



Part 2: Fobbing



THE WHITE LION

WELCOME TO
THE
WHITE
LION

WELCOME TO
THE
WHITE
LION

WELCOME TO
THE
WHITE
LION

STOP



Contents

0	OVERVIEW & INTRODUCTION	2
1	ARCHAEOLOGY	6
2	HISTORIC LANDSCAPE	16
3	BUILT HERITAGE	36
4	HISTORICAL EVOLUTION	58
5	THE VILLAGE TODAY	64
6	GLOSSARY OF TERMS	83
7	BIBLIOGRAPHY	87

Cover image: St Michaels seen from Footpath 14

Inside cover: The White Lion Public House

Overview



Fig 1. St Michael's Church

The Rural Settlement Assessment of Fobbing describes the origins of this study area through a description and analysis of the archaeological, historic landscape, built heritage, and historical evolution of the village settlement, its context and setting: this provides core information to allow insights into how the past has influenced the present so we can make informed decisions about its future.

The historic village is located on a notable ridge of higher ground and is generally rural in character retaining some historical features. Historically the upper, drier land had a grid-like grain to its field layout and, although much has been eroded, this pattern is preserved by surviving historic roads, tracks and footpaths: notably, historic farmsteads populate the High Road.

The Saxon and Medieval village was centred at the southern end of the ridge, the 11th century St Michaels Church with its 15th century tower dominating the landscape. Fobbing's historic significance is also marked in the 1381 Peasants' Revolt. The low-lying coastal marshes form a significant part of the wider setting for Fobbing and are distinguished by a curvilinear field-pattern marking the routes of former creeks.

Archaeological finds include Neolithic flints and a Mesolithic flint-working site and evidence of Bronze Age settlements but there are no Roman remains recorded to date despite the known salt-based industries of the marshes. The Domesday Book records 'Phobinge' meaning 'the place belonging to Fobba'.

In the post medieval period, the 16th century Fobbing Hall sits beside the site of Fobbing Creek and the 19th century brickfields, pumping station and covered reservoir mark later industrialisation before the Corringham Light Railway became established before 1920.

There is little archaeological sensitivity to north of the study area but the southern end of the ridge, down to the marshes, is particularly sensitive and change there would lead to archaeological harm.

The historic landscape has evolved because of the connectivity between the historic farmland and the Thames via Fobbing Creek but with 20th century plot-land development on the higher ground. Similar to the archaeological sensitivity trends the historic landscape sensitivity is highest over much of the prominent, higher, southern reaches of the region, with a strip of less sensitive landscape along the developed

High Road but with less sensitivity in lower lying agricultural areas to the west and east.

With a designated conservation area affording statutory protection to the southern historic core, there are no Scheduled Monuments as recorded but built heritage includes 19 listed buildings notably including (now landlocked) Ship Cottages near the creek and Fishers Buildings high on the ridge. Four buildings evidence potential for local listing. Change close to, or affecting, the setting of built heritage is sensitive around the historic village core but three of the 15 Divisions assessed in this study: west, east and south of the core whilst moderately sensitive could be positively influenced by careful consideration of local heritage assets. The northern half of the region, and some southern zones are less sensitive to change. Historical evolution is represented by cartographic records from 1777, 1839, 1881, 1897, 1920 and 1938.

The significance of the village today is focussed around the church and Wharf Road with more recent development along the higher ground of the ridge to the north, often commanding views over the low lying marshes to the south, the east and beyond. Only the marshes have higher flood risk. Generally, arable agricultural fields dominate

the area, but there are many areas to the west under equestrian use, occasional woodland to the west, and the marshland is a large SSSI. Beyond the agricultural landscape, public open space includes the playground, playing fields and cemetery. Lion Hill is the only vehicular access to the south, the north is connected to A13 vehicular route via a railway level crossing. Brentwood Road provides strong vehicular connection but relatively safe cycling is possible via small B-roads. Historic footpaths to the east underline the importance of foot-traffic to the marshes.

Building heights are generally one to two storeys and whilst building density of the core is only 10-12 units per hectare, the scattered historical development peaks at 17 dwellings per hectare most recently.

The Fobbing analysis reveals meaningful archaeological, historic landscape, and built heritage sensitivity to change in the higher, geographically prominent historic, and low-lying marshland, of the south of the region. However, there are large areas less sensitive to change in the north; further from the historic settlement and low lying marshes.

Introduction



Fobbing is located on the eastern edge of Thurrock Unitary Authority. The historic village is located on a notable ridge of higher ground, comprising head deposits at the southern end and London Clay at the northern end. The study area encompasses a small portion of Fobbing Marsh.

The western boundary of the study area is formed by the valley of a small stream which drains into Fobbing Creek, the stream has formed the historic parish boundary between Corringham and Fobbing since the Saxon period. There are wide views southwards and eastwards from the higher ground across the marshes and the Thames valley to Kent.

The area is generally rural in character and retains some of its historical features. Historically the drier land had a grid-like grain to its field layout, but much of this has been lost, however the surviving roads, tracks and footpaths still preserve this pattern. The coastal marshes form a significant part of the wider landscape setting for Fobbing, they are distinguished by a curvilinear field-pattern marking the route of former creeks.



Fig. 2 Fobbing Figure Ground

1. Archaeology

1.1 INTRODUCTION

The Essex Historic Environment Record ([EHER](#)) records numerous archaeological sites in the study area, dating from the earliest periods of human occupation in Britain through to the Second World War.

The Saxon and medieval village of Fobbing was located at the southern end of the ridge of higher land that protrudes out into the marsh. Fobbing's historic significance comes in part from its association with Thomas Baker of Fobbing who was one of the leaders of the 1381 Peasant's Revolt.

The post-medieval period saw limited expansion and infilling along the High Road. Fobbing is unusual in its settlement morphology compared to other Thurrock settlements in that the farmsteads also tend to be located on the High Road.

Much of Fobbing's historic grazing marsh survives, forming a significant landscape component to the east and south of the settlement. During the Second World War a bombing-decoy was constructed on the marshes to draw fire away from the nearby oil refinery.

1.2 ARCHAEOLOGICAL ANALYSIS

1.2.1 Prehistoric

Evidence for the prehistoric period is relatively scarce in the study area. However, Mesolithic and Neolithic flints have been recovered from the Corringham Station site to the immediate west of the village, and there is evidence that there may have been a Mesolithic flint-working site in that area. In addition, monitoring of the Coryton to Mucking Gas Pipeline route recovered evidence for Early Bronze Age activity on the marshes to the south.

1.2.2 Roman

There are no known Roman sites from the Fobbing study area. However, given the prevalence of the Roman salt-making industry along the Essex coast, and along the Thames in particular, it is entirely possible that there may be evidence of this date in the area that has yet to be discovered.

1.2.3 Saxon

Fobbing is recorded as Phobinge in 1066, meaning the 'place belonging to Fobba'. Prior to 1066 it had belonged to Brictrmer, a thane (nobleman) of King Edward the Confessor. There were 28 households in the village, with the woodland for 700 pigs, pasture for 700 sheep and half a fishery.

Late Saxon pottery was recovered from the Corringham Station site to the south-east of the village, suggesting settlement either on the site or in the immediate vicinity. It is probable that most of the pasture was on the marshes. St Michael's Parish Church (EHER 9917) contains a late Anglo-Saxon window in the north wall, showing that there was a church on the site at that period.

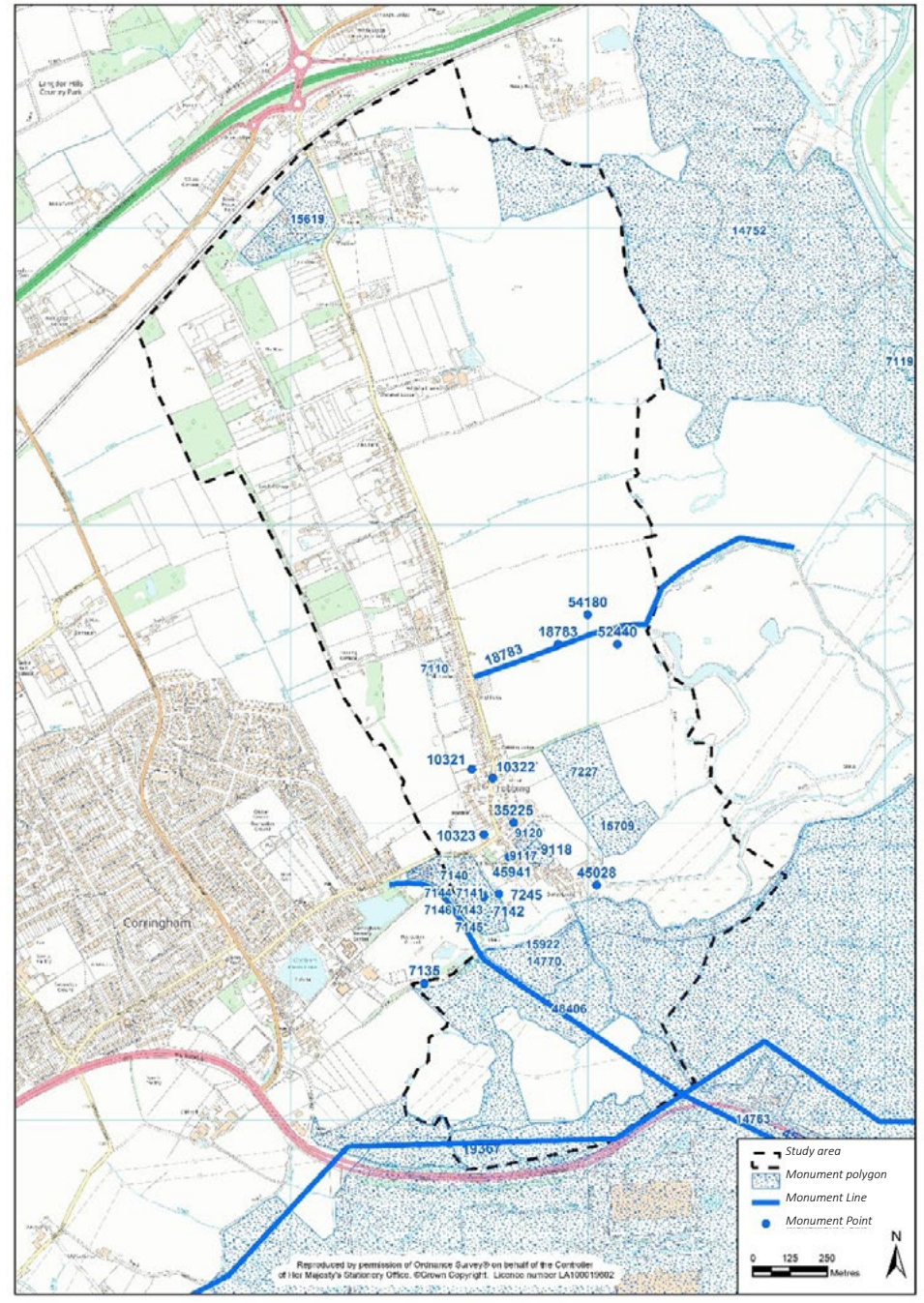
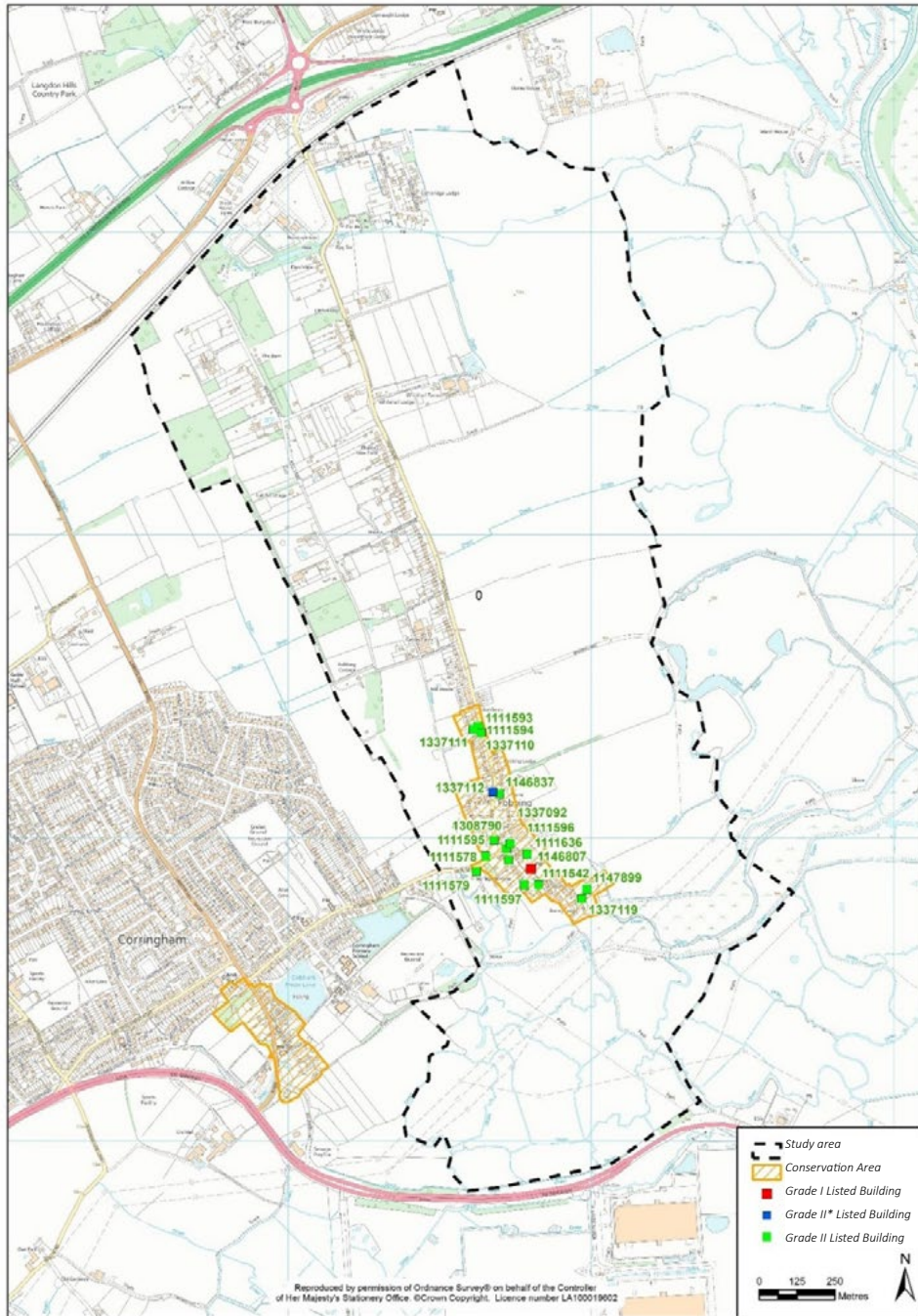


Fig. 3 Fobbing Designated Heritage Assets

Fig. 4 Fobbing Historic Environment Record Sites

1.2.4 Medieval period

Fobbing's historic significance comes in part from its association with Thomas Baker, who was one of the leaders who initiated the Peasants' Revolt of 1381. His holding was Pokattescroft alias Bakerescroft, later known as Whitehall Six Acres in Fobbing. Fobbing was a marsh-side settlement, with access to the Thames via Fobbing Creek.

The settlement

The Domesday Book records Fobbing as having been seized by Count Eustace after the Conquest, with a smaller portion annexed by Thorold. The manor had been added to by Engelric at some point between 1066 and 1086. In addition to the settlement there was the woodland of 750 pigs and pasture for 1217 sheep, and three-quarters of a fishery. In total there were 76 households, which is a large population for a rural manor. It is not known where all these people lived, the extent of the post-medieval village looks too small to have accommodated all of them. Medieval pottery was recovered from the Corringham Station site excavation suggesting that there was settlement in the immediate vicinity, and it is probable that there were further

farms and cottages scattered across the parish and perhaps the marsh edge. The focus of the settlement however would have been around the church and Fobbing Hall at the southern end of the ridge. It is likely that much of the woodland was located on the higher ground in the north of the parish, or possibly located within other parishes as is known to have occurred with other Thames-side settlements.

Fobbing Hall

Fobbing Hall (EHER 35369) is located lower down the ridge to the south of the Church, beside Fobbing Wharf and Fobbing Creek. The current building on the site is 16th century in origin.

Fobbing Wharf

Fobbing Wharf (EHER 45028) was located between Fobbing Hall and Fobbing Creek, and accessed from the High Road.

The marshes

The Fobbing and Corringham marshes lie to the south and east of their two respective villages, with Corringham marsh being the more inland of the two areas. It has not proved possible to establish the precise limits of each marsh, and the issue is complicated by the fact that part of Fobbing marsh is in Corringham parish and vice versa. The history of the drainage of these marshes is largely conjectural due to a scarcity of fixed dates. In 1086 some 1217 sheep were being kept in Fobbing, probably on the marsh. It is not known whether any enclosure or drainage had taken place by this date.

Rippon's (2000) study of the place names associated with marshes in Essex suggests that a broad division can be drawn on the Essex marshes, roughly at Corringham. To the west many of the marshes were embanked by the early 14th century, and there was a mixture of cultivation and meadow. To the east extensive tracts of marshland were left un-embanked, and the concentration of worth/werd names indicates that reclamation took place there at a later date to those of the inner or middle Thames Estuary.

1.2.5 Post-medieval and modern synthesis and components

The settlement

Fobbing appears to have grown relatively slowly during the post-medieval period. Most of the listed buildings date to this period. Pell House to the north of the Church was formerly the Rectory. The settlement is notable for the number of farms which bordered the High Road. As a consequence, a number of surviving agricultural buildings form part of the main settlement area, including the Listed barn, granary and cart-lodge at Fisher's Cottage and the buildings of Curtis Farm. The late 19th century saw the construction of a number of terraces of worker's houses, some of which may have been associated with Kynoch's munition plant on Holehaven Creek on the marshes.

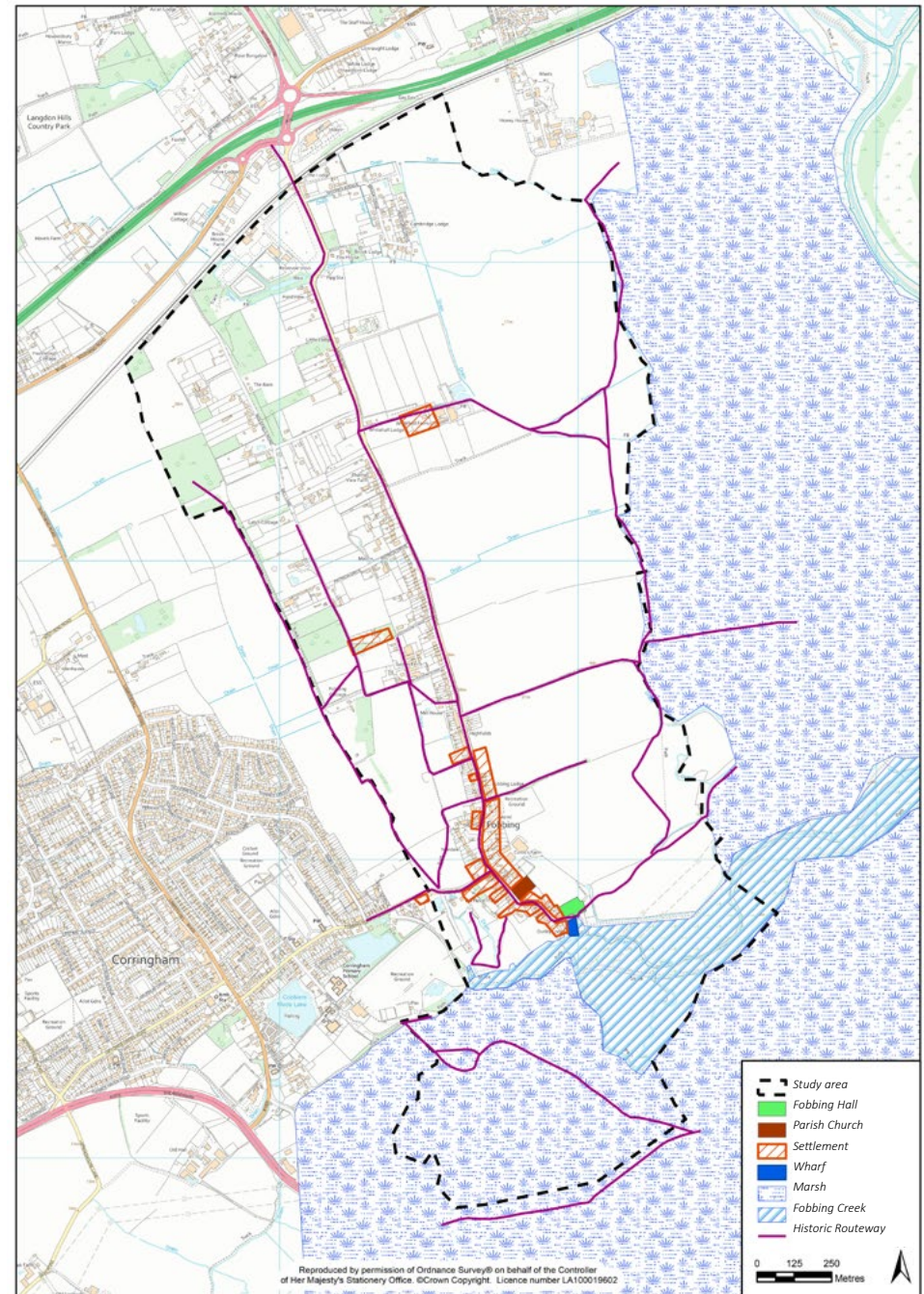


Fig. 5 Fobbing Medieval Interpretation

[The 1777 Chapman and André map](#) shows a single foci of settlement, in Fobbing Village as well as a string of cottages and farms along the High Road. [The 1839 Tithe map](#) shows a very similar settlement pattern, as does the 1881 1st edn. OS map. Much of this post-medieval landscape survives into the modern landscape, both in the form of individual farms and buildings (both listed and unlisted) and in the wider landscape of lanes, footpaths and fields. Fobbing Marsh remains an extant landscape feature which retains much of its original sinuous field boundaries. Surviving built heritage assets include a number of Listed Buildings.

Fobbing Hall

The current Fobbing Hall (EHER 35369) is 16th century in origin. The historic mapping shows the main house and a number of associated buildings.

Fobbing Wharf

The [The 1777 Chapman and André map](#) shows Fobbing Wharf as an open area facing onto Fobbing Creek, with a side branch of the creek

on the left-hand side of the wharf, probably to enable berthing of additional boats. A building and enclosed yard is shown in the centre of the wharf. By the time of the [1st edn OS map \(1881\)](#) these had been replaced by buildings flanking the open space.

Fobbing Mill

Fobbing Mill (EHER 7110) is first recorded in 1541, it is depicted as a post-mill on [The 1777 Chapman and André map](#). By the early 19th century a smock-mill had replaced the original mill. It ceased production in the 1890s.

Methodist Chapel

The Methodist Jubilee Chapel was erected in 1887.

Vange Service Reservoir

The Vange Service Reservoir (EHER 15619) was the the first to be built by the Southend Waterworks Co. Ltd. In 1898, this site contained a pumping station and a covered service reservoir.

Brickworks

The late 19th-early 20th century Fobbing Brickfields (EHER15709) were located to the north-east of Fobbing Hall, the stock bricks produced were transported by barges using the Wharf.

The marshes

In 1624 Giles Vanderputt, a merchant from London, purchased the marsh of Northope in Fobbing from Sir Henry Appleton of South Benfleet. In 1627 an Essex sessions court heard that Vanderputt considered himself “much oppressed by the (parish) officers and neighbours” of Fobbing, Corringham and that he held a detached portion of Mucking where he had “drained and recovered” saltmarsh. The location of this marsh is uncertain, but the fact that both Fobbing and Corringham are named raises the possibility that it was within the study area.

[The Chapman and André map of 1777](#) shows the majority of the study area as being embanked, with the exception of a triangular area opposite Fobbing Creek and Fobbing Creek itself. This triangular area was reclaimed in 1796 when the owner of Little Ilfords, the Rev. James Filewood of Sible Hedingham, enclosed his property 'from the sea by a strong embankment ... on the south side of Fobbing Creek'. The final piece of reclamation was of Fobbing Creek itself, which was embanked across its mouth in the 1950s. Despite all the sea-defences the marshes were flooded several times, notably in 1690, 1736 and 1953.

The field-names on the reclaimed marshes reflect their relatively late date, and are mostly strictly descriptive, such as 'Fourteen acres', 'Sheepwash', 'North End field' or just plain 'Marsh'. The fields themselves are largely delimited by the old creek boundaries, linked by drainage ditches, the result being a very sinuous fieldscape of obvious marshland origin. Crossing the marsh were numerous drift-ways or droving roads, some of which could be quite substantial, and the seawalls also acted as causeways.

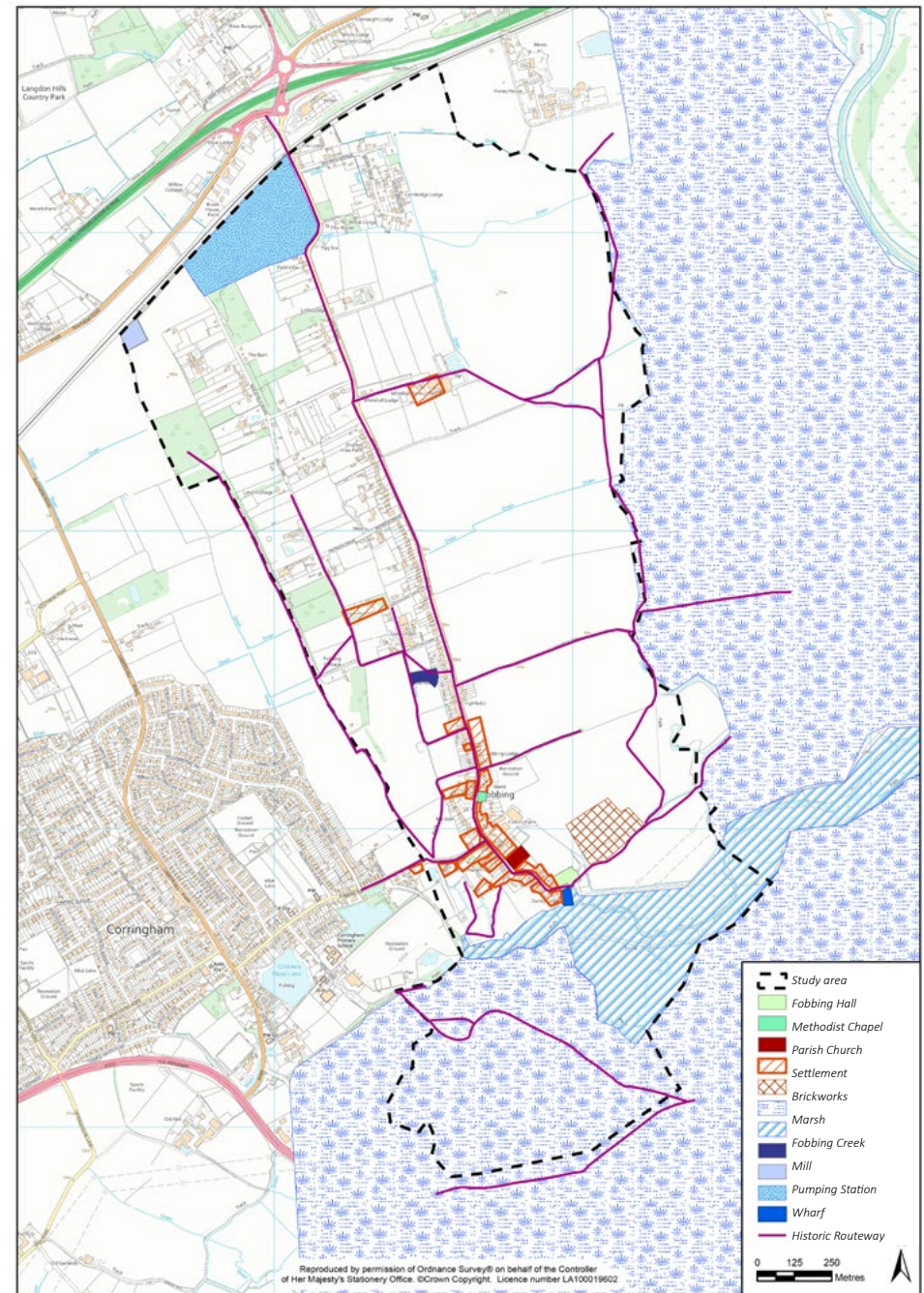


Fig. 6 Fobbing Post Medieval Interpretation

1.2.6 Modern

The modern expansion of Fobbing has been along the High Road and to the west along Mill Lane. The latter development has the appearance of early 20th century plot-land development.

Second World War

During the Second World War the marshes were criss-crossed by anti-aircraft ditches in order to prevent airborne invasion (HER 14763; TQ726829). The area is also pock-marked with bomb-craters, it has not been ascertained as to which represent exploded bombs and which may contain unexploded ordnance. The Scheduled Bombing Decoy at Great Ilford Farm (SM1020489) is located immediately to the east of the study area. The monument comprises a World War II Oil QF (diversionary fire) decoy designed to protect the Shell Haven oil refinery. At the peak of its operation the decoy would have had many burning pools of oil and simulated ring fires from burning oil storage tanks; these would have been ignited electrically from the night shelter, situated some distance away, which also housed the generator and decoy manning personnel. Although nothing remains of the arrangement of decoy fires, the night shelter and

the walls of an oil storage facility survive. The pillbox to the north of the village survives (EHER 10321), but the road barrier and the Turret and Gun position on Lions Hill have been removed. The Church was used as an Observation Post.

Corringham Light Railway

The 1920 3rd edn. OS map shows the Corringham Light Railway (EHER 45738) running from a station on the north-east side of Corringham village, across the study area and down to the docks at Shellhaven and the Kynochtown factory. The portion within the study area is no longer extant, although aerial photos show some surviving earthworks.

Fig. 7 Looking eastwards across the WWII bombing decoy storage bays to Fobbing on the spur of higher ground, Fobbing church- tower is clearly visible above the tree line.



1.3 ARCHAEOLOGICAL POTENTIAL: SENSITIVITY ASSESSMENT

There has only been very limited archaeological fieldwork within Fobbing. However, the location on a spur of higher land above the Thames would have been favourable to occupation in the past. The Thurrock Museum excavations on the Corringham Station site have established the presence of multi-period deposits and finds at the southern end of the Fobbing ridge. The survival of the late medieval and post-medieval built environment is good and associated below-ground archaeology can be anticipated to be present. There is a probability of waterlogged deposits within the marsh area.

The study area for Fobbing has been sub-divided into broad areas based on archaeological potential and a RAG score of Red/Amber/Green was then used to score each of the areas.

Red was used to define those areas of the settlement in which large scale change would have a major impact on designated archaeological heritage assets (Scheduled Monuments, Registered Battlefields and Registered Park and Gardens) resulting in harm to their significance with limited or no prospect of mitigation.

This harm could either be direct (physical changes to the asset) or indirect through changes to their setting. It also includes areas that contain important non-designated archaeological heritage assets which can be considered to meet the NPPF (September 2023) criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68) or comprise extensive archaeological sites with no reasonable prospect of adequate mitigation.

Amber defines those areas which contain archaeological heritage assets, both designated and non-designated, whose significance could be harmed through change, however, with appropriate master-planning and mitigation, carefully designed change which removes or reduces any harmful impacts could be achievable. The significance of the archaeological heritage assets and their setting would need to be carefully considered in any proposal with Heritage Impact Assessments required before proceeding to a proposal for site allocation within that area.

Green defines areas where there is little known archaeological heritage impact, or it is thought that the archaeological heritage assets present can be incorporated into any proposal with appropriate mitigation resulting in no harm to their significance.

Note: In all cases above it should be remembered this assessment is based on the known heritage information available either from national datasets or the Essex Historic Environment Record and that there is always the potential for previously unknown archaeological deposits being present within the study area.

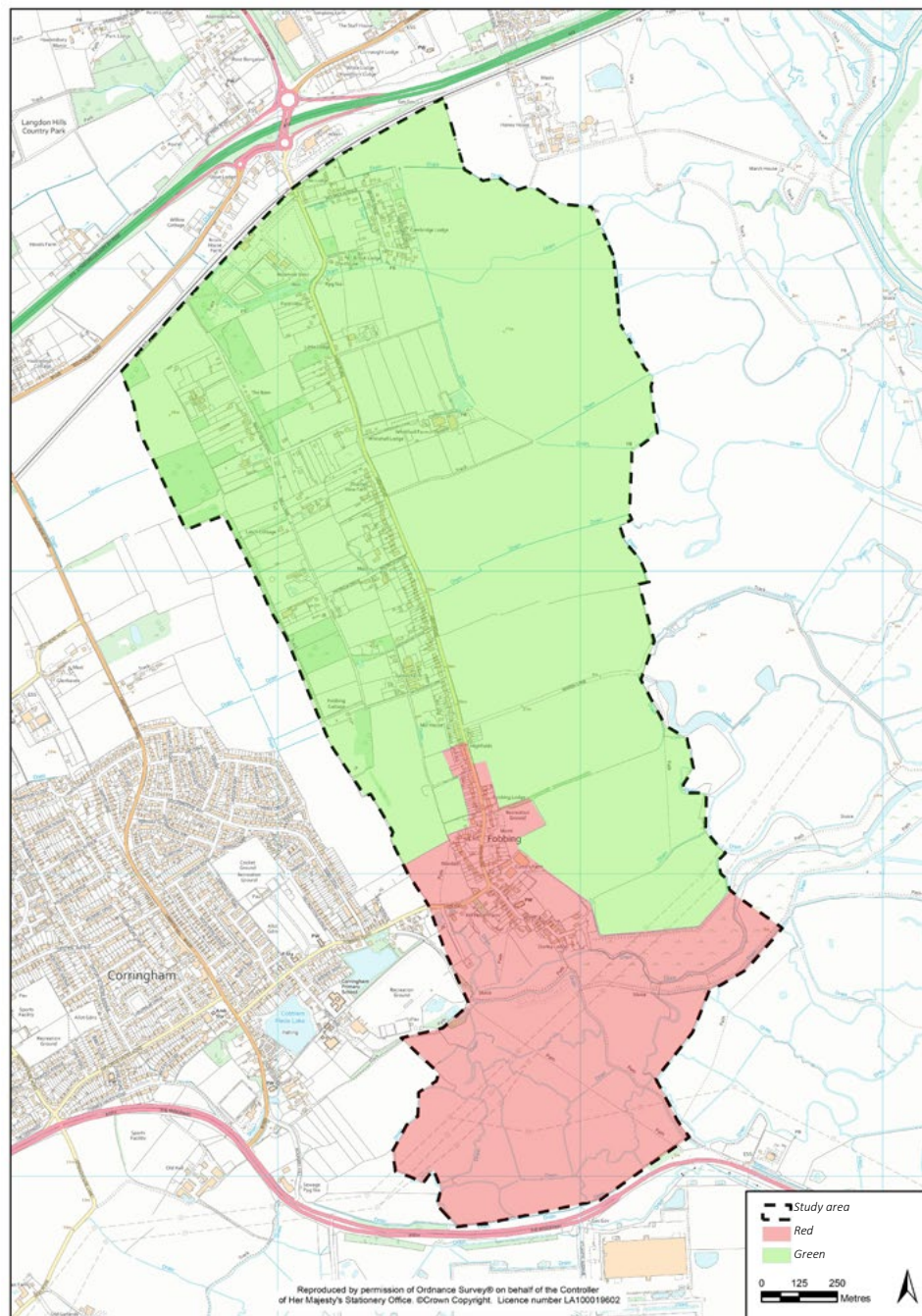


Fig. 8 Fobbing: archaeological potential

2. Historic Landscape

2.1 INTRODUCTION

The purpose of the historic landscape assessment is to understand how the landscape has evolved over time to create the settlement's current character.

This section summarises:

- How the landscape character has developed over time,
- Key features;
- Key viewpoints
- Management requirements

The initial analysis comprises a review of the published local landscape character assessments and other relevant documents to provide an understanding of the settlement's setting and any key characteristics. Site surveys were undertaken to inform a more detailed analysis.

NOTE: It was not possible to undertake detailed surveys to establish which hedgerows met the Hedgerow Regulations 1997 criteria to be considered 'Important'.

2.2 SUMMARY OF LOCAL LANDSCAPE CHARACTER AREAS

The Thurrock Integrated Landscape Character Assessment identifies 12 main local landscape character areas (LCA) which have been further subdivided where necessary.

The study area falls within three landscape character areas:

LCT H3: Fobbing Ridge Open Undulating Farmland

LCT J1: Langdon Lower Hill Slopes

LCT F4: Fobbing Marshes & Haven Creek

The key characteristics relevant to the study area are summarised on the following page

The LCAs include key sensitivities and valued attributes. Each subarea has been assessed against these and used to determine their value.

2.3 EVOLUTION OF THE CURRENT LANDSCAPE

The economy of the village was based on agriculture and the wharf providing access to the Thames. The settlement developed initially on the ridge where there was access to Fobbing Creek and the marshes.

In the 20th century there was significant new development along High Road and within the plot-lands associated with Mill Lane. West of the High Road many of the historic field boundaries remain, although often the fields have been subdivided into smaller plots. In contrast the fields east of the High Road have been enlarged.

A significant change has been as a result of the reduction of grazing on the marshes since the latter part of the 20th century. This is resulting in increased scrub and young woodland, particularly south of the village core.



Fig. 9 Footpath 23 View northwards showing retained historic boundaries



Fig. 10 View from Footpath 23 over London Gateway

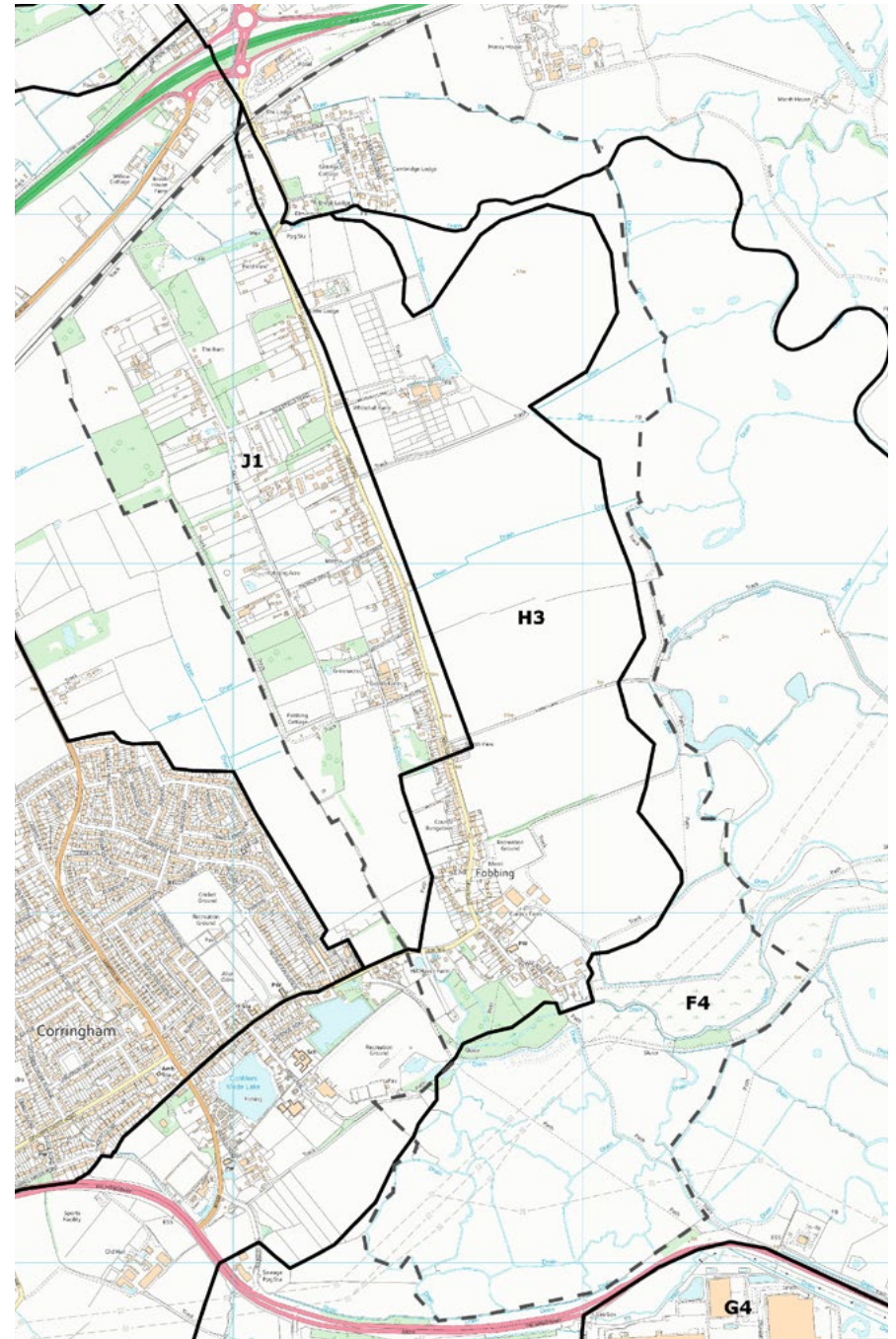
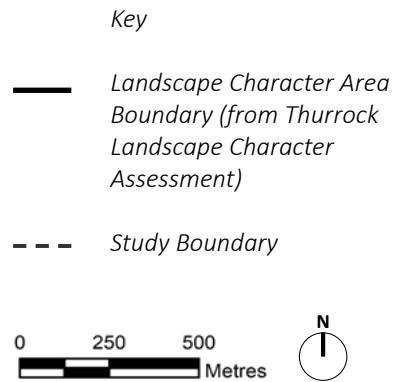


Fig. 11 Fobbing: Landscape Character Areas

Landscape Character Type H3: Fobbing Ridge Open Undulating Farmland

The historic settlement core and most of the area east of the High Road is within Landscape Character Type H3.

The main landscape features include:

- Gently undulating 'ridge' of clay, silt, sand and gravel giving rise to good agricultural soils that are actively farmed;
- In the southern and northern areas, large scale arable fields (due to post 1950 boundary loss) bounded by denuded hedgerows and drainage ditches create an open and exposed landscape, crossed by pylons, and with long views south-east across the marshes and Thames beyond.
- The small valley between Fobbing and Corringham contains smaller fields of pasture and thicker hedgerows, providing a scenic rural and green setting to the historic villages of Corringham and Fobbing.
- Fobbing occupies a high point and St Michael's church is a landmark on the skyline; there are notable panoramic views across the Thames valley from Fobbing

- Areas of woodland and trees provide shelter around farmsteads and villages; small areas of broadleaved deciduous woodland on the edge of Corringham are areas of local nature conservation significance.
- Low-lying fields support areas of lowland wet grassland (a priority habitat).
- Settlement pattern is typically scattered isolated historic halls, farmsteads and historic villages (Corringham and Fobbing).
- Fobbing is a key feature at the end of the ridge and with a past as a thriving port and historic association with the smuggling trade, as well as being one of the main villages involved with the Peasants' Revolt in the 14th Century.
- The area forms a distinct but low ridge and rural backdrop to the marshes whose skyline is punctuated by trees, farm buildings and pylons/powerlines.

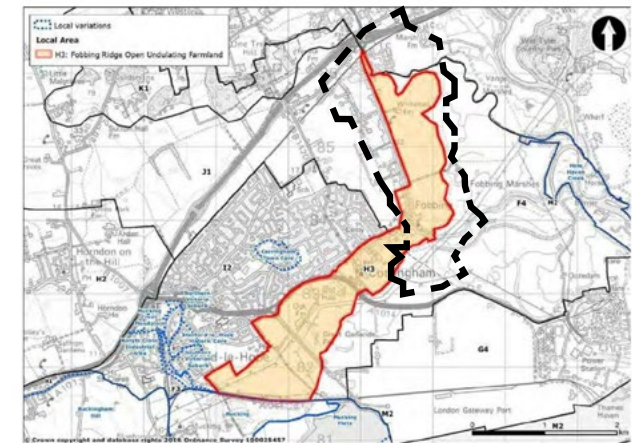


Fig. 12 LCT H3
Study boundary





Fig. 13 View east from High Road showing rolling land

Landscape Character Area F4: Fobbing Marshes & Haven Creek

The area south of the historic core lies within Landscape Character Type F4.

The main landscape features include:

- Low lying flat and open drained marshland landscape on tidal flat deposits, lying below 5m AOD and enclosed by a sea wall that follows the edge of Holehaven Creek.
- Drained by a pattern of distinctive meandering creeks and fleets leading to amorphous and winding field boundaries, with remnant meanders and ox-bow lakes identifiable in aerial photos.
- Land cover is predominantly coastal and floodplain grazing marsh with some areas of arable farmland close to Fobbing.
- Development and roads are typically (and historically) absent from the marshes. However, today the A1014 passes through the area and small industrial areas and overhead electricity lines which are prominent in the open landscape.

- Influenced by industry in adjacent areas – the constant hum of substations around Coryton Refinery detract from the sense of tranquillity and oil cylinders, cranes and warehouse development at London Gateway influenced views to the south.
- The Langdon Hills form a well-wooded, gently rolling skyline provides a rural backdrop to the north and St Michael’s Church situated on the small, wooded ridge at Fobbing provides a landmark to the west.
- A World War II Oil QF bombing decoy remains in the centre of the marshes, designed to protect the Shell Haven oil refinery.

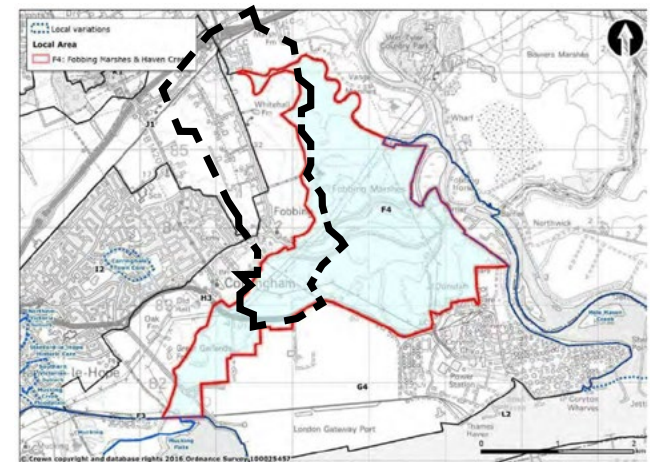


Fig. 14 LCT F4
Study boundary



Fig. 15 Fobbing marshes

Landscape Character Area J1: Langdon Lower Hill Slopes

The modern ribbon development along west side of High Road and off Mill Lane make up the eastern edge of this Landscape Character Area.

The main landscape features include:

- Gently sloping and undulating lower slopes of the Langdon Hills with views up to the higher wooded Langdon Hills.
- The hills slopes have a strong field pattern comprising a mixture of smaller scale pre-18th century enclosures and large 20th century enclosures.
- These arable and pastoral fields are well-defined by hedgerows with trees and tree belts that provide a strong pattern and texture.
- Small areas of deciduous woodland and semi-improved grassland provide additional texture and add to the visual appeal of the hills as well as being of nature conservation significance.
- The settlement pattern is typically scattered isolated farmsteads situated along minor roads traversing the area. However, this pattern has been altered by 20th century ribbon development, for example to the north of Fobbing.

- This area has a relatively high scenic quality as a result of the undulating topography, intact field pattern and hedgerow network, elevated landform that enables a sense of prospect, the texture provided by trees and woodlands and the attractive historic buildings.
- There are long-distance, panoramic views to the east and south over the Fobbing Marshes and River Thames from the ridge north of Fobbing.

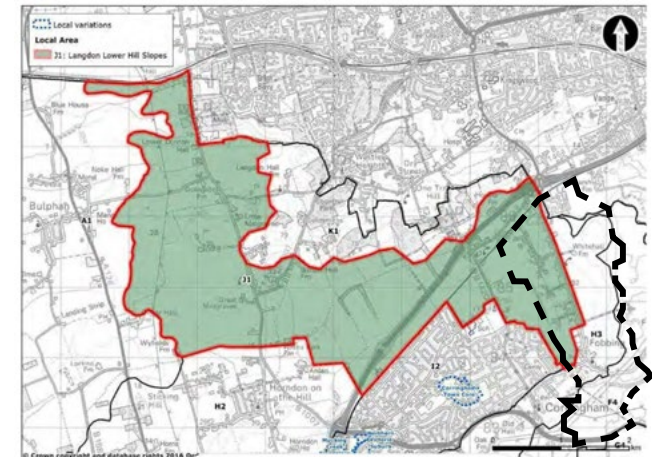


Fig. 16 LCA J1
Study boundary



Fig. 17 Glimpsed view from Mill Lane to Langdon Hills

2.4 KEY LANDSCAPE FEATURES

Many of the landscape features within the study area deliver a wide range of additional benefits including ecological, flood management, amenity enhancement and places for recreation and play.

Local Wildlife Sites & SSSIs

Part of Vange and Fobbing Marshes SSSI lies immediately south of the village centre and includes Fobbing Creek. It comprises unimproved coastal grassland and associated dykes which support a diversity of maritime grasses and herbs including the rare Least Lettuce.

Around the SSSI is the extensive Corringham and Fobbing Marsh Local Wildlife Site which is one of the largest areas of relict grazing-marsh in south Essex. It supports similar habitat and species as the SSSI.

Woodland

Most of the wooded areas are in the north-east of the study area, except for the developing woodland that bounds the back gardens along Wharf Road and Fobbing Road

Trees

There are very few Tree Preservation Orders in Fobbing. The only protected trees are clustered around the listed building just north of the Church and various street trees on Wharf Road.

Land in Equestrian Use

A large proportion of the land to the west of the village is land in equestrian use. These small-scale fields are clustered around the plot-land developments behind the High Road and are bounded to the west by larger scale agricultural fields.



Fig. 18 Footpath 143 looking over the marshes to the south of the village



Fig. 19 Large tree in the churchyard

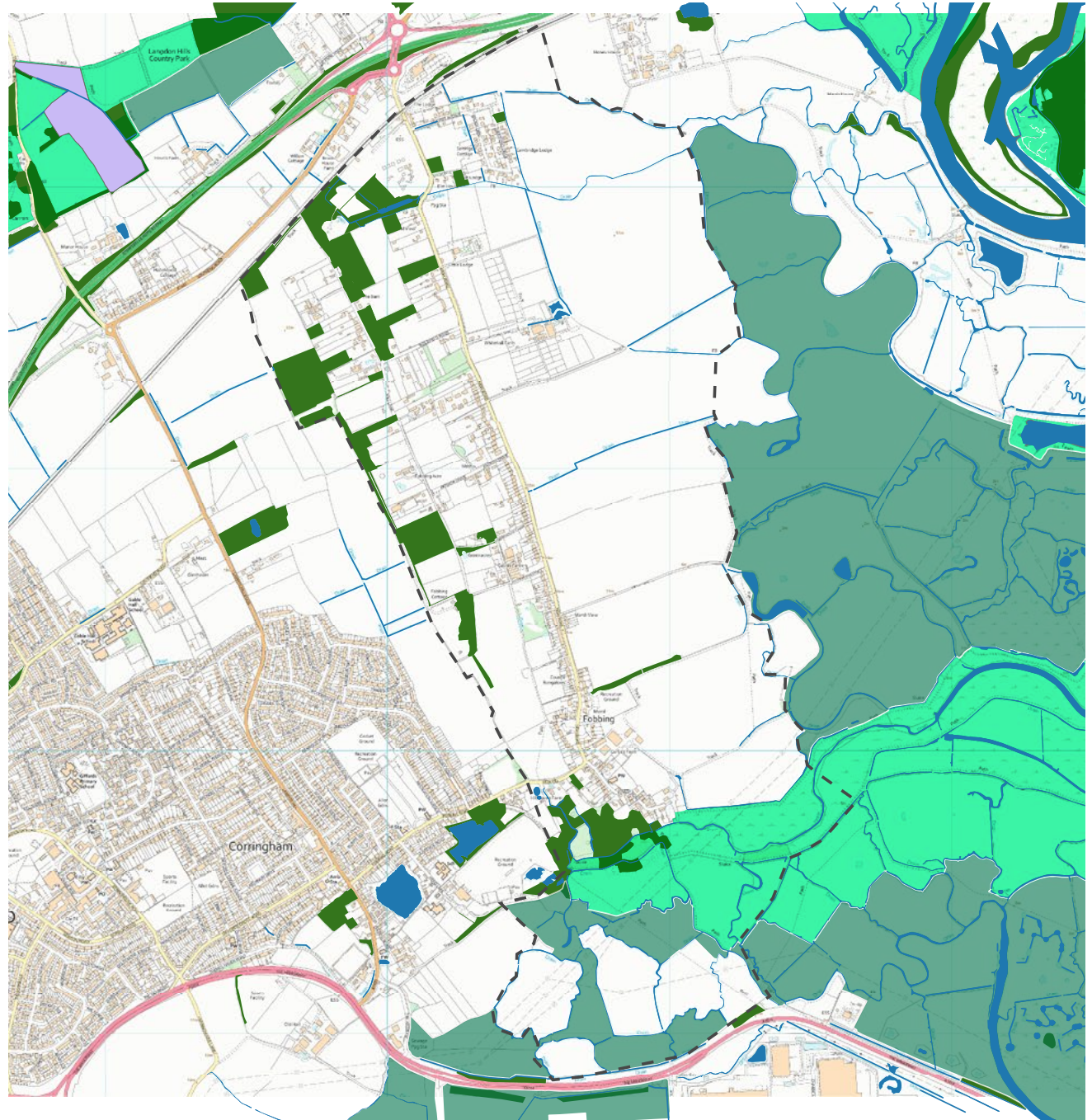
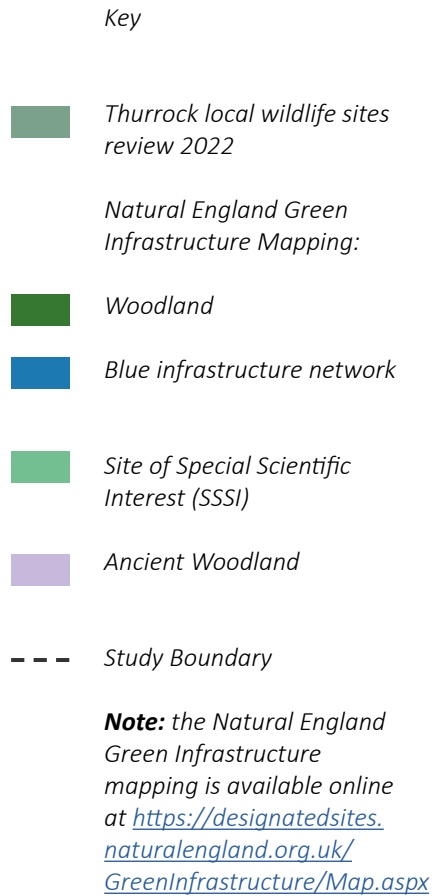


Fig. 20 Fobbing Key Landscape Features

2.5 HISTORIC LANDSCAPE SENSITIVITY ASSESSMENT

The study area was divided into landscape sub-areas and categorised using the following assessment criteria:

RED

Sub-areas that retain significant historic landscape features that are susceptible to change e.g. open marshland or river valleys.

AMBER

Sub-areas that retain important landscape features such as hedgerows and woodland, which could be retained through appropriate masterplanning and mitigation to help screen/embed any new development into its setting. Some features could be brought into appropriate management.

GREEN

Sub-areas containing few historic landscape features typical of the Landscape Character Type. These areas have a low sensitivity to change.

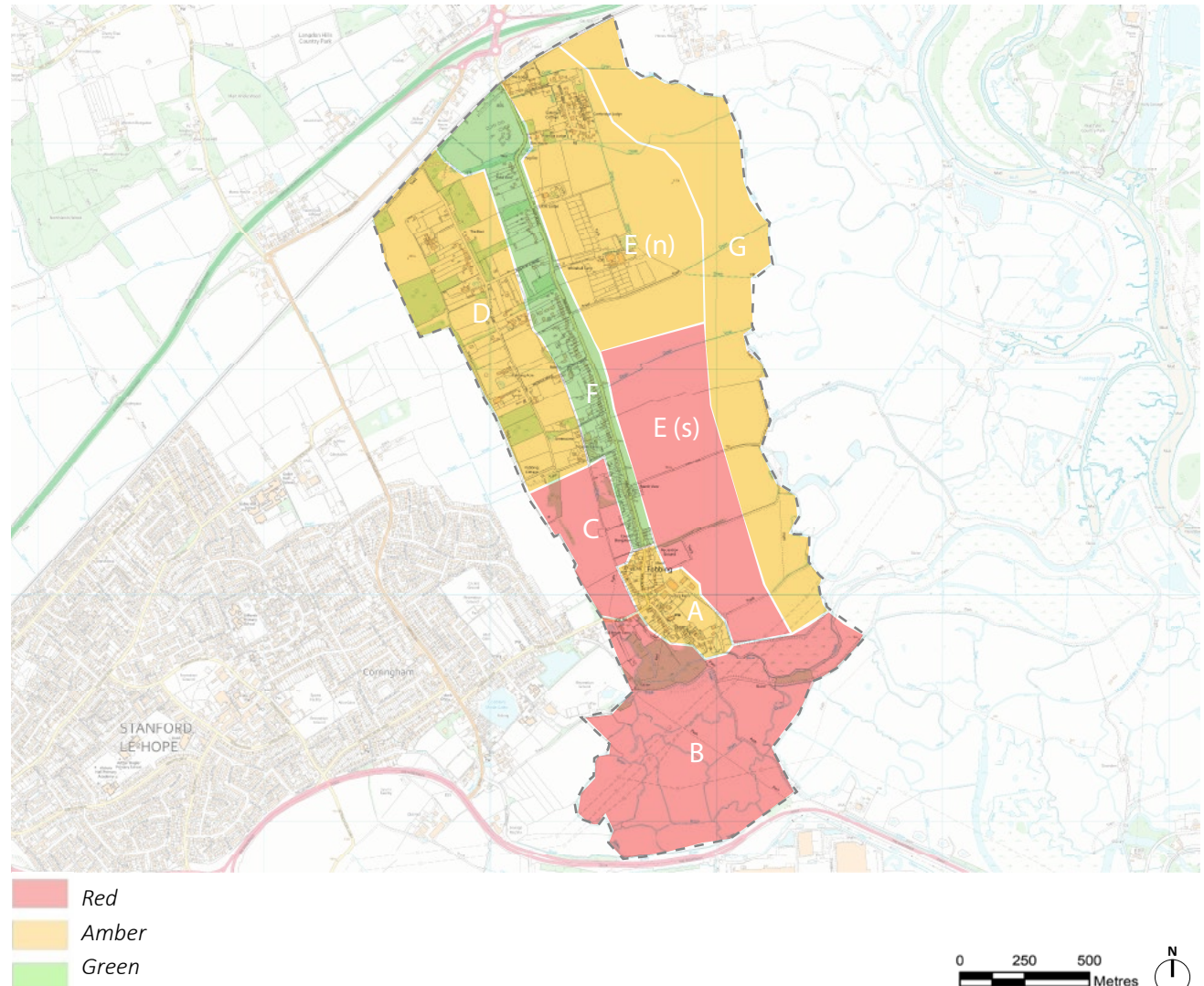


Fig. 21 Historic Landscape RAG assessment

Sub-area A. The Village core

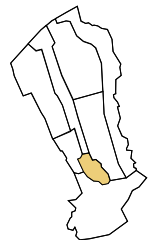
Housing and the church front onto High Road and Wharf Road east of Lion Hill. Fronting onto the road there are few trees. Most are relatively small conifers; however there are better specimens associated with Pell House and the church. There are some larger trees to the rear of houses south of High Road.

Views into the surrounding landscape are limited by the existing buildings and topography, although there are views over the marshes when travelling east along the road. The port and logistics park at London Gateway are a major feature into the local landscape which is visible from some viewpoints. In addition the pylons running through the marshes to the south and east of the village form part of the backdrop to several long views out of the village core.

The character of this area is important due to its heritage value; however views in and out of the area are filtered by surrounding vegetation and topography, therefore it is given an **AMBER** rating.



Fig. 22 Wharf Road looking South



Sub-area B. South of Wharf Road

South of Lion Hill to Wharf Road the land slopes away towards the marshes. There are large gardens to the houses on High Road which are enclosed by trees and hedges. Further to the east there is scrub and trees which is becoming increasingly dense. Where Footpath 24 passes through this area it has a wooded character.

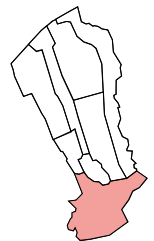
The marsh to the south is also becoming increasingly dominated by scrub as there has been a reduction in grazing. This is enclosing many of the views through this area, changing its marshland character of expansive open views.

Between Footpath 143 and the Manorway the historic marshland field patterns have been retained although some fields are now in arable production. The retained grazing marsh is designated Local Wildlife Site with part of Vange and Fobbing Marshes SSSI within the former creek.

This landscape is characterised by its long views and still retains significant remnants of the historic marshland landscape, much of it with high ecological value. It is rated **RED** and has a high sensitivity to change.



Fig. 23 Fobbing marshes view to the north



Sub-area C. Land north of Lion Hill

Corringham and Fobbing are separated by a shallow valley which comprises a mix of arable farmland and pasture within relatively small fields enclosed by hedges with trees. Most of the historic field patterns are visible although some hedges have been removed.

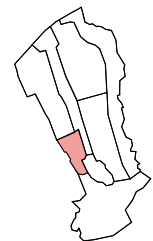
Footpath 23 travels north across a field from Lion Hill where it rises steeply to the top of the hill. There are remaining sections of the original green lane with hedges on both sides of the track, although often at least one hedge has been removed. Where this occurs there are long views south over the Thames and north Kent. From FP23 there are occasional glimpses of buildings in Corringham, particularly within Digby Road and Thames Crescent.

There are small paddocks between the east side of the footpath and the rear of houses on High Road. These are enclosed by hedges which screen views through these. There is a sense of tranquillity remaining in this area.

This area is sensitive to change and rated **RED** due to the visual separation it provides between Corringham and Fobbing and because of its distinctive topography. There are long views over the Thames valley from the top of the hill.



Fig. 24 View from footpath 23 over Fobbing Road showing valley



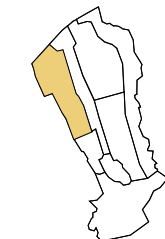
Sub-area D. Mill Lane

Mill Lane is historic green lane that forms part of Public Footpath 23 which gently rises towards the north. Sections of the route retain its historic green lane character with ditches and tree and hedge-lined banks on both sides. While important features, these sections have an enclosed character. There are some good quality views north-west towards Langdon Hills with the intervening small hedge-lined paddocks providing a very unspoilt character where there are breaks in the hedges.

The route has been widened and surfaced to make it suitable for vehicles where there has been more development, particularly north of Inglefield Road.

Development along Mill Lane and Inglefield Road did not begin until the early 20th Century when many of the original fields were subdivided to create plot-lands. These narrow rectangular plots were enclosed by hedges.

Many of these plots have been redeveloped in the past decade, usually with significant larger dwellings. North of Inglefield Road has the most established houses, particularly on the western side. Here the land continues to rise to the west which closes off any long views from the lane towards Corringham. There is a woodland belt



on the east side of this section of lane which screens most views out towards the marshes.

The area contains a mix of single dwellings, small farmsteads and groups of new houses which have been subject to significant change in recent years. Overall however Mill Lane retains much of its historical landscape character, and is therefore rated **AMBER**.



Fig. 25 Section of green lane on Mill Lane

Sub-area E. Land east of High Road

To the north of the historic village core there is little housing on the east side of High Road other than a small group of houses south of Marsh Lane. This retains important open views over Fobbing Marshes and over the River Thames towards Kent.

Where the long-distance views are retained over Fobbing Marshes with minimal intervening development the landscape retains important sensitive features. The southern half of this sub-area is therefore rated **RED**.

Further north around Whitehall Farm and Little Lodge Garden Centre the higher land extends out further from High Road into the marshes. There are some undulations which restricts views within this area screening some existing development such as the housing on Moore's Avenue and Brook Drive.

Views from Footpath 14 on the edge of the marshes towards the High Road are heavily filtered.

North of Patricia Drive where there is a more undulating topography extending further east of High Road there is more screening of development, for example around Whitehall Farm. Although this area retains many of its

landscape characters the screening provided by the topography reduces its sensitivity. The northern part is given an **AMBER** rating.

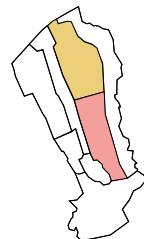


Fig. 26 View from footpath 14

Sub-area F. Land west of High Road

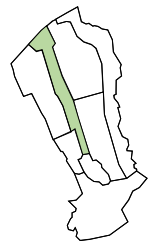
There is an almost continuous line of housing along the west side of High Road. The housing is increasingly elevated above High Road as it moves northwards. The original character of this ribbon development is changing. Several of the original houses have been demolished and replaced with larger, architect-designed properties. In the past decade planning permission has been granted to construct new housing in several of the long rear gardens. The piecemeal approach means that the new development comprises lines of dwellings rather than a more integrated layout. Planning permission has been granted in the past decade to construct housing in some of remaining undeveloped plots. These plots have been left unmanaged for several years and so have become covered in scrub.

The redevelopment of the former Waterworks has introduced a larger scale residential scheme at the northern entrance to the village.

Views into this area from High Road are constrained by the existing development and topography. It does not retain any significant historic landscape features and it is assessed as having low sensitivity, with a **GREEN** rating.



Fig. 27 Modern housing on Mill Lane



Sub-area G. Footpath 14

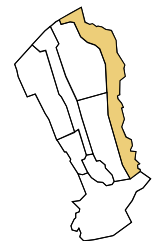
The footpath starts at the end of Wharf Road and runs north-south through the fields on the edge of the marshes. Traveling north the valley retains its open expansive views although there are increasingly views over Vange and Pitsea. Travelling south London Gateway and the Coryton have a significant impact on views.

The route mainly follows through arable farmland which has few good quality features although some of new hedges have recently been planted. The main ecological interest is north of the borough where the route connects to the RSPB (Royal Society for the Protection of Birds) Vange Marshes.

The route is relatively long and has few other links. It is rated **AMBER** and overall, it retains its open character and tranquillity.



Fig. 28 View from footpath 14 south towards London Gateway



2.6 MANAGING FOR THE FUTURE

Fobbing retains many important historical landscape features associated with the marshes, green lanes and plot-lands. These provide important views and ecological valuable habitats. Their value however is suffering due to the lack of appropriate management. Scrub is encroaching on the open grazing marsh and some hedges have been lost. New hedges have recently been planted close to Curtis Farm.

The most important issue will be ensuring that the marshes south of the village are brought back into active management. This will require some significant scrub removal. There might be opportunities to enhance the ditches and other waterbodies within this area.



Fig. 29 South of village view over marshes to London Gateway

BLANK PAGE

3. Built Heritage

3.1 INTRODUCTION

This section of the report examines the location and characteristics of designated and non-designated heritage assets within this study area. It highlights how built-heritage currently exists within the streetscape and landscape in order to understand how future change may be influenced, shaped, restricted or supported to optimise quality of design and implications for sustainable communities compatible with the long-standing built heritage.

The study area of Fobbing includes the Conservation Area (CA), no Scheduled Ancient Monuments (SAMs) and 19 listed buildings (LB) including one cluster of 4 listed buildings to the northern extent of the Conservation Area. The Conservation Area Appraisal and Management plan (CAAMP) can be accessed via <https://www.thurrock.gov.uk/conservation-areas/character-appraisals>.

All images have been gathered from public rights of way and the privacy and property rights of members of the public have been safeguarded at all times. No ongoing policy or change management matters are incorporated.



Fig. 30 Fobbing village sign - on the Village Green



Fig. 31 St Michael's Church

3.2 METHODOLOGY

The study area has been assessed by sub-dividing the area into 15 Divisions, each assigned a capital letter from 'A' to 'O'.

The designated heritage assets (Listed Buildings and Scheduled Ancient Monuments) have been identified and marked with lower case letters (shown in pink on the map) 'a' to 's'. All are listed to the right and hyper-linked to Historic England National Heritage List descriptions.

The impact of change upon these designated built heritage assets was then assessed from 15 viewpoints numbers '1' to '15'. At each viewpoint, where possible, photographs were captured around a full 360 degree clockwise rotation from north.

This enables a comprehensive assessment of the potential impact upon the setting of heritage assets, the likelihood of harm, and implications for the character and materiality of potential change.

Divisions 'A' to 'P', designated heritage assets 'a' to 's' and viewpoints 1-15 are marked on the map opposite.

Designated Heritage Assets:

a [Walnut Tree Cottage](#)

b [1 and 2, Lion Hill](#)

c [White Lion Public House](#)

d [1 and 2 Paynes Cottages](#)

e [Prosbush Hall](#)

f [1 and 2 Curtis Cottages](#)

g [1 and 2 Church View Cottages](#)

h [Weatherboarded Granary at Curtis's Farm](#)

i [Pell House](#)

j [Hillcrest Cottages](#)

k [Church of St Michael](#)

l [1 and 3 Ship Cottages](#)

m [Fobbing Hall](#)

n [Copeland House](#)

o [Wheeler's House](#)

p [Thatched and Weatherboarded Granary at Fisher's Cottage](#)

q [Fisher's Cottage](#)

r [Thatched and Weatherboarded Lodge at Fisher's Cottage](#)

s [Thatched and Weatherboarded Barn at Fisher's Cottage](#)

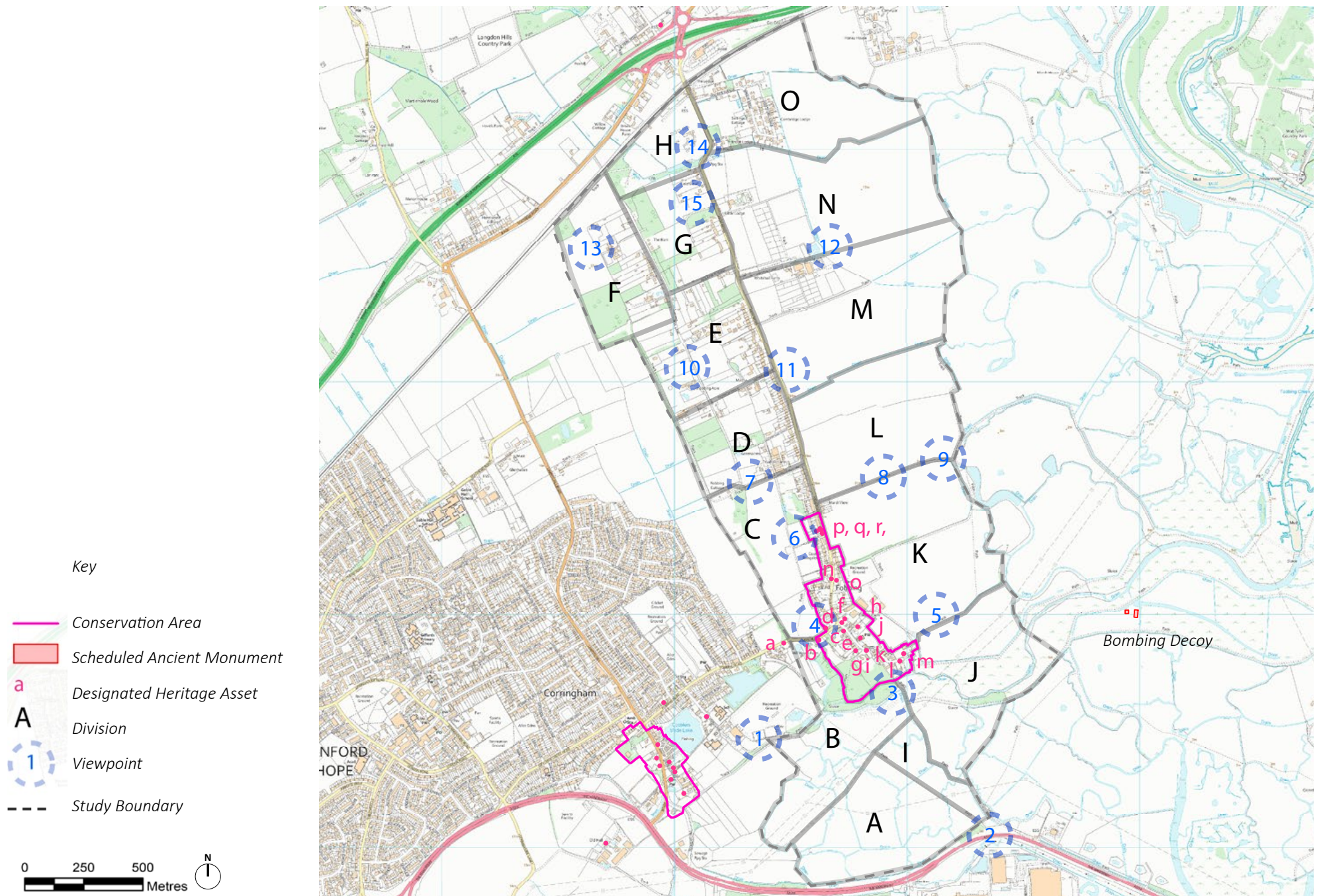


Fig. 32 Fobbing: built heritage assessment methodology

3.3 ASSETS OF LOCAL HERITAGE INTEREST

Whilst surveying the study area, it has been possible to identify five unlisted historic structures for future research and consideration as non-designated heritage assets i.e. a structure that may be incorporated on a *Local List of Historic Assets*.

- The Old Chapel and 1181 Bay Cottages
- Cast Iron rear gate to Grade 1 St Michael's Church
- The Old Post Office
- The Old Bake House (Image from Google Streetview dated April 2019)



Fig. 33 The Old Chapel and 1181 Bay Cottages



Fig. 34 Cast Iron rear gate to Grade 1 St Michael's Church



Fig. 35 The Old Post Office



Fig. 36 The Old Bake House (Image from Google Streetview dated April 2019)

3.4 BUILT HERITAGE SENSITIVITY ASSESSMENT

Summary of Findings:

Of the 15 Divisions assessed in this study the following built heritage impact ratings have been assigned, taking into account the potential impact of change in the area upon the setting of existing built heritage assets, the likelihood of harm, and implications for the character and materiality of potential change:

GREEN

13 No. A, B, D, E, F, G, H, I, J, M, N, O

These are Divisions where no above-ground heritage assets are present or implicated by potential future changes.

AMBER

3 No. A, C, K

These are Divisions where the setting, massing, materiality, views of or views from heritage assets would be affected by potential future changes. In some cases the designated assets could provide an architectural lead, in some cases the views and prominence of the asset should be incorporated into any potential future considerations. In most cases substantial or less-than-substantial harm would need to be avoided.

RED

None

These Divisions contain Scheduled Ancient Monuments that would preclude further change without the approval of the Secretary of State.

Please also refer to the section on archaeology for further information on Scheduling.

The analysis does not seek to update or replace any existing Conservation Area Appraisal and Management Plan where published. Nor does it intend to challenge the Listing description or gradings previously assigned by Historic England.

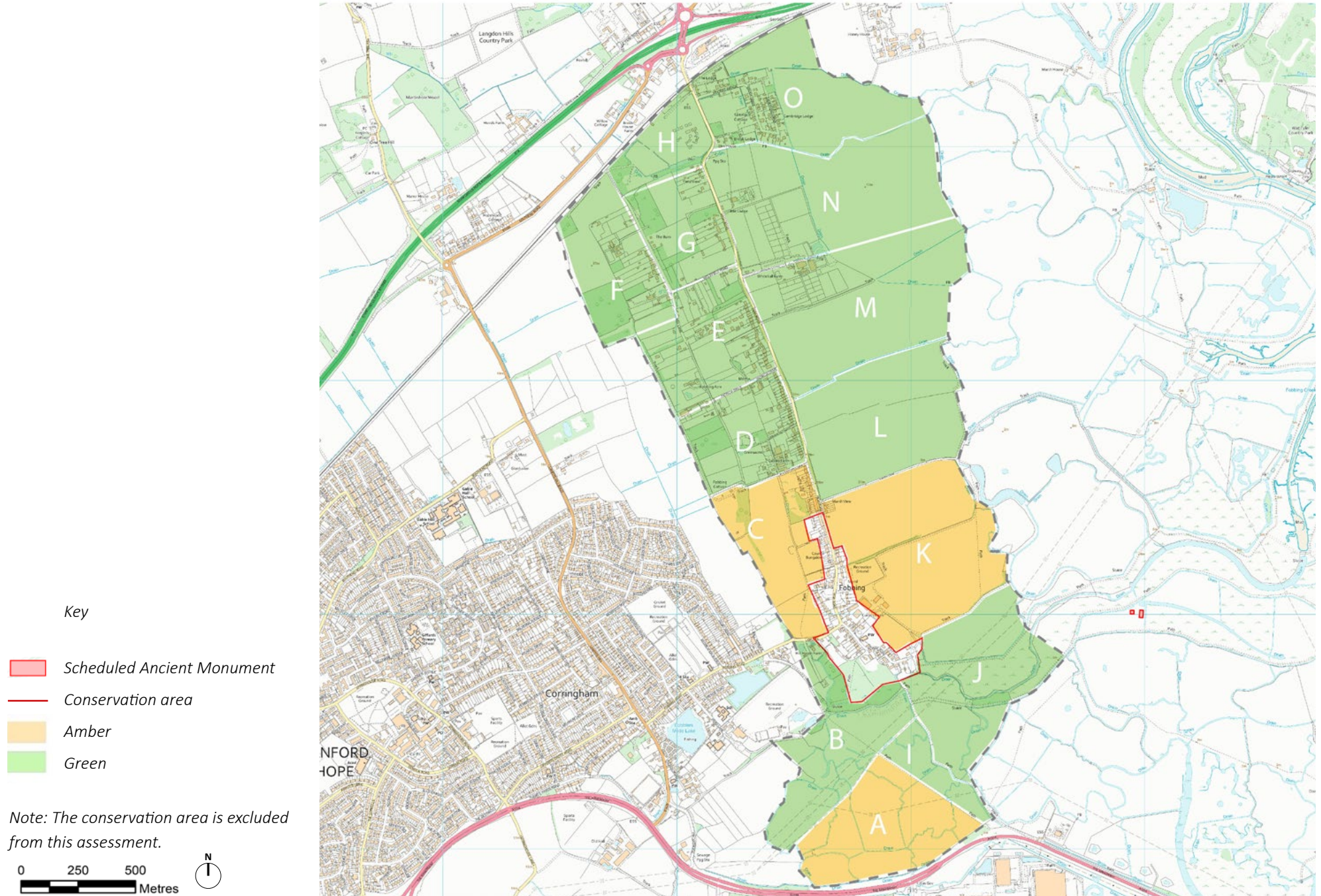


Fig. 37 Fobbing: built heritage impact assessment

Division A

Due south of Fobbing, triangular in shape, approximately 28 ha and bounded by the SE-NW high voltage pylons to the north, the SE-NW footpath to the east and the A1014 to the south

This Division is in low-lying, once marshland, and is currently dominated by three high voltage power lines.

With distant views of the former Coryton power station to the SE and London Gateway/Corringham industrial areas to the south, there are no views north to the historic core of Fobbing on its elevated ground.

No heritage assets are visible from or affected by this Division so it's heritage impact potential is rated **GREEN**.

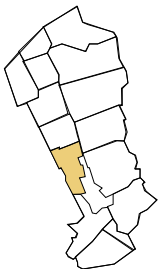


Fig. 38 Division A looking southwards from Viewpoint 1 over former marsh-land towards Coryton and London Gateway.

Division B

Bounded by Fobbing Rd and Wharf Rd to the north, the SW-NE high voltage power lines to the south-east and the public footpath running N-W to Herd Lane, this 24 ha Division is currently agricultural, rough pasture, former marshland and partly overgrown shrub-land.

The view from viewpoint 1 north-west towards the elevated historic core is completely obscured by vegetation and only the tower of Grade I listed St Michaels is visible from Viewpoint 2.

Because of the 10m rise in the terrain from Viewpoint 1 to Fobbing Rd, no heritage assets are directly affected by this Division so it's heritage impact potential is rated **GREEN**.

However, the distant views of St Michaels on elevated terrain at 22m above sea level form an essential landmark that must be respected in potential future changes.

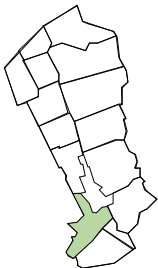


Fig. 39 Grade I listed St Michaels Church, looking north from Viewpoint 2 on the A1014. Image from Google Streetview (Oct 2021)



Fig. 40 Views north-east towards the historic core from Viewpoint 1 are completely obscured by vegetation.

Division C

Approximately 23 ha, bounded by Mill Lane to the north, the High Road to the east, Lion Hill to the south and the boundary of the study area to the west, this Division is generally at an elevated height of 20-30m above sea level dropping sharply to 5m to the SW at the bottom of Lion Hill. The escarpment has limited existing change to the upper levels

Seven historic buildings exist on the south and eastern borders of this Division: c14 Grade II White Lion public house 'c' being at the top of Lion Hill to the south, c17 Grade II Payne's Cottages 'd', Grade II* c14 Copeland House 'n', and grade II c15- c17 Fishers Granary, Cottage, Cart lodge and barn 'p', 'q', 'r', and 's' on the west side of High Road. As Grade II and II* historic assets, their setting, context and the footpaths around them feature strongly in this Division, and the heritage impact potential is rated as **AMBER**. Potential future change must be distant, to the west, away from these heritage buildings.



Fig. 41 The White Lion on Lion Hill



Fig. 42 The four listed buildings at Fishers Cottage

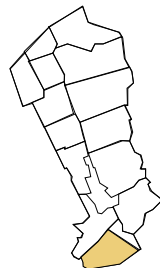


Fig. 43 1&2 Payne's Cottages



Fig. 44 Grade II* Copeland House

Division D

West of High Road and approximately 18 Ha, bounded by Patricia Drive to the north, High Road to the east, Waterworks Lane to the south and the study area boundary to the west, this area is only visible from Google Satellite imagery as the view north from Viewpoint 7 is obscured by vegetation. The farm shop and small industrial area are visible from Waterworks Lane.

As no heritage assets feature or are affected within by this Division the potential heritage impact is rated as **GREEN**.

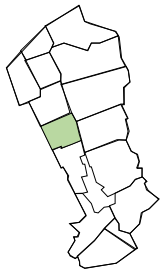


Fig 45. The farm shop and small industrial area are visible from Waterworks Lane



Fig 46. The view north from Viewpoint 7

Division E

West of High Road and approximately 24 ha , bounded by Inglefield Road to the north, High Road to the east, Patricia Drive to the south and the study area boundary to the west, this area is best viewed from Google Satellite imagery as the view south from Viewpoint 10 is obscured by vegetation. Properties in the area are undergoing piecemeal redevelopment along the unmade Mill Lane.

As no heritage assets feature within or are affected by this Division the potential heritage impact is rated as **GREEN**.

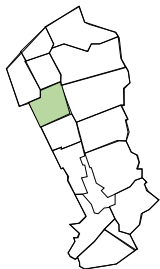


Fig 47. The view south from Viewpoint 10 is obscured by vegetation.

Division F

West of Mill Lane, and approximately 16 ha , bounded by the railway line to the north, Mill Lane to the east, Inglefield Road to the south and the boundary of the study area to the west, this area can be seen to the south (below) and southwest (right) from Viewpoint 13. Currently under rough pasture. Properties in the area are undergoing piecemeal redevelopment along the unmade Mill Lane.

As no heritage assets feature or are affected within by this Division the potential heritage impact is rated as **GREEN**.

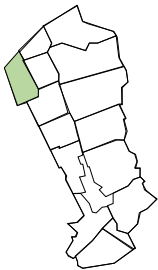


Fig 48. The view southwest from Viewpoint 13.



Fig 49. The view south from Viewpoint 13.

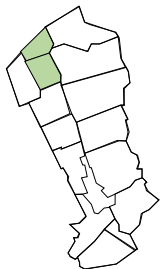
Divisions G & H

East of Mill Lane, and approximately 25 ha , bounded by the railway line and reservoir to the north, High Road to the east, Inglefield Road to the south and Mill Lane to the west, this area is currently under development.

As no heritage assets feature within or are affected by this Division the potential heritage impact is rated as **GREEN**.



Fig 50. The waterworks development east of Mill Lane



Division I (indigo)

South and east of elevated Fobbing this 12 ha area lies between the high voltage power lines on the northern extent, the bund-wall south of Fobbing Marshes to the NE, the A1014 to the south and the SE-NW footpath to the west

The view from lowland viewpoint 3 (3m above sea level) northwards towards the elevated historic core at 22m above sea level is completely obscured by vegetation. The tower of Grade I listed St Michaels is only visible from more distant Viewpoint 2 from the A1014.

Because of the 19m rise in the terrain from Viewpoint 3 to Wharf Rd, no heritage assets are directly affected by this Division so it's heritage impact potential is rated **GREEN**.

However, the distant views of St Michaels form an essential landmark that must be respected in potential future change.

The historic core to the north is completely obscured by vegetation from Viewpoint 3.



Fig 51. Footpath 191 accessing former marshland, now rough pasture and shrubland, is dominated by high voltage power lines

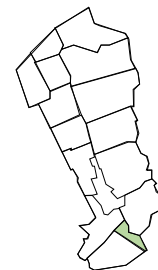


Fig 52. Grade I listed St Michaels Church, looking north from Viewpoint 2 on the A1014. Image from Google Streetview (Oct 2021)



Fig 53. Footpath 191 rough pasture and shrubland

Division J

South east of elevated Fobbing this 12 ha area lies between the two bund-walls south of Fobbing Marshes eastwards from Wharf Road

The area lies at only 3m above sea level and is currently rough pasture.

Because of the >19m rise in the terrain from the sub-3m height above sea level marshland to St Michaels Church at 22m, no heritage assets are directly affected by this Division so it's heritage impact potential is rated **GREEN**.

However, the tower of St Michaels is visible looking westwards from Viewpoint 5 and this important landmark must be respected in any potential future change in Division J.

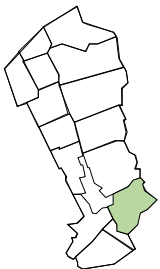


Fig 54. Open rough pasture lies in the lowland area south of Fobbing Marshes



Fig 55. The crenelated tower of St Michaels Church is visible from Viewpoint 5 to the West

Division K

East of the historic core of Fobbing this large area of gently falling pasture of approximately 60 ha is enclosed by Marsh Lane to the north, the study area boundary to the east, Footpath 14 and the marsh-edge bunds to the south and Wharf Road and High Road to the west. Currently open pasture, the area backs westwards onto the most important historic core of Fobbing with Wharf Road to the south with Grade II listed c16 Fobbing Hall 'm' and c15 Ship Cottages 'l'.

Further north, High Road features c11 Grade I St Michaels Church 'k' (top left) and Grade II Listed c16 Hillcrest cottages (obscured by high hedges), c15 Wealden house 'Whealers' 'o' and the complex of Fishers buildings 'p-q-r-s' (centre right). Fisher's buildings are clearly visible SW from lower Viewpoint 8. The heritage impact rating is set to **AMBER** as careful change management measures are needed to protect these varied and characterful heritage assets.

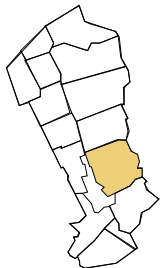


Fig 56. St Michael's Church



Fig 59. Ship Cottages



Fig 57. Open pasture backing onto the historic core of the village



Fig 58. Fishers buildings



Fig 60. Fobbing Hall

Division L

North of the historic core of Fobbing but east of High Road this approximately 36 ha Division is bounded to the north by an east-west line eastwards from Patricia Drive, north-south Bridleway and footpath 14 to the east, March Lane to the south and High Road to the west.

Currently under open pasture falling gently to the east (main image) Open marshland is accessible from Viewpoint 9 (lower image)

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

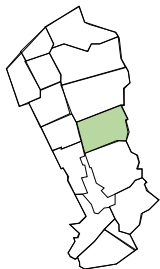


Fig 61. Open pasture in division L



Fig 62. Open pasture accessible from viewpoint 9

Division M

Further north of the historic core of Fobbing but east of High Road this approximately 36 ha Division is bounded to the north by Whitehall Lane, by the north-south Bridleway and footpath 14 to the east, by an east-west line eastwards from Patricia Drive and by High Road to the west.

Currently under open pasture falling gently to the east (main image) with distant views north east towards the A13 (lower image) and far reaching views to the east from Viewpoint 11

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

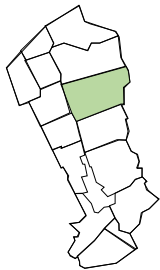


Fig 63. Open pasture in division M



Fig 64. Distant views towards A13 in the north from viewpoint 11



Fig 65. Distant views to the east from viewpoint 11

Division N

Further north from the historic core of Fobbing but east of High Road this approximately 30 ha Division is bounded to the north by a track adjacent to Little Lodge, by the north-south Bridleway and footpath 14 to the east, Whitehall Lane to the south and by High Road to the west.

Currently under open pasture rising gently to a grassy knoll 17m above sea level, the views north east through contemporary Whitehall Farm (main image) is partly obscured from Viewpoint 12

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

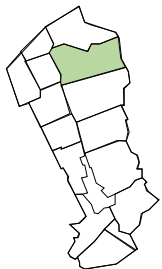


Fig 66. Whitehall Farm

Division O

Furthermost north from the historic core of Fobbing and east of High Road this approximately 40 ha Division is bounded to the north by the boundary of the study area and the railway track, by the study area boundary and the north-south footpath 14 to the east, by a track adjacent to Little Lodge to the south and by High Road to the west.

Currently under open pasture but including the Brook Drive residential area and an area marked 'water works' on the Ordnance Survey, this area is not visible from Viewpoint 15 because of high hedges bordering the motel.

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

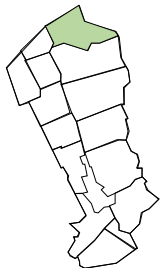


Fig 67. View south east from viewpoint 14

4. Historical Evolution

1777 Chapman & Andre Map

This map can be viewed online at <https://map-of-essex.uk/>

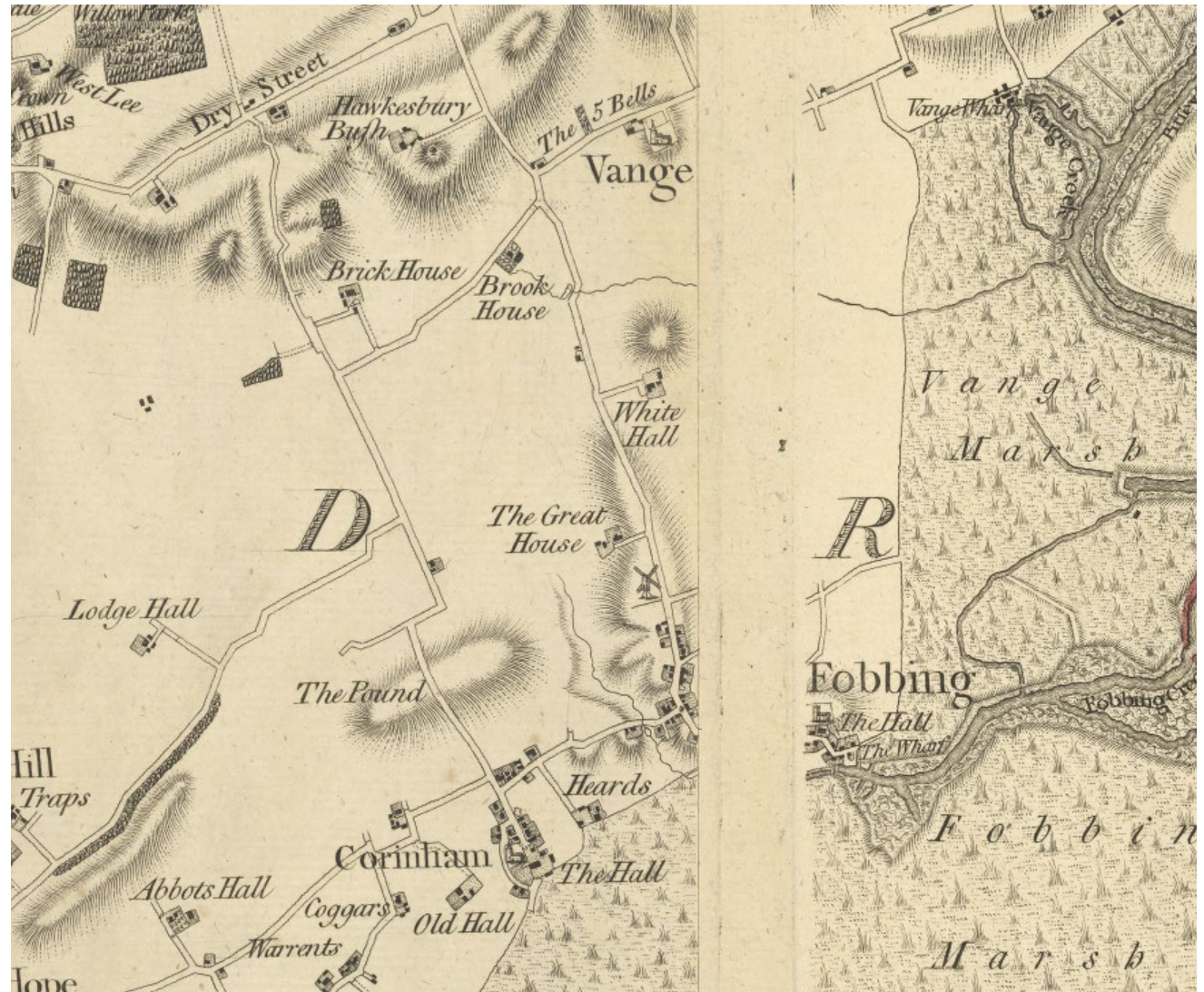


Fig 68.

1839 Tithe Map

Digital images of the Tithe maps have been added to <https://www.essexarchivesonline.co.uk/> and CD copies of these maps can be seen at the Saffron Walden Access Point.



Fig 69.

1881 First Edition OS Map



Fig 70.

NB. Some of the data to the north west of the study area is missing

1897 Second Edition OS Map

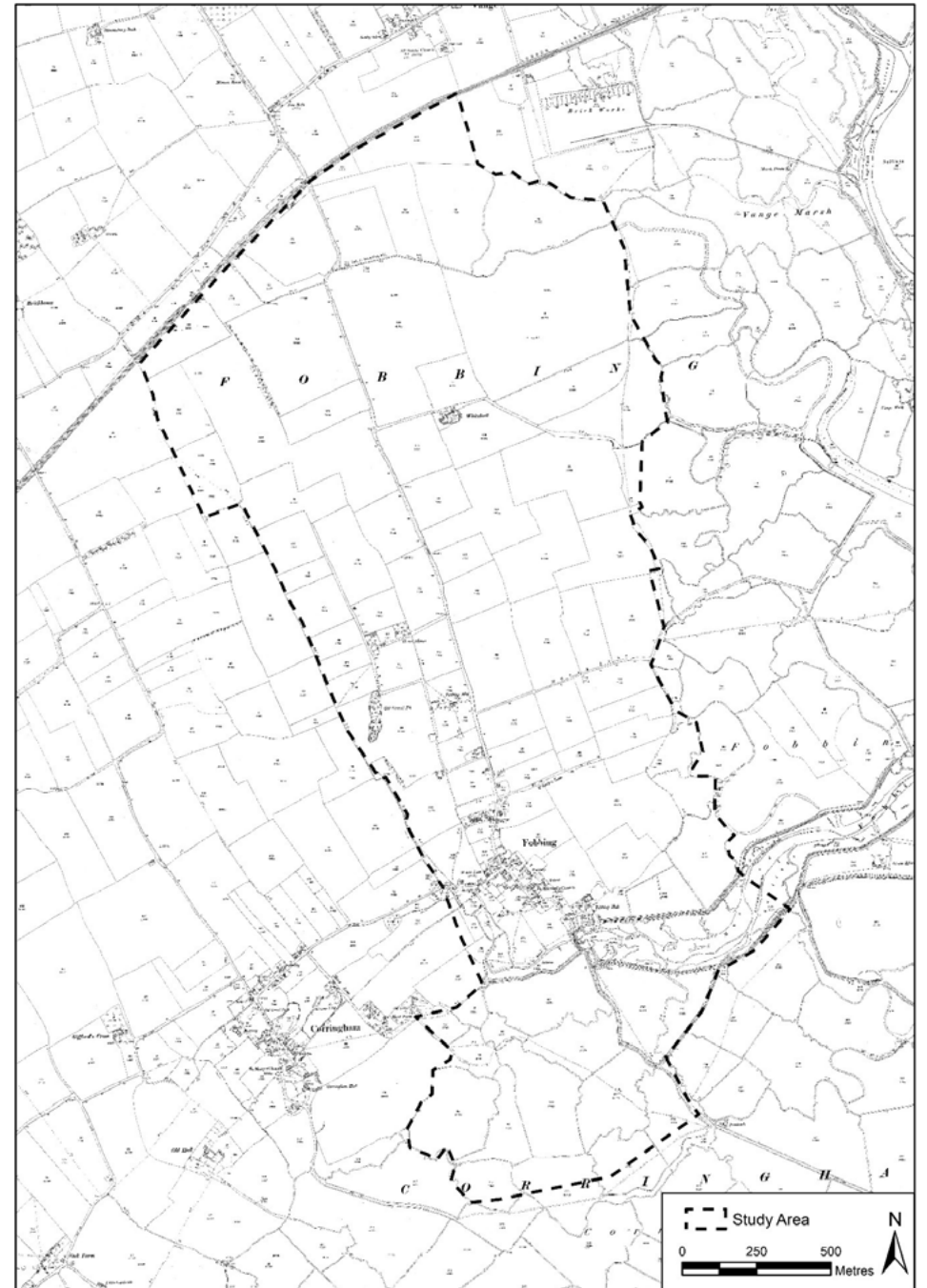


Fig 71.

1920 Third Edition OS Map

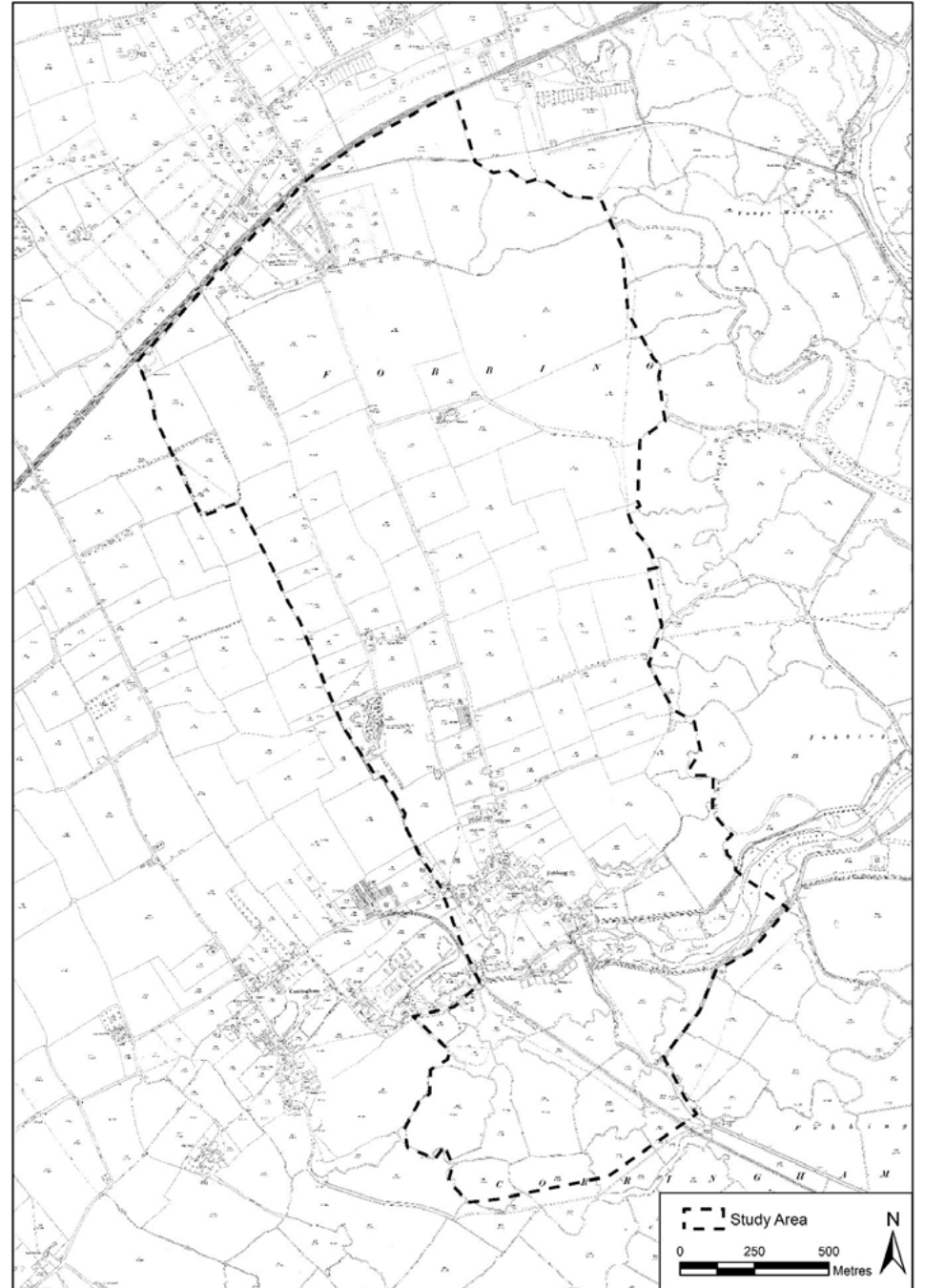


Fig 72.

1938 Fourth Edition OS Map

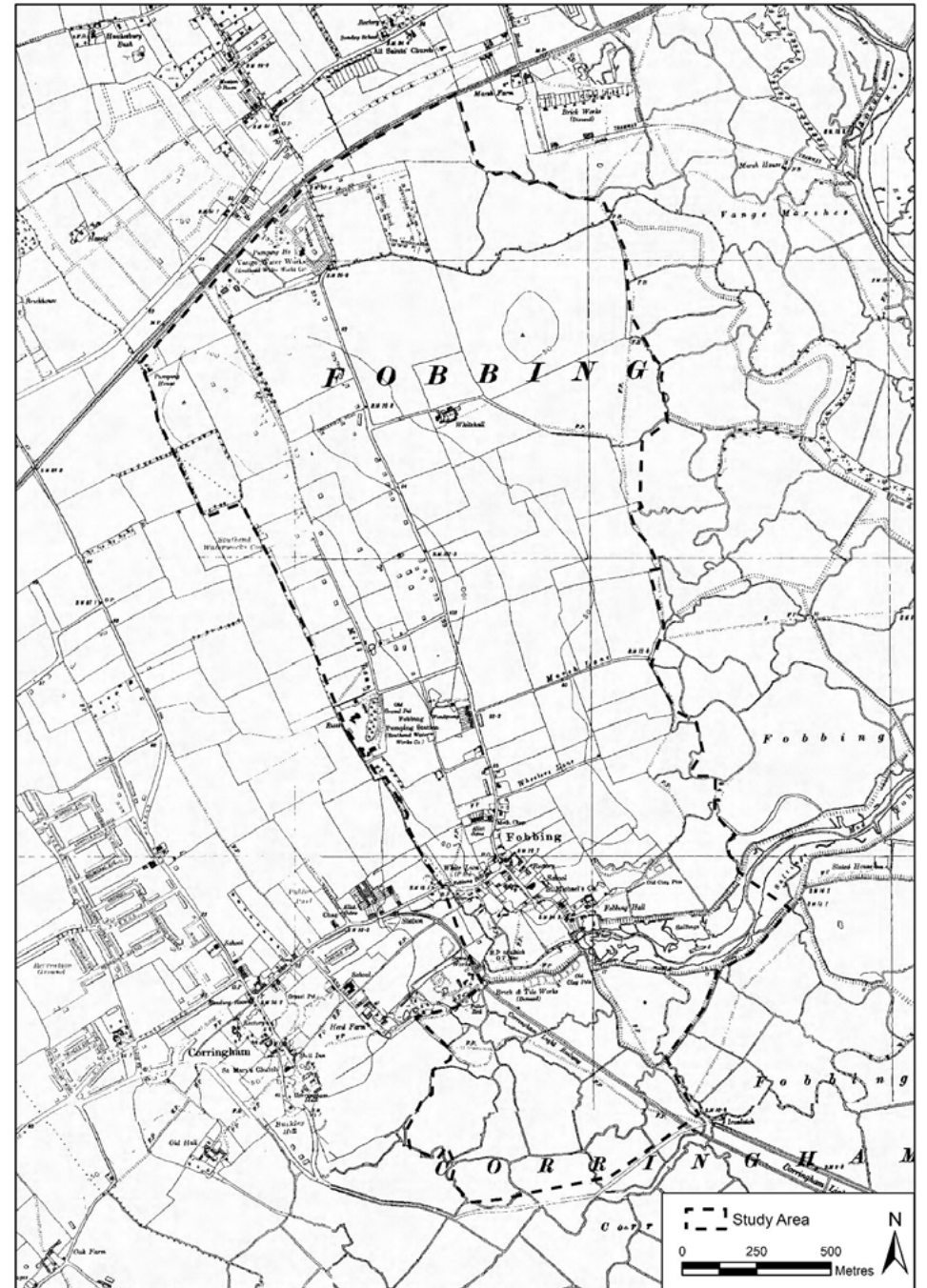


Fig 73.

5. The Village Today

5.1 SETTLEMENT PATTERN

While the historic core of Fobbing is clustered around the church and Wharf Road, more recent development has extended north up the High Road, which gives the current settlement a linear pattern, bounded to the south and east by Fobbing Marshes, and to the north by the railway and the A13. A narrow strip of agricultural land separates Fobbing from the nearby Corringham to the west.

Aside from the historic core in the south, and the linear development along the High Road, there are two areas of informal plot-land development to the north-west and north-east of the village.

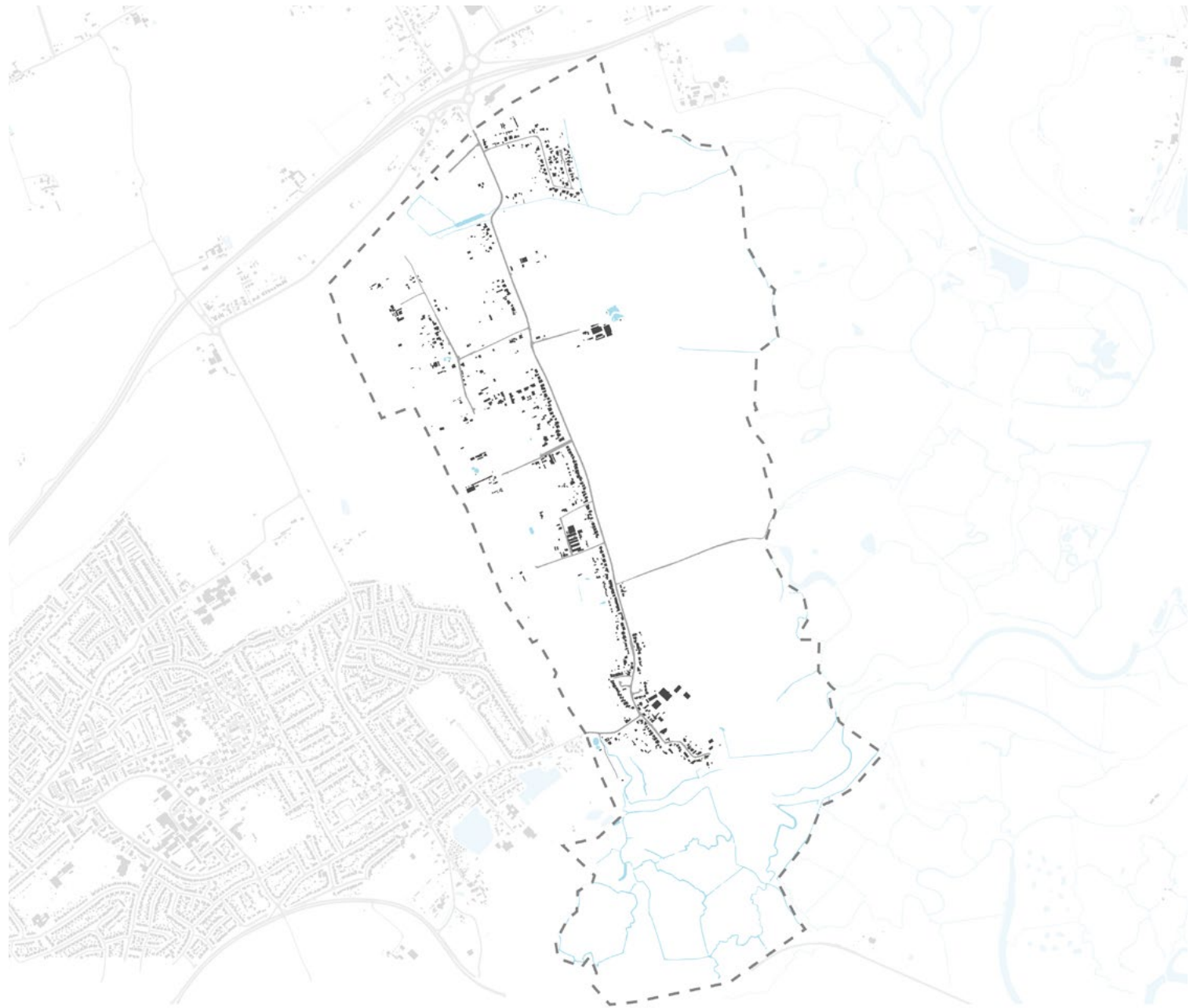
Most houses along the High Road are located on the west side of the road, with deep front gardens and parking forecourts overlooking the marshes to the east.

There are various farmsteads accessed from the High Road which sit further back from the road than the residential buildings – on both the east and west side.

Wharf Road winds down the hill to the south, with houses sitting either side of the road and gardens backing onto the marshes.



Fig 74. Wharf Road looking south towards the marshes in the distance



Key

--- Study boundary

0 250 500
Metres



Fig. 75 Fobbing Figure Ground

5.2 TOPOGRAPHY & VIEWS

Fobbing sits on a ridge which juts out into the lower marshland, hence there are views out from the village in all directions except towards the north-west.

Wharf Road at the southern tip of the village curls down the hill, and refers to a previous history of the wharf in Fobbing, which was in use until the mid 20th century, before the marshes were drained, and when it was possible to access the village by boat from the Thames.



Fig 76. The view from the recreation ground looking east

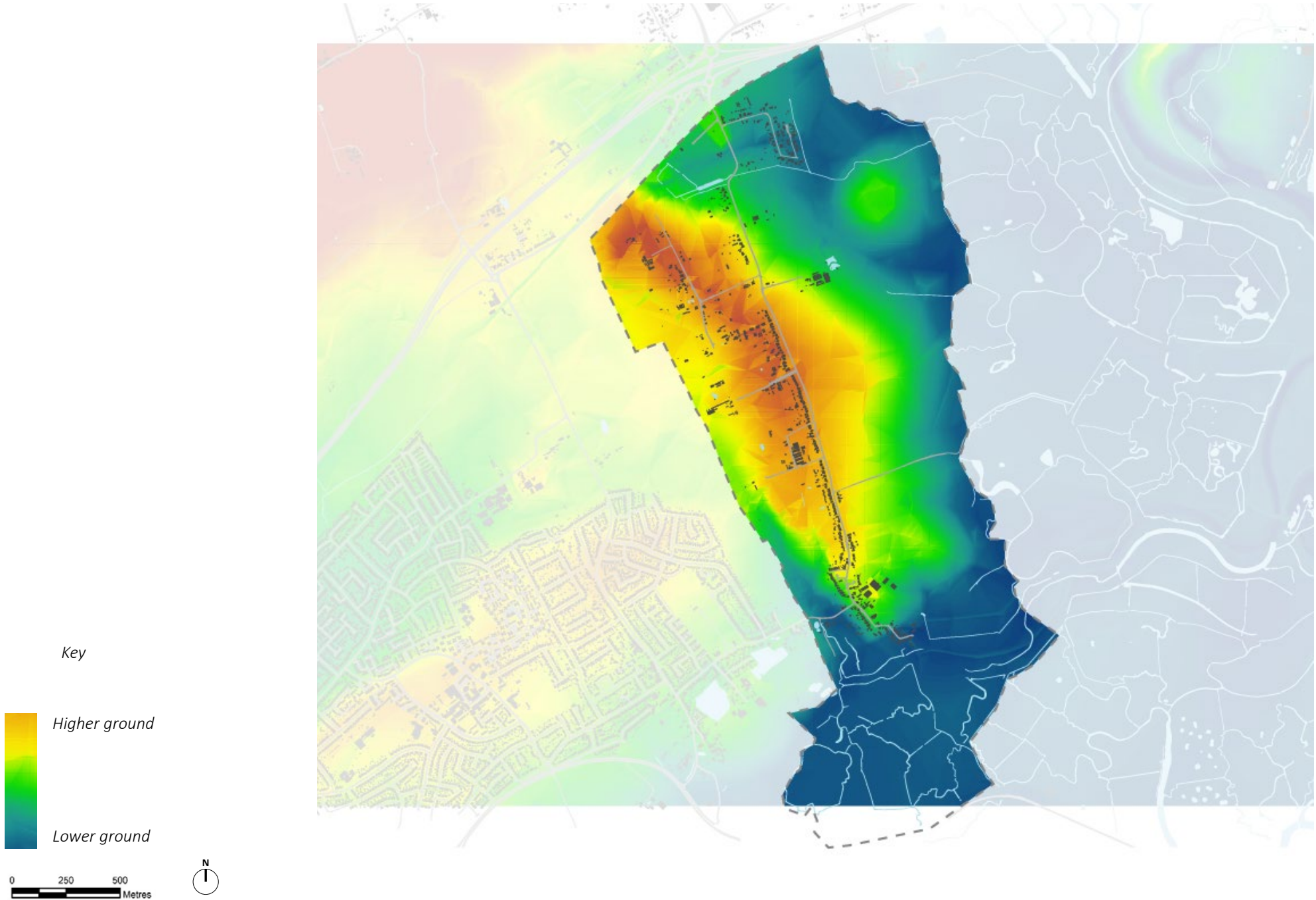


Fig 77. Fobbing Topography

5.3 FLOOD RISK

Due to its position on a topographic ridge, and despite proximity to the marshes, most of the village of Fobbing is protected from the flood zones 2 and 3.

There is some risk of surface water flooding along the High Road, perhaps due to a high proportion of impermeable surfacing (particularly in front gardens) in this area.

The valley to the west of the village is also indicated as an area with surface water flood risk, as well as the site of the former waterworks which is currently being developed (June 2023) to provide 163 new homes.



Fig 78. Surface water pond in Fobbing marshes, south of the village

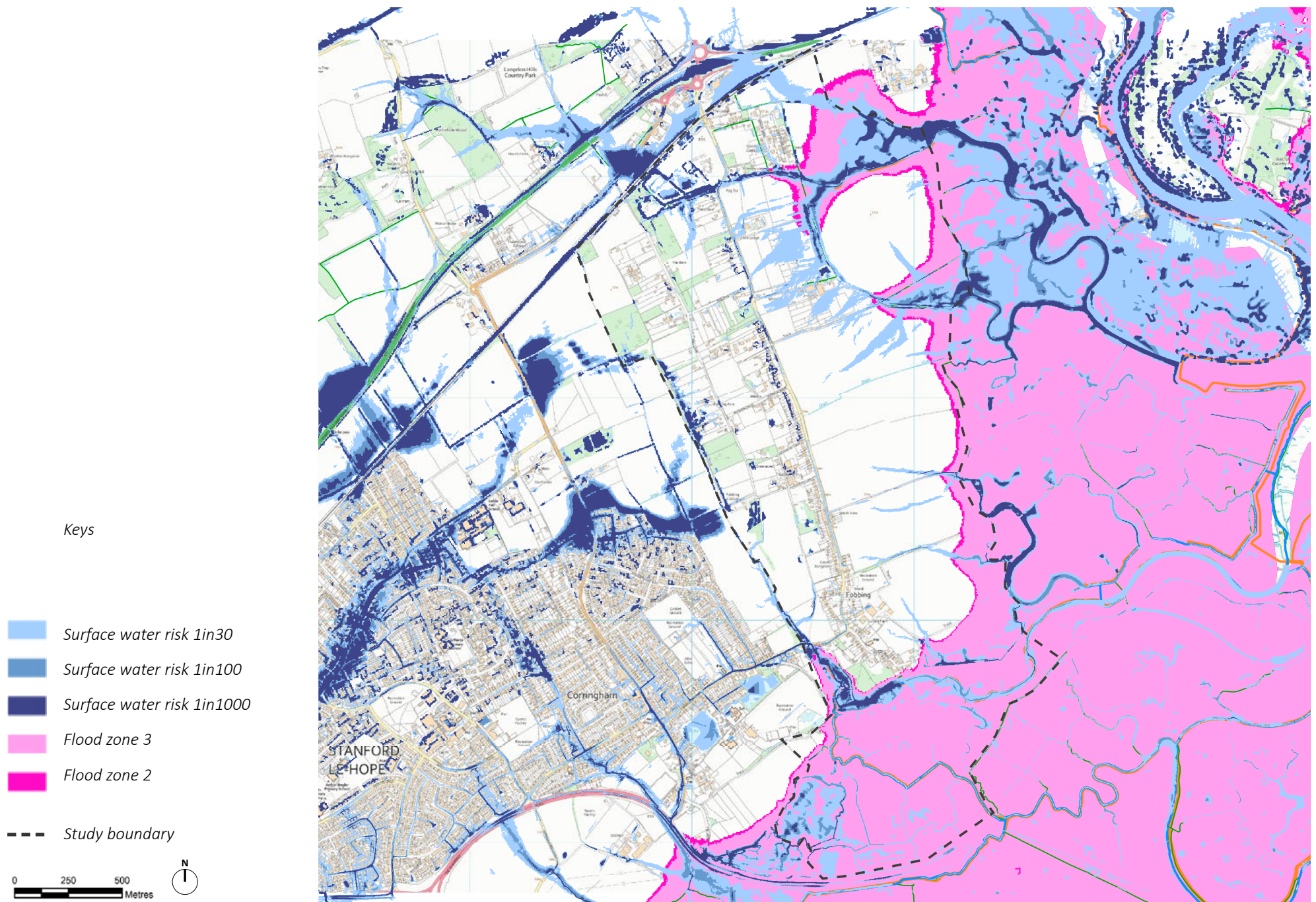


Fig 79. Fobbing Hydrology

5.5 OPEN SPACE

Recreation Ground

The recreation ground and the Churchyard are the only public open spaces within the village study area. Both have long views from their boundaries to the east and south. There will be additional open space brought forward as part of the Waterworks development at the north end of the village.

Within the recreation ground there is a designated play area, and a basketball court as well as a large amount of open green space, and a public sculpture built in 1981 to commemorate 600 years since the Peasant's Revolt of 1381.

Cemetery

The cemetery of St Michael's Church in Fobbing is well maintained and provides seating amongst green space with views over the marshes to the south and east.



Fig 80. Fobbing Churchyard



Fig 81. Fobbing Recreation Ground

Fobbing Marshes

The marshes are publicly accessible via footpaths 143, 14 and 191. It is possible to walk from Fobbing to Pitsea through the marshes however signposting of footpaths from within the village is relatively unclear so it would be difficult to do so without a map.

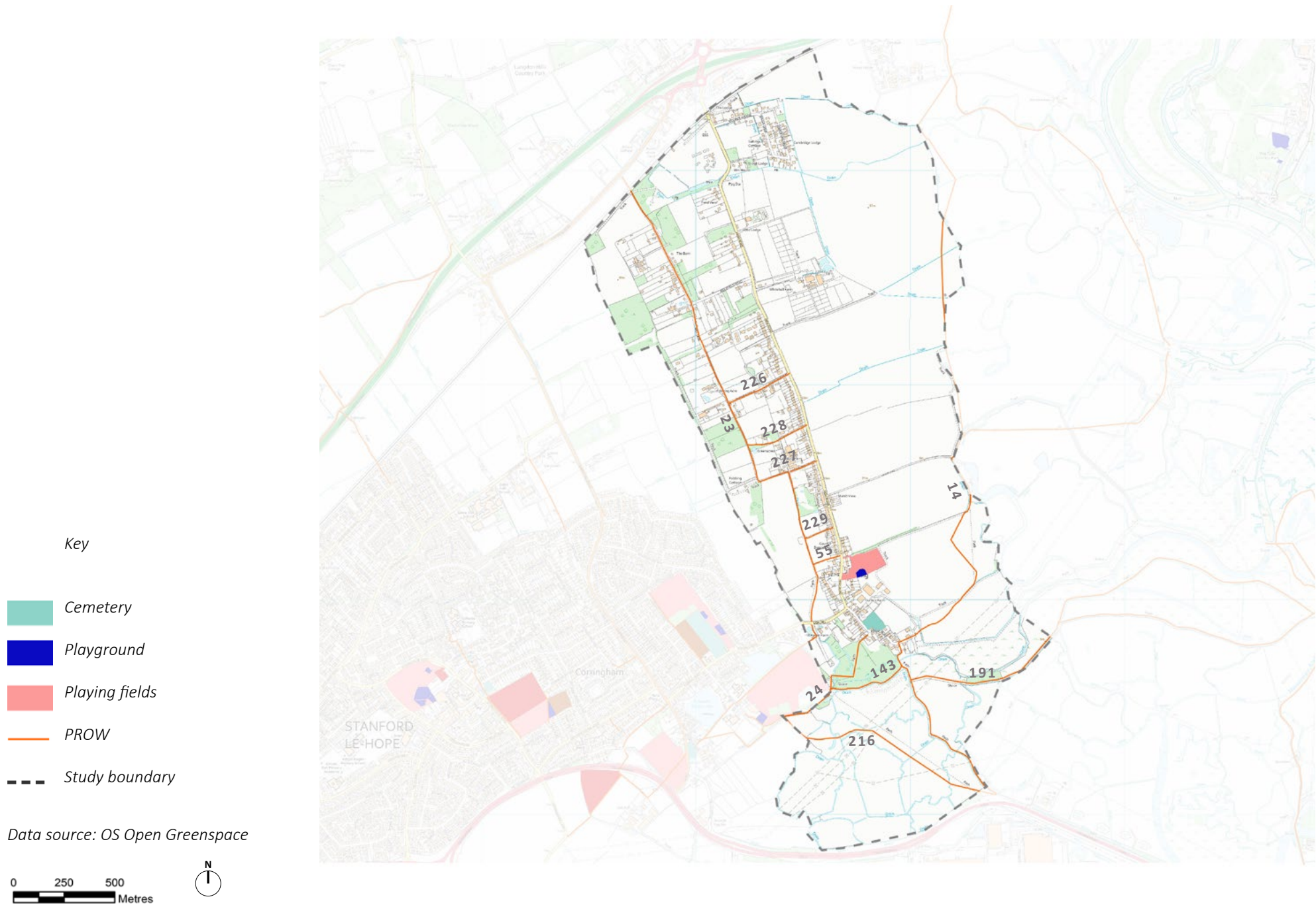


Fig 82. Fobbing Open Space

5.6 MOVEMENT & ACCESS NETWORK

Highways & Road Network

There are two road connections into the village of Fobbing- in the south Fobbing Road/Lion Hill connects to Corringham and in the north the High Road joins onto the A13 and B1420 at the roundabout junction.

This single access road defines the linear pattern with which the village has developed.

Public Rights of Way

There are several well-maintained footpaths which connect the village of Fobbing to the wider landscape and nearby settlements.

The long footpath number 23 runs parallel to the High Road. Some of the footpaths which connect on to 23 from the High Road are also used as unadopted vehicular routes.

The main routes on foot into the marshes are via the south of the village, and it is noticeable that there is only a single right of way leading into the marshes from the High Road.

Severance

Both the railway and the A13 act as significant severances from settlements north of the village. Footpath 23 traverses the railway but is severed when it meets the B1240, from which point on, the pedestrian experience becomes dominated by fast moving traffic and roundabouts which acts as a strong deterrent to walking any further.

Cycle routes & Bike-ability

There are no marked cycle routes within the village of Fobbing. It is possible for experienced cyclists to travel into Corringham from Fobbing, however the fast-moving traffic and steep ascent up Lion Hill in the other direction may be a deterrent.



Fig 83. Footpath 23 crossing the railway



Fig 84. Junction of footpaths 23 and 226

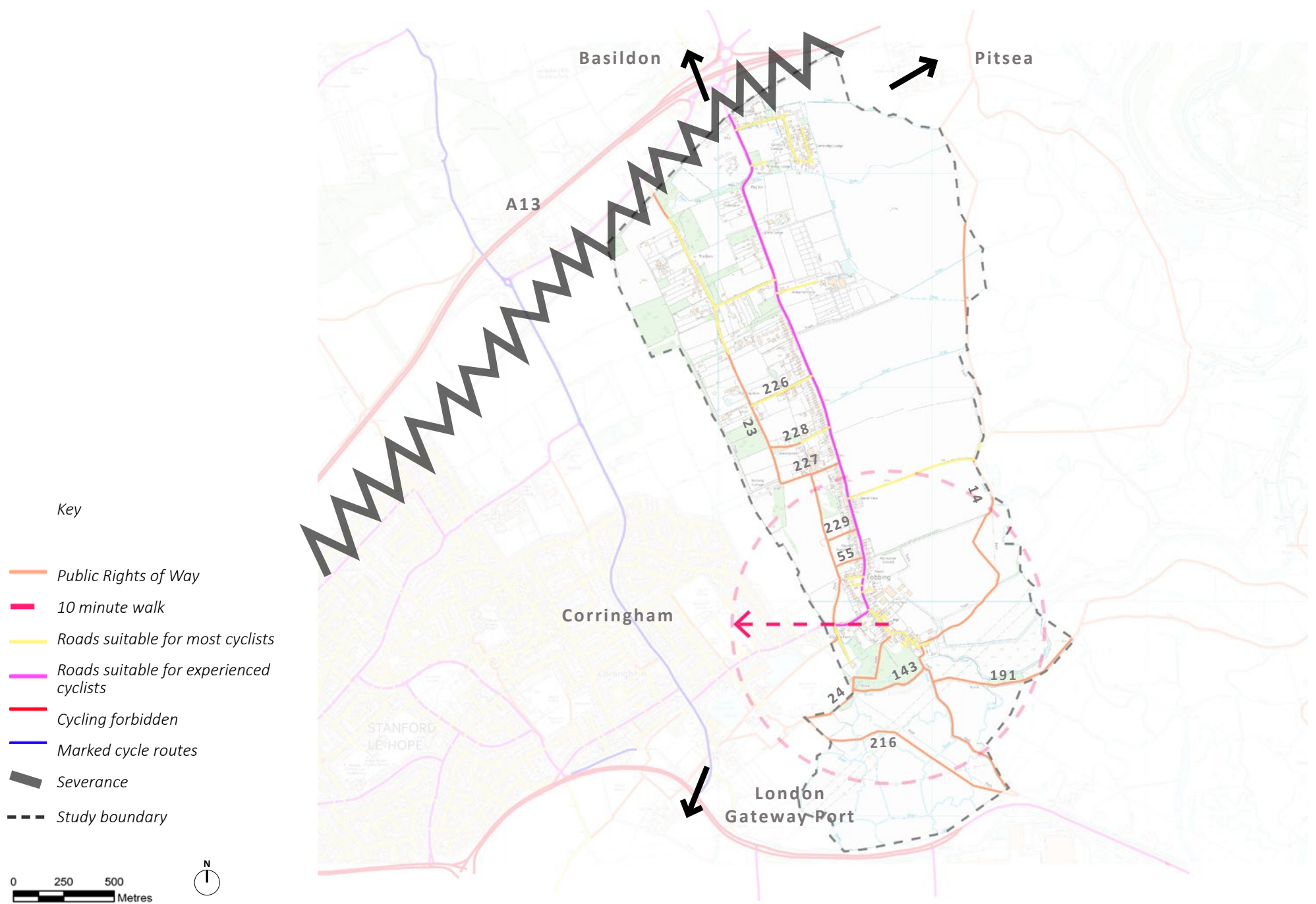


Fig 85. Fobbing Movement & Access

5.7 STREETScape

The road widths in Fobbing are mostly consistent, however the sense of street enclosure varies significantly between the southern, more historic section of the village and the northern section of the High Road.

In the conservation area there is a strong sense of enclosure with buildings averaging 2-2.5 storeys and fronting directly onto the road, with narrow footways and tall hedges where there are front gardens.

Along the high road, the buildings are generally less tall at 1-2 storeys- and the experience of the road is defined by an absence of buildings on the eastern side of the high road which creates sense of open-ness on the road and for these houses overlooking the marshes.

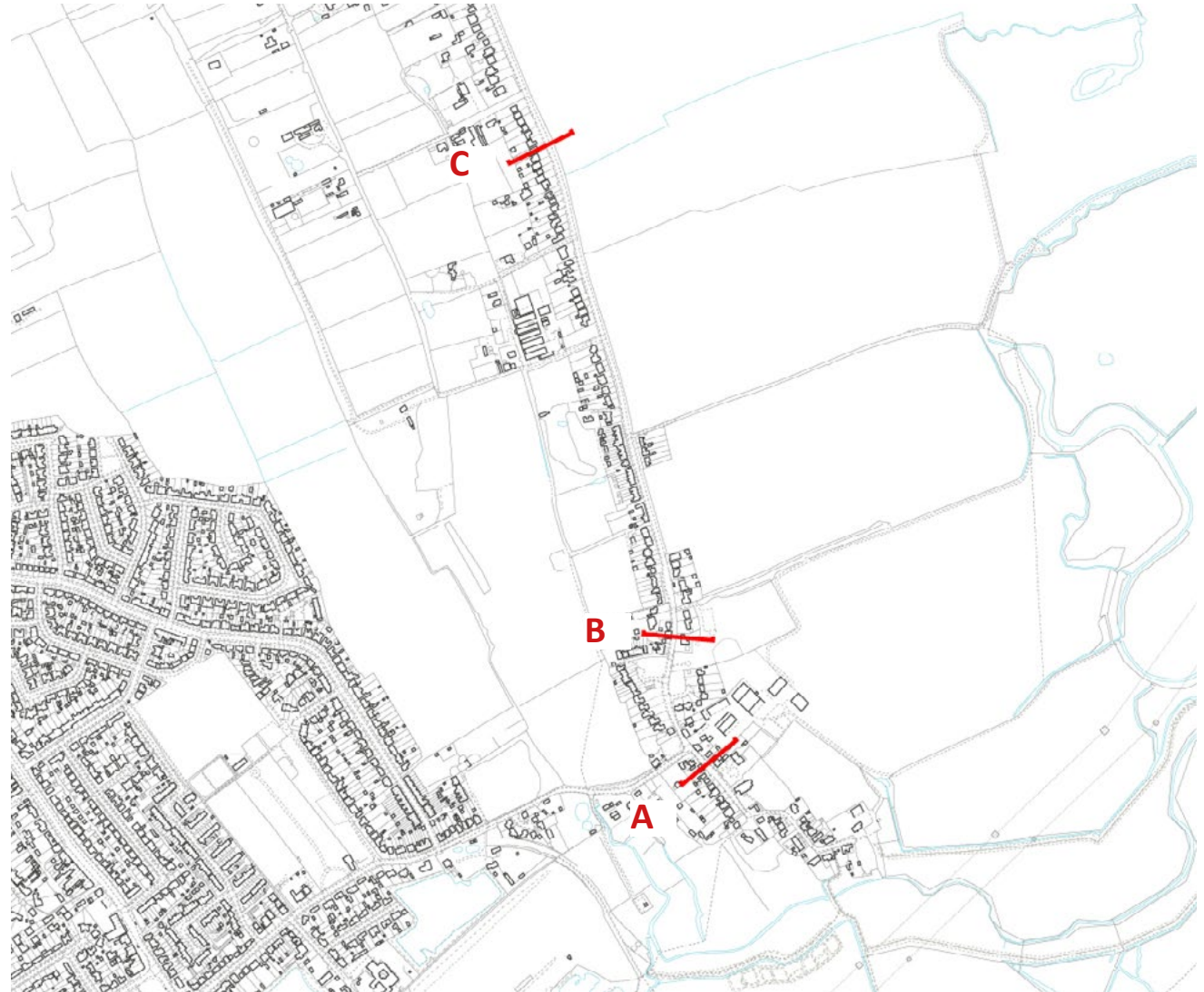
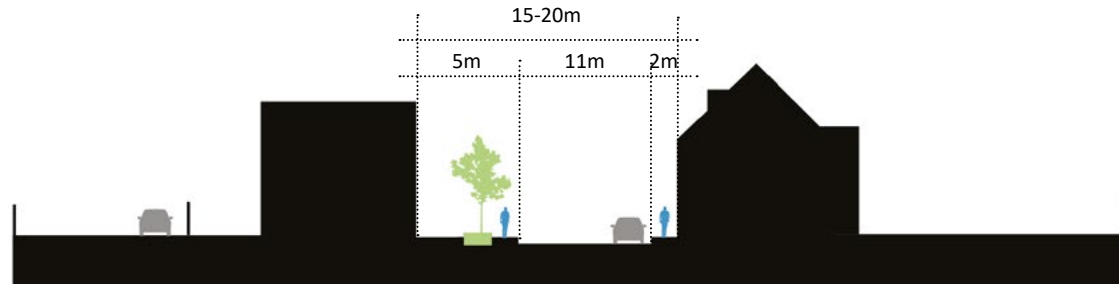
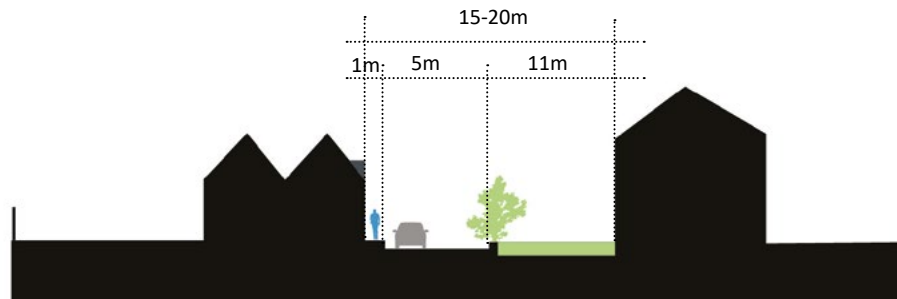


Fig 86. Fobbing Street Sections Key Plan

Section A
Wharf Road



Section B
High Road South



Section C
High Road North

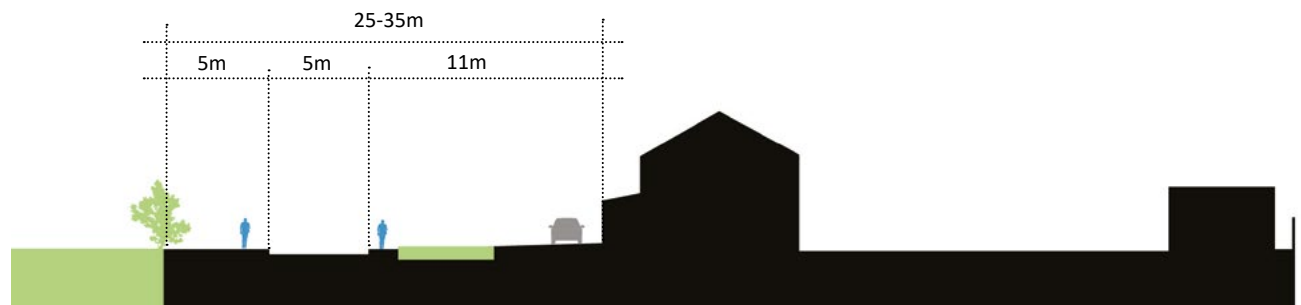


Fig 87. Fobbing Street Sections

5.8 DEVELOPMENT DENSITY

Through the identification of plots of land which have been developed at the same time, it is possible to build a picture of the way in which Fobbing has grown incrementally, and how the density changes across the village. (see map opposite)

Fobbing is generally built at a low density- mostly around 10-20 dwellings per hectare. The plot-land developments tend to be a much lower density- usually less than 10dph, and there are some examples of higher density housing for example terraces in the middle of the village.

The new development at Maple Creek on the former waterworks site- which is currently being built out- will be a density of 17dph, and while this matches the density of the historic core of the village, the number of dwellings on this development is much greater than the original core of Fobbing.



Fig 88. New medium density development at Maple Creek - at the far northern end of the High Road, adjacent to the railway



Fig 89. Low density, 1.5 storey houses at the northern end of the High Road



Fig 90. Medium density development in the conservation area



Fig 91. High density terraced housing in the middle of the High Road



Fig 92. Fobbing Density

5.9 BUILDING HEIGHTS

Fobbing is a small village in which most buildings are less than 2 storeys tall. The use of “half storeys” with usable floor spaces within the attics is common.

The historic core to the south of the village tends to have slightly taller buildings, with 2.5 storeys and a single 3 storey building. As with many other villages in Thurrock, the tallest building in the village is the Church.

The most common roof form is a double pitch. Dormers in both the front and back pitch are common, with dormers in the older buildings tending to be smaller than those in the newer buildings.

Other roof forms such as hipped gables, cat-slides and crown roofs are present, but these tend to be in the more recent buildings. There are also several back-to-back double pitched roofs with a valley in the middle – these are typically seen on more historic buildings.

Chimney stacks are seen on almost all of the older buildings but are less common in the more recent ones.



Fig 93. 1 storey Wharf Road



Fig 94. 1.5 storeys middle High Road



Fig 95. 2 storeys middle High Road



Fig 96. 2.5 storeys Wharf Road



Fig 97. Fobbing Building Height

5.10 BUILDING TYPES

Fobbing is a predominantly residential village and therefore most of its buildings are used as housing.

As is the case with most of the villages in Thurrock, Fobbing is bounded by agricultural land, and there are a few farmsteads which sit at the village periphery. Many of these have adapted their agricultural function to contemporary demands and now have secondary functions such as garden centres, farm shops and equestrian facilities.

There is a concentration of commercial uses at the far north end of the village adjacent to the A13 such as a petrol station and a Beefeater hotel and restaurant. The White Lion pub at the south end of the village is a grade II listed building and forms an important part of the village's historic core.

There is one retail unit- the Essencia Health & Beauty Clinic, and the Church and the village pre-school are also located within this southern area. This contributes to the sense that the southern part is the both the historic and contemporary "centre" of the village.



Fig 98. Essencia Health & Beauty Clinic



Fig 99. Fobbing Farm shop Agricultural buildings



Fig 100. The White Lion Pub



Fig 101. Fobbing Village Pre-School



Fig 102. Fobbing Building Type



Glossary of Terms

ABBREVIATIONS

- NHLE** National Heritage List for England
- HER** Essex Historic Environment Record
- NPPF** National Planning Policy Framework
- SAM** Scheduled Ancient Monument
- LB** Listed Building
- CA** Conservation Area
- OS** Ordnance Survey
- LCA** Landscape Character Area
(referring to the Thurrock Integrated Landscape Character Assessment 2023)
- LCT** Landscape Character Type
(referring to the Thurrock Integrated Landscape Character Assessment 2023)
- SSSI** Site of special scientific interest
- AOD** Above Ordnance Datum (above sea level)

HISTORIC PERIODS

- Prehistoric** – approx. 10,000 BC to AD43
- Mesolithic** – Approx. 10,000-4,5000 BC, hunter-gatherers
- Neolithic** – 4,500-2000BC, first farmers
- Bronze Age** – 2,000 BC-800BC, first use of metals
- Iron Age** – 800BC-AD43, first use of iron
- Roman** – AD43-410
- Saxon** – AD411-1066
- Medieval** – AD1066-1536
- Post-medieval** – AD1536-1900
- Modern** – AD1900-present

GLOSSARY

A-frame beam engine – type of steam engine

alluvial deposits – soil deposited by rivers, either former river beds or on floodplains

arable - land on which crops are grown

Arts and Crafts style – architectural style typically in the 1880s moving away from imitation of the past

backland development – development that happens to the rear of a property

Bailey – part of a castle that contains the non-defensive structures

barrel-lined – a well or pit that has been lined with a barrel to stop the sides falling in

belfry – bell-tower

brick footings – brick foundations

broadleaved trees – deciduous trees

bund or bud-wall – bank, usually blocking sound or view

carriage house – building in which a carriage is housed

causeways – raised walkway between ditches or across damp ground

calcareous remains – archaeological finds high in calcium, such as bone, teeth and shell

chancel – eastern end of a church where the altar is based

cropmark – mark in cereal crop that shows buried archaeology, due to differential ripening of the crop

curtilage – area of land or a structure that belongs to a building, such as a yard, garden, wall or outbuilding

deposition – deliberate placing of objects in the ground

The Dissolution of the Monasteries - 1530s, closure of the monasteries and seizure of their land and goods under Henry VIII

The Domesday Book – inventory of land-holdings taken in 1086 by William the Conqueror

dormer windows – windows set into a roof

drift-ways – horizontally

droving roads – road which livestock are moved along, usually link farms to areas of pasture

dyke – water-filled ditch or accompanying bank

(archaeology) enclosure - usually a prehistoric or Roman settlement enclosed by a substantial ditch

equestrian use – used for horses

escarpment – steep side to higher ground

extant - surviving

fens – boggy or marshy area

fieldscape – landscape made up of fields

find-spots – location where an archaeological find has been made

frontage – front of building, usually on to the main road

fulling-pit – pit which cloth was processed in to partially felt it

gentry house – dwelling with higher status

grain – (in this context) the pattern of fields, which tends to be rectilinear in Thurrock

Gothic style – architectural style between 13th and 16th centuries typically with pointed arches

head deposits – glacial deposits left as the glaciers thawed

hides – medieval measurement of land, approx. 50 ha.

horse stud – part of a horse's harness

jettied – overhanging upper-storey on a timber-framed building

lancet window – tall thin window headed with a pointed arch

lava quern-stones – stone used for grinding grain to make flour made of lava imported from Germany (Roman in date)

limestone dressings – limestone architectural detailing to windows, doors, etc

lock-up – building for locking-up the drunk and disorderly in

lynchets – earthwork formed by repeated ploughing, usually medieval in date

manorial holding – land held by one manor, can include tenanted farms

marshland – wet ground

(Saxon) mint – location where money was coined

moneyer – person who operated a mint

messuages – house with outbuildings and attached plot of land

mill mound – mound on which a windmill stood

munition plant – factory creating weapons

nave – main part of a church

The Norman Conquest – 1066, England occupied by the Normans under William the Conqueror

nucleations – cluster of buildings

palaeo-environmental deposits – organic remains recovered from waterlogged soils, such as peat; they hold information on past environments

Palaeogene period – geological time period 66-23 million years ago, period when London Clay was formed

Palaeolithic – 400,000- 10,000 BC

palstave – Early Bronze Age axe-type

pasture – land on which animals are grazed

paupers – (historical) poor people in need of aid

The Peasant's Revolt – 1381, uprising by peasants against the Poll Tax

piecemeal redevelopment – unplanned development

pillbox – hexagonal concrete World War II defensive structure

plotland development – early 20th century development characterised by self-build settlements

plough-teams – team of oxen used for ploughing, the number of plough-teams gives an indication of amount of arable land in an area

post-hole structures – below ground remains of buildings that were originally constructed of posts

post-mill – windmill which is supported by a central post

pound – field for locking up stray cattle in

rapier – short bladed sword

ring-ditch – the encircling ditch of a Bronze Age barrow, usually only survives as a below-ground feature in an area that has been heavily ploughed

riverine marshlands – marsh by a river

Roman burial urns – pot in which a cremated Roman is buried

rough pasture - land on which animals are grazed, tuftier grass and more scrub than pasture

round-house – a circular house, usually prehistoric in date

rural tied - agricultural dwellings

saltire bracing – X-shaped as in the St Andrews Cross

scarp edge – steep side to higher ground

seawalls – earthen bank enclosing former marsh keeping the sea out

settlement morphology – layout of the settlement

sherds – bits of pottery

shrubland – land with rough vegetation or small and irregularly spaced trees and bushes

slag – residue from metal-working process

smock-mill – type of windmill characterised by sloping weather-boarded sides

spur – a side projection

spire – pointed top part of a tower – typically on a church

stratigraphy – archaeological layers

streetscape – the overall shape, patterns and architectural rhythm developing within a street

tenements plots – plots of land containing a house, outbuildings and garden or yard within a village or town

tenure – rental agreement

(geology) terrace – escarpment along the Thames marking former extent of the Thames

trackway – path or unmetalled road

tracts of marshland – area of marsh

tripartite- divided into three parts

Tudor style - architectural style typical of the 16th century

Turret and Gun position - concrete World War II defensive structure

torc – gold or bronze neck ornament

vestry – room in church for priest to change clothes, hold meetings, etc

wash-house – building for washing clothes in

watching-brief – archaeological monitoring and recording during building-work

waterlogged deposits – soils with high water content such as peat

weatherboarded – building clad in timber planks boards

wharf – quay for ships to moor up against

Bibliography

Bingley, R. 1997 Fobbing: life and Landscape, Thurrock Museum pub.

Bingley, R. and Flanders, S. 2014 A brief historical guide to Fobbing, Thurrock Local History Society pub.

Brown, N. and Glazebrook, J. (eds.) 2000 Research and Archaeology: A framework for the Eastern Counties, 2 research agenda. East Anglian. Archaeol. Occ. Pap. 8

Collins, E.J.T. 1978 A history of the Orsett Estate 1743-1914, Thurrock Museums Dept Pub. 2, Thurrock Borough Council

Gascoyne, A. and Medlycott, M. 2012 'The English Goshen: the archaeology of the medieval and early post-medieval landscape', Essex Archaeol. Hist., 3, 123-140

Medlycott, M. 2019 Thurrock Scheduled monuments: Assessment of settings, Place Services Internal Rep. Link to Thurrock Scheduled Monument webpage

O'Connor, T. 2015 Managing the Essex Pleistocene Project, Place Services Internal Rep., <https://historicengland.org.uk/research/results/reports/117-2015>

Reaney, P.H. 1935 Place-names of Essex, Cambridge

Rumble, A. 1983 Domesday Book: Essex, Phillimore: Chichester, 9.11, 32.30.31 & 34

Back cover: Footpath 23

