

INFORMAL DEVELOPMENT BRIEF LAND AT FOSSETTS WAY



Prepared by:
Southend NHS Trust and Southend on Sea Borough Council
July 2016 Final Draft



Southend University Hospital **NHS**
NHS Foundation Trust

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1.0 Introduction

This development brief sets out informal planning guidance for the redevelopment of approximately 5.8ha (14.8acres) of vacant land at Fossetts Way in Southend on Sea. This site, referred to hereafter as the subject site, is within the ownership of **Southend University Hospital NHS Trust** and was allocated as 'Safeguarded Land' for employment purposes within the second alteration to the Southend Local Plan. It is now recognised that the site has long term development potential to provide a high quality, sustainable mixed-use residentially led scheme to provide new housing and supporting uses.



Status of this document

This brief provides a framework for guiding and managing any planning application submission brought forward on the site. It is not a statutory document and does not form part of the Southend Development Plan. It should be read in conjunction with the Southend-on-Sea Core Strategy (2007). Although it will not be formally adopted by the Council as a Supplementary Planning Document, it has been the subject of public consultation and has been adopted by the Council as corporate policy and will be considered as a material consideration in the determination of any planning application submitted for the development of the site.

2.0 Site Description and Context

The site extends to approximately **5.8 ha** and is located within the wider Fossett's Farm site, which totals to over 30 ha. The site is irregular in shape and comprises vacant 'safeguarded' land, formerly in agricultural use. It lies on the northern edge of both the Southend urban and administrative area.

The immediate site boundaries are defined to the north by the Fossetts Way Link Road where there is an access already constructed into the site. A green lane, running adjacent to Fossetts Way, forms the eastern boundary. To the west the site adjoins further disused arable fields. To the south, the site is bordered by a large circular enclosure known as Prittlewell Camp, a Scheduled Monument (SM).

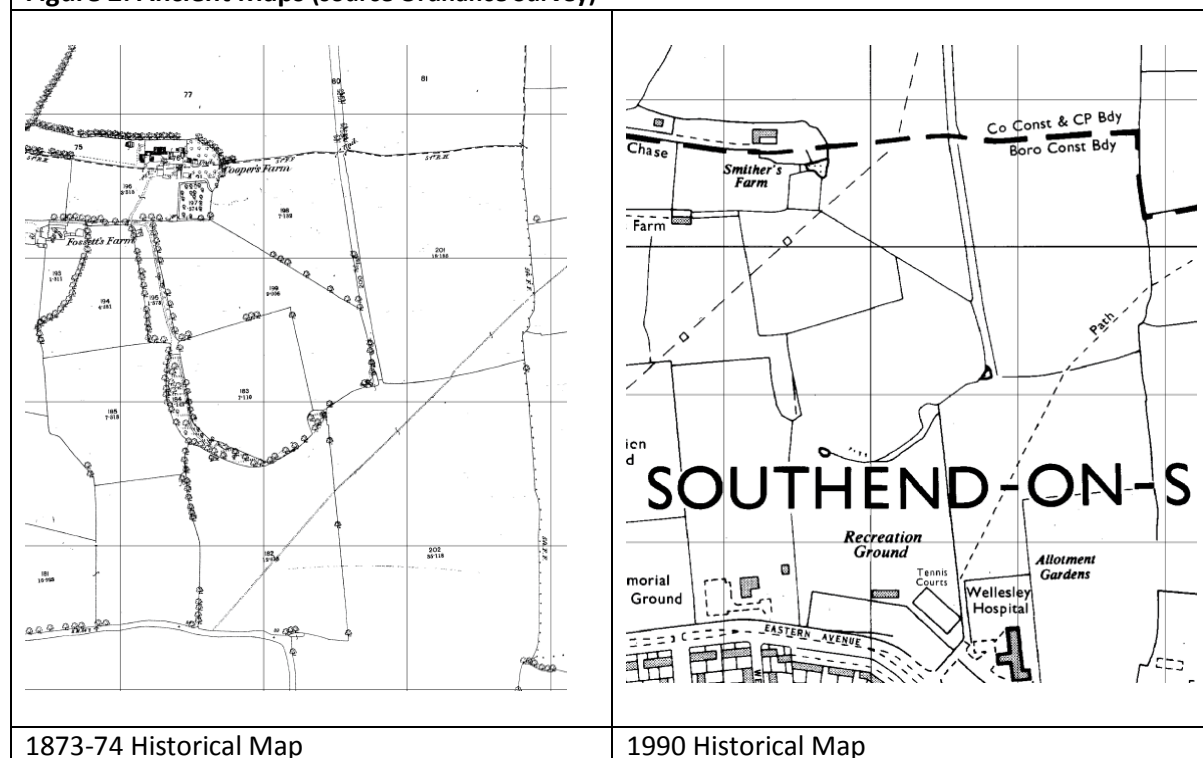
The wider Fossett's Farm site was removed from the green belt and safeguarded for development in the Southend-on-Sea Borough adopted local plan second alteration of March 1999. Fossetts Way was constructed as a link road to serve the new development area.

To the south of the SM, lies an area of out of centre retailing comprising a Waitrose superstore with petrol filling station, a large B&Q retail warehouse and a small freestanding terrace of retail warehouses (Majestic Wine, Maplin and Vacant) known as Fossetts Park. The Spire Wellesley hospital lies to the south of the retail terrace, overlooking the junction of Fossetts Way and Eastern Avenue.

Previous Use

The historic use of the site is for agricultural purposes. There is no evidence of any other use since ancient times.

Figure 2: Ancient Maps (source Ordnance Survey)



Planning History

Fossetts Farm Link Road was constructed under planning permission SOS/03/00884/FUL as a planning obligation attached to the development of a B&Q Warehouse to the south-east of the subject site, which itself was approved in 2004 subject to a S106 Planning Obligation.

Under the terms of the S106, the subject site falls within the 'Restricted Area' where the procuring, application or development for certain specified land uses, including housing, is restricted until such time as the council serve on the developer a 'Restricted Area Release Certificate'. No such certificate has yet been served but it is intended that one will be produced in conjunction with this brief.

On 29 November 2005 full planning permission (reference 04/00550/FUL) was granted for a "diagnostic and treatment centre" comprising four 2 storey blocks, totalling 11,800 sq m (126,968 sq ft) gross floorspace, arranged around a central atrium. The buildings had a mix of flat and curved roofs with the external materials comprising a mix of rendered walls and timber cladding (red cedar and Siberian larch) with a zinc covering on the curved roofs. The maximum height of the buildings was c.30m (100 ft). The approved Site layout is shown in **Figure 3** below and a copy of the decision notice is included in **Appendix One**. This consent was never implemented and has subsequently lapsed.

Figure 3: Approved Site Layout



Nearby Development

There have been several iterations of a scheme for the development of a new football stadium on land adjacent to the west of the application site. Initial proposals were granted on appeal (06/01300/FUL) in 2007 for a 22,000 seater football stadium and associated facilities. This permission has since lapsed however Southend Borough Council made a resolution to approve a revised scheme (11/00583/EXTM) in April 2013 for 22,000 seater stadium together with 114 bedroom hotel, 67 apartments, 16,400 sq m retail floorspace and 279 sq m restaurant supported by 2,074 space car park. More recently two scoping opinions have been issued. At the end of 2015 (15/01603/RSO) in respect of a new scheme for a 21,000 seater stadium and associated training facilities, 74 apartments, 32,000 sq m retail and restaurant floorspace, a 12 screen cinema and parking for up to 1590 cars. During May 2016 (16/00654/RSO) in respect of a 21,000 seater stadium and associated training facilities, 2 soccer domes, 131 bed hotel, 257 apartments, 25,200 sq m retail and 4,153 sq m restaurant floorspace, a 12 screen cinema and parking for up to 2330 cars.

Planning permission (11/00224/TIME) was granted by Rochford District Council for three outside training pitches, an all-weather floodlit training pitch and surface car parking on land to the north of Fossetts Way. This permission has been implemented although it has not been completed.

Two retail warehouses have subsequently been constructed to the east of Fossetts way (04/01785/FUL) and a Waitrose supermarket to the west.

Accessibility

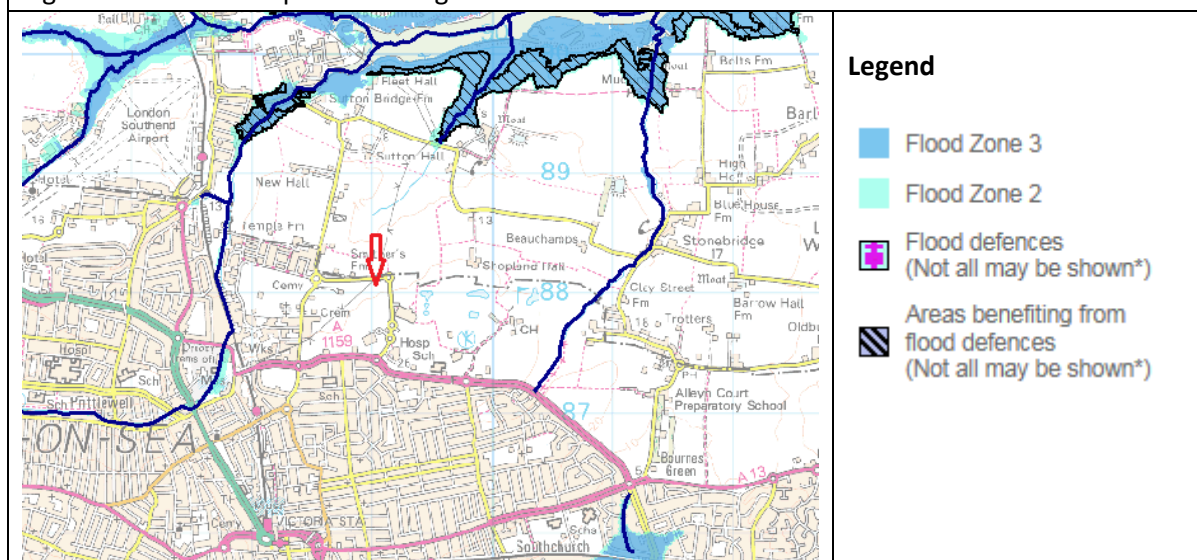
Fossetts Way is served by a single bus route providing approximately half hourly services in each direction. The nearest stops are close to the Sutton Road junction to the west and outside the B&Q car park to the east. There is an off road cycleway along the full length of Fossetts Way, comprising a shared foot and cycle path on both sides of the road.

3.0 Site Constraints and Design Parameters

- **Flood Risk**

The Environment Agency's 'Flood Map for Planning' shows the site lying within Flood Zone 1 which is defined as having a 'low probability' of flooding defined as less than 1 in 1,000 annual probability of river or sea flooding. A Flood Risk assessment addressing sustainable drainage will be required as the site is in excess of 1ha.

Figure 4: EA Flood Map for Planning



- **Ecology**

There are no formal Nature Conservation designations relating to the site. A reptile survey was undertaken in September/October 2004 which found that there was a small population of common lizards located in the adjacent hedgerows and the rank grassland fringing these. A new ecological survey will be required as part of new development proposals.

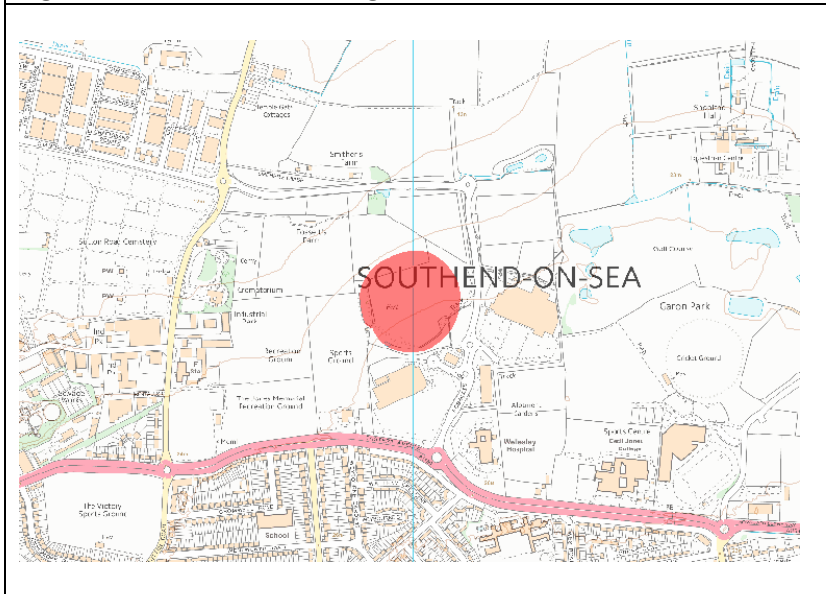
- **Heritage**

There are no listed buildings on site or in the vicinity and the site does not fall within a conservation area. There is a Scheduled Monument immediately abutting the southern boundary of the site known as "**Prittlewell Camp**" described as "a slight univallate hillfort" (list entry number 1017515). A copy of the list entry is attached at **Appendix Two**.

The extent of the Scheduling is shown in **Figure 5** below. It includes the earthworks of a circular enclosure and a mound on its south-eastern bank.

The hillfort dates from the later Bronze Age or Early Iron Age and is nearly circular in plan, measuring approximately 250m in diameter. The south western third of the perimeter is defined by an earthen bank and external ditch which survive within a wooded belt. The bank averages 3.5m in width and 0.9m high. The ditch is less clearly visible, having been partly used as a corporation dump in the 1920s, although some sections remain exposed and measure up to 4m in width and 1.4m in depth.

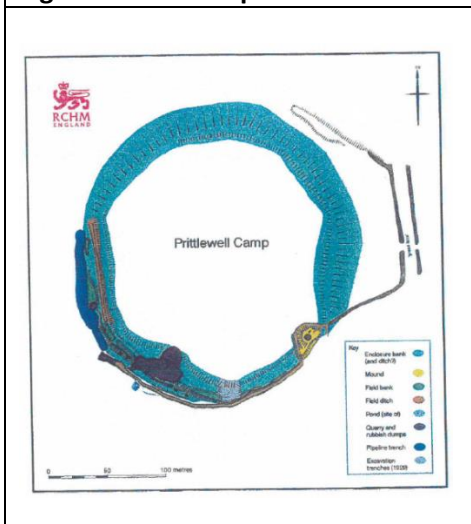
Figure 5: Extent of Scheduling



The northern and eastern sections of the ramparts have been reduced by ploughing, although undulations marking the line of the defences were noted in the early part of this century and the line of the bank has been recorded from the air as a cropmark (a variation in crop growth caused by buried features). Observation of a pipeline trench to the Barling Outfall Works in 1929 revealed that the external ditch may not have continued around this side of the hillfort, perhaps as the approach from this side was already restricted by marshy land.

The site has been the subject of several archaeological investigations including by Essex County Council in advance of cutting the Rochford to Southend pipeline in 1997. The former Royal Commission for Historical Monuments England undertook a survey of the site in 1999. **Figure 6** comprises their interpretation of the site based on this survey. The survey document is attached at **Appendix Three**.

Figure 6: AM Interpretation



The planning application for a diagnostic and treatment centre in 2003 (see above) was accompanied by a Desk Based Archaeological Assessment and Archaeological Evaluation Report based on 43 trenches (each measuring 25m length by 2m width) across the subject site. The location of the trenches is shown in **Figure 7** below.

The Evaluation found significant archaeological deposits were sparse with only two trenches (numbers 12 and 24) revealing any significant finds. Trench 12 produced Post-Medieval deposits whilst Trench 24 produced early deposits including some worked flints, flint flakes, bone and pottery fragments and a possible hollow way which may have led to the entrance to the camp.

Evidence of a large municipal dump was also found on the western part of the site. The report concluded that the low density of remains may indicate that any early settlement or activity was confined to the hilltop whilst later Medieval and Post-Medieval activity has consisted solely of agricultural land use.

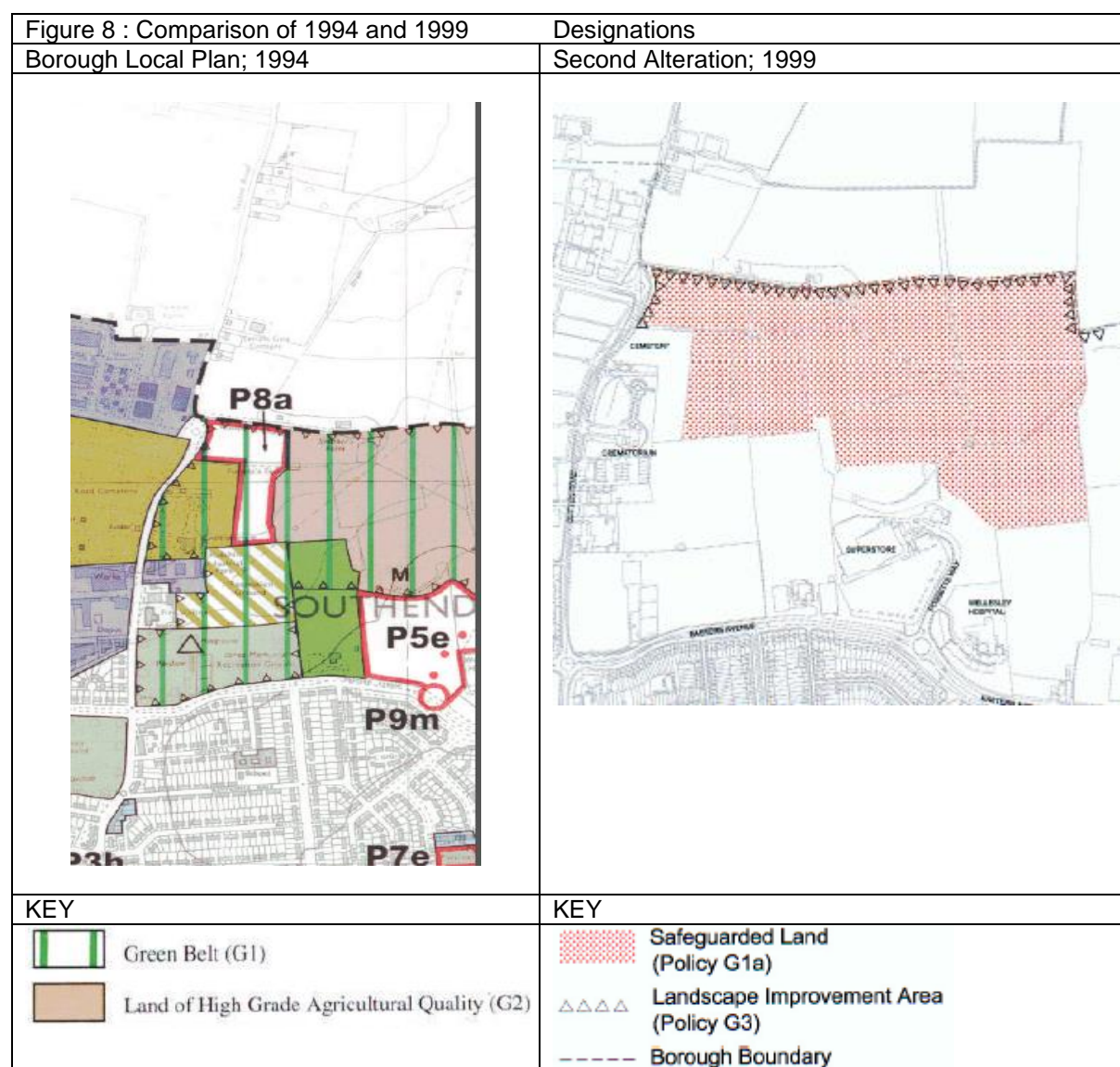
Figure 7: Archaeological Evaluation Trench Plan



4.0 Planning Policy Context

The Southend-on-Sea Borough Local Plan – adopted in 1994 – provided the statutory framework and forms part of the development plan for Southend. It shows the site as falling within the green belt and as land of high agricultural quality. Following a successful legal challenge to this designation by Swan Hill Developments, the Council was required to re-examine the designation of this site.

The Second Alteration Plan was adopted in March 1999 and designates land at Fossetts Farm as ‘safeguarded land’, subject to new policy G1a. The land was removed from the green belt but was not intended to be developed until beyond 2001, after the end of the plan period, to meet long term development requirements examples of which at that time were considered to include employment, a football stadium, or crematorium /cemetery extension. The Planning Inspector appointed to oversee the Second Alteration recommended that the site could be suitable for a number of possible future uses but that no development should be permitted that would prejudice or limit options for comprehensive redevelopment.



The new policy introduced in the 2nd Alteration applying to the safeguarded land reads as follows:

POLICY G1a - SAFEGUARDED LAND

On the Safeguarded Land defined on the Proposals Map, no development, including change of use, will be permitted unless it is necessary in order to support an existing use of the land; in any event no development will be permitted which would prejudice or limit options for the possible comprehensive development of the land to meet any future development requirements.

The Foreword makes clear that the Second Alteration will guide development relating to land at Fossetts Farm up to 2001. This policy, however, remains in place pending the Local Plan review.

The **Core Strategy** was adopted in December 2007. The Core Strategy Key Diagram, which illustrates the Key Growth and Regeneration Areas, shows the area of Fossetts Farm as an Industrial/Employment Area.

Policy KP1 sets out the spatial strategy and designates it as a Priority Urban Area defined on the Key Diagram and also expressly supports the principle of the relocation of Southend United Football Club stadium to the Fossetts Farm area.

The **Development Management Development Plan Document** was adopted in July 2015 and is accompanied by the Policies Map. An extract from this map is shown at **Figure 9** below. It does not show any designations affecting the site albeit the broad location of Prittlewell Camp is shown and the site remains outside the green belt. Appendix 9 identifies those saved policies which are replaced by the DMDPD and these do not include policy G1a.

Figure 9: Extract from Policies Map Adopted Version – June 2015



Commentary

The subject site, along with neighbouring land to the east and west, was removed from the green belt in March 1999 and designated as 'safeguarded land'. At that time it was intended that the site would be developed after 2001, which was the end of the plan period, to meet long term comprehensive development requirements.

The character of the area has changed significantly since that time with the construction of Fossetts Way, which effectively separated the subject site from the open countryside. Fossetts Way also opened up the area for development with the construction of Waitrose, B&Q and the Fossetts Park retail scheme. Provision was also made for the development of the safeguarded land with access points being constructed as part of the road development to the subject site and the land to the east.

Planning permission has been granted on the subject site for a health related use, although this has now lapsed. Similarly planning permission has also been granted for a football stadium and related facilities on land to the west of the subject site although this too has lapsed. There remains an implemented permission on land to the north for training facilities for the football club.

New national planning policy was published in 2012, the National Planning Policy Framework. It advises that local plans should make clear that the safeguarded land is not allocated for development at the present time and that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. The 2nd Alteration complied with this approach, both pushing back development until after 2001 and safeguarding the land to meet long term development requirements. The flexibility inherent in this approach is recognised and reinforced by the planning permissions which have subsequently been granted.

The construction of Fossetts Way opens up the potential to develop the land as separate parcels but still forming part of a comprehensive approach to the whole area. This approach is a continuation of the approach to the retail area to the south of the site and allows a managed approach to the development of a large area of land in different ownerships.

The management of development proposals will need to co-ordinate the design approach to the development of the area and the next section identifies those considerations which are relevant to the subject site. This consideration can also be applied to the land to the east, currently in the ownership of Lansbury Holdings, to allow for comprehensive development and a second phase rather than 2 separate developments which may not acknowledge their close proximity and relationship – this should be considered through the respective design and access statements or more comprehensive masterplanning of the two sites.

5.0 Development Guidelines

The subject site has been removed from the green belt and safeguarded for development post 2001, a criterion which has now been met. The acceptability of the site for development has previously been recognised and a highway access point constructed. There are constraints in terms of its relationship with the adjacent Scheduled Monument but these were delineated in the earlier permission. At the current time it is accepted that the site remains capable of and is suitable for development, and that a suitable form of development is a sustainable, high quality residentially led mixed use scheme, which could also include a range of small scale supporting community uses.

Mix of Uses

(i) Residential

The housing policies seek to ensure that new housing reflects the needs and demands of Southend's existing and future residents and improves the quality and mix of new market and affordable housing in the Borough. The SHMA identified a shortage of family accommodation in Southend despite an acute demand for this type of dwelling. To address this shortfall and meet demand, residential development proposals are expected to incorporate suitable family accommodation including affordable family homes. This site is considered well situated to help meet this requirement in accordance with the preferred mix set out in the Development Management DPD as shown below:

	Dwelling Mix			
Housing Type	1-bed	2-bed	3-bed	4-bed
Market Units	9%	22%	49%	20%
Affordable Units	16%	43%	37%	4%

The Affordable Housing target is 30% of units to be delivered in accordance with a registered provider. The indicative tenure mix is 60:40 between social and/ or affordable rented accommodation and intermediate housing although this will need to be adjusted to take into account the emerging requirements for starter homes.

The size of each dwelling should comply with the "Technical housing standards – nationally described space standard" published by the Department for Communities and Local Government.

The internal environment of all new dwellings must be high quality and flexible to meet the changing needs of residents. To achieve this all new dwellings should meet Building Control requirements and at least 10% should be either wheelchair user dwellings, or easily adaptable for residents who are wheelchair users.

The development should be safe and secure and take account of crime prevention and community safety considerations as required by Building Regulations Part Q.

(ii) Local Service Uses

Small scale local community services can be provided to meet the needs of local residents. These services could include a local convenience store and/or local shops providing related services (such as hairdressing, off-licence, take away etc.) or community facilities such as a doctor's surgery or child care facilities.

(iii) Open Space

A landscaped buffer to Scheduled Monument of the same scale as provided in the previous planning permission will be required. This area should be landscaped in accordance with any approved plans

and then made over to SoSBC with a commuted payment (through a S106 obligation) for 10- year maintenance provision.

(iv) Play Area

A small play area for younger children should be included within the buffer area to the SM or other open space within the development. This needs to be conveniently placed with good natural surveillance.

Scale of Development

The scale should generally be 2-3 storey although there may be scope for some slightly larger scale, say 3- 4 storeys, to western side of site if the proposed new stadium is approved. Development along this edge of the site needs to be designed so that it does not appear out of place if stadium is not built and so the development context on this boundary is dependent on the form and scale of the development coming forward on the adjacent land.

Sense of Place

The site is presently isolated from other residential areas so there is an opportunity for a new character to be created (a new community) – integrating the development into the landscape and setting of the SM and creating sustainable, low carbon, high quality homes should be key drivers. This development should create a best practice or exemplar example for any future urban extensions which may be considered in Southend or the surrounding area. Urban greening needs to be considered as part of the design process for any development (such as green roofs). Development should not be car dominated in its approach to the design, although recognising the need to park and store motor vehicles even if they are not used regularly.

A number of best practice examples are cited at end of this document as a guide for developers.

Sustainability

Development proposals on the site should be low carbon and seek to make a reduction in the use of resources, including the use of renewable and recycled resources, and demonstrate how they will maximise the use of renewable and recycled energy, and minimise consumption of water and other resources. This applies during both construction and the subsequent operation of the development. Opportunities for urban greening techniques should be explored at the design stage to assist with creating a low carbon development and to help integrate the development into the surrounding countryside.

Thermal insulation should seek to exceed building regulation requirements and, wherever feasible, and to meet the requirements of Policy KP2, at least 10% of the projected energy needs of the new development must come from on-site renewable options (and/or decentralised renewable or low carbon energy sources). The development will also provide for the collection of re-usable and recyclable waste.

Surface water drainage should adopt SuDS principles and should be an integral part of the landscaping scheme.

Landscaping

The new housing should be set within a natural and informal landscape context to reflect the edge of the urban area setting. The buffer to the SM should be landscaped to enhance its setting (i.e. as an extension of its character with natural planting to provide low impact delineation of the SM). A clear view corridor from the SM to the open countryside to the north should be maintained through the

site which could be along an access road or linear public space. The exact location of this should be agreed with the local planning authority at an early stage in the design process. The houses surrounding the SM should face onto the open space rather than turn their back to ensure good natural surveillance and enhance the setting of the monument. The buffer should include pedestrian and cycle links and the playspace.

Ecology

Notwithstanding previous surveys, a new survey of the whole site is required due to the passage of time. The ecological analysis should identify any necessary mitigation measures and also inform the landscape character of the development, especially the planting scheme.

Heritage

The proximity of the Scheduled Monument and related archaeology across the site will be the key considerations. The built development will need to leave a landscaped buffer of comparable scale to that approved in the 2005 planning permission (reference 04/00550/FUL). The need for additional archaeological evaluation will be determined once the layout of new development is known.

Sustainable Transport

Due to the size and location of the site there is a good opportunity to influence the approach to sustainable travel in the local area, with the location of the site being suitable to encourage future residents and employees to walk, cycle or use public transport.

The site is located in close proximity to public transport facilities with bus stops and main food shopping facilities located within a short walk of the site. The site should be permeable for pedestrians and cyclists with good connections to all sides in line with Building for Life criteria.

To promote sustainable travel the scheme would prioritise quality direct routes and spaces for pedestrians and cyclists over private cars. Measures would include the provision of high quality pedestrian and cycle routes and facilities, including cycle parking, and the production of a Travel Plan covering all land uses within the site. Electric vehicle charging points, parking spaces for electric vehicles should also be included.

Parking and Access

The development proposals should provide parking in line with the latest applicable standards (currently set out in the Development Management DPD). The site will provide a balanced level of parking and allow for on-street parking within new estate roads, whilst not providing excessive parking which could encourage the use of the private car.

The site will also provide sufficient cycle parking in line with the latest applicable standards for all land uses. These provisions would encourage the opportunity to travel by bike, which will be supported by an improved public realm and connecting links. Options needs to be considered for integrate the development into existing bus routes as part of the design of the layout.

For convenience, the current car and cycle Parking Standards are:

Dwelling Size	Car Parking	Cycle Parking
	Minimum Standards	Minimum Standards
1 Bedroom Dwelling	1 space per dwelling	1 secure covered space per dwelling. None if garage or secure area is provided within curtilage of dwelling
2+ Bedroom Dwelling	2 spaces per dwelling	

Retirement developments (e.g. warden assisted independent living)	1 space per dwelling	1 space per 8 units (for visitors)
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Infrastructure Costs

(i) Planning Obligations

The Council adopted an SPD on Planning Obligations in July 2015 to explain how the Planning Obligation regime will operate following the introduction of CIL. The Council will normally require a planning obligation where it is felt that a proposed development of whatever nature or scale, will in itself give rise to unacceptable pressure on public infrastructure or where the development is of such a nature or scale that it is considered that it should contribute to the supply of affordable housing in the Borough. Obligations will not be sought in respect of infrastructure projects to be funded through CIL as set out in the Council's 'Regulation 123 Infrastructure List'.

(ii) Community Infrastructure Levy

The CIL Charging Levy came into effect on the 27 July 2015. The site falls within Zone 1 where the CIL rates are as shown in the table below:

Development Type	CIL Rate per sq m
Residential (Classes C3 and C4)	£20
Extra Care Retirement Housing	£20
Supermarkets, superstores and retail warehousing (net retailing space over 280 sq m)	£70
Development by a predominantly publicly funded or 'not for profit' organisation ⁴ (see below for definition) including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities only	£0
All other uses not cited above	£10

There are exemptions available for minor development, residential annexes or extensions, development by registered charities, affordable housing and self-build housing. Any claim for relief/exemption from paying CIL must be submitted and processed before commencement of the development.

6.0 Summary

This document sets out planning guidance for the redevelopment of vacant former agricultural land fronting Fossetts Way. The overall objective for the site is to provide a sustainable high quality exemplar residential led mixed development, potentially with complementary retail and service uses. The residential units should predominantly comprise family housing reflecting the housing needs of the Borough and should be set within a landscape context which preserves the setting of the Prittlewell Camp Scheduled Monument and a view corridor from there to the open land to the north. The development should also consider its relationship with other potential neighbouring and similar development sites as part of more comprehensive development. Indeed much of the guidance contained within this document will also be relevant to these areas when they come forward for development. It is expected that this site will be the first phase and set the benchmark for the quality and approach to new residential led development in this area.

In addition to a high quality design approach the site will be expected to be highly sustainable including minimising the use of natural resources, integration of renewable energy, sustainable transport measures and ecology. The potential for a heat network should also be explored as part of wider development of the area.

There is the potential for other complementary uses to be provided on the site. The level of these should be that required to support the amount of residential development proposed. The exact number and mix of uses and facilities, which will be considered on their own merits during the application process, and should complement the remainder of the development and not be in conflict with the provisions of the development plan.

Appendix 1

Planning Permission 04/00550/FUL

Appendix 2

Prittlewell Camp Scheduling Notice

A slight univallate hillfort known as Prittlewell Camp, 500m east of Sutton Road crematorium

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: A slight univallate hillfort known as Prittlewell Camp, 500m east of Sutton Road crematorium

List entry Number: 1017515

Location

The monument may lie within the boundary of more than one authority.

County:

District: Southend-on-Sea

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 27-Feb-1961

Date of most recent amendment: 08-Dec-1997

Legacy System Information

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

Legacy System: RSM

UID: 29408

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an inturned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stakeholes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. In other areas where the distribution is relatively dense, for example, Wessex, Sussex, the Cotswolds and the Chilterns, hillforts belonging to a number of different classes occur within the same region. Examples are also recorded in eastern England, the Welsh Marches, central and southern England. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

Despite having been reduced by ploughing and obscured by dumping, the slight univallate hillfort known as Prittlewell Camp remains substantially intact and will retain significant archaeological information. The circuit of defences is clearly defined by earthworks to the south and west and evidence exists for the buried remains of the remaining part of the circuit. Buried features related to the period of occupation will survive beneath the ploughsoil of the interior and these, together with the earlier fills of the surrounding ditch, will contain evidence for the date of the hillfort's construction and for the duration and character of its use. Environmental evidence reflecting the appearance of the landscape in which the monument was set and the economy of its inhabitants may also survive in these buried deposits and on the old land surface sealed beneath the bank.

The hillfort's location on a low-lying plateau rather than a summit or ridge is somewhat unusual, although far from unique within the low-lying topography of the region. Comparison between these sites and, more specifically, with other forms of contemporary habitation between the Roach and the Thames, will provide valuable information concerning the hillfort's position in the settlement pattern and social structure of the period.

Although the interpretation of the 'Look-out' mound as the base of a medieval post mill has not been proven, evidence from the 1929 excavation does support this conclusion. Such mounds were designed to raise the windmill and to stabilise a vertical post (or tree) which

allowed the superstructure to be turned to face the wind. Post mills are known to have existed from the 12th century onwards and although no medieval examples of the timber superstructure survive today, their appearance is recorded in contemporary illustrations. Examples of mounds which retain organic remains or form components of other sites are considered worthy of protection. The mound at Prittlewell, located on the line of the earlier defences, provides an interesting insight into the subsequent use of the hillfort and the medieval economy of the surrounding area.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The monument includes a slight univallate hillfort of the later Bronze Age or Early Iron Age which is located on the northern outskirts of Southend-on-Sea, some 500m east of the Sutton Road crematorium.

The monument occupies the northern edge of a broad terrace which is not particularly elevated and yet commands extensive views over the valley of the River Roach to the north, east and west. The monument has been recognised as a prehistoric enclosure since at least 1893, when pottery from the 'oppidum' (defended settlement) at Prittlewell was exhibited at a meeting of the Essex Field Club.

The hillfort is nearly circular in plan, measuring approximately 250m in diameter. The south western third of the perimeter is defined by an earthen bank and external ditch which survive within a wooded belt. The bank averages 3.5m in width and 0.9m high. The ditch is less clearly visible, having been partly used as a corporation dump in the 1920s, although some sections remain exposed and measure up to 4m in width and 1.4m in depth.

The northern and eastern sections of the ramparts have been reduced by ploughing, although undulations marking the line of the defences were noted in the early part of this century and the line of the bank has been recorded from the air as a cropmark (a variation in crop growth caused by buried features). Observation of a pipeline trench to the Barling Outfall Works in 1929 revealed that the external ditch may not have continued around this side of the hillfort, perhaps as the approach from this side was already restricted by marshy land.

A trial trench, cut through the southern ramparts and across the southern edge of the interior in 1929, provided evidence for the composition of the bank and the original profile of the ditch.

The excavators also examined a pronounced mound (known locally as 'The Look-out') situated on the south eastern part of the perimeter. This mound, which measures some 20m in diameter and 1.5m high, was found to be completely artificial and to contain quantities of tile and medieval pottery spanning the period from the 13th to the 15th century. A depression in the centre of the level summit was found to have resulted from a previous, unrecorded excavation. The excavators were unable to account for the origin of the mound, although the evidence which they recorded is now thought to indicate the base of a medieval post mill, sited on the highest point on the ramparts in order to take advantage of the prevailing wind.

All fences and fence posts are excluded from the scheduling although the ground beneath is included.

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

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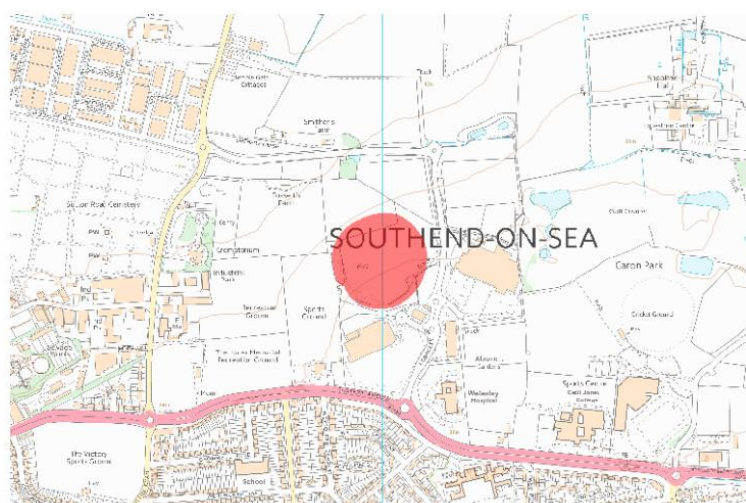
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National Grid Reference: TQ 88991 87828

Map



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Appendix 3

Royal Commission for Historical Monuments

England Assessment of Prittlewell Camp



PRITTLEWELL CAMP
PRITTLEWELL
ESSEX

Earthwork Survey

NMR INDEX No: TQ 88 NE 18
NGR: TQ 8899 8783

Report by: A. Cooper & P. Pattison
Survey by: M. Brown, D. Garrow, A. Oswald & P. Pattison
Drawings by: A. Cooper

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1. INTRODUCTION

Prittlewell Camp lies on the northern fringe of Southend-on-Sea, at TQ 8899 8783, approximately 1 mile to the north-east of Prittlewell church (Fig 1). It is a Scheduled Ancient Monument (SAM no Essex 117) which includes the earthworks of a circular enclosure and a mound on its south-eastern bank. A 'green-lane' runs close to its eastern side. The enclosure sits just off the summit of a broad ridge, on a gently rising brick-earth covered gravel terrace. The site commands extensive views over the Roach Valley to the north.



Figure 1
Location map

An archaeological survey of the site was carried out by the Royal Commission on the Historical Monuments of England (RCHME) in August 1998, at the request of Essex County Council Planning Department and Southend Borough Council, with the aims of improving on the current definition and understanding of the monument and of providing a basis from which to devise a plan for its long term management.

Today, the site is seriously neglected and it has been significantly modified by post-medieval activity. Municipal rubbish dumping occurred here in the 1920's and it now lies immediately adjacent to a large supermarket on the fringe of the built up area of Southend. Dense young tree growth and scrub cover the southern and western arcs of the enclosure where its earthworks are best preserved: here also are multiple pathways and several small rubbish pits. The remainder of the enclosure lies within an arable field where the perimeter bank has been reduced considerably by intensive ploughing. The significance of the earthworks within the arable field has just been reaffirmed and until recently, only the southern and eastern earthworks were scheduled. The complete circuit of the earthworks and the interior of the enclosure are now scheduled.



2. PREVIOUS INVESTIGATIONS

The site is known variously as Prittlewell Camp, Fossetts Camp and Grove Field Camp and its archaeology has been investigated on a number of occasions from the late 19th century onwards. However, this research has brought little real insight to its origin and purpose: both prehistoric and medieval origins have been suggested for the enclosure. Similarly, a medieval date was put forward for the large mound on its south-eastern bank on the basis of the 13th-century pottery found within. Previous considerations include a 'look-out mound' for the enclosure, a windmill mound, and even a Bronze Age barrow! The origin of a 'green lane' which runs close to the enclosure is also uncertain.

The substantial scale of the earthworks at Prittlewell ensured the recognition of their archaeological significance from the mid 19th century onwards. The earliest account describes:

'the remains of an ancient earthwork or intrenchment, situate upon a hill, having a gentle ascent from all approaches. It is of an oval shape, having two sides and a vallum well defined. It embraces about eight acres, and can be traced throughout in several fields, but the greater portion is in Grove's field. At the south east corner on the Temple Farm, is a circular mound, covered with brush and timber, which has been lowered, but still rises about ten feet above the surrounding land. This was probably the keep or stronghold.'

(Benton 1873, 498)

Shortly afterwards, an excavation of 'the oppidum of the mound of Prittlewell' was mentioned at a meeting of the Essex Field Club in 1893 but the nature and location of this work were not recorded (Mephram 1930, 32).

A later account presents the site as one of several elliptical camps, enclosures and dykes in Essex and a more detailed description, including comment on the form and condition of the earthworks, with a plan and section drawings, was made in 1923 (VCH 1903, 275; RCHM 1923, 114; Fig 2).

In 1929, W A Mephram made a more concerted attempt to understand the nature of the earthworks. He began by cutting a series of trenches through the southern bank of the enclosure and at intervals in a line from there to the mound (Fig 3). These revealed the dimensions and form of the bank at this point, where it was some 9m across, standing to a height of 1.5m, and had a steep inner scarp and a more gently sloping outer scarp. The original strata within the confines of the enclosure bank appeared to be undisturbed, prompting the suggestion that 'the earth forming the ramparts had not been taken from within the enclosure, it had evidently been moved from the exterior fosse' (Mephram 1930, 35). The lack of finds in these trenches meant that no secure date could be assigned to the enclosure.

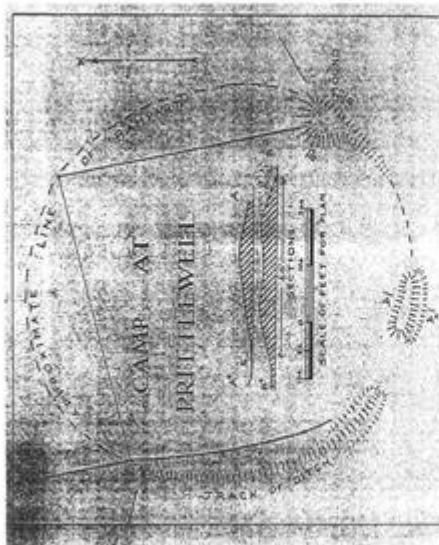


Figure 2
1923 survey plan
of Prittlewell Camp
(RCHME 1923,
114)

Mepham dug a further eight trenches and two 2.5m deep holes through the mound on the south-eastern bank of the enclosure (Fig 4). Recent disturbance had formed a crater in the centre, but finds from the mound material included 13th-century pottery, worked tufa, oyster shells, tiles, animal bones, iron nails, carved stone and the spring from a Roman padlock.

Mepham also surveyed and sketched the area which allowed him to interpret some of the earthworks, suggesting the position of a possible entrance to the enclosure in its western bank, and also mentioning the disturbance to the southern bank which he explained as the product of gravel extraction and rubbish dumping. Finally, he examined the sections of pipeline trenches that were cut through the western bank of the enclosure in the same year but found these uninformative (Fig 3).

Despite the substantial nature of his investigations, finds were few and consequently, Mepham's conclusions were hesitant. Although he favoured a prehistoric origin for the construction of the enclosure, he admitted that this could not be proven but suggested that 'its strategic value is obvious' and 'it would provide a refuge for people and cattle in times of danger but would not necessarily be a garrisoned fortress' (Mepham 1930, 45). He seemed

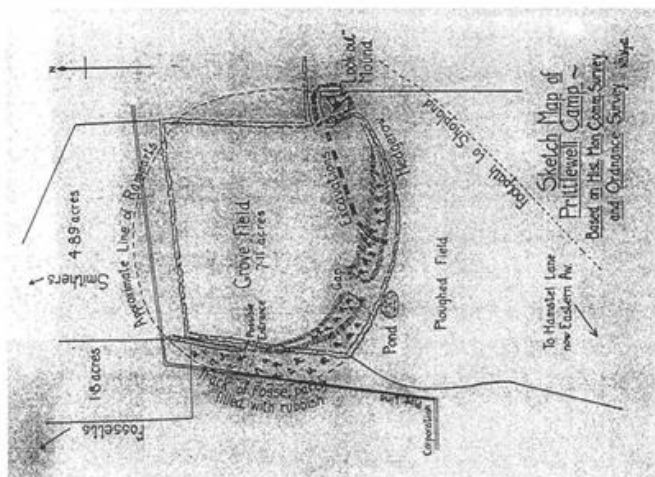


Figure 3
Sketch map of
Prittlewell Camp
showing the 1929
excavation
trench (Mepham
1930, 31)

more certain that his findings provided secure dating evidence for the mound but this disregards the fact that the mixed, dispersed nature of the finds within the mound might suggest that their inclusion was incidental and that it was constructed at a later date.

The most recent archaeological investigation in the survey area was an evaluation carried out by Essex County Council in advance of the cutting of the Rochford to Southend pipeline in 1997. A trench to the north-west of Prittlewell Camp produced the only finds, which were very similar in nature to those found in the 1929 excavation of the mound (Tripp 1998).

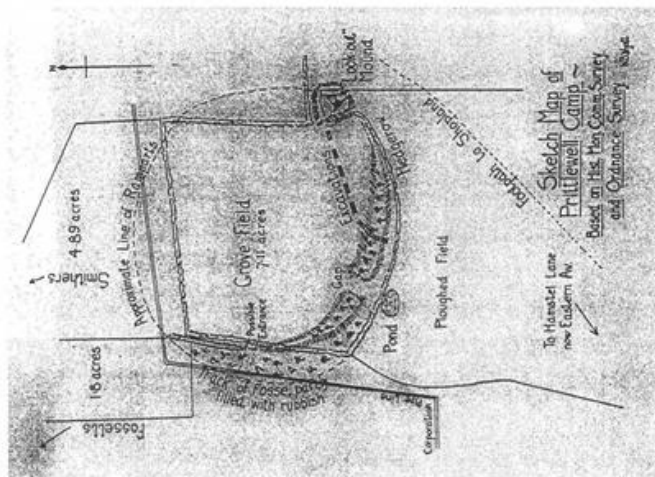


Figure 3
 Sketch map of
 Prittlewell Camp
 showing the 1929
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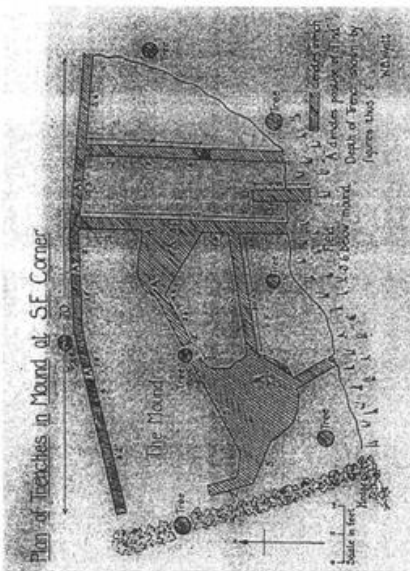


Figure 4
 Plan of the 1929
 excavation
 trenches in the
 mound (Mapham
 1930, 36)

Whilst this is a further indication of considerable medieval activity in the area, there is no direct connection between these and the origin of the enclosure.

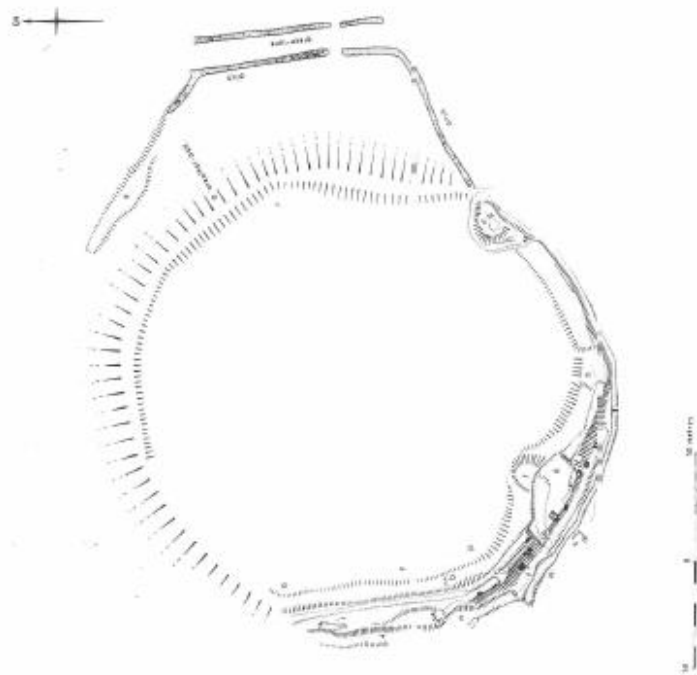


Figure 6 RCHME survey plan of Prittlewell Camp (surveyed at 1:1000 scale)

PRITTEWELL CAMP 6

3. DESCRIPTION AND INTERPRETATION

For letters which appear in bold in the text, see Fig 5.
A summary interpretation is provided by Fig 6.

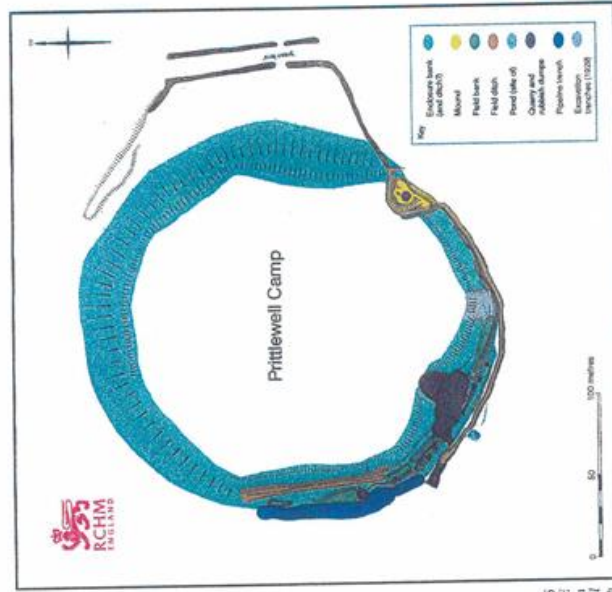


Figure 6
RCHME
Interpretation plan
of Prittlewell
Camp

THE ENCLOSURE

This comprises a broad bank defining a near circular area of approximately 5.4 hectares (13.3 acres). Early accounts (see Benton 1873; RCHME 1923; Meppan *ibid.*) refer to an outer ditch or 'fosse', but the only remaining length of this lies in a seriously disturbed area on the

PRITTEWELL CAMP 7

south western side of the enclosure and its antiquity cannot be assumed on the basis of earthwork evidence alone.

The northern and eastern arcs

This part of the enclosure bank lies within an arable field and it has been heavily spread by ploughing to as wide as 35.0m; nevertheless the external face still stands to a height of 1.0m and the feature is clearly visible. In profile, it has a long outer slope and a shorter, steeper inner slope, agreeing with the form shown for the southern arc in the RCHM survey (1923, 114) and in section drawings from the 1929 excavations (Mephm 1930, 34). There is no evidence here of an external ditch and any such feature is unlikely to have survived several centuries of ploughing in the field.

The southern and western arcs

The edges of this section of the enclosure bank, although forming a more prominent earthwork, are harder to distinguish because of their situation in thick woodland and undergrowth but also because of damage caused by later activities, particularly Corporation rubbish dumping in the early 20th century: there are various rubbish-filled hollows, mounds and grooves along the enclosure bank. A wide linear feature, *a*, running along the western edge, represents the line of the 1929 corporation pipeline that Mephm described and investigated. This trench has left a pronounced scar, which could be concealing the line of an original external ditch to the enclosure. Further evidence of the pipeline can be found to the north-east, in the arable field, in the form of a breather pipe.

The inner scarp of the enclosure bank is slight; it runs within the line of the modern field boundary and has been significantly reduced by ploughing within the field and stands to a maximum height of 0.2m to 0.4m. A slight scarp, *b*, running across the bank on its western side, is the point where Mephm postulated a possible entrance to the enclosure. There is no evidence to support his interpretation: both inner and outer scarps of the enclosure bank are continuous at this point, with no hint of a change in the earthwork that might indicate a blocked or infilled entrance.

From a casual glance, a larger break in the enclosure bank at *c* and *d*, might seem a more plausible candidate for an entrance. However, it was correctly explained by Mephm as the result of gravel extraction. The smaller hollow, *c*, is now in the ploughed field; it has deflected the inner face of the enclosure bank to the interior. Outside it, the larger disturbance, *d*, has cut away most of the enclosure bank but it is still possible to trace the line of the outer scarp of the bank running continuously across it. Along the northern side of the hollow is a faint linear depression, perhaps a track leading away from *c*.

The outer scarp of the enclosure bank has been severely damaged in several places. The western side at *e* appears to have been flattened out but further south, on each side of the hollow *d*, there are better-preserved stretches. *f*. These are both some 35.0m long and stand to a height of 1.7m, with a sharp and steep profile. It is here that there are traces of an outer ditch, but the degree of disturbance in this area must cast doubt upon its origin. To the south-east, the outer scarp is adopted by a later field boundary and can be traced up to the mound at *g*. This will have obliterated any trace of an earlier enclosure ditch. The mound sits squarely over the enclosure bank, utilising the outer scarp but obscuring the inner scarp with a pronounced inward bulge.

The large breach, *h*, in the centre of the southern arc, is a trench from Mephm's excavations in 1929.

The interior

There are no internal features visible on the surface and superficially, there was an absence of finds in the ploughsoil. However, the ploughed area would benefit from thorough fieldwalking to recover any small finds which might assist in dating.

THE MOUND

A large mound, *g*, is situated astride the enclosure bank on the south-eastern side. The prominence of the mound over the enclosure and the way a field boundary ditch loops around it, suggests that the mound is secondary to the enclosure. However, the archaeological relationship between the two has yet to be clearly defined. The mound utilises the steep outer scarp of the enclosure on the south-east whereas on the north-west its plan is rounded and there is a more gentle slope which extends beyond the line of the inner face of the enclosure bank. The resulting shape of the mound is nearly oval, some 22.0m by 18.0m, standing to a maximum height of 1.8m above the current ground surface. This contrasts with the height of 3.0m recorded in the late 19th century which, according to Benton (*ibid.*), had already been lowered. However, this might be explained by the known practice of measuring the slope, not the elevation.

A small crater in the top of mound could be the area of disturbance mentioned by Mephm but probably also partly the product of his own extensive excavations in 1929.

The mixed material produced from his excavations included 13th-century pottery: this suggests that it was built some time during or after the 13th century but doesn't allow for a more precise date to be assigned. The mound first appears in a documentary source on a map of 1796 (ERO: D/DCw P13). Although it is not possible to connect this mound directly to the features in the evaluation trenches that were dug to the north-west of the survey area

(Tripp 1998), the occurrence of a wealth of 13th century finds in both (cooking pots in particular), implies that the area of the enclosure was a focus of activity in the later medieval period.

A concrete and brick base on top of the mound, together with chunks of similar debris on the flanks, may represent the position of a military structure of Second World War date which appears on aerial photographs from 1943. This cannot be directly associated with the heavy anti-aircraft battery that lay to the north-east at TQ 899 889. It is unlikely that it marks the position of a pill box because of the density of tree cover above the mound and the insubstantial nature of the remains, although there are several pill boxes in the surrounding area. If it did fulfill any military function, it seems most likely to have held a light anti-aircraft gun or a Blacker Bombard (Spigot Mortar) (NMR APs: HLA/655/6005-6).

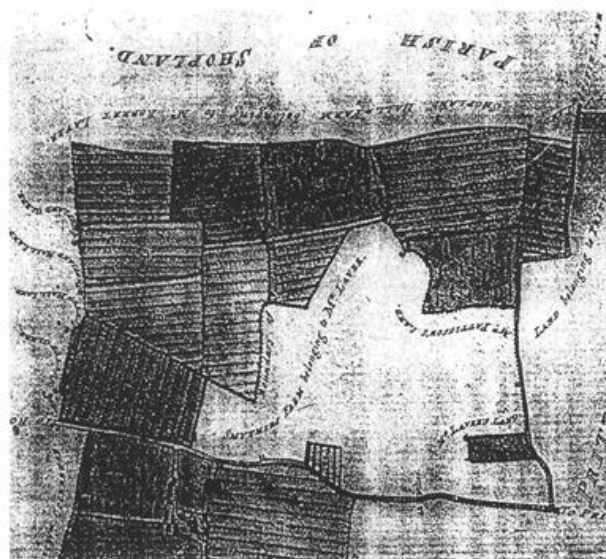


Figure 7
 Extract of the
 1796 Estate Map
 of Rockford Hall
 Estate (reproduced
 courtesy of the
 Essex Record
 Office: D/DCw
 P13)

Prittlewell Camp in the Later Landscape

Surviving maps, from the mid 18th century onwards, indicate that the enclosure remained a notable feature long after its original functions had ceased. Part of its bank was utilised by field boundaries in the post-medieval landscape, which explains the better survival of the southern and western arcs (ERO D/DMA P4; D/DCw P13; D/CT/276/1B). These maps indicate that the basic structure of enclosed fields around Prittlewell Camp remained relatively unchanged from the mid 18th century onwards.

A short distance to the east of the enclosure is a 'green lane'. This runs from north to south and is bounded by shallow, steep sided ditches. It is recorded as a short and narrow strip of land on the same maps and it seems likely to be preserving part of a former trackway, perhaps linking vanished medieval fields or settlements. It is described on the Tithe apportionment of 1841 as 'waste' and seems primarily to have provided access between fields, to the north,

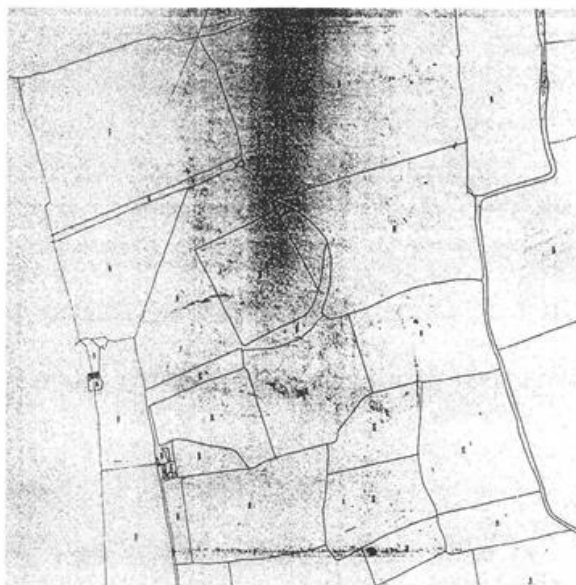


Figure 8
 Extract of the
 1841 Tithe Map
 for Prittlewell
 (reproduced
 courtesy of the
 Essex Record
 Office:
 D/CT/276/1B)

it crossed the parish boundary between Prittlewell and Sutton but continued only for the length of a single field; the southern end was similarly abrupt against a small pond which was still there in 1880; north-east of the enclosure there was a similar, but broader strip of land which ran parallel to the green-lane (ERO: D/DCw P13; D/CT276/1B; Ordnance Survey 1st Edn 6-inch Sheet Essex 78).

Several of these field boundaries have left their mark on the enclosure: there is a slight bank, j, running along the top of the enclosure bank near its outer edge. Another lies outside the enclosure to the north-east, where there is a broad but shallow bank, k, in the ploughsoil; it is depicted as a functioning boundary on a map of 1796, and on others thereafter (Fig 7). A ditch, m, skirting the southern edge of the enclosure bank and crossing it to the west of mound g appears on the same map (ERO: D/DCw P13).

A later ditch and bank, n, form the current field boundary and have done so since 1841 when the southern and western arcs of the enclosure were enveloped by a narrow crescent of woodland, as today. A number of pollarded oak trees of some age still exist within this crescent, marking the productive role of this woodland within the otherwise arable later medieval landscape. At this time the interior of the enclosure contained a rectangular field which, although now removed, has left its mark by biting into the enclosure bank to leave quite sharp changes of alignment at p, q and r and at the north-eastern tip of mound g (ERO: D/CT276/1B; Fig 8).

Against the south-western edge of the enclosure, a shallow depression, s, is a former pond (Ordnance Survey 1st Edn 6-inch Sheet Essex 78).

4. CONCLUDING REMARKS

The principal outcome of this survey has been to clarify the nature, extent and condition of the earthworks at Prittlewell Camp. It has clearly defined the more recent damage, enabling existing interpretations to be explored and a more informed understanding of the site to be gained.

However, on present evidence there can be no certain interpretation of the function and date of the enclosure. Taking form alone, it is likely to be of the later prehistoric period: its location over the brow of the hill, rather than a more strategic defensive position on the top of the hill, and its roughly circular form with a single bank, suggest that it may be best understood as one of a range of prehistoric enclosures that were built across the region from the late Bronze Age onwards. These include sites such as the later Bronze Age settlements at Mucking, Springfield Lyons and Loffs Farm (Brown 1988; 1996) as well as an array of sub-circular enclosed sites that are thought to be of early Iron Age origin and appear to have been used in very different ways.

In its scale, the enclosure bank was probably once an impressive sight, but the gentle incline of its outer slope and the lack of a substantial encircling ditch, might be seen to imply that the purpose of its construction was not purely defensive. This argument has been put forward for some hillfort sites in Wessex (e.g. Danebury, Hambledon) at which the defensive purpose of the enclosure ramparts is thought to have been secondary to the social and symbolic importance of their construction and maintenance and the activities that took place within their bounds (Hill 1995). These ideas have been generated from the detailed examination of material and earthwork evidence from within and around the sites concerned, and more fieldwork will be necessary before they can be considered as pertinent to the interpretation of contemporary enclosures in Essex.

The absence of evidence for an entrance is also intriguing and may simply be due to the poor preservation of the site as a whole. On the other hand, it could be, as elsewhere in Britain, that the entrance faced to the south-east (Hill 1996) and so may be obscured by the mound. The lack of well-stratified archaeological evidence from the enclosing bank or the interior is unusual and might imply that if it was ever occupied, this habitation was ephemeral rather than long term. A similar lack of evidence for permanent or intensive occupation has been observed at other early Iron Age enclosures in the region. For example, the majority of the material evidence that was found at Asheldham Camp (Bedwin 1991), was of middle Iron Age date although the construction of its enclosure bank was dated to the early Iron Age. This implies that here, the enclosure was not extensively occupied until several centuries after its initial construction. Recent evaluation of the earthworks and interior of Shodbury Camp have produced similar evidence. It is interesting in this respect that the majority of

evidence for early Iron Age occupation and productive activity in the region has actually derived from open or simple palisaded settlements, such as those at Asheldham, North Shoebury, Maldon, Great Wakering and Fox Hall (near Prittlewell Camp) (Brown 1996, Sealey 1996), several of which lie close to roughly contemporary enclosure sites. This and the co-ordination of people and activities within this landscape, deserve further investigation.

The absence of dating evidence also makes it difficult to understand the local and regional context of the evidence at Prittlewell, but this matter does need consideration. Several early Iron Age enclosures have been excavated and surveyed in Essex, but none are well understood. They have been described as 'a rather disparate group of earthworks' for which 'the single unifying factor seems to be their siting in positions of strategic importance relating to rivers, estuaries and the coastline' (Bedwin 1991, 26). In addition it can be observed that several such sites are roughly oval or sub-rectangular in plan, have simply constructed, unvallate enclosure banks, have produced no certain dating evidence, have single gap or indeterminate entrances; and show evidence of earlier prehistoric cultivation or activity in the area prior to its enclosure (Morris and Buckley 1978). Morris and Buckley (*ibid*) have also noted that these sites tend to be situated along navigable rivers rather than being constructed at regular intervals in a 'territorial' manner, as has been suggested for enclosed sites elsewhere in Britain (cf. Cunliffe 1984).

Several of the later prehistoric enclosures in the region were re-used during the Saxon and later medieval periods, the mound at Prittlewell Camp might be evidence of this practice. At Maldon and Asheldham the re-use involved the recutting of the enclosure bank and ditch (Bedwin 1990, 1991); the enclosed site at Ambresbury was apparently re-occupied in the Saxon period, and several of the later prehistoric enclosures listed by Morris and Buckley (1978) have mounds adjacent to or overlying their earthworks (e.g. Asheldham and Danbury) although the purpose of these needs investigation. The presence of 13th-century material from two locations at Prittlewell is tantalising in this respect; but not so convincing as to give credence to suggestions that the enclosure was a ringwork castle. The most likely explanation for the mound is that it was a windmill of medieval date (13th-century or later): its location on the highest point of the enclosure bank in an exposed position, favours this interpretation.

It is known from documentary sources that post-mills became widely used in Essex during the 12th and 13th centuries AD (Farris 1981), but only recently has archaeological evidence been found to support this. A combination of field-walking and trial trenching undertaken as part of the Essex 'Cropmark Enclosures Project' over the last four years has revealed the sites of 12th- or 13th-century windmills at Great and Little Bentley. The excavator of another early post-mill at Borham airfield described 'a crude base construction comprising a central large pit (5m diameter and 1m depth), surrounded by a ring ditch and possible bank or mound

(18m total diameter)' (Bennett and Gilman 1996). The form and dimensions of this are remarkably similar to those of the mound at Prittlewell although here, the central pit is likely to be the product of more recent disturbance rather than representing the position of the removed base of the post-mill. Whilst this by no means provides conclusive evidence of the purpose of the Prittlewell mound, it certainly makes this interpretation a strong possibility.

The green lane is a rare survival in Southend of a once common landscape feature. Another example 800m to the west at Temple Farm was destroyed during the construction of an industrial estate in the 1980's. Whilst the lane cannot be directly linked to the use of the enclosure or mound with any certainty, the survival of this ensemble of ancient landscape features in close proximity to the edge of a dense urban area is remarkable. Their long-term preservation and management should be considered together.



5. SURVEY AND RESEARCH METHODS

The topographical survey at Prittlewell Camp was carried out by Morig Brown, Duncan Garrow, Alastair Oswald and Paul Pattison of the RCHME. A divorced survey method was employed by establishing control stations using a Wild TC1610 electronic theodolite with integral EDM. The data was captured on a Wild GRM 10 Rec Module and plotted digitally on a Hewlett Packard Designjet 750C Plus plotter. These stations were used as a framework from which to record the archaeological features with tapes using normal graphical methods, at a scale of 1:1000.

This report was researched and written by Anwen Cooper and Paul Pattison. The illustrations were prepared by Anwen Cooper using AutoCAD and CorelDraw, and the report was assembled by Morig Brown using Corel Ventura software.

The site archive has been deposited in The National Monuments Record Centre, Great Western Village, Kemble Drive, Swindon SN2 2GZ (NMR Number TQ 88 NE 18, HOB Uid: 418915). Further copies may also be obtained from this address.

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*The National Monuments Record contains
all the information in this report – and more:
original photographs, plans old and new,
the results of all RCHME field surveys, indexes of
archaeological sites and historical buildings,
and complete coverage of England
in air photographs.*



*The Royal Commission on the Historical Monuments of England gathers information on England's heritage
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National Monuments Record enquiries: telephone 01793 414600

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Appendix 4

Examples of Exemplar Housing Developments

Horstead Park, Kent



Green Lanes, Cambridge



New Hall, Harlow



New Hall, Harlow

