

Information and evidence for the Plan Document	Theme:	Design
	Subject:	Heritage

Neighbourhood Plan Vision:

For the next 20 years Higham Ferrers will be:

A sustainable, vibrant, thriving community:

Strongly based on its history with an emphasis on its individuality, which encourages growth that supports its market town heritage.

A community which encourages attractive, high quality development:

Including new housing, commercial property and community facilities within a compact market town environment.

A community that is inclusive:

With safe access to its town centre and excellent links to adjacent housing estates, the surrounding countryside and the regional transportation network.

An attractive town centre:

With increased vitality and activity that attracts variety of new businesses to create a thriving High Street and encourage tourism.

Neighbourhood Plan Objectives:

SERVICES: To enhance residents' quality of life by improving leisure, educational, health and environmental services

DEVELOPMENT: To promote some housing and commercial development to meet the needs of residents and to attract visitors, thereby providing a degree of growth and employment opportunity whilst retaining the historic character of the town

DESIGN: To conserve and enhance the town's heritage and environmental features and promote visually attractive and sustainable design in all new developments

ACCESS: To improve transport links within the town's boundary and to the surrounding countryside; provide better parking and safer access to the town centre for residents and visitors.

NOTE

The most relevant parts of the vision and objectives for the subject are shown in red above

The Plan aims to deliver the vision and objectives in partnership with residents, other stakeholders and all necessary statutory authorities

The Plan must be compatible with EU obligations, Strategic Environmental Assessment (SEA), human rights, etc

Sustainable solutions are required for all the subjects in order to satisfy the Vision and Objectives

1. Brief background/history on the subject:

The historic market town of Higham Ferrers spreads along high ground on the east bank of the River Nene, approximately 15 miles downstream from the county town of Northampton. Now a community of 8083 people (2011 census), the town's fine buildings and large ornate Church testify to the historic importance of the town in the Middle Ages. The Domesday Book of 1066 records its name as Hecham a Saxon word which means "settlement on the hill".

The first Charter of the town approved by Henry III was in 1251. This was the result of a deliberate act of a far sighted Lord of the Manor, William de Ferrers, who added his surname to the town to give the present name Higham Ferrers. In 1556 a Royal Charter gave the Borough the right to send one Member to Parliament. The town has prospered with markets and fairs with ancient connections still evident by the number of historical sites in the town, including the site of Williams Peverel's old castle.

Henry Chichele (c. 1364 – 12 April 1443) was born in Higham Ferrers and is noted for becoming Archbishop of Canterbury and founding All Souls College, Oxford. He was also instrumental in the founding of Chichele College in 1422, and the Bede House and the Chantry Chapel. In the Lancastrian period Higham Ferrers became one of the centres of the Duchy of Lancaster's administration. Some of this land has now been sold off for development, but the Queen, as the Duke of Lancaster, still has considerable landholdings around the town.

For many years Higham Ferrers was larger than its neighbour Rushden, but this situation has now reversed. Historic growth patterns have now seen the convergence of the two towns, but they both still retain their distinctive characteristics.

Higham Ferrers has shared in the house building boom of the last two decades, expanding considerably with the construction of the Kings Meadow Lane estates. There are now 3285 dwellings in the town (2011 census). Its close proximity to the A45 and A6 give it excellent links for the M1 and A14, putting it within easy reach of the major towns of Northampton and Kettering.

2. Source evidence on the subject:

- National Planning Policy Framework view or Policy on the subject
- Local Plan Policy - Core Strategy view or comments on the subject

CLG National Planning Policy Framework March 2012-Sect 12. Conserving and enhancing the historic environment

“General: Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.”

Paras. 126-141 apply.

NNJPU North Northamptonshire Spatial Strategy June 2008-Policy 13: General Sustainable Development Principles

“To raise standards:-

h) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area;

i) Create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art;

To protect assets:-

o) Conserve and enhance the landscape character, historic landscape designated built environmental assets and their settings, and biodiversity of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy.”

NCC Planning Obligations Framework and Guidance March 2011- Other potential infrastructure considerations: Historic environment

“Developers will usually be required to meet the costs of protecting or examining and recording archaeological remains or historic buildings through planning conditions or legal agreement. The County Council will support the local planning authorities in requiring the developers to meet these responsibilities.”

ENC Shop Front Design Supplementary Policy Document Jan 2011

“1.11. The objectives of this document are as follows:

- *To provide an integrated and consistent approach to shop front design*
- *Promote high quality shop fronts across the district*
- *Promote inclusive design*
- *Protect and enhance the character and appearance of town centres and conservation areas*
- *Ensure shop fronts contribute positively to the day and night-time economies in the district*

General approach

1.12. Historically shop fronts were designed as integral elements of buildings. As such, a shop front traditionally reflected and incorporated architectural detailing of the building in which it was located. Where original shop fronts exist, their removal will be resisted, particularly in listed buildings and conservation areas.

1.13. Notwithstanding the above, integrating new shop fronts into their respective buildings is a key principle of this SPD. New shop fronts should be designed with regard to the architectural whole of the building and the character of the immediate surroundings. Evidence that these matters have been considered in the design process should be included in the Design and Access Statement accompanying any application for planning permission.

1.14. However, whilst details and style will inevitably vary, it should be noted that principles of balance and proportion are generally applicable to all shop fronts. As such, particular attention should be given to section 3.0 of this document, which specifically addresses matters of proportion and composition. In addition principles of security, both of the shop front and personal safety are applicable to all shop front design.”

ENC Three Towns Plan Sep 2006-Development Principles, Higham Ferrers

*“6.36 Several strategic aims have been developed to ensure that development meets the overall objective and vision for the town. **These aims are:-***

- to reinforce the presence of the Market Square through sensitive enhancement;*
- to enhance the urban environment of the High Street for the benefit of retailers and local residents;*
- to secure appropriate development to secure the town centre’s future and vitality;*
- to use heritage assets as a potential vehicle for regeneration activity;*
- to provide car parking opportunities suitable for the town centre’s need and*
- to promote other transport modes.*

*6.38 **Improvements to the public realm.** Incorporating improvements to the road layout and the market square will be supported, ensuring that the integrity of the historic core of the town is not affected by any changes.”*

ENC Four Towns Plan (Saved Policies) July 2011

“EN09 Conservation: Safeguarding sites of local conservation interest:-

Planning permission will not normally be granted for development which would have an adverse effect on sites of local conservation interest, identified on the proposals map. in exceptional circumstances where development is permitted, planning conditions or formal planning agreements will be utilised to protect the special interest of the area.

EN20 development: protection of important open land:-

Planning permission will not be granted for development which adversely affects open land of particular significance to the form and character of a town or village, as identified by one or more of the following criteria:-

- (i) the land contributes to the retention of the existing form and character of a particular settlement;*
- (ii) the land provides an important open area within a settlement which separates distinct groups of buildings or parts of the settlement;*
- (iii) the land contributes to the setting of a listed building, a building of townscape quality, ancient monument or landscape feature, or contributes to the character of a conservation area;*
- (iv) the land allows views into the settlement from approach roads or open countryside, views into the countryside from within the settlement, and/or views across to different parts of the settlement”*

ENC Local Plan 1996 - Appendix 2, Designated Conservation Areas

“Higham Ferrers: The area surrounding the Market Square including the southern part of College Street. Additional areas including Castle Fields and the High Street.”

Any available statistics that should be considered

- Any other authoritative source, view or comments on the subject i.e. best practice or leading practitioners view
- Sustainable solutions are required across all subjects and themes

Higham Ferrers Built Heritage

A full listing is in Table 1. In summary, the town has:-

Category	Qty	Evidence
Conservation Area	1	EH National Heritage List Jan 14
Scheduled Monuments	6	EH National Heritage List Jan 14
Grade 1 or 2 standing buildings or structures	52	EH National Heritage List Jan 14
Chichele College Building Foundations	4	EH National Heritage List Jan 14
Archaeological Sites	6	NCC Extensive Urban Survey 2000
Buildings of local heritage value	21	ENC Emerging Local List Update Jan 14
Important open spaces	8	ENC HF Conservation Area Townscape Appraisal Map

Four of the six scheduled monuments are located in the conservation area: Chichele College, Saffron Motte & Bailey Castle (with ponds, warren and dovecote), the market cross and the church yard cross. Saffron Moat is located in an important open area in the town. Lastly, part of the Nene River Bridge falls within the parish boundary.

There are 49, grade 1 or 2, standing buildings or structures in the conservation area and four building foundations in Chichele College grounds. The three buildings outside of the conservation area are Walnut Tree Farm, Spring Cottage and the former John White Shoe Factory. Monuments and buildings date from the 13th century.

The town's eight archaeological sites span the roman, late saxon, medieval/ post medieval and industrial periods.

Buildings of local heritage value from the industrial period include the public library, methodist church, cemetery gatehouse, alms houses and several factories.

There are eight important open spaces in the town dating from the medieval and post medieval periods.

Table 1 - Built Heritage Asset Register Jan 2014

Asset	Qty	Age (Century)	Development Risk Factor (ENC Sustainability Assessment 2007)	Notes
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1.1 English Heritage Scheduled Monuments Jan 2014

Saffron Moat	1	15 th	low	
Chichele College	1	15 th	low	Day to day management by HF Tourism
Castle Motte&Bailey (with ponds, warren and dovecote)	1	14 th -15 th	low	
Market Cross	1	14 th	low	
Churchyard Cross	1	14 th	low	
Nene River Bridge (part)	1	??	low	
Total	6			

1.2 English Heritage Listed Standing Buildings Jan 2014

Bede House	1	15 th	low	
Manor House	1	16 th	low	
Parish Church	1	13 th -14 th	low	
Chantry Chapel	1	15 th	low	
Chichele College foundations	4	15 th	low	
Town Hall	1	19 th	low	
War Memorial	1	19 th	low	
Stone built town houses, cottages, shops and attached outbuildings	31	15 th -19 th	med	At risk from alterations to buildings
Green Dragon Hotel	1	18 th	med	As above
The Griffin PH	1			
High St shops behind Hind Stile Row	8	19 th	med	As above
Barn, Westfields Terr.	1	18 th	med	As above
Type K6 Telephone Box, High St	1	1930s	med	At risk from High St traffic calming measures
Boot, Shoe & Leatherwork Factories	3	19 th -20 th	high	Potential for redevelopment
Total	56			

Heritage Asset	Qty	Age (Century)	Development Risk Factor (ENC Sustainability Assessment 2007)	Notes
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1.3 ENC Higham Ferrers Conservation Area Appraisal 2007

Historic Town Centre	1	13 th -20 th	med	At risk from nearby development sites affecting the setting and character
Important open spaces	8		med	As above

1.4 ENC Emerging Local List of buildings of heritage value Jan 2014

Cemetery Gatehouse, Vine Hill Drive	1	19 th	low	
The Carriage House, Wood St	1	19 th	med	At risk from alterations to buildings
Public Library (formally Parish Rooms), Midland Rd	1	19 th	med	As above
Charles Parker Factory Offices, Midland Rd	1	19 th -20 th	med	As above
Frank Thomas Building, Midland Rd	1	19 th -20 th	med	As above
Alms Houses, John White Close	9	20 th	med	As above
Alms Houses, 54-64 College St	6	19 th	med	As above
Methodist Church, High St	1	20 th	high	Potential for redevelopment
Total	21			

1.5 NCC Extensive Urban Study 2000 Archaeological Sites

Historic Town Centre	1	13 th -17 th	med	At risk from alterations to buildings
Brickworks and Tannery sites	2	19 th	high	Potential for development
Fishponds and Vineyard	1	13 th -15 th	high	As above
Roman Settlement	1	1 st -4 th	high	As above
High status late Saxon Settlement	1	9 th	high	As above
Medieval & Post Medieval	1	13 th -17 th	high	As above
Industrial (post 1750)	1	18 th -20 th	high	As above
Total	8			

3. View of relevant authorities:

- Recommendations from any commissioned studies or reports
- Comments or responses received from relevant authorities in relation to recommended development option or if the authorities have a preference for an alternative option.

NCC-Extensive Urban Survey 2000-Assessment Strategy

Roman Settlement

The site is not considered of national importance. However the rarity of such nucleated settlements in Northamptonshire means that extensive investigation is warranted on any example which comes under threat. There is no potential for long term conservation of any part of the settlement.

Saxon Settlement

The Saxon remains at Higham Ferrers are considered to be of national importance, because of the rarity of certain elements and their relative completeness, and because of their potential to address key issues related to village origins which can be explored within a coherent research framework. The remaining undeveloped area of this settlement is likely to be subject to development proposals and although preservation is desirable, given the extent of the area already lost, a recording strategy is the most appropriate.

Medieval & Post Medieval

The historical topography of the town is relatively well preserved from the post medieval and medieval period, with a number of well-preserved standing medieval monuments that have a high amenity value. All standing buildings, whether listed or not, identified in the report as potentially containing pre 19th century evidence should be assessed when affected by proposals for alteration or demolition. Where medieval or post medieval structural remains are demonstrated or suspected then detailed recording would normally be appropriate.

Industrial

The town of Higham Ferrers was one of the few small market towns in the county to be substantially revived as a result of the boot and shoe industry in the 19th century. The urban topography of the core area of the settlement, as it existed in the 18th and 19th centuries, has one of the best survival rates of the towns in the survey. However, the majority of buildings in the town originate from an early period and there are few purpose-built structures from the late 19th and 20th centuries as earlier buildings were being re-utilised. The buildings that were erected during this time were factories, terraced houses, a school and the Methodist Church; these tended to be erected to the extremities of the town and had little impact on the central plan of the town. The town is almost divided into two with the historic central core and the remains of industrialisation around the extremities. The major conservation aspects of Higham Ferrers have been dealt with by existing designations for listed buildings and conservation areas. The recording criteria for the town are based around developing an understanding of the nature and development of the town in the period following 1750. It is possible that evaluation of some of the unlisted buildings that may contain early fabric will indicate further requirements for listing but at present no such recommendations can be made.

Earthworks

All significant earthwork remains are already scheduled. There is no case at present for further scheduling, although the failure of the scheduled area to encompass the whole of the castle site, both in the gardens on its west side and of the churchyard on the south side is regrettable. Given the rarity and well preserved state of the medieval warren it is desirable that the local authority should define management proposals for the site that will ensure that the earthworks are effectively conserved.

Conservation Area

No grounds have been identified to propose any significant extension of the Conservation Area. It is however suggested that particular attention is given to the design of development proposals within the historic core of the town to maintain the medieval and post medieval plan form where it is still well preserved. Both the long, narrow tenement layout and the areas of good survival of the historic street frontages, even if containing 19th or 20th century buildings, should be conserved and where appropriate, enhanced by sympathetic design of new development. The area of the castle, both the scheduled and the unscheduled parts, should ideally be retained without further development to facilitate future archaeological investigation and interpretation of one of the most important archaeological monuments in the town."

NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage.

- *"To protect and enhance sites, features and areas of historic archaeological and artistic interest and their settings.*
- *To protect and enhance sites of geological value"*

NNJPU Core Strategy Review-Initial Sustainability Assessment – Conflict between Objective 1 Accessibility, versus Objective 10 Cultural Heritage.

“There may be some conflict between making places, buildings and spaces accessible and conserving the historic character of the environment. The requirements to achieve this may affect the historic character of the building being adapted for accessibility for all.”

NNJPU Flood Risk Management Study Final Report March 2012

No specific flood risk strategy or policy for Higham Ferrers.

ENC Three Towns Plan Sep 2006, Development Principles, Higham Ferrers

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- to provide car parking opportunities suitable for the town centre’s need and*
- promote other transport modes”*

Saved Policies for Four Towns Plan 2011

EN20: Protection of important open land

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- (iv) the land allows views into the settlement from approach roads or open countryside, views into the countryside from within the settlement, and/or views across to different parts of the settlement”*

ENC Rushden and Higham Ferrers Masterplan Oct 04

“HF Development

Prepare a heritage strategy for the town to enhance, interpret and market its assets, building upon the work of the Higham Ferrers Tourism Group.

- Initiate a study to determine the potential for specialist industries / retailers based upon the cultural and heritage assets within the town*
- Build upon the work of the Town Council in managing and improving the public realm land associated with the former site of the Norman Castle. The interpretation and accessibility of the site could be improved and developed into an important asset”*

ENC Higham Ferrers Conservation Area Management Proposals 2007/ ENC Higham Ferrers Conservation Area Appraisal Map 2007

“2.7 Historic Environment Champions/Parish Councils

The Historic Environment Champion is a senior member of the Council, usually an elected member, who is nominated to promote historic environment issues at the highest level of the organisation. The Champion can, therefore, play an important role in raising the profile of conservation in general and ensuring that key strategic decisions are taken with a full consideration of their potential effect on the historic environment. This role will be optimised if the champion has a thorough knowledge of the state of East Northamptonshire Council’s historic environment and regular liaison with the conservation section.

Parish Councils and other local bodies are also useful contributors to the process and are consulted for their opinion of planning applications in their localities. The wealth of knowledge contained within Parish Councils is a valuable resource when identifying local character and strong ties with the conservation section are encouraged. ”

Generally, it appears that all the buildings in the conservation area are in good condition.”

Proposed actions are as follows:-

Extension of preservation area boundary to include the east side of Midland Rd (part), Nos. 3-59 (odd) Kimbolton Rd and Nos. 52-66 College St (includes almshouses c.1885)

- deletions to preservation boundary to include east side of Saffron Rd car park and northern boundary of Manor House*
- review condition of items in the public realm to ensure that these are well maintained and fit for purpose.*
- aim to coordinate new street furniture in line with EH’s latest ‘Streets for All’ publication*
- control excessive traffic speed in the High St and College St and regulate parking*
- monitor the condition of all buildings, report findings and advise action, as necessary*
- consider designating an Article 4(2) Direction in order to protect the building details of unlisted dwelling houses in Higham Ferrers*
- produce a design guide for shop fronts and signage to assist in ensuring that new shop fronts or alterations or additions to existing shop fronts are in keeping with the host building*
- prepare a ‘local list’ of buildings of local archaeological or historic interest*
- seek to retain existing areas of historic paving and propose new areas as appropriate to their historic environment setting*
- seek to prepare a Tree Management Programme, identifying all significant mature trees within the conservation area”*

ENC HF Sustainability Assessment Final report 2007

“Conclusion on Higham Ferrers

“Our site assessment found that there are 4 sites in Higham Ferrers, which although facing some constraints which will require mitigation, having good development potential and representing the most sustainable locations for future development (these sites are rated yellow overall).

There are 5 sites that face more significant constraints to development, although mitigation may be possible (these sites are rated orange overall).

There are 8 sites which face such serious constraints/multiple constraints that mitigation is unlikely to be possible and development is unlikely to be acceptable at these locations and are the least sustainable sites for future development (these sites, are rated red overall). “

See individual site assessment scores in Table 1 of this work package.

ENC Sustainable Communities Strategy 2008-2015 Jan 2009

“The Three Towns Plan will play a major role in achieving the outcomes of the strategy. This will be particularly important where there is a need for new development to help communities thrive, together with new schools, GP surgeries and other related infrastructure, protecting and improving the environment, and getting the views of local people.”

NCC-Northants Place and Movement Guide 2008

No specific guidance on or for heritage assets

NCC-Historic Environment Record

“There are 730 records on the database for the whole of Higham Ferrers’ parish, of which approximately 600 are within the town itself.

They include artifacts, archaeological remains and landscapes as well as locally important buildings. NCC has two consultant archaeologists to advise councils on planning applications with respect to heritage assets.”

ENC Three Towns Preferred Options: Summary of Consultation April 2007

See ENC Higham Ferrers Conservation Area Management Proposals 2007. In particular, proposed alterations to the conservation area boundary.

ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012

“3.87. Of particular note are the large number of historic (Iron Age and Medieval) settlements in the Plan area around Higham Ferrers, Irthlingborough, Raunds and Stanwick. Iron working, with its origins in the Roman period and continuing to modern times (20th Century), is a noteworthy feature of the area’s heritage and culture. Modern industrial heritage is also critical to the character of the locality and is often undervalued.

3.88. *The Northamptonshire Historic Landscape Character Assessment (HLC)* (part of the Northamptonshire Environmental character and Green Infrastructure Study) provides a detailed analysis of the cultural dimension of the landscape. It allows for an understanding of the historic structure of the landscape and maps the dynamics of change over a long period of time; however there is little interpretation on sites to highlight the importance of the features.

Key Sustainability Issues:-

- Often poor interpretation of sites and monuments.
- Aspects of more recent heritage are often overlooked or undervalued.
- The vulnerability of the historic environment as a finite resource to change
- The capacity of historic settlements to accommodate significant development without damaging their historic character
- Need to ensure that these resources are safeguarded and enhanced
- Potential value to tourism opportunities.
- The protection and enhancement of cultural heritage”

English Heritage-Response to HFNP consultation request 22 Nov 2013

“The area covered by your Neighbourhood Plan includes Higham Ferrers Conservation Area and a number of other designated heritage assets including The Church of St Marys and the Bede House, both grade I listed buildings, and the Saffron Motte and Bailey Castle and Chichele College Scheduled Monuments. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. We consider that the planning and conservation team at East Northamptonshire District Council are best placed to assist you in the development of your Neighbourhood Plan and, in particular, how the strategy might address the area's heritage assets.”

4. Community views about the subject:

- Original questionnaire view
- Community Plan action
- Feedback from latest questionnaire
- Any other comments, feedback or concerns received

HF Neighbourhood Plan Issues Survey Results Oct 2012

When asked what they liked best about Higham Ferrers, physical appearance/ atmosphere came first (68.5%), proximity to the countryside second (65%) and historic buildings third (63.9%).

HF Community Plan Aug 2013

The plan contains an action to consider the creation of a Heritage Centre in the town.

Neighbourhood Plan Options Survey Results Nov 2013

Comments on heritage with respect to development options were:-

- *“Developments must reflect Higham character*
- *All development must be kept tasteful- as the rest of Higham*
- *All development should be in keeping please!! Higham is a lovely town and shouldn't be ruined*
- *Conserve heritage and ensure infrastructure can cope with any development*
- *HF has abundant history & this should be covered in any future proposals. In particular HF is noted for its group of church buildings*
- *More attention should be given to the castle site & moat, market square & stone cross, the fish pond near Saffron Road and Chichele College site which should all be expanded in the local history.*

HiFARS

“ENC Sustainability Assessment 2007

Development sites RTP7&47

A few years ago one of the members of our archaeology society (HiFARS) loaned a collection of finds to the Northamptonshire Finds Liaison Officer of the Portable Antiquities Scheme for analysis. There were several shards of medieval pottery in the collection and a GPS location was given to the FLO Julie Cassidy for her to record the site of the finds on the Portable Antiquities Scheme Database for Northamptonshire. This was on sites RTP7&47 where our member regularly walked her dog over a period of 10 years or so.

At our Council for British Archaeology affiliated event, Archaeology Allsorts in 2013, we had the collection on display and Pat Chapman, a member of the Northamptonshire Archaeology unit, sifted through the tray of general finds and picked up a clay bell shaped object and examined it closely. She told me immediately she knew what it was and asked Andy Chapman, a Senior Project Manager of Northampton Archaeology (now incorporated into Museum of London Archaeology) to take a look. He confirmed her identification of the object as a piece of kiln furniture which would be part of the system for stacking pots in a kiln. He further offered that kiln furniture, typically, never travelled more than a few feet from its original location; an important factor for the site. Julie Cassidy logged the find and informed the HER office of the objects location and if planning consent is sought, the HER Office would be consulted to assess whether the site contains any archaeology, which this case demonstrates, would show up for sites RTP7&47.

*An archaeological investigation of the area prior to development would create a good deal of interest from the communities of Higham Ferrers and Rushden, both having their own history societies. Our communities are justly proud of their heritage and great interest was displayed in archaeological excavations in Higham Ferrers. When the archaeologists from the Oxford Unit returned to Higham to give a talk on the Kings Meadow Lane excavations and launch their successive publications on the subject, the Bede House was filled on the first occasion with it being repeated there for a book launch. The talk was given to several societies in the county and twice further in Higham Ferrers. The archaeological story still creates an interest in the area even with the new housing development in place. Residents on the development are very keen to learn about what was underneath their homes and the popular book *Roots of An English Village: Exploring the archaeology of Higham Ferrers* still sells today and is for sale at the Library in Higham, Sidey Design Studio (on the market square) and through HiFARS. The Duchy of Lancaster very kindly provided the funding for this publication. The Higham Ferrers Junior School paid a visit to the KML site once they were aware of its existence.*

In sites RTP7&47 I see the great potential for an archaeological investigation of the area which could benefit both the community the Duchy of Lancaster. While the site may not throw up anything as prolific as the Roman and Saxon sites, the opportunity exists to provide an educational programme for the community and schools to learn about their heritage if any archaeology is unearthed, record it for the future and create new homes for the area. A field walking project and aerial photograph of the site would be useful initially perhaps but obviously, an archaeological unit would need to be consulted and tenders invited for this I believe.

A consideration has to be, as well, that of the missing medieval village of Brhytwinescote which may or may not lie in this area. Further study of the subject would be recommended.

Development site RPT326

I'm going to see if I can find the area marked as RPT326 to see if could have been a part of the manorial complex to the east of the church. There were sundry buildings but I don't know how far back the `farm` area of the castle site went back in that direction. I misread the report and thought that both 325 and 326 had recently been developed but when I read it again I saw that it was 325.

Olwen Mayes (Mrs), Chairman HiFARS Jan 14"

Higham Chichele Society

"The Society was founded in 1997 following a five week course of lectures in the Bede House; 'The Early History of Higham Ferrers' given by local historian Daphne Cansdale. The course was very successful and a number of people attending formed a committee - with a little 'arm twisting' - and thus the Higham Chichele Society was founded. The first speaker was the late Mia Butler and from 'little acorns, oak trees grew'. We now have over 70 members and a waiting list to join the Society. Meetings are now held in the Green Dragon Hotel, usually on the last Friday of each month and speaker's subjects are very varied. Outings to various places of interest are also included in our activities: ranging from All Souls College, Oxford to Stokesay Castle in Shropshire. This year a number of committee members and partners visited Wimpole Hall which has connections with the Chichele family.

In 2001 the Society was asked to provide a small exhibition for the visit of the Princess Royal to celebrate the 750th anniversary of the granting of the Borough Charter. To commemorate this visit, members of the society produced a daily journal covering events, local, national and international. This journal is available to view in the Society's archive cabinet in Higham Ferrers Library. Other projects in which the Society has been involved include copying an English translation of the Borough Charters and the restoration of the plaque near the oak tree in Castlefields. We are already preparing our contribution for the Chichele Celebrations in 2014, on the 600th anniversary of Henry Chichele becoming Archbishop of Canterbury. This display will cover Henry Chichele's life from Higham Ferrers to Canterbury. Several years ago, our annual exhibition included a time-line covering Higham Ferrers history and this was so well received it is hoped a permanent home can be found for it.

I have lived in Higham Ferrers for 40 years and am employed as English Heritage key-keeper for Chichele College which is regularly used as an exhibition venue. I am proud to say I was one of the founder members of the Higham Chichele Society and hope some time in the future a Heritage Room or Museum can be established to provide a permanent home for the Society's archive material.

Doreen Holyoak (Secretary / Treasurer, Higham Ferrers Chichele Society)"

HF Tourism

See Tourism WP

HF Neighbourhood Steering Group- ENC Masterplan for Rushden and Higham Ferrers

"Plans for redevelopment in Midland Rd need to take account of the proposed extension to the town's conservation area in the more recent ENC Higham Ferrers Conservation Area Management Proposals 2007."

5. Draft Policies:

These should flow from the vision and relevant objectives to ensure that development will respond satisfactorily to them. They need to relate to both National and Local Planning Policy and take account of the latest views of relevant authorities and the views of the Community. Policies from other Neighbourhood Plans that have similar issues could be helpful. James Wilson will write the policies but it would be good to indicate the policy area that you think should come out of the information/evidence that you have found. Indicate the policy area here:

Table 2: Proposals for preservation and enhancement of Higham Ferrers heritage assets

Proposal	Evidence	Policy area
<p>2.1 Developments must be in keeping with the historic character of Higham Ferrers</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>CLG National Planning Policy Framework March 2012-Sect 12. NNJPU North Northamptonshire Spatial Strategy June 2008-Policy 13: General Sustainable Development Principles NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage ENC Three Towns Plan Sep 2006, Development Principles, Higham Ferrers ENC Higham Ferrers Conservation Area Management Proposals 2007 ENC Sustainable Communities Strategy 2008-2015 Jan 2009 ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012 English Heritage-Response to HFNP consultation request 22 Nov 2013 Neighbourhood Plan Options Survey Results Nov 2013</p>	<p>Design Heritage</p> <p>Development Housing, Employment, Commercial</p>
<p>2.2 All designated heritage assets within the Higham Ferrers Conservation Area must be safeguarded</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>CLG National Planning Policy Framework March 2012-Sect 12. NNJPU North Northamptonshire Spatial Strategy June 2008-Policy 13: General Sustainable Development Principles NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage NCC Planning Obligations Framework and Guidance March 2011- ENC Three Towns Plan Sep 2006, Development Principles, Higham Ferrers ENC Sustainable Communities Strategy 2008-2015 Jan 2009 ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012 English Heritage-Response to HFNP consultation request 22 Nov 2013 Neighbourhood Plan Options Survey Results Nov 2013 HF Neighbourhood Steering Group- ENC Masterplan for Rushden and Higham Ferrers</p>	<p>Design-Heritage</p> <p>Development Housing, Employment, Commercial</p>

Proposal	Evidence	Policy area
<p>2.3 Intensive archaeological investigations must be carried out on any recorded historic settlement which comes under threat prior to development commencing. Specifically land areas RTP7, 47 and 326 .</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>CLG National Planning Policy Framework March 2012-Sect 12. NNJPU North Northamptonshire Spatial Strategy June 2008-Policy 13: General Sustainable Development Principles NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage. NCC Planning Obligations Framework and Guidance March 2011 ENC HF Sustainability Assessment Final report 2007 ENC Sustainable Communities Strategy 2008-2015 Jan 2009 ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012 English Heritage-Response to HFNP consultation request 22 Nov 2013</p>	<p>Development- Housing, Employment, Commercial</p> <p>Services Community Facilities, Sports & Leisure, Environment</p>
<p>2.4 Design of new shop fronts must take regard of the architectural whole of the building and the character of the immediate surroundings</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>CLG National Planning Policy Framework March 2012-Sect 12. NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage NCC Planning Obligations Framework and Guidance March 2011- ENC Three Towns Plan Sep 2006, Development Principles, Higham Ferrers ENC Shop Front Design Supplementary Policy Document Jan 2011 ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012</p>	<p>Design Heritage</p> <p>Development Commercial, Employment</p> <p>Access Disabled Access</p>
<p>2.5 Development must respect and enhance the character of its surroundings and be in accordance with the cultural dimension of the landscape</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>CLG National Planning Policy Framework March 2012-Sect 12. NNJPU Core Strategy Review-Initial Sustainability Assessment- Objective 1, Cultural Heritage NCC Planning Obligations Framework and Guidance March 2011- ENC Three Towns Plan Sep 2006, Development Principles, Higham Ferrers ENC Local Plan-Draft Sustainability Appraisal Scoping Report for the Four Towns Plan Nov 2012</p>	<p>Design Heritage</p> <p>Development Housing, Employment, Commercial</p> <p>Services Community Facilities, Sports & Leisure, Environment</p>
<p>2.6 Developers should contribute to the preservation and enhancement of Higham Ferrers historic assets</p> <p>Reasons:</p> <ul style="list-style-type: none"> • Need to ensure that these resources are safeguarded and enhanced • The protection and enhancement of cultural heritage 	<p>NCC Planning Obligations Framework and Guidance March 2011</p>	<p>Development Housing, Employment, Commercial</p>

