

Site E6: Land East of Burnt Mills Basildon Heritage Impact Assessment



Client:
Basildon Borough Council

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Site E6: Land East of Burnt Mills, Basildon

Heritage Impact Assessment

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1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Basildon Borough Council. This document provides an assessment of heritage impact for Site E6 (“the Site”) as referred to in the Local Plan. The policy pertaining to Site E6 is located in **Appendix A**. The location and extent of the Site is shown in **Figure 1**.

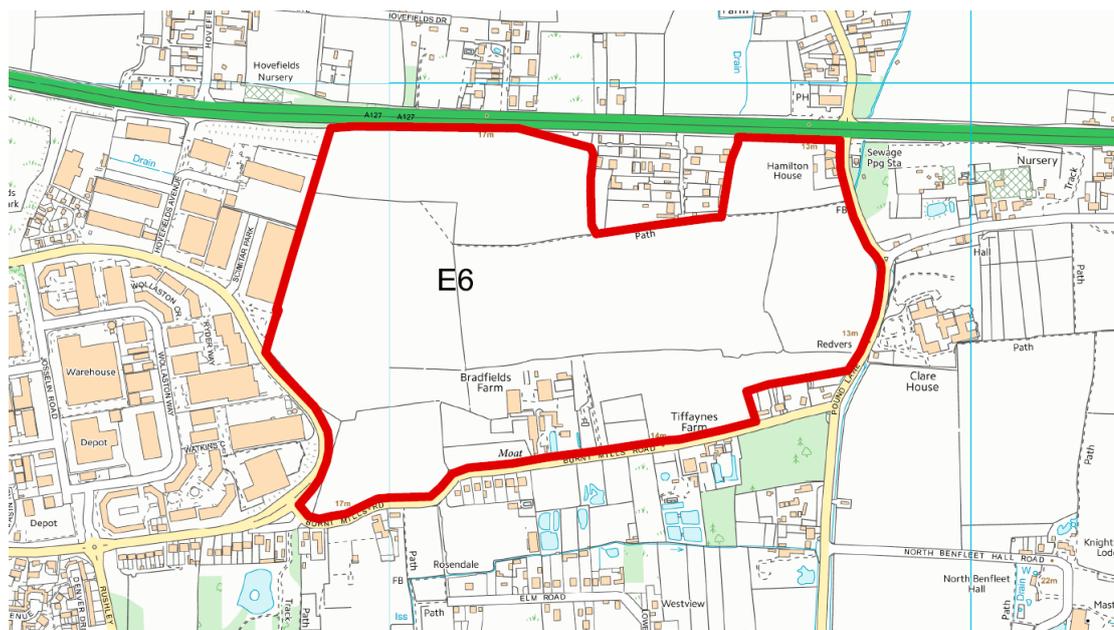


Figure 1: Location Plan

- 1.2. For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 1.5km HER search area (from the centre of the Site) shall be referred to as ‘the Study Area’.
- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact of a development on the significance of these heritage assets as there is currently no outline masterplan for the Site.



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

The Site

- 1.6. The Site is approximately 48 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TQ 75364 90693.
- 1.7. The Site is located on the outskirts of Basildon and it is largely formed of fields. One designated heritage asset is located within the Site, Grade II listed Bradfields Farmhouse (List Entry ID: 1121460)
- 1.8. The north boundary of the Site is formed by the A127. The southern boundary is formed by Burnt Mills Road, the east boundary by Pound Lane and the west boundary by Courtauld Road and commercial development at the north west corner.

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

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

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

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

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

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

2. Methodology

- 2.1. This report provides an assessment of the potential impacts on heritage assets arising from a development within the Site.
- 2.2. The brief for this Heritage Impact Assessment requires the following tasks to be undertaken:
- a. A review of relevant policies and guidance;
 - b. Identification of heritage assets potentially affected by development;
 - c. Assessment of the significance of heritage assets;
 - d. Assessment of the impact on heritage significance arising from development; and
 - e. Recommendations to reduce such impact.
- 2.3. In line with the above tasks, this assessment has included the following:
- Identification of any designated or non-designated heritage assets potentially affected by future development;
 - Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
 - Review of the Essex Historic Environment Record (HER) for designated and non-designated heritage assets;
 - Consultation of Historic England's National Heritage List;
 - A walk-over survey of the Site and the surrounding area;
 - Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
 - Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
 - Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;
 - Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines;
 - Assessment of residual impacts following proposed mitigation; and
 - Consultation of local and national planning policy and guidance pertaining to heritage.
- 2.4. **Appendix E** presents all relevant HER records in the Study Area (1.5 km radius from the centre of the Site). A map showing the Study Area and locations of the HER records is included at **Appendix E**. The number references used in the text are those used by the Essex HER or National Heritage List.

- 2.5. The relevant legislation and policy context are set out in **Appendix B** of this report.
- 2.6. Statutory designation descriptions are reproduced in **Appendix C** of this report.
- 2.7. The Site and Study Area were visited in June 2020. The aim of the Site walkover was to identify any features of heritage merit. Footpaths were walked through the Site. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.
- 2.8. In order to assess the indirect impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the four steps set out in Historic England's guidance *The Setting of Heritage Assets*⁷. These steps are as follows:
- Step 1: Identify which heritage assets and their settings are affected;
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- 2.9. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, as well as provides an overview of the historical development of the Site and its surroundings.
- 2.10. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.11. Section 5 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England⁸ which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 2.12. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Step 3 of Historic England's guidance⁹. Further detail on the factors to consider when assessing impact, is outlined in Section 6. Where

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

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

⁹ *ibid*



less than substantial harm is identified to a heritage asset, this harm should be weighed against the public benefits of a development, in line with paragraph 196 of the NPPF (see **Appendix B**).

- 2.13. Section 7 concludes with a summary of the results of this assessment and provides recommendations for future development.

3. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix C**.
- 3.2. The following are located within the Site:
- Bradfields Farmhouse, Grade II Listed (List Entry ID: 1121460).
- 3.3. The following are located outside the Site:
- Tiffayne's Farmhouse, Grade II Listed (List Entry ID: 1169926);
 - Cottage at Junction with Burnt Mill Road, Grade II Listed (List Entry ID: 1338412); and
 - Horseshoe Cottage, Grade II Listed (List Entry ID: 1122260).
- 3.4. The locations of the designated heritage assets are identified on **Figure 2** (also reproduced in **Appendix E**).

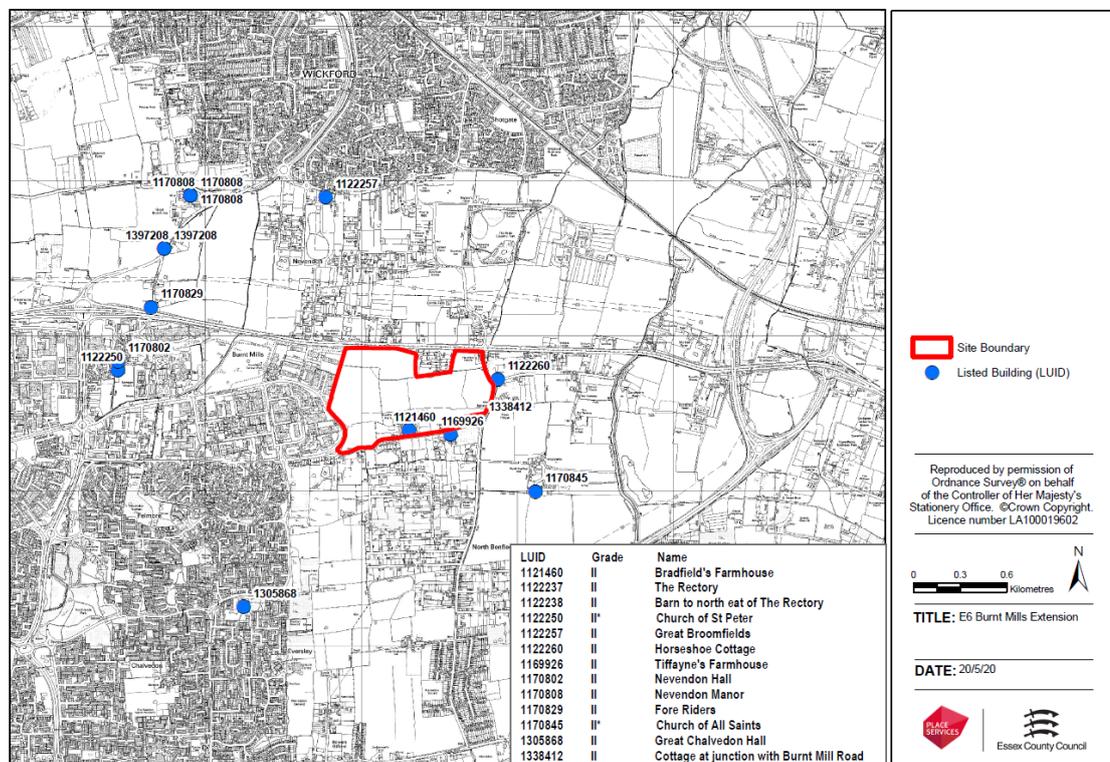


Figure 2: Map showing Site and locations of designated heritage assets in a 1.5km radius

Non-Designated Heritage Assets considered relevant to the assessment

- 3.5. With the exception of a terrace on Burnt Mills Road (ref para 7.17 of this document), no non-designated built heritage assets have been identified as being relevant to this assessment. There are a number of features recorded on Historic Environment Record within the 1.5 km Study Area. Features identified on the HER are noted in the archaeological overview below. A map noting the location of HER monuments/events and accompanying map is included in **Appendix E**.

Archaeological and Historical Overview

- 3.6. The information below is based on a review of the Essex Historic Environment Record and archival research.

Historic Environment Characterisation for Basildon District

- 3.7. Historic Environment Characterisation Survey has been undertaken for Basildon. The Site falls within Historic Environment Characterisation Area (HECA) 10 North Benfleet and Bowers Gifford and sub area HECZ 10.1 North Benfleet. This describes the study area as:

HECZ: 10.1 North Benfleet

- 3.8. **Summary:** The zone encompasses a remnant of pre-World War II plotland developments at North Benfleet. Earlier settlement of the zone is represented by a number of moated sites and the historic settlement of Bowers Gifford. The zone contains few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology.
- 3.9. **Historic Landscape Character:** Historically the settlement was sparse and highly dispersed, set within a rectilinear field system of ancient origin, possibly Middle Saxon, origin. The exception to this was a small area of roadside settlement at Bowers Gifford, which is depicted on the 1777 Chapman and André map. The eastern part of the zone encompasses a remnant of pre-World War II plotland developments at North Benfleet. This type of settlement was once a characteristic feature of this part of Essex, but has now been largely superseded by modern housing developments. The alignment of earlier field boundaries survives within the plotland layout. Within the south eastern part of the zone the plotland has been significantly infilled during the second half of the 20th century and now lacks the characteristic gaps between the individual buildings which are still present in the north-east of the zone; despite this the overall layout of the original plotland roads has survived.

3.10. **Archaeological Character:** The geology largely consists of London Clay, overlain in places by head deposits. The clay land is un conducive to cropmark formation and there has been little development led excavation within the zone. However, the zone has a number of findspots and archaeological sites of prehistoric, Romano-British and medieval date, including two medieval moated sites at Smilers and Smiths Farm. These finds give an indication of the archaeological potential of the zone. There are also the remains of a series of WWII pillbox and other military structures which would have formed part of the overall General Headquarters Line of defence. The relative sparseness of the archaeological record reflects a lack of fieldwork in the area rather than necessarily a lack of archaeology.

Historical and Archaeological Overview

Prehistoric (Palaeolithic – Iron Age)

- 3.11. Early prehistoric occupation within Basildon has been focussed to the north of the borough, particularly in the valley of the River Crouch where river deposits are likely to preserve prehistoric land surfaces. Within the environs of the Site there is evidence of prehistoric occupation; this has been identified at Nevendon where archaeological features indicate a potential Mesolithic 'base site'. Recent excavations have identified the area as being particularly rich in Mesolithic flint with finds including scrapers, retouched flakes and a possible Late Mesolithic structure also investigated; this was informed by an earlier excavation which recorded a late Mesolithic in-situ flint scatter (EHER 47769). A tranchet axe, an adze and pick were also found unstratified at the above site.
- 3.12. Similarly, to the west at Wickford, a black flint core from which several long flakes had been knapped was recovered from an unstratified context (EHER 7249).
- 3.13. Later prehistoric activity is also evident in the wider landscape. Extensive occupation at Nevendon continued in the Late Bronze Age and Early Iron Age where a number of probable structures and cremations were excavated interspersed with extensive pitting (EHER 47769). An associated field system with possible driveway were dated with pottery finds to the same periods. At Sadler's Farm Junction, excavations identified a Bronze Age pit (EHER 47639) suggesting settlement in the area.

Roman

- 3.14. Two areas of early Romano-British occupation are included in the Study Area, comprising a number of features including linear ditches and intercutting pits, excavated during the Sadler's Farm Junction Improvements (EHER 47639). The assemblage of

Roman pottery sherds, dating to AD60-120, in conjunction with the excavated features indicated that the ditch represented an enclosure ditch for a rural domestic settlement.

Anglo-Saxon/ Medieval

- 3.15. Although there is extensive evidence for Saxon activity in the area, at sites such as Mucking, much of the Saxon archaeology excavated has been limited and has been identified at the larger excavations of Nevendon Washlands and Sadler's Farm. A single sherd of Saxon pottery was discovered at Sadler's Farm excavations and a number of unconfirmed (in terms of date) features were excavated at Nevendon (EHER 47771).
- 3.16. The Saxon and medieval landscape was sub-divided into a distinctive co-axial rectilinear field pattern which is thought to have originated in the mid-late Saxon period. The Domesday Book records that, in 1086, Wickford (Wicfort), located in the hundred of Barstable, comprised of forty-two households; a large settlement for the period. The Church of All Saints, North Benfleet, which dates to the thirteenth century also shows medieval settlement at North Benfleet (EHER 26776).
- 3.17. Other settlements comprised dispersed farmsteads, church/hall complexes and moated sites. Within the vicinity of E6 these sites include Smilers Farm (EHER 7120), Little Bromfords (EHER 7527), Bradfields Farm (EHER 7529), Smiths Farm (EHER 7530) and Great Bromfords (EHER 7652). Nevendon Manor and Great Chalvedon Hall are both surviving timber framed buildings dating to the sixteenth century (EHER 26781, 26788).

Post-Medieval and Modern

- 3.18. Historic maps, and documentary evidence, indicate that the medieval dispersed settlement pattern continued on the same sites into the post medieval period. The Chapman and Andre Map of 1777 (**Figure 3**) shows settlements at North Benfleet, Nevendon, Nevendon Dei and Wickford. Continued occupation of the medieval complexes of Great and Little Bromford, within an open agricultural landscape is also evident. The fieldscape between Harrow Road and Rushbottom Lane appears to be an example of late enclosure (EHER 9086). Post medieval agricultural management has also been identified in excavations at Lyons Borrow Pit (EHER 47470); seventeenth and eighteenth century dispersed roadside development at Burnt Mill Farm and cottages at North Benfleet is also evident (EHER 26784, 26759). It is thought a windmill was located adjacent to Burnt Mill Farm (EHER 7659).
- 3.19. The 1777 map (**Figure 3**) shows no buildings within the Site which suggests Bradfields Farm had not yet been constructed. Tiffaynes Farmhouse and a building at the south east corner of the Site at the junction of Burnt Mill Road, in the approximate location of the existing listed building, are noted on the map.

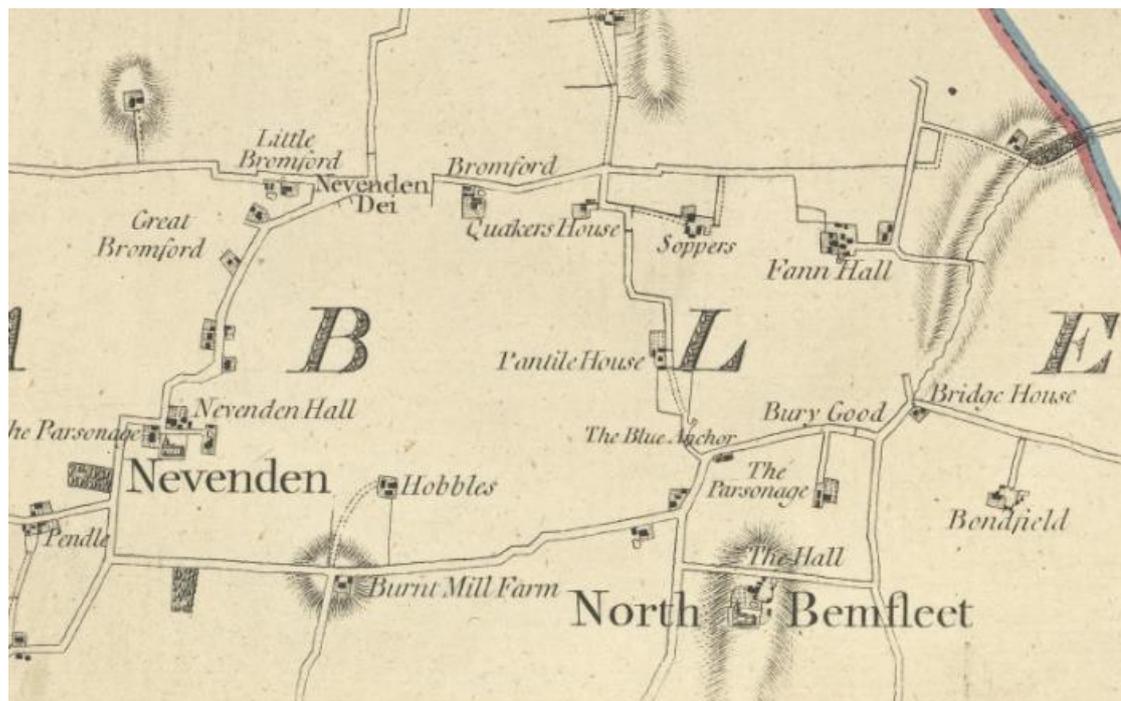


Figure 3: Chapman and Andre Map of Essex, 1777

3.20. The first edition Ordnance Survey Map (**Figure 4Error! Reference source not found.**) shows Bradfields Farm had been constructed within the pre-existing moated complex within the boundary of E6 as a farmstead with additional outbuildings. The predominate nature of the historic landscape remains a rectilinear field pattern of agricultural fields with dispersed farmsteads within it. A number of farm complexes are located in the immediate environs of E6. Clapbridge Farm is noted in the location of the listed building at the junction with Burnt Mill Road and Tiffayne Farm was called Smiths Farm.

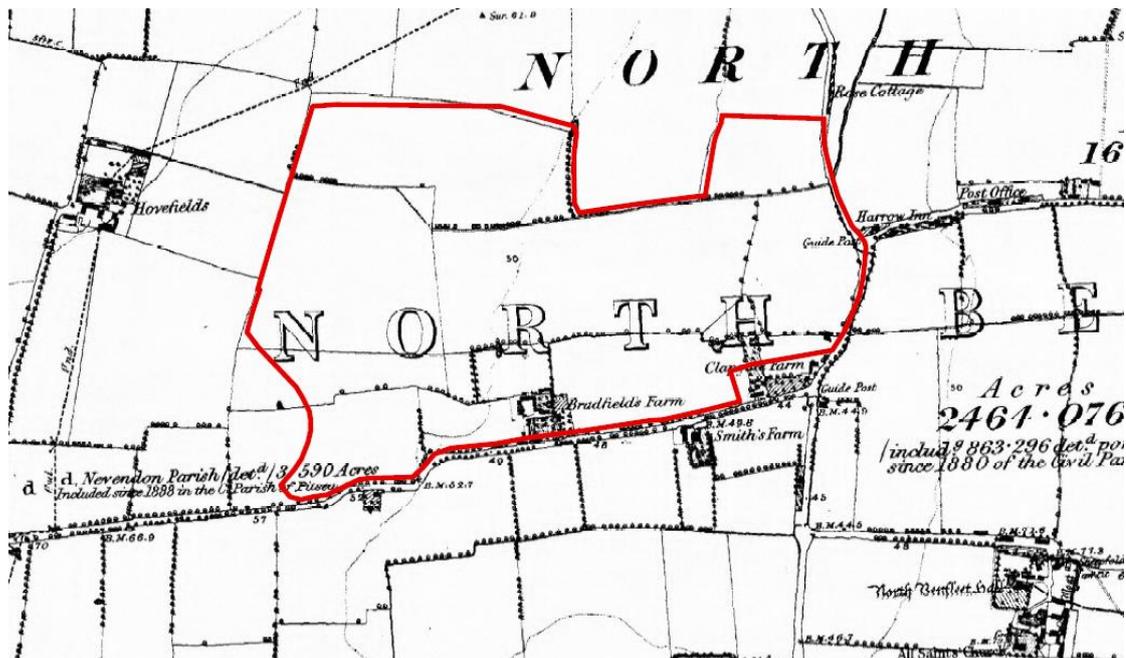


Figure 4: First Edition Ordnance Survey Map, 1881

3.21. The second edition Ordnance Survey map (Figure 5) depicts little change within the Site or its immediate environs.

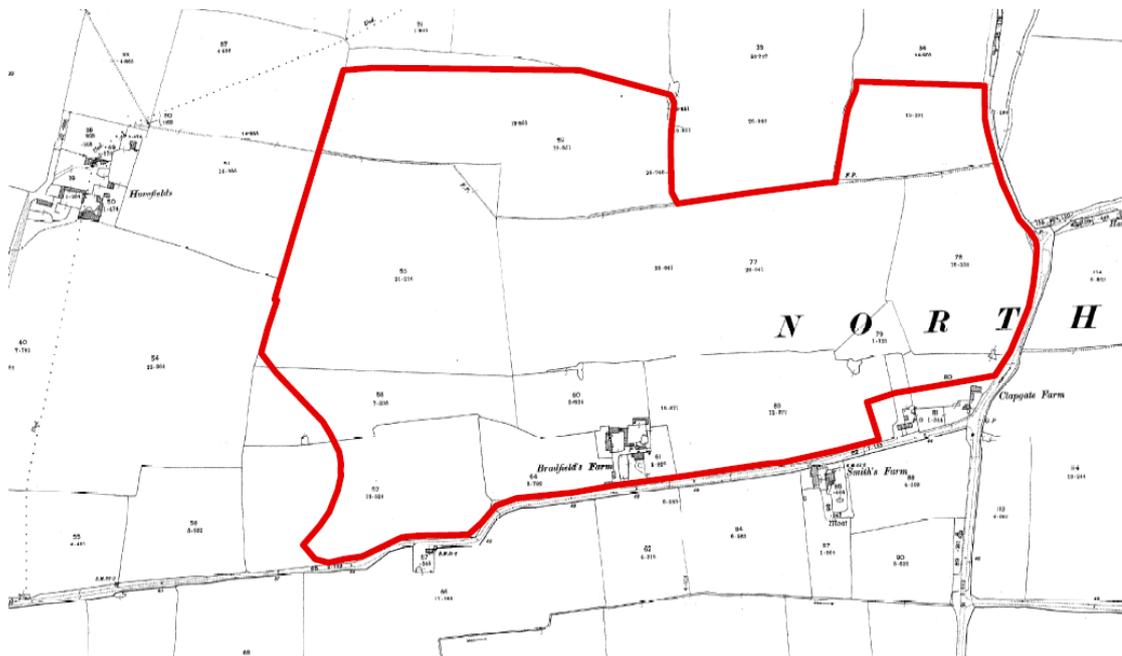


Figure 5: Second Edition Ordnance Survey Map, 1897

3.22. The third edition Ordnance Survey map of 1923 (Figure 6) shows no change within the Site. The environs of the Site have been subject to change. Plotland development occurred to the south and west of the Site and many fields were split into a rectilinear system to the north. This development followed the growth after the end of the First World War.

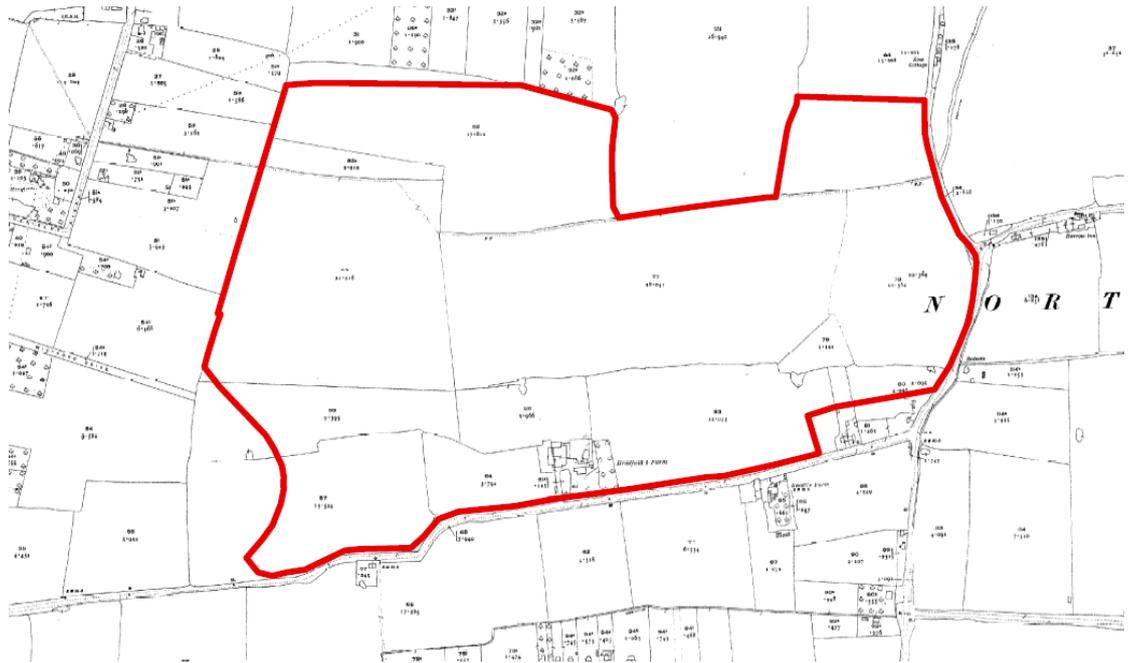


Figure 6: Third Edition Ordnance Survey Map, 1923

3.23. The fourth edition Ordnance Survey map (**Figure 7**) depicts continued plotland development to the south, north and west of the Site which has remained largely unchanged within the boundary. One of the main changes shown on the map is the construction of the A127, constructed at the northern boundary of the Site. Many World War Two defensive structures exist in the environs of the Site associated with the anti-tank GHQ line (EHER 8893). These include three pillboxes at North Benfleet (EHER20106, 20107, 20115), three at Nevendon (EHER 21053, 21054, 21050) and three at The Wick Country Park, Shotgate (EHER 21049, 21051, 21052). The large farmstead at Bradfield's Farm is still extant within the Site and the field layout was largely unaltered through the post medieval and modern periods. Excavations at Bradfields Farm in advance of new house and garage produced no finds or features (EHER 46473).

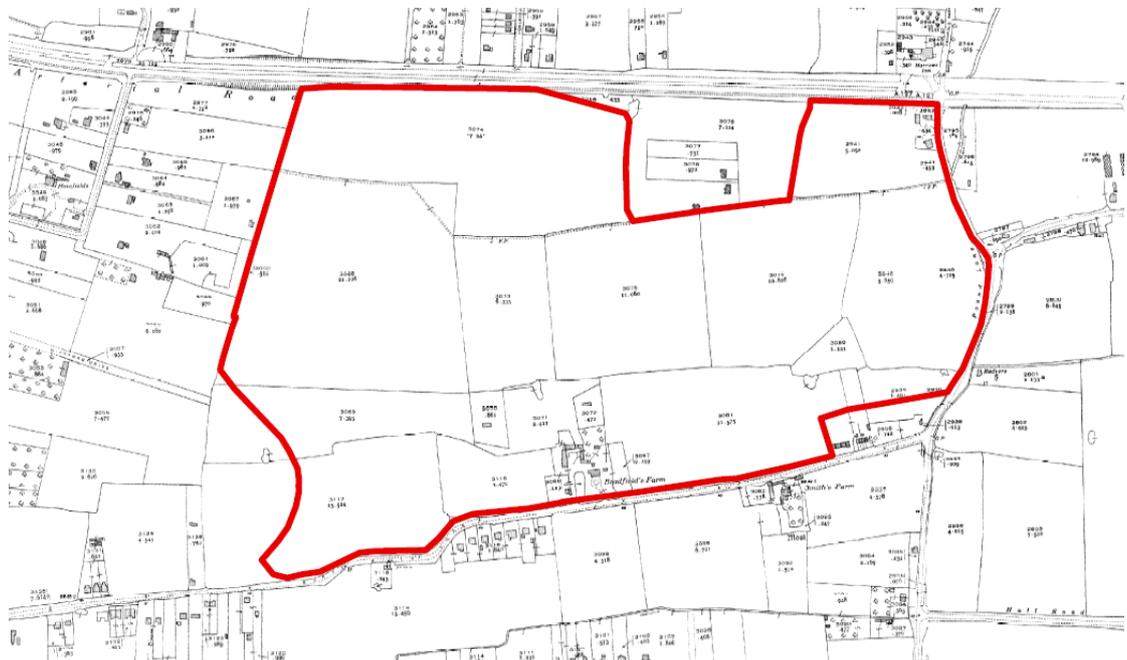


Figure 7: Fourth Edition Ordnance Survey Map, 1938

3.24. The historic cartography above shows the layout of Bradfields Farm. This has changed over time and a comparison of the 1881 and 1923 OS maps show the loss of several ancillary agricultural buildings. One key change is also the access to the house, which was once served by a drive on the southside which has since been removed. This arrangement is shown on an early twentieth century photograph of the house (**Figure 8**). Since this time the setting of the farmstead has changed with the construction of large agricultural buildings to the north west and a residential dwelling adjacent to the farmhouse to the east.



Figure 8: Early twentieth century photograph of Bradfields Farmhouse

4. Site Assessment

- 4.1. A site visit was undertaken in June 2020. A visual assessment was undertaken of the Site and the heritage assets within it. The setting of the identified heritage assets both within the Site and the immediate vicinity was also considered. During the site visit the weather was sunny and clear.

General Description

- 4.2. The Site is predominately comprised of agricultural fields which are divided by hedgerows. The topography of the pastoral land is largely flat affording views across the Site.
- 4.3. The northern boundary of the Site is formed of the A127. The boundary also respects light industrial/commercial land in the centre of the north boundary. The east boundary of the Site is formed by Pound Lane, the southern boundary by Burnt Mills Road and the west boundary by Courtauld Road, which forms the perimeter of an industrial estate.



Figure 9: View across west portion of site towards Burnt Mills Industrial Estate



Figure 10: View looking east across Site



Figure 11: View from east boundary of Site towards Bradfields Farm (historic buildings not visible)



Figure 12: View towards Bradfields Farm from north west (within the Site)

- 4.4. The only designated heritage asset within the Site is Bradfields Farmhouse (**Figures 13-19**). The principal farmhouse comprises a three-bay gable-ended building with a later (historic) extension on the west side. The farmhouse's principal elevation has been refronted with a formal frontage on the south side. The early configuration of the farmstead is very legible in the existing building stock. The domestic gardens at the southside of the dwelling are enclosed by a historic moat and pond. An orchard is located immediately to the north of the farmhouse. The Site is enclosed on the east side by a modern residential dwelling. The farmstead includes a number of curtilage listed buildings including a granary and ranges of historic agricultural buildings arranged around a small yard. To the north west of the farmhouse a number of later large agricultural buildings have been constructed in recent years.



Figure 13: View of Bradfields Farmhouse principal (south) elevation



Figure 14: View of section of historic moat to the south west of Bradfields Farmhouse



Figure 15: View towards of rear (north) elevation of Bradfields Farmhouse



Figure 16: View of orchard (historic land use) to the rear of Bradfields Farmhouse



Figure 17: View of granary to the south west of Bradfields Farmhouse



Figure 18: View of outbuilding range to the north west of Bradfields Farmhouse



Figure 19: View barn to the north west of Bradfields Farmhouse

- 4.5. Tiffaynes Grade II Listed farmhouse is located to the south of the Site and on the south side of Burnt Mills Road. The undeveloped fields within the Site permit views towards the principal north elevation (**Figures 20-21**).



Figure 20: View of north elevation of Tiffaynes Farmhouse from Burnt Mills Road



Figure 21: View of Tiffaynes Farmhouse from north within the Site

- 4.6. A Grade II Listed former farmhouse (of Clapbridge Farm) is located at the road junction at the south east corner of the Site (**Figure 22**). A later historic terrace is located to the west of this farmhouse on Burnt Mills Road. These may have historically been workers cottages and can be considered non-designated heritage assets. A plaque on the building states the terrace was constructed by W.Long in 1870 (**Figure 23**). The contribution the Site makes to the setting of this heritage asset is very limited.



Figure 22: View of former farmhouse at junction of Burnt Mills Road



Figure 23: View of c.1870 terrace of dwellings

- 4.7. Grade II listed Horseshoe Cottage (**Figure 24**) is located to the east of the Site. This is not considered to be affected by development within the Site and is not considered further in this assessment.



Figure 24: View of Horseshoe Cottage

5. Assessment of Significance

Significance Criteria

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

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

3.27. These attributes of significance are described as:

- **Archaeological interest**

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

- **Architectural and artistic interest**

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

- **Historic Interest**

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

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

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

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

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

3.30. 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.*

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

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

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

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

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

Statements of Significance

Archaeological Potential

- 3.32. With exception of the moat at Bradfields Farm, no above ground feature associated with known archaeological features were noted during the Site visit.
- 3.33. Assessment has revealed that the Site has historically been undeveloped and used as farmland. As such, should sub-surface archaeological features be present, it is unlikely they would have suffered truncation in this undeveloped Site.
- 3.34. There is no evidence within the Site of Pre-historic, Roman, Saxon or Medieval features. However, this is more likely because there have been no previous investigations within the Site rather than there being a complete absence of archaeological features. Records on the HER demonstrate activity in the Study Area and environs of the Site during these periods and as such there is some potential for features of significance. This will not be confirmed without further investigation.
- 3.35. The moated site at Bradfields Farm, within the Site, is evidence of occupation within the Site during the late Medieval and Post-Medieval periods. As such there is considered to be high potential for features to survive associated with this activity, especially at the south of the Site. This again cannot be confirmed without further investigation.

Designated Heritage Assets Within the Site

Bradfield's Farmhouse: High Significance

- 3.36. This heritage asset comprises of the principal farmhouse dwelling and the associated historic agricultural buildings to the north and west which are considered to be curtilage listed.
- 3.37. The principal significance of the heritage asset is drawn from its architectural interest. The building is a good example of regional vernacular architecture which has been subject to very little intrusive alteration or modernisation. The building is multi-phased and presents an interesting example of a dwelling which has been formalised in the eighteenth/nineteenth century. The composition of the farmstead is also of interest considering the farmhouse with the ancillary outbuildings. The range to the north of the farmhouse and the granary to the west (which is a particularly good example) enhance the appreciation of the composition and the site's historic use.

3.38. Setting contributes to the significance of this heritage asset. The historic configuration of the historic farmhouse's immediate surroundings is still legible. The domestic gardens are located to the south, enclosed by the historic moat, and associated orchard (as is typical with farmhouses) is located to the north. The immediate environs of the historic farmstead have been intrusively enclosed in recent years by residential development to the east and large agricultural buildings to the north west. The wider agricultural land of the Site positively contributes to the significance of the farmhouse. Whilst visibility towards the farmhouse has been obscured, the farmhouse has a functional and associative relationship with the surrounding agricultural land of the Site. The undeveloped nature of the Site also reinforces appreciation of heritage asset, experiencing it as an isolated farmstead in a tranquil location.

Designated Heritage Assets Outside of the Site

Tiffayne's Farmhouse: High Significance

3.39. The principal significance of this building is drawn from its architectural interest as an example of a regional farmhouse. Whilst intrusive alterations have happened, such as the front porch, the historic form of the building is still very much legible and appreciated. The surrounding agrarian land contributes to the appreciation of the farmhouse's significance in a tranquil location as one of a network of isolated farmsteads in this region. Whilst the land of the Site is not known to have been historically served by this farmhouse, there are views across the fields of the Site towards the principal elevation of the building which contribute to the setting and significance of the heritage asset in terms of the ability to experience the historic farmhouse in an agrarian setting.

Cottage at the Junction of Burnt Mill Road: High Significance

3.40. The principal significance of this building is drawn from its architectural interest. Historic maps indicate the building was historically a farmhouse (known as Clapbridge Farm). The building has been subject to intrusive alterations. The setting of the building has also been compromised with modern walls erected to the front and inappropriate architectural features. The undeveloped form of the Site to the rear of the property contributes to setting enhancing a limited appreciation of the building's historic use. However, no ancillary outbuildings survive and limited visibility of the agricultural fields in the Site hinder the understanding, legibility and appreciation of this building as a historic farmhouse.

6. Potential Impact of Development

- 6.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm. It has been assumed that Bradfields Farm will be sympathetically retained by any future development.
- 6.2. The potential impact of development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Site and the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁵.

Heritage Assets within the Site

Archaeology

- 6.4. Assessment has revealed activity within the Site, or its immediate environs, since the Pre-Historic period. The Site has remained in agricultural use and this may account for the dearth of archaeological information within the Site given there have been no previous investigations. Given the Site's historic use, if there were to be features of significance, they would have unlikely been truncated by previous development and as such there is a higher chance of survival.
- 6.5. The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits present. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.

¹⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Bradfields Farmhouse

- 6.6. The development of the Site should result in no direct adverse impact to the principal dwelling or the significant curtilage listed buildings. The following features should be ringfenced from development and conserved as part of any future proposal:
- The dwelling house;
 - Granary;
 - Historic farm buildings around yard to the north;
 - Domestic garden and boundary to the south;
 - Orchard to the north; and
 - The moat.
- 6.7. The removal of existing modern large-scale agricultural units is not considered to cause harm to the significance of the heritage asset. Development of this Site will result in a level of 'less than substantial harm' through development of agricultural land which has a functional and associative historic connection with the heritage asset. The level of this harm will be dependent on the details of the masterplan but the harm may range from considerable 'less than substantial harm' through to (with appropriate mitigation/design detail) low 'less than substantial harm'. It is advised that a buffer is included in a future masterplan. This is unlikely to completely mitigate harm but there is potential to reduce harm.
- 6.8. Overall development of the Site will cause a degree of harm to Bradfields Farm and this will likely be considered in the spectrum of less than substantial with regard to the NPPF. A future masterplan should consider how the historic farmhouse and wider historic farmstead can be sustainably conserved as part of the development. In designing developable footprint within the Site, the setting of the farmstead should be considered and how harm can be minimised. The specific harm to the significance of this designated heritage asset will need to be assessed as a detailed masterplan is developed.

Heritage Assets outside the Site (Indirect Impact)

Tiffayne's Farmhouse

- 6.9. Whilst the farm is not known to have historically serviced the agricultural land within the Site, the fields at the south of the Site do make a contribution to its setting. The undeveloped land at the south of the Site permits views towards the principal elevation from fields. Should the area of the Site, located to the north of Tiffayne's Farmhouse, be developed it would result in harm to the setting and significance to this designated heritage asset. Development has potential to remove views towards the heritage asset which would

detract from the appreciation of the historic farmhouse in an agricultural setting. There is also potential for development to remove the tranquil setting of the farmhouse and alter how it is experienced along Burnt Mills Road. The specific harm to the significance of this designated heritage asset will need to be assessed as a detailed masterplan is developed.

Cottage at the Junction of Burnt Mill Road

3.41. The setting of this heritage asset has been compromised in recent years. The Site makes a limited contribution to the heritage asset given the limited views afforded. The development of the Site in this area would cause some harm to the significance of the heritage asset. This would result in change to the historic farmhouse's environment which is currently one of isolation to a more suburban character. This would largely be realised in the diurnal and seasonal changes which would result from development. This harm would be indirect and limited and could be further reduced by appropriate masterplan design.

Summary of Impact

- 6.7. Assessment has revealed potential for archaeological features within the Site. Should these exist within the development footprint it is likely that they will be directly impacted and completely destroyed.
- 6.8. In the assumed circumstance that Bradfields Farm is sympathetically retained there will be no direct impacts on built heritage assets. The only impacts upon built heritage assets will be indirect impacts arising from development within the setting of the heritage assets.
- 6.9. Bradfields Farmhouse will be impacted by development of the Site. The extent of the impact will largely depend upon the extent to which the farmstead is enclosed, removing its agrarian context and isolated location. The level of harm will be less than substantial with regard to the NPPF and will be at least low and could rise to moderate/large depending on the extent to which the development encloses the historic farmstead.
- 6.10. The Site contributes to the setting and significance of Tiffaynes Farmhouse. The extent of harm to this heritage asset will depend on the extent of development. The harm to the setting and significance of this farm will arise from development of the land within the Site adjacent to the north of the historic farmhouse. This will remove the appreciation of the front elevation in an agrarian setting as well as experience of its tranquil location. Whilst this level of harm would be low-moderate less than substantial harm, it can be reduced through appropriate masterplan design.



6.11. The Site makes a limited contribution to the former farmhouse at the junction with Burnt Mill Road. The harm to this asset will be very limited given the restricted visibility to and from the Site.

7. Conclusions and Recommendations

- 7.1 This Heritage Impact Assessment has been prepared by Place Services for Basildon Borough Council. This document provides an assessment of heritage impact for Site E6 ("the Site") as referred to in the Local Plan.
- 7.2 Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment:
- 7.3 The following are located within the Site:
- Bradfields Farmhouse, Grade II Listed (List Entry ID: 1121460).
- 7.4 The following are located outside the Site:
- Tiffayne's Farmhouse, Grade II Listed (List Entry ID: 1169926);
 - Cottage at Junction with Burnt Mill Road, Grade II Listed (List Entry ID: 1338412); and
 - Horseshoe Cottage, Grade II Listed (List Entry ID: 1122260).
- 7.5 Site assessment revealed Horseshoe Cottage would not be affected by development and as such was not assessed further.
- 7.6 With exception of a terrace on Burnt Mills Road, no non-designated built heritage assets have been identified as being relevant to this assessment. There are a number of archaeological features recorded on Historic Environment Record within the 1.5 km Study Area which have been considered in this assessment.
- 7.7 With the exception of Bradfields Farm, historic assessment has found that the Site has historically been comprised of agricultural land and undeveloped.
- 7.8 No specific or outline masterplan has been created for the Site. As such this assessment has addressed the principle of development within the Site and made recommendations to reduce harm.
- 7.9 Assessment has revealed potential for archaeological features within the Site. Should these exist within the development footprint it is likely that they will be directly impacted and completely destroyed.
- 7.10 In the assumed circumstance that Bradfields Farm is sympathetically retained there will be no direct impacts on built heritage assets. The only impacts upon built heritage assets will be indirect impacts arising from development within the setting of heritage assets.
- 7.11 In terms of built heritage assets, Bradfields Farmhouse will be impacted most by development of the Site. The extent of the impact will largely depend upon the extent to which the farmstead is enclosed, removing its agrarian context and isolated location. The level of harm will be less than substantial with regard to the NPPF and

will be at least low and could rise to moderate/large depending on the extent to which the development encloses the historic farmstead and removes its associated agrarian land.

- 7.12 The Site contributes to the setting and significance of Tiffaynes Farmhouse. The extent of harm to this heritage asset will depend on the extent of development. The harm to the setting and significance of this farm will arise from development of the land within the Site adjacent to the north of the historic farmhouse. This will remove the appreciation of the front elevation in an agrarian setting. Whilst this level of harm would be low-moderate less than substantial harm, it can be reduced through appropriate masterplan design.
- 7.13 The Site makes a limited contribution to the former farmhouse at the junction with Burnt Mill Road. The harm to this asset will be very limited given the restricted visibility to and from the Site.
- 7.14 In summary, the development of this Site will cause less than substantial harm to Bradfields Farmhouse. The level of this harm will largely depend on the details of the masterplan and how successful this is at preserving the setting of the listed building. Assessment has also highlighted more limited harm to built heritage assets adjacent to the Site and this harm could be reduced further by appropriate masterplan design and reduction of development in some areas. The southern portion of the Site is the most sensitive to development.

Recommendations

- 7.15 The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.
- 7.16 The design of an appropriate masterplan will be key to establishing how much harm is caused to the setting and significance of built heritage assets. It is recommended that this is undertaken in consultation with the local planning authority and their heritage advisors. A detailed plan for Bradfields Farm should also be provided at an early stage to establish how this important moated farmstead will be sympathetically and sustainably conserved once its associated agrarian land has been developed.
- 7.17 This assessment was undertaken during the Covid-19 pandemic. As such the Essex Record Office was not accessible. It is recommended that future assessment consults this additional information. Furthermore, information should be sought pertaining to the 1870 terrace on Burnt Mills Road to establish if this had a functional or associative connection with the Site.



- 7.18 A Heritage Impact Assessment, which adds to the level of detail in this document, will be required once the above works have been undertaken and a detailed masterplan established.

8. References and Sources

Bibliography

Archaeology South-East	2010	<i>Sadler's Farm Junction Improvement: interim summary report</i>
Archaeology South-East	2011	<i>A Post-Excavation Assessment and Updated Project Design for Excavations on Land at Sadler's Farm, North Benfleet, Basildon, Essex</i>
Chartered Institute for Archaeologists	2017	<i>Standard and guidance for historic environment desk-based assessment</i>
Department for Communities and Local Government	2019	<i>National Planning Policy Framework</i>
Essex County Council	2011	<i>Basildon Borough Historic Environment Characterisation Report</i>
Historic England	2015	<i>The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1</i>
Historic England	2015	<i>Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2</i>
Historic England	2017	<i>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i>
Historic England	2019	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.</i>
International Council on Monuments and Sites (ICOMOS)	2010	<i>Guidance on Heritage Impact Assessments for Cultural World Heritage Properties</i>
John Moore Heritage Services	2011	<i>Archaeological excavation on Land at Nevendon Road, Nevendon</i>

Appendices A: Legislation & Policy

Policy E6: Land East of Burnt Mills, Basildon

Policy Context

The *NPPF* requires local planning authorities to positively and pro-actively encourage sustainable economic growth and to identify strategic sites for local and inward investment to match the economic development strategy and to meet employment needs over the plan period.

Evidence Base

The *ELPS* and the *EDNA* conclude that employment development in a location to the east of Basildon, in the area known as Burnt Mills, is appropriate. However, the *Publication Local Plan THIA* identifies a need for more significant modifications to the local and strategic road network to ensure highways capacity can be achieved to facilitate the sustainable development of this site. It is expected that this capacity will be provided through the provision of a new junction on the A127, which will also serve housing development to the east of Basildon and across Wickford. As set out in the *High Level Development Framework for East Basildon (2017)* and *Infrastructure Delivery Plan (2018)*, this junction is likely to be of a scale that it will require public subsidy and therefore it is expected that this site will form part of the long-term employment land supply for the Borough, rather than be immediately available for development in the early part of the plan-period. It is also expected that this site will contribute both financially towards the provision of these highways improvements and also be part of the business case for bids to the Local Enterprise Partnership and/or Government for any gap funding required to deliver the highway infrastructure and any other infrastructure requirements in this location.

It is expected that all of the remaining need for employment land that cannot be met from other allocations, or the intensification of uses within Existing Employment Areas is met in this location. Given its proximity to the existing residential areas of Pitsea to the south, and new housing development proposed between Pitsea and Bowers Gifford in policy H11 this site is therefore well located to contribute towards a more balanced and sustainable mix of development.

The A127 Enterprise Corridor is already a large employment location that has enabled clusters of industries and sector to form. It is widely acknowledged that business clusters are important to the ongoing success and growth of the economy, and consequently, new employment provision to the east of Basildon will be well related to the existing A127 Enterprise Corridor. It will also be well located in relation to the strategic road network in order to provide ease of access for HGVs, whilst reducing the impact of such movements on residential amenity. Due to the nature of the existing Burnt Mills Road, which is a narrow, winding country lane with limited verge

that is prone to flooding, it will be served by a new access road between Pound Lane and Courtauld Road providing improved HGV access to the site, and a more effective connection to the existing employment area. Burnt Mills Road will then be downgraded to provide local access only to properties along its length.

Whilst this is a sustainable location for the provision of additional employment development in terms of accessibility and economic benefit, the Outline Landscape Appraisal has identified some concerns with regard to the impact of development in this location on the agricultural landscape. Consequently, it is expected that any employment development provided in this location is very strongly landscaped in order to limit its impacts to the wider area.

In addition to the land reserved in policy E5, the *Essex Grow-on Space Feasibility Study* findings will require more sites to provide for this need which is otherwise invisible to employment forecasts and caused by market failure. Similarly, E6 is also a location that is both suitable and represents an opportunity to provide new space for the target employment sectors. Policy E6 aims to help address this supply challenge by protecting land specifically for meeting the needs for office floorspace and/or for grow-on space within the wider site.

The site has also been identified as being suitable for the provision of the Borough's Travelling Showpeople accommodation needs of 3 plots across the plan period due to the site's accessibility to the strategic road network. There is also synergy between general employment uses expected to be delivered on site and the activities occurring within Travelling Showpeople yards which typically include storage, the repairing and maintenance of vehicles and fairground equipment, alongside residential occupation. These plots should be delivered within one yard within this allocation and planned for alongside employment development within a masterplan/ development brief approach for the whole allocation. It is important that the location and internal layout of the Travelling Showpeople yard is designed in such a way as to ensure that the residential areas of the plots are not adversely impacted by other occupiers and uses within the allocation, whilst maximising the use of land.

Policy E6 Burnt Mills Extension

1. 48ha of land to the east of Basildon, as identified on the Policies Map with the notation E6, is allocated for B-class employment development, an ancillary hotel and/or pub restaurant, and a Travelling Showpeople yard, subject to the following criteria:
 - a. Development of the site must be informed by a Development Brief or Masterplan, approved by the Council, to guide holistic development of the site and ensure the different uses retained on site are able to be brought forward in a manageable way;
 - b. No development of the site should take place until improved access to the strategic road network at the junction of Pound Lane with the A127 has been secured. In respects of the new employment development, it should be located and designed to:

- i. Relate effectively to existing employment provision within the A127 corridor;
 - ii. Be accessed from the strategic road network in order to ensure that it can be used flexibly by a range of different employment uses, including those requiring HGV access; and
 - iii. Protect the residential amenity of existing and new residential uses including Gypsy, Traveller and Travelling Showpeople accommodation by coordinating adjacent land uses. Employment units adjacent to residential uses should be for B1 uses or live-work units only, or else green buffers should be provided between employment and residential uses;
 - c. Employment proposals are subject to a Traffic Impact Assessment to establish what additional mitigation is required to the local or strategic highway network to enable the development to take place; and
 - d. Employment development of this site must also comply with all other relevant policy requirements of this plan.
2. At least 14.7ha of land in this allocation will be protected specifically for B1 and B2 uses, and protected for grow-on space in order to ensure the Council meets its need for employment provision over the plan period. This will be divided between the different use classes in the following way:
 - a. At least 8.5ha will be protected for employment uses falling within class B2;
 - b. At least 6.2ha will be protected for the purposes of providing grow-on space, this will be split between 4.2ha for B1 and 2ha for B2 uses.
3. Provision of a Travelling Showpeople yard providing 3 plots which should be appropriately designed and sited within the allocation to minimise the impacts on residential amenity of the plots in accordance with 1b(iii) of this policy whilst ensuring that the optimal use of the wider site is achieved.

Appendices B: Legislation & Policy

National Planning Policy Framework

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

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

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

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



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

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

Appendices C: Designation Descriptions

Designation Descriptions

Entry Name: Bradfields Farmhouse

Listed: Grade II

List entry Number: 1121460

Date first listed: 06 Jan 1975

Details

2. A C18 timber framed and weatherboarded house with early C19 additions on the south and west sides. The south front is plastered and lined as ashlar 2 storeys. 3 window range on the south, 1 window range on the west wing and 5 window range on the north side. The windows generally are double-hung sashes with glazing bars (thin section, 3 and 4 pane lights). The south front ground storey has French windows with panelled pilasters and cornices. The roof to the C18 part is tiled, steeply pitched, with an old external chimney stack on the north side. The early C19 blocks have slate roofs.

Entry Name: Tiffayne's Farmhouse

Listed: Grade II

List entry Number: 1169926

Date first listed: 06 Jan 1975

Details

2. A C16 timber-framed and plastered house built on an L shaped plan on the site of an earlier moated house. Refronted in brick in the C18 or early C19 (now plastered). The major part of the moat still remains. 2 storeys. The east front has 3 window range and the north front has 2 window range, double-hung sashes with glazing bars. The east front has a central doorway with a semi-circular head and a C20 door. The north front has large C20 gabled glazed porch with a semi-circular light in the gable. Roof tiled, hipped.

Entry Name: Cottage at Junction with Burnt Mill Road

Listed: Grade II

List entry Number: 1338412

Date first listed: 06 Jan 1975

Details

2. Situated at the north corner of the junction with Burnt Mills Road. A C17-C18 cottage, timber-framed and weatherboarded. 1 storey and attics. 2 window range, casements. Roof tiled, mansard, with 2 gabled dormers. At the time of survey the cottage was being restored and renovated. The interior has an original open fireplace at the east end.

Entry Name: Horseshoe Cottage

Listed: Grade II

List entry Number: 1122260



Date first listed: 06 Jan 1975

Details

2. At the junction with Pound Lane. An early C19 timber framed and plastered cottage, weatherboarded on the front. C20 addition at the rear. 1 storey. 3 window range, casements. Roof tiled. One of the few cottages in vernacular style in the area.

Appendix D

Glossary (National Planning Policy Framework) ¹⁶

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

¹⁶ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

Appendices E: HER Maps & Gazetteer

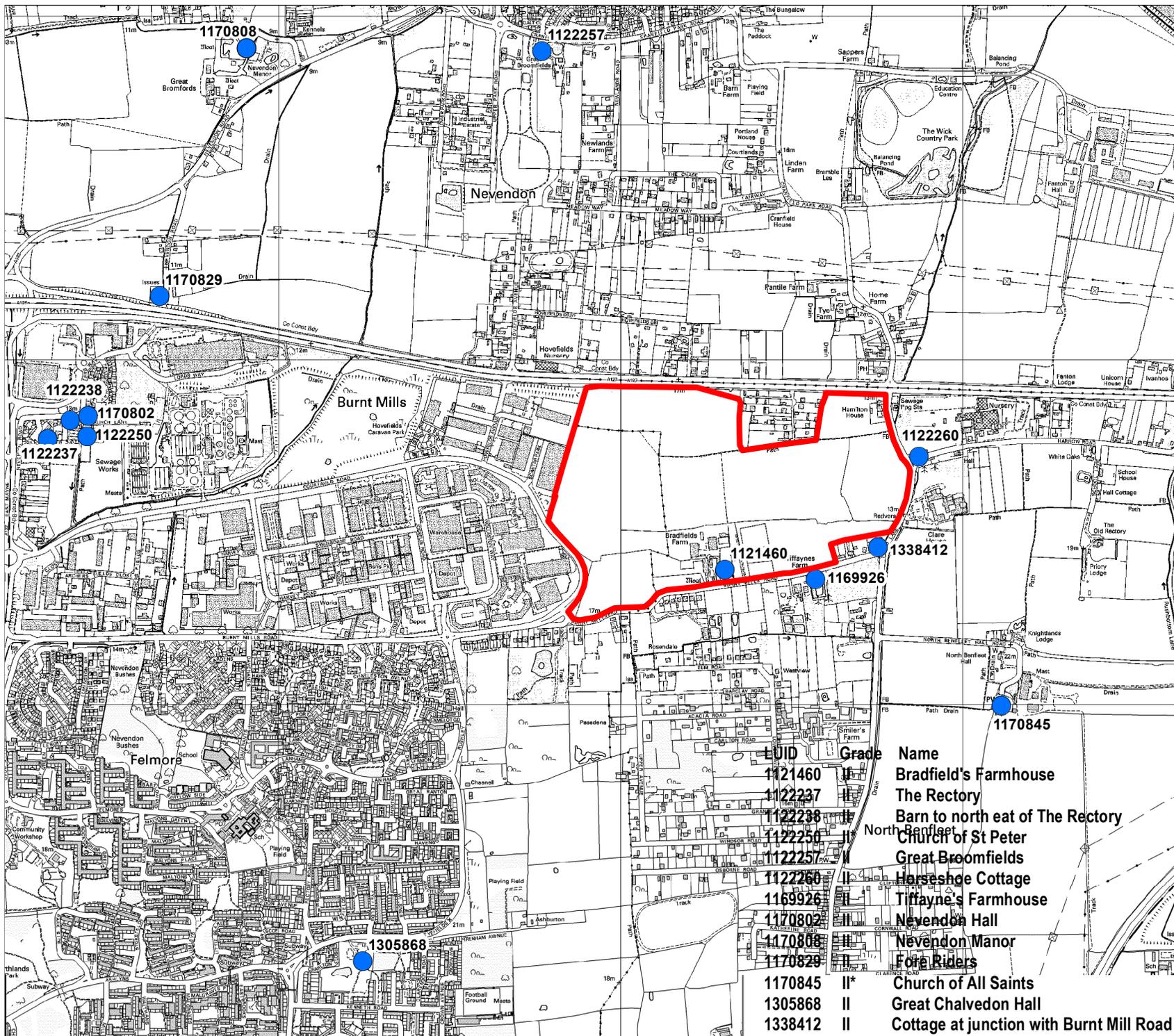
Summary catalogue of HER sites within the Study Area:

HER No.	Site Name	Period	Summary
7120	North Benfleet - Smiler's Farm	Medieval	Moat
7249	Wickford	Palaeolithic - Bronze Age	Black flint core from which several long flakes had been received, in Colchester Museum.
7527	Nevendon - Little Bromfords	Medieval	Moat.
7528	Little Bromfords, Nevendon	Post Medieval	Late C16 L-plan house.
7529	North Benfleet - Bradfield's Farm	Medieval	Homestead moat.
7530	North Benfleet Hall (site of)	Medieval	Moat at site of North Benfleet Hall.
7531	North Benfleet Hall (site of)	Post Medieval	The house was two-storied, with attics; the walls plastered timber-frame and brick, with tiled roofs.
7587	North Benfleet - Smith's Farm	Medieval	Moat waterfilled and in good condition in 1953.
7652	Nevendon - Great Bromfords	Medieval	Incomplete moat.
7653	Nevendon - Great Bromfords	Post Medieval	The medieval house was extended in C17.
7659	Site of windmill	Post Medieval	Site of windmill.
8893	GHQ Line Anti-Tank Ditch	Modern	Second World War tank trap
9086	Old Rectory, North Benfleet	Post Medieval	Fields between Harrow Road and Rushbottom Lane appear to be examples of late enclosure.
17506	Wickford Inner relief Road.	Modern	Report and findings during road construction.
17507	Wickford Inner relief Road.	Medieval	Medieval pot sherd found during construction
17508	Wickford Inner relief Road.	Post Medieval	One sherd of 17th Century pottery found <1>.
18277	Fanton Hall	undetermined	Possible curvilinear and linear cropmarks
18278	Dollyman's Farm	undetermined	Linear cropmarks possibly forming a sub-square enclosure. Marked a field boundaries on OS 1st ed.
18277	Fanton Hall	undetermined	Possible curvilinear and linear cropmarks
18278	Dollyman's Farm	undetermined	Linear cropmarks possibly forming a sub-square enclosure. Marked a field boundaries on OS 1st ed.
20105	Pillbox (destroyed), East of Pound Lane, North Benfleet (to the east of Cromwell Road)	Modern	The site of what was probably a rectangular infantry pillbox.
20106	Pillbox, W of Pound Lane, North Benfleet	Modern	An FW3/24 thin-walled type pillbox constructed of brick and concrete.
20107	Pillbox, W of Pound Lane, North Benfleet	Modern	At the edge of a field W of Pound Lane is an FW3/24 thin-walled pillbox.
20108	Pillbox (destroyed) East of Pound Lane, North Benfleet	Modern	Site of what was probably a rectangular infantry pillbox

20109	Pillbox (destroyed), East of Pound Lane, North Benfleet (nr All Saints Church)	Modern	A rectangular infantry pillbox with a blast wall.
20110	Pillbox (destroyed), E of Pound Lane, North Benfleet	Modern	Site of a rectangular infantry pillbox, with a blast wall on its SSW side.
20111	Pillbox (destroyed), W of Pound Lane, North Benfleet	Modern	Probably a Type FW3/24 pillbox standing a few yards N of Burnt Mills Road by a sharp bend. It was demolished by 1960.
20112	Pillbox (destroyed), E of Pound Lane, North Benfleet	Modern	A type FW3/28A artillery pillbox standing on the N side of a track 50 yards to the E of Pound Lane. Demolished by 1960.
20113	Road Barrier (destroyed), Harrow Road, North Benfleet	Modern	At the point where the anti-tank ditch of the GHQ Line crossed Harrow Road, there was a road barrier.
20114	Pillbox (destroyed), W of Pound Lane, North Benfleet	Modern	A type FW3/24 thin-walled pillbox. Demolished by 1960.
20115	Pillbox, Southend Road/Pound Lane junction, North Benfleet	Modern	A type FW3/28A pillbox.
20116	Road Barrier (destroyed), Southend Road, North Benfleet	Modern	Between the N arm of the ditch and the S arm was a substantial cable and concrete block road barrier.
21047	Pillbox (destroyed), N of Sappers Farm, Shotgate	Modern	pillbox (destroyed)
21048	Pillbox (destroyed), NE of Sappers Farm, Shotgate	Modern	pillbox (destroyed)
21049	Pillbox, The Wick Country Park, Shotgate	Modern	Pillbox
21050	Pillbox, N of The Chase, Nevendon	Modern	Pillbox
21051	Pillbox, The Wick Country Park, Shotgate	Modern	Pillbox
21052	Pillbox, The Wick Country Park, Shotgate	Modern	Pillbox
21053	Pillbox, N of A127, Nevendon	Modern	pillbox
21054	Pillbox, N of A127 Southend Road, Nevendon	Modern	pillbox
26735	Tiffaynes Farmhouse	Medieval	C16 timber framed house on site of earlier moated house.
26736	Bradfields Farmhouse	Post Medieval	C18 timber framed house with early C19 additions.
26754	Great Broomfields	Post Medieval	C16/C17 timber framed house.
26759	Horseshoe Cottage	Post Medieval	Early C19 timber framed cottage.
26776	Church of All Saints, North Benfleet	Medieval	C13 church, rebuilt in C17 and restored in C19.
26781	Nevendon Manor	Medieval	C16 timber framed house on site of earlier manor house.
26784	Cottage at junction with Burnt Mill Road	Post Medieval	C17/C18 timber framed house.
26788	Great Chalvedon Hall	Medieval	Early C16 timber framed house.



46306	Nevendon Washlands, Courtauld Road Integrated Waste Management Facility	multi period	Multi period excavations dating from Mesolithic through to medieval
46473	Bradfields Farm, North Benfleet	Modern	Negative archaeological monitoring of foundations for new house and garage.
47470	A130 Site 29 - Lyons Borrow Pit	Post Medieval	Three field boundaries, two of which were post medieval, and an undated pit.
47639	Sadlers Farm Junction Improvement	multi period	Entry for whole area - see individual sites for details. Still waiting final report
47640	Sadlers Farm Junction Improvement - Area J	Roman	An area of Roman finds and features indicating an early Roman rural domestic settlement.
47769	Nevenden Washlands	Mesolithic	Further investigation of a late Mesolithic flint scatter (see PRN 46306) from earlier discoveries, failed to reveal in situ activity.
47770	Nevenden Washlands	Bronze Age - Iron Age	Substantial prehistoric activity on the site dates from the end of the Middle Bronze Age through to the Late Bronze Age/ early Iron Age transition.
47771	Nevenden Washlands	Early Medieval	A number of features including several small pits and postholes (some of which appeared to represent fencelines) could be Saxon.
47772	Nevenden Washlands	Medieval	11th to 13th century croft and farm buildings.



-  Site Boundary
-  Listed Building (LUID)

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TITLE:
E6 Burnt Mills Extension

DATE: 20/5/20



