

**An Archaeological Heritage Assessment
Odd Fellows Arms
25 Main Street
Higham on the Hill
Leicestershire**

(NGR SP 38011 95452)

On Behalf of A R Cartwright Ltd



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ABRS Project No 2024-OFHL

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Higham on the Hill, Leicestershire (NGR SP 38011 95452).**

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Summary

This document is an archaeological heritage assessment of Odd Fellows Arms, 25 Main Street, Higham on the Hill, Leicestershire (NGR SP 38011 95452), commissioned from Archaeological Building Recording Services (ABRS) by A R Cartwright in advance of a proposed redevelopment of the site to residential use.

This heritage assessment has confirmed that the proposed development area is located on the fringe of the historic settlement core of Higham on the Hill. The proposed development area remained largely undeveloped through the post medieval period. It is possible that further archaeological work may be required.

The standing building is recorded as a non designated heritage asset described as a significant local building. An appropriate scheme of historic building inspection and recording will mitigate the impact of the proposed works on this building.

The proposed development area is within the vicinity of a number of listed buildings, but are not considered within their setting. The proposed development will therefore have no impact upon the settings of these heritage assets.

The proposed development area is located within the Higham on the Hill Conservation Area. The proposed development has been sympathetically designed in order to maintain the character and appearance of the Conservation Area and will have a less than substantial impact upon the setting of the Conservation Area

1. Introduction

In accordance with the National Planning Policy Framework (NPPF), this document is a archaeological heritage assessment of Odd Fellows Arms and curtilage land, 25 Main Street, Higham on the Hill, Leicestershire (NGR SP 38011 95452).

This assessment has been commissioned from Archaeological Building Recording Services (ABRS) by A R Cartwright Ltd in advance of the proposed redevelopment of the site to residential use.

The proposed development area is located to the north of Main Street, towards the centre of the village and is currently redundant commercial curtilage.

There are no designated heritage assets within the proposed development area. The proposed development area is within the historic settlement core of Higham on the Hill as identified by the Leicestershire County Council Historic Environment Record (HER); the HER also

records the Odd Fellows Arms (standing building) as a non designated heritage asset. The proposed development area is located within the Higham on the Hill Conservation Area.

2. Aims and Methodology

The aim of the heritage assessment is to present information on the extent, character, date, integrity and state of preservation of historic assets present and potentially affected by the proposed development. The assessment will describe the character of these historic assets and their contribution within the wider historic landscape. The assessment will compare the proposals with identified historic assets and state why these will not be detrimentally affected. For those historic assets identified as being at risk from the proposed development, a suitable mitigation strategy will be suggested to minimise that risk. The assessment should, once the above information has been gathered, assist in providing an informed planning decision as to whether further stages of work are necessary.

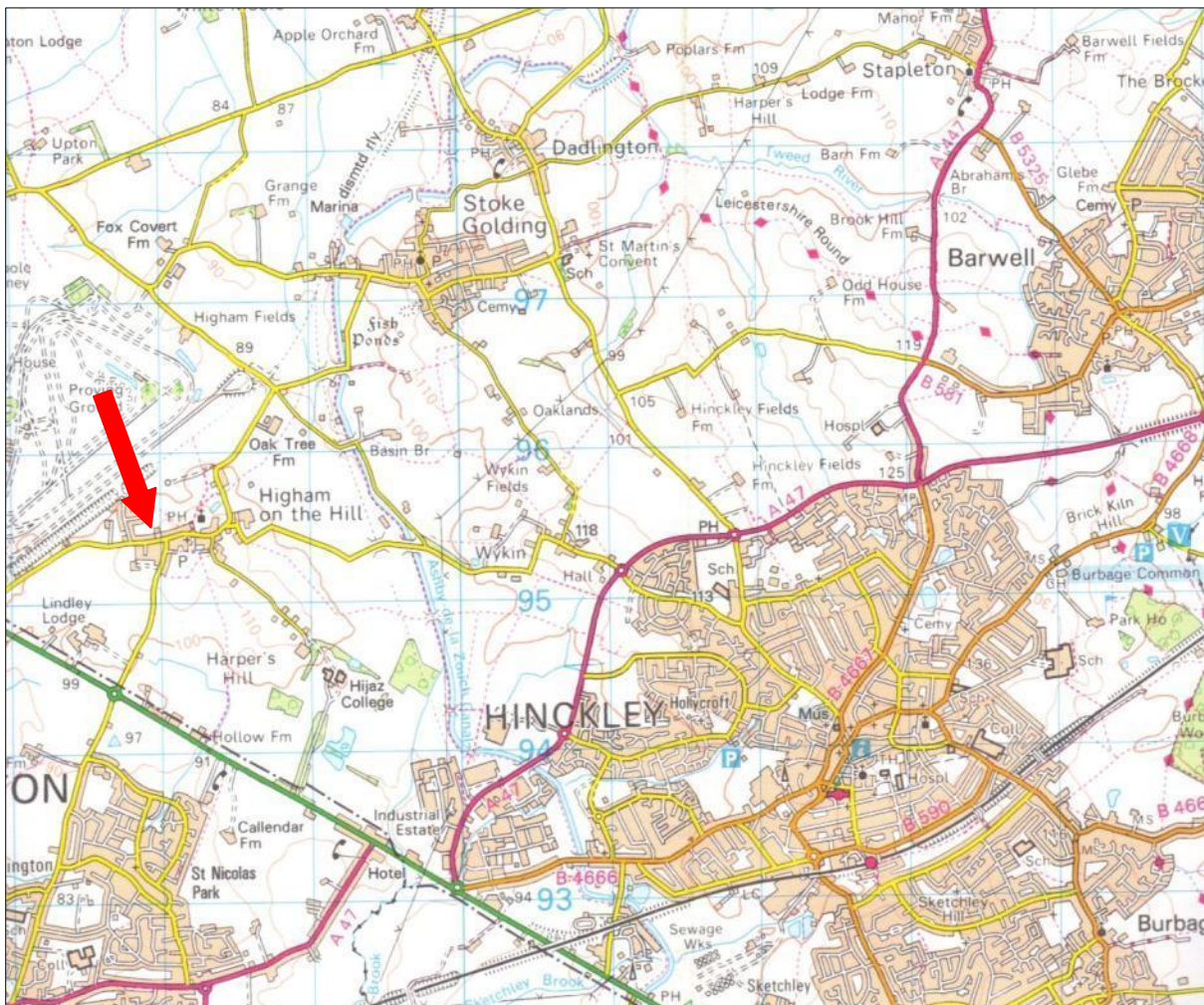


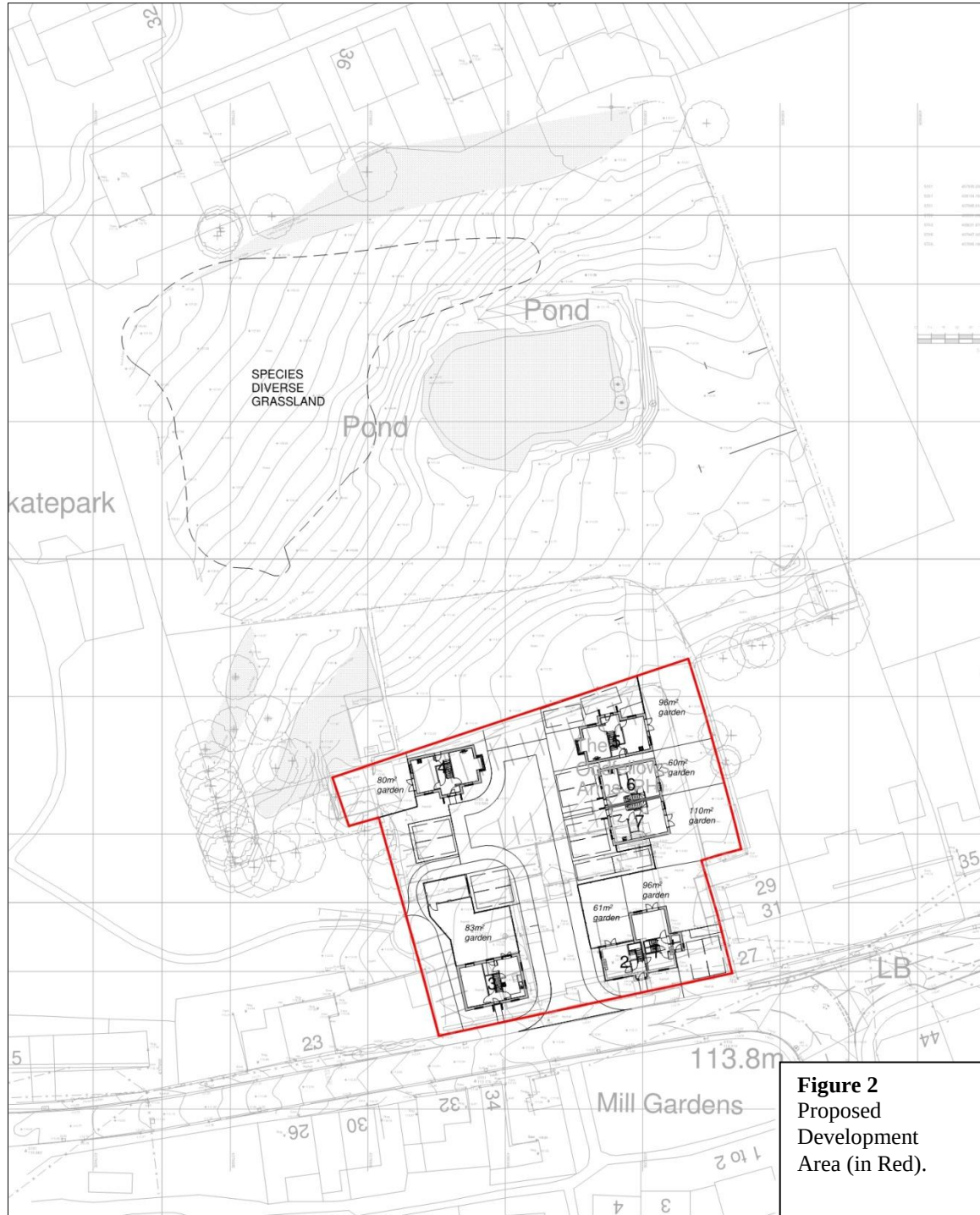
Figure 1 Site Location

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All work follows the Chartered Institute for Archaeologists' (CIfA) *Code of Conduct* and adheres to their *Standard and guidance for historic environment desk-based assessment* (2020) and follows Historic England's guidance document *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3* (2017).

All work has been carried out based upon plans supplied by the client or their agent.

The archaeological resource is by its nature an incomplete record. Where there are significant alluvial or colluvial deposits, made ground or lack of archaeological investigation, archaeological remains can remain undetected.



The following sources have been consulted to assess previous land use and archaeological potential:

- Archaeological records (Leicestershire Historic Environment Record (HER)).

- Previous Ordnance Survey and other maps of the area (Record Office for Leicestershire, Leicester & Rutland (ROLLR)).
- Geological Maps (online resources).
- Historical background material (ABRS Reference Library and ROLLR).

A site visit was also undertaken in order to assess the current state of the proposed development area.

3. Site Location, Geology & Topography

The proposed development area is located towards the centre of the village of Higham on the Hill (*Figure 1*). The proposed development area lies within the historic parish of St. Peter's (NGR SP 38011 95452).

The proposed development area is currently car parking, gardens and a paddock associated with a former public house. The boundaries consist of mixed media domestic and agricultural fencing, intermittent hedging and highway frontage.

The Ordnance Survey Geological Survey of Great Britain indicates that the underlying geology is likely to be Oadby Member - Diamicton overlaying Mercia Mudstone Group and the proposed development area lies at approximately 113m OD.

4. Historical & Archaeological Background

4.1 Historical Background

The placename Higham derives from the Old English *Hēah + hām*, meaning the enclosure or homestead of a chief (high) (Mills 1998). The settlement is not listed at the time of Domesday, but is thought to have been part of the numerous possessions of *Hugo de Grentemaisnel* who was a Norman Baron and eventually descended to the Earls of Leicester and Winton. The earliest available documentary reference is to *Hecham* in the 13th century, the affix “on the Hill” appears only in the 16th century. Under Edward I it was held by Edmund, Earl of Lancaster and by 1346 a third was held as a knight's fee by Thomas de Astley. In 1564 there were 29 families living in the village. In 1588 Elizabeth I leased a substantial amount of land in Higham to a Thomas Berry for a period of 21 years. In 1626 a survey of the village the Lordship of Higham recorded that the parish contained 1038 acres and the village was enclosed in 1632.

Agriculture formed the mainstay of the village throughout the medieval and early post medieval period. In 1873 the Ashby and Nuneaton Joint Railway was constructed to the north of the village to serve the Leicestershire coalfields, the railway linked Moira and Coalville with Nuneaton and a station serving Higham was constructed on Station Road. The railway and station closed in 1961.

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Higham on the Hill thus:

HIGHAM-ON-THE-HILL, a village and a parish in Hinckley district, Leicester. The village stands near the Ashby-de-la-Zouch canal, Watling street, the boundary with Warwickshire, and the Leicester and Nuneaton

*railway, 2½ miles NE of Nuneaton; and has a post office under Hinckley. The parish contains also the hamlets of Lindley and Rowden. Acres, 2, 880. Real property, £5, 245. Pop., 559. Houses, 123. The property is divided among a few. The manor belongs to the Rev. J. Fisher. Lindley Hall was occupied by John Hardwick, who led the Earl of Richmond to Bosworth field; was the residence of William Burton, the first historian of Leicestershire; and is now the seat of Vincent Eyre, Esq. Several Roman coins, three ornamental ancient rings, and a great many silver coins of Henry III were found, in the early part of the 17th century, at or near Watling street. The living is a rectory in the diocese of Peterborough. Value, £552. * Patron, the Rev. J. Fisher. The church is modern, with an ancient Norman tower. There are a national school, and charities £7.*

4.2 Archaeological Background

A search of the Leicestershire Historic Environment Record (HER) covering a radius of 1km centred on the proposed development area was carried out as part of this assessment on February 26th 2024 (Appendix).

Prehistoric

There is limited evidence of prehistoric activity recorded within the search area and this is largely limited to findspots of prehistoric flint recovered from fieldwalking the agricultural land surrounding the village (Appendix). The only substantial evidence of prehistoric settlement activity is an archaeological excavation in 2008 at Ravenstone Farm (Event ID ELE8558), some 120m east – south east of the proposed development area which recovered 57 sherds of Iron Age pottery from gullies, post holes and other features (HER Ref MLE20728) indicating a potential Iron Age settlement.

Romano British

There is again limited evidence of Romano British activity within the search area, and again largely findspots from fieldwalking the agricultural land surrounding the village (Appendix). A concentration of Roman finds in fields some 450m south west of the proposed development area, including pottery, mortaria, ceramic building material and glass suggests a Romano-British settlement in this area (HER Ref MLE20124). Physical evidence of a Romano-British settlement including ditches and gullies containing pottery (HER Ref MLE20728) is recorded south of Ravenstone Farm, some 120m east – south east of the proposed development area. An archaeological test pit at 29 Nuneaton Lane, some 200m south of the proposed development area recovered two sherds of Romano-British pottery (HER Ref MLE17109). A second test pit at Elms Farm, 160m east of the proposed development area also recovered two sherds of Romano-British pottery (HER Ref MLE17110).

Anglo Saxon

There is as yet no recorded evidence of Anglo Saxon activity within the search area.

Medieval

The HER records a number of archaeological features dating to the medieval period. The historic settlement core of Higham on the Hill (HER Ref MLE2796) as deduced by landscape maps has medieval origins. To the north east of the church, some 300m north west of the proposed development area is an area of standing earthworks consisting of ponds, holloways and house platforms (HER Ref MLE2786), these are likely to represent upstanding remains of medieval settlement activity. There is also a fishpond to the north of the Rectory (HER Ref MLE18552).

Some 130m north – north west of the proposed development area a LiDAR survey in 2014 (Event ID ELE9157) recorded ridge and furrow earthworks, most likely evidence of medieval ploughing (HER Ref MLE22457).

Archaeological work in (Event ID ELE11230) in 2020 on land north of 81 Main Street, some 190m east – north east of the proposed development area recorded two medieval ditches, probably the rear boundaries to medieval crofts and tofts on the west side of the lane leading from Main Street to the church.

Archaeological work in 2021 (Event ID ELE11891) at Church Farm, some 320m east – north east of the proposed development area recorded a north – south medieval boundary ditch and a number of cattle burials (HER Ref MLE27126).

There is again extensive findspot evidence of material dating to the medieval period recorded by fieldwalking the agricultural land surrounding the village (Appendix).

Post Medieval & Modern

The HER records a number of features of historic significance dating to the post medieval and modern periods within the search area. Some 500m north of the proposed development area is the Ashby & Nuneaton Joint Railway (HER Ref MLE16051), a late 19th century railway. To the north of the railway is Nuneaton Airfield (HER Ref MLE15973), a World War II training station, acquired by MIRA in the 1950s and it has been used as a proving ground ever since, now known as Lindley Proving Ground.

Some 120m south of the proposed development area is the site of a windmill (HER Ref MLE22190), the site of a second windmill (HER Ref MLE2791) lies some 70m to the south east, east of Nuneaton Lane.

Some 400m east of the proposed development area is the site of Old Higham Hall (HER Ref MLE18578), an 18th century country residence.

There is again extensive findspot evidence of material dating to the post medieval period recorded by fieldwalking the agricultural land surrounding the village (Appendix).

Undated

Some 500m south west of the proposed development area fieldwalking in 2004 (Event ID ELE7999) recorded a quern stone of uncertain date (HER Ref MLE20151). The area is thought to be the site of a Romano-British settlement.

5. Standing Buildings

There are seven listed buildings and structures within the search area. The listed buildings are all, with the exception of the Grade II* listed Church of St. Peter listed at Grade II.

The listed buildings are by and large located within the historic core of the village fronting Main Street, some 100m to 300m east of the proposed development area, the nearest being No. 60 Main Street, (HER Ref MLE13105, NHLE 1361311), a late 18th or early 19th century former farmhouse but containing some structural material from an earlier house. To the east of No. 60 are the Methodist Chapel (HER Ref MLE13106, NHLE 1178201), No. 68 (HER Ref MLE13107, NHLE 1074257), an 18th century cottage and Elms Farmhouse (HER Ref MLE13108, NHLE 1178220), an early 18th century farmhouse, and outbuildings (HER Ref MLE13109, NHLE 1178220). North of Main Street is St Peter's Church (HER Ref MLE13104, NHLE 1178178), a 12th century church with a rare example of a Leicestershire Norman tower and extensive 18th and 19th century alterations.

Some 400m east – south east of the proposed development area, fronting Barr Lane is Higham Hall (HER Ref MLE13103, NHLE 1178169), an early 20th century red brick country residence.

Unlisted Buildings

The HER records eight buildings of local historical interest, including the Odd Fellows Inn, itself (HER Ref MLE24734). The building is described as... *“Public house, apparently built as cottages in the late C18th, becoming a pub in the late C19th. 2 1/2 storeys high, three bays with a central modern porch projecting. Rendered. Gable end stacks”*. The remainder of the buildings largely front Main Street, to the east of the proposed development area, the nearest being the outbuildings associated with Ravenstone Farm (HER Ref MLE10635), 19th century farm buildings characteristic of a Midlands Courtyard Farm. Also on the south side of Main Street is The Stables (HER Ref MLE20547), a brick quadrangular stable block built in 1906 in an Arts and Crafts style. North of Main Street is No. 117 Main Street and Coach House (HER Ref MLE18577 & HER Ref MLE18576), an 18th century Rectory and outbuildings and Higham School (HER Ref MLE23426), a 19th century school building.

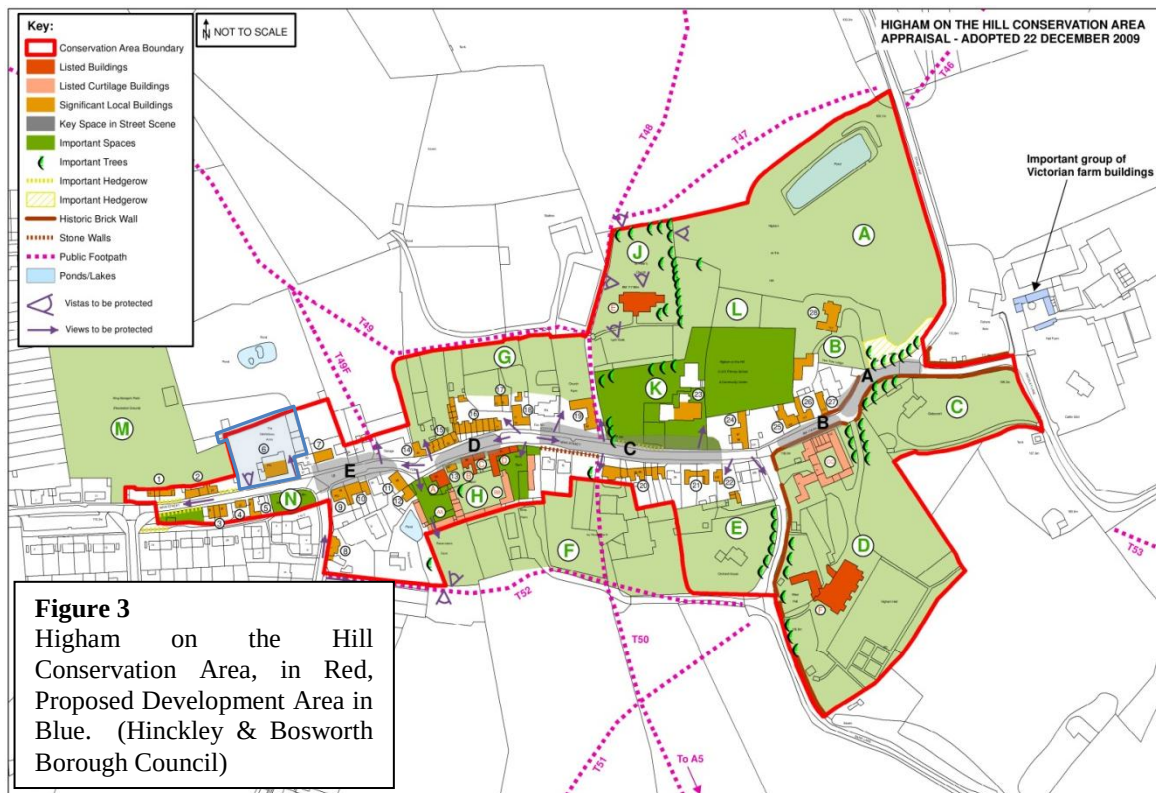
More remote to the proposed development area are Hall Farm (HER Ref MLE20943) and Lindley Lodge Farm (HER Ref MLE22191), two largely 19th century farms.

6. Conservation Area

The Higham on the Hill Conservation Area (CA) was designated in 1995 (*Figure 3*). CAs, including Higham on the Hill, identify *“areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”*. The CA encompasses the whole of the historic village core, to the east of the proposed development area as well as the traditional buildings fronting the western extent of Main Street including the southernmost extent of the proposed development area but excludes the modern development on the western edge of the village, to the south west and north west of the proposed development area.

The village occupies a ridge top position which enables good views out into the countryside which are said to reinforce the rural character of the village. Despite being a linear village

the Main Street is far from straight and consists of a series of subtle bends and gentle curves, as a result the CA can be divided into the following distinct areas, the entrance at the fork junction of Main Street, Hinckley Lane and Stoke Lane to the intersection with Barr Lane, a small green space in the village centre and the intersection with Barr Lane to the intersection of Main Street and Higham Lane, each of which are distinct and relatively isolated from each other. The proposed development area is located adjacent to the intersection of Main Street and Nuneaton Lane, where there is a small green parcel of land with two trees providing a contrast to the confined space of the remainder of the area. Buildings, including modern buildings to the south of the green space generally stand behind short front gardens and brick walls of varying heights. There is a variety of finishes to the buildings, including render and brickwork with steep roofs in natural materials and prominent chimneys.



A number of green spaces contribute to the character of the village, these are; the grounds of The Old Rectory and a field to the north, Higham Hall, Glebecroft and Orchard House, the fields to the rear of properties to the south of Main Street, St Peter's churchyard, and the field between The Old Rectory and the church.

The village also includes a number of listed and significant local buildings which add to the historical and architectural character of the village. The proposed development area is included as one of these, although there is no definition of a significant local building. The building itself is described by the CA Appraisal as “... built in 1791 as two cottages but in 1862 was converted into one property. It was subsequently purchased by William Webb in 1874 and became a public house. It is thought that the name of Oddfellows is associated with Manchester Unity Oddfellows Club, a Friendly Society whose members contributed when employed and were helped when in need”. The former pub follows a local vernacular style and is a prominent landmark building.

The character and appearance of the building has been undermined by the unattractive modern alterations and recent abandonment. The curtilage of the building makes only a minor contribution to its heritage significance by illustrating the historic function of the building and providing physical separation from neighbouring plots.

7. Cartographic Sources

All maps reproduced with north to top of page, following Ordnance Survey standard unless indicated otherwise with appropriate north arrow and key.

The Record Office for Leicestershire, Leicester and Rutland (ROLLR) was visited on January 8th 2020 as part of this assessment to view historic maps of the proposed development area.

One of the earliest available maps of Higham on the Hill is John Prior's Map of Leicestershire published in 1777 (*Figure 4*). The map records the village as a number of buildings fronting Main Street. It is unclear whether the buildings are a true representation of the village and its lay out or merely indicative. The junction of Nuneaton Lane and Main Street is discernible and there is potentially a building occupying the proposed development area. The current building is reputed to have been built in 1791.

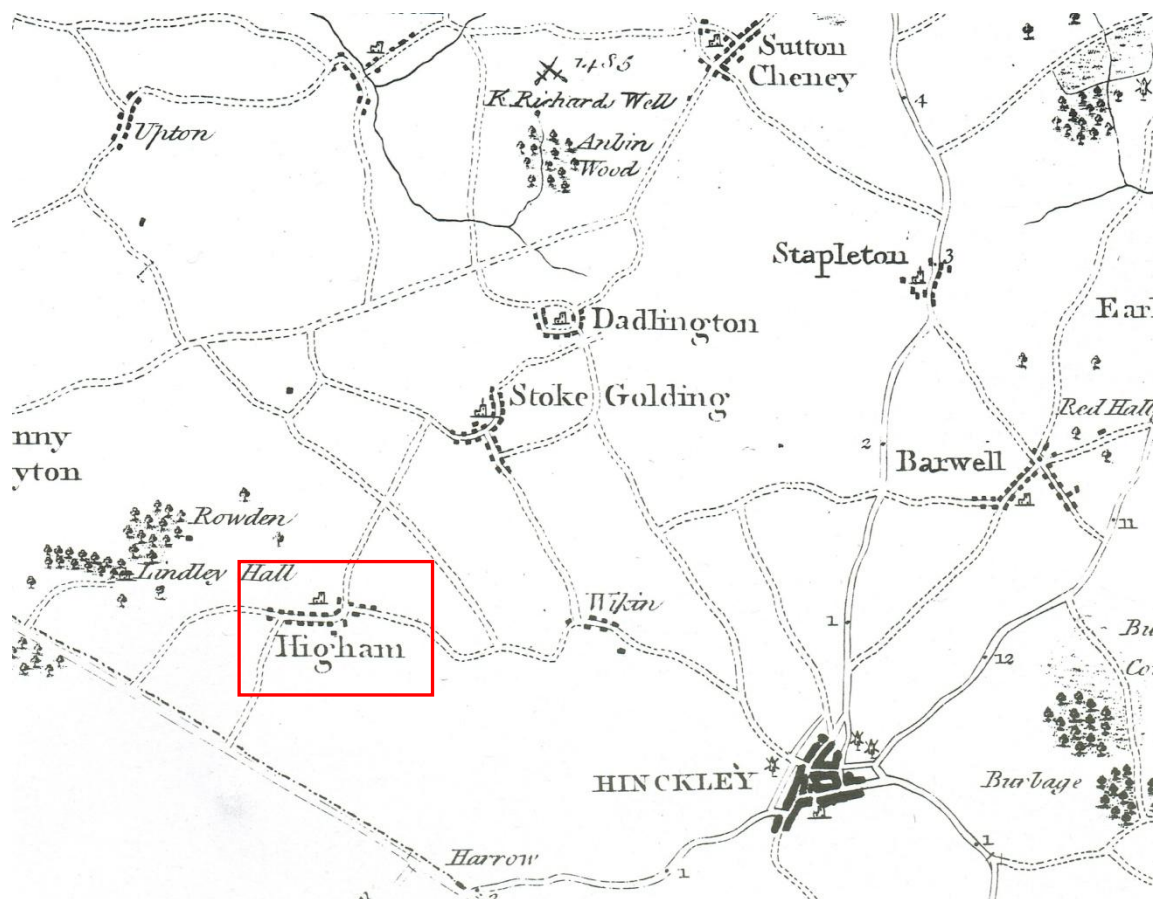


Figure 4
John Prior's Map of Leicestershire, 1777.

Some 30 years after Prior's Map a *Map of the Parish Higham on the Hill in the County of Leicester* was produced by J. Eagle (ROLLR Ref QS.47/2/9 (*Figure 5*)). The map records an irregular shaped building occupying the frontage, it is likely that at least parts of the mapped

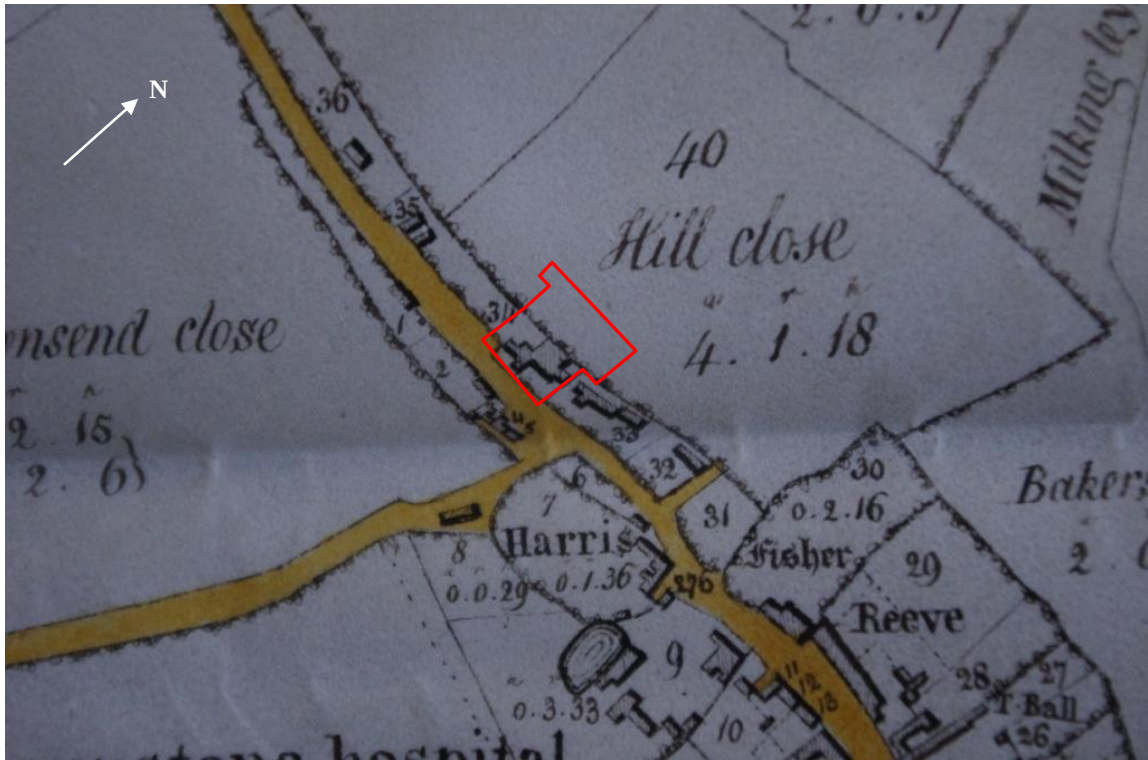


Figure 5
Map of the Parish Higham on the Hill in the County of Leicester (1807).



Figure 6
A Copy of the Plan of the Parish Higham on the Hill in the County of Leicester (1856 or 1903).

building are retained within the current building. The rear of the proposed development area, partially occupying a field is identified as Hill Close with a clear boundary between the two; in all likelihood Hill Close is agricultural land.

There is a later copy of the 1807 map (ROLLR Ref DE295/25 (*Figure 6*)), it is unclear when the copy was made as the key suggests either 1856 or 1903. The map shows some significant differences to the footprint of the frontage building, however it is impossible to speculate as to whether these changes are accurate or simply an error in copying. The boundary between the frontage and the rear of the plot, which is identified as Hall Close is still clearly apparent.

The first edition Ordnance Survey of the area published in 1888 (ROLLR Ref XLII.2 (*Figure 7*)); it is the first modern map to record the proposed development area in detail. There is again some differences visible to the footprint of the building, with a series of smaller buildings around a yard to the west of the main building. The rear of the proposed development area is recorded as being undeveloped.

The 1903 edition Ordnance Survey shows no change and is therefore not reproduced for the purpose of this assessment.

The 1914 edition Ordnance Survey (ROLLR Ref XLII.2 (*Figure 8*)) shows a similar arrangement of buildings on the frontage, with a minor alteration to the east of the building, with the apparent loss of a bay seen here on previous maps. The rear of the proposed development area again remains undeveloped.

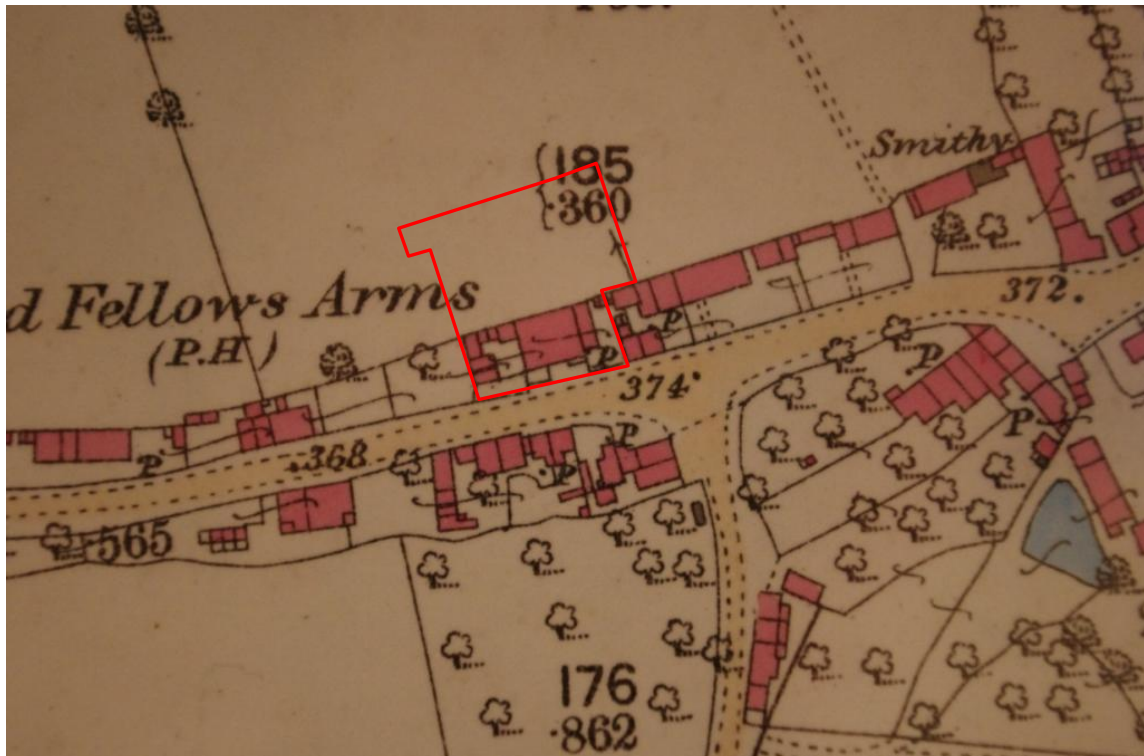


Figure 7
First Edition Ordnance Survey (1888).
Sheet XLII.2

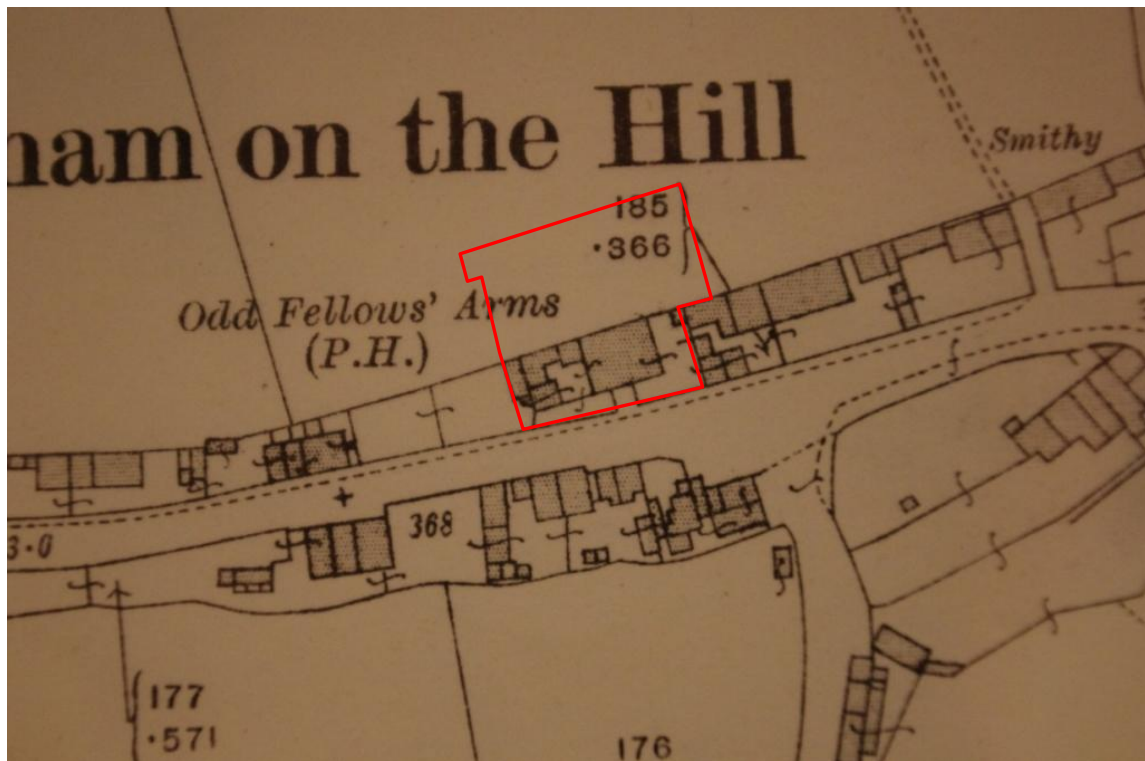


Figure 8
1914 Edition Ordnance Survey.
Sheet XLII.2

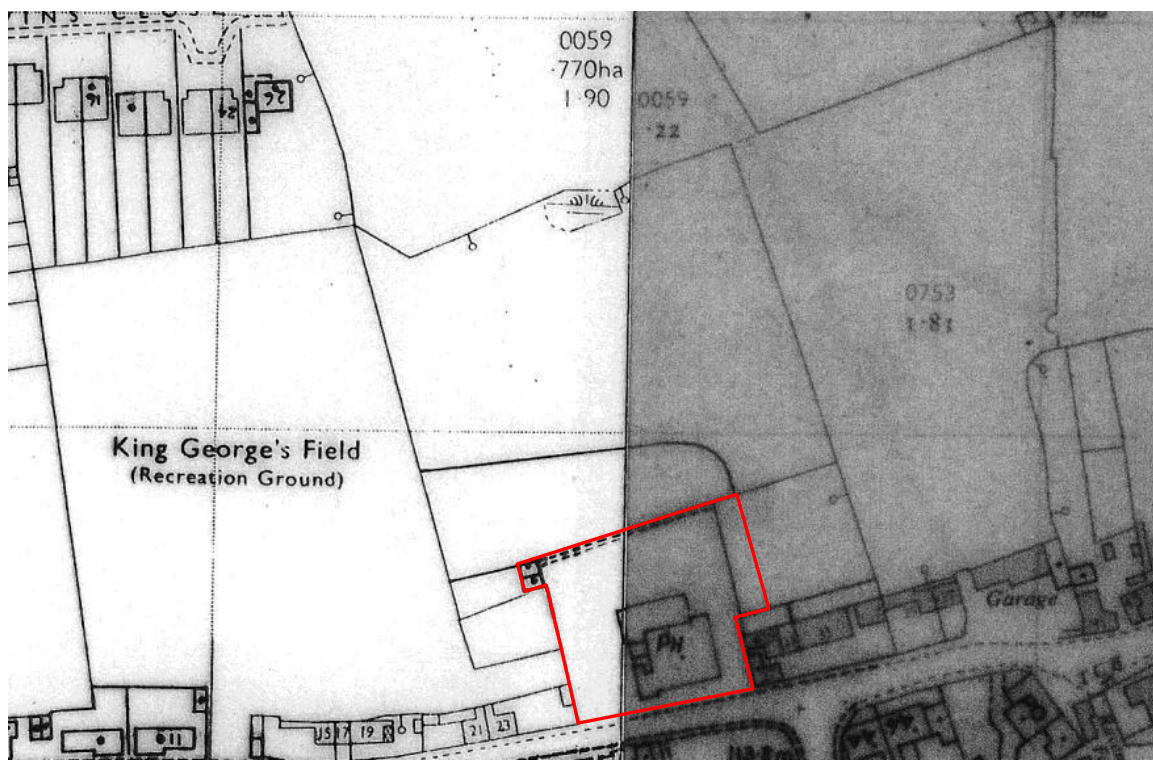


Figure 9
SP3895 & SP3795 (1987 and 1988).
(1:2500)

The remainder of the early 20th century maps show no significant changes to the proposed development area and therefore are not re-produced for the purpose of this assessment.

The available post war maps only have partial converge of the proposed development area. An amalgamation of the 1987 and 1988 maps (ROLLR Ref SP3895 & SP3795 (*Figure 9*)) is the only available map showing the whole of the proposed development area. The map shows a significant change to the footprint of the building as well as the formalisation of the boundaries to the north east and west.

8. Site Visit

The proposed development area was visited on March 6th 2024 in order to assess the present state of the site and the wider context of the proposed development area within the wider historic landscape. Publically accessible areas of the Conservation Area and designated heritage assets were also visited. The proposed development area is a former public house, car park and garden to the north of Main Street.

The former public house is derelict, but still standing, occupying the frontage of the proposed development area (*Figure 10*), to the north, east and west is tarmac car parking and grass (*Figures 11 & 12*). There is a raised earth terrace along the northern edge of the car park; it is likely that this is upcast material from the formation of the car park

The site visit did not reveal any clear evidence for the presence of archaeological remains. It is likely that the construction of the car park will have impacted upon any archaeological remains, if any in this area, but the extent of this impact is difficult to ascertain.

There is presently no internal access to the building; externally, the building consists of a two and half three bay frontage range, likely to be the earliest part of the building, potentially dating to the late 18th or early 19th century. To the rear (north) and west are late 20th century extensions, confirming cartographic sources. Cartographic sources also suggest significant 19th century alterations and or rebuilding as well.

The principal elevation and gable elevations of the historic core are rendered, but failed render indicate a brick construction, at least in places. The rear elevation is exposed brick; there is evidence of the roofline of a projecting bay also on the rear elevation, confirming the alterations recorded by cartographic sources. No historic windows or external doors are visible.

9. Appraisal of the Development Impact

Description of the Proposed Development

The proposed development consists of the construction of five new build residential units and associated infrastructure on private land north of Main Street as well as the conservation and conversion of the pub building to residential use creating two further residential units (*Figure 19*). Vehicular access to the proposed development will be via the existing access improved to highway standards.

Physical Impact

Archaeology

This heritage assessment has confirmed that the proposed development area is located on the fringe of the historic settlement core of Higham on the Hill and may therefore contain evidence relating to medieval and post medieval occupation. The overburden strip and excavation of the footings for the development, associated infrastructure and services will have a detrimental effect on earthfast archaeological remains, if any that might be contained within the proposed development area.

The site visit carried out as part of this assessment indicated that the proposed development area is standing buildings, a car park and neglected garden. There is clear evidence that late 20th century construction work has impacted upon the original ground levels, the building work will have had a significant impact upon any below ground archaeological remains within the footprints of the later extensions, and to a lesser extent the car park. It is possible that the car park and garden may have seen less disturbance, it is possible therefore that archaeological remains may survive in these areas. An archaeological evaluation immediately to the north of the proposed development area in 2014 (Event ID ELE8438) did not reveal any evidence of archaeological features or deposits.

The archaeological potential could be investigated through a programme of archaeological attendance, the extent and scope of this can be confirmed in conjunction with the Planning Control Archaeologist, Leicestershire County Council.

Standing Buildings

There will be no direct physical impact on any of the listed buildings identified by this heritage assessment.

The Odd Fellows Arms is recorded as a significant local building and a non-designated heritage asset. The proposed development will involve the demolition of modern elements of the building and the conservation and conversion of the historic core. The proposed development will therefore have an impact on the building as a heritage asset. It is understood that internally, the building is of limited architectural and historical interest having undergone significant modern alteration and extensions leaving only limited historic fabric and plan-form.

The demolition of the modern extensions will have no impact upon its significance and the proposed works will, by and large conserve the historic/existing plan-form and the important principal elevation.

An appropriate scheme of historic building inspection and recording the extent and scope of which can be confirmed in conjunction with the Planning Control Archaeologist, Leicestershire County Council will mitigate the impact of the proposed works on the building.

Conservation Area

The proposed development area is currently derelict commercial curtilage.

The proposed development will result in the demolition of the modern extensions but maintain the significant frontage building, the historic core. The current property boundaries and access will be retained; the important views and vistas identified by the CA appraisal (*Figure 3*) will be retained. The character and appearance of the Conservation Area as the current street frontage will be largely unaltered.

The proposed new build to the west of the standing building, being set back from the frontage will not overshadow or interrupt visibility of the former pub in views along Main Street. The new development to the rear of the pub will not be visible or readily experienced, being largely concealed behind the standing building.

There will be a limited physical impact on the CA. The demolition of the modern extensions and retention of the historic core of the building can be seen as an enhancement to the CA.

Impact on Setting

Historic England define setting as: “the surroundings in which an asset is experienced” (Historic England 2017). Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. They recommend the following staged approach to assessing impacts to setting.

- Step 1: identify the heritage assets affected and their settings
- Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: assessing the effect of the proposed development on the significance of the asset(s)
- Step 4: maximising enhancement and minimising harm
- Step 5: making and documenting the decision and monitor outcomes.

This assessment has carried out steps 1 to 3, and has not identified any significant harm. Design features including maintaining existing boundaries, sympathetic design, and retention of significant trees and vegetation will further minimise any impact.

Archaeology

The proposed development area is located within a varied archaeological landscape with known sites of archaeological significance. There will be no impact upon the setting of any

of the known and currently identified archaeological remains within the vicinity of the proposed development area.

Standing Buildings

Of the listed buildings within 1km of the proposed development area, none are in close enough proximity as to be impacted upon by the proposed development. Due to topography, intervening built form and vegetation there is little or no inter-visibility between the proposed development area and the listed buildings. There is no known historic relationship between the proposed development area and the listed buildings. The proposed development area is therefore not considered to fall within their setting.

The proposed development will therefore have no impact upon the setting of these listed buildings.

There is a limited visual relationship between the proposed development area and the Grade II* listed St Peter's Church, more apparent from the proposed development area towards the church (*Figure 13*), rather than from the church towards the proposed development area. The proposed development area is likely, therefore to be considered within the setting of the church. The proposed development area can therefore be described as making a minor positive contribution to the significance of the church. The view westwards from the church do not include clear or significant views of the proposed development area, which is concealed by the two recently built dwellings here (*Figures 14 & 15*). The proposed development will therefore have no impact upon the important rural views from the church. The proposed development will therefore have no impact upon the setting of St Peter's.

Conservation Area

The proposed development area is located towards the westernmost extent of the Higham on the Hill Conservation Area (CA). The proposed development will construct five sympathetically designed residential dwellings and conserve and convert the existing building. The new buildings will be of a traditional vernacular appearance with a mix of materials (brick and render), that will complement the detailing and appearance and be in keeping with the character and appearance of the CA, which itself is described as consisting of distinct areas, with very little inter-visibility (*Figures 16 & 17*), the proposed development will, therefore have no impact upon the setting of the CA. The proposed new frontage buildings to the west of the standing building are being set back from the highway and will not overshadow or interrupt visibility of the former pub in views along Main Street (*Figure 18*).

The CA is characterised as a ridge top linear village which allows views out into the countryside, recent residential development at Hilary Bevins Close immediately to the north of the application site has materially altered the view and vista, the proposed development will not impact upon the remaining long distance views of the countryside which will be retained through the retention of the existing access from Main Street and the gap to the east of the standing building, both of which facilitate key, north facing views out of the CA.

Main Street, not being straight consists of a series of subtle bends and gentle curves, and as a result the CA is divided into distinct areas. The proposed development area is located adjacent to the intersection of Main Street and Nuneaton Lane, which is characterised as

mixed buildings with a variety of finishes behind boundary walls of varying heights and consists of a derelict former public house. The proposed development will mirror these characteristics.

The retention and conservation of the significant local building will maintain the current street frontage and improvements and maintenance of the site as a whole can be seen as an enhancement to the CA adhering to Hinckley & Bosworth Core Strategy (2009) Policy DM12 – “...*proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement*”.

10. Conclusion

This assessment has been carried out following Historic England guidance document *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3* (2017) and the Leicestershire Historic Environment Record (HER). The proposed development area is located on the fringe of the historic settlement core of Higham on the Hill, the settlement has known Medieval origins. Cartographic sources indicate that the proposed development area remained largely undeveloped throughout the modern period.

It is possible that the proposed development area contains, as yet unidentified earthfast archaeological remains relating to previous occupation activity. The archaeological potential of these areas could be established through a programme of archaeological attendance, the extent and scope of this can be confirmed in conjunction with the Planning Control Archaeologist, Leicestershire County Council.

The standing building is recorded as a non designated heritage asset described as a significant local building. An appropriate scheme of historic building inspection and recording will mitigate the impact of the proposed works on this building.

The proposed development area is within the vicinity of a number of listed buildings, but limited inter visibility and historic relationship means the proposed development area is not considered within their setting. The proposed development will therefore have no impact upon the settings of these heritage assets.

This assessment has confirmed that the proposed development area is located within the Higham on the Hill Conservation Area. The proposed development has been sympathetically designed in order to maintain the character and appearance of the Conservation Area and will have a less than substantial impact upon the setting of the Conservation Area.

11. References & Sources

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12. Colour Plates & Drawings



Figure 10
Proposed Development Area (Looking North East).



Figure 11
Proposed Development Area (Looking East – North East).



Figure 12
Proposed Development Area (Looking West – South West).



Figure 13
Proposed Development Area, Looking East – North East Towards St Peter's Church (Arrowed).



Figure 14

View West – South West From St Peter's Towards Proposed Development Area (Arrowed).



Figure 15

View South West From St Peter's Towards Proposed Development Area (Arrowed).



Figure 16
View West Along Main Street Towards Proposed Development Area (Arrowed).



Figure 17
View West – North West Along Main Street Towards Proposed Development Area (Arrowed).



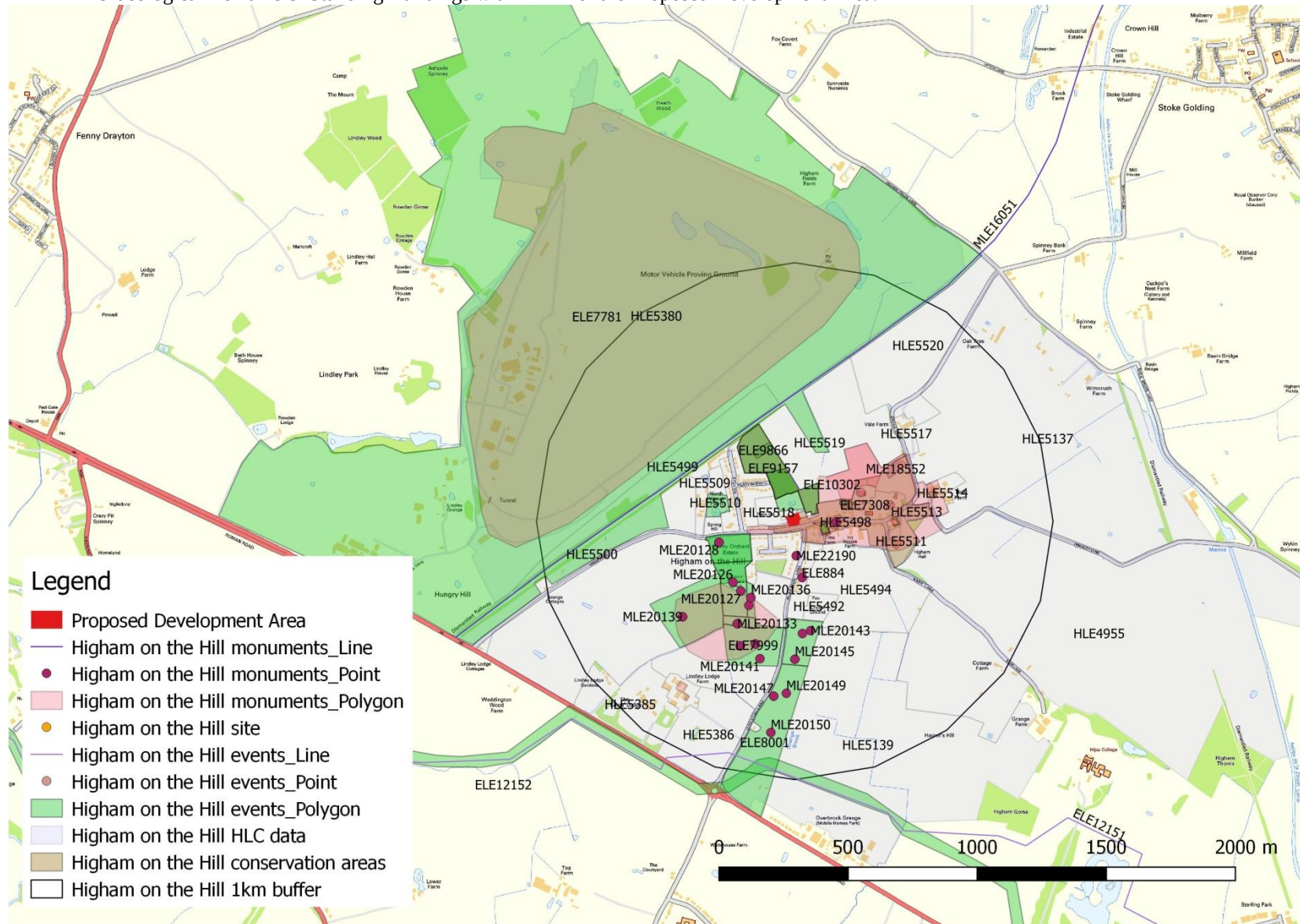
Figure 18

View East – North East Along Main Street Towards Proposed Development Area (Arrowed).

Figure 19
Proposed Development, Site Plan (As of March 2024, Not to Scale).



Appendix Archaeological Remains & Standing Buildings within 1km of the Proposed Development Area.



Pref Ref	Name	Mon Types	Record Type	Period
MLE17109	Roman pottery found at 29, Nuneaton Lane, Higham on the Hill	Findspot	FS	Roman
MLE17110	Roman pottery from Elms Farm, Higham on the Hill	Findspot	FS	Roman
MLE20125	Medieval pottery from Field 1, Higham on the Hill	Findspot	FS	Medieval
MLE20126	Post-medieval finds at Field 1, Higham on the Hill	Findspot	FS	Post-medieval
MLE20127	Prehistoric flint at Field 1, Higham on the Hill	Findspot	FS	Late Neolithic to Early Bronze Age
MLE20128	Roman finds at Field 2, Higham on the Hill	Findspot	FS	Roman
MLE20129	Medieval pottery at Field 2, Higham on the Hill	Findspot	FS	Undated
MLE20130	Prehistoric flint at Field 2, Higham on the Hill	Findspot	FS	Undated
MLE20131	Prehistoric flint from Field 3, Higham on the Hill	Findspot	FS	Late Neolithic to Early Bronze Age
MLE20132	Medieval and post-medieval pottery from Field 3, Higham on the Hill	Findspot	FS	Early Medieval to Early Post-medieval
MLE20133	Post-medieval pottery from Field 3, Higham on the Hill	Findspot	FS	Post-medieval
MLE20134	Prehistoric flint from Field 4, Higham on the Hill	Findspot	FS	Late Neolithic to Early Bronze Age
MLE20135	Medieval pottery and post-medieval pottery from Field 4, Higham on the Hill	Findspot	FS	Early Medieval to Early Post-medieval
MLE20136	Post-medieval finds from Field 4, Higham on the Hill	Findspot	FS	Post-medieval
MLE20137	Prehistoric flint from Field 5, Higham on the Hill	Findspot	FS	Late Neolithic to Early Bronze Age
MLE20139	Post-medieval finds from Field 5, Higham on the Hill	Findspot	FS	Post-medieval
MLE20138	Medieval and post-medieval pottery from Field 5, Higham on the Hill	Findspot	FS	Early Medieval to Early Post-medieval
MLE20140	Medieval pottery from Field 6, Higham on the Hill	Findspot	FS	Medieval
MLE20141	Post-medieval finds from Field 6, Higham on the Hill	Findspot	FS	Post-medieval
MLE20142	Prehistoric flint from Field 6, Higham on the Hill	Findspot	FS	Late Neolithic to Early Bronze Age
MLE20143	Prehistoric flint from Field 7, Higham on the Hill	Findspot	FS	Early Mesolithic to Early Bronze Age
MLE20144	Roman finds from Field 7, Higham on the Hill	Findspot	FS	Roman
MLE20145	Medieval pottery from Field 7, Higham on the Hill	Findspot	FS	Medieval

MLE20146	Post-medieval finds from Field 7, Higham on the Hill	Findspot	FS	Post-medieval Early Mesolithic to Early Bronze Age
MLE20147	Prehistoric flint from Field 8, Higham on the Hill	Findspot	FS	
MLE20148	Roman pottery from Field 8, Higham on the Hill	Findspot	FS	Roman
MLE20149	Medieval pottery from Field 8, Higham on the Hill	Findspot	FS	Medieval
MLE20150	Post-medieval pottery from Field 8, Higham on the Hill	Manuring Scatter	MON	Post-medieval
MLE20151	Undated quern stone from Field 6, Higham on the Hill	Findspot	FS	Unknown
MLE22190	Post-medieval windmill, north-east of Cherry Orchard Farm, Higham on the Hill	Windmill	MON	Late Post-medieval
MLE15973	Nuneaton Airfield/Lindley Proving Ground/MIRA, north-west of Higham on the Hill	Military Airfield; Runway; Perimeter Track; Vehicle Testing Station	MON	Modern Early Medieval to Late Post-medieval
MLE18552	Fishpond north of the Rectory, Higham on the Hill	Fishpond	MON	
MLE18578	Site of old Higham Hall, Higham on the Hill	Country House	MON	Late Post-medieval
MLE20124	Roman site at Higham on the Hill	Site?	MON	Roman
MLE20728	Iron Age/Roman site south of Ravenstone Farm, Higham on the Hill	Site; Gully; Post Hole	MON	Late Iron Age to Late Roman
MLE22457	Medieval ridge and furrow earthworks east of Hilary Bevens Close, Higham on the Hill	Ridge And Furrow	MON	Medieval
MLE2786	Village earthworks north and west of the church, Higham on the Hill	House Platform; Hollow Way; Pond; Boundary Ditch	MON	Medieval Late Medieval to Early Post-medieval
MLE2791	Windmill mound north-east of Cherry Orchard Farm, Higham on the Hill	Post Mill	MON	
MLE2796	Historic settlement core of Higham on the Hill	Shrunken Village	MON	Early Medieval to Modern Late Post-medieval to Modern
MLE16051	Ashby & Nuneaton Joint Railway	Railway	MON	
MLE10635	Outbuildings at Ravenstone Farm, Higham on the Hill	Barn; Stable	BLD	Modern Late Post-medieval to Modern
MLE18576	Coach House, 117, Main Street, Higham on the Hill	Coach House	BLD	
MLE18577	117, Main Street, Higham on the Hill	Vicarage	BLD	Modern Late Post-medieval to Modern
MLE20547	The Stables, 112, Main Street, Higham on the Hill	Stable	BLD	Modern Late Post-medieval to Modern
MLE20943	Hall Farm, Hinckley Lane, Higham on the Hill	Farmstead; Farmhouse; Barn; Stable; Barn	BLD	
MLE22191	Lindley Lodge Farm, Nuneaton Lane, Higham on the Hill	Farmstead	BLD	Late Post-medieval to

MLE23426	Higham on the Hill Primary School, Main Street	Primary School	BLD	Modern
MLE24734	The Oddfellows Arms public house, 25, Main Street, Higham on the Hill	House; Public House	BLD	Late Post-medieval to Modern

Listed Buildings & Structures

Pref Ref	Name	Mon Types	Record Type	Period
MLE13103	Higham Hall, Barr Lane, Higham On The Hill	Country House	BLD	Modern
MLE13104	Church Of St. Peter, Main Street (North Side), Higham On The Hill	Church	BLD	Early Med to Mod
MLE13105	60 Main Street (South Side)	House	BLD	Late Post-Med to Mod
MLE13106	Methodist Church, Main Street (South Side), Higham On The Hill	Methodist Chapel	BLD	Late Post-Med to Mod
MLE13107	68 Main Street (South Side)	House	BLD	Late Post-Med to Mod
MLE13108	Elms Farmhouse, 70, Main Street (South Side), Higham On The Hill	Farmhouse; Stable	BLD	Late Post-Med to Mod
MLE13109	Outbuildings To Elms Farmhouse, 70 Main Street (South Side)	Outbuilding	BLD	Late Post-Med to Mod

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