

Site HO32

Heritage Impact Assessment



Client:
Castle Point Borough
Council

Date:
September 2020



Site HO32

Heritage Impact Assessment

Project Details

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1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Castle Point Borough Council. This document provides an assessment of heritage impact for Site HO32 ("the Site") as referred to in the Local Plan. The policy pertaining to Site HO32 is located in **Appendix A**. The location and extent of the Site is shown in **Figure 1**.

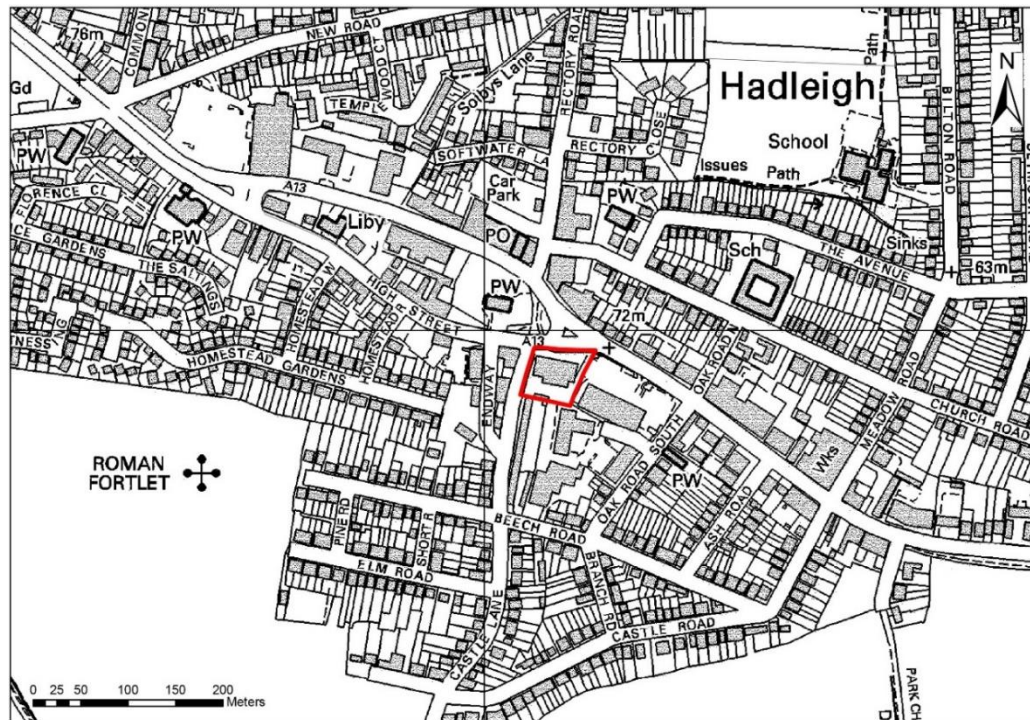


Figure 1: Location Plan

- 1.2. For the purposes of this assessment, the allocation area shall be referred to as 'the Site' and the 750m HER search area (from the centre of the Site) shall be referred to as 'the Study Area'.
- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact of a development on the significance of these heritage assets as there is currently no outline masterplan for the Site.

- 1.4. This assessment follows best practice procedures produced by Historic England^{1,2,3,4}, the Chartered Institute for Archaeologists⁵ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)⁶.
- 1.5. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process, and where appropriate, measures to mitigate adverse impacts from proposed developments.

The Site

- 1.6. The Site is approximately 0.3 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TQ8107386957, in the centre of Hadleigh.
- 1.7. The Site is located in the centre of Hadleigh Town Centre, on the south side of High Street. The Site is occupied by a building comprising a mixed use of commercial and residential, with commercial shops at ground floor level and 2 floors of flats above. Immediately to the north west of the Site, to the opposite side of High Street, is the Grade I Listed Church of St James the Less (List Entry ID: 1337692).
- 1.8. The northern boundary of the Site is formed by High Street, the western boundary by Castle Lane, the eastern boundary by Lidl and its associated car park and the southern boundary by a group of three storey, late twentieth century flats.

¹ Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*

² Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*

³ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

⁵ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

⁶ Department for Communities and Local Government, 2019. *National Planning Policy Framework*

2. Methodology

2.1. This report provides an assessment of the potential impacts on heritage assets arising from a development within the Site.

2.2. This assessment has included the following:

- Identification of any designated or non-designated heritage assets potentially affected by future development;
- Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
- Review of the Essex Historic Environment Record (HER) for designated and non-designated heritage assets;
- Consultation of Historic England's National Heritage List;
- A walk-over survey of the Site and the surrounding area;
- Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
- Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
- Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;
- Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines; and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2.3. **Appendix E** presents all relevant HER records in the Study Area (750m radius from the centre of the Site). A map showing the Study Area and locations of the HER records is included at **Appendix E**. The number references used in the text are those used by the Essex HER or National Heritage List.

2.4. The relevant legislation and policy context are set out in **Appendix B** of this report.

2.5. Statutory designation descriptions are reproduced in **Appendix C** of this report.

2.6. The Site and Study Area were visited in July 2020 and September 2020. The aim of the Site walkovers was to identify any features of heritage merit. A photographic record of the visits was made. A number of the resultant images are reproduced in this report.

2.7. In order to assess the indirect impact of a development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the four steps

set out in Historic England's guidance *The Setting of Heritage Assets*⁷. These steps are as follows:

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

- 2.8. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, as well as provides an overview of the historical development of the Site and its surroundings.
- 2.9. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.10. Section 5 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England⁸ which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 2.11. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Step 3 of Historic England's guidance⁹. Further detail on the factors to consider when assessing impact is outlined in Section 6.
- 2.12. Section 7 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁸ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

⁹ *ibid*

3. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix C**.
- 3.2. There are no designated heritage assets located within the Site. The following relevant assets are located outside the Site:
 - Church of St James The Less, Grade I Listed (List Entry ID: 1337692); and
 - Roman Fort (near Hadleigh) (List Entry ID 1002171).
- 3.3. The locations of the designated heritage assets are identified on **Figure 2**.

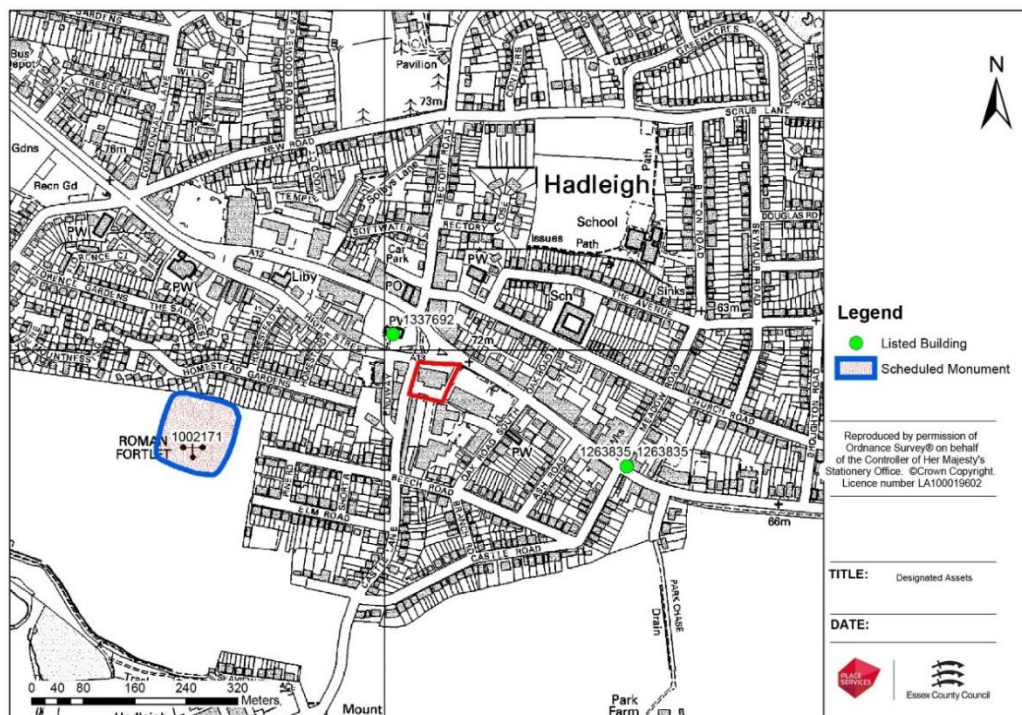


Figure 2: Map showing Site and locations of designated heritage assets in a 750m radius

Non-Designated Heritage Assets considered relevant to the assessment

- 3.4. Castle Point Borough Council maintains a Local List of Buildings of Architectural or Historic Interest. There are no locally listed buildings located within the Site. The following locally listed buildings are located within proximity to the Site and have been scoped into this assessment:-
- The Castle Public House, High Street, Hadleigh.
- 3.5. The Site visit also identified a number of additional buildings located within the immediate environs of the Site as potentially being of heritage interest and, therefore, considered non-designated heritage assets under Section 16 of the NPPF. The non-designated heritage assets identified and considered relevant to this assessment are:
- 136 High Street (Paul Newman Interiors); and
 - 269 London Road (Costa Coffee).
- 3.6. There are a number of features recorded on the Historic Environment Record within the 750m Study Area. Features identified on the HER are noted in the archaeological overview below. A map noting the location of HER monuments/events and accompanying map is included in **Appendix E**.

Archaeological and Historical Overview

- 3.7. The information below is based on a review of the Essex Historic Environment Record and archival research.
- 3.8. The origins and development of Land at 244-258 London Road, Hadleigh (HO32) and its surrounding area are presented in the following text summarising the principal heritage assets within the study area.

Historic Environment Characterisation for Castle Point Borough area

- 3.9. Castle Point Borough was included within the Historic Environment Characterisation Survey of the Thames Corridor (Chris Blandford 2007). The Site falls within Historic Environment Characterisation Area Zone (HECZ) 84.2 Hadleigh. This describes the study area as:

HECZ 84.2 Hadleigh

- 3.10. **Summary:** The zone encompasses the built-up area of Hadleigh, which has absorbed the pre-existing historic village and the surrounding field systems into a 20th century urban development.

- 3.11. **Geology:** The bedrock consists of Bagshot Formation Sandstone and the upper sandy Claygate Beds of the London Clay Mudstone. These are overlain by glacio-fluvial deposits at the north, colluvial head deposits towards the centre and undated sand and gravel in the southern half of the zone.
- 3.12. **Historic Urban Character:** This zone consists of the built-up area of Hadleigh and an open area at its centre. It includes the historic settlement of Hadleigh which developed around a church and green/common. Outside this focal point the settlement was dispersed. The church of St. James has 12th century fabric. The settlement began to expand in the 19th century, there was some plotland development in the 20th century and large-scale development occurred from the 1930's. There is a conservation area around Florence Gardens and a 20th century Salvation Army Hall.
- 3.13. **Archaeological Character:** The zone contains an Iron Age ditched enclosure, and there have been individual finds of Iron Age and Romano-British material, but defining the archaeological character of the zone is hampered by the low level of archaeological investigation prior to development before the end of the 20th century. It is likely, however, that the 20th century development of the town will have damaged the archaeological deposits. There is the potential of below ground archaeological deposits relating to the medieval and post medieval core around the church.

Historic Environment Record

Prehistoric

- 3.14. Within the Study Area there are a scatter of prehistoric finds. These include a Mesolithic scraper (EHER 9820), probably reworked from a Palaeolithic tool, found in a garden on Church Street to the east of the Site; a Neolithic retouched flint (EHER 46736) from south of the Site; a Bronze Age barbed and tanged arrow (EHER 17595) from just west of the Site; and a Belgic cremation burial group from north-west of the Site, dating from the Iron Age (EHER 9610).

Roman

- 3.15. A Roman fort is postulated in Hadleigh, lying to the south west of the Site. This feature comprises a sequence of cropmarks defining a roughly square enclosure with curved corners. This site is a Scheduled Monument, although has no listing description within the National Heritage List for England (NHLE 1002171).

- 3.16. Two trial trenches excavated to the north-west of the fort revealed no features (EHER 45687). Roman pottery has been recovered (EHER 46737) south-west of the Site in close proximity to the Scheduled Site.
- 3.17. A possible Roman wall was observed in Castle Road to the south of the Site, close to the edge of the present residential area (EHER 46855). Various Roman coins have been found (EHER 9724, 9754 both to the north, and 9820 to the east). A piece of Roman box flue came from Florence Gardens to the west of the Site (EHER 9766). Roman pottery has also been found (EHER 46734 west of the Site).

Medieval

- 3.18. A child inhumation burial dating from the Saxon period was found south of the church in 1968 (EHER 9738).
- 3.19. The Church of St James The Less is located immediately to the north west of the Site and is Listed Grade I (NHLE 1337692). The whole church including the apse, chancel and nave were built in the twelfth century, with mixed rubble with limestone walls. The windows and doors are of twelfth to sixteenth century dates. The church would have formed the focus of medieval and post medieval settlement in Hadleigh.
- 3.20. Medieval occupation was found south of the church (EHER 9739), including thirteenth to fourteenth century pottery, and stone and brick footings of later timber buildings. A substantial medieval ditch with eroded bank ran east-west with further ditch and banks to the west indicating an extension of the boundary in the fourteenth century.
- 3.21. Occupation extended westwards, beside and over the north edge of the turnpike road. The main medieval settlement is to the south.
- 3.22. A moat (EHER 46739) lay to the south east of the church on the site of the later Hadleigh Hall as marked on the First Edition Ordnance Survey (OS) maps. The moat may date from the medieval period and indicate the earlier site of Hadleigh Hall or its predecessor.
- 3.23. Hadleigh Castle, although lying outside the Study Area to the south, its medieval deer park (EHER 46857) was situated to the north of the castle extending up to London Road.

Post-Medieval

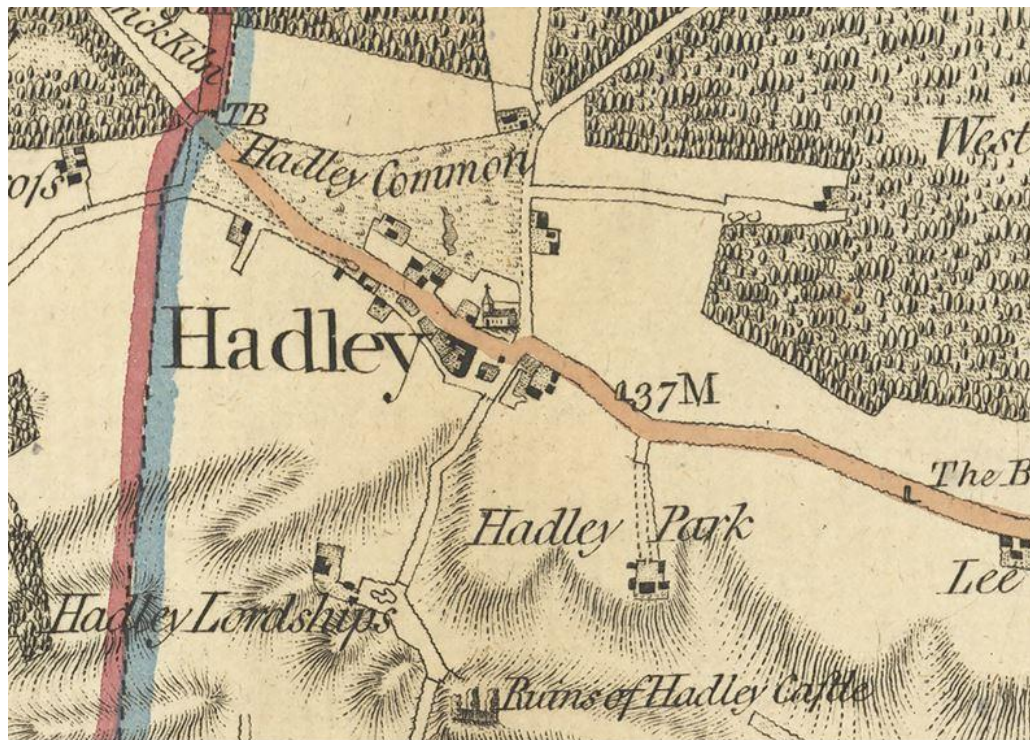


Figure 3: Chapman and Andre Extract (1777)

- 3.24. The Chapman and Andre map (**Figure 3**) shows the small settlement of Hadleigh as it was in the late eighteenth century, with the church (NHLE 1337692), the original Hadleigh Hall to the south-east (EHER 46739), and Hadleigh Park, which was the former deer park (EHER 46857), extending right up to Hadleigh Hall.



Figure 4: Tithe Map (1847)

- 3.25. The Tithe Map of 1847 (**Figure 4**) shows a moat, which is described as orchard and gardens, extending up to the road running across the northern edge of the Site. It is assumed that this was drawn earlier as the new Hadleigh Hall was constructed in 1840 but is not shown on the map.
- 3.26. Post-medieval features include an eighteenth century milestone (EHER 15768) south-east of the Site and marked on the Chapman and Andre map above (**Figure 3**).
- 3.27. To the south-west of the Site, field walking produced finds dated to the eighteenth and nineteenth centuries (EHER 46738).
- 3.28. Late post-medieval post holes (EHER 45945) were found at 124 High Street, west of the Site.
- 3.29. The Salvation Army Home Farm Colony was established in 1891 (EHER 46850), and tram lines were built to transport bricks and agricultural produce (EHER 45821).
- 3.30. The pre-nineteenth century Hadleigh Hall (EHER 46739) was demolished in 1840 and a new hall was built nearer the road junction, however, the original moat remained intact throughout this period.



Figure 5: Extract from the OS 1st Edition 25' map (1876)

- 3.31. The first edition Ordnance Survey (OS) map (**Figure 5**) shows the new Hadleigh Hall within the Site and the earlier hall to the east of the Site, and a moat extending partially into the Site from the south. This moat has the potential to indicate the earlier site of a medieval or early post-medieval building, possibly a predecessor of Hadleigh Hall.

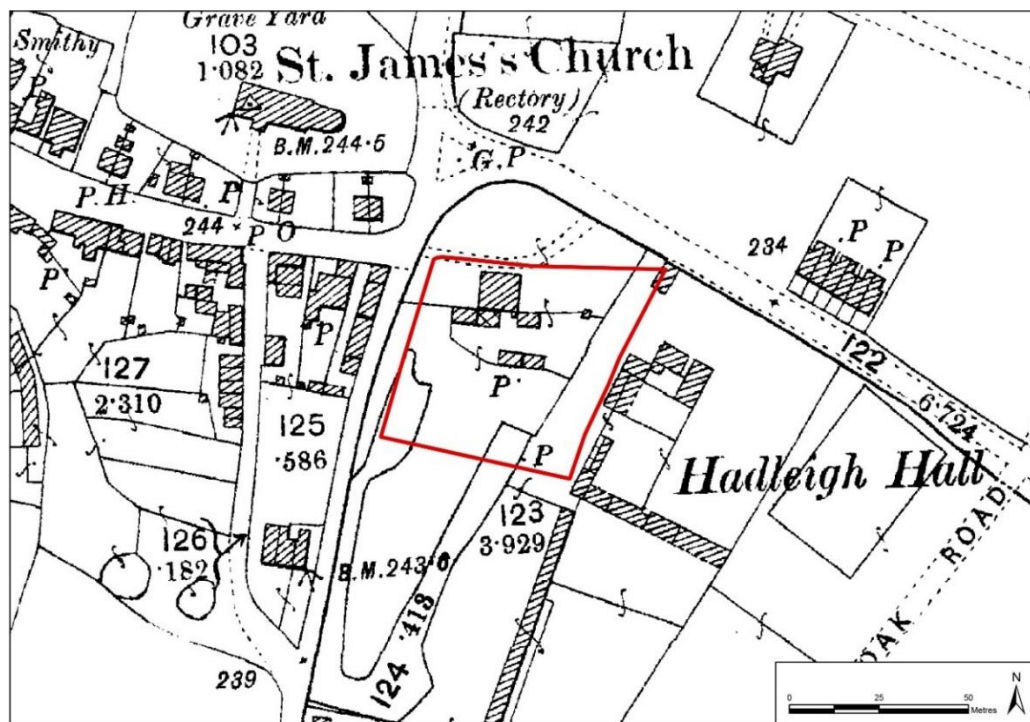


Figure 6: Extract from the OS 2nd edition 25' map (1896)

3.32. The second edition OS map (**Figure 6**) shows a similar position to the first edition map, with some new settlement appearing to the north of the road. The same buildings and the moat are shown within the Site.

Modern

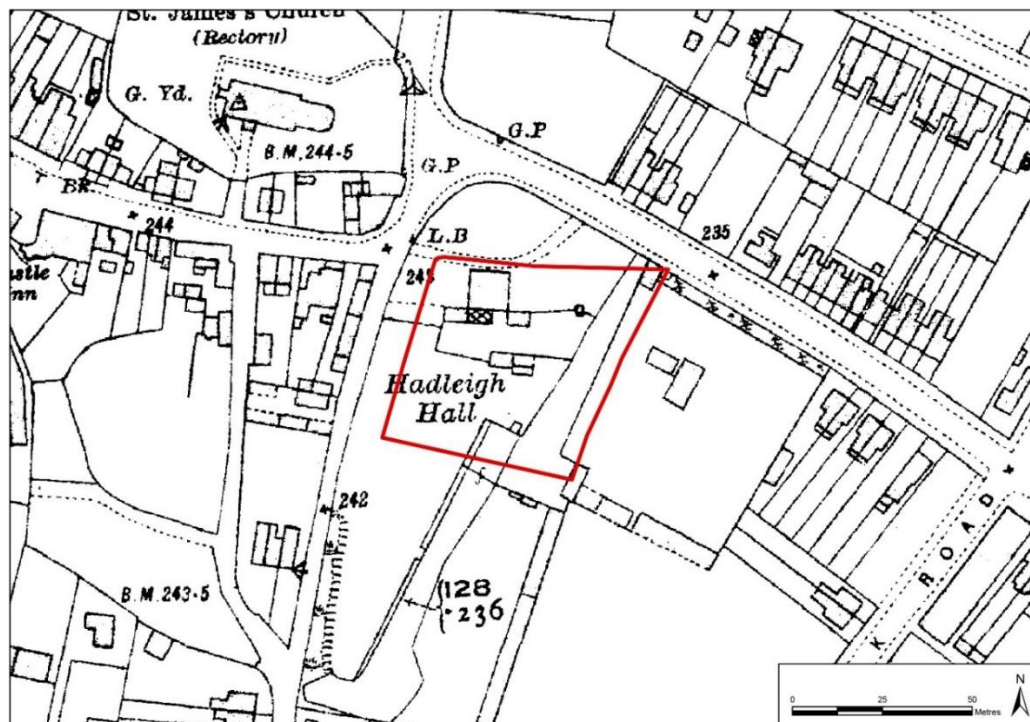


Figure 7: Extract from the OS 3rd edition 25' map (1923)

- 3.33. The third edition OS map (**Figure 7**) shows an expansion of residential areas to the north and east of the Site. A major change had occurred within Hadleigh Hall, with the buildings to the east being largely removed. Elements of the moated enclosure had been lost, with the western arm being backfilled. The southern and eastern parts remained.

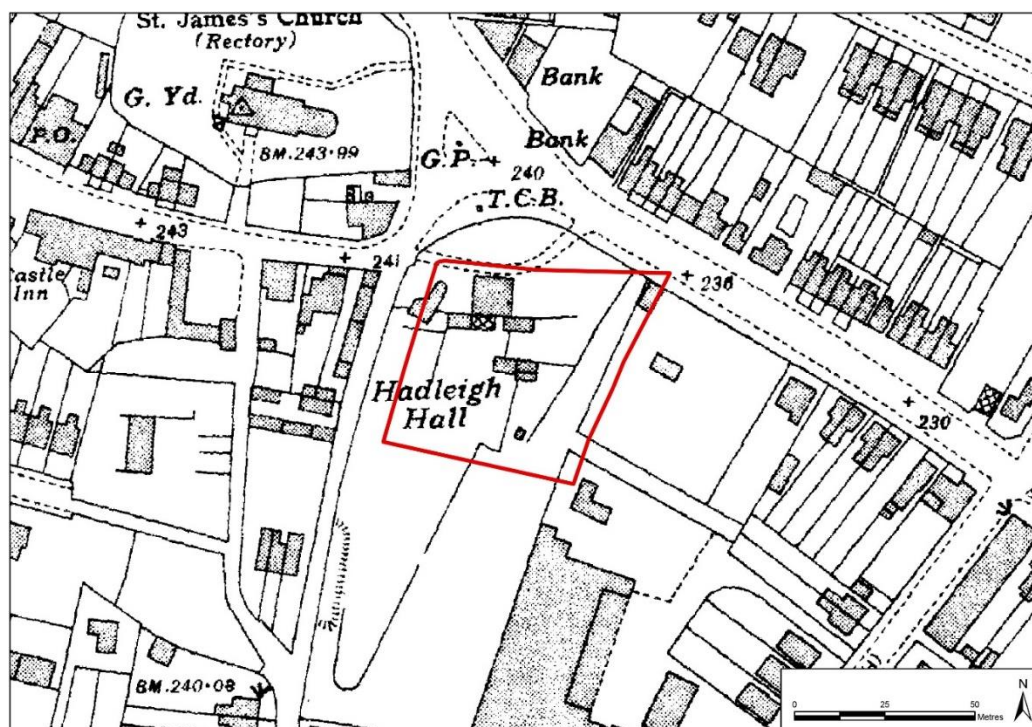


Figure 8: Extract from the OS 4th edition 25' map (c.1938)

- 3.34. The fourth edition OS map (**Figure 8**) shows a number of buildings within the Site, including Hadleigh Hall, with no change from the earlier edition. To the south, a large building had been constructed. Significant changes had occurred to the moat, with the whole of the eastern and southern arm seeming to be lost and the only remnants being a sunken area on the western side of the original complex.
- 3.35. There are several heritage assets relating to World War Two defences. These include the sites of various road barriers around Hadleigh (EHER 21076-20181), all of which have been removed or destroyed. Two pill boxes survive (EHER 21082-3) on the edge of the residential areas to the south and south-east of the Site. These would have been located to protect the town from invasion from the estuary. An air-raid shelter (EHER 47678) is sited at Hadleigh Junior School.

4. Site Assessment

- 4.1. Site visits were undertaken in July 2020 and September 2020. A visual assessment was undertaken of the Site and the heritage assets within it. The setting of the identified heritage assets both within the Site and the immediate vicinity was also considered. During the site visits the weather was bright and mostly clear.

General Description

- 4.2. The Site is comprised of a three storey mixed use building (**Figure 9**), consisting of commercial shops at ground floor level and two storeys of residential flats above, and an area of hardstanding used for parking. The building is late twentieth century in date and is constructed of brick, with a mixture of timber and uPVC casement windows.
- 4.3. The northern boundary of the Site is formed by High Street, the western boundary by Castle Lane, the eastern boundary by Lidl and its associated car park and the southern boundary by a group of three storey, late twentieth century flats.



Figure 9: The existing building on the Site

- 4.4. The principal elevation of the building addresses the south side of High Street and is fronted by a triangular area of paving/hardstanding (**Figure 9**). Access to the upper level flats is provided by an entrance at ground floor on the west elevation of the building. To

the rear, the south elevation of the building (**Figure 10**) comprises a balcony walkway at second floor level and projecting elements at ground and first floor levels.



Figure 10: Rear (south) elevation of the existing building on the Site

- 4.5. The southern portion of the Site is occupied by an area of hardstanding used for parking and a row of garages (**Figure 11**). Access into this part of the Site is provided from Castle Lane and from the north off London Road, via an access road along the eastern boundary of the Site, adjacent to the Lidl car park.
- 4.6. The built form surrounding the Site comprises the Lidl supermarket and its associated car park, situated adjacent to the eastern boundary of the Site (**Figure 12**). To the south is a row of three storey, late twentieth century flats fronting onto Castle Lane, and more modern late twentieth/early twenty first century three and four storey apartment blocks on Wilkinson Drop.
- 4.7. To the opposite side of Castle Lane, to the west, is an eighteenth/nineteenth century house (**Figure 13**), now partially occupied by Paul Newman Interiors, which is considered to be a non-designated heritage asset, and a modern four storey apartment block. To the north of the Site is the gyratory formed by High Street and London Road, with the Grade I Listed Church of St James the Less at its eastern end. To the opposite side of High Street/London Road is a row of early twentieth century buildings comprising housing, now with commercial premises at ground floor level, and a number of former banks, now also commercial buildings, including 269 London Road (Costa Coffee) (**Figure 14**), which is considered to be a non-designated heritage asset.



Figure 11: Car parking area within the southern portion of the Site



Figure 12: Lidl car park adjacent to the Site



Figure 13: 136 High Street



Figure 14: 269 London Road

- 4.8. The Grade I Listed Church of St James the Less (**Figure 15**) is located immediately to the north west of the Site, to the opposite side of High Street. The church is surrounded by its graveyard, with mature trees to its boundary. The church forms part of the historic built form within Hadleigh and therefore is an important building within the town centre. The Site forms part of the immediate setting of the listed building.



Figure 15: Church of St James the Less

- 4.9. The Castle Public House (**Figure 16**) is situated to the west of the Site, on the same side of High Street. There is some inter-visibility between the Site and the locally listed building in views along High Street.
- 4.10. The Roman Fort (**Figure 17**) is located to the south west of the Site, within the open land just beyond the settlement of Hadleigh. There is very limited, if any, inter-visibility between the heritage asset and the Site.



Figure 16: The Castle Public House



Figure 17: View north west towards Roman Fort and housing beyond

5. Assessment of Significance

Significance Criteria

5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.

5.2. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England¹⁰ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.

5.3. These attributes of significance are described as:

- **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

¹⁰ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

5.4. Section 3 of this report has identified the heritage assets considered relevant to this assessment. The significance of the identified heritage assets will be assessed using a number of significance ratings to permit a quantifiable assessment:

- **High:** Significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
- **Medium:** Significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low:** local or regional significance.
- **Neutral:** Has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive:** Detracts from heritage significance.

5.5. Further to the above, when considering the significance rating of a particular heritage asset, it is important to acknowledge the various levels of protection granted to heritage assets. For example, the scheduling of a monument is applied only to sites of national importance and is reserved for carefully selected sites, which creates a representative sample of sites from different epochs¹¹. A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest¹². Scheduled Monuments and Listed Buildings are designated by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Parks and gardens are registered to celebrate designed landscapes of note. The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled by Historic England¹³.

5.6. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and 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.*

5.7. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *The Setting of Heritage Assets*¹⁴.

¹¹ Historic England. Scheduled Monuments. <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

¹² Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

¹³ Historic England. Registered Parks and Gardens. <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

¹⁴ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Statements of Significance

Archaeological Potential

- 5.8. Assessment has revealed that the Site has historically been the site or associated to the site of Hadleigh Hall. It is known that the Hall within the Site was constructed in 1840, with an earlier Hall located to the east of the Site. There is potential for the remains of the hall to lie beneath the existing development on the Site.
- 5.9. The presence of a moated enclosure, which includes a lot of the Site, suggest the potential for a possible earlier hall than that shown on the Chapman and Andre Map of 1777 and the Tithe map of 1847. The Tithe map describes the moat as an area of orchards and gardens, however, this probably originally contained an earlier hall
- 5.10. The presence of the moats, although back-filled, indicate a high potential for the preservation of waterlogged and environmental deposits within these deep features.

Designated Heritage Assets Outside of the Site

Church of St James The Less, Grade I Listed Building: High Significance

- 5.11. The Grade I Listed Church of St James the Less dates from the mid-twelfth century, with the nave, chancel and apse being of this period, and has a sixteenth century weatherboarded belfry and later eighteenth, nineteenth and twentieth century alterations. The listed building is constructed of mixed rubble with limestone dressings and has a red plain tiled roof. The significance of the listed building is primarily invested in its architectural and historic interest as an illustrative example of a medieval church, which would have acted as a focal point within the medieval settlement of Hadleigh, and as a surviving element of Hadleigh's twelfth century development. The materiality, form and detailing of the listed church, such as the round headed windows and timber framed south porch, create a simple yet picturesque building, which contribute to the architectural interest of the heritage asset.
- 5.12. The wider setting of the church of St James the Less predominantly consists of residential development to the north, east, south and west, as well as open green space to the south, which incorporates Hadleigh Park and Hadleigh Castle. Due to the nature of the church and the density of its immediate surrounding built form, this wider setting is not considered to contribute to the particular significance of the listed building.

- 5.13. The immediate setting of the listed church comprises its associated graveyard and Hadleigh's surrounding town centre development along High Street and London Road. The graveyard encloses the church on all sides and incorporates a number of mature trees, forming an attractive green element of setting, which is an important part of the church's historic context by virtue of its shared age, historic development and associated functional relationship. As such, this element of setting is considered to make a positive contribution to the significance of the heritage asset.
- 5.14. The surrounding gyratory formed by High Street and London Road encircles the church on its north, east and south sides and forms a prominent element of its setting. Although High Street, which runs to the south of the heritage asset, has been extant since at least the eighteenth century as a principal thoroughfare through Hadleigh (**Figure 3**), London Road, to the north, was not constructed until the mid-twentieth century. It is considered that this element of setting is consistent with the asset's town centre location, however due to the high volume of vehicular movement, the gyratory, to an extent, detracts from the appreciation of the significance of the listed building.
- 5.15. The surrounding town centre development comprises a mix of buildings of varying ages and architectural styles. Where elements of the historic townscape survive, it is considered to make a positive contribution to the significance of the listed church by virtue of its age and shared historic development. The more modern built form within the town centre is not considered to contribute to the significance of the listed church.
- 5.16. The Site forms part of this town centre development within the immediate setting of the church. It is considered that the building on the Site is incongruous with the heritage asset in terms of its form and character, however it is overall read in conjunction with the surrounding built form in this location. As such the Site is considered to make, at best, a neutral contribution to the significance of the listed building.

The Castle Public House, Locally Listed Building: Low Significance

- 5.17. The Castle Public House is a two storey, painted brick building, parts of which likely date back to the early eighteenth century. There has been an inn on this site since circa 1664¹⁵, historically located on the principal route through Hadleigh, and a public house is first identified on the 2nd edition OS map (**Figure 6**). Accordingly, the significance of the locally listed building is derived from its historic and architectural interest, as a surviving element of the eighteenth century development of the area, which is indicative of the social history within Hadleigh. The architectural features and detailing of the

¹⁵ Castle Point Borough Council, 1998. *Adopted Local Plan: Appendix 11 Local List of Buildings of Architectural or Historic Interest*.

heritage asset, such as the gabled projections and double height bay windows, create an attractive building which is illustrative of the architectural style applied to public houses during this period, and which contributes to its architectural interest.

- 5.18. The setting of the locally listed building largely comprises the surrounding town centre development within Hadleigh. The building fronts onto the busy High Street, which forms a historic element of its setting. To the opposite side of High Street is a row of early twentieth century properties, now with commercial premises at ground floor, which are considered to make a neutral contribution to the significance of the heritage asset as part of the commercial town centre development. The Grade I Listed Church of St James the Less is also located opposite to the public house and is considered to contribute positively to the significance of the heritage asset, as an attractive, picturesque building within its immediate setting, which forms a key element of the historic settlement of Hadleigh.
- 5.19. The public house is flanked by its associated car park on its west and the modern McDonalds building and car park on its east. These elements of setting are considered to make a negative contribution to the significance of the locally listed building as they are inconsistent with the character of the heritage asset.
- 5.20. The Site is located to the east of the locally listed building, further along High Street. There is some inter-visibility between the Site and the public house in views along High Street, both east and west, however it is considered that the Site is read in conjunction with the built form along High Street and as such, makes a neutral contribution to the significance of the heritage asset.

136 High Street, Non-Designated Heritage Asset: Low Significance

- 5.21. 136 High Street is a two-storey, brick-built property which dates from the eighteenth/nineteenth century. The building is noted as being a former lodge for Hadleigh Hall¹⁶ and as such, it serves as a remnant of the traditional townscape, which is of historic interest for its associative links with Hadleigh Hall. The building has undergone some changes, such as new windows and the insertion of a modern shopfront extension at ground floor level, which has compromised its architectural interest however the style and form of the original building overall remains legible.
- 5.22. The building is situated on a corner plot at the junction of High Street and Castle Lane. The Grade I Listed Church of St James the Less is located to the opposite side of High

¹⁶ Hadleigh & Thundersley Community Archive – Hadleigh History – Buildings of Interest. Accessed via http://www.hadleighessex.info/helix_beehive/beehive.totalessex.co.uk/defaulta88e.html?WCI=SiteHome&ID=13041&PageID=80562

Street and is considered to contribute positively to the significance of the heritage asset by virtue of its age and shared historic development. The remainder of the surrounding built form comprises the Site to the east, modern residential apartments to the south, and modern residential development to the west, with commercial premises at ground floor. These elements of setting, including the Site, are considered to make a neutral contribution to the significance of the heritage asset as part of the modern development consistent with the building's town centre location.

269 London Road, Non-Designated Heritage Asset: Low Significance

- 5.23. 269 London Road (Costa Coffee) is an early twentieth century building which was originally a bank. The single storey building, which is constructed of red brick with hipped tiled roof and double height round headed windows, is an attractive example of a building of this period. The significance of the heritage asset is therefore invested in its architectural and historic interest, which is derived from its high quality materials and architectural detailing, and as the building is demonstrative of the continued growth and development of Hadleigh from the early twentieth century.
- 5.24. 269 London Road is located on the north side of London Road and forms part of the predominantly early twentieth century development in this location. The Grade I Listed Church of St James the Less is located to the west of the heritage asset and makes a positive contribution to its significance as an attractive and important historic building within the town centre. The remainder of the late nineteenth/twentieth century development long this side of London Road is also considered to contribute positively to the significance of 269 London Road by virtue of their shared age and historic development.
- 5.25. The Site forms part of the modern development to the opposite side of London Road/High Street. The building on the Site is not in keeping with the style or form of the heritage asset, however it is considered that overall this building is read in conjunction with the modern development in this location and therefore makes a neutral contribution to the particular significance of the heritage asset.

Roman Fort to the south of Hadleigh, Scheduled Monument: High Significance

- 5.26. This heritage asset comprises the remains of a Roman Fort to the south of the built up area of Hadleigh.
- 5.27. The principal significance of the heritage asset is drawn from its archaeological interest. The monument is a rare example of a Roman fort or fortlet, which is surviving beneath

the ground, although still surviving within an open landscape, with view of the historic grazing marsh to the south. The site survives on high ground overlooking the Thames. The present landscape enhances the appreciation of the asset within its landscape.

- 5.28. Setting contributes to the significance of this heritage asset as at present the monument is located within open countryside to the west and south, with rough open ground between the monument and existing residential development to the north and east. There are long distance views to the south and south east.
- 5.29. The Site is located to the north-east of the Scheduled Monument, with several streets of two storey residential properties between them. The modern building on the Site does not share a historic relationship with the heritage asset. In addition, there is no inter-visibility between the Site and the Scheduled Monument due to the separation distances and interposing development. As such, the Site is not considered to contribute to the significance of the Roman Fort.

6. Potential Impact of Development

- 6.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm.
- 6.2. The potential impact of development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Site and the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁷.

Heritage Assets within the Site (Direct Impact)

Archaeology

- 6.4. Assessment has revealed activity within the Site, or its immediate environs, since the Prehistoric period. The Site has lies in the centre of the historic core of the settlement of Hadleigh. Given the Site's historic use, if there were to be features of significance, they would have been partially truncated by previous development.
- 6.5. The site of Hadleigh Hall has moved within a small area on a number of occasions and it is possible that the original hall lay within the moated enclosure identified from the cartographic information.
- 6.6. The presence of the moat means that there is a high potential of waterlogged deposits surviving within the backfilled moats within the Site.
- 6.7. The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits present. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken post demolition of the Site, as a large part of the area is covered by the present buildings.

¹⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Heritage Assets outside the Site (Indirect Impact)

Church of St James The Less, Grade I Listed Building: High Significance

- 6.8. Section 5 of this report has assessed that the Site is considered to make, at best, a neutral contribution to the significance of the Grade I Listed Church of St James the Less, however it has also been identified that the existing building on the Site is not in keeping with the form and character of the listed church. As such there is an opportunity for enhancement through the development of the Site, with a proposal which better reflects and responds to the heritage asset, as well as the Site's surrounding context, through its design and detailing.
- 6.9. It is considered however that any new development would need to be on a scale which is comparable to the existing building on the Site and consistent with the surrounding built form within the town centre. A development which is greater in terms of its scale or massing could result in a more prominent building which competes with, or detracts from, the listed church and therefore has the potential to cause harm to the significance of the heritage asset. As such, any potential for harm would need to be assessed as the details of the masterplan are developed and the design, scale, form and materiality of the proposed would need to be carefully considered to be sympathetic to the listed building, due to its close proximity.

The Castle Public House, Locally Listed Building: Low Significance

- 6.10. It has been determined that the Site makes a neutral contribution to the significance of the Castle Public House as part of the modern development on High Street. As identified however, there is inter-visibility between the two and therefore any new development on the Site is likely to be visible in views which incorporate this heritage asset.
- 6.11. It is therefore considered, as above, that any new development on the Site would need to be of a similar scale and massing to the existing. A larger scale development would be more dominant in views towards and from the Castle Public House and therefore has the potential to cause minor harm to the significance of this heritage asset.

136 High Street, Non-Designated Heritage Asset: Low Significance

- 6.12. It has been evaluated that the Site is considered to make a neutral contribution to the significance of this non-designated heritage asset. 136 High Street is however located adjacent to the Site, to the opposite side of Castle Lane, and therefore any new

development on the Site has the potential to impact upon the significance of the heritage asset.

- 6.13. The scale, massing, design and detailing of a proposal would need to be carefully considered in order to be sympathetic to the adjacent building, as there is the potential for new development to cause minor harm to the significance of the non-designated heritage asset.

269 London Road, Non-Designated Heritage Asset: Low Significance

- 6.14. It has been assessed that the Site makes a neutral contribution to the significance of 269 London Road, however is not in keeping with the style or form of the heritage asset. As previously outlined, there is consequently the opportunity for enhancement through development of the Site.
- 6.15. Due to the existing low-level scale of development within the town centre however, it is considered that any new development on the Site would need to be of a scale and massing which is akin to the existing building on the Site. A development which is greater in scale could result in a more visually prominent building which detracts from the significance of the non-designated heritage and has the potential to cause minor harm. As such, any new development would need to be carefully considered.

Roman Fort, Scheduled Monument: High Significance

- 6.16. It has been evaluated within Section 5 of this report that the Site is not considered to contribute to the significance of the Scheduled Monument. It is therefore considered that any potential development on the Site would not adversely impact upon the significance of the heritage asset, due to change within its setting.

Summary of Impact

- 6.17. Assessment has revealed the potential for archaeological features surviving within the Site. Where these exist within the development footprint, it is likely that they will be directly impacted and completely destroyed by development.
- 6.18. The Grade I Listed Church of St James the Less, the locally listed The Castle Public House and the non-designated heritage assets of 136 High Street and 269 London Road would likely be impacted by development on the Site due to their location and close proximity. There is the opportunity for enhancement of the Site through its development, however proposals would need to be carefully considered as there is the potential for new development to cause harm to the significance of the identified heritage assets.



- 6.19. There would be no impact upon the Roman Fort Scheduled Monument arising from change within its setting.

7. Conclusions and Recommendations

- 7.1 This Heritage Impact Assessment has been prepared by Place Services for Castle Point Borough Council. This document provides an assessment of heritage impact for Site HO32 ('the Site') as referred to in the Local Plan.
- 7.2 Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment:
- 7.3 The following relevant assets are located outside the Site:
- The Church of St James The Less Grade 1 Listed (List Entry ID: 1337692); and
 - Roman Fort, Scheduled Monument (List Entry ID: 1002171).
- 7.4 Castle Point Borough Council maintains a Local List of Buildings of Architectural or Historic Interest. The following locally listed buildings located outside the Site have been scoped into this assessment:-
- The Castle Public House, High Street, Hadleigh.
- 7.5 The following non-designated heritage assets located outside the Site have been identified and scoped into this assessment:-
- 136 High Street (Paul Newman Interiors); and
 - 269 London Road (Costa Coffee).
- 7.6 There are a number of archaeological features recorded on Historic Environment Record within the 750m Study Area which have been considered in the archaeological overview within Section 3 of this report.
- 7.7 No specific or outline masterplan has been created for the Site. As such this assessment has addressed the principle of development within the Site and made recommendations to reduce harm.
- 7.8 Assessment has revealed the potential for archaeological features of medieval and post medieval date within the Site. Should these exist within the development footprint it is likely that they will be directly impacted and potentially completely destroyed.
- 7.9 The Grade I Listed Church of St James the Less, the locally listed The Castle Public House and the non-designated heritage assets of 136 High Street and 269 London Road would likely be impacted by development on the Site due to their location and close proximity. There is the opportunity for enhancement of the Site's contribution to the significance of these assets through its development, however proposals would

need to be carefully considered as there is the potential for new development to cause harm to the significance of the identified heritage assets.

- 7.10 There would be no impact on the significance of the Scheduled Roman Fort as a result of development on the Site. This is based on the assumption that any development on the Site would be low level and therefore not visible from the scheduled monument.

Recommendations

- 7.11 With regard the archaeological deposits, a programme of archaeological trial trenching will need to be undertaken to identify the potential for a medieval building within the moated area within the site, the level of preservation within the moats themselves, and an assessment of the remains of the 1840 Hadleigh Hall.
- 7.12 Due to the present standing buildings preventing accessibility to much of the Site the above work should be secured by conditions to secure a programme of archaeological investigation comprising initial trial trenching, followed by open area excavation on those deposits identified as being of importance, and finally the publication of an appropriate report defining the results of the programme of investigation.
- 7.13 The design of an appropriate masterplan will be key to ensuring that harm to the setting and significance of the identified heritage assets can be avoided. It is recommended that this is undertaken in consultation with the local planning authority and their heritage advisors.
- 7.14 A Heritage Impact Assessment, which adds to the level of detail in this document, will be required once the above works have been undertaken and a detailed masterplan established.

8. References and Sources

Bibliography

Chris Blandford Associates	2004	<i>Thames Gateway: Historic Environment Characterisation Project</i>
Chartered Institute for Archaeologists	2017	<i>Standard and guidance for historic environment desk-based assessment</i>
Department for Communities and Local Government	2019	<i>National Planning Policy Framework</i>
Historic England	2015	<i>The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1</i>
Historic England	2015	<i>Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2</i>
Historic England	2017	<i>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i>
Historic England	2019	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.</i>

Appendices A: Legislation & Policy

Local Policy HO32

Land at 244-258 London Road, Hadleigh

This site is approximately 0.3 ha within Hadleigh town centre. The SHLAA 2018 found this site to be unavailable due to multiple landownership issues. After further investigation the majority of the land is available, however one of the current flats within the existing unit has an unregistered landowner, which affects the sites ability to come forward. In order to maximise the amount of housing within the existing urban area and reducing the need to look further for undeveloped land, the Council has identified this site as an opportunity for the later stage of the plan period. This will enable the Council to resolve landownership issues and bring forward this site in a sufficient time period.

This site falls within Hadleigh town centre and as such the development should be fully integrated into the fabric of town centre, providing an appropriate mix of ground floor commercial opportunities, that creates high quality redevelopment in Hadleigh town centre.

This site is identified as being within a Critical Drainage Area and within the Southend Water Recycling Centre catchment area, and it is necessary to ensure that surface water is managed appropriately in order to prevent flooding of properties on or nearby the site.

Local Policy HO32

1. Land at 244 – 258 London Road, Hadleigh, as identified on the Policies Map, is allocated for mixed use residential purposes, to deliver up to 50 new homes by 2033.
2. It is expected that a planning and development brief approach will be taken to this site, using a contextual urban design approach.
3. A planning and development brief for the site should deliver:
 - a. A high-quality design and layout which complements the existing urban environment and seeks to enhance the character of the town centre;
 - b. A mixed-use development of residential and commercial uses;
 - c. Main vehicular access from Castle Lane;
 - d. Enhancements to the public realm within the site and along the A13 frontage; and
 - e. Sustainable drainage measures will be implemented to ensure no increase in the risk of surface water flooding to the site or nearby properties.
4. Detailed design proposals for the site must deliver a mix of high quality, sustainable homes, having regard to the Council's Residential Design Guidance SPD.

Appendices B: Legislation & Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets, including Designated Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 185).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed, and thus where desk-based research is insufficient to assess the impact, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their significance and the potential impact (Para 189).

The NPPF sets out the approach that local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, Registered Parks & Gardens should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks & Gardens, and World Heritage Sites, should be wholly exceptional (Para 194). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 200 and 201).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Para 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 197). The NPPF also makes provision to allow



enabling development (Para 202) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 200).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 199).

Appendices C: Designation Descriptions

Designation Descriptions

Church of St James the Less

Overview

Heritage Category: Listed Building

Grade: I

List Entry Number: 1337692

Date first listed: 07-Aug-1952

Statutory Address: Church of St James The Less, High Street

Location

Statutory Address: CHURCH OF ST JAMES THE LESS, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Castle Point (District Authority)

Parish: Canvey Island

National Grid Reference: TQ 81012 87025

Details

HADLEIGH HIGH STREET TO 88 NW 2/7 Church of St. James the Less

- I

Parish church. Mid C12, C18, C19 and C20 alterations. Mixed rubble with Limestone dressings. Red plain tiled roof. C16 weatherboarded belfry, shingled with fish scale striations spire, surmounted by a weathervane. Mid C12 Nave, Chancel and Apse, C18 south porch, north west vestry by Sir C. Nicholson c.1927 with later extension. Chancel. 4 round headed windows between pilaster buttresses. South west 2 centre arched window of 2 lights with tracery and label over, all restored, splays may be original. Nave. North wall, C13 chamfered east lancet and a C15 square headed window of 2 cinquefoil lights, label with headstops over. C20 crenellated north vestry has 2 square headed 2 light windows to north wall and a similar window to east and west walls. West wall, C12 partly restored round headed doorway of 2 plain orders, above it a restored C12 window. South wall, 3 restored round headed windows and a window of 2 ogee lights with tracery over under a square head, label over. South doorway, C15 moulded jambs, 2 centred arch, moulded label and head stops, C12 round headed rear arch. South porch, C18 timber framed and weatherboarded, moulded 4 centre arched doorway with keystone, double plank and muntin doors with lights and light over. C15 stoup to east of doorway. Interior. Chancel. Stone altar floor from the Island of Oland in the Baltic, C19 coloured tiles to remainder of floor. C19 altar rails. Niche, with cinquefoiled and sub cusped head, unfinished, to east wall. C12 cushion stone bracket to south east wall. C19 stained glass windows. C12 semi-circular Chancel arch of 2 plain orders, responds with moulded imposts, flanking walls each with blocked round headed arches and C15 foiled circular squints. Roof. Carved and moulded tie beam supporting centre post, arched braces to collars, brackets to ashlar posts, moulded wall plates. Nave. Roof of 7 cants, moulded wall plate. 4 northern round headed windows, the 2 western windows not visible from outside. Circa 1200 painting of St. Thomas A Beckett to easternmost window arch, and possibly C13 remains of a figure to arch of third window from east. Other paintings were found during C19 restorations but are not now visible. C19 stained glass to windows. Round heads to north and south doorways. C20 pulpit.

Small C15 niche in east wall with cusped head. On north wall, arms of Queen Anne after the Union. South wall niche with most of canopy and pedestal cut away, but still showing traces of colouring and carving. Piscina below. Octagonal font, plain bowl, stiff leaf carvings to soffit, stem of central and 4 side columns with moulded capitals and bases, chamfered base, C20 ribbed cover. Organ and west gallery c.1968. West bell turret with angle posts, arched braces to first stage side girts and solid braces to upper stage. Bell, 1636 by John Wilnar of Borden, Kent. Cast iron heating grids in floor.

Roman fort (near Hadleigh)

Overview

Roman Fort Hadleigh

Heritage Category: Scheduled Monument

List Entry Number: 1002171

Date first listed: 07-Aug-1952

Statutory Address:

Location

Statutory Address:

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Castle Point (District Authority)

Parish: Canvey Island

National Grid Reference: TQ 8070886870

Details

No details are given on the Historic England Web site

The Essex Historic Environment Record shows that the site is recorded from aerial photography showing a series of cropmarks forming a roughly square enclosure with curved corners.

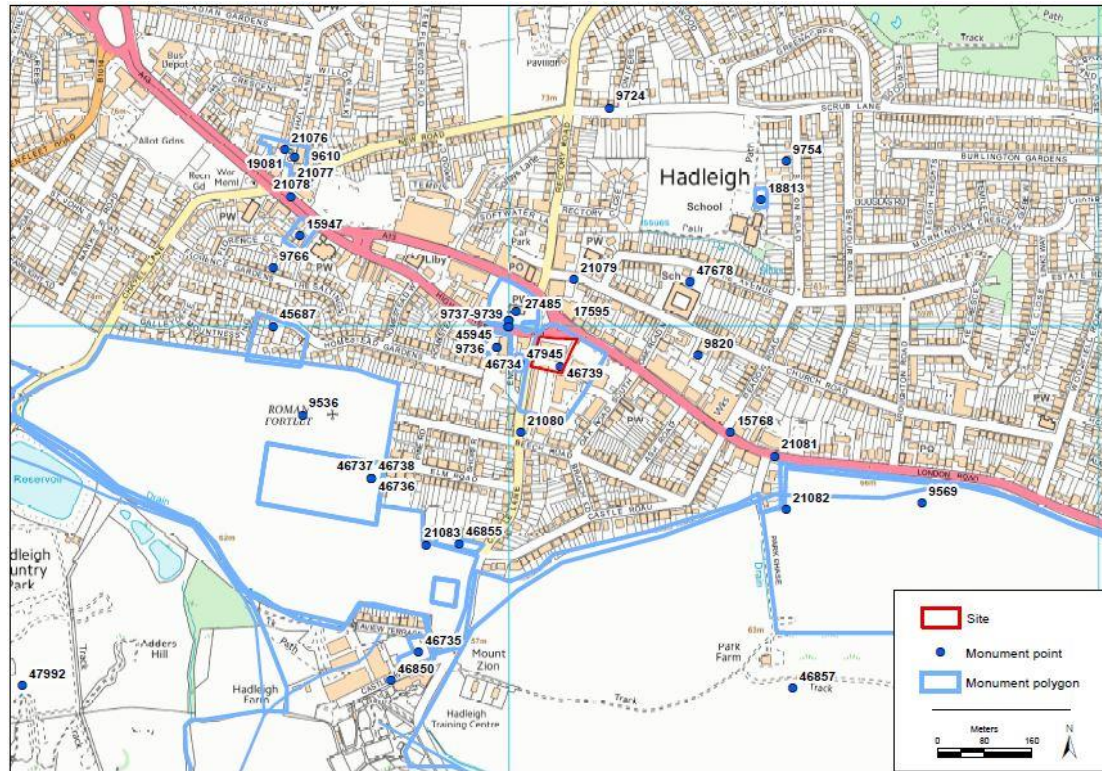
Appendix D

Glossary (National Planning Policy Framework)¹⁸

Archaeological interest	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
Conservation (for heritage policy)	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
Designated heritage asset	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
Heritage asset	<i>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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
Historic environment	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
Historic environment record	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
Setting of a heritage asset	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and 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.</i>
Significance (for heritage policy)	<i>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.</i>

¹⁸ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

Appendices E: HER Data



HER No.	Site Name	Period	Summary
15768	Milestone, junction of London Road and Meadow Road	Post Medieval	Late C18 milestone, square plan
15947	Salvation Army Hall, High Street, Hadleigh	Modern	Mid C20 Salvation Army Hall.
17595	Arrowhead from Hadleigh	Bronze Age	Barbed and tanged arrowhead found.
18813	Hadleigh Infants school	No finds	Watching brief revealed modern drainage pipes.
19081	Corner of New Road and Common Hall Lane	No finds	Watching Brief of construction near Iron Age cremation; no archaeological material found
21076	Commonhall Lane, Hadleigh	Modern	Ammunition Shelter
21077	New Road, Hadleigh	Modern	Road Barrier WWII
21078	"Waggon & Horses", A13 London Rd, Hadleigh	Modern	Road Barrier WWII
21079	Church Road, Hadleigh	Modern	Road Barrier WWII
21080	Castle Lane, Hadleigh	Modern	Road Barrier WWII

21081	London Road, Hadleigh	Modern	Road Barrier WWII
21082	Park Chase, Hadleigh	Modern	Pill box type Fw3/22
21083	Castle Road, Hadleigh	Modern	Pill box type Fw3/22
27485	Church of St James the Less, Hadleigh	Medieval	Mid C12 and later parish church.
45687	Abbey Homestead Development site, Hadleigh	Undetermined	Two trial trenches located NW of the Roman fortlet revealed no finds or features
45821	Hadleigh Salvation Army Home Farm Colony	Post-Medieval	Tram and railway lines for transporting bricks and agricultural produce.
45945	124 High Street, Hadleigh	Post-Medieval	A group of postholes in Trench 2 all appeared to be of late post-medieval date.
46734	124 High Street, Hadleigh	Roman	findspot
46735	Salvation Army Training Centre, Hadleigh	Undetermined	No archaeological finds or features were identified during monitoring of the construction of a new car park.
46736	Project Hadleigh Fieldwalking	Neolithic	A retouched flint was found.
46737	Project Hadleigh Fieldwalking	Roman	A sherd of Roman coarse ware was found.
46738	Project Hadleigh Fieldwalking	Post-Medieval	The majority of the finds dated from the 18-19 centuries - mostly brick tile and ceramic sherds.
46739	Site of mid C19 Hadleigh Hall	Post-Medieval	Hadleigh Hall was relocated to this site in the 1840s and demolished in 1961 to make way for a parade of shops
46850	Salvation Army Home Farm Colony,	Post-Medieval	The land for the first Salvation Army Home Farm Colony was purchased by General Booth in 1891.
46855	Castle Road, Hadleigh	Roman	Possible Roman wall seen in waterboard holes in 1999.
46857	Hadleigh Deer Park	Medieval	Medieval Deer park
47678	Progress House, Castle Lane, Hadleigh	Modern	WWII Air Raid Shelter
47945	Progress House, Castle Lane, Hadleigh	Medieval	A single medieval pit containing C13 - C14 material.
47992	2012 Olympic Mountain Bike Venue, Hadleigh Farm	Modern	Olympic Mountain Bike Venue
9536	Hadleigh Enclosure	Roman	Roman Fort - rectangular enclosure
9569	Hadleigh	Undetermined	Ditch running north-south (discovery as a cropmark?).
9610	Hadleigh	Iron Age	Belgic burial group, now in Colchester Museum.
9724	Hadleigh	Roman	Early Roman yellow bronze coin found in 1976.
9736	Church of St James the Less, Hadleigh	Medieval	Mid C12 and later parish church.
9737	Church of St James the Less, Hadleigh	Post-Medieval	later parish church.

9738	Hadleigh - High Street	Early Medieval	Saxon child burial found south of the church in 1968.
9739	Hadleigh - High Street	Medieval	Medieval occupation found at Hadleigh High Street, south of the church in 1968.
9754	43 Bilton Road, Hadleigh	Roman	As of Domitian found
9766	36 Florence Gardens, Hadleigh	Roman	fragment of box-flue tile, keyed for plaster
9820	64 Church Road, Hadleigh	Mesolithic	Mesolithic side scraper probably reworked from Palaeolithic tool.

