

Hadleigh Farm Estate Heritage Impact Assessment



Client:
Castle Point Borough
Council

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Essex County Council



Hadleigh Farm Estate Heritage Impact Assessment

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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 the proposed development site Hadleigh Farm Estate (“the Site”) which has been put forward in response to the Castle Point Plan Call for Sites. The location and extent of the Site is shown in **Figure 1**.
- 1.2. For the purposes of this assessment, the proposed allocation area shall be referred to as ‘the Site’ and the 500m Historic Environment Record (HER) search area (buffer) shall be referred to as ‘the Study Area’. The Site is approximately 272 hectares in size, featuring agricultural land (within part of which is the Roman Fort at Hadleigh Scheduled Monument), the Salvation Army Farm Rare Breeds Centre & Training Centre, Seaview Terrace and Park Farm House (locally listed buildings owned by the Salvation Army).
- 1.3. This report provides a baseline summary of the significance of identified heritage assets within the Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development within the Site to the significance of the heritage assets. The scoping of heritage assets has been informed by the indicative Site boundary, set out within the proposed allocation.
- 1.4. This report identifies the designated and non-designated heritage assets within, and in close proximity to, the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the designated and non-designated heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site, and to assess the potential impact on their significance.
- 1.5. As part of any future planning application, proposed development will require further assessment to fully understand the potential impact on the significance of the identified designated and non-designated heritage assets.
- 1.6. This assessment follows best practice procedures set out by Historic England (see Appendix A for details) and the Chartered Institute for Archaeologists¹, and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)².
- 1.7. Planning policy, legislation and guidance relating to the historic environment (see **Appendix A** 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.

¹ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

² Ministry of Housing, Communities & Local Government, 2024. *National Planning Policy Framework*

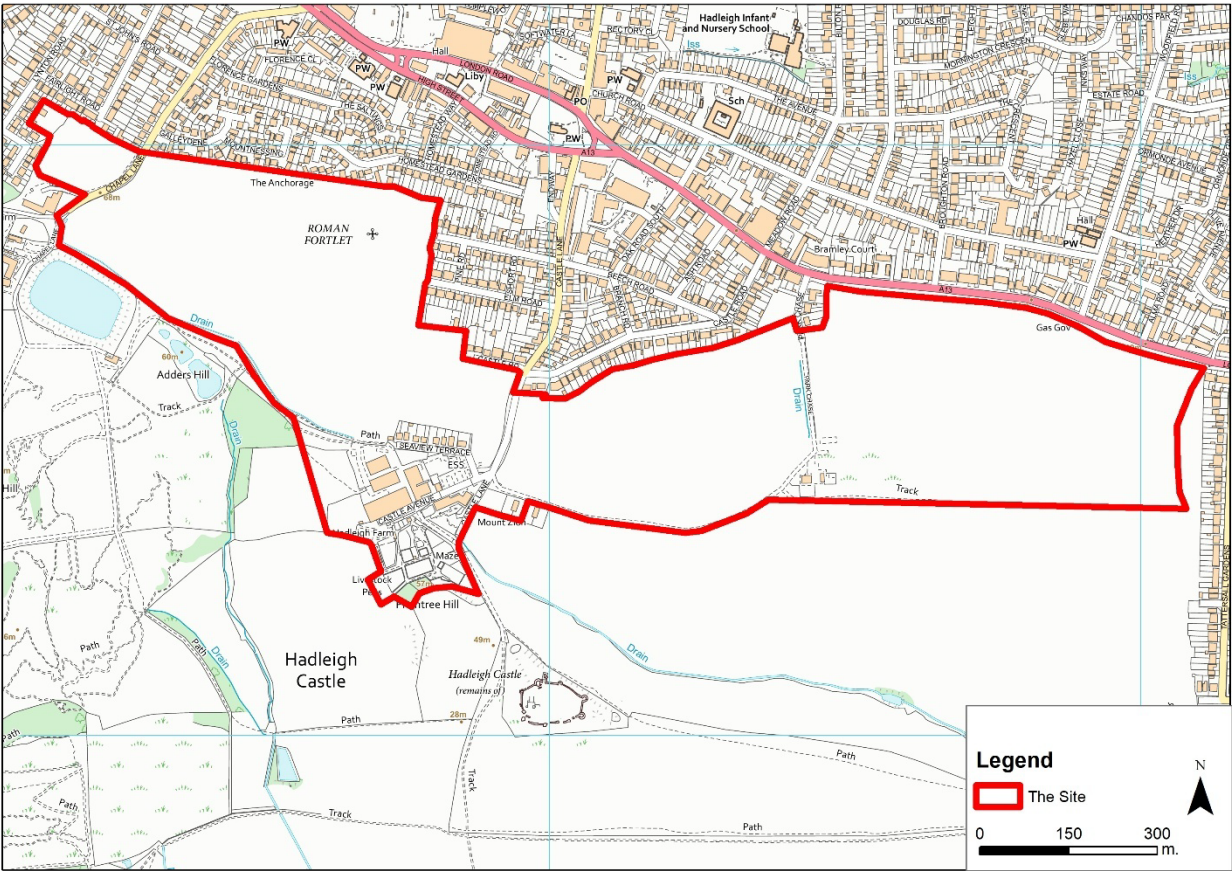


Figure 1 Map of the Site

2. Methodology

- 2.1. This report provides an assessment of the potential impacts on heritage assets arising from the principle of development within the Site.
- 2.2. This assessment has included the following:
- Consultation of local and national planning policy and guidance pertaining to heritage;
 - Identification of any designated or non-designated heritage assets potentially affected by future development, including consultation of Historic England's National Heritage List for England (NHLE), review of the Essex Historic Environment Record (EHER) and reference to the Castle Point Locally Listed Buildings;
 - Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
 - 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; and
 - Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines.
- 2.3. The relevant legislation and policy context are set out in **Appendix A** of this report and a Glossary of terms is in **Appendix B**. Relevant statutory designation descriptions are reproduced in **Appendix C**.
- 2.4. **Appendix D** presents all relevant Essex Historic Environment Record (EHER) records in the Study Area, a 500m radius from the Site boundary. A map showing the Study Area and locations of the EHER records is included at **Appendix D**. The number references used in the text are those used by the EHER or NHLE.
- 2.5. The Site and Study Area were visited on Monday 28th April 2025 and Saturday 10th May 2025. A photographic record of the visits was made. A number of the resultant images are reproduced in this report.
- 2.6. In order to assess the impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the stepped approach set out in Historic England's guidance *GPA3: The Setting of Heritage Assets*.³

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



- 2.7. 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 providing an overview of the historical development of the Site and its surroundings.
- 2.8. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.9. 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 England⁴, which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 2.10. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Historic England's guidance.⁵ Step 3 of the staged approach outlines that an assessment should be made of the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- 2.11. Section 7 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

⁵ *ibid*

3. Heritage Baseline

Heritage Assets overview

Within the site

- 3.1. One designated heritage asset is located within the Site, the Roman Fort at Hadleigh Scheduled Monument (see **Figure 2**).
- 3.2. There are 35 archaeological non-designated heritage assets (NDHAs) recorded on the Essex Historic Environment Record (EHER) within the Site (Appendix E),
- 3.3. Park Farm House and Seaview Terrace locally listed buildings⁶ which are also considered to be NDHAs are also located within the Site. **Figure 2** shows the location of these locally listed buildings.

Within the 500m Study Area

- 3.4. Within the 500m Study Area, there are five listed buildings, two scheduled monuments and one conservation area. A full list of all the designated heritage assets within the Study Area is included in **Appendix D** and their locations are identified on **Figure 2**.
- 3.5. There are 38 archaeological non-designated heritage assets (NDHAs) recorded on the Essex Historic Environment Record (EHER) within the 500m Study Area. Features identified from the HER are described in the archaeological and historical overview below. The (EHER) list entries are reproduced in **Appendix E**.
- 3.6. The locally listed Sayers Farmhouse (also an NDHA) is within the Study Area in close proximity to the Site boundary. **Figure 2** shows the location of this locally listed building.

Scoping of Designated Heritage Assets

- 3.7. There are a number of designated heritage assets within the Site or in close proximity to the Site.
- 3.8. The following listed buildings have been scoped out of further assessment, the reasons for which are given below:
 - Grade I Church of St James the Less (List entry number 1337692) – intervening built form and lack of intervisibility with the Site. Whilst the church spire can be seen at a distance in views across the western part of the Site which locates the church in the landscape, in line with Historic England guidance, any impact on these views from development of the Site is more likely to be on the landscape value of the spire rather than any contribution these views make to heritage value.
 - Grade II The Round House (List entry number 1123688) – intervening built form and lack of intervisibility with the Site.

⁶ Included on the list of Locally Listed Buildings published by Castle Point Borough Council at <https://www.castlepoint.gov.uk/locally-listed-buildings1/>

- Grade II Hadleigh War Memorial (List entry number 1470092) – limited nature of the surroundings in which the asset is experienced.
- Grade II Junction of London Road and Meadow Road Milestone (List entry number 1263835) – limited nature of the surroundings in which the asset is experienced.

3.9. The Florence Gardens Conservation Area has been scoped out of further assessment due to intervening built form and a lack of intervisibility with the Site.

3.10. Based on the proposed site allocation and site visit, the designated heritage assets considered relevant to this assessment are listed in the table below. These are considered appropriate for assessment due to their proximity to the Site, intervisibility between them and the Site, attributes of their setting which contribute to their significance which are likely to be affected by development of the Site, and documentary evidence.

Scheduled Monument	List Entry Number (NHLE)
Roman Fort at Hadleigh	1002171
Hadleigh Castle: an enclosure castle and an associated dam and mill	1014795
Heavy Anti-aircraft gunsite on Sandpit Hill	1019663

Listed Building	Grade listed	List Entry Number (NHLE)
Hadleigh Castle	I	1123687

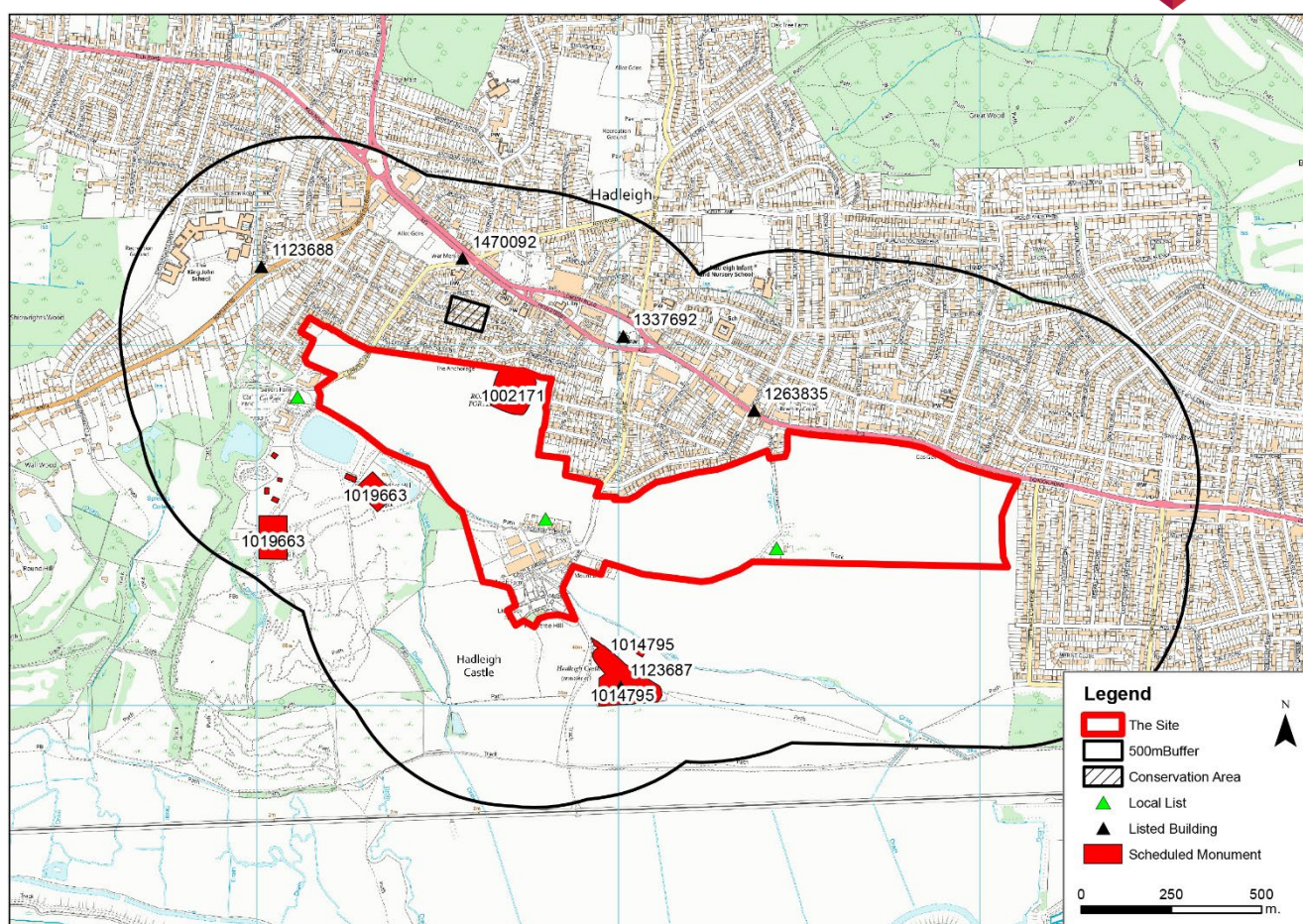


Figure 2 Map showing the Site and locations of designated heritage assets within a 500m Study Area around the Site boundary

Archaeological and Historical Overview

3.11. The information below is derived from desk-based and archival research and a review of the Essex Historic Environment Record (EHER). This historic overview is focused on the Site and surrounding heritage assets.

Prehistoric (500,000 BC to 43 AD)

3.12. There is a circular cropmark, possibly a Bronze Age round-barrow located within the Site, to the south of the Scheduled Roman fort (EHER 9536). The cropmark measures 30m in diameter. The location, just below the crest of the ridge is typical of the siting of round-barrows in Essex. The barrow would have been both visible from a wide distance whilst there are extensive views outwards from it along and across the Thames Estuary.

3.13. A Neolithic flint flake (EHER 46736) has been recorded from within the Site suggesting activity from this period.

- 3.14. The High Level Thames gravel terraces in the eastern half of the Site have been assessed as having Moderate potential for Palaeolithic or Pleistocene remains by the Managing the Essex Pleistocene Project (O'Connor 2017).
- 3.15. There are two find-spots of Mesolithic flint implements, and a Bronze Age arrowhead from the vicinity of the High Street to the north of the Site. Further flint flakes of possible late Mesolithic or Neolithic date have been recovered from Shipwrights Wood and Medway Crescent. The evidence would suggest that there was transient activity in the area in the early prehistoric period.
- 3.16. Excavation at Chapel Lane (EHER 9799), immediately to the north of the Site, revealed a possible enclosure ditch which contained large amounts of early Iron Age pottery. To the north of this a Late Iron Age burial group (EHER 9610) is recorded. To the south-west of the Site Late Iron Age pottery was recorded as coming from the Salvation Army brickearth pits (EHER 7208-9, 9670). A further four Late Iron Age pots are recorded as coming from brickearth pits to the south of the Site, but there is some doubt as to the accuracy of the location (EHER 9703). What the evidence shows is that there was an Iron Age presence, which encompassed both settlement and burial activity, to the north and south-west of the Site, and it is possible that this could have extended into the Site itself.

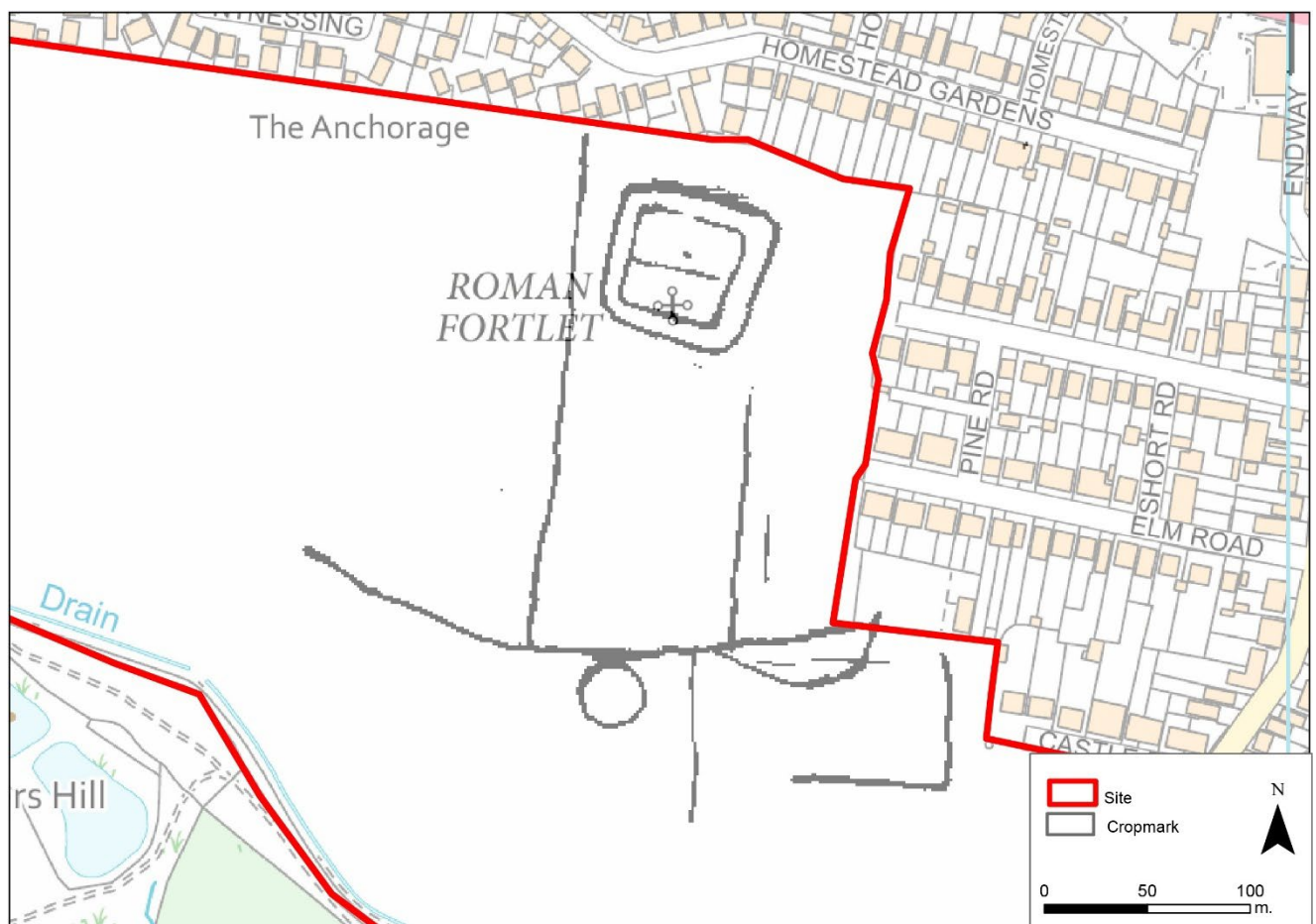


Figure 3 Cropmark plot, showing the ditches of the Scheduled Roman fort, the possible round barrow and the linear features

Roman (43 AD to 410 AD)

- 3.17. The Scheduled Roman fort (NHLE 1002171) is located within the Site. The fort is visible as a cropmark (EHER 9536). It is located on a sand and gravel outcrop at the southern end of the Rayleigh Hills, with wide views along the Thames Estuary and across to Kent. The cropmarks show a square enclosure (Priddy and Buckley 1987, 66-8), aligned north-north-east to south-south-west, with rounded corners, defined by two parallel ditches between 3m to 5m wide and about 8m to 10m apart. The outer ditch, which encloses an area of some 0.51 hectares, survives in its entirety on the north, east and south sides, although there are small breaks at the north-west, north-east and south-west corners, while there are a further two breaks in the north side. The inner ditch, which encloses an area of about 0.24 hectares, is complete and has an entrance on the east side. As there is no corresponding entrance in the outer ditch this suggests that the fort's gateways were probably staggered, although the location of the outer gateway has not been identified. There is no evidence of an associated bank or rampart on aerial photographs nor any clear evidence for any internal features apart from an east-west aligned linear feature roughly dividing the enclosure in half. Its overall maximum dimensions are around 74m north-north-east to south-south-west by about 150m west-north-west to east-south-east. There has been no archaeological excavation of the fort, however a resistivity survey undertaken by AGES Archaeological and Historical Association in 2018 (Barclay 2018), confirmed the survival of the monument's double-ditched enclosure.
- 3.18. Roman forts served as permanent bases for the auxiliary troops of the Roman Army. Although built and used throughout the Roman period, the majority of forts were constructed between the mid first and mid second centuries AD (Dunnett, 1975). Some were only used for short periods of time, but others were occupied for extended periods on a more or less permanent basis. In outline, they were normally straight sided rectangular enclosures with rounded corners, defined by a single rampart of turf or earth, with one or more outer ditches. Although varying in size according to the number and type of troops that they were built to accommodate, internally forts were typically laid out with a headquarters building (*principia*) to the centre, flanked by a house for the commander (*praetorium*) on one side and one or more granaries (*horrea*) on the other, with most of the rest of the fort's interior being taken up with ordered rows of barrack blocks with a scattering of ancillary buildings. In earlier forts these buildings, along with the gateways, towers and breastworks built to strengthen the ramparts, were constructed of timber, gradually switching to stone construction from the second century AD. Roman forts were also often provided with a bath house, although these were frequently sited 100m or more away. Many Roman forts attracted civilian settlement (*vicus*), typically extending along one of the approach roads to the fort. Some forts also had defended annexes.
- 3.19. Fieldwalking to the immediate south of the Scheduled Fort recovered a number of pieces of Roman pottery and roof tile (EHER 81017 and 46737). Other finds from within the Site include a coin of Valentinian II (375-392 AD) (EHER 9809).
- 3.20. First century Roman pottery (EHER 9616) has been recovered from the Salvation Army estate. Roman pottery has also been recovered from the area of Hadleigh Castle (EHER 9533) and Roman tile and brick

has been incorporated into the structure of the castle. A small Roman bronze figurine, possibly of a lar or household god, was found close to the castle (EHER 9534).

- 3.21. There is a group of Roman finds approximately 450m to the south of the Site, where Romano-British sherds have been recorded (EHER 9803 and 9807). To the east of these was a Red Hill or Saltern, associated with early Roman pottery, including Samian (EHER9577 and 9579). Red hills are a characteristic Late Iron Age/Roman monument type in Essex, and this saltern would have formed one part of a much wider pattern of the exploitation of the Thames coastal marshes for salt-making in this period.
- 3.22. There are scattered finds of Roman date to the north of the Site. These include Roman coins (EHER 9585, 9724, 9754), a fragment of Roman flue tile (EHER 9766) and Roman pottery (EHER 46734).
- 3.23. Observation of groundworks undertaken by the waterboard, close to 70-72 Castle Road on the edge of the Site, recorded a dense mass of pebbles (EHER 46855). The observer postulated that these were the remains of a Roman wall, but this as yet this remains unproved.
- 3.24. The evidence would suggest that the Roman fort formed part of a wider settled landscape, with occupation on the higher ground and salt-making on the coastal marshes.

Early medieval and medieval (410 AD to 1540 AD)

- 3.25. The earliest known documentary reference to Hadleigh (Haeplege) is from a list of estates of St Paul's Cathedral, London, dated to about AD 995-998 (Rippon 1999, 26).
- 3.26. Hadleigh Castle is a Scheduled Monument (NHLE 1014795) and Grade I Listed Building (NHLE 1014795). It is sited 66m to the south of the Site on a spur of high ground overlooking the Thames estuary, with the ground steeply dropping to the south and north-east. To the south-east the ridge has been cut away to form a low irregular-shaped platform extending c.30m from the castle. Though the exact purpose of this earthwork is unknown it would have greatly helped in accentuating the steepness of the natural slope to the south and the east. It includes the buried, earthwork and ruined remains of a thirteenth century enclosure castle, and an associated dam and watermill situated on the valley floor 100m north of the castle and protected as a separate area.
- 3.27. The Manor of Hadleigh was granted by Henry III to Hubert de Burgh, Earl of Kent, in 1227 (Drewett, 1975; Kenyon 1990). The castle, built soon afterwards, was requisitioned by the crown in 1239 and remained a royal property until 1378, having undergone major modifications by order of Edward III in the 1360s. The majority of the standing masonry on the site dates from the first phase of the castle's construction and includes a polygonal bailey surrounded by a curtain wall. To the east, west and north a low wall survives marking the perimeter of the bailey although, due to a landslip, the southern perimeter has been reduced to large blocks of displaced rubble situated approximately 4m downslope from their original position. The walls are constructed of a rubble core, faced with Reigate Stone blocks and bonded by a mortar which contains cockle shells as aggregate. A ditch is believed to have surrounded the wall. This is now largely infilled and survives as a buried feature. Placed along the curtain wall, at irregular intervals, are massive towers. The three along the western side are considered to date from this first phase of construction. These three towers are rectangular in plan with the footings of the north and middle tower surviving as masonry

above ground level. The southern tower, situated at the south-west angle of the curtain wall, has collapsed as a result of landslip.



**Figure 4 Reconstruction painting of Hadleigh Castle as seen from the river. The Site is located behind the castle.
Illustrator: Frank Gardiner © Place Services, Essex County Council**

- 3.28. It is known from documentary sources that the original, thirteenth century entrance to the castle was located on the eastern side of the bailey and protected by a barbican. The entrance was moved to its present position on the north side of the curtain wall when the eastern side of the castle was remodelled by Edward III. The entrance faces towards the Site.
- 3.29. Towards the centre of the north and south walls of the curtain are the remains of a pair of 'D'-shaped towers which are also considered to date from the thirteenth century. The North Tower has been reduced to the level of its foundations, whereas the South Tower has largely fallen away with the subsidence of the slope.
- 3.30. Limited excavation in 1971 revealed evidence of the buried foundations of building ranges within the western part of the bailey (Drewett, 1975). These include the original hall (dated by pottery to the mid thirteenth century) and, superimposed over this, a later thirteenth century hall. The footings of the eastern wall of the second phase were reused for a third hall, constructed to the east of the first and second halls and dating from the end of the thirteenth century. This hall also included a solar block to the south and the footings of a room uncovered at the northern end of the hall are interpreted as the remains of a buttery serving it.



Figure 5 Reconstruction painting of Hadleigh Castle looking towards the river. The entrance to the right looks towards the Site, deer park and Hadleigh village. Illustrator: Frank Gardiner © Place Services, Essex County Council

- 3.31. The modifications to the castle under Edward III in the fourteenth century included the construction of two large drum towers at the northern and southern angles of the eastern curtain wall. The towers were visually impressive and were constructed on the eastern side of the castle to be easily seen by those approaching up the Thames estuary. The northern side of the castle was also remodelled with the construction of a massive wedge-shaped earthwork projecting from the curtain wall. This was designed to move the northern approach to the castle eastward with a new entrance being made to the west of the North Tower. This entrance was protected by a gatehouse and barbican. The entrance was further protected by a 'D'-shaped tower (the High Tower) protruding from the line of the curtain wall immediately to the west of the gateway. This structure still stands three stories high. The foundations of a series of kitchens were uncovered during the 1971 excavations to the southwest of the High Tower, and a further range, considered to be a stable block, was revealed between the barbican and the North Tower to the east. The exact date of these structures is unknown, but they are thought to have been constructed in the fourteenth century. The footings of all the above buildings are now visible as consolidated masonry.
- 3.32. The second area of the Scheduled Monument is situated within a valley 70m to the north of the castle and includes the earthwork remains of a dam and a buried mill site (Rippon, 1999). The dam was constructed across the valley and is visible as a slight earthwork (less than 0.5m high) 8m wide and 40m long running south-west to north-east. Situated adjacent to the dam to the west is a level area representing the mill pond. The mill pond was formed by the dam holding back the water of the stream running along the base of the valley. A section of the mill pond floor adjacent to the dam is included in the scheduling to protect a sample of the deposits. The mill is mentioned in a document of 1270.

3.33. In 1250 the royal manor of Hadleigh comprised 140 acres of arable, 2 acres of meadow, a curtilage, pasture around the castle and the barns of the castle to support a plough, pasture on the marsh for 160 sheep, a water-mill, toll of the fair and a park. By 1275 there was also a vineyard. A wharf stood on the edge of the estuary, opposite Two Tree Island, and late thirteenth-fourteenth century occupation debris has also been recorded from this area (EHER 9808).

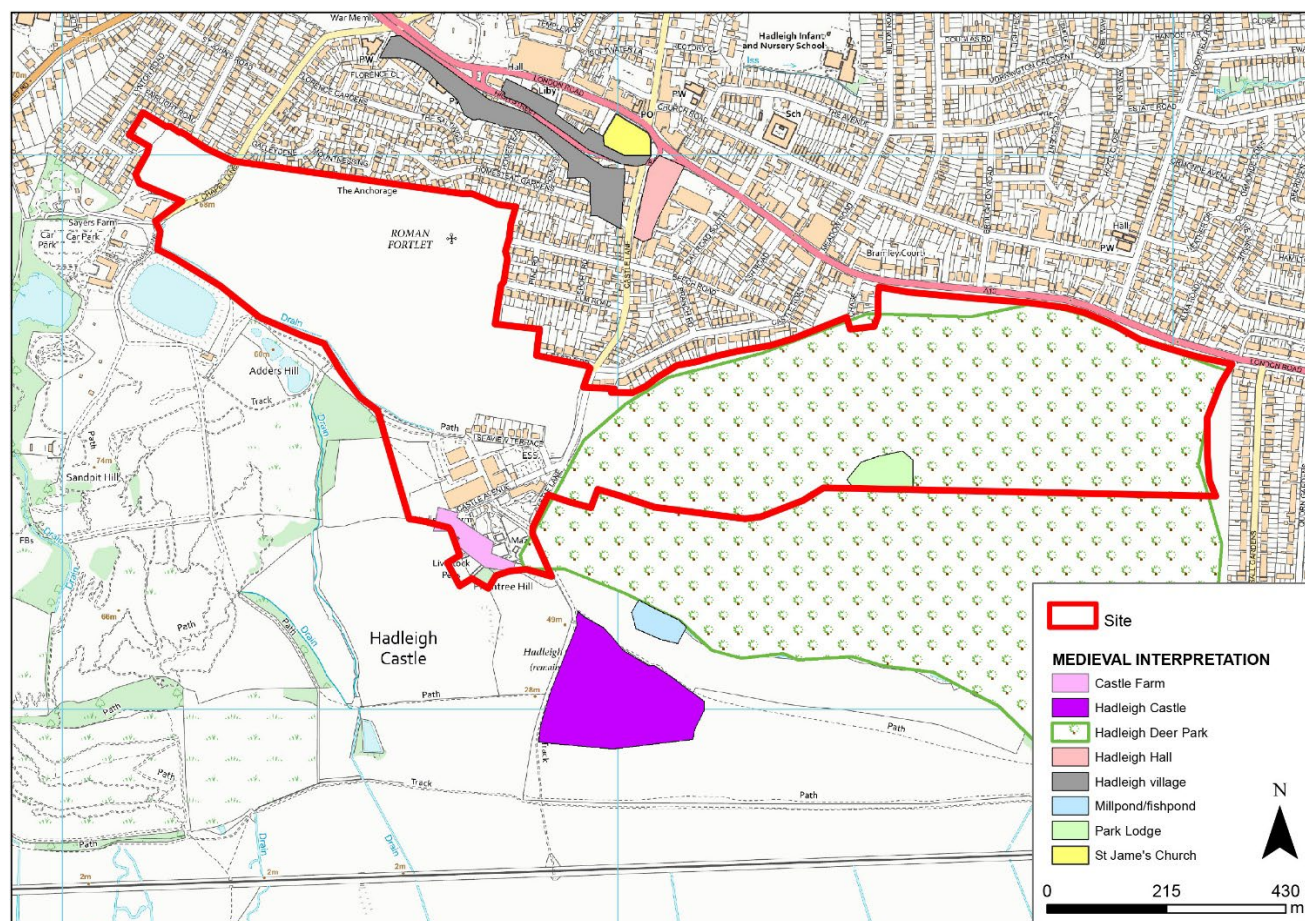


Figure 6 Interpretation of the medieval landscape

- 3.34. The Deer Park (EHER 46857) at Hadleigh was first referenced in 1235 (Rippon, 1999). The holding of a park was both a significant status-symbol, as well as being used for recreation and as a valuable source of timber, underwood and meat. It included a horse stud and fishponds. The Site encompasses about 50% of the medieval Deer Park and includes the site of the Park Lodge (Park Farm House).
- 3.35. Castle Farm is located within the Site on its southern edge. It is thought that this was the site of the grange for the castle estate. To the north and west of this were the fields of Great Field, Broom Field and Stock Field.
- 3.36. Hadleigh village was located to the north of the Site (Hancock and Harvey, 1986). It comprised the Church of St James the Less (EHER 27485), and the moated site of Hadleigh Hall (EHER 46739) and dwellings along the High Street and Castle Lane. Hadleigh Hall is thought to have been the site of the manorial centre for the manor of Hadleigh when it was held by St Pauls. A moat is shown on early edition OS maps. This may have been the site of the first hall or a building the preceded a later medieval hall located on the

eastern side of the site. The Chapman and Andre map of 1777 shows Hadleigh Hall on the eastern side of the site, and these building are still there in 1876 after the new Hall was built in the 1840's to the west. This was the demolished in 1961 to make way for a parade of shops. The village ran along the High Street. Excavation has recorded activity along the High Street and Castle Lane dating from the thirteenth century (EHER 47945, 81134).

3.37. To the north-west of the Site was Thundersley Deer-Park (EHER 46856).

Post-medieval (1541-1900 AD)

3.38. Parts of the Hadleigh estate began to be sold off from 1544. In 1551, Edward VI sold the castle, manor and park at Hadleigh, with a separate fishery and the advowson of the church to Richard Rich (1496/7-1567), first Baron Rich, and his heirs for £700. Lord Rich disposed of most of the castle in piecemeal fashion, probably allowing the stone to be used for the building of churches and other structures in the Hadleigh area. Excavation within the castle revealed evidence for the stockpiling of tiles and the melting down of lead as part of this phase (Drewett, 1975).

3.39. Even after the castle had been made ruinous, the castle estate remained a valuable asset. A terrier of the possessions of Lord Rich's son, Sir Robert Rich, taken in 1576-7 describes a water mill worth 100s, the late park, the site of the manor, marshlands and a fishery. The estate passed to his son Robert, second Earl of Warwick, in 1620. By this time, Camden had described the castle as 'now defaced with ruins'.



Figure 7 Engraving of Hadleigh Castle from the approximate area of the Site by the Buck brothers, 1738

3.40. The 1777 Chapman and André map of Essex shows the castle as ruins (Fig. 8). Within the Site, Castle Farm is labelled Hadley Lordships and Hadleigh Lodge is shown as Hadley Park.

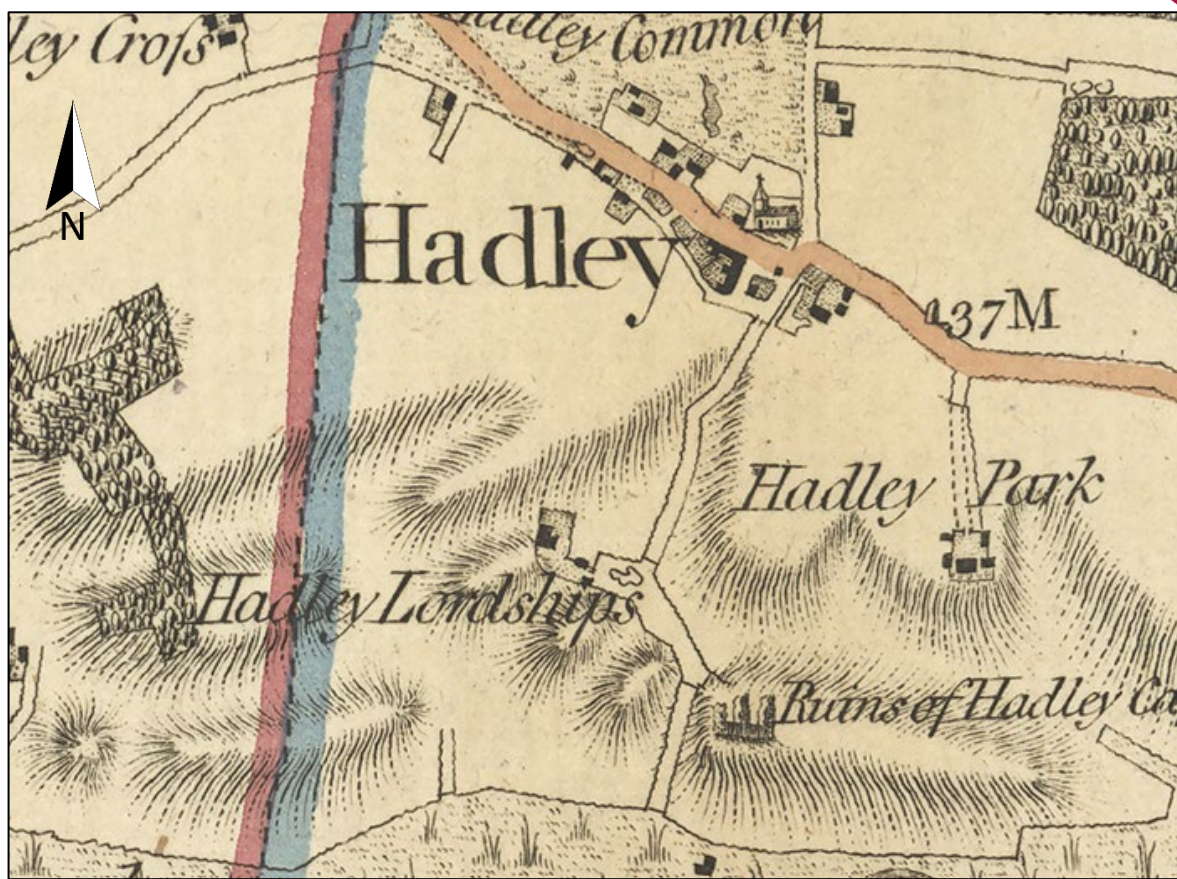


Figure 8 Excerpt of 1777 Chapman and Andre map of Essex showing Hadleigh

- 3.41. The castle was painted by John Constable in 1828 or 1829, having visited the site in 1814.
- 3.42. By the mid-nineteenth century Hadleigh Castle and its lands were owned by Major Spitty. In 1891 it was purchased by 'General' William Booth, founder of the Salvation Army (Yearsley 1998, 51). He built an extensive farm colony where the poor and destitute could be trained in farming, before going on to find jobs in Britain or abroad in British colonies.
- 3.43. Sayers Farmhouse, a locally listed heritage asset located immediately to the west of the Site dates to 1870, having replaced a fifteenth century farmhouse at the same location.

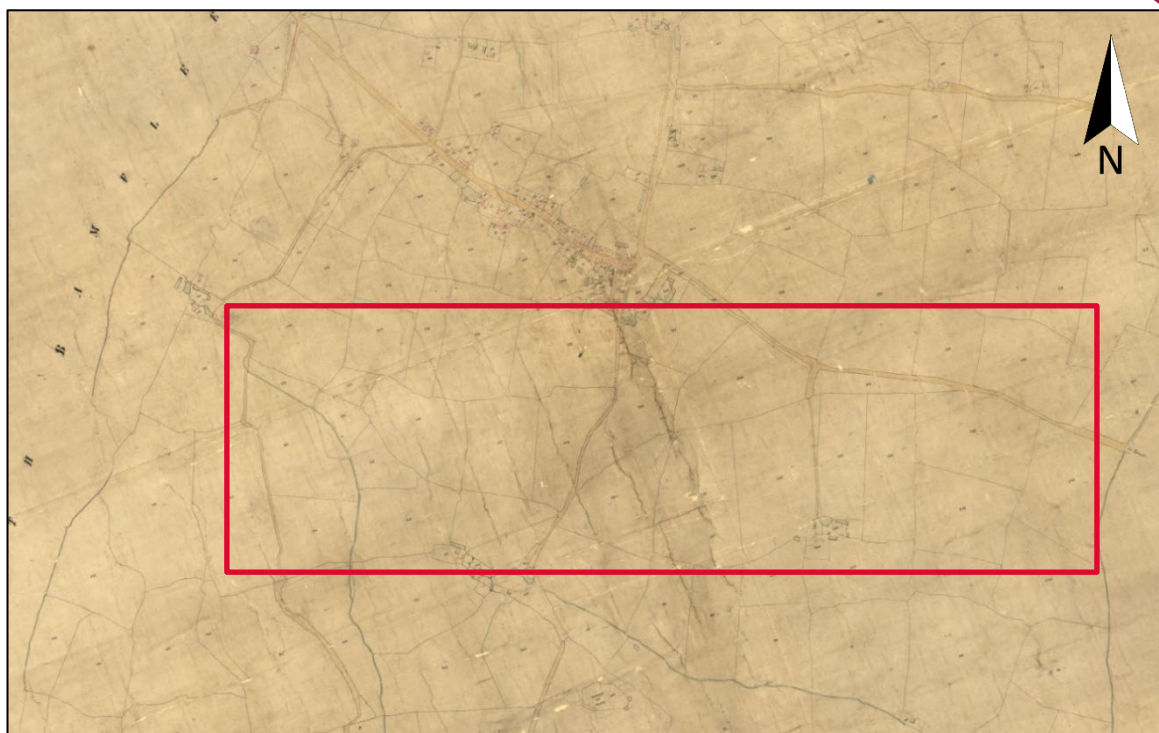


Figure 9 Excerpt of 1846 Hadleigh Tithe Map (approximate area of site indicated by red rectangle)

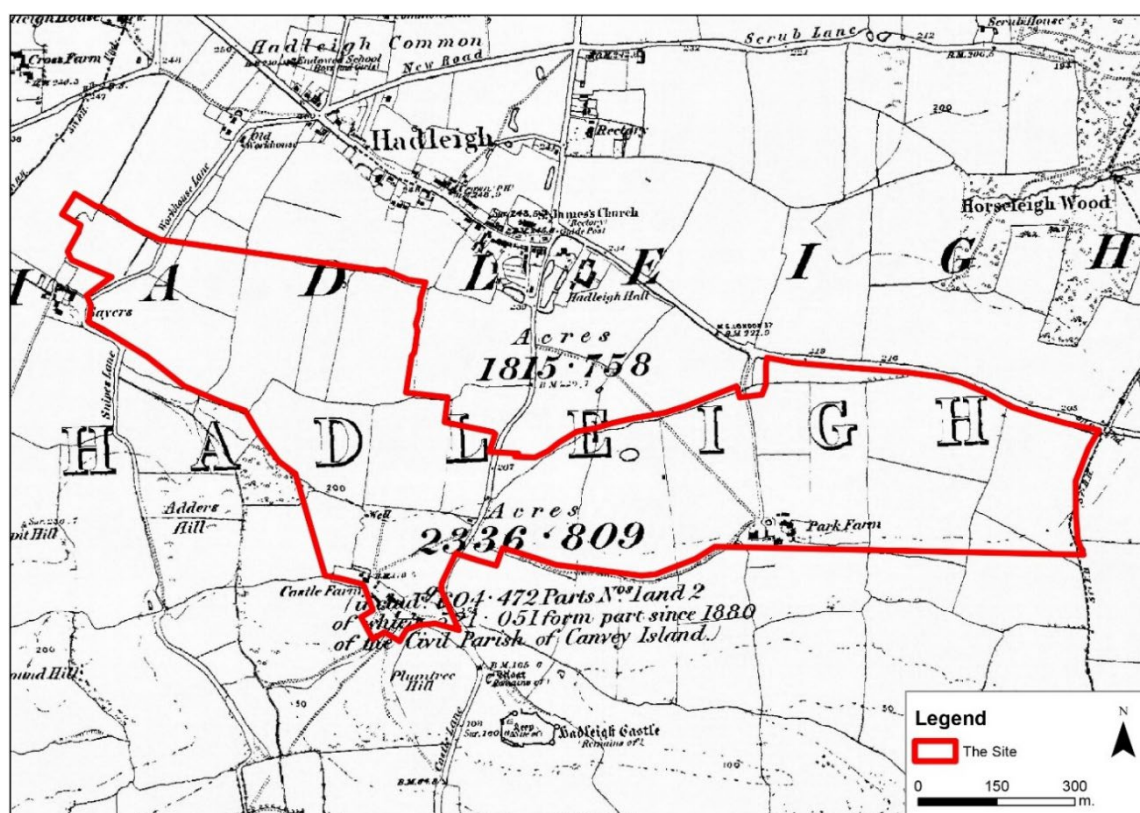


Figure 10 Excerpt of 1881 1st edn. 6" OS map

Twentieth Century onwards (1901 AD onwards)

3.44. The Salvation Army farm later increased to 3,200 acres and incorporated much of the area of land to the north and west of Hadleigh Castle, including the Site. The Salvation Army farm included two brickworks (EHER 15925, 46851), poultry farm, nurseries, piggeries and a new wharf. The core of the Salvation Army Home Farm Colony is located on the site of Castle Farm, and it included a Salvation Army Citadel (EHER 15948, 46850). The locally listed Seaview Terrace and Park Farmhouse are also Salvation Army buildings. Park Farmhouse dates to 1861 and is constructed on or close to the site of the medieval park lodge. Seaview Terrace dates to the end of the nineteenth and early twentieth century.

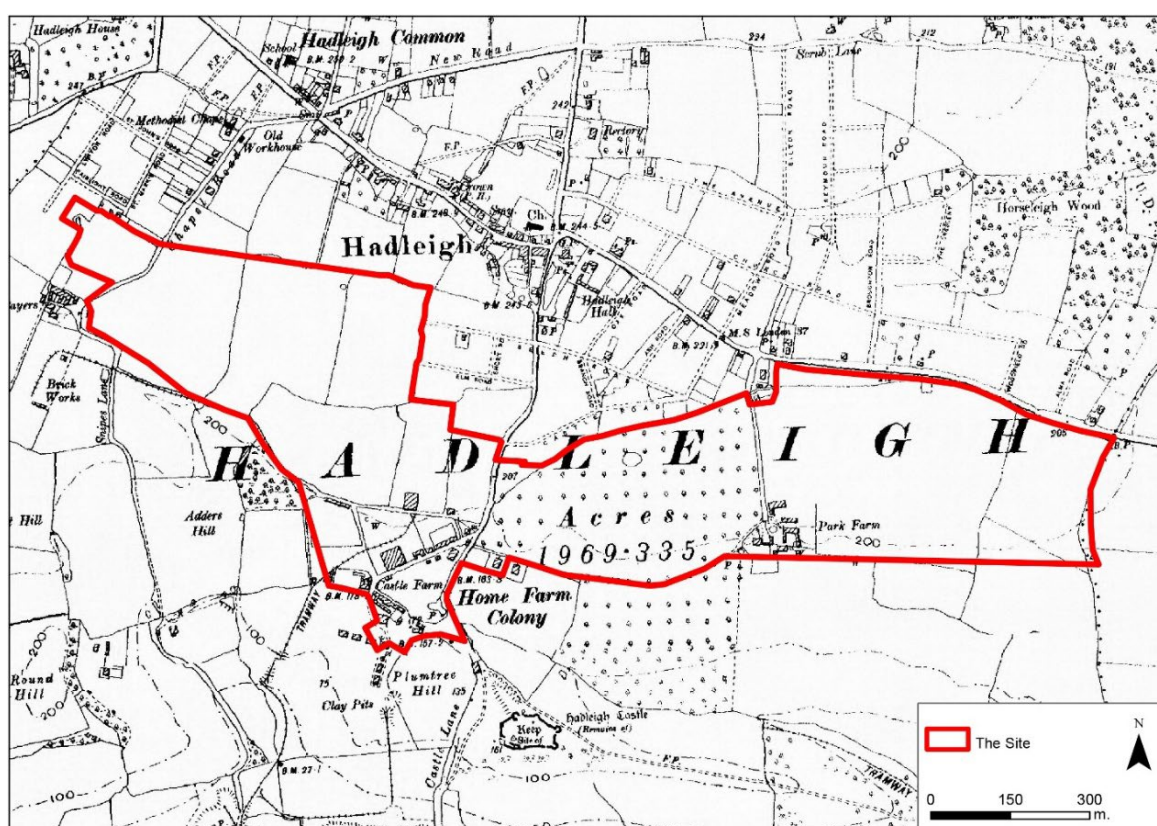


Figure 11 Excerpt of 1897 2nd edn. 6" OS map

- 3.45. The Salvation Army placed Hadleigh Castle in the guardianship of the Ministry of Works in 1948.
- 3.46. To the immediate south of the Site is the Scheduled Second World War Heavy Anti-aircraft gunsite on Sandpit Hill (NHLE 1019663). Known as TN9 (Thames North) Hadleigh, it comprises two batteries, an earlier 4.5 inch site and a later 5.5 inch site (Dobinson 1996, 469-72; Nash, 1998, 57-8). It was one of 39 such sites across Essex designed to combat German bombers on route to London, of which only 7 survive in good condition (Nash 1998, 70). The Scheduled Monument comprises eight areas. The first includes the four 5.25 inch gun emplacements sited in a square formation and the remains of associated Nissen huts. The second area is a combined Operations Room/Generator Block. The third area encloses the 4.5 inch gun emplacements and associated structures. Four more protected areas are located in between the two sets of emplacements and enclose four ancillary buildings: the first is the Gun Store, two and three are simple, one-roomed structures, and the fourth is a water tower. The 4.5 inch guns were operational from

1940 and the 5.25 inch guns from 1944. The latter were maintained as a Cold War deterrent during the post-war period.

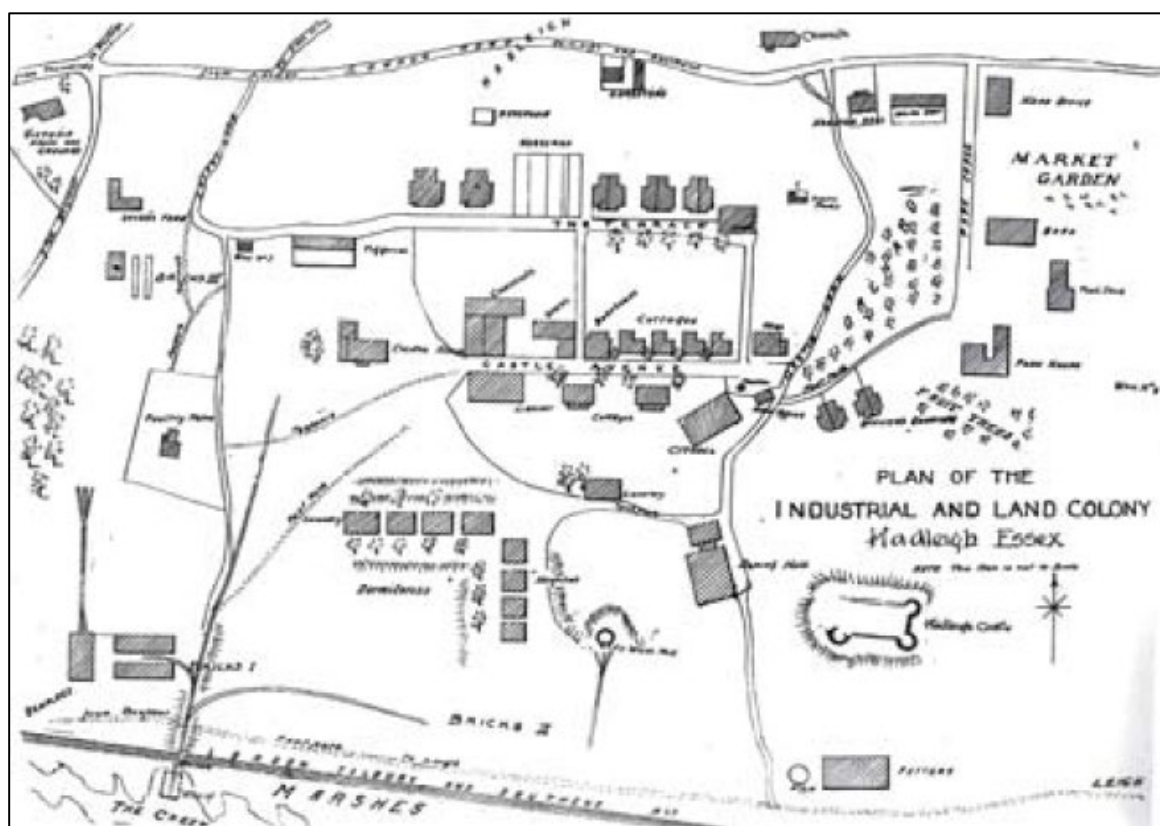


Figure 12 Sketch plan of the Salvation Army Colony. The Site includes the area between Castle Avenue, Chapel Lane and Castle Lane (Hancock and Harvey, 1986, Salvation Army Archive)

- 3.47. Other defences included anti-aircraft ditches on the marshes (EHER 18280) and road barriers and pill-boxes (EHER 20312-3, 21074-83) guarding the roads in and out of Hadleigh as well as air raid shelters in the school.
- 3.48. The mid-twentieth century saw the expansion of Hadleigh village, particularly to the south where new housing estates expanded to border the Site. The later twentieth century saw further development of the Salvation Army centre, with the construction of the current farm buildings and the café. Hadleigh Country park was created in the 1970s, the eastern half of the park was the venue for the mountain biking events in the 2012 Summer Olympics.

4. Site Assessment

- 4.1. Site visits were undertaken on Monday 28th April 2025 and Saturday 10th May 2025. A visual assessment was undertaken of the Site and Study Area. The weather on both days was bright and sunny with excellent visibility, the trees and hedgerows were mostly in leaf, blocking or partially obscuring some of the views.

General Description

- 4.2. The Site largely comprises arable fields, with one small field under grass to the west of Chapel Lane, as well as including Seaview Terrace, Castle Avenue, Hadleigh Farm and Training Centre, Mount Zion (Numbers 1 and 2) and Park Farm House.
- 4.3. To the north and north-west of the Site is the historic and modern settlement of Hadleigh. To the east this blends into the built-up area of Leigh-on-Sea. To the south-west is Hadleigh Country Park and the Olympic Mountain Bike Track. To the south are further fields forming part of the Salvation Army land-holding, Hadleigh Castle (English Heritage), the railway line and former marshes. Beyond these is the River Thames and Canvey Island, with Kent on the horizon.
- 4.4. The boundaries are largely formed by hedges and agricultural fences. The current Hadleigh housing-estates back on to the Site, the boundaries between the built-up area and the Site comprise a mix of hedges, and fencing. Many of the inhabitants have arranged their boundaries to benefit from the exceptional views.
- 4.5. The topography of the site and its surroundings is significant in enabling an understanding of the nature and role of the heritage assets (both designated and non-designated). The site is located on a moderate slope, to the immediate south the land drops steeply down to the former marshes, with Hadleigh Castle located on a prominent spur of land which had been modified as part of the castle fortifications.
- 4.6. As a consequence of the topography the experience of the Site differs both as the observer moves through it, and depending in what direction the observer is looking. From outside the Site, the steepness of the slope impacts the nature of the views into the Site. For an observer standing on the steep slope or at the base of it, the Site appears on the skyline. The horizon line is currently punctuated by hedgerow trees and the Castle towers. However, from further away, such as from the northern sea wall at Canvey Island there are additional longer range views into the Site itself.
- 4.7. The location is characterised by extensive views to the south across the Thames and Canvey Island to Kent and eastwards to where the Thames Estuary opens out at Southend-on-Sea and westwards up the river towards London. The cranes of the London Gateway port form a prominent local landmark in the view, marking the point where the river bends. Views are significant in enabling an understanding of the nature and role of the heritage assets (both designated and non-designated).
- 4.8. The location is also characterised by a considerable feeling of openness to the south, south-east and west, partially due to the large size of the fields and partly due to the wide views. This sense of openness is

significant in enabling an understanding of the nature and role of the heritage assets (both designated and non-designated), reflecting the historic open agricultural setting of the heritage assets.



Figure 13 GoogleEarth image of the Site

- 4.9. The Scheduled Roman fort is located on private land, which was not directly accessed but was observed from Beech Road and from the footpath at the junction with Seaview Terrace. The scheduled area has been taken out from the plough, but the remainder of the field is under an arable crop.



Figure 14 View of the Scheduled Roman fort from Beech Road



Figure 15 View from Beech Road looking south-west towards the Thames and Canvey Island



Figure 16 View of the Scheduled Roman fort from the south, from the footpath at the junction with Seaview Terrace



Figure 17 View from the footpath towards the Thames, Canvey Island and Kent

5. Assessment of Significance

Significance Criteria

5.1. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,⁷ 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.

5.2. 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.

5.3. 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.*

5.4. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *GPA3: The Setting of Heritage Assets*.⁸ Following Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 3 of this report), the below statements of significance are carried out in line with Step 2 which states:

⁷ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

⁸ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

5.5. In relation to Step 2, the guidance document details that 'The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting'. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset's physical surroundings or the experience of the asset. These attributes include:

- Topography;
- Other heritage assets;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Surrounding landscape or townscape character;
- Tranquillity, remoteness, 'wildness';
- Diurnal changes; and
- Land use.

Statements of Significance

Archaeological Potential

- 5.6. The Site has considerable archaeological potential. It contains one Scheduled Monument (Roman Fort at Hadleigh, NHLE 1002171) and cropmarks relating to other archaeological features and periods, including a probable Bronze Age round barrow and a field-system of unknown, but possible Roman, date. It also includes the site of the former grange and farmstead associated with Hadleigh Castle and the medieval lodge associated with Hadleigh deer-park. It is probable, given its location on the slopes above the Thames, that other, as yet unknown, archaeological remains also survive. The gravels have been assessed as having moderate potential for Palaeolithic or Pleistocene remains. No known development has historically taken place within the currently undeveloped areas of the Site and as such any archaeological deposits surviving within the Site will only have been impacted by agricultural activity and will potentially survive in good condition.

Designated Heritage Assets

Roman Fort at Hadleigh (NHLE 1002171)

- 5.7. The statutory list description for the designated asset is summarised here. The full description can be found in **Appendix C**.
- 5.8. The Scheduled Roman fort is located within the Site. The double-ditched enclosure was first identified as a cropmark in 1949. It was subsequently interpreted as a Roman fort of the first century AD on account of its distinctive playing card ground-plan (74m x 150m), with straight sides and rounded corners, which is typical of Roman military architecture. A resistivity survey undertaken by AGES Archaeological and Historical Association in 2018, confirmed the survival of the monument's double-ditched enclosure. The two parallel ditches which make up the double-ditched enclosure are between 3m to 5m wide and about 8m to 10m apart. Within the enclosure a linear feature roughly divides the enclosure in half.
- 5.9. No upstanding remains of the fort survive; however it is probable that significant archaeological deposits and features survive within the Scheduled area, with the potential for palaeoenvironmental remains in deeper features such as wells.

Significance

- 5.10. The significance of the scheduled monument derives primarily from its archaeological interest. The Roman fort at Hadleigh is one of several sites in the area which add to the understanding the Roman occupation and the civil and military control of south-east Essex. Its location in relation to later defensive sites, including Hadleigh Castle and the Second World War Heavy Anti-aircraft battery on Sandpit Hill (both

scheduled and in close proximity to the Site) illustrates the strategic importance of the Rayleigh Hills and the Thames throughout history.

- 5.11. Roman forts are nationally rare. They provide an important insight into Roman military strategy and the conquest of Britain. Their archaeology also provides important information about the economy of Roman Britain.

Setting and Contribution to Significance

- 5.12. Topography: The topographical position of the Roman fort contributes to its significance. The fort is located on the slope overlooking the Thames Estuary and beyond to Kent allowing wide lines of sight and the ability to monitor shipping coming up the Thames to London. The strategic significance of the local topography is emphasised by the nearby defensive scheduled monuments of Hadleigh Castle and the Heavy Anti-aircraft gunsite.
- 5.13. Other heritage assets: The Roman fort is one of a number of Roman sites in the area which contribute to understanding the Roman occupation and the civil and military control of south-east Essex. Its close proximity to later defensive sites, including Hadleigh Castle and the Second World War Heavy Anti-aircraft battery on Sandpit Hill, illustrates the strategic importance of the Rayleigh Hills throughout history. There is cropmark evidence for other non-designated archaeological features within the immediate vicinity of the Roman fort. Although these are as yet undated, they demonstrate that the fort is one part of a wider archaeological landscape, spanning multiple phases of occupation and activity.
- 5.14. Green space, trees and vegetation: The Roman fort is located within an agricultural field. To the south, and west the landscape is open and undeveloped, with wide views to and across the Thames, emphasising the strategic significance of the monument's location. The area to the north and east has been previously developed and views are more curtailed.
- 5.15. Openness, enclosure and boundaries: The Roman Fort is located within a largely open landscape, particularly to the south, with extensive views and areas of open space to the south and west. The boundaries largely comprise fences and hedges. The openness of the area emphasises the strategic significance of the monument's location.
- 5.16. Surrounding landscape or townscape character: The immediate surrounding landscape to the south of the Roman fort is an agricultural field, with the recreational landscape of Hadleigh country park and Hadleigh Castle beyond the field, and the Thames as the backdrop. To the rear and east of the fort is a modern housing estate. The largely agricultural setting of the monument, coupled with its wide views across the Thames reflects the original setting of the fort when it was constructed and contributes to the significance and understanding of the monument.
- 5.17. Views: Wide ranging views from, towards and including the site of the scheduled monument are key to understanding its historic function as a defensive site in a strategic location overlooking the River Thames.

Contribution made by the Site

- 5.18. The Scheduled Roman fort is located within the Site and this forms part of its immediate setting. There is known archaeology within the site, this includes cropmarks of a probable Bronze Age round barrow (this type of feature was sometimes reused as a focus for burials in the Roman and Saxon periods) and a field-system of possible Roman date. It is probable, given its location on the slopes above the Thames, that other, as yet unknown, archaeological remains also survive. Whilst no upstanding remains of the fort survive; it is probable that significant archaeological deposits and features survive both within and outside the Scheduled area, with the potential for palaeoenvironmental remains in deeper features such as wells.
- 5.19. The Site therefore makes a positive contribution to the significance of the scheduled monument both in terms of the archaeology believed to be present that would place the scheduled monument within its immediate context, and as an open space with wide views to the Thames which illustrates the defensive and strategic role that the monument would have played during the Roman Empire's occupation of Britain.

Hadleigh Castle: An Enclosure Castle And Associated Mill And Dam (Scheduled Monument NHLE 1014795) and Hadleigh Castle (Listed building NHLE 1014795)



Figure 18 Hadleigh Castle viewed from the south-west

- 5.20. The statutory list descriptions for the designated assets are summarised here. The full description can be found in **Appendix C**.

- 5.21. Hadleigh Castle is a Scheduled Monument (NHLE 1014795) and Grade I Listed Building (NHLE 1014795). It is sited 66m to the south of the Site on a spur of high ground overlooking the Thames estuary, with the ground steeply dropping to the south and north-east. To the south-east the ridge has been cut away to form a low irregular-shaped platform extending c.30m from the castle. Though the exact purpose of this earthwork is unknown it would have greatly helped in accentuating the steepness of the natural slope to the south and the east. The Scheduled area includes the buried, earthwork and ruined remains of a thirteenth century enclosure castle, and an associated dam and watermill situated on the valley floor 100m north of the castle and protected as a separate area. The dam and watermill are not included in the listed building designation for the castle.
- 5.22. The Manor of Hadleigh was granted by Henry III to Hubert de Burgh, Earl of Kent, in 1227. The castle, built soon afterwards, was requisitioned by the crown in 1239 and remained a royal property until 1378, having undergone major modifications by order of Edward III in the 1360s. The majority of the standing masonry on the site dates from the first phase of the castle's construction and includes a polygonal bailey surrounded by a curtain wall. To the east, west and north a low wall survives marking the perimeter of the bailey although, due to a landslip, the southern perimeter has been reduced to large blocks of displaced rubble situated approximately 4m downslope from their original position. A ditch is believed to have surrounded the wall. This is now largely infilled and will survive as a buried feature. Placed along the curtain wall, at irregular intervals, are massive towers.
- 5.23. It is known from documentary sources that the original, thirteenth century entrance to the castle was located on the eastern side of the bailey and protected by a barbican. The entrance was moved to its present position on the north side of the curtain wall when the eastern side of the castle was remodelled by Edward III. The entrance faces towards the Site.
- 5.24. Limited excavation in 1971 revealed evidence of the buried foundations of building ranges within the western part of the bailey. These include multiple phases of hall, a solar block and a possible remains of a buttery, as well as kitchens and a stable block.
- 5.25. The modifications to the castle under Edward III in the fourteenth century included the construction of two large drum towers at the northern and southern angles of the eastern curtain wall. The towers were visually impressive and were constructed on the eastern side of the castle to be easily seen by those approaching up the Thames estuary. The northern side of the castle was also remodelled with the construction of a massive wedge-shaped earthwork projecting from the curtain wall. This was designed to move the northern approach to the castle eastward with a new entrance being made to the west of the North Tower. This entrance was protected by a gatehouse and barbican. The entrance was further protected by a 'D'-shaped tower (the High Tower) protruding from the line of the curtain wall immediately to the west of the gateway. This structure still stands three stories high.
- 5.26. The second area of the scheduled monument is situated within a valley 70m to the north of the castle and includes the earthwork remains of a dam and a buried mill site. The dam was constructed across the valley and is visible as a slight earthwork (less than 0.5m high) 8m wide and 40m long running south-west to north-east. Situated adjacent to the dam to the west is a level area representing the mill pond. The mill

pond was formed by the dam holding back the water of the stream running along the base of the valley. A section of the mill pond floor adjacent to the dam is included in the scheduling to protect a sample of the deposits. The mill is mentioned in a document of 1270.

- 5.27. The Grade I listed building comprises the ruins of Hadleigh Castle as it was rebuilt by Edward III in the mid-late fourteenth century on the site of a castle built by Hubert de Burgh in the early thirteenth century. It is built on a spur overlooking the Thames estuary and constructed of Reigate stone, ragstone, some rubble and tiles and a lime mortar with much cockle shell aggregate. Most of the southern features have slipped to a lower level. Only the foundations or bases of the curtain wall remain between the eight towers, most of which are low in height. The three western towers are square in plan, the others circular. To the south and east of the north-west square and circular high towers are foundations of kitchen buildings, a hall and solar and a sixteenth century melting hearth. The Barbican adjoins the three storey High Tower to the west. Wall bases of former residential buildings lie between these two towers.



Figure 19 View from the castle site looking north-east (the site is located on the skyline in the photo)



Figure 20 View north-east from the castle with Park Farm House on the horizon to the right of the tree line



Figure 21 View north-west from the castle towards Hadleigh Farm



Figure 22 View of the castle from the north-west adjacent to Numbers 1 and 2 Mount Zion



Figure 23 Longer range view of the castle from Canvey Island to the south-west



Figure 24 View of the castle from the east (from the western end of Marine Parade, Leigh-on-Sea)

Significance

5.28. The ruined castle is noted in the List entry to be of exceptional interest, being the only work of its type in the country. The significance of the scheduled monument and listed building derives from their archaeological, historic, architectural and artistic interest as a rare type of medieval defensive structure and residential complex built (and later modified by Edward III as a royal residence) in a strategic elevated position in relation to the Thames Estuary. The archaeological interest of the castle relates to both its standing remains including its materials and construction methods and the potential of the scheduled site to yield evidence of past human activity.

Setting and Contribution to Significance

5.29. Topography: The topography of the castle site contributes to its significance. The castle is located on a spur of high ground overlooking the Thames estuary and beyond to Kent allowing wide lines of sight and the ability to monitor shipping coming up the Thames to London. The strategic significance of the local topography is emphasised by the nearby defensive scheduled monuments of the Roman fort and the World War II Heavy Anti-aircraft gunsite.

5.30. Other heritage assets: The castle is located in close proximity to earlier and later defensive sites, including the Roman fort and the Heavy Anti-aircraft battery on Sandpit Hill, which illustrates the strategic importance of this location throughout history.

5.31. Definition and grain of surrounding landscape: The landscape surrounding the castle is of an open grain with little built development which reveals the age and architectural interest of the castle remains. There

are wide views in all directions including to and across the Thames, emphasising the strategic significance of the castle's location.

- 5.32. Green space, trees and vegetation: The immediate setting of the castle and scheduled site is informal grassed and wild vegetated surroundings to the north, south, east and west. Beyond this to the north, north-west and south (south of the railway line) is a wider agrarian landscape and to the east the Hadleigh Castle Country Park which has a natural but recreational character. This attribute of setting helps to emphasise the historically remote and rural location of the castle.
- 5.33. Openness, enclosure and boundaries: The castle is located within a largely open landscape, with extensive views and areas of open space to the north, south, east and west. The boundaries largely comprise fences and hedges. The openness of the area emphasises the strategic significance of the castle's location.
- 5.34. Functional relationships and communications: The castle and scheduled site have a historic functional relationship with land to the north and north-east which comprised the medieval deer park. This historic relationship enables the function of the castle not only as a defensive site but also as a royal residence and historic place of high status recreation to be better understood and appreciated.
- 5.35. Surrounding landscape character: The surrounding landscape to the north, east and south is rural and agrarian in character, with the natural recreational landscape of Hadleigh Castle Country Park to the west, and the Thames estuary further to the south. The character of the landscape enables the historic function and architectural interest of the castle to be understood and appreciated.
- 5.36. Views: Views from, towards and including the castle reveal its age and architectural interest. They are key to understanding its historic function as a defensive site and the strategic importance of its elevated position in an open landscape, and in relation to the Thames Estuary. Due to the topography of the landscape there are limited long range ground level views of the castle from the north, north-east and north-west and from the south when in close proximity to the castle. Clear ground level views of the castle from the north can be achieved adjacent to Numbers 1 and 2 Mount Zion and from here the castle can be seen in the context of the Thames estuary. The High Tower of the castle and other upstanding remains can be clearly seen from the east and west and in mid to longer range views from locations to the south, south-east and south-west including from public rights of way, the railway line, the Thames estuary and Canvey Island.
- 5.37. Looking out from the castle site, views in all directions are enjoyed across an open landscape with houses on the London Road and Castle Road visible at some distance to the north, the buildings of Hadleigh Farm discernible to the north-west and with longer range views of houses on Tattershall Gardens and of the wider settlement of Leigh-on-Sea to the east.
- 5.38. Intentional intervisibility with natural features: The castle was located and designed to overlook, and be seen from, the Thames estuary.
- 5.39. Visual dominance and prominence: The castle was designed to be visually prominent and to dominate the landscape as a symbol of status, wealth, power and strength. This is a key contributor to understanding its historic function and architectural interest and thus to its significance.

- 5.40. Tranquillity and remoteness: The castle site enjoys a sense of tranquillity and remoteness from the nearby settlement despite the expansion of Hadleigh east and south towards the castle in the nineteenth and twentieth centuries. These attributes of its setting contribute to an understanding of its historic strategic position in the landscape including its relationship with the Thames estuary, and enable its architectural interest and significance to be appreciated.
- 5.41. Land use: The rural, agrarian and recreational character of the land use reflects the historic landscape and reveals the time depth of the castle site and its historic function as a defensive site and high status residence.

Contribution made by the Site

- 5.42. The Site forms part of the wider setting of the listed castle and scheduled monument. The open agricultural land to the north and north-east of the castle within the Site boundary comprises part of the medieval deer park and provides an open landscape backdrop to the castle in longer range views from the south and south-west and in views north and north-east from the castle. Thus the open, undeveloped nature of the eastern part of the Site enables the architectural interest and historic function of the castle to be appreciated and understood and contributes to its significance. The western part of the site to the west of Castle Lane makes a limited contribution to the significance of the castle site due to the topography which limits intervisibility to the part of the site where the Hadleigh Farm buildings are located.

Heavy Anti-Aircraft Gunsite On Sandpit Hill (Scheduled Monument 1019663)

- 5.43. The statutory list description for the designated assets is summarised here. The full description can be found in **Appendix C**.
- 5.44. To the immediate south of the Site is the group of structures that make up the Second World War Heavy Anti-aircraft gunsite (NHLE 1019663) on Sandpit Hill. Known as TN9 (Thames North) Hadleigh, they comprise two batteries, an earlier 4.5 inch site and a later 5.5 inch site. It was one of 39 such sites across Essex designed to combat German bombers on route to the capital, of which only 7 survive in good condition. The Scheduled area comprises eight areas. The first includes the four 5.25 inch gun emplacements sited in a square formation and the remains of associated Nissen huts. The second area is a combined Operations Room/Generator Block. The third area encloses the 4.5 inch gun emplacements and associated structures. Four more protected areas lie in between the two sets of emplacements and enclose four ancillary buildings: the first is the Gun Store, two are simple, one-roomed structures, and the fourth is a water tower. The 4.5 inch guns were operational from 1940 and the 5.25 inch guns from 1944. The latter were maintained as a Cold War deterrent during the post-war period.



Figure 25 Northern part of the gunsite scheduled monument looking north-east



Figure 26 Structures of the former gunsite seen in the context of the Hub buildings and cycle facilities (looking east)



Figure 27 Longer range view of the gunsite from Canvey Island to the south

Significance

5.45. The Heavy Anti-aircraft (HAA) gunsite on Sandpit Hill is an exceptional survival of its type in the country. Its significance derives primarily from its archaeological, architectural and historic interest. The importance of the site lies in its complexity and range of surviving gun emplacements and ancillary buildings. It not only retains gun emplacements of the 4.5 inch variety (and also their associated structures), but also a complete battery of 5.25 inch emplacements (and associated structures), the latter being the only survivals of this gun calibre in the county. In addition, it also has an exceptional collection of ancillary buildings, including a Gun Store (one of only two in the county), a well-preserved on-site magazine adjacent to the 4.5 inch emplacements and the post-war combined Operations Room and Generator Block. It is one of only nine sites to survive (in any form) from an original wartime deployment of about 40 HAA positions across Essex. They were intended to combat high flying German bombers on route to the capital, the Thames estuary and other military targets in the south-east of England. It provides an exceptional insight into the development of anti-aircraft measures in the region and is a significant, visible reminder of the nature of home defence during World War II.

Setting and Contribution to Significance

5.46. Topography: The topography of the HHA gunsite contributes to its significance. The surviving structures are located on a ridge of high ground known as Sandpit Hill, overlooking the Thames estuary and beyond to Kent. This position allowed wide lines of sight and the ability to spot and engage with aircraft over the

Thames Estuary heading for London. The strategic significance of the local topography is emphasised by the nearby defensive scheduled monuments of the Roman fort and Hadleigh Castle.

- 5.47. Other heritage assets: The gunsite is located in close proximity to the earlier defensive sites of the Roman fort and Hadleigh Castle, which illustrates the strategic importance of this location throughout history.
- 5.48. Definition and grain of surrounding landscape: The undulating landscape surrounding the gunsite is of an open grain with the northern part of the site is in proximity to single storey development comprising the Salvation Army's Hub café and associated buildings as well as a hard surfaced cycle skills area. The open grain of the landscape contributes to an understanding of the historic function and strategic location of the gunsite.
- 5.49. Green space, trees and vegetation: The verdant recreational landscape around the gunsite contributes to an understanding of the historic function of the site, located in rural surroundings away from the nearby town and with a focus on the skies above the Thames estuary.
- 5.50. Openness, enclosure and boundaries: The gunsite is located within a largely open, undulating landscape, with extensive views and areas of open space to the north, south, east and west. The boundaries largely comprise fences and hedges. The openness of the area emphasises the strategic significance of the gunsite's location.
- 5.51. Surrounding landscape character: The gunsite is located in the natural recreational landscape of Hadleigh Country Park and the wider landscape is rural and agrarian in character, again emphasising the historically remote location of the gunsite with the Thames estuary to the south.
- 5.52. Views: Views from, towards and including the gunsite reveal its architectural and historic interest. They are key to understanding its historic function as a defensive site and the strategic importance of its elevated position in an open landscape, and in relation to the Thames Estuary. Due to the topography of the landscape, it is difficult to perceive the site as a whole and different structures are revealed as the viewer moves up and down the hill. Longer range views of the site can be obtained from Canvey Island to the south. Looking north and north-east from the northern part of the gunsite, the Hub buildings and, at a greater distance, houses are visible in the views but there is a sense of separation between the scheduled monument and the town.
- 5.53. Land use: The rural, agrarian and natural recreational character of the land use reflect the historic landscape and reveal the time depth of this location as a strategically positioned defensive site.

Contribution made by the Site

- 5.54. The eastern part of the Site (to the east of Castle Lane) makes no contribution to the significance of the scheduled monument or enabling its significance to be appreciated. The western part of the site does, however, make a limited contribute to enabling the significance of the gunsite to be appreciated. The current agrarian land use provides an open green backdrop to the northern part of the site which enables the remote location of the gunsite relative to the nearby town to be understood and contributes to understanding the strategic location of the site overlooking the Thames estuary.

Non-Designated Heritage Assets

Park Farm House, Park Chase NDHA

5.55. Park Farm House is included on the Castle Point local list of buildings.⁹ It is a large two storey house of gault brick in the classical style with a hipped slate roof and single storey side and rear extensions, which has been dated to c.1861. There is an adjacent red brick outbuilding which appears to be of modern construction. The house is in the ownership and use of the Salvation Army as part of its operation at Hadleigh Farm and Training Centre and has been refurbished in the last few years.



Figure 28 Park Farm House from the west

5.56. The local list notes 'Its interest lies in the fact that a dwelling has existed on, or adjacent to this site since circa 1234 when this site formed part of the royal park attached to Hadleigh Castle.' Buildings in this location can be seen on the Chapman and André Map of Essex of 1777, marked as Hadley Park and the Tithe Map and apportionment of 1846 shows a House and Garden (Plot 254) and adjacent Offices, Yard and Pond (Plot 253) on this site. By the time of the Ordnance Survey (OS) map published in 1897, the current house and an outbuilding in the same location as the existing outbuilding are shown as Park Farm

⁹ <https://www.castlepoint.gov.uk/locally-listed-buildings/> and see also the update to the Local List prepared by Place Services June 2024.

with adjacent agricultural buildings. The OS map published in 1922 shows large glasshouses as well as another dwelling marked as Hillcrest Bungalow to the east which is no longer extant.

Significance

5.57. The significance of Park Farm House derives primarily from its age, historic and architectural interest as a late nineteenth century farmhouse. It is of local historic interest not only as marking the likely location of a lodge to the medieval deer park but also becoming part of the Salvation Army Home Farm Colony established in Hadleigh in 1891.

Setting and Contribution to Significance

5.58. Definition and grain of surrounding landscape: The landscape surrounding the former farmhouse is of an open grain which contributes to an understanding of the historic function of the building as part of a farmstead.

5.59. Green space, trees and vegetation: Land to the north, north-east, north-west and south-west of Park Farm House is under cultivation and there is a field laid to grass to the south-east. Trees and hedgerow form the field boundaries and these provide a rural setting to the former farmstead.

5.60. Openness and boundaries: The openness of the setting of Park Farm House helps reveal its historic function and architectural interest and there are hedged and treed field boundaries which reveal the historic field pattern (though it is noted that some field boundaries have been lost when compared with early twentieth century mapping).

5.61. Functional relationships: The asset has a historic functional relationship with the surrounding agricultural land which contributes to its significance.

5.62. Surrounding landscape character: The former farmhouse is located in an agrarian landscape which reveals its historic function and allows its architectural interest to be appreciated.

5.63. Views: Views from, towards and including the asset reveal its historic function and architectural interest as part of a remote former farmstead surrounded by an agrarian landscape.

5.64. Tranquillity, and remoteness: The former farmhouse enjoys a sense of tranquillity and remoteness from the nearby settlement which contribute to an understanding of its historic function and enables its architectural interest and significance to be appreciated.

5.65. Land use: The agrarian land use contributes to our understanding of the asset as a former farmhouse.

Contribution made by the Site

5.66. Park Farm House is located in the eastern part of the Site. This agricultural land makes a major contribution to the significance of the NDHA in enabling its historic function as a farmhouse to be understood and its architectural interest to be appreciated. Due to the intervening distance and limited intervisibility, the western part of the site (to the west of Castle Lane) makes less of a contribution to the significance of the asset.



Figure 29 View of Park Farm House from the south-west



Figure 30 View of Park Farm House from the west across the Site

Seaview Terrace NDHA



Figure 31 Houses on Seaview Terrace at the western end of the street

5.67. Seaview Terrace is included on the Castle Point local list of buildings¹⁰ and is described as ‘An attractive frontage of Victorian dwellings displaying architectural unity and harmony. Despite the replacement of original windows with windows of modern materials, the pleasing proportions of the units have been maintained’. The current buildings do not appear on the 2nd edition OS map published in 1897, however, the 25 inch OS map published in 1922 shows the road was previously named Fitzwilliam Avenue, with two pairs of dwellings at the eastern end of the terrace and three pairs of dwellings and a single dwelling at the western end with an intervening plot of open land. By the time of the OS map published in 1947, an additional two pairs of dwellings had been constructed to complete the terrace of houses, the later houses of a simpler appearance without the pitched roof dormer windows of the earlier design.

Significance

5.68. The significance of Seaview Terrace derives primarily from its age, historic and architectural interest as modest but attractive late nineteenth and early twentieth century housing built to support the Salvation Army Home Farm Colony, established in Hadleigh in 1891.

¹⁰ <https://www.castlepoint.gov.uk/locally-listed-buildings1/> and see also the update to the Local List prepared by Place Services June 2024.

Setting and Contribution to Significance

- 5.69. Aspect: The principal elevation of the terrace has a southerly aspect overlooking the farm and the landscape beyond.
- 5.70. Definition and grain of surrounding landscape: The landscape to the north, east and west of the terrace is of an open grain and it has a close physical relationship with the farm to the south. To the south of the farm buildings the landscape is also of an open grain. This contributes to an understanding of the historic function of the houses and their association with the Home Farm Colony.
- 5.71. Green space, trees and vegetation: Land to the north, north-west and east of the terrace is under cultivation. Trees and hedgerow line the field and road boundaries and these contribute to the rural character of the setting to the terrace and nearby farm.
- 5.72. Openness and boundaries: The openness of the setting of the terrace helps reveal its historic function and architectural interest.
- 5.73. Functional relationships: The asset has a historic functional relationship with the nearby farm buildings and agricultural land which contributes to its significance.
- 5.74. Surrounding landscape character: The terrace is located in close proximity to the farm buildings in an agrarian landscape which reveals the historic function of these houses and allows their architectural interest to be appreciated.
- 5.75. Views: Views from, towards and including the asset reveal its historic function and architectural interest as a terrace of cottages associated with the Home Farm Colony in an agrarian landscape. Views include those of the gable end of the terrace when approaching from the west and there are clear views of the houses in views across the land to the east. Whilst other houses can be seen in views of the terrace, they appear at a distance to the north and on the horizon.
- 5.76. Land use: The agrarian land use contributes to our understanding of the asset as housing associated with the Home Farm.

Contribution made by the Site

- 5.77. The terrace is located in the western part of the Site close to Castle Lane, and there is intervisibility with both the eastern and western parts of the Site. Whilst there are some detracting modern features in proximity to the terrace such as the visitor car park, the part of the Site containing the farm buildings makes a positive contribution to the significance of the asset, as does the agrarian landscape to the north, east and west which reveals the historic function of the houses and their relationship with the farm.



Figure 32 View of Seaview Terrace (on the left hand side of the image) from the east, looking across the Site



Figure 33 Seaview Terrace (on the right hand side of the image) from the west, looking across the Site



Figure 34 Seaview Terrace looking east

Sayers Farmhouse, Chapel Lane

- 5.78. Sayers Farmhouse is included on the Castle Point local list of buildings¹¹ and is described as 'Replacement timber-clad farmhouse, built circa 1870 on the site of former dwellings, believed to have been built on the site since the fifteenth century. During the early part of this century, the farm was the main dairy serving the Salvation Army Colony.'
- 5.79. Today it is barely possible to glimpse the farmhouse from the public realm as it is heavily screened by a pair of tall solid timber entrance gates, and a boundary fence planted with dense trees and vegetation on all sides. The former farmstead has been subsumed into the Salvation Army's Hadleigh Hub site and there are modern commercial units in the location of the historic agricultural buildings. Sayers Farm appears on the Tithe Map and apportionment of 1846 with a House, Yard and Gardens (Plot 189) and Offices (Plot 190). Fields directly to the north, east, south and west of the farmstead were in the same ownership and occupation at that time, owned by James Patten and occupied by Daniel and J Woodard (Plots 185-188). By the time of the OS map published in 1897, a brickworks had been introduced by the Salvation Army to the south of the farmstead off what was then Snipes Lane (no longer extant and now the site of a reservoir).

¹¹ <https://www.castlepoint.gov.uk/locally-listed-buildings1/> and see also the update to the Local List prepared by Place Services June 2024.



Figure 35 View across the Site to the east, adjacent to Sayers Farmhouse

Significance

5.80. Based on the description of the farmhouse, the significance of the building would derive primarily from its age and architectural interest as a late nineteenth century rural vernacular dwelling on the site of an earlier farm. It also has local historic interest for its functional associations with the Home Farm Colony.

Setting and Contribution to Significance

5.81. The immediate setting of the historic farmhouse as part of the Hadleigh Hub, adjacent to an access road and car park makes no contribution to its significance and at the time of the site visit, its architectural interest could not be appreciated due to the density of tree screening (although visibility of the asset may increase in the autumn and winter months). However, the historic relationship with the open, green, agricultural land and the agrarian landscape to the east does make a contribution to significance in understanding the historic function of the asset.

Contribution made by the Site

5.82. The western part of the Site is in close proximity to the asset and, remaining in agricultural use, represents the best preserved part of its historic agrarian landscape setting, thus contributing to understanding the historic function and significance of the NDHA.

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. The Site has been put forward for development as Land at the Hadleigh Farm Estate, Hadleigh, in response to the Castle Point Plan Call for Sites. A 'Vision Document' has been created for the Site by the Salvation Army and their agents. A drawing from the Vision document showing the proposed parcels of land within the Site boundary (Parcels A to G) is provided at **Figure 36** below.
- 6.2. 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 GPA3: *The Setting of Heritage Assets*¹².

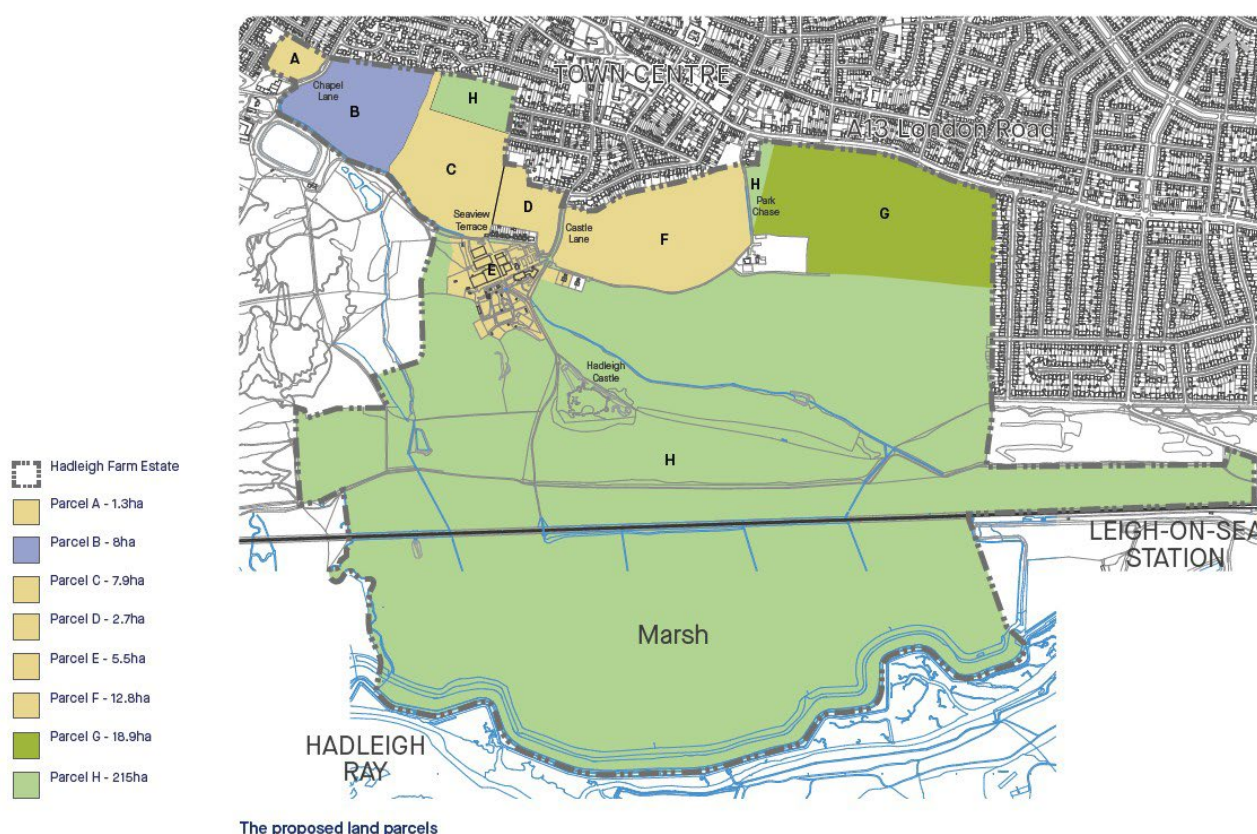


Figure 36 Proposed Land Parcels (taken from Boyle + Summers Vision: Land at the Hadleigh Farm Estate (May 2024))

¹² Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Archaeology

- 6.3. The Site contains the Scheduled Monument of Roman fort at Hadleigh and is adjacent to the scheduled sites of Hadleigh Castle and the Heavy Anti-aircraft gunsite. The non-designated heritage assets that formed the wider medieval landscape of the scheduled and listed castle, particularly the sites of the medieval deer park, lodge and grange are located within the Site. Evidence from within the Essex Historic Environment Record indicates that there is high potential for prehistoric, Roman, medieval and post-medieval occupation within the Site and for prehistoric burials. Any development within the Site has the potential to disturb or destroy previously unrecorded archaeological deposits. The belowground deposits are likely to be largely intact with any damage only resulting from agricultural activity.

Designated and Non-Designated Heritage Assets

Roman Fort at Hadleigh (NHLE 1002171)

- 6.4. As identified within Section 5, the Site makes a positive contribution to the significance of the scheduled monument. Whilst the scheduled area is proposed to be left as open space for Biodiversity Net Gain (BNG) on the submitted Vision plan for the Site (Parcel H), new housing is proposed to be introduced in proximity to the asset on the land to the south and south-east (Parcels C and D) and the relocated Hadleigh Farm and Training Centre will include new built development to the west (Parcel B). A new primary access road is also proposed to run east to west across the site connecting with Chapel Lane, Castle Lane and the London Road.
- 6.5. Harm to the significance of the scheduled monument will arise from visually severing the fort from the Thames estuary. The currently open southerly aspect and views are fundamental to appreciating the strategic role that the fort played within the Roman empire. The development will be in close proximity to the asset and appear in key views from and towards the scheduled monument. There will be a loss of openness and the scheduled monument will be visually and physically isolated from its historic context. New housing will effectively subsume the scheduled monument into the existing settlement to the north and east. The new development including primary and secondary access roads will be prominent, dominant and conspicuous in the setting, distracting from the asset and introducing increased levels of noise, activity and vehicular movement. New housing, hard landscaping, and associated road infrastructure, boundary treatments, lighting and domestic paraphernalia will have an urbanising effect on the character of the landscape, representing a fundamental change in land cover and land use, all with permanent effect. The proposed built development will also sever the Roman fort's relationship with other non-designated heritage assets that are located within the Site that are known to exist directly to the south of the fort. There is also the potential for other NDHAs to be discovered in this location.

- 6.6. The proposed development is considered likely to represent a level of less than substantial harm to the significance of the scheduled monument at the upper end of the scale in terms of the National Planning Policy Framework (NPPF), making paragraphs 212, 213 and 215 relevant.

Hadleigh Castle (Scheduled Monument NHLE 1014795 and Grade I listed building NHLE 1123687)

- 6.7. As identified within Section 5, the Site makes a positive contribution to the significance of the scheduled monument and Listed Building. The Vision document proposes the existing Hadleigh Farm to the north-west of the castle to be re-developed for housing (Parcel E). Parcel F to the north of the castle site is also proposed for residential development. Parcel G to the north-east of the castle is proposed to comprise a country park with the retention of Park Farm House and the introduction of a new primary access road from the London Road (connecting via either a junction or a roundabout), which will run east-west across the site with connections to Castle Lane and Chapel Lane. New housing and associated road infrastructure will be in proximity to the castle, particularly where it will replace the Hadleigh Farm buildings to the north-west. The removal of the farm from this location will affect the ability to understand the historic location of the castle grange. New built form will erode the open green landscape backdrop to the site in long range views from the south and south-west, also bringing modern built development closer to the castle in views from the east. New housing will have an urbanising effect on the landscape, reducing the sense of isolation currently enjoyed by the castle as a historic defensive site. The new development will be conspicuous and reduce the prominence of the castle, all with permanent effect.
- 6.8. The proposed development is considered likely to represent a low level of less than substantial harm to the significance of the scheduled monument and listed building in terms of the NPPF, making paragraphs 212, 213 and 215 relevant, and will fail to preserve the special interest of the listed building contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Heavy Anti-aircraft gunsite on Sandpit Hill (NHLE 1019633)

- 6.9. As identified within Section 5, the western part of the Site makes a limited but positive contribution to the significance of the scheduled monument. The Vision document proposes to relocate the Hadleigh Farm and Training Centre to a site to the east of the existing Hadleigh Hub (Parcel B). This will introduce new built form, associated infrastructure and part of the proposed primary access road to the currently open field to the north of the scheduled monument, bringing development to the north in closer proximity to the asset than the existing housing, and eroding the current sense of separation between the strategically located gunsite and the nearby settlement.
- 6.10. The proposal is considered likely to represent a very low level of less than substantial harm to the significance of the scheduled monument in terms of the NPPF, making paragraphs 212, 213 and 215 relevant.

Park Farm House NDHA

- 6.11. As identified within Section 5, the eastern part of the Site makes a positive contribution to the significance of the NDHA which is proposed for retention in the development scheme. Parcel F to the west and north-west of the asset is proposed for residential development and Parcel G to the north and east is proposed to comprise a country park with the introduction of a new primary access road from the London Road, (connecting via either a junction or a roundabout) which will run east-west across the site with connections to Castle Lane and Chapel Lane. A small area of land to the north of the asset adjacent to the London Road has been identified for Biodiversity Net Gain. New housing and associated road infrastructure will be in proximity to the asset, and both the built development and proposed country park will comprise the loss of agricultural land historically associated with the farmhouse which reveals its historic function. New residential development will be in proximity to the asset, appearing in key views to, from and including the farmhouse. Development will be prominent and conspicuous and distract from the asset, introducing increased levels of noise, vehicular movement and activity with lighting effects and light spill as well as boundary treatments, primary and secondary access roads and associated domestic paraphernalia. The residential and road development will have an urbanising effect on the setting of the asset, representing a change in land use and land cover, all with permanent effect.
- 6.12. The proposal is considered likely to represent a moderate level of harm to the significance of the NDHA in terms of the NPPF, making paragraph 216 relevant.

Seaview Terrace NDHA

- 6.13. As identified within Section 5, the eastern and western parts of the Site makes a positive contribution to the significance of the NDHA. Parcels C, D, E and F to the west, south, north and east of the asset are proposed for residential development, with a primary access road running east to west through the site to the north of the terrace. The proposed development will be in close proximity to the terrace, removing the farm and associated agricultural land and severing the asset from its historic agrarian context. New development will be prominent and conspicuous in the setting of the terrace, distracting from it and

introducing increased levels of noise, movement and activity with lighting effects, with an urbanising effect on the character of the setting and representing a change in land use and land cover, all with permanent effect.

- 6.14. The proposal is considered likely to represent a moderate to high level of harm to the significance of the NDHA in terms of the NPPF, making paragraph 216 relevant.

Sayers Farmhouse NDHA

- 6.15. As identified within Section 5, the western part of the Site makes a positive contribution to the significance of the NDHA. Parcel B of the proposed development will be located to the east of the asset, to include the relocated Hadleigh Farm and Training Centre with new built development and the primary access road running through it. Further to the east will be Parcel C which will comprise residential development and Parcel H containing the scheduled Roman fort and an area set aside for BNG. The proposed farm and training centre will be in close proximity to the farmhouse, placing it entirely within a mixed use commercial, agricultural and recreational site and severing the asset from its historic agrarian landscape context. New development will be prominent and conspicuous in the setting of the farmhouse, introducing increased levels of noise, movement and activity and representing a change in land use and land cover to the east, all with permanent effect.
- 6.16. Whilst the historic context of the farmhouse has already seen significant change with the introduction of the Hub facilities, in line with Historic England guidance with regard to cumulative change 'where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.' Due to the severing of the asset from the agrarian landscape to the east, the proposal is considered likely to represent a low to moderate level of harm to the significance of the NDHA in terms of the NPPF, making paragraph 216 relevant.

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 the heritage impact of the development of the Hadleigh Farm Estate ('the Site') which has been put forward in response to the Castle Point Plan Call for Sites.

7.2. It is considered that the proposed development is likely to represent harm to the significance of the following designated heritage assets in terms of the NPPF, making paragraphs 212, 213 and 215 relevant:

- Roman Fort at Hadleigh Scheduled Monument – less than substantial harm at the upper end of the scale;
- Heavy Anti-aircraft gunsite on Sandpit Hill Scheduled Monument – a very low level of less than substantial harm to significance; and
- Hadleigh Castle: an enclosure castle and an associated dam and mill and Grade I listed Hadleigh Castle – a low level of less than substantial harm to significance.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight). Any harm to, or loss of significance of a designated heritage asset (including from development within its setting) should require clear and convincing justification as set out in paragraph 213 of the NPPF. Paragraph 215 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Local planning authorities should also take account of the desirability of new development to make a positive contribution to local character and distinctiveness as required by paragraph 210 of the NPPF and paragraph 135 c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.

With regard to the Grade I listed building, the local authority should also have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.3. It is also considered that the proposed development of the Site would be likely to represent harm to the significance of three non-designated heritage assets in terms of the NPPF, making paragraph 216 relevant:

- Park Farm House – a moderate level of harm to significance;
- Seaview Terrace – a moderate to high level of harm to significance; and
- Sayers Farmhouse – a low to moderate level of harm to significance.

Paragraph 216 of the NPPF requires local planning authorities to take account of the effect of an application on the significance of non-designated heritage assets and in weighing applications that directly or indirectly affect these assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Recommendations

Site allocation

- 7.4. To reduce the level of less than substantial harm to the significance of the identified designated heritage assets it is recommended that revisions are sought to the site boundary prior to allocation of this site in the New Local Development Plan. It should be noted, however, that any changes may have the potential to mitigate, but not remove, the level of less than substantial harm. Removing residential development from Parcel C and reducing the southerly extent of the residential development of Parcel F with a greater amount of retained open green space would be beneficial in reducing the level of less than substantial harm to the significance of the scheduled Roman fort and the Hadleigh Castle scheduled monument and listed building. With regard to the latter however, any built development of Parcel F would still entail a loss of open land that once formed part of the medieval deer park, which would be harmful to significance.
- 7.5. If the potential site allocation progresses (in its current or amended form), detailed discussions with the Local Planning Authority should be undertaken at an early stage as appropriate, with a detailed Heritage Impact Assessment defining the impact on all heritage assets in proximity to the Site required at planning application stage. This should consider how attempts to avoid or minimise harm to the assets have been explored, for example limiting housing density and maintaining open green space to the south of the scheduled Roman fort and to the north of Hadleigh Castle.
- 7.6. This assessment has identified that there is the potential for archaeological deposits to survive within the Site and these should be assessed by an appropriate desk-based assessment and geophysical survey supported by trial trenching if required. The results of these investigations may further inform the development proposal.
- 7.7. At planning application stage, an archaeological desk-based assessment will be required for the Site and this will need to be followed by non-intrusive and potentially intrusive evaluation to support and inform a planning application. Early consultation with the Local Planning Authority is recommended, as appropriate.

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Appendix A: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	Section 66: General duty as respects listed buildings in exercise of planning functions. Section 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2024) Ministry of Housing, Communities & Local Government	Chapter 16: Conserving and enhancing the historic environment Annex 2
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	
Local Development Plan	Castle Point Local Plan (1998) Saved Policies	EC26 Design and Development EC34 Setting of Listed Buildings EC37 Local List of Buildings EC38 Archaeological Sites and Monuments

Appendix B: Glossary

Glossary (National Planning Policy Framework)¹³

Archaeological interest	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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	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.
Heritage asset	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).
Historic environment	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.
Historic environment record	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.
Setting of a heritage asset	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.
Significance (for heritage policy)	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.

¹³ Ministry of Housing, Communities & Local Government, February 2024. *National Planning Policy Framework*

Appendix C: Designation Descriptions

WITHIN THE SITE:

Scheduled Monument: ROMAN FORT AT HADLEIGH

List Entry Number: **1002171**

Date first listed: **14-Jan-1955**

Date of most recent amendment: **24-Feb-2022**

Location Description: Immediately to the south of the rear gardens of numbers 45 to 71 (odd) Homestead Gardens and around 850m north-north-west of Hadleigh Castle

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

County: **Essex**

District: **Castle Point (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ8070986867**

Summary: The buried remains of a Roman fort visible as cropmarks on aerial photographs.

Reasons for Designation

The Roman fort at Hadleigh is scheduled for the following principal reasons:

* Survival: despite being reduced by ploughing, the site survives in the form of buried archaeological deposits; * Potential: it will retain significant information relating to the date of construction and the nature of occupation; * Period and rarity: as a rare example of Roman fort providing an insight into the strategy of the Roman military occupation of the country; * Documentary: it is well documented by aerial photography and geophysical survey; * Group value: as one of a number of sites in the area which add valuable contribution to understanding the Roman occupation and the civil and military control of south-east Essex. Its close proximity to later defensive sites, including Hadleigh Castle and the Second World War heavy anti-aircraft battery on Sandpit Hill, illustrates the strategic importance of the Rayleigh Hills throughout history.

History

Roman forts served as permanent bases for the auxiliary troops of the Roman Army. Although built and used throughout the Roman period, the majority of forts were constructed between the mid first and mid second centuries AD. Some were only used for short periods of time, but others were occupied for extended periods on a more or less permanent basis. In outline, they were normally straight sided rectangular enclosures with rounded corners, defined by a single rampart of turf or earth, with one or more outer ditches. Although varying in size according to the number and type of troops that they were built to accommodate, internally forts were typically laid out with a headquarters building (principia) to the centre, flanked by a house for the commander (praetorium) on one side and one or more granaries (horrea) on the other, with most of the rest of the fort's interior being taken up with ordered rows of barrack blocks with a scattering of ancillary buildings. In earlier forts these buildings, along with the gateways, towers and breastworks built to strengthen the ramparts, were constructed of timber, gradually switching to stone construction

from the second century AD. Roman forts were also often provided with a bath house, although these were frequently sited 100m or more away. Many Roman forts attracted civilian settlement (vicus), typically extending along one of the approach roads to the fort. Some forts also had defended annexes. Roman forts are rare nationally and provide an important insight into Roman military strategy. Their archaeology also provides important information about the economy of Roman Britain.

The earliest known documentary reference to Hadleigh (Haeplege) is from a list of estates of St Paul's Cathedral, London, dated to about AD 995-998 (Rippon 1999, 26). Archaeology and other evidence, however, shows that this area of south-east Essex was certainly visited and very probably occupied during much of the prehistoric period, although there is little evidence for settlement prior to the Late Bronze Age. Chance finds of flint implements include two Palaeolithic hand axes from the area to the west of Hadleigh Castle (now covered by a housing estate), a possible Mesolithic core from the same area, a Mesolithic transept axe found at the southern edge of Hadleigh village, a Neolithic flint knife from the vicinity of Park Farm, and a Bronze Age barbed and tanged arrowhead from an unknown location. The first definitive occupation evidence comes from Hadleigh village, where excavations in the 1980s revealed a square ditched domestic enclosure dating from the Late Bronze Age and Early Iron Age. Another Iron Age site is thought to exist in the vicinity of Sayers Farm to the west of Hadleigh Castle, where Iron Age pottery and evidence for cremation burials were found in 1936. By the Late Iron Age or Romano-British period it is believed that much of the Rayleigh Hills was settled and presumably being exploited. The Rayleigh Hills around Hadleigh has a relatively large number of Romano-British sites and finds, implying that the area was well settled (Rippon 1999, 23). One site dating from this period is a double-ditched enclosure identified from aerial photographs taken in 1949 by JK St Joseph (1912-1944), an archaeologist at the University of Cambridge who pioneered the use of aerial photography as a method of archaeological research. It was subsequently interpreted as a Roman fort of the first century AD (Dunnett 1975) on account of its distinctive playing card ground-plan, namely straight sides and rounded corners, which is so typical of Roman military architecture.

Although the fort has not been subjected to archaeological excavation, a resistivity survey undertaken by AGES Archaeological and Historical Association in 2018, an Hadleigh-based archaeological and historical group, confirmed the survival of the monument's double-ditched enclosure (see SOURCES).

Details

Principal elements: The buried remains of a Roman fort visible as cropmarks on aerial photographs. It is situated on an outcrop of Bagshot sands and gravels at the southern end of the Rayleigh Hills, south-east Essex, immediately to the south of the rear gardens of numbers 45 to 71 (odd) Homestead Gardens, around 850m north-north-west of Hadleigh Castle (scheduled and listed Grade I).

DESCRIPTION: although no upstanding remains of the fort survive, a series of cropmarks on aerial photographs indicate a square enclosure, aligned north-north-east to south-south-west, with rounded corners, defined by two parallel ditches between 3m to 5m wide and about 8m to 10m apart. The outer ditch, which encloses an area of some 0.51 hectares, survives in its entirety on the north, east and south sides, although there are small breaks at the north-west, north-east and south-west corners, while there are a further two breaks in the north side. The inner ditch, which encloses an area of about 0.24 hectares, is complete and has an entrance on the east side. As there is no corresponding entrance in the outer ditch this suggests that the fort's gateways were probably staggered, although the location of the outer gateway has not been identified. There is no evidence of an associated bank or rampart on aerial photographs nor any clear evidence for any internal features apart from an east-west aligned linear feature roughly dividing



the enclosure in half. Its overall maximum dimensions are around 74m north-north-east to south-south-west by about 150m west-north-west to east-south east.

EXTENT OF SCHEDULING: the area of protection is based on current evidence and understanding arising from aerial photographs and a geophysical survey of the monument undertaken in 2018. The boundary to the scheduled monument closely follows the buried remains of the fort's defences as depicted on aerial photographs together with a 19m margin for the support and protection of the monument.

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: **EX 108**

Legacy System: **RSM - OCN**

Sources

Books and journals

Dunnett, R, *The Trinovantes: Peoples of Roman Britain*, (1975)

Rippon, S, 'The Rayleigh Hills: patterns in the exploitation of a woodland landscape' in Green, LS, *The Essex Landscape: In Search of Its History*, (1999), 22

Priddy, D, Buckley, DG, 'An Assessment of Excavated Enclosures in Essex Together with a Selection of Cropmark Sites' in *East Anglian Archaeology*, , Vol. 33, (1987), 66-68

Websites

Barclay, T, *A Geophysical Survey of the Hadleigh Essex Enclosure*, AGES Archaeological and Historical Association (2018), accessed 2 August 2021 from <https://doi.org/10.5284/1078361>

Other

Cambridge University Collection of Aerial Photography, CUCAP Reference No. CR83, 25 June 1949

Cambridge University Collection of Aerial Photography, CUCAP Reference No. CR84, 25 June 1949

Cambridge University Collection of Aerial Photography, CUCAP Reference No. CR85, 25 June 1949

Cambridge University Collection of Aerial Photography, CUCAP Reference No. CR86, 25 June 1949

WITHIN 500M OF THE SITE

Scheduled Monument: HADLEIGH CASTLE: AN ENCLOSURE CASTLE AND ASSOCIATED MILL AND DAM

List Entry Number: **1014795**

Date first listed: **13-Jan-1915**

Date of most recent amendment: **20-Mar-1997**

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

County: **Essex**

District: **Castle Point (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 81021 86060, TQ 81066 86162**

Reasons for Designation

An enclosure castle is a defended residence or stronghold, built mainly of stone, in which the principal or sole defence comprises the walls and towers bounding the site. Some form of keep may have stood within the enclosure but this was not significant in defensive terms and served mainly to provide accommodation. Larger sites might have more than one line of walling and there are normally mural towers and gatehouses. Outside the walls a ditch, either waterfilled or dry, crossed by bridges may be found. The first enclosure castles were constructed at the time of the Norman Conquest. However, they developed considerably in form during the 12th century when defensive experience gained during the Crusades was applied to their design. The majority of examples were constructed in the 13th century although a few were built as late as the 14th century. Some represent reconstructions of earlier medieval earthwork castles of the motte and bailey type, although others were new creations. They provided strongly defended residences for the king or leading families and occur in both urban and rural situations. Enclosure castles are widely dispersed throughout England, with a slight concentration in Kent and Sussex supporting a vulnerable coast, and a strong concentration along the Welsh border where some of the best examples were built under Edward I. They are rare nationally with only 126 recorded examples. Considerable diversity of form is exhibited with no two examples being exactly alike. With other castle types, they are major medieval monument types which, belonging to the highest levels of society, frequently acted as major administrative centres and formed the foci for developing settlement patterns. Castles generally provide an emotive and evocative link to the past and can provide a valuable educational resource, both with respect to medieval warfare and defence and with respect to wider aspects of medieval society. All examples retaining significant remains of medieval date are considered to be nationally important.

The enclosure castle at Hadleigh survives well as both standing remains and buried features. Despite part excavation, the site remains largely undisturbed and the excavation was undertaken in such a way that, even in the areas examined, further archaeological deposits will survive.

Hadleigh Castle is the only known example of an enclosure castle in Essex and so it represents the only defensive structure of its kind guarding the north side of the Thames estuary. The documentary sources and part excavation allow a detailed picture of the development of the castle to be drawn, and also demonstrate that the site will retain evidence for many other components which have yet to be investigated.

The mill site represents an interesting survival, in good condition, of a feature commonly associated with castles, although frequently known from documentary sources alone. It will provide evidence for the processing of agricultural produce from the locality, and is illustrative of the castle's control over the local economy.

The site lies adjacent to the centre of Southend and is highly valued as an open space and public amenity.

Details

The monument is situated on high ground overlooking the Thames estuary c.200m south west of Home Farm Colony. It includes the buried, earthwork and ruined remains of a 13th century enclosure castle, and an associated dam and watermill situated on the valley floor 100m north of the castle and protected in a separate area. Hadleigh Castle is a displayed monument in the care of the Secretary of State and is a Grade I Listed Building. It is known from historical sources that the Manor of Hadleigh was granted by Henry III to Hubert de Burgh, Earl of Kent, in 1227. The castle, built soon afterwards, was requisitioned by the crown in 1239 and remained a royal property until 1378, having undergone major modifications by order of Edward III in the 1360s. The castle site (the larger area) occupies a defensive position on a spur, with the ground falling away steeply to the south and north east. To the south east the ridge has been cut away to form a low irregular-shaped platform extending c.30m from the castle. Though the exact purpose of this earthwork is unknown it would have greatly helped in accentuating the steepness of the natural slope to the south and the east.

The majority of the standing masonry on the site dates from the first phase of the castle's construction and includes a polygonal bailey surrounded by a curtain wall. To the east, west and north a low wall survives marking the perimeter of the bailey although, due to a landslip, the southern perimeter has been reduced to large blocks of displaced rubble situated approximately 4m downslope from their original position. The walls are constructed of a rubble core, faced with Reigate Stone blocks and bonded by a mortar which contains cockle shells as aggregate. A ditch is believed to have surrounded the wall. This is now largely infilled and will survive as a buried feature. Placed along the curtain wall, at irregular intervals, are massive towers. The three along the western side are considered to date from this first phase of construction. These three towers are rectangular in plan with the footings of the north and middle tower surviving as masonry above ground level. The southern tower, situated at the south west angle of the curtain wall, has collapsed as a result of landslip. It is known from documentary sources that the original, 13th century entrance to the castle was located on the eastern side of the bailey and protected by a barbican. The entrance was moved to its present position on the north side of the curtain when the eastern side of the castle was remodelled by Edward III.

Towards the centre of the north and south walls of the curtain are the remains of a pair of 'D'-shaped towers which are also considered to date from the 13th century. The North Tower has been reduced to the level of its foundations, whereas the South Tower has largely fallen away with the subsidence of the slope.

Limited excavation in 1971 revealed evidence of the buried foundations of building ranges within the western part of the bailey. These include the original hall (dated by pottery to the mid 13th century) and, superimposed over this, a later 13th century hall measuring 17m by 9m with buttresses surviving to the west. This second hall included an 'L'-shaped solar at the southern end which would have been situated on the first floor giving access to a garderobe tower. Much of the western footings of the solar were removed by subsequent rebuilding of the curtain wall.

Archaeological excavation has shown that the footings of the eastern wall of the second phase of the hall were reused for a third hall, constructed to the east of the first and second halls and dating

from the end of the 13th century. This hall also included a solar block to the south and the footings of a room uncovered at the northern end of the hall are interpreted as the remains of a buttery serving it.

The modifications to the castle under Edward III in the 14th century included the construction of two large drum towers at the northern and southern angles of the eastern curtain wall. These towers are 11m in diameter at their base and stand three stories high. The towers are visually impressive and were constructed on the eastern side of the castle to be easily seen by those approaching up the Thames estuary. The northern side of the castle was also remodelled with the construction of a massive wedge-shaped earthwork projecting from the curtain wall. This was designed to move the northern approach to the castle eastward with a new entrance being made to the west of the North Tower. This entrance was protected by a gatehouse and barbican, the barbican projecting some 16m beyond the gate and measuring c.8m in width. The eastern wall of the barbican stands to a height of c.3m and, in 1971, archaeological investigations revealed evidence for a pit, 3m by 6.75m and c.2.5m deep, in the northern part of the barbican which would have originally been spanned by a wooden turning-bridge. Timbers from the bridge were found in the fill of the pit and a socket for one of the supporting beams was found in its eastern edge. Where the entrance way breached the earlier curtain wall, it was refaced, and the slots for a portcullis incorporated at the time are still visible. The entrance was further protected by a 'D'-shaped tower (the High Tower) protruding from the line of the curtain wall immediately to the west of the gateway. This structure still stands three stories high. The foundations of a series of kitchens were uncovered during the 1971 excavations to the south west of the High Tower, and a further range, considered to be a stable block, was revealed between the barbican and the North Tower to the east. The exact date of these structures is unknown, but they are thought to have been constructed in the 14th century. The footings of all the above buildings are now visible as consolidated masonry.

The second area is situated within a valley 70m to the north of the castle and includes the earthwork remains of a dam and a buried mill site. The dam was constructed across the valley and is visible as a slight earthwork (less than 0.5m high) 8m wide and 40m long running south west to north east.

Situated adjacent to the dam to the west is a level area representing the mill pond. The mill pond was formed by the dam holding back the water of the stream running along the base of the valley. A section of the mill pond floor adjacent to the dam is included in the scheduling to protect a sample of the deposits. Evidence for the mill buildings using the water power provided by the planned pond will be preserved as buried features on the line of the dam. The mill site is thought to be that belonging to the castle and mentioned in a document of 1270.

The interpretation boards are excluded from the scheduling though the ground beneath them is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 5 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: **26306**

Legacy System: **RSM**

Sources

Books and journals

Kenyon, J, *Medieval Fortifications*, (1990)



Royal Commission on Historical Monuments, , The Monuments of South-East Essex, (1923), 62-66

Drewett, P L, 'Journal of the British Archaeological Association' in Hadleigh Castle Essex, , Vol. 38, (1975), 90-154

Other

Title: Source Date: 1777 Author: Publisher: Surveyor: Essex County Maps (PRO)

Scheduled Monument: HEAVY ANTI-AIRCRAFT GUNSITE ON SANDPIT HILL

List Entry Number: **1019663**

Date first listed: **09-Mar-2001**

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

County: **Essex**

District: **Castle Point (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 79977 86471, TQ 80026 86596, TQ 80044 86467, TQ 80047 86694, TQ 80050 86572, TQ 80062 86627, TQ 80259 86632, TQ 80326 86594**

Reasons for Designation

Although of comparatively recent date, 20th century military sites are increasingly seen as historic survivals representing a defining episode in the history of warfare and of the century in general; as such they merit careful record and, in some cases, preservation. One of the more significant developments in the evolution of warfare during this period was the emergence of strategic bombing in World War II, and this significance was reflected by the resources invested in defence, both in terms of personnel and the sites on which they served. During the war, the number of people in Anti-aircraft Command reached a peak of 274,900 men, additional to the women soldiers of the ATS who served on gunsites from summer 1941, and the Home Guard who manned many sites later in the war. A national survey of England's Anti-aircraft provision, based on archive sources, has produced a detailed record of how many sites there were, where they were and what they looked like. It is also now known from a survey of aerial photographs how many of these survive. Anti-aircraft gunsites divide into three main types: those for heavy guns (HAA), light guns (LAA) and batteries for firing primitive unguided rockets (so called ZAA sites). In addition to gunsites, decoy targets were employed to deceive enemy bombers, while fighter command played a complementary and significant role. Following the end of World War II, 192 HAA sites were selected for post-war use as the Nucleus Force, which was finally closed in 1955. The HAA sites contained big guns with the function of engaging high flying strategic bombers, hence their location around the south and east coasts, and close to large cities and industrial and military targets. Of all the gunsites, these were the most substantially built. There were three main types: those for static guns (mostly 4.5 and 3.7 inch); those for 3.7 inch mobile guns; and sites accommodating 5.25 inch weapons. These were all distinct in fabric, though they could all occupy the same position at different dates, or simultaneously by accretion. As well as the four or eight gun emplacements, with their holdfast mountings for the guns, components will generally include operational buildings such as a command post, radar structures including the radar platform, on-site magazines for storing reserve ammunition, gun stores and generating huts, usually one of the standard Nissen hut designs. Domestic sites were also a feature of HAA gunsites, with huts, ablutions blocks, offices, stores and amenities drawn from a common pool of approved structures. Sites were often also provided with structures for their close defence; pillboxes are the most

common survivals, though earthwork emplacements were also present. The layout of HAA gunsites was distinctive, but changed over time, for example to accommodate the introduction of radar from December 1940, women soldiers from summer 1941, and eight gun layouts from late 1942. Nearly 1,000 gunsites were built during World War II, and less than 200 of these have some remains surviving. However, at only around 60 sites are these remains thought sufficient to provide an understanding of their original form and function. This includes 30 of the 192 examples which continued in use until 1955. Surviving examples are therefore sufficiently rare to suggest that all 60 well preserved examples are of national importance.

The Heavy Anti-aircraft gunsite on Sandpit Hill is an exceptional survival of its type in the country. The importance of the site lies in its complexity and range of surviving gun emplacements and ancillary buildings. It not only retains gun emplacements of the 4.5 inch variety (and also their associated structures), but also a complete battery of 5.25 inch emplacements (and associated structures), the latter being the only survivals of this gun calibre in the county. In addition it also has an exceptional collection of ancillary buildings, including a Gun Store (one of only two in the county), a well-preserved on-site magazine adjacent to the 4.5 inch emplacements and the post-war combined Operations Room and Generator Block.

Considered together with all other variations of Heavy Anti-aircraft gunsite design, TN9 Hadleigh is one of only nine sites to survive (in any form) from an original wartime deployment of about 40 HAA positions across Essex - a pattern designed to combat German bombers en route to the capital, the Thames estuary and other military targets in the south east of England. It provides an exceptional insight into the development of anti-aircraft measures in the region and is a significant, visible reminder of the nature of home defence during World War II.

Details

The monument includes the remains of a World War II Heavy Anti-aircraft gunsite, documented in wartime records as 'TN9 (Thames North) Hadleigh', which is sited on a ridge of high ground known as Sandpit Hill, located to the north of Benfleet Creek and Hadleigh Marsh along the Thames estuary.

The monument is in eight areas of protection. The first includes the four 5.25 inch gun emplacements sited in a square formation and the remains of associated nissen huts. The emplacements mostly survive below ground, having been infilled with soil. The outer edge of the north easternmost emplacement's ammunition gallery is visible above ground level. Their design is known from aerial photographs, the earliest of which dates to 1946 and shows the circular gun platforms with their internal rectangular structures. The emplacements have three levels: the upper level has the ammunition gallery from where the crew loaded the gun; the spent cartridge trench forms the next level (this includes a tunnel to the outside down which the spent shell cases were disposed); the pit at the lowest level houses the power mechanism. The gunsite's ammunition supplies were stored in nine ammunition huts positioned in a row to the immediate north west of the emplacements. The bases of two of these huts survive and are included in the scheduling. The surviving concrete floor of the huts carries the impression of the corrugated sheeting originally used for the superstructure.

The second area to the west of the 5.25 inch emplacements is a combined Operations Room/Generator Block. This structure is built of heavy concrete with steel-framed, shuttered windows and measures some 22m long and a maximum of 15m wide. It belongs to the post-war period when the 5.25 inch gunsite was upgraded as a response to the Cold War threat and replaced an earlier wartime building.

The third area, which encloses the 4.5 inch gun emplacements and associated structures, lies some 500m to the south west of the larger guns. Aerial photographs taken in 1946 show four



octagonal emplacements in a semi-circle facing east towards the direction of incoming enemy aircraft. Each has five ammunition recesses built into the internal faces of the surrounding walls and is flanked by an integral bomb-proof shelter for the gun crew. In the centre of the semi-circle are a number of buildings and structures, including the command post. Now partly infilled, the two most southerly emplacements have concrete enclosures still visible. The foundations of the other two emplacements and elements of the command post and on-site magazine will survive as buried features. The fourth designated area lies to the west of the 4.5 inch emplacements and associated structures and encloses a second on-site magazine. This is a flat roofed concrete structure, partly below ground level, measuring some 15m by 8m.

Four more protected areas lie in between the two sets of emplacements and enclose four ancillary buildings: the first is the Gun Store, two are simple, one-roomed structures, and the fourth is a water tower. The Gun Store is constructed of concrete, with a heavy steel door and four steel-framed, heavily shuttered windows on the southern side.

The accommodation area for the gun crews (a series of lightweight barracks formerly located in between the two sets of gun emplacements) are not included in the scheduling.

War Office documents relating to the equipment and manning of gunsite TN9 Hadleigh indicate that the four 4.5 inch guns were operational from 1940, whilst the four 5.25 inch guns came into operation during the course of 1944, with the latter being maintained as a Cold War deterrent during the post-war period.

All modern fence posts are excluded from the scheduling, although the ground beneath them is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: **32429**

Legacy System: **RSM**

Sources

Books and journals

Dobinson, C S, Twentieth Century Fortifications in England: Volume 1.3, (1996)
 Dobinson, C S, Twentieth Century Fortifications in England: Volume 1.3, (1996), 469-472
 Dobinson, C S, Twentieth Century Fortifications in England: Volume 1.3, (1996), 469-472
 Nash, F, World War Two Heavy Anti-Aircraft Gunsites in Essex, (1998)
 Nash, F, World War Two Heavy Anti-Aircraft Gunsites in Essex, (1998), 57-8
 CBA, , 'CBA' in Twentieth Century Fortifications in England, (1996), 469-472

Other

HQ 6th AA Division Location List, (1940)
 June, Hunting Surveys Ltd., Run 37-052, (1960)
 June, Hunting Surveys Ltd., Run 37-052, (1960)
 May, RAF, 106G-UK 1496-4388, (1946)
 Tyler, S, MPP Film , (2000)
 Tyler, S, MPP Film, (1998)
 Tyler, S, MPP Film, (1998)

**Listed Building: HADLEIGH CASTLE**

Grade: I

List Entry Number: **1123687**Date first listed: **07-Aug-1952**List Entry Name: **HADLEIGH CASTLE**Statutory Address: **HADLEIGH CASTLE, CASTLE LANE**County: **Essex**District: **Castle Point (District Authority)**Parish: **Non Civil Parish**National Grid Reference: **TQ 80978 86090****Details**

HADLEIGH OFF CASTLE LANE TQ 88 NW 2/6 Hadleigh Castle 7-8-52 - I
Ruins of castle rebuilt by Edward III mid-Late C14 on the site of a castle built by Hubert de Burgh early C13. Reigate stone, ragstone some rubble and tiles, much cockle shell in mortar. Built on a spur overlooking the Thames estuary most of the southern features have slipped to a lower level. Only the foundations or bases of the curtain wall remain between the 8 towers, most of which are low in height. The 3 western towers of square plan, the others circular. To the south and east of the north west square and circular high towers are foundations of kitchen buildings, a hall and solar and a C16 lead melting hearth. The Barbican adjoins the 3 storey High Tower to the west. Low level north tower. The north east tower outer walls are of 3 storeys, with plinth and band of panelled stone and knapped flint over, 2 small square headed windows to ground and first floors and part of a similar window to upper storey, part of a flue to inner wall. South east tower of 3 storeys, with only the western face demolished. Plinth. Knapped flint band over. Each floor with 3 square headed variously spaced windows visible externally. Holes for bars visible. Various putlog holes. Within the south west wall is a garderobe, with chutes discharging externally onto the plinth through 3 square headed openings with sloped cills. 2 flues to north. The south side of the bailey has slipped downhill, but remains of the south and south west towers can be identified. Wall bases of former residential buildings lie between these 2 towers. Low level remains of west tower. The castle is of exceptional interest, being the only work of its type in the country. There is documentary evidence of the progress of the work in 1365-6. Essex Archaeological Society Transactions. N.S. 1, 86 et sq. S.A.M. RCHM 2.

Listing NGR: TQ8097886090

Legacy: The contents of this record have been generated from a legacy data system.Legacy System number: **116824**Legacy System: **LBS****Sources****Books and journals**

An Inventory of Essex South East, (1923)

'Transactions of the Ancient Monuments Society' in Transactions of the Ancient Monuments Society, ()

'Transactions of the Essex Archaeological Society' in Newsheet 1, (), 86

Listed Building: CHURCH OF ST JAMES THE LESS

Grade: I

List Entry Number: 1337692

Date first listed: 07-Aug-1952

List Entry Name: CHURCH OF ST JAMES THE LESS

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

CHURCH OF ST JAMES THE LESS, HIGH STREET

County: Essex

District: Castle Point (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 81012 87025

Details

HADLEIGH HIGH STREET TO 88 NW 2/7 Church of St. James the Less 7-8-52

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 impost, 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. RCHM 1.



Listing NGR: TQ8101287025

Legacy The contents of this record have been generated from a legacy data system.

Legacy System number: 116825

Legacy System: LBS

Listed Building: THE ROUND HOUSE

Grade: II

List Entry Number: 1123688

Date first listed: 22-Jun-1981

List Entry Name: THE ROUND HOUSE

Statutory Address: THE ROUND HOUSE, 106, BENFLEET ROAD

County: Essex

District: Castle Point (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 80012 87220

Details

SOUTH BENFLEET BENFLEET ROAD TQ 88 NW 2/8 No. 106. (The Round House) 22-6-81 – II

Lodge cottage. Mid C19. Hexagonal plastered brick walls, hexagonal hipped grey slate roof with leaded ridges, terminating in a central part plastered chimney stack with moulded base and capping and 2 red chimney pots. Single storey. Each wall face has a light casement with fanlight over excepting central face to road which has a vertically boarded door and windows to right and left. To the left is a C20 single storey extension of matching materials and gable to left above garage doors. Built as The Lodge to Cross Farm.

Listing NGR: TQ8001287220

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: 116826

Legacy System: LBS

Listed Building: JUNCTION OF LONDON ROAD AND MEADOW ROAD MILESTONE MILESTONE

Grade: II

List Entry Number: 1263835

Date first listed: 06-Jun-1990

List Entry Name: JUNCTION OF LONDON ROAD AND MEADOW ROAD MILESTONE MILESTONE

Statutory Address: JUNCTION OF LONDON ROAD AND MEADOW ROAD MILESTONE

County: Essex



District: Castle Point (District Authority)
Parish: Non Civil Parish
National Grid Reference: TQ 81375 86823

Details

HADLEIGH TQ 88 NW JUNCTION OF LONDON ROAD AND MEADOW ROAD 2/9 MILESTONE II

Milestone. Late C18. Stone square plan. Road face reads London 37 miles and Southend 4. One of a series from London to Southend shown on the Chapman & André map of 1777. The series covered the route via Romford, Brentwood, Shenfield, Hutton, Billericay, Wickford to Rayleigh and on to Southend.

Listing NGR: TQ8137586823

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: 116850

Legacy System: LBS

Listed Building: HADLEIGH WAR MEMORIAL

Grade: II

List Entry Number: 1470092

Date first listed: 19-Jun-2020

List Entry Name: Hadleigh War Memorial

Statutory Address: Memorial Recreation Ground, London Road, junction with Chapel Lane, Hadleigh, Essex, SS7 2QL

County: Essex

District: Castle Point (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ8056887241

Summary: First World War memorial, unveiled 1922, with later additions for the Second World War.

Reasons for Designation

Hadleigh War Memorial is listed at Grade II for the following principal reasons:

Historic interest: * as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.

Architectural interest: * as a distinctive memorial in the form of an orb adorned with a festoon atop a fluted Ionic column.

History

The concept of commemorating war dead did not develop to any great extent until towards the end of the C19. Previously, memorials were rare and were mainly dedicated to individual officers, or sometimes regiments. The first large-scale erection of war memorials dedicated to the ordinary



soldier followed the Second Boer War of 1899-1902, the first major war following reforms to the British Army which led to regiments being recruited from local communities and with volunteer soldiers. However, it was the aftermath of the First World War that was the great age of memorial building, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was raised at Hadleigh as a permanent testament to the sacrifice made by 48 members of the local community who lost their lives in the First World War.

A public meeting was held in January 1919 at which it was decided that the recreation ground would be a suitable site for Hadleigh's war memorial. The memorial was unveiled on 15 October 1922 by Alderman J H Burrows and dedicated by the Reverend E H Gowing. It cost £280 to build, £240 of which had been raised by the time the memorial was unveiled. The remaining costs were paid off by January 1925.

Some time after the Second World War, an inscription was added to the west face of the upper step of the memorial's base to commemorate that conflict.

Details: A First World War memorial, dedicated in 1922, with a later inscription added after the Second World War.

MATERIALS: stone.

PLAN: the memorial stands within its own fenced garden at the south-east corner of the recreation ground. The entrance to this area is at the junction of London Road and Chapel Lane and there is no direct access from the recreation ground to the war memorial garden.

EXTERIOR: it takes the form of an orb adorned with a festoon atop a fluted Ionic column. The column rises from a pedestal with a splayed foot and recessed panels on each face. This is set on a three-stepped base.

The west face of the pedestal bears the inscription THIS MONUMENT IS ERECTED/ TO THE HONOURED AND UNDYING/ MEMORY OF THE MEN OF THIS/ PARISH WHO LAID DOWN THEIR LIVES/ FOR THEIR KING AND COUNTRY IN THE/ GREAT WAR A.D. 1914 – 1919/ THE MEN WERE VERY GOOD UNTO/ US AND WE WERE NOT HURT/ THEY WERE A WALL UNTO US/ BOTH BY NIGHT AND DAY/ 1 SAM 25 15-16. The names of the First World War fallen are recorded on the remaining faces of the pedestal.

On the west face of the top step of the base, carved in relief, is the dedication 1939 AT THE GOING DOWN OF THE SUN 1945/ AND IN THE MORNING WE WILL REMEMBER THEM.

Sources

Websites

Hadleigh History website, accessed 3 April 2020
 from www.hadleighhistory.org.uk/page/unveiling_of_hadleigh_war_memorial_1922
 Imperial War Museum Inventory of War Memorials, accessed 3 April 2020
 from <https://www.iwm.org.uk/memorials/item/memorial/22162>

Other

"Hadleigh", Chelmsford Chronicle, (23 January 1925), p7
 "They were very good", Chelmsford Chronicle, (20 October 1922), p6

Appendix D: Listed Buildings within 500m of the Site

LUID	Grade	Name
1123687	I	HADLEIGH CASTLE
1123688	II	THE ROUND HOUSE
1263835	II	JUNCTION OF LONDON ROAD AND MEADOW ROAD MILESTONE AND MILESTONE
1337692	I	CHURCH OF ST JAMES THE LESS
1470092	II	HADLEIGH WAR MEMORIAL

Appendix E: HER Maps and Gazetteer

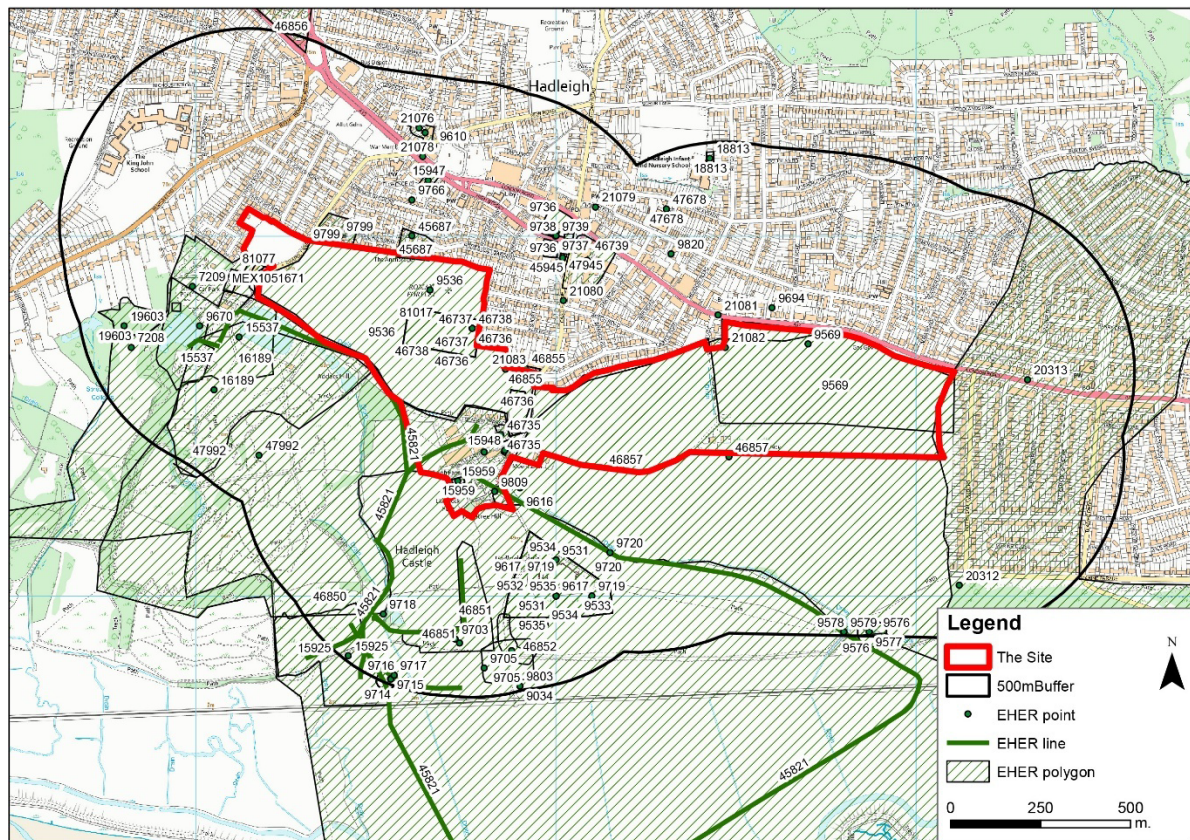


Figure 37 Non-designated Essex Historic Environment Record (EHER) sites

EHER No.	Name	Summary	Period
7208	South Benfleet	Findspot	Iron Age
7209	West of Sayers Farm	Findspot	Iron Age
9034	South of Hadleigh Castle	Findspot	Medieval
9531	Hadleigh Castle	Tower, Castle, Gatehouse	Medieval
9532	Hadleigh Castle	Findspot	Prehistoric
9533	Hadleigh Castle	Findspot	Roman
9534	Hadleigh Castle	Findspot	Roman
9535	Hadleigh Castle	Findspot	Neolithic
9536	Hadleigh Enclosure	Fort, Rectangular Enclosure	Roman
9569	Hadleigh	Linear Feature	undetermined
9576	Hadleigh	Red Hill, Saltern	undetermined
9577	Hadleigh	Red Hill, Saltern	Roman
9578	East of Hadleigh Castle	Findspot	Post Medieval
9579	East of Hadleigh Castle	Findspot	Roman
9610	Hadleigh	Cremation	Iron Age

9616	Hadleigh	Findspot	Roman
9617	Hadleigh	Findspot	Neolithic
9670	Hadleigh	Burial	Iron Age
9694	73 Church Road, Hadleigh	Findspot	Mesolithic
9703	Hadleigh	Findspot	Iron Age
9705	Hadleigh	House Platform, Hut Circle, Building	Post Medieval
9714	Hadleigh	Findspot	Medieval
9715	Hadleigh	Red Hill, Saltern	undetermined
9716	Hadleigh	Findspot	Medieval
9717	Hadleigh	Findspot	Post Medieval
9718	South West of Hadleigh Castle	Findspot	Roman
9719	Hadleigh	Ditch	Medieval
9720	Hadleigh	Dam	Medieval
9736	Church of St James The Less, Hadleigh	Church, Font, Wall Painting	Medieval
9737	Church of St James The Less, Hadleigh	Church	Post Medieval
9738	Hadleigh - High Street	Inhumation	Early Medieval
9739	Hadleigh - High Street	Road, Building, Ditch	Medieval
9766	Hadleigh - Florence Gardens, 36	Findspot	Roman
9799	Hadleigh Chapel lane	Ditch, Enclosure	Iron Age
9803	Gas main, Hadleigh 1964	Findspot	Roman
9809	North of Hadleigh Castle	Findspot	Roman
9820	64, Church Road, Hadleigh	Findspot	Mesolithic
15537	Brickworks No 3 at Hadleigh Salvation Army Home Farm Colony	Brickworks	Post Medieval - Modern
15925	Brickworks No 1 at Hadleigh Salvation Army Home Farm Colony	Brickworks, Pottery Works	Post Medieval
15947	Salvation Army Hall, High Street, Hadleigh	Salvation Army Hall	Modern
15948	Salvation Army Citadel, Home Farm Colony, Hadleigh	Salvation Army Hall	Post Medieval
15959	West View, Home Farm Colony, Hadleigh	Homeless Hostel, Dormitory	Modern
16189	WWII HAA Gunsite "TN9 Hadleigh", Sandpit Hill, Hadleigh	Gun Emplacement, Magazine, Water Tower, Heavy Anti Aircraft Battery, Nissen Hut, Anti Aircraft Operations Room	Modern
17595	Arrowhead from Hadleigh	Findspot	Bronze Age
19603	Nine Acre Wood, Hadleigh	Wood	undetermined
20312	Pillbox (destroyed), S of Marine Parade, Leigh-on-Sea	Pillbox	Modern

20313	Road Barrier (destroyed), London Road, Leigh-on-Sea	Road Barrier	Modern
21076	Ammunition Shelter (destroyed), Commonhall Lane, Hadleigh	Ammunition Shelter	Modern
21077	Road Barrier (destroyed), New Road, Hadleigh	Road Barrier	Modern
21078	Road Barrier (destroyed), "Waggon & Horses", A13 London Rd, Hadleigh	Road Barrier	Modern
21079	Road Barrier (destroyed), Church Road, Hadleigh	Road Barrier	Modern
21080	Road Barrier (destroyed), Castle Lane, Hadleigh	Road Barrier	Modern
21081	Road Barrier (destroyed), London Road, Hadleigh	Road Barrier	Modern
21082	Pillbox, 17 Park Chase, Hadleigh	Pillbox (Type Fw3/22)	Modern
21083	Pillbox, Castle Road, Hadleigh	Pillbox (Type Fw3/22)	Modern
45821	Tram Line Hadleigh Brickworks at Hadleigh Salvation Army Home Farm Colony	Railway, Tramway	Post Medieval
45945	124 High Street, Hadleigh	Post Hole, Shed	Medieval - Post Medieval
46734	124 High Street, Hadleigh	Findspot	Roman
46736	Project Hadleigh Fieldwalking	Findspot	Neolithic
46737	Project Hadleigh Fieldwalking	Findspot	Roman
46738	Project Hadleigh Fieldwalking	Findspot	Post Medieval
46739	Site of Hadleigh Hall	House, Moat	Medieval - Modern
46850	Salvation Army Home Farm Colony, Hadleigh	Farm, Salvation Army Farm Colony	Post Medieval - Modern
46851	Brickworks No 2 at Hadleigh Salvation Army Home Farm Colony	Brickworks	Post Medieval
46852	Pottery at Hadleigh Salvation Army Home Farm Colony	Pottery Works	Post Medieval - Modern
46855	Castle Road, Hadleigh	Wall	Roman ?
46856	Thundersley Deer Park	Deer Park	Medieval
46857	Hadleigh Deer Park	Deer Park	Medieval
47678	Hadleigh Junior School, Church Road - Air Raid Shelter	Air Raid Shelter	Modern
47945	Progress House, Castle Lane, Hadleigh	Rubbish Pit	Medieval
47992	2012 Olympic Mountain Bike Venue, Hadleigh Farm, Essex	Racecourse	Modern