



**Archaeological desk-based heritage assessment  
Of land at Newton Road, Higham Ferrers  
Northamptonshire**

**January 2018**

Report No. 18/1

Author: Mary Ellen Crothers

Illustrator: Olly Dindol



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Project Manager: Jim Brown  
NGR: SP 97144 68427

MOLA  
Kent House  
30 Billing Road  
Northampton  
NN1 5DQ  
01604 809 800  
[www.mola.org.uk](http://www.mola.org.uk)  
[sparry@mola.org.uk](mailto:sparry@mola.org.uk)

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Illustrators: Olly Dindol BSc

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MOLA  
Kent House  
30 Billing Road  
Northampton  
NN1 5DQ  
01604 800 809  
[www.mola.org.uk](http://www.mola.org.uk)  
[sparry@mola.org.uk](mailto:sparry@mola.org.uk)

**STAFF**

Project Manager Jim Brown BSc PGDip MCifA

Research and text Mary Ellen Crothers BA MA

Illustration Olly Dindol BSc

## OASIS REPORT FORM

<b>PROJECT DETAILS</b>		<b>OASIS ID: molanort1-307739</b>	
Project name	An archaeological desk-based heritage assessment of land at Newton Road, Higham Ferrers, Northamptonshire, January 2018		
Short Description	MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Newton Road, Higham Ferrers, Northamptonshire. The site lies to the east of the town of Higham Ferrers, between Chelveston Road and Newton Road. The site is surrounded by fields although Newton Road lies adjacent to the south-west boundary. There are no Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the 500m Historic Environment Record (HER) search radius of the site. An Iron Age to Romano-British settlement and associated field system lies to the south-west of the site. The northern boundary of the settlement has been established but the eastern limits are unknown and may extend eastwards close to the proposed development site. Possible Roman enclosures and an undated settlement with enclosures may also lie to the north-east of the site, which includes a trackway that may extend close to the eastern corner of the site. Consequently, the site lies within an archaeological landscape which, if excavated, may establish the eastern limits of the farmstead and field system, the south-western limits of the undated settlement to the north-east and whether there is a connection between the two. Cartographic evidence suggests that the site has remained within open farmland throughout the post-medieval and modern periods.		
Project type	Archaeological desk-based heritage assessment		
Site status	None		
Previous work	None		
Current Land use	Arable fields		
Future work	Unknown		
Monument type/period	none		
Significant finds	none		
<b>PROJECT LOCATION</b>			
County	Northamptonshire		
Site address	Newton Road, Higham Ferrers		
OS Easting and Northing	NGR 497144 268427		
Height OD	c80m above Ordnance Datum		
<b>PROJECT CREATORS</b>			
Organisation	MOLA Northampton		
Project Design originator	Mary Ellen Crothers, MOLA		
Director/Supervisor	Mary Ellen Crothers, MOLA		
Project Manager	Jim Brown, MOLA		
Sponsor or funding body	LK2		
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Paper		None	
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# Archaeological desk-based heritage assessment of land at Newton Road, Higham Ferrers Northamptonshire January 2018

## *Abstract*

*MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Newton Road, Higham Ferrers, Northamptonshire.*

*The site lies to the east of the town of Higham Ferrers, between Chelveston Road and Newton Road. The site is surrounded by fields although Newton Road lies adjacent to the south-west boundary. There are no Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the 500m Historic Environment Record (HER) search radius of the site. An Iron Age to Romano-British settlement and associated field system lies to the south-west of the site. The northern boundary of the settlement has been established but the eastern limits are unknown and may extend eastwards close to the proposed development site. Possible Roman enclosures and an undated settlement with enclosures may also lie to the north-east of the site, which includes a trackway that may extend close to the eastern corner of the site. Consequently, the site lies within an archaeological landscape which, if excavated, may establish the eastern limits of the farmstead and field system, the south-western limits of the undated settlement to the north-east and whether there is a connection between the two.*

*Cartographic evidence suggests that the site has remained within open farmland throughout the post-medieval and modern periods.*

## **1 INTRODUCTION**

### **1.1 Background**

MOLA was commissioned by LK2 to produce an archaeological desk-based heritage assessment of land proposed for development at Newton Road, Higham Ferrers, Northamptonshire (NGR 497144 268427; Fig 1).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work has been undertaken in accordance with the guidelines of the ClfA Code of Conduct (ClfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2015).

## 1.2 Policy background

### **National policy**

*The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (DCLG 2012). The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance Notes 15 and 16 (PPG 15 and 16) in March 2010.*

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

*Paragraph 128 states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

*Paragraph 129 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

### **Local Policy**

*The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 and sets out the long-term vision and objectives for the area.*

### **Policy 2 – Historic Environment**

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;



- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.

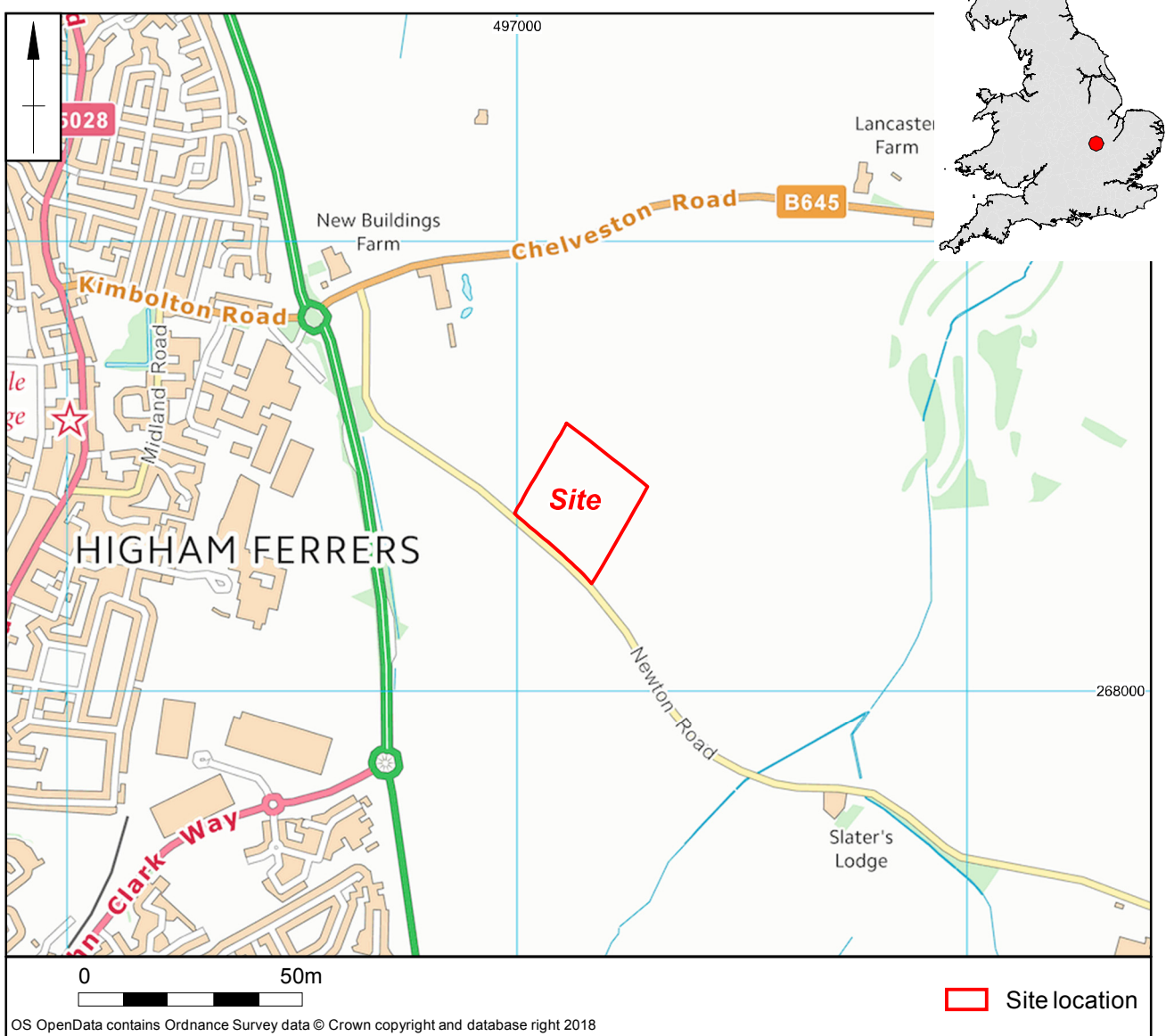
In addition to Policy 2 of the JCS, guidance on non-designated heritage assets is as follows:

3.15 Whilst not having statutory status, non-designated heritage assets are identified as having a degree of significance that merits consideration in the determination of planning applications. Non-designated heritage assets are an important component of North Northamptonshire and are at risk from the impact of development, or the cumulative loss of structures. These locally identified heritage assets can include buildings of local architectural or historic interest, locally important archaeological sites, undeveloped areas of visual importance and parks and gardens of local interest. Industrial heritage, including that of the boot and shoe industry, modern built assets, including 21st century architecture, can also contribute towards a sense of place and identity, and it may be appropriate to preserve these as future historic assets through local listings. Local Lists provide a positive way for the Councils to identify non-designated heritage assets against consistent criteria.

### **1.3 Location, topography and geology**

The proposed development area lies to the east of Higham Ferrers and the A6 trunk road, on the north-east side of Newton Road. The site is surrounded by agricultural land and bounded by Newton Road on the south-west side.

The land is flat and predominantly level (Fig 1). The site lies at c80m above Ordnance Datum. The bedrock across the site is Kellaways Clay Member which is overlain by Oadby Member diamiction (BGS geindex – [bgs.ac.uk](http://bgs.ac.uk)).



Scale 1:15000

Site location Fig 1



View from western corner, looking north-east Fig 2



View from western corner, looking south-east Fig 3



View from eastern corner, looking north-east Fig 4



View from eastern corner, looking south-west Fig 5

## 1.4 Sources consulted

The Northamptonshire Historic Environment Record (HER) was consulted for documented historic environment assets within and around a centre point in the proposed development area (Fig 9-10). A search area of 500m radius surrounding the proposed development area was applied. A visit to the Northamptonshire Record Office (NRO) was undertaken to check historic maps of the area, as well as any other relevant documents and local history books.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area ([english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england](http://english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england)). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning: 3*: (HE 2015) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

## 2 HERITAGE ASSET ASSESSMENT

### 2.1 Designated heritage assets

There are no Listed Buildings, Registered Park and Gardens, Registered Battlefields or World Heritage Sites within the 500m Historic Environment Record (HER) search radius of the site.

### 2.2 Previous archaeological work

No archaeological work is known to have taken place within or adjacent to the proposed development site. However, a cluster of archaeological projects have taken place near to the west of the site in advance of the construction of both the A6 Rushden Higham Ferrers bypass and the Anglian Water pipeline which follows the same course. A geophysical survey (ENN19843) was undertaken in 1997 across fifteen parcels of land but no archaeological anomalies were identified. A subsequent fieldwalking survey (ENN19842) was also undertaken, which produced worked flint and pottery from the Iron Age, Roman and medieval periods (Masters and Shaw 1997). Further work took place along the bypass which included an excavation on a parcel of land in 2002 (ENN103610), which revealed a small farmstead of modest status, occupied during the late Iron Age and Roman periods (Mudd 2003).

Archaeological work also took place along the Anglian Water Higham Ferrers to Rushden pipeline in 2003, which included a watching brief (ENN103657), a fieldwalking survey (ENN103658), a geophysical survey (ENN103659) and trial trenching (ENN103660). The watching brief did not identify any significant archaeological deposits.

A geophysical survey was undertaken over 3ha to the south-west of the site, on land adjacent to the west side of the A6 in 2003, prior to its construction (ENN103842). The work revealed a large complex of ditches and enclosures relating to the late Iron Age and Romano-British landscape complex (Butler and Fisher 2003)

An unsystematic fieldwalking survey (ENN11586) took place to the north-east of the site which identified Romano-British pottery (Hall and Hutchings 1972).

### 2.3 Summary and significance of heritage assets

The known archaeological information has been summarised by period as follows (Fig 6):

#### **Neolithic**

Remains dating to the Neolithic period are not known from the area around the site.

#### **Bronze Age**

A small quantity of worked flint was discovered during a fieldwalking survey in advance of the A6 Rushden Higham Ferrers bypass (ENN19842; Masters and Shaw 1997). Although this is thought to date from the prehistoric period, they are undated.

#### **Iron Age**

A possible prehistoric ring ditch (HER3182/0/1) and a ring ditch or enclosure (HER3182/0/2) lie close to the north-east of the site and have been identified through aerial photography. They lie within a possible undated settlement (HER3181) comprising an undated trackway (HER3181/0/3) and a sub-square enclosure (HER3181/0/2) but it is not known whether they are contemporary.

A fieldwalking survey was carried along the A6 corridor over 5.4km, which confirmed that two settlement sites previously known from aerial photography date to the late Iron Age and early Roman periods (ENN19842; Chapman, 1996-7). Pottery dating to the middle Iron Age has been discovered to the south-west of the site during excavations in advance of the construction of the bypass in 2002. Curvilinear gullies found there have been interpreted as eaves-drip gullies that would have surrounded roundhouses of the period. Late Iron Age remains also found along the route of the A6 include a large sub-circular enclosure that was found on the south-west side of the excavations, defined by a deep ditch. The remains are indicative of a small farmstead of modest status, with a complex pattern of intercutting ditches forming boundaries to small fields which changed over time (Mudd 2003; HER5354/1). Trial trenching took place adjacent to the east of this site during the following year, which targeted anomalies previously seen during a geophysical survey. The trenching (ENN103660) identified a ditch system which formed part of the enclosure system and settlement to the west (Leigh *et al* 2004).

Geophysical survey (ENN101792) and trial trenching (ENN101559) have also taken place to the west of the proposed development and to the north of the cluster of archaeological works for site 3 of the A6 Rushden Higham Ferrers bypass. The geophysical survey identified the northern limits of the Iron Age field system and medieval ridge and furrow was seen to survive beyond. A possible kiln or hearth was also shown at the edge of the settlement (Masters 2001). The trial trenching revealed that the anomalies thought to be possible hearths were in fact caused by dumps of material in the ditch fills. Quantities of domestic refuse and exclusively Roman pottery were also discovered, which suggests that the earlier Iron Age settlement lay further to the south (Hayward 2001). A programme of fieldwalking (ENN103765) and a geophysical survey was undertaken in 2003 (ENN103842) on land adjacent to the west side of the A6. The survey identified a large complex of ditches, ditched enclosures, eaves-drip gullies and pits which broadened understanding of the settlement and suggested that it took a linear form, aligned instead to the north-east and south-west (Butler and Fisher 2003).

The Portable Antiquities Scheme (PAS) holds records for an Iron Age coin of Whaddon Chase type with a stag (NARC813; HER7641/0/0). It was found in the area close to the north-west of the site between Newton Road and Chelveston Road. A further coin dating to the late Iron Age or early Roman period has been found in the field adjacent to the west of the site (HER145099) through metal detecting.

### **Roman**

Possible Roman enclosures (HER3180/0/1) have been identified through aerial photography to the north-east of the site. In 1975, building stone and Romano-British pottery sherds were discovered during fieldwalking and it is thought that this is likely to represent a Roman settlement over approximately an acre of land (ENN11586; Hall and Hutchings 1972).

Pottery dating to the late 1st or early 2nd century AD has been found to the south-west of the site during fieldwalking (ENN19842) and excavations (ENN103610) for the A6 Rushden and Higham Ferrers bypass. It was found within a large pit, which was not in use for very long. The area had been occupied during the late Iron Age and continued into the early Roman period. A well and a complex of shallow gullies were discovered, which formed small rectangular enclosures but the area was abandoned after the 2nd century AD (Mudd 2003; HER5354/1).

Three sherds of Romano-British pottery were found during a fieldwalking survey undertaken to the south-west of the site in 2003, in advance of the Rushden to Higham Ferrers pipeline (ENN103658; Leigh *et al* 2004), also adjacent to the excavations undertaken in advance of the bypass during the previous year.

### **Saxon**

Saxon remains are not known from the area around the proposed development and Higham Ferrers is not mentioned in *The Anglo-Saxon Chronicles*. However, Higham Ferrers was a thriving town by the end of the Saxon period and was probably one component of the polyfocal centre of the middle Saxon royal estate of Irthingborough (Foard and Ballinger 2000).

### **Medieval**

The Domesday Book of 1086 records Higham Ferrers as being quite large, with 30 households. It had 16 villagers, 9 smallholders, 4 slaves and a priest. It also had ploughlands for 12.5 plough teams, 10 acres of meadow, 1 furlong of woodland and a mill. The village had been held by Countess Gytha of Hereford but passed to William Peverel after the Norman Conquest (opendomesday.org).

Medieval pottery and tile fragments were found during fieldwalking surveys to the south-west of the site in 1997 (ENN19842) for the A6 Rushden Higham Ferrers bypass and in 2003 for the Rushden to Higham Ferrers pipeline (ENN103610) and are thought to have been the result of manuring during the period (Leigh *et al* 2004; ENN103658).

Newton Road, which lies adjacent to the south-west boundary of the site, is a medieval to post-medieval road route between Coventry and Peterborough.

Ridge and furrow has been identified to the south-west of the site during a geophysical survey for the Anglian Water Rushden to Higham Ferrers pipeline (ENN103659; Leigh *et al* 2004). It is also visible on LIDAR data to the north-west of the site, adjacent to the west side of Moulton College, south of Chelveston Road.

### ***Post-medieval***

While Higham Ferrers had been a local dominant town during the 13th and 14th centuries, it was eclipsed by Wellingborough during the post-medieval period. This had been initially due to a transfer of general commercial functions but during the 17th and 18th centuries, this was carried forward through large-scale specialisation in the textile and shoe-making industries (Hall 2004).

### ***Undated***

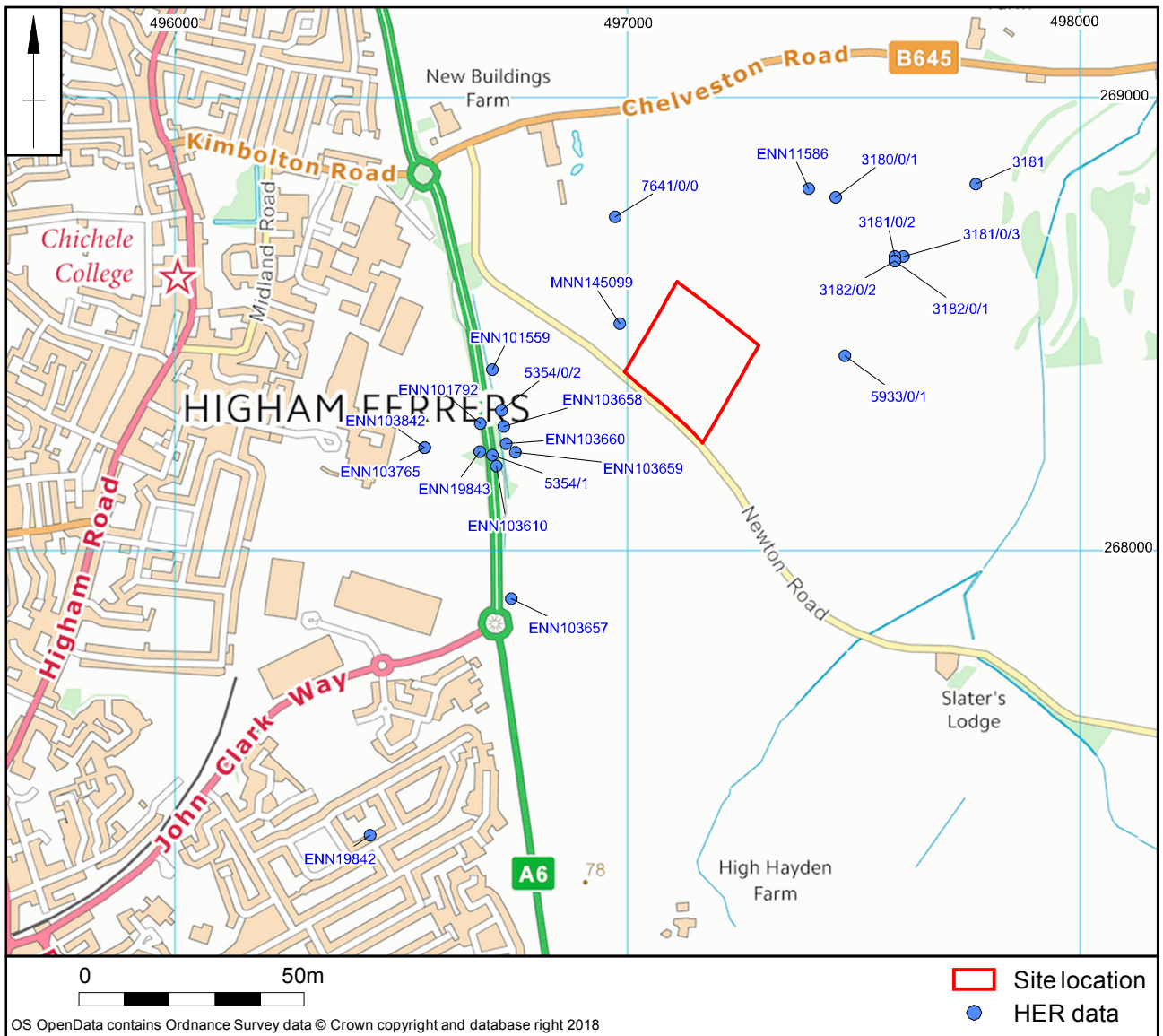
A possible settlement lies close to the north-east of the site, within the adjacent field and into the fields beyond (HER3181). It has been identified through aerial photography and comprises a possible trackway (HER3181/0/3) and an enclosure (HER3181/0/2). The visible section of the curvilinear trackway is aligned north east-south west and if it were to continue southwards on the same trajectory, it would pass to the south of the proposed development site. However, it is also possible that it may continue into the site, or terminate to the east of the site boundary. The enclosure lies at the southern end of the visible section of the trackway and the two intersect, although it is not clear whether they are contemporary. A further enclosure (HER5933/0/1) has also been identified close to the east of the site but it is not known whether it is associated with the rest of the undated features in this area.

To the west of the site, in the area of archaeological investigation along the Anglian Water pipeline Rushden to Higham Ferrers, an undated posthole and gully were discovered through geophysical survey (ENN103659) and subsequent trial trenching (ENN103660) (Leigh *et al* 2004; HER5354/0/2). However, these are likely to form part of the late Iron Age and Roman settlement.



Table1: Historic Environment Record (HER) data

Ref	Description	Location	
3181	Possible settlement (undated)	497770	268810
7641/0/0	Unstratified late Iron Age/early Roman coin	497000	268000
5354/1	Probable middle Iron Age to early Roman farmstead and associated field system	496700	268210
5354/0/2	posthole and gully (undated)	496720	268310
5933/0/1	Possible enclosure, (undated)	497480	268430
3181/0/3	Possible trackway, (undated)	497610	268650
3180/0/1	Possible Roman enclosures	497460	268780
3181/0/2	Undated enclosure	497590	268650
3182/0/1	Possible prehistoric ring ditch	497590	268640
3182/0/2	Possible prehistoric ring ditch/enclosure	497590	268640
MNN145099	Silver coin, late Iron Age to Roman	496000	268000
<b>Events</b>			
ENN19842	A6 Rushden and Higham Ferrers bypass Fieldwalking 1996-7	496430	267369
ENN19843	A6 Rushden and Higham Ferrers bypass Magnetometry survey 1996-7	496672	268218
ENN101559	A6 Rushden - Higham Ferrers, site 3 Trial trenching 2001	496700	268400
ENN101792	A6 Rushden - Higham Ferrers, site 3 Geo survey 2001	496673	268280
ENN103610	Rushden and Higham Ferrers bypass - site 3 excavation 2002	496709	268186
ENN103657	Rushden to Higham Ferrers Anglian Water pipeline watching brief 2003	496742	267893
ENN103658	Rushden to Higham Ferrers Anglian Water pipeline fieldwalking 2003	496726	268274
ENN103659	Rushden to Higham Ferrers Anglian Water pipeline geo survey 2003	496751	268217
ENN103660	Rushden to Higham Ferrers Anglian Water pipeline trial trenching 2003	496730	268236
ENN103765	Land east of the Ferrers School, fieldwalking 2003	496550	268227
ENN103842	Land east of the Ferrers School, geo survey 2003	496550	268227
ENN11586	Land south of Chelveston Road, fieldwalking pre-1972	497400	268800



Scale 1:15000

Historic Environment Data (HER) Fig 6

## 2.4 Cartographic evidence

### ***John Norden's plan of Higham Ferrers, 1591*** (Fig 7)

This map is the earliest cartographic evidence for the area around Higham Ferrers. It depicts the buildings of the town around College Street, Saffron Road and Midland Road in great detail, including the plot boundaries of the town houses. Although a compass is illustrated on the map, it is incorrect and north lies towards the right. The proposed development site lies to the east of the town, beyond the bottom of the map, which is labelled as *Comune feyldes*. This would suggest that the site lay within open farmland at this time.

### ***Speed's map of Northamptonshire, 1610*** (Fig 8)

Although Speed's map of 1610 does not give much information about the site, it shows the relative significance of each town, village and Hamlet. Again, north is aligned to the right of the map and Higham Ferrers is illustrated here as a large town, comparable in size and status as Thrapston and Wellingborough. Like similar county maps of the period, roads are not shown but rivers and their crossings are exaggerated. The boundaries of each Hundred are also illustrated and Higham Park is shown as an open, paled park without trees to the south of the town.

### ***Jansson's map of Northamptonshire, 1659*** (Fig 9)

Very little had changed in the fifty years before this map was published. The boundary of *Higham Feyres* Hundred is shown to the east of the River Nene and *Higham Feyres* and Higham Park is shown as a wooded park at this time. The site is still shown occupying open land between the town and Chelveston, or *Chelston*.

### ***Colbeck's map of the manor or Higham Ferrers, 1737*** (fig 10)

This is the first map to show the site in any detail, which occupies the lower half of the field named 'Three Rood Stitches', bordered in yellow, within Middle Field. It was divided into twenty agricultural strips, although unfenced and no information survives relating to who farmed them. St Neots Road is illustrated along the south-west boundary of the site, in an uneven gap between the fields, which would have been common land. Other field access tracks are also illustrated at the north-west and north-east sides of Three Rood Stitches and the north-west end of 'Long Furlong'.

### ***Jefferys' map of Northamptonshire, 1779*** (Fig 11)

Jefferys' map shows that Higham Ferrers had not increased significantly in size and had not equally prospered during the post-medieval period with other neighbouring towns. Although Higham Ferrers was smaller than Rushden to the south, it was still the area's administrative centre. The map does not give any detail of the area around the site, as it was open farmland at this time. St Neots Road or Newton Road is shown here as a minor route that leads out into the countryside, which is unlikely to have been the case. It is more likely that Jefferys specifically illustrated the more significant roads that linked towns and villages and not all local roads had been included.

***Lands in the parish of Higham Ferrers belonging to Earl Fitzwilliam, 1789*** (Fig 12)

This map bears a strong resemblance to Colbeck's map of the manor of Higham Ferrers, although some differences can be seen. As clearly stated on the map, Three Rood Stitches and Long Furlong had become one field and was called Half Mile Bush Furlong. The Half Mile Bush is illustrated to the south-east of the site on the south side of St Neots Way. Although it is not clear what the bush was marking, the part of the road marked St Neots Way was probably about 1 mile in length. The fact that a single bush should have such an impact on the landscape is testament to the openness of the fields at this time. Many of the field boundaries and field names had remained relatively unchanged.

***Bryant's map of Northamptonshire, 1827*** (Fig 13)

Newton Road is illustrated as an unmade road on Bryant's map of 1827. The large area of land to the east of Higham Ferrers where the proposed development is situated is named Higham Field. Like many cartographers of the time, Bryant had patrons whose names or properties would be included on the maps and is the likely reason for annotating Bead House. In addition, farms and industrial areas would also often be noted. The Moats is a reference to Higham Ferrers Castle, which had been heavily fortified during the Norman period and held powerful tenurial position over the manors of the Nene Valley. The market cross is also shown in the centre of the town.

***Higham Ferrers Inclosures map, 1840*** (Fig 14)

This map is the first to show the road at south-west boundary of the site at Newton Road. The site lay within the 6th allotment of lands belonging to the Duchy of Lancaster, adjacent to land belonging to Earl Fitzwilliam and within Middle Field. The Newton Footway is illustrated here, linking the town closes with the agricultural land to the east of Higham Ferrers and extended to the western corner of the proposed development.

***Sanderson's map of Higham Ferrers, 1842*** (Fig 15)

This is the first map to show the boundaries of the site as they exist today. The boundary may have been laid out before 1842 but the maps between 1789 and 1842 have been at too small a scale to show this level of detail. The site occupies plot 547 and is coloured yellow, which is denied by the legend as new inclosures belonging to the Duchy of Lancaster. The map also demonstrates that Higham Ferrers had become more densely populated, with few spaces between the properties fronting onto the main street.

***First Edition Ordnance Survey map, 1888*** (Fig 16)

By the time the First Edition Ordnance Survey maps had been produced, the southern end of Higham Ferrers had been developed with terraced housing, a school had been constructed to the west of the town and a limekiln and gasworks stood to the north. The site is shown within open farmland and sparse trees stood on all four boundaries.

**Second Edition Ordnance Survey map, 1901** (Fig 17)

The Second Edition Ordnance Survey map shows that a railway branch line terminus and goods shed had been built to the west of the site and Duchy Farm had been built on Chelveston Road to the north-west. Further housing developments had taken place at the northern end of Higham Ferrers and it appears that the limekiln shown on the First Edition map (Fig 16) had fallen out of use.

**Ordnance Survey map, 1927** (Fig 18)

No changes had taken place the proposed development site but some of the nearby field boundaries had been removed to create larger plots of land which would have assisted in mechanised farming practices. Higham Ferrers had become more industrialised with the construction of a leatherworks, a boot and shoe factory and further manufacturing premises. The buildings which are currently occupied by Moulton College on Chelveston Road had been constructed to the north-west of the site.

**Ordnance Survey map, 1951** (Fig 19)

The area of the site had not undergone any changes during the mid-20th century, although Higham Ferrers had continued to develop during the intervening years. Additional housing had been constructed at the north and south ends of the town but the development had remained contained to the west of the railway line.



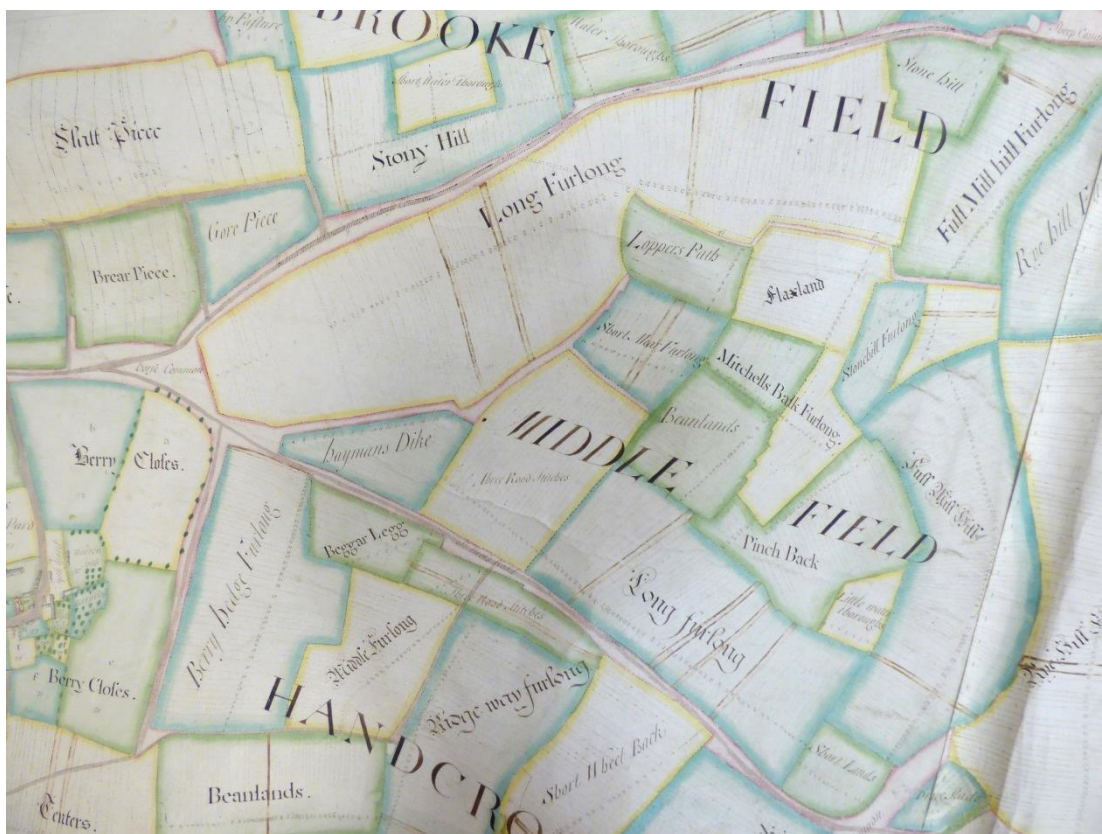
John Norden's plan of Higham Ferrers, 1591 Fig 7



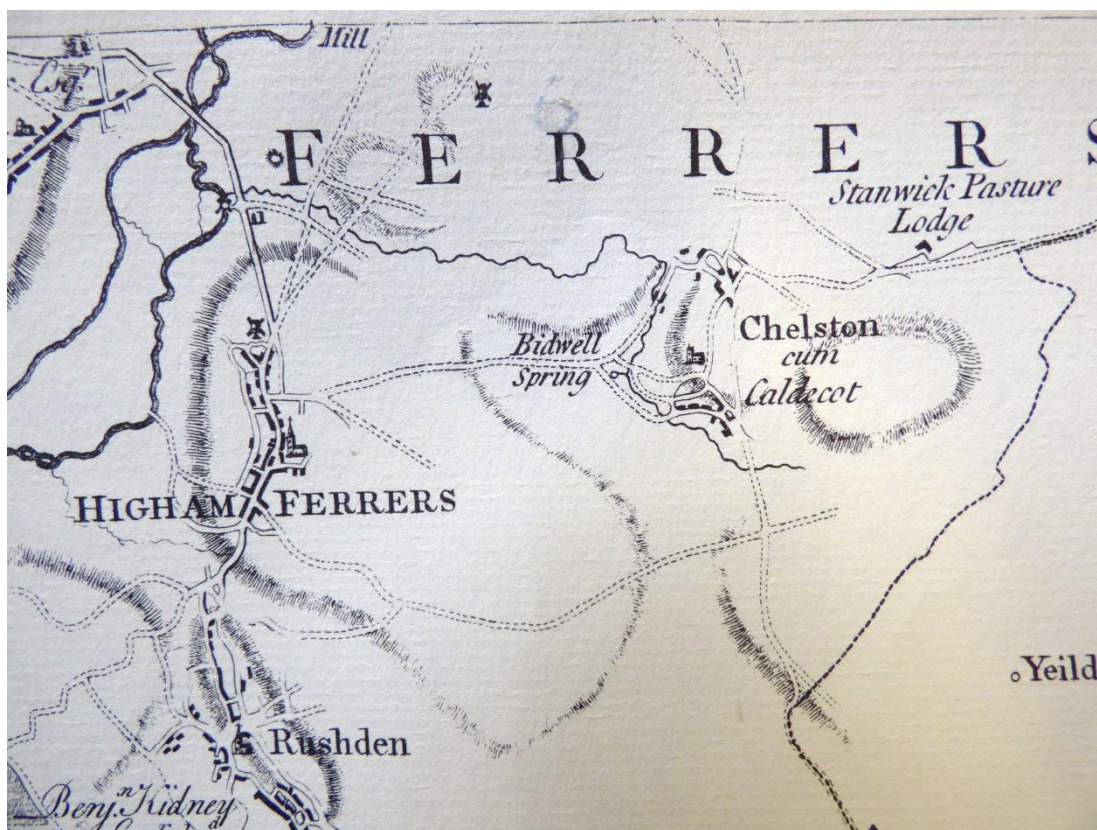
Speed's map of Northamptonshire, 1610 Fig 8



Jansson's map of Northamptonshire, 1659 Fig 9



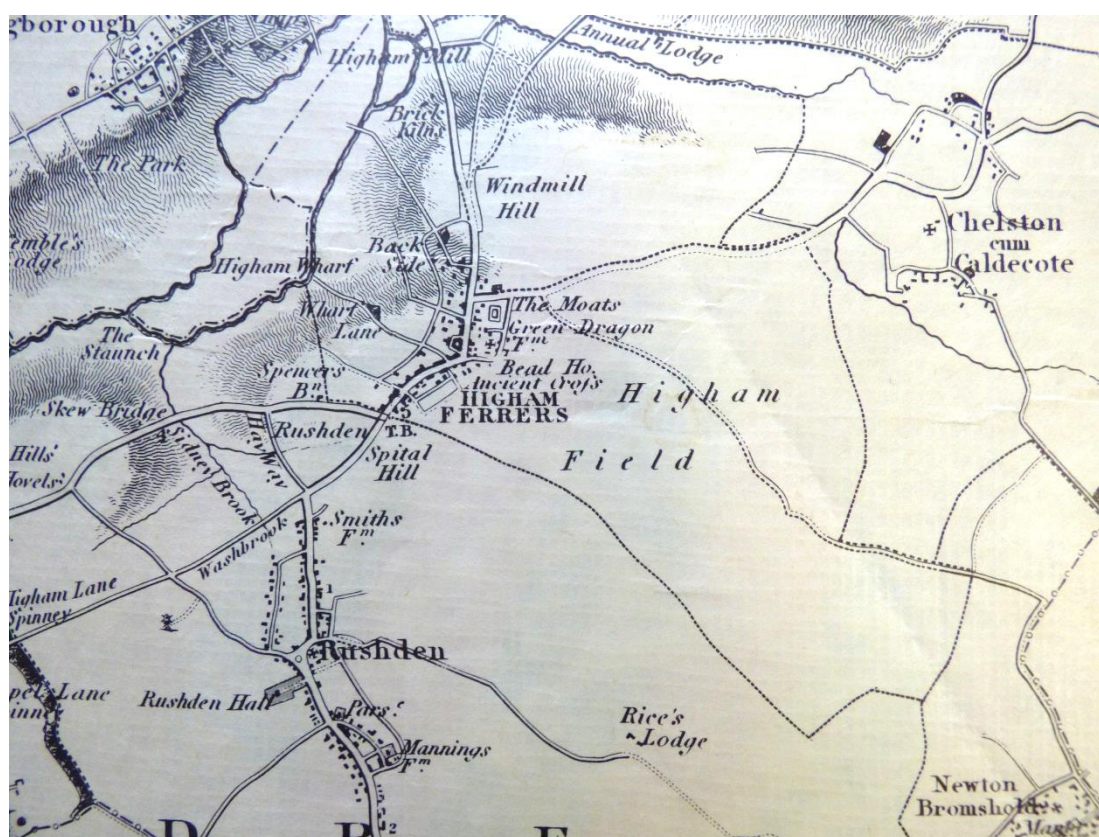
Colbeck's map of Higham Ferrers, 1737 Fig 10



Jefferys' map of Northamptonshire, 1779 Fig 11

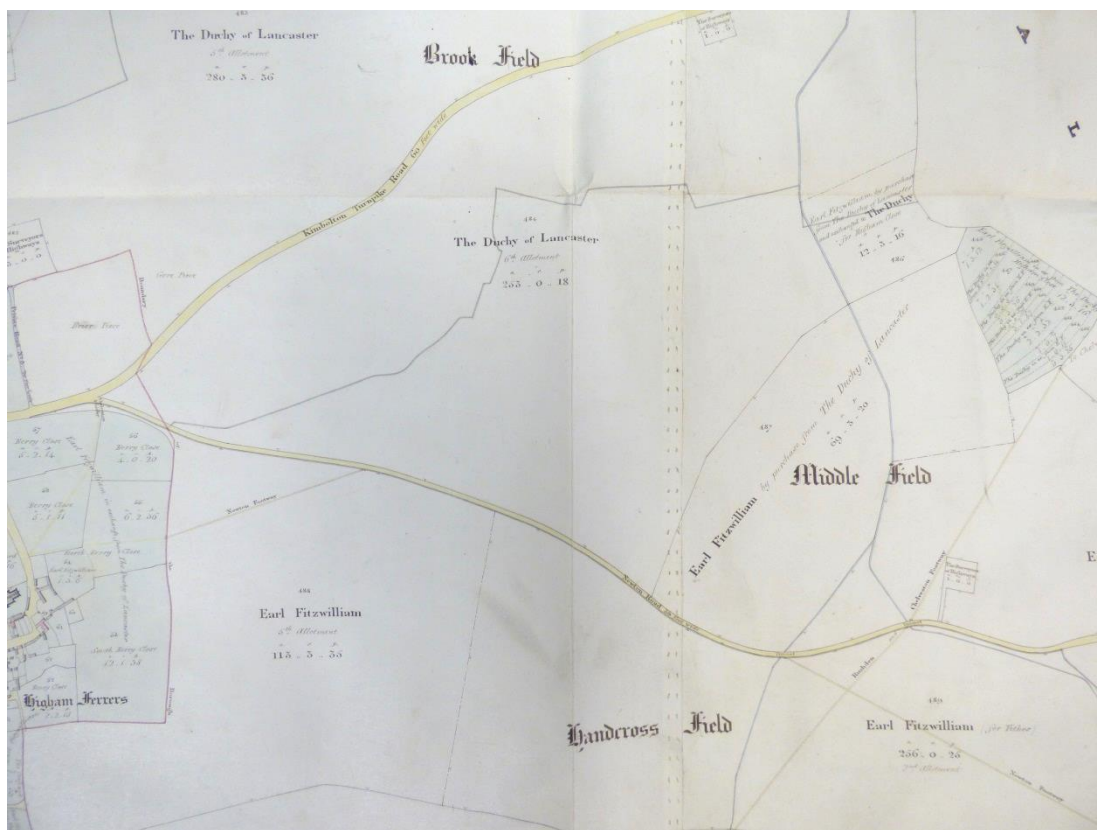


Lands in the parish of Higham Ferrers belonging to Earl Fitzwilliam, 1789 Fig 12



Bryant's map of Northamptonshire, 1827 Fig 13





Higham Ferrers Inclosures map, 1839 Fig 14



Sanderson's map of Higham Ferrers, 1842 Fig 15



First Edition Ordnance Survey map, 1888 Fig 16



Second Edition Ordnance Survey map, 1901 Fig 17

HIGHAM FERRERS, NEWTON ROAD



Ordnance Survey map, 1927 Fig 18



Ordnance Survey map, 1951 Fig 19

### **3 IMPACT ASSESSMENT**

#### **3.1 The proposed development**

The proposed development is for the construction of the new Northamptonshire Football Association headquarters building which will comprise headquarter offices, changing rooms and a multi-purpose community, function, meeting and education room. The scheme will also include new access off Newton Road and associated car parking, the creation of a new Hub Site operating as a central football venue, a new full-size floodlit 3G artificial grass pitch and grass pitch provision.

Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise Scheduled Monuments, Registered Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to Scheduled Monuments be considered subject to the same policies.

There are no Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Scheduled Monuments or World Heritage Sites within the 500m Historic Environment Record (HER) search radius of the site.

#### **3.2 Archaeological potential**

The potential for remains to be found on the development site that date from the Neolithic period is likely to be low, owing to the lack of evidence from the area.

The potential for remains dating from the Bronze Age is likely to be low. A small quantity of flints that may date to the period were found to the west of the site around the A6.

The potential for remains dating to the Iron Age is moderate to high. An Iron Age to Roman farmstead and associated field system lies to the west of the site, the northern boundaries of which have been established through archaeological works but the eastern boundaries have not been identified. It is not known whether they extend eastwards as far as the proposed development site. Iron Age coins have also been found close to the west and north-west of the site.

The potential for remains dating to the Roman period is likely to be moderate to high, due to the proximity of the Iron Age to Roman Farmstead to the west of the site. Possible Roman enclosures also lie close to the north-east of the site. Quantities of pottery have also been found locally through fieldwalking.

The potential for remains dating to the Saxon period is thought to be low, owing to the lack of evidence found in the vicinity, although Higham Ferrers was a significant in the royal estate of Irthingborough.

The potential for remains dating to the medieval period is low. Medieval ridge and furrow was identified to the south-west of the site through geophysical survey and is visible on LIDAR to the north-east at Rushden Golf Club and beyond at Chelveston. It is likely that the bases of furrows may have survived at the site but the majority has since been ploughed out through agricultural practices.

The potential for remains dating to the post-medieval period is low. It is likely that the site has remained in open farmland throughout the period.

The potential for undated remains to be found at the site is moderate. A possible settlement lies to the north-east of the site and a trackway within it has been identified

which may extend towards the proposed development. A possible enclosure also lies close to the east of the site.

### 3.3 Archaeological sensitivity

*Table 2: Criteria for assessing the relative sensitivity (value) of cultural heritage sites*

<b>Level of sensitivity</b>	<b>Definition</b>
Very high – high	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not. Sites, landscapes or buildings of national importance including those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens, sites that have the potential to significantly contribute to national research objectives
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Historic Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites, landscapes or buildings which are of less defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context; important hedgerows; locally listed buildings
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large scale destruction of the archaeological resource has taken place (e.g. by mineral extraction)

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

The level of sensitivity for the Neolithic period is not known as remains from this period have not been found in the vicinity.

The level of sensitivity for the Bronze Age is also considered to be low, due to the paucity of evidence found locally.

The level of sensitivity for any Iron Age remains are considered to be low to medium due to the farmstead close to the west of the site, the occupation of which continued into the Roman period but was abandoned during the 2nd century AD.

The level of sensitivity for the Roman period is also thought to be low to medium. The farmstead to the south-west had expanded during this period and possible Roman enclosures lie to the north-east of the proposed development.

The level of sensitivity for Saxon remains is thought to be low. Although Higham Ferrers was of high status during the period, the site probably lay within agricultural land during this time.

The level of sensitivity for the medieval and post-medieval periods is thought to be low, as the site lay well beyond the medieval and post-medieval town, in Middle Field.

#### 4 CONCLUSION

The site lies to the east of the town of Higham Ferrers, between Chelveston Road and Newton Road. There are no Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the 500m Historic Environment Record (HER) search radius of the site.

A series of archaeological fieldwork projects in advance of the construction of the A6 Rushden Higham Ferrers bypass and pipeline have identified an Iron Age to Romano-British settlement and associated field system to the south-west of the site, which was extended during the early Roman period. The northern boundary of the settlement has been found but the southern and eastern limits are unknown and may extend eastwards close to the proposed development site. A possible small group of Roman enclosures and an undated settlement with enclosures may also lie to the north-east of the site, which includes a trackway that may extend close to the eastern corner of the site. Consequently, the site lies within an archaeological landscape and further work may establish the eastern limits of the farmstead and field system, the south-western limits of the undated settlement to the north-east and if there is a link between the two, which is consistent with the priorities of the Regional Research Agenda (Knight *et al* 1979). However, the absence of ridge and furrow on the site may be indicative of the intensity and depth of modern ploughing, which may have also denuded any further archaeological remains.

Cartographic evidence suggests that the site has remained within open farmland throughout the post-medieval and modern periods.

It is thought that due to the uncertainty of the presence of archaeological remains, further work, if required, could be dealt with post-determination.

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MOLA  
Kent House  
30 Billing Road  
Northampton  
NN1 5DQ  
01604 809800  
[www.mola.org.uk](http://www.mola.org.uk)  
[sparry@mola.org.uk](mailto:sparry@mola.org.uk)