

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA12 | Waddesdon and Quainton

**Impact assessment tables (CH-003-012)**

Cultural heritage

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Department  
for Transport

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# 1 Introduction

## 1.1 Structure of the cultural heritage appendices

1.1.1 The cultural heritage appendices for the Waddesdon and Quainton community forum area (CFA12) comprise:

- baseline reports (Volume 5; Appendix CH-001-012);
- a gazetteer of heritage assets (Volume 5; Appendix CH-002-012);
- an impact assessment (this appendix); and
- survey reports (Volume 5; Appendix CH-004-012).

1.1.2 Maps referred to throughout the cultural heritage appendices are contained in the Volume 5, Cultural Heritage Map Book.

## 1.2 Impact assessment

1.2.1 Table 1 presents information on the impacts on all identified heritage assets and the likely resultant environmental effects, taking into account agreed mitigation measures. Details on the assignment of values and the assessment of the scale of impacts are set out in the Scope and Methodology Report (Volume 5: Appendix CT-001-000/1) and the Scope and Methodology Report Addendum (Volume 5: Appendix CT-001-000/2).

## 2 Impact assessment

Table 1: Impact assessment for CFA 12

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WAD001	Akeman Street	None	Moderate	Only a very small element of Akeman Street will be impacted, to improve the junction with the Woodham access road. This will entail minor changes to an area of Akeman Street which has been impacted by the construction of the existing A41.	Minimal adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD002	Cranwell Farm ridge and furrow, associated with possible settlement earthworks	None	Moderate	A small element of the ridge and furrow earthworks, to the north of the Cranwell Farm driveway, will be removed. The best-preserved examples of ridge and furrow earthworks, and the evidence of tofts and crofts, will not, however, be impacted.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD003	Waddesdon Windmill	None	Not significant	This asset is considered to be a misplaced English Heritage data point.	No change	Neutral	No impact on value.	No change	Neutral
WAD004	Wayside Farm	None	Not significant	The asset lies immediately adjacent to the land required, temporarily or permanently, for the construction of the Proposed Scheme. The building will not be physically impacted, and the setting of the asset is not considered to contribute to its value. As such there will be no impact upon the value of the asset.	No change	Neutral	No impact on value.	No change	Neutral
WAD005	Undated ditches near Lower Blackgrove Farm	None	Not significant	The assets have been removed through excavation, and lie outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme. As such there will be no impact upon its value.	No change	Neutral	No impact on value.	No change	Neutral
WAD006	Waddesdon Manor Park	Registered park and garden Listed buildings Conservation area	High	<p>There will be no physical impact upon any element of the parkland. The registered park lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme. The key elements of the parkland, including the Grade I listed Waddesdon Manor, formal gardens, and the large collection of listed buildings, sculpture, and artwork on Lodge Hill, will not have their value impacted by the Proposed Scheme.</p> <p>The design and layout of the park is generally inward-looking, with thick woodland across Lodge Hill and screening belts of trees around the eastern edge of the Park. In addition, the Proposed Scheme is in cutting for much of the section around Waddesdon, and has been further screened with bunds. As such, the impact of the Proposed Scheme, once completed, is considered to be minimal, due the limited changes of the rural setting to the</p>	Temporary low adverse  Permanent minimal adverse	Temporary moderate adverse  Permanent low adverse	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				north of the park.  During the construction phase itself, however, the construction activities associated with the Waddesdon South cutting, the Waddesdon Embankment, the Waddesdon North cutting, and the Quanton cutting will have an impact upon the setting of the park. These works are programmed to last for approximately three years.					
WAD007	Grand Lodge and gates	Listed building	High	<p>The Grade II listed Grade Lodge and gates at Waddesdon are the individually designated parkland features which lie closest to the land required, temporarily or permanently, for the construction of the Proposed Scheme. They lie immediately adjacent to the land required, temporarily or permanently, for the construction of the Proposed Scheme and are outward-facing, presenting a formal entrance to the parkland.</p> <p>The value of this asset is derived from its character as an example of post-medieval architecture, which also has aesthetic, historical and architectural interest, which will not be impacted by the Proposed Scheme; there will be no physical impact upon the buildings. Although there will be changes to the setting of the buildings, this change will not impact upon the relationship or association between the Lodge and the park, the key element of the setting of the building.</p> <p>However, during the construction phase itself, the construction activities associated with the Waddesdon South Cutting, the Waddesdon Embankment, the Waddesdon North Cutting, the A41 Bicester Road Overbridge, and the A41 Bicester Road Overbridge Satellite Compound will have greater impact upon the setting of the park. These works are programmed to last for approximately three years.</p>	Temporary low adverse  Permanent minimal adverse	Temporary moderate adverse  Permanent low adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD008	Possible Romano-British Settlement at Waddesdon	None	Moderate	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No Change	Neutral
WAD009	Former windmill in Waddesdon Park	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD010	Waddesdon Station	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD011	Linear banks near Glebe Farm	None	Low	The earthworks are small features of unknown provenance, which approximately follow the contours around a very small hill. They will be	High adverse	Moderate adverse	The construction effect remains and there will be no further impact	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				largely removed by the construction of the Waddesdon cutting.					
WAD012	East of Glebe Farm ridge and furrow earthworks	None	Low	The majority of the earthworks will be removed by the construction of acoustic screening bunds and Waddesdon cutting.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact	No change	Neutral
WAD013	Remains of former farm building	None	Not significant	These remains lie on the edge of the land required, temporarily or permanently, for the Proposed Scheme and the majority will not be impacted.	Low adverse	Neutral	No impact on value.	No change	Neutral
WAD014	Undated ditches near sewage treatment works	None	Not significant	The assets have been removed through excavation, and lie outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme. There may be some potential for similar remains to extend into the land required for the proposed scheme, specifically the proposed drain at the Waddesdon sewage treatment works. However, this narrow strip of development would represent only a slight impact upon the value of any such remains.	Low adverse	Neutral	No impact on value.	No change	Neutral
WAD015	Possible Romano-British settlement at Glebe Farm	None	Moderate	The elements of the Proposed Scheme near to the asset comprise screening bunds, a pumping station and planting. Construction of these features would remove any below-ground remains. However, the relatively small scale of the land required, temporarily or permanently, for the construction of the Proposed Scheme at this location will limit the impact upon any remains, and result in only a minor change to any archaeological remains present.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD016	Waddesdon	Listed buildings Conservation area	High	Construction will take place approximately 400m to the north of the Waddesdon Conservation Area. The Proposed Scheme at this point will be partially in cutting, and the track itself will be screened by bunds. These bunds, as well as the construction activity to build the Waddesdon Cutting, will be visible when looking north from Fredericks Street or Quainton Road.  However, these views are considered to make only a minor contribution to the overall value of the village, and the value of the High Street (and the Listed buildings along it) will not be impacted. There will be construction traffic movements along the High Street; as such, there will be an increase in traffic flow through the village during the construction period. However, this is a relatively large, fast road at present, and this is only considered to be a minimal change.	Temporary minimal adverse  Permanent minimal adverse	Temporary minor adverse  Permanent minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD017	Former farm buildings west	None	Not significant	The former farm buildings are situated in an area proposed as cutting, and will be	High adverse	Neutral	No impact on value.	No change	Neutral



Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
	of sewage works			completely removed.					
WAD018	Aylesbury and Buckingham/Great Central London Extension (Operational elements)	None	Low	While bridges and crossings which form part of the railway will be altered, the earthworks will largely remain, and the course of the line will remain intelligible in the landscape.	Low adverse	Minor adverse	No impact on value.	No change	Neutral
WAD019	Finds recorded during pipeline excavation	None	Low	The asset lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, as such there will be no impact upon its value.	No change	Neutral	No impact on value.	No change	Neutral
WAD020	Romano-British field boundaries	None	Moderate	The construction of the Proposed Scheme would at least partially remove any below ground heritage assets in this area.	Medium adverse	Moderate adverse	No impact on value.	No change	Neutral
WAD021	Buckinghamshire Railway Centre	None	Moderate	The Buckinghamshire Railway Centre is significant because of its role as both a museum, and because of the heritage railway which runs from it. Those elements of the setting of the Buckingham Railway Centre which contribute to its significance will not be affected by the construction of the Proposed Scheme. However, the construction of the Proposed Scheme will preclude the re-instatement of the Wotton Tramway, a goal of the Railway Centre.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD022	Medieval pottery recorded during excavation	None	Not significant	A small amount of medieval pottery was found within the land required, temporarily or permanently, for the construction of the Proposed Scheme during pipeline excavations, and more may be present, probably a result of medieval manuring.	Low adverse	Neutral	No impact on value.	No change	Neutral
WAD023	Quinton	Listed buildings Scheduled monument Conservation area	High	The Proposed Scheme will be visible from many locations within the village, both during the construction and operational phases. The construction of the Proposed Scheme will change the character of views looking south from the village; however, it should be noted that a 19th-century railway is already extant in this area, and as such the change to the heritage value of Quinton is considered to be limited. The fabric of the village, and the relationship between the historic buildings within it, will not be impacted by the Proposed Scheme. The local prominence of the village, and the windmill within it, will not be impacted by the Proposed Scheme.	Minimal adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD024	Former windmill mound south of Quinton	None	Low	The asset lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, as such there will be no impact upon its value.	No change	Neutral	No impact on value.	No change	Neutral
WAD025	Quinton Station	Listed building	Moderate	The Proposed Scheme will extend to within 130m of the Listed building, and the land required for the construction of the Proposed	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				Scheme will lie adjacent to the Railway Museum complex. The elements of the setting that contribute to its value (the original line and other sidings), however, will not be affected.					
WAD026	Ridge and furrow earthworks south of the Buckinghamshire Railway Centre	None	Moderate	These earthworks will be almost entirely removed by the Proposed Scheme, by the construction of the track, bunds, and the diversion of utilities.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD027	Former Wotton Tramway	None	Low	The former tramway runs perpendicular to the line of the Proposed Scheme, and its course is visible as a double hedgerow parallel to the existing Waddesdon Road. A section of the line of the tramway will be altered to accommodate the Station Road Overbridge. Although any surviving physical remains will be removed, and this will remove potential to re-instate the tramway in the future, the line will remain intelligible in the landscape.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD028	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD029	Newhouse Farm	Listed buildings	Moderate	A haul road will be constructed 500m to the west of Newhouse Farm. This is an area of former rail track, currently a mix of warehouses and modern housing. This area is not considered to contribute to the value of Newhouse Farm.	No change	Neutral	No impact on value.	No change	Neutral
WAD030	Ridge and furrow earthworks west of Crossroads Farm	None	Moderate	The earthworks lie almost entirely within the land required, temporarily or permanently, for the construction of the Proposed Scheme. The construction of screening bunds, and the diversion of a service, will result in the removal of the majority the earthworks.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD031	Crossroads Farm	None	Not significant	Crossroads Farm lies adjacent to the land required, temporarily or permanently, for the construction of the Proposed Scheme. The setting of the building is not considered to add to its value.	No change	Neutral	No impact on value.	No change	Neutral
WAD032	Ridge and furrow earthworks north of Crossroads Farm	None	Moderate	The majority of the block of earthworks lie within the land required, temporarily or permanently, for the construction of the Proposed Scheme and will be removed by the Proposed Scheme.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD033	Ridge and furrow earthworks north of the Bucks Railway Centre	None	Moderate	Only a small area of earthworks will be removed, to allow the construction of the Station Road Overbridge. The majority of the block of ridge and furrow will be unaffected.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD034	Railway bridge near The Lodge	None	Low	The bridge will be demolished.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WAD035	Former brickworks	None	Low	The majority of the former brickworks lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme. A small section of the north-eastern area will be removed, but the majority of the former brickworks will not be affected.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD036	The Lodge	None	Low	The building will be demolished.	High adverse	Moderate adverse.	The construction effect remains and there will be no further impact.	No change	Neutral
WAD037	Ridge and furrow earthworks north-east of The Lodge	None	Moderate	This small area of ridge and furrow will have a very small element along the northern edge removed.	Minimal adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD038	Ridge and furrow earthworks south of Upper South Farm	None	Moderate	Only a small area of earthworks will be removed, to allow the construction of the Station Road Overbridge. The majority of the ridge and furrow will be unaffected.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD039	Former windmill mound at Upper South Farm	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD040	Romano-British ditches near Upper South Farm	None	Moderate	Development within the land required, temporarily or permanently, for the construction of the Proposed Scheme would at least partially remove any heritage assets in this area.	Medium adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD041	Upper South Farm	Listed building	Moderate	The Proposed Scheme will extend to within approximately 55m of Upper South Farmhouse. Earthwork bunds will be erected and the connection to the Station Road Overbridge will be built, along with the Aylebury Link Overbridge. Although the building lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, and its fabric will not be impacted, the peacefulness of the setting of the building will be lost by construction activities, and the character of its setting will be changed.	Temporary medium adverse  Permanent medium adverse	Temporary moderate adverse  Permanent moderate adverse	Upper South Farm will experience a change in setting during the operational phase. This change will be caused by the movement of trains and the associated increase in noise. This will constitute a medium adverse impact resulting in a moderate adverse effect. In combination with the permanent construction effect, this is considered to result in a moderate adverse effect.	Medium adverse	Moderate adverse
WAD042	Ridge and furrow earthworks north of Upper South Farm	None	Moderate	The earthworks are largely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme with only a small element of the block likely to be removed by a re-aligned road associated with the Station Road Overbridge.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD043	Ridge and furrow earthworks south-west of possible Civil War earthwork	None	Moderate	Almost all of the earthworks will be removed to accommodate a screening bund.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD044	Ridge and furrow earthworks north of possible Civil War earthwork	None	Moderate	Almost the entire block of earthworks lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will be removed.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WADo45	Farm building near the Lodge	None	Not significant	The building lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will be removed by the construction of a road re-alignment and planting.	High adverse	Neutral	No impact on value.	No change	Neutral
WADo46	Aylesbury and Buckingham Railway (disused section)	None	Low	The majority of the former railway lies outside the land required, temporarily or permanently, for the construction of the Proposed Scheme. Planting will take place immediately adjacent to it, but this will not physically impact upon the former line, and it will remain visible and intelligible in the landscape.	Minimal adverse	Negligible adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo47	Circular mound north of the Lodge	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo48	Moated site north of the Lodge	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo49	Lower South Farmhouse and Barns	Listed buildings	Moderate	The Proposed Scheme will extend to within approximately 350m of Lower South Farmhouse and Barn. The nearest elements of construction will comprise screening bunds, although the Station Road and Aylesbury Link Overbridges will be visible. Although neither the fabric of the buildings, nor their relationship, will be impacted by the Proposed Scheme, the peacefulness of their settings will be changed by construction activities and views to the west will be altered.	Temporary medium adverse Permanent low adverse	Temporary moderate adverse Permanent minor adverse	Lower South Farm will experience a change in setting during the operational phase. This change will be caused by the movement of trains and the associated increase in noise. This will constitute a medium adverse impact resulting in a moderate adverse effect. In combination with the permanent construction effect, this is considered to result in a moderate adverse effect.	Medium adverse	Moderate adverse
WADo50	Civil War earthwork	None	Moderate	The earthwork lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, but immediately adjacent to it. There is potential for associated earthworks or features to extend into the land required, temporarily or permanently, for the construction of the proposed scheme, and the feature will become slightly less intelligible in the landscape. In addition, a drain extending to the south-east will be altered. The physical structure of the earthwork, however, will not be impacted.	Minimal adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo51	Hedgerow adjacent to Civil War earthworks	Historically important hedgerow	Moderate	The hedgerow will be almost entirely removed by the land required, temporarily or permanently, for the construction of the Proposed Scheme.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo52	Earlier driveway to Diddershall	None	Low	Part of the course of the former driveway lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will be removed. However, a large part will remain and be intelligible in the landscape. The driveway was	Medium adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				previously severed by the construction of a railway line in 1899.					
WAD053	Railway Cottage	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected. The only element of the setting considered to contribute to the value of the building is its relationship with the adjacent railway earthworks, which will not be changed.	No change	Neutral	No impact on value.	No change	Neutral
WAD054	Hedgerow to the north of former Doddershall drive	Historically important hedgerow	Moderate	Only a small element of the hedgerow lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD055	Grange Farm	Listed buildings	Moderate	The land required, temporarily or permanently, for the construction of the Proposed Scheme lies approximately 1km to the south of the building, and is separated from Grange Farm by the course of a now-disused railway. The Proposed Scheme will not impact upon the fabric of the buildings, or upon the complex as a whole or the medieval earthworks to the south. Construction will result in heavier traffic using the road to the north of the buildings, slightly altering their soundscape and character; however, this is not considered to constitute a change to the heritage value of the asset.	No change	Neutral	No impact on value.	No change	Neutral
WAD056	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD057	Dry Leys Farm	Listed building	Moderate	Dry Leys lies 1.2km from main alignment of the Proposed Scheme. Although the nearest part of the land required, temporarily or permanently, for the construction of the Proposed Scheme extends immediately adjacent to the building, these works will be temporary, relatively minor alterations to an existing power line, and will not impact upon the value of the building. Construction will not sever the link between the building and its rural surroundings and will remain coherent in the landscape as a farm.	Minimal temporary adverse No permanent change	Neutral	No impact on value.	No change	Neutral
WAD058	Earthworks at Shipton Lee and the Grange	None	Moderate	The assets lie outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, as such there will be no impact upon their value.	No change	Neutral	No impact on value.	No change	Neutral
WAD059	Ridge and furrow earthworks west of Doddershall deserted medieval village	None	Moderate	Only a small part of this block of earthworks lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme; this will be totally removed, but the rest will remain.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD060	Circular mound near Railway Cottage	None	Low	The asset lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, as such	No change	Neutral	No impact on value.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				there will be no impact upon its value.					
WADo61	Hedgerow to the south of Doddershall deserted medieval village	Historically important hedgerow	Moderate	The element of the hedgerow within the land required, temporarily or permanently, for the construction of the Proposed Scheme will be removed.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo62	Hedgerow complex to the north of Doddershall deserted medieval village	Historically important hedgerow	Moderate	Most of the hedgerows will be removed by the Proposed Scheme.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo63	Doddershall deserted medieval village	None	High	The land required, temporarily or permanently, for the construction of the Proposed Scheme cuts through the centre of the deserted medieval village. Although the previous railway has already impacted upon the remains, the land required, temporarily or permanently for the construction of the Proposed Scheme will remove a much larger area of the deserted medieval village, and isolate the remains of the northern earthworks. Planting associated with the scheme, for the creation will impact upon earthworks to the south.	High adverse	Major adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo64	Railway bridge north of Doddershall	None	Low	The bridge here will be partially retained, although the western edge will be substantially changed by the Proposed Scheme.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo65	Chapell Hill	None	Moderate	Chapell Hill will be planted as part of the Proposed Scheme. This has the potential to impact upon any remains located in this area, however, the generally uncertain potential of any such remains, and the limited nature of the change to below ground assets as a result of planting, suggests that the magnitude of this impact will be limited.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WADo66	Doddershall House	Listed building	High	<p>Doddershall House lies immediately adjacent to the land required, temporarily or permanently, for the construction of the Proposed Scheme. The elements closest to the house are planting, grassland habitat creation, and the use of the access trackway around Doddershall House.</p> <p>The relationship between the building and the medieval earthworks of the associated deserted medieval village will be changed by the removal of some of the earthworks. The relationship between the building and its former estate will be changed, and its peacefulness will be largely lost during the construction phase (through the movement of plant and material immediately adjacent to the house).</p> <p>The fabric of the building, and its interior décor (including a 16th-century frieze, which makes a particular contribution to its value), will not be changed, and screening bunds are proposed</p>	<p>Temporary medium adverse</p> <p>Permanent medium adverse</p>	<p>Temporary major adverse</p> <p>Permanent major adverse</p>	Doddershall House will experience a change in setting during the operational phase. This change will be caused by the movement of trains and the associated increase in noise. This will constitute a medium adverse impact resulting in a major adverse effect. In combination with the permanent construction effect, this is considered to result in a major adverse effect.	Medium adverse	Major adverse

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				alongside the track.					
WAD067	Grounds of Doddershall House	None	Moderate	This area of the Doddershall Estate lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme.	No change	Neutral	No impact on value.	No change	Neutral
WAD068	Farmstead/possible location of former windmill	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD069	North Farm	None	Low	The asset lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, as such there will be no impact upon its value. There will be limited temporary impact upon the setting of the building caused by construction activities, specifically by the movement of construction materials along the haul road to the west. This road is currently an unused railway line, and its use as a haul road will not result in an effect upon the value of North Farm.	Temporary minimal adverse  No permanent impact	Temporary minor adverse  No permanent impact	The construction effect remains and there will be no further impact.	No change	Neutral
WAD070	Possible moated site at Woodside Farm	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected..	No change	Neutral	No impact on value.	No change	Neutral
WAD071	Railway bridge near Knapps Hook Farm	None	Low	The asset lies with the land required, temporarily or permanently, for the construction of the Proposed Scheme, in an area proposed as an access track and haul road. The bridge is not on the demolition schedule and will be retained	No change	Neutral	No impact on value.	No change	Neutral
WAD072	Knapps Hook Farm	None	Low	Knapps Hook Farm lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be impacted by development. It lies immediately adjacent to proposed works to overhead pylons; this will be a temporary change to the setting of the asset, and is not considered to impact upon its value.	No change	Neutral	No impact on value.	No change	Neutral
WAD073	Former Grendon Underwood and Princes Risborough Railway	None	Low	This line, currently disused, will be used as an access road and haul route. Although this may entail upgrading/alteration, the line of the railway will remain intelligible in the landscape.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD074	Oving Hill Farm	None	Low	Oving Hill Farm lies entirely outside the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be impacted by the Proposed Scheme. The limited, temporary changes to the setting caused by use of the disused railway line as a haul road will not impact upon the value of Oving Hill Farm	No change	Neutral	No impact on value.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WAD075	Collett Farm	Listed building	Moderate	A construction and maintenance access route will be constructed 320m to the east of Collett Farmhouse. This is an area of former rail track and views towards the land required, temporarily or permanently, for the construction of the Proposed Scheme are separated from the Farmhouse by a large bund associated with the track. This area is not considered to contribute to the value of Collett Farmhouse.	No change	Neutral	No impact on value.	No change	Neutral
WAD076	Medieval earthworks near Collett Farm	None	Moderate	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD077	Former Akeman Street Station	None	Low	The station lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD078	Railway Bridge near Woodlands Farm Cottages	None	Low	The bridge will be demolished.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD079	Woodlands Cottage	None	Low	Woodlands Cottage lies outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be physically impacted by development. The land required, temporarily or permanently, for the construction of the Proposed Scheme extends into proximity to the building and construction will impact upon the rural setting of the building.	Low adverse	Minor adverse	The operation of the Proposed Scheme will alter the local soundscape of the building, by removing the peacefulness of the buildings.	Low adverse	Minor adverse
WAD080	Railway bridge near North Farm	None	Low	The asset lies with the land required, temporarily or permanently, for the construction of the Proposed Scheme, but is not on the demolition schedule, and will be retained	No change	Neutral	No impact on value.	No change	Neutral
WAD081	Earthworks of unknown date adjacent to the River Ray	None	Low	The earthworks lie adjacent to the River Ray, partially within an area which will be planted. This planting will remove a small part of these earthworks.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD082	Railway underpass	None	Low	The underpass is not on the demolition schedule, and will be retained.	No change	Neutral	No impact on value.	No change	Neutral
WAD083	Putative location of watermill north of the River Ray	None	Low	A medieval watermill has been suggested as lying in this approximate area; any such remains will be impacted by the proposed woodland planting in this area.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD084	Pond bay at Lee Wood	None	Low	The earthworks lie largely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be impacted. Although the land required, temporarily or permanently, for the construction of the Proposed Scheme will extend into the pond bay, these works will be	No change	Neutral	No impact on value.	No change	Neutral



Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				confined to upgrade works to the existing power lines, and will not have an impact upon the value of the asset.					
WADo85	Woodlands Farm	None	Low	The building lies entirely outside the land required, temporarily or permanently, for the construction of the Proposed Scheme. The construction of the Scheme will result in changes to the local soundscape, and will disrupt the peacefulness of the farm.	Temporary medium adverse  Permanent minimal adverse	Temporary minor adverse  Permanent minor adverse	Woodlands Farm will experience a change in setting during the operational phase. This change will be caused by the movement of trains and the associated increase in noise. This will constitute a medium adverse impact resulting in a minor adverse effect. In combination with the permanent construction effect, this is considered to result in a minor adverse effect.	Medium adverse	Minor adverse
WADo86	Pond bay at Oak Tree Farm	None	Low	The earthworks lie entirely outside of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo87	Doddershall Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo88	Hewitt's Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo89	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WADo90	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WADo91	Former RAF Westcott	None	Low	The former airfield lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo92	Finemere Wood (East)	Ancient Woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo93	Finemere Wood (West)	Ancient Woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WADo94	Railway bridge	None	Low	Although the bridge lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme, there will be no impact upon the value of the asset.	No change	Neutral	No impact on value.	No change	Neutral
WADo95	Railway bridge	None	Low	Although the bridge lies within the land required, temporarily or permanently, for the construction of the Proposed Scheme, there will be no impact upon the value of the asset.	No change	Neutral	No impact on value.	No change	Neutral
WADo96	Railway structure, possible points	None	Not significant	This asset lies within the land required, temporarily or permanently, for the	High adverse	Neutral	The construction effect remains and there will be no further impact.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
				construction of the Proposed Scheme, and will be removed.					
WAD097	Former farm buildings near Finemerehill House	None	Low	This asset lies outside the land required, temporarily or permanently, for the construction of the Proposed Scheme, and will not be impacted by the Proposed Scheme	No change	Neutral	No impact on value.	No change	Neutral
WAD098	Finemerehill House	Listed building	Moderate	Although the construction of the Proposed Scheme may be visible from the house, once complete the Proposed Scheme will follow the course of the extant railway to the south-west of Finemere Hill. As such, the change to the setting of Finemerehill House is considered to be limited. There will be no impact upon the fabric of the building, and there will be no challenge to the prominence of the building as a local landmark. The programme of tree planting at the base of Finemere Hill, the nearest element of the Proposed Scheme, will not sever links between the house and the surrounding countryside.	Temporary low adverse  Permanent minimal adverse	Temporary minor adverse  Permanent minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD099	Hermitage	None	Low	This asset lies outside the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by the Proposed Scheme.	No change	Neutral	No impact on value.	No change	Neutral
WAD100	Railway Bridge near Lower Greatmoor	None	Low	The bridge will be demolished.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD101	Lower Greatmoor Farm	Listed building	Moderate	The Proposed Scheme will not impact upon the fabric of the building. Although it will constitute an alteration to the setting of the building, the Proposed Scheme follows the course of an extant railway, and this element of the setting is not considered to contribute to the value of the Farmhouse. However, construction activities will be visible, and represent development in an otherwise rural setting.	Temporary low adverse  Permanent minimal adverse	Temporary minor adverse  Permanent minor adverse	Lower Greatmoor Farm will experience a change in setting during the operational phase. This change will be caused by the movement of trains and the associated increase in noise. This will constitute a low adverse impact resulting in a minor adverse effect. In combination with the permanent construction effect, this is considered to result in a minor adverse effect..	Low adverse	Minor adverse
WAD102	Undated earthwork near Lower Greatmoor	None	Not significant	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected..	No change	Neutral	No impact on value.	No change	Neutral
WAD103	Railway underpass	None	Low	The underpass will be retained.	No change	Neutral	No impact on value.	No change	Neutral
WAD104	Knowlhill Farm	None	Low	The asset is not within the land required for the Proposed Scheme, and its setting will not be altered. The development does not, therefore, affect the value of the asset.	No change	Neutral	No impact on value.	No change	Neutral
WAD105	Balmore Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WAD106	Romer Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD107	Greatsea Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD108	Runts Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD109	Home Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD110	Sheephouse Wood	Ancient woodland	High	The land required, temporarily or permanently, for the construction of the Proposed Scheme extends approximately 15m into the designated ancient woodland and will result in the removal of a small fraction of the total area of the wood.	Minimal adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD111	Shrubs Wood	Ancient woodland	High	The wood lies entirely outside of the land required, temporarily or permanently, for the construction of the Proposed Scheme and will not be impacted by development.	No change	Neutral	No impact on value.	No change	Neutral
WAD112	Claydon Park and Middle Claydon	Listed buildings Registered park and garden Conservation area	High	<p>The nearest elements of the Proposed Scheme comprise the Infrastructure Maintenance Depot and associated infrastructure at Steeple Claydon. Development will not impact upon the relationship between the Claydon House, the Church of All Saints or the village of Middle Claydon. The historic association between the Church and the Verney Family will remain, and the fabric of the structures within the Park will not be changed.</p> <p>The relationship between these buildings and the park will not be affected. However, there will be disruption to the night-time peacefulness of the park through lighting at the Infrastructure Maintenance Depot during construction, including the use of the temporary railhead during the construction works, and disruption through construction noise.</p>	Temporary low adverse  Permanent low adverse	Temporary moderate adverse  Permanent moderate adverse	Claydon Park will experience a change in setting during the operational phase. This change will be caused by noise and visual intrusion from the use of the IMD and temporary rail head. This will constitute a low adverse impact resulting in a moderate adverse effect. In combination with the permanent construction effect, this is considered to result in a moderate adverse effect.	Low adverse	Moderate adverse
WAD113	Edgcott	Listed building	High	Views towards the Proposed Scheme are distant and extremely restricted. The element of the villages setting through which the Proposed Scheme will pass is currently a landfill, and is not considered to contribute to its value.	No change	Neutral	No impact on value.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
WAD114	Buried archaeological emains north of Upper Greatmoor	None	Not significant	There is potential for currently unrecorded post-medieval remains to extend into the land required, temporarily or permanently, for the construction of the Proposed Scheme. These will be removed by the Proposed Scheme.	Medium	Neutral	No impact on value.	No change	Neutral
WAD115	Former medieval road	None	Low	Although the land required, temporarily or permanently, for the construction of the Proposed Scheme crosses the road, it does so over an extant railway line, and there will be no impacts.	No change	Neutral	No impact on value.	No change	Neutral
WAD116	Railway bridge pier and remains of Akeman Street Station	None	Low	The asset will not be impacted by construction.	No change	Neutral	No impact on value.	No change	Neutral
WAD117	Area of Iron Age remains, established during pipeline excavation	None	Moderate	These remains have largely been removed by quarrying, but improvements to the access road running through this area may result in small areas of ground disturbance.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD118	Holloway near Shipton Lee	None	Low	The asset will not be impacted by construction.	No change	Neutral	No impact on value.	No change	Neutral
WAD119	Medieval earthworks at Hogshaw	Scheduled monument	High	The asset will not be impacted by construction.	No change	Neutral	No impact on value.	No change	Neutral
WAD120	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD121	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD122	Possible mill mound near Sunset Cottage	None	Low	This asset will be removed.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD123	Ridge and furrow earthworks north of Wayside Farm	None	Low	The majority of this asset will be removed.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD124	Former boundary ditch east of Sewage Works	None	Not significant	This asset will be partially removed.	Medium adverse.	Neutral	No impact on value.	No change	Neutral
WAD125	Ridge and furrow earthworks to the west of Glebe Farm	None	Moderate	A small section of this asset will be removed.	Low adverse	Minor adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD126	Former field boundary to the south of Upper South Farm	None	Not significant	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD127	Former field boundary to the west of Upper South Farm	None	Not significant	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral
WAD128	Ridge and furrow to the north of Lower South Farm	None	Moderate	This asset will be entirely removed.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD129	Ridge and furrow to the south of Railway Cottage	None	Moderate	This asset will be entirely removed.	High adverse	Moderate adverse	The construction effect remains and there will be no further impact.	No change	Neutral
WAD130	Cropmarks south of Hill End	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of	No change	Neutral	No impact on value.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
	Farm			the Proposed Scheme, and will not be affected.					
WAD131	Former Grandborough Road Station	None	Low	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected..	No change	Neutral	No impact on value.	No change	Neutral
WAD132	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD133	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD134	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used	Number not used
WAD135	Quainton Medieval Landscape	None	Moderate	A small part of the landscape will be removed. However, the vast majority of the key elements will be retained.	Low adverse	Minor adverse	No impact on value.	No change	Neutral
WAD136	Doddershall Medieval Landscape	None	Moderate	The removal of the Doddershall deserted medieval village will reduce the intelligibility and coherence of this landscape component.	Medium adverse	Moderate adverse	No impact on value.	No change	Neutral
WAD137	Muxwell Farmhouse	Listed building	Moderate	The asset lies outside the land required, temporarily or permanently, for construction of the Proposed Scheme, and will not be affected.	No change	Neutral	No impact on value.	No change	Neutral