ridge and furrow, especially those surviving in a clear visual relationship to heritage assets (VF05) and which are testament to the way that much of the landscape around the village was farmed from the late Saxon period. Ridge and furrow, and other fields in the parish, will also have potential to reveal evidence about medieval and earlier farming and settlement.
- The evidence about the use of water for meadows and horticulture (including watercress) especially to the south of the village in VF05, in the Alluvial Lowlands (AL02-3) and in East Hagbourne Mill in AL02.
- Historic houses and farm buildings, which will reveal evidence of earlier phasing (including crucks and other fabric pre-dating the 1659 fire), lifestyles (through the arrangement of their rooms), farming (the storage of harvested corn and housing animals) and about the techniques and materials used for their construction and through their size and age the landscape around the village (elm and poplar from within the parish, also oak though much of this must have been imported).

Historical value derives from the ways in which places illustrate or are associated with past people, events and aspects of life. Although it is often best sustained by the use for which the place as designed, the historic values associated with places are not as easily undermined by

⁶ English Heritage (2008) *Conservation Principles. Policies and Guidance for the Sustainable Management of the Historic Environment*, English Heritage, Swindon. This was developed by Historic England in 2008, and is referred to in HLF and national planning guidance. It is now in regular use in order to deliver constructive conservation for heritage sites.

changes to their physical form and fabric as evidential value.

- The layout of the medieval village in HV01, where historic buildings and their associated plots and relationship to routeways are especially clear.
- The architectural treatment of houses (for example in their use of jetties and carved brackets) which tell the story of the parish's farming community and their capacity to be adapted to later uses - either as farmhouses to farms which remained small, were subdivided into cottages after they were rendered redundant for farming or which expanded to serve larger holdings.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place – again this might be a direct consequence of the way that it has developed over time.

- Views of historic buildings from public spaces at Coscote and within the medieval village itself.
- Views from public routeways, including open fields and from species-rich boundaries, towards the historic village, especially where these are most legible and least affected by 20th century change to the west and south.
- The way that views within the village often change, due to the meandering nature of the road, and there are glimpses into the routeways extending to north and south.
- The way that users of the routeways can sense how they were used for daily life in and around the village and have provided a framework for its later development.
- Kingsholme Close in 1d is particularly successful as an example of 20th century architecture, but there is increasing acceptance that people will value and perceive the variety in design and landscaping of 20th century development.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional social and spiritual values.

- The core of the medieval village, particularly Main Road, the war memorial with Lower Cross and its western

section with the Fleur de Lys pub, the area around High Cross, the church and - although substantially post-1950 and of much lesser heritage significance - the village and school at the western end of the village.

- The pedestrian routeways around and leading into the village, including those extending through the local authority housing in Harwood Road and Wilchers Close (4a) which are also planned around areas of communal open space.
- The railway line (VF12) which is in regular use by walkers and cyclists and affords views towards the downs and the historic village.
- The recreation ground at Great Mead (VF07) and the bowling green north of Main Road (HV1d).

2. Landscape Type Descriptions (taken from OWLS)

Lowland Village Farmlands

Location

This landscape lies within the Vale of White Horse where it is mainly situated to the north and south-west of Didcot.

Overall character

The Lowland Village Farmlands are a variable, often large scale farmed landscape closely associated with historic village settlements.

Key characteristics

- A varied, gently rolling topography.
- Productive soils mostly managed for arable cropping
- Medium to large-sized hedged fields.
- Thinly scattered hedgerow trees, which are mostly ash.
- Prominent village settlements scattered throughout the area.

Geology and landform

To the north and south of Didcot this landscape is associated with Gault Clay and a band of siltstones/ sandy limestones of the Upper Greensand. These beds create a rolling landform lying between the lower Clay Vale to the west and the rising chalk downlands to the south.

Land use and vegetation

The landscape is dominated by arable farming with some semi-improved, neutral and wet grassland around villages and bordering ditches/small streams. Woodland is generally not a characteristic feature, except for occasional small deciduous and mixed plantations. There are also small tree clumps throughout the area, particularly around villages, farmhouses and in some fields. These consist mainly of ash, willow and poplar.

Cultural pattern

The field pattern is largely characterised by regular, medium and large-sized arable fields with some smaller grass fields. Hedgerows, dominated by hawthorn, blackthorn and elm, are a distinctive feature of this landscape and are particularly prominent along roadsides, country lanes and areas where grassland predominates. Hedgerow trees are generally sparse, with ash as the dominant tree species along with willow, poplar and dead elm. Hedgerow trees are often denser, creating more filtered views, in roadside hedges and where they border pastureland.

Local Character Areas - Harwell

In the Harwell Local Character Area the landscape is dominated by large open arable fields, with some smaller grass fields around East and West Hagbourne and Ardington. Shelterbelts and small broadleaved plantations are locally characteristic, while there are a few surviving orchards to the west of Harwell. Although they tend to be more intact along roadsides, hawthorn and elm hedges have been removed in many places and are frequently gappy where they still survive.

Landscape Strategy

Conserve and enhance the vernacular character of rural villages and strengthen the surrounding structure and pattern of primary hedgerows and hedgerow trees.

Alluvial Lowlands

Location

This landscape is restricted to lowland areas, associated with areas of alluvial drift, adjacent to the main river corridors of the Thames, the lower Cherwell and the rivers Ray and Ock.

Overall character

The Alluvial Lowlands are characterised by flat, alluvial floodplains associated with lowland river valleys. This is a sparsely settled landscape with a predominantly pastoral character, distinguished by tree lined watercourses and a regular pattern of medium-sized hedged fields.

Key characteristics

- Broad alluvial plains.
- Minor watercourses with an associated network of wet ditches.
- Mixed farming pattern with both arable cropping and pasture.
- Medium sized regular hedged fields with scattered hedgerow trees.
- Dense willow corridors bordering watercourses and ditches.
- Sparsely settled.

Geology and landform

This is a low-lying landscape drained by minor rivers, associated with alluvial soils that have a naturally impeded drainage. Permanent pasture and numerous ditches are an indication of the heavy soils and poor drainage, although arable farming often occurs on areas of slightly more elevated and better drained land.

Land use and vegetation

Although traditionally a pastoral landscape with remnants of unimproved neutral and marshy grassland, there is also a significant area of arable cropping. Tree cover is a notable feature with dense corridors of willow and ash bordering ditches and watercourses. Woodland is insignificant and is largely restricted to small tree clumps surrounding farm houses. In places, gravel extraction has resulted in significant areas of open water.

Cultural pattern

The Alluvial Lowlands are a planned landscape of late parliamentary enclosure, reflected in the geometric pattern of enclosed hedged fields and the few straight roads that traverse the area in places. Field pattern consists mainly of medium-sized fields with some smaller fields dominated by grassland. Most of these fields are enclosed by hawthorn, blackthorn and elm hedges, with open ditches, sometimes adjacent to hedges in places. Hedgerow trees are a characteristic feature of this landscape, with ash, willow and sycamore as the main species. They are often closely spaced, creating filtered views, particularly in hedges alongside ditches and in pastoral areas.

Local Character Areas - Brightwell-Cum-Sotwell

This area, which has a mixed pattern of arable cropping and semi-improved grassland, is dominated by medium-sized fields. There is some semi-improved pasture adjacent to Mill Brook. Fields are enclosed by hawthorn hedges and ditches. Given the flatness of the landform, the main landscape features are mature hedgerow trees and tree-lined watercourses, including species such as willow, ash and poplar. There are also a few, small scattered deciduous plantations.

Landscape Strategy

Maintain the tranquil nature of this landscape and promote the restoration of permanent pasture and enhancement of hedgerows and tree-lined watercourses.