

**HISTORIC DEVELOPMENT
OF BREEDON VILLAGE**

**DRAFT
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1. Context

- 1.1. Breedon on the Hill (henceforth 'Breedon') is a parish in NW Leicestershire District. Breedon is about 12 miles S of Derby and about 18 miles SE of Nottingham.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Breedon as a 'sustainable village', i.e. a settlement with "a limited range of services and facilities" and "where a limited amount of growth will take place within the defined limits to development".
- 1.3. For statistical purposes, England is divided into Lower Super Output Areas (LSOAs). Breedon is in 'NW Leicestershire 1A'. This LSOA is "among the 40% least deprived neighbourhoods in the country"¹.
- 1.4. Generally the settlement core occupies a shallow basin between 70m and 75m AOD. Melbourne Lane rises from about 75m AOD at the Holly Bush PH to about 85m AOD at Windmill Cottage. Generally the settlement core is situated on the Tarpoley siltstone formation. A tributary of the Ramsley Brook flows eastward to the rear of properties on the south side of Main Street.
- 1.5. To the NE the study area is bounded by Breedon hill and quarry.

2. Historic development (c.1066 to c.1923)

Sources

- 2.1. Section 5 contains a bibliography of sources. In addition, the following sources have been consulted:
 - The enclosure award map (1759) held at Leicestershire Record Office;
 - Ordnance Survey 1:2500 maps of 1882, 1903, 1923 and 1961;
 - Vertical aerial photographs taken in 1948;
 - Castle Donington Rural District Council's planning registers, 1948 to 1974;
 - NW Leicestershire District Council's planning registers, 1974 to present.

Manorial and administrative history

- 2.2. In 1641 the manor belonged to Henry Grey, the first Earl of Stamford (Taylor, 1906). In 1873 his descendant George Grey, the seventh Earl of Stamford, "put his Breedon property up for sale by auction" (HMDH, 2002). It was bought by Charles Abney-Hastings (d.1895), the first Baron Donington.
- 2.3. In the early C19 "other parts of the parish including Breedon Hall were owned by the Curzon family". In 1872 Nathaniel Curzon acquired Lockington Hall "and left Breedon Hall" (HMDH, 2002). Records of the Curzon family of Breedon on the Hill are held at the Leicestershire Record Office (DE1536).

¹ There are 32844 LSOAs in England. These are ranked by deprivation with 1 being the most deprived and 16422 being the national median. NW Leicestershire 1A is ranked 19826.

- 2.4. In the 1920s “the Hall was let to Major Johnny Shields, who remained there until 1943 when his father [John Gillies] Shields died”². In the following year “Captain Charles Shields (Johnny’s younger brother) bought Breedon Hall from John Curzon and moved in”³.
- 2.5. In 1983 we consented the alteration of the Hall to form four apartments “for quarry employees” (83/0774/L). In 2011 we consented the alteration of the Hall to form a dwelling (11/01025/LBC).
- 2.6. Breedon on the Hill was administered from 1894 to 1974 by the Castle Donington Rural District Council. It has been administered since that date by NW Leicestershire District Council.

Breedon before enclosure

- 2.7. In the Domesday Book of 1086 Breedon “*is not separately enumerated, being recorded under the manor of Tonge*”⁴.
- 2.8. Timber framing was the preferred construction technique before about 1700. The Holly Bush PH and the barn at Lime Farm exhibit timber framing externally.
- 2.9. From 1759 to 1880, Ashby Road and Main Street were part of the turnpike road between Tamworth and Sawley Ferry. A milepost survives on Ashby Road. It was manufactured by Wootton Bros, who established an iron works at Coalville in 1876.
- 2.10. Breedon’s open fields were enclosed in 1759. Map 1 indicates the extent of the settlement at that date.

‘Greenfield’ development c.1759 to c.1923

- 2.11. Between c.1759 and c.1882 the limited amount of ‘greenfield’ development comprised:
 1. 25 and 27 Melbourne Lane.
 2. Farm buildings at Manor Farm (2 Manor Court).
 3. Smithy: The 1882 OS map indicates a smithy.
- 2.12. Map regression indicates no ‘greenfield’ development between c.1882 and c.1923.

3. Redevelopment c.1923 to present

‘Greenfield’ development since c.1923

- 3.1. Between c.1923 and c.1961-62 ‘greenfield’ development has comprised:
 4. The Crescent: Twelve semi-detached pairs erected c.1948-51⁵.
 5. 14 to 20 Worthington Lane: Four detached houses erected piecemeal c.1956-62⁶.

² In 1881 and 1891 the Hall had been occupied by William Partridge, a “retired militia colonel”.

³ “Captain Shields died in 1968 and his widow Lily May continued to live at the Hall until her death. Their daughter Jean and her husband Peter Johnstone ... lived there until 1980” (HMDH, 2002).

⁴ Tinstaafl Transcripts: <http://www.tinstaafl.co.uk/>.

⁵ Information offered by NWLDC Resident Housing.

⁶ CDRDC references 92/56, 161/58, 72/61 and 19/62.

6. Primary School: Erected c.1959-62⁷.
 7. Farm buildings at Manor Farm: Erected c.1923-48.
- 3.2. Since c.1961-62 'greenfield' development has comprised:
8. 19 and 23 Melbourne Lane: Two houses erected since c.1961-62.
 9. Priory Close: 43 houses and a village hall erected c.2019 on the site of twentieth century farm buildings⁸ (18/02198/FULM).
 10. 'Ashley Cottage' and 'Gransden House': Two houses erected c.2018 (18/00684/FUL).
 11. Church View Lane: Fourteen dwellings erected c.2012 (12/00229/FULM).
 12. 9 to 19 Worthington Lane: Five dwellings erected piecemeal since c.1973⁹.
 13. Dovecote and Saxon Close: Thirty-three houses erected c.1993-95¹⁰.
 14. 1 to 3 Frain Gardens: Three detached bungalows erected c.1997 (97/00204/FUL).

Demolition since c.1923

- 3.3. Since c.1923 demolition within the settlement core has comprised the following:
- a. 2 and 2A Cross Street: Buildings were demolished piecemeal c.1975 and c.2003 and replaced by two detached houses (75/1124/P and 03/00035/FUL)¹¹.
 - b. 6, 8 and 8A Cross Street: Buildings were demolished c.1973 and replaced by two houses (CDRDC reference 398/73)¹².
 - c. Hillside House: Buildings were demolished c.1973 and replaced by a detached bungalow (CDRDC reference 236/73)¹³.
 - d. Hillside Court: Buildings were demolished c.1988 and replaced by nine houses for Breedon PLC (88/0696/P).
 - e. 1 to 5 The Flats: Buildings were demolished c.1970-73 and replaced by five flats (CDRDC references 56/70 and 350/73)¹⁴.
 - f. Dovecote: Buildings were demolished c.1923-61 and replaced by buildings and a car park¹⁵. The buildings have since been demolished as part of 13 above.

⁷ CDRDC 'courtesy' application 129/59 contains plan and elevation drawings dated 1959. T A Collins FRIBA, County Architect. The school was opened in 1962 (HMDH, 2002).

⁸ 'Priory Nurseries' from c.1982-83. A glasshouse was erected c.1982 (82/0396/P). Derby Daily Telegraph (1 April 1983) contains an advertisement for Priory Nurseries, "next to the Village Green".

⁹ 9 Worthington Lane was erected c.1973 (CDRDC reference 351/73). 15 to 19 Worthington Lane were erected c.2018 on the site of a twentieth century bungalow (18/02235/FUL).

¹⁰ Fifteen dwellings were erected c.1993 (93/00546/FUL) and thirteen dwellings were erected c.1995 (95/00844/FUL). Four dwellings on Saxon Close were erected c.1995 (95/01156/FUL).

¹¹ The replacement dwelling at 2A Cross Street was erected for Breedon Ltd.

¹² CDRDC reference 398/73: "Alterations" at 6 and 8 Cross Street. 8 Cross Street was subdivided c.1978 (78/0900/P). Note also a two-storey rear extension at 15 Main Street (CDRDC reference 266/73).

¹³ A first floor was added c2008 (08/01651/FUL).

¹⁴ CDRDC references 56/70 (alteration "to provide living accommodation on first floor") and 350/73 ("alteration to farm building and conversion of first floor into flats"). In 1979 the latter was "in an early stage of construction". HMDH (2002) asserts that "Les Fisher's new shop and flats were built in 1972".

¹⁵ "In 1946 the village hall committee [erected] an ex-army nissen hut ... but it proved to be too cold. It was sold to the quarry for use as a store" (HMDH, 2002). The hut does not appear on the 1948 vertical aerial photograph. In 1948 permission was sought for a village hall (CDRDC reference 683/48).

- 3.4. Between 1967 and 1969 the A453 was improved “near the junction with Worthington Lane” (Derby Daily Telegraph, 20 April 1967). The boundary wall to the south of Breedon Hall was demolished “and rebuilt about 10m back from the road” (HMDH, 2002). “A house opposite the wall” was demolished, allowing trees in the grounds of the hall to be retained.

Infill since c.1923

- 3.5. Since c.1923 infill development in the settlement core has comprised the following:
- g. 7 and 9 Melbourne Lane: A parcel of land had been unoccupied since at least 1759. Two detached dwellings were erected c.1965-66¹⁶.
 - h. Rectory Close: Three detached houses erected c.1988-89 for Breedon PLC¹⁷.
 - i. Stud Farm Close: Three detached houses erected c.1986 (86/0368/P).
 - j. 15A and 17 Main Street: Two detached houses erected c.2005 (05/01129/FUL).
 - k. 10 and 11 Hillside Court: Two detached houses erected c.2014 (14/00258/FUL).
 - l. Pear Tree Mews: Eight dwellings erected c.2015 (15/00071/VCI) and a traditional building altered to form a dwelling.
 - m. Lime Kilns: Four houses erected c.1998 (98/00986/FUL).
 - n. Pear Tree Close and The Croft: Two detached houses erected after c.1961¹⁸.

4. Below ground remains

- 4.1. Map 3 indicates an archaeological alert area. Within this area, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 4.2. ‘Greenfield’ development at Church View Lane (12/00229/FULM) was preceded by an archaeological evaluation (Webb, 2013). The evaluation “revealed no features of archaeological significance”.

5. Bibliography

– (2002) *Hand-me-down hearsays of the parish of Breedon*

NW Leicestershire District Council (2021) *NW Leicestershire Local Plan*

Taylor (1906) *History of Breedon on the Hill: Church and village*

Webb (2013) *Land behind 27 The Crescent: Report on an archaeological evaluation*

¹⁶ 7 Melbourne Lane was erected c.1965 (CDRDC reference 73/65). 9 Melbourne Lane was erected c.1966 (CDRDC reference 79/66).

¹⁷ 2 and 3 Rectory Close was erected c.1988 (88/0838/P). 1 Rectory Close was erected c.1989 (89/0870/P).

¹⁸ Pear Tree Close was erected c.1972 (CDRDC reference 388/71).