Neighbourhood Development Order
North Benfleet

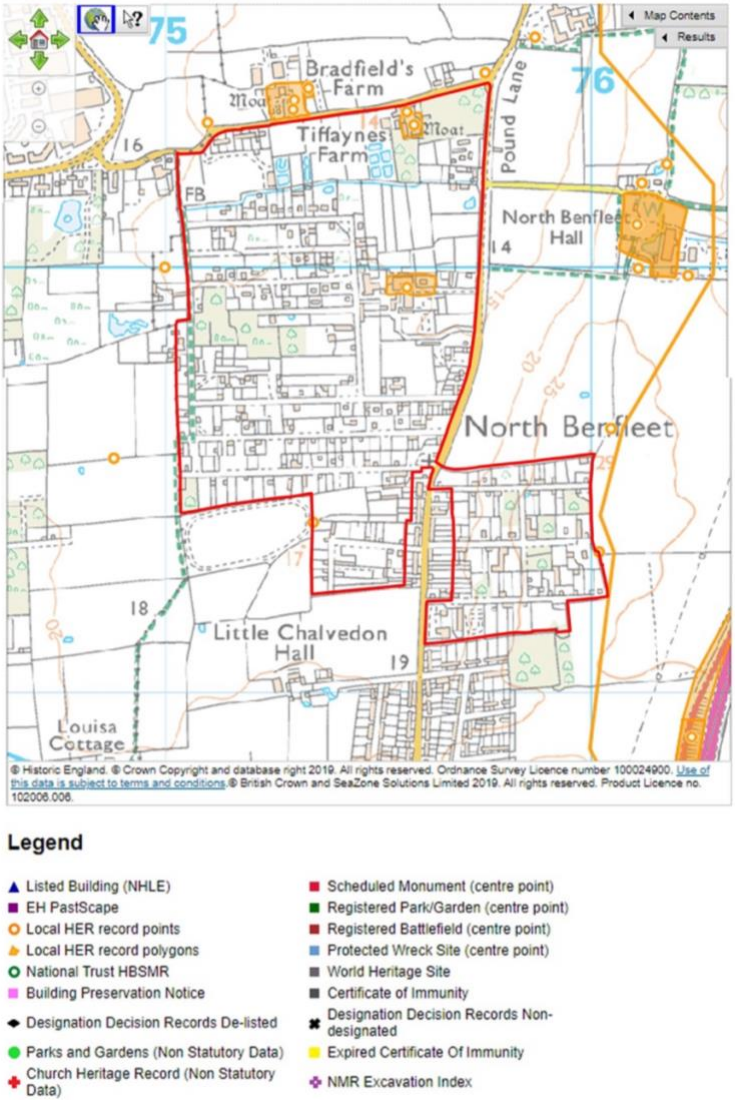
HERITAGE AND ARCHAEOLOGY ASSESSMENT

July 2025
Regulation 22 version

1.0 Introduction

This Heritage and Archaeological Assessment has been prepared in support of the North Benfleet Neighbourhood Development Order (NDO). It provides information on the potential for the NDO proposals to affect heritage assets, including any archaeological interest. A history of the NDO area has been set out in the accompanying Design Statement.

The Essex Historic Environment Record (HER) has been reviewed and Plan A shows the location of findings, structures and artefacts in addition to listed buildings within close proximity to the area covered by the NDO ('the site').



Plan A: Essex Historic Environment Record Map

2.0 Assessment

The table overleaf sets out how the potential for the NDO proposals to affect heritage assets have been considered. There are no Conservation Areas in close proximity to the site, and development coming forward within the site will therefore have no impact on a Conservation Area.

Heritage Asset	Significance of Heritage Asset	Potential Harm	Mitigation
Smith's Farm	*MOAT (Medieval - 1066 AD to 1539 AD)* *Moat. <1> <2> Waterfilled and in good condition in 1953. <3> Incomplete, rectangular. <4> Sketch plan on back MSRG card, presumably traced from OS map. <5> Probably to be associated with the family of William `Smyth' (1377), also mentioned 1579 in a survey as `Smythes'. <6>* The significance of the moat, whilst incomplete, is of historic interest, linked in the medieval times with concepts of lordship and social status and so important for the understanding of the distribution and wealth and status in the countryside. The moat itself may also be of archaeological interest potentially containing artefacts relating to the period of occupation and environmental evidence for the appearance of the landscape in which the moated site was set. The setting comprises the immediate context likely to have formed an agricultural complex on a moated site. Tiffaynne's Farmhouse, built on the site of the earlier moat house, and Burnt Mills now forms part of this immediate context. Mapping indicates that the neighbouring vehicle repair business buildings forms the location of the farmhouse which is considered to be an error. The wider setting is made of subdivided and largely undeveloped plotlands and other vehicle repair businesses. The noisy operation of the vehicle repair businesses and Burnt Mills Road impacts on the ability to appreciate the historic rural context of the moat. The immediate and wider setting is therefore not considered to contribute to the significance of the moat.	A large parcel of land in the north-eastern corner of the NDO site has been excluded from the developable areas of the NDO site due to their location within Flood Zones 2 and 3. The developable area of the NDO site is therefore some distance away and retains a good level of separation to the heritage asset and the heritage asset itself is not visible from the developable areas of the NDO site. It is therefore considered that the NDO proposals will have no impact on the significance of this heritage asset and therefore cause no harm to it.	N/A
Tiffayne's Farmhouse	*TIMBER FRAMED HOUSE (C16, Medieval to Post Medieval - 1500 AD to 1599 AD)* *5209 BURNT MILLS ROAD NORTH BENFLEET* *TQ 79 SE 4/119 Tiffayne's Farmhouse*	A large parcel of land in the north-eastern corner of the NDO site has been excluded from the developable areas of the NDO site due to their location within Flood Zones 2 and 3. The developable area of the NDO site is therefore some distance away and retains a good level of	N/A

	II *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.* *Listing NGR: TQ7551790337*  **Tiffayne's Farmhouse: North elevation looking east along Burnt Mills Road** The significance of the asset is predominantly derived from the historic, architectural and artistic interest. The history of the building dates back as early as the 16th century although there appears to be little evidence of surviving historic façade materials. Nevertheless, the building demonstrates the historic building methods and materials available at the time of its construction. There may also be some archaeological interest on the site as it was built on the site of an earlier moat house.	separation to the heritage asset and the heritage asset itself is not visible from the developable areas of the NDO site. It is therefore considered that the NDO proposals will have no impact on the significance of this heritage asset and therefore cause no harm to it.	

	The setting comprises the immediate domestic setting with ancillary buildings, incomplete moat and is enclosed by mature trees and hedgerows with an access onto Burnt Mills Road. The wider setting is made of subdivided and largely undeveloped plotlands and vehicle repair businesses. The historic rural context from the wider setting has been lost and is not considered to contribute to the significance of this heritage asset. The immediate setting informs the historic context of the asset and is therefore considered to make a contribution to the significance of the asset.		
Smiler's Farm	*MOAT (Medieval - 1066 AD to 1539 AD)* *Moat. <1> In RCHM as Coldblows. <2> On OScard and mapped as `Smiler's Farm. In 1953 the moat was waterfilled and in good condition. <3> Incomplete, rectangular. <4> Sketch plan on back MSRG card, presumably traced from OS map. <5>* There is no evidence that any part of the moat remains today. The significance of this asset is therefore limited to its archaeological interest potentially containing artefacts relating to the period of occupation and environmental evidence for the appearance of the landscape in which the moated site was set. The setting comprises the immediate context likely to have formed an agricultural complex on a moated site. A number of buildings of mainly non-residential uses now forms part of this immediate context. The wider setting is mostly made of subdivided and developed plotlands with subdivided but undeveloped plotlands to its north. The immediate and wider setting is therefore not considered to contribute to the significance of the moat.	The heritage asset is recorded to lie within Phase 1 of the mini masterplan development area of the NDO where demolition is expected to take place. There is therefore the potential of harm to undiscovered archaeological remains.	A condition for a written scheme of archaeological investigation prior to any demolition works to be approved by the local planning authority has been imposed as a condition of the NDO at the Phase 1 mini masterplan development area.
GHQ Line Anti-Tank Ditch and Pillboxes	*ANTI TANK DITCH (WWII, Second World War - 1939 AD to 1945 AD)* *1993 and 2000: 2nd World War tank trap, a ditched defence around Chelmsford, showing successively as an earthwork, soil mark and cropmark on subsequent*	The developable area of the NDO site does not extend into the location of these heritage assets and therefore makes no contribution to the significance of them.	As the developable area does not extend into the locations of these assets there is not considered to be an appropriate opportunity to enhance, or better reveal, the significance of the remaining pillbox.

	RAF vertical photography. Mostly now destroyed by recent development. <1> - <4> *2006: In 1940, with the threat of a German invasion after the evacuations from Dunkirk, a plan was initiated which called for the construction of hundreds, if not thousands, of miles of defence lines throughout Britain. In addition to the coastal 'outer crust', there was a vast network of inland lines paralleling the coast and connecting with each other. The most significant of these, the largest and probably the most heavily fortified, was the GHQ (General Headquarters) Line. This ran from the North of England south to the Thames and then west across the country to the Bristol Channel.* *In Essex, it came in at Great Chesterford following the path of the River Cam. At Newport it bridged eastwards via Debden Water to Debden at TL 552 328. Here, an anti-tank ditch was dug which crossed the fields south-eastwards for 2 miles until it met the River Chelmer at Cherry Green, TL 570 302. The river then became the anti-tank obstacle, southwards through Chickney, Little Easton, Dunmow, Great Waltham and Broomfield to the northern outskirts of Chelmsford.* *At TL 715 091 the line left the Chelmer to proceed via a second length of anti-tank ditch south-eastwards to the railway line at TL 726 082. It then followed the cutting of the railway NE to TL 729 084 where the ditch restarted. This length zigzagged eastwards to TL 742 079 where it rejoined the River Chelmer to once again head south.* *At Sandford, TL 741 061, the defence line left the Chelmer for the second time to embark on its fourth length of anti-tank ditch, this time all the way to the Thames. This long stretch ran to the E of Sandon before allying itself closely to the A130 which it zigzagged its way across, through Howe Green and Rettendon to Battlesbridge. Each time the ditch was required to cross the A130, and any other road, a concrete and steel barrier was constructed across the*		

	carriageway. *From Battlesbridge, the ditch headed SSW through Shotgate, crossing the railway line via a cable barrier at TQ 761 924 to hit the A127 Southend Road at TQ 759 909. Traversing the dual carriageway via a massive road barrier, it continued its way south through North Benfleet and Bowers Gifford, crossing the A13, to eventually run out in the extensive marshes south of Pitsea at TQ 749 871. The final stretch of the defence line to the Thames was taken up by Pitseahall Fleet, Vange Creek and Holehaven Creek to join the wide river between the Thameshaven oil refineries to the W and Canvey Island to the E.* *Surveyed at various times during the 1990's and 2000's, throughout the whole length of the four ditched sections of the GHQ Line in Essex virtually nothing of this earthwork now survives. However, its path can be very clearly seen on 1940's aerial photographs and thus it has been possible to plot its route with confident accuracy. The entire length of the line, both in its ditched form and in its use of the River Cam, Debden Water and the River Chelmer, was fortified by pillboxes.* *Many of these still survive and are documented under separate SMR entries.* *PILLBOX (WWII, Modern - 1939 AD to 1945 AD)* *Aerial photographs taken in 1946 show what is probably a rectangular infantry pillbox with a blast wall on its west side standing on a field edge a few yards to the east of Cromwell Road. The anti-tank ditch of the GHQ Line crossed from North to South 30 yards away on its east side. An aerial photograph taken in 1960 shows no sign of the pillbox although there are some trees there. 1981 aerial photographs show the area completely clear. <1> - <4>*		

	PILLBOX (WWII, Modern - 1939 AD to 1945 AD) *An aerial photograph taken in May 1946 shows what is probably a rectangular infantry pillbox standing on the west side of the GHQ Line anti-tank ditch at this point. An aerial photograph taken just one month later, in June shows the pillbox possibly in the process of demolition. An aerial photograph taken in 1960 shows the area completely clear. <1>-<3>* *PILLBOX (WWII, Modern - 1939 AD to 1945 AD)* *An aerial photograph taken in May 1946 shows a rectangular infantry pillbox with a blast wall on its WNW side facing across the path of the anti-tank ditch. At this point, on a hill side east of All Saints Church, the ditch ran North/South about 70 yards east of the pillbox. An aerial photograph taken in 1960 shows no sign of the pillbox. <1> <2>* *PILLBOX (WWII, Modern - 1939 AD to 1945 AD)* *An aerial photograph taken in 1946 shows a rectangular infantry pillbox, with a blast wall on its SSW side, facing across the path of the anti-tank ditch. At this point the ditch ran NW/SE about 60 yards NE of the pillbox. An aerial photograph taken in 1960 shows it to have been demolished by that date, although its base has survived and remains extant. <1> <2>* *PILLBOX (TYPE FW3/28A) (WWII, Modern - 1939 AD to 1945 AD)* *The GHQ Line crossed Harrow Road, North Benfleet, at TQ 7602 9075 (SMR 20113). Most places where the GHQ Line crossed a road, the barrier was overlooked by an artillery pillbox. An aerial photograph taken in 1946 shows what is almost certainly an FW3/28A*		

	artillery pillbox standing on the N side of a track 50 yards to the E of Pound Lane. From this position it faced ENE towards the anti-tank ditch 150 yards away and the approach to the road barrier along Harrow Road. An aerial photograph taken in 1960 shows it to have been demolished by that date. <1> <2> <3> *PILLBOX (TYPE FW3/24)? (WWII, Modern - 1939 AD to 1945 AD)* *An aerial photograph taken in 1946 shows what is probably a thin-walled Type FW3/24 pillbox standing a few yards N of Burnt Mills Road by a sharp bend. An aerial photograph taken in 1960 shows it to have been demolished by that date. <1> <2> <3>* *PILLBOX (TYPE FW3/24) (WWII, Modern - 1939 AD to 1945 AD)* *At the edge of a field W of Pound Lane is an FW3/24 thin-walled pillbox. It is constructed of brick and concrete although, unusually, it was originally shuttered with wood on the outside and brick on the inside. The walls are 18 inches thick and the pillbox faces NE. Inside, there is a central Y-shaped pillar. <1>*		

	   There is no evidence that any part of all but one (pictured) of these assets remains on site. Some pillboxes are protected through scheduling and listing due to their rarity, level of preservation and historical significance. Otherwise, the historic interest of pillboxes is limited to the preservation of surviving wartime sites. It is considered that the FW3/24 pillbox design was the most common built during 1940 and 1941. The pillbox at the edge of a field west of Pound Lane remains on site. Its significance is therefore of		

	historic interest. The historic interest associated with these heritage assets is limited to their preservation as wartime sites forming part of Britain's military history.		
Bradfield's Farmhouse	*TIMBER FRAMED HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)* *5209 BURNT MILLS ROAD NORTH BENFLEET* *Bradfield's Farmhouse TQ 79 SE 4/120* *II* *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.* *Listing NGR: TQ7530590394*	Whilst the immediate setting of the heritage asset is largely screened from the NDO site by mature vegetation along the verges of Burnt Mills Road there is the potential of harm from the development of plots in Phase 3 of the NDO which front onto Burnt Mills Road should the immediate setting of the heritage asset ever be revealed. The level of harm will be dependent on the details of the scheme submitted as part of the compliance process but is likely to fall within the spectrum of 'less than substantial harm'. The developable area of the NDO site does not extend into the area defined by the existing moat in the same general area as the existing farmhouse.	It is considered that the Design Code provisions limit the potential impact of the NDO proposals through setting out specific parameters for future proposals and this will need to be demonstrated in a future compliance application. Any potential future harm to the significance of this heritage asset will need to be assessed as detailed schemes are developed. The redevelopment of the NDO site using the Design Code provisions also creates an opportunity to make a valuable contribution to enhancing the wider setting to this heritage asset. The NDO also makes provision through its conditions for any additional historic or archaeological finds discovered on site during construction to remain in situ until the local planning authority has been notified of the proposed approach to retain/record the findings.

	  *Wessex County Council Field Archaeology Unit undertook an archaeological watching brief on ground works associated with the construction of a new house, garage and driveway at Bradfield's Farm, North Benfleet. The site for the new house lay roughly 40m northeast of the former site of a medieval moated farmstead (EHER 7529). The east and west sides of the moat still survive. The existing farmhouse lies within the moated area and is a grade II listed building.* *The archaeological fieldwork involved the monitoring of the removal of the whole of the topsoil from the area of the proposed driveway. The groundworks for the house*		

	and garage comprised piling through topsoil and were not monitored. *The monitoring found topsoil above glacial head. The topsoil consisted of dark greyish brown friable silt clay with few natural inclusions. It contained infrequent pieces of modern pottery, brick, glass, iron, plastic, coal, ash and wood and was about 0.35m thick. The underlying glacial head was brownish yellow firm silt clay with infrequent flecks and pieces of chalk. The surface of the glacial head was visually inspected for archaeological features and finds: none were detected. The only feature was a very large and very modern ash pit, which extended beneath the area of the proposed new garage. There were no pre-modern finds.* *The results of the archaeological brief suggest that the medieval farmstead, and its likely postmedieval successors, were largely confined to within the area defined by the existing moat, in the same general area as the existing farmhouse. <1>* The significance of the asset is derived from its historic and architectural interest as evidenced in some of the surviving historic fabric. The building demonstrates historic living expectations, as well as building methods and materials available at the time of its construction. There may also be some archaeological interest on the site as it retains a small portion of a homestead moat. The setting comprises the immediate domestic setting with ancillary building, incomplete moat and is enclosed mature trees and hedgerows with access to farm buildings to its northwest. The wider setting is made of the remaining farm buildings, agricultural fields and is separated from the subdivided and largely undeveloped plotlands to the south by Burnt Mills Road. The noisy operation of Burnt Mills Road impacts on the ability to appreciate the historic rural context. The historic rural context from the wider setting to the south where the NDO site lies has largely been lost and is not considered to contribute to the significance		

	of this heritage asset. The immediate setting informs the historic context of the asset and is therefore considered to make a contribution to the significance of the asset.		
Bradfield's Farm	*MOAT (Medieval - 1066 AD to 1539 AD)* *Homestead moat. <1> <2> Waterfilled, in good condition. A small portion of the moat also remains at TQ 75329038, south- east of the house. <3> Incomplete, rectangular. <4> Sketch plan on back of MSRG card, presumably tracing from OS. <5> Probably to be associated with the family of Geoffrey de `Berdefeld' (1327), also mentioned in 1498 as `Bardefeldis', in 1554 as `Berdfeldes', 1557 as `Bardfilds alias Bardevyles'. <6>* The significance of the moat, whilst incomplete, is of historic interest, linked in the medieval times with concepts of lordship and social status and so important for the understanding of the distribution and wealth and status in the countryside. The moat itself may also be of archaeological interest potentially containing artefacts relating to the period of occupation and environmental evidence for the appearance of the landscape in which the moated site was set. The setting comprises the immediate context likely to have formed an agricultural complex on a moated site. The later post-medieval Bradfield's Farmhouse now forms part of this immediate context. The wider setting is made of the remaining farm buildings, agricultural fields and is separated from the subdivided and largely undeveloped plotlands to the south by Burnt Mills Road. The noisy operation of Burnt Mills Road impacts on the ability to appreciate the historic rural context of the moat. The immediate and wider setting is therefore not considered to contribute to the significance of the moat.	Whilst the immediate setting of the heritage asset is largely screened from the NDO site by mature vegetation along the verges of Burnt Mills Road there is the potential of harm from the development of plots in Phase 3 of the NDO which front onto Burnt Mills Road should the immediate setting of the heritage asset ever be revealed. The level of harm will be dependent on the details of the scheme submitted as part of the compliance process but is likely to fall within the spectrum of 'less than substantial harm'. The developable area of the NDO site does not extend into the area defined by the existing moat in the same general area as the existing farmhouse.	It is considered that the Design Code provisions limits the potential impact of the NDO proposals through setting out specific parameters for future proposals and this will need to be demonstrated in a future compliance application. Any potential future harm to the significance of this heritage asset will need to be assessed as detailed schemes are developed. The redevelopment of the NDO site using the Design Code provisions also creates an opportunity to make a valuable contribution to enhancing the wider setting to this heritage asset. The NDO also makes provision through its conditions for any additional historic or archaeological finds discovered on site during construction to remain in situ until the local planning authority has been notified of the proposed approach to retain/record the findings.
Lavender Cottage	*TIMBER FRAMED HOUSE (C17-18, Post Medieval - 1600 AD to 1799 AD)*	A large parcel of land in the north-eastern corner of the NDO site has been excluded from the developable areas of the NDO site due to their location within Flood	N/A

	5209 POUND LANE NORTH BENFLEET *Cottage at junction with Burnt Mill Road TQ 79 SE 4/139* *II* *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.* *Listing NGR: TQ7575590458*  The significance of the asset is derived from its historic and architectural interest as evidenced in some of the surviving historic fabric. The building demonstrates historic living expectations, as well as building methods and materials available at the time of its construction. The setting comprises the immediate domestic setting with ancillary buildings separated from the adjacent property and agricultural fields by mature trees and hedgerows. A brick wall with some mature trees and hedgerows forms its boundary with Burnt Mills Road and Pound Lane where it is accessed from. The wider setting is made of agricultural fields and is separated	Zones 2 and 3. The developable area of the NDO site is therefore some distance away and retains a good level of separation to the heritage asset and the heritage asset itself is not visible from the developable areas of the NDO site. It is therefore considered that the NDO proposals will have no impact on the significance of this heritage asset and therefore cause no harm to it.	

	from the subdivided and largely undeveloped plotlands to the south by Burnt Mills Road. The wider setting is largely screened from the site by mature trees and hedgerows and is not appreciable from within Lavender Cottage. The immediate setting informs the character and historic context of the asset and is therefore considered to make a contribution to the significance of the asset.		
Nos. 1 – 3 Wellington Cottage	Not recorded on the HER, the Essex Place Services (Historic Buildings), in a recent planning application response for development at the adjacent no.4 Wellington Cottages (18/01353/OUT), describes the terrace cottages of nos. 1 – 3 Wellington Cottages as a likely non-designated heritage asset due to the form and age of these properties. It is thought that these may have historically been workers cottages. A plaque on the building states the terrace was constructed by W.Long in 1870. The significance of these assets is likely to derive from their historic and architectural interest as evidenced by the gable roof with chimney stacks and brick patterns on window (sash) arches. The building demonstrates historic living expectations, as well as building methods and materials available at the time of its construction.	A large parcel of land in the north-eastern corner of the NDO site has been excluded from the developable areas of the NDO site due to their location within Flood Zones 2 and 3. The developable area of the NDO site is therefore some distance away and retains a good level of separation to the heritage asset and the heritage asset itself is not visible from the developable areas of the NDO site. It is therefore considered that the NDO proposals will have no impact on the significance of this heritage asset and therefore cause no harm to it.	N/A

	 **Wellington Cottage: South elevation from Burnt Mills Road** The short terrace building is set back from Burnt Mills Road, separated by an area of hardstanding. Low level close boarded fencing separates the properties from adjoining properties. The wider setting is made of agricultural fields and is separated from the subdivided and largely undeveloped plotlands to the south by Burnt Mills Road. The wider setting is largely screened from the site by mature trees and hedgerows and is not appreciable from within the asset. The hardstanding and boundary treatments has diminished the immediate setting of the asset. The immediate and wider setting is therefore not considered to make a contribution to the significance of the asset.		
Church of All Saints	*CHURCH (C13, Medieval - 1200 AD to 1299 AD)CHURCH (Rebuilt C17, Post Medieval - 1600 AD to 1699 AD)* *NORTH BENFLEET HALL ROAD NORTH BENFLEET Church of All Saints* *II** *A small random stone church of CI3 (or earlier) origin but largely rebuilt in the C17 and restored in the C19.*	The heritage asset lies some distance away to the east of the NDO site, approximately 400 metres. The NDO site maintains a good level of separation to this heritage asset and the heritage asset itself is not visible from the developable areas of the NDO site. It is therefore considered that the NDO proposals will have no impact on the significance of this heritage asset and therefore cause no harm to it.	N/A

	The west tower was added in 1903 and encloses the heavy timber-framing with braces and trellis struts of the earlier belfry. The north wall of the nave has a window of Norman origin and there is a C16 brick window of 2 lights, with panel tracery. The south porch is of the C16. There is a C13 square font with shallow blank arcading on the sides. *Listing NGR: TQ7611989997*  *"Away from the village but close to the moated site of North Benfleet Hall (dem.). Small and of little interest outside, except for one early c16 brick window (renewed) of two lights with panel tracery. The brick tower of 1903 does not betray the timber construction of the c15 belfry inside, with braces between the posts from E to W as well as from N to S. Tellis struts higher up. And this heavy timbering in return does not betray a window of c. 1200 hidden in the nave's Norman W wall. Nave refaced on Kentish rag om the mid c16, the chancel rebuilt in the same material by G.E. Street, 1870, when the S vestry was added. Closed 1994, no*		

	access to the interior in 2004." (Bettley, 2007; Pevsner, 1954). The significance of the asset is predominantly derived from the historic, architectural and artistic interest. The history of the building dates back as early as the 13th century although there appears to be little surviving from this period having been largely rebuilt in the 17th century. Nevertheless, the building demonstrates an historic gathering place and place of worship. There may also be some archaeological interest on the site. The setting comprises the immediate churchyard setting enclosed by mature trees and hedgerows. The wider setting is made of agricultural fields, farm buildings and a small number of residential properties and North Benfleet Hall on North Benfleet Road. The historic rural context remains and contributes to the significance of this heritage asset. The immediate and wider setting informs the historic context of the asset and is therefore considered to make a contribution to the significance of the asset.		
North Benfleet Hall	*HOUSE (C15-C16, Medieval - 1066 AD to 1539 AD)* *MOAT (Medieval - 1066 AD to 1539 AD)* *Moat at site of North Benfleet Hall. <1> Moat incomplete. The house was two-storied with attics, the walls of plastered timber-frame and brick, with tiled roofs. It was built on an H- plan. The east wing of this was C15 and had a king-post roof; the middle block and the west wing were built or rebuilt in C16. The house was much altered in C17 and later, including the addition of a cellar under the east wing (see 7531 for post medieval details). <2> The hall had been completely destroyed by 1953 when the moat was reported to be waterfilled and in fair condition. <3> Incomplete, rectangular moat. <4> Sketch plan on back MSRG card, presumably traced from OS. <5>*	The heritage assets lie some distance away to the east of the NDO site, approximately 400 metres. The proposals of the NDO will therefore have no impact on the significance of these heritage assets and therefore cause no harm to them.	N/A

	Medieval tile land glazed pottery has been found here, apparently. <6> *HOUSE (C16-C17, Post Medieval - 1540 AD to 1900 AD)* *The house was two-storied, with attics; the walls plastered timber-frame and brick, with tiled roofs. In plan it was H-shaped with a staircase block in the west angle on the north side. The east wing dated from C15 (see 7530), the west wing and central block built or rebuilt in C16. The house was greatly altered in C17, with a cellar added under the east wing. RCHM also notes `modern' alterations including rebuilding of roofs of the west wing and the middle block. C16 and C17 features included: windows (some blocked), chimneystacks, exposed timbers inside the house, and the staircase. <1> The house had been demolished by 1953. <2>* *FINDSPOT (Medieval - 1180 AD to 1190 AD)* *COIN (Medieval - 1180 AD to 1190 AD) Dated from Rhuddlan mint based at Rhuddlan castle. On the reverse there is a voided short cross with a quatrefoil in each quadrant- each quadrant containing four pellets.* *FINDSPOT (Post Medieval - 1600 AD to 1800 AD)* *BELL (Post Medieval - 1600 AD to 1800 AD) projects from the top, there is evidence of a break at the top section of the suspension loop . The lower hemisphere has a long, wide sound slit with circular holes at the ends. The pea clapper is intact within the interior section of the bell.* *FINDSPOT (Medieval - 1189 AD to 1199 AD)*		

	COIN (Medieval - 1189 AD to 1199 AD) is a voided short cross with a quatrefoil in each quadrant- each quadrant containing four pellets. It appears that a pond remains but is unknown whether this formed part of the moat and the house no longer exists. The significance of these assets is therefore limited to its archaeological interest potentially containing artefacts relating to the period of occupation and environmental evidence for the appearance of the landscape in which the moated site was set. The setting comprises the immediate context likely to have formed an agricultural complex on a moated site. The setting now forms the location of North Benfleet Hall, its ancillary building, pond, and wider grounds and access roads. The wider setting is made of All Saints Church largely screened by mature boundary vegetation, agricultural fields, farm buildings and a small number of residential properties on North Benfleet Road. The immediate and wider setting is therefore not considered to contribute to the significance of any remaining part of the moat.		

3.0 Conclusion

There remains the potential for unknown buried assets to be present within the site. A written scheme of archaeological investigation has therefore been required by the NDO conditions for works in the Phase 1 mini masterplan development area. The NDO conditions also makes provision for any additional historic or archaeological finds discovered on site during construction to remain in situ until the local planning authority has been notified of the proposed approach to retain/record the findings.

Finally, the design of future schemes in the Phase 3 mini masterplan development area will be important to establish how much harm is caused to the setting and significance of heritage assets at Bradfield's Farmhouse. The NDO conditions makes provision for any potential future harm to the significance of these heritage assets to be assessed through the submission of a Heritage Statement as part of any future compliance application.