

**HISTORIC DEVELOPMENT
OF LONG WHATTON**

**DRAFT
JANUARY 2025**

1. Context

- 1.1. Long Whatton is a village in NW Leicestershire. The parish is Diseworth and Long Whatton.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Long Whatton 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). Long Whatton is in ‘NW Leicestershire 2B’. This LSOA is “among the 10% least deprived neighbourhoods in the country”¹.
- 1.4. The settlement core is situated on the Gunthorpe Member of mudstones and siltstones. The settlement core is linear and the single village street is orientated west-east. Generally the village street follows the 50m AOD contour. About 300m to the north, the village brook runs parallel to the village street below the 45m AOD contour. The parish church is situated near to the point where the village street crosses a tributary of the village brook.

2. Historic development (c.1066 to c.1921)

Sources

- 2.1. Section 6 contains a bibliography of sources. In addition, the following sources have been consulted:
 - Ordnance Survey 1:2500 maps of 1884, 1903, 1921 and 1970;
 - Castle Donington Rural District Council’s building plan registers, 1948 to 1974;
 - NW Leicestershire District Council’s planning registers, 1974 to present.

Manorial and administrative history

- 2.2. In 1803 Thomas March Phillipps esq of Garendon Park and Edward Dawson esq “exchanged” the manors of Long Whatton and Knight Thorpe. Hence Mr Dawson, “the principal proprietor of lands” in Long Whatton, became the lord of the manor (Nichols, 1804).
- 2.3. Nichols (1804) said that the “old mansion” of the Dawson family “was situated in the village ... near unto the church”. The old mansion was “pulled down by the present owner, who has lately erected a handsome mansion about a mile from the village”.
- 2.4. Long Whatton 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.

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 2A is ranked 29685.

Development before c.1815

- 2.5. At Domesday it appears that the resources of the village “were listed under Shepshed” (NWLDC, 2002). The tower of the parish church was erected in the late twelfth or early thirteenth century (list entry).
- 2.6. The statutory list identifies four buildings that exhibit timber framing externally²:
 - Former Boot Inn, 4 Main Street;
 - ‘Keeper’s Lodge’, 61 Main Street;
 - 22 and 24 West End;
 - ‘Farthings’, 27 West End (“cross wing to the left”).
- 2.7. The schedule of monuments refers to a large “moated site with fishpond and flood banks ... to the north of the village” [1] and a small “moated site with fishponds” near the parish church [2]. Both sites were deserted before c.1815.
- 2.8. Map 1 indicates the extent of the settlement c.1815.

Development since c.1815

- 2.9. Between c.1815 and c.1884 ‘greenfield’ development included (from west to east):
 3. A large ‘L’ shaped building on the site of 7A to 11A Main Street;
 4. The Cedars (a mid-nineteenth century hosiery workshop);
 5. Gables Farm;
 6. National School (1847);
 7. 2 Mill Street.
- 2.10. Buildings including a ‘hosiery manufactory’ [8] were erected c.1884-1921. ‘Rose Villa’ (37 The Green) is dated 1894.

3. Redevelopment (c.1921 to c.1999)

‘Greenfield’ development

- 3.1. Between c.1921 and c.1970 ‘greenfield’ development comprised:
 9. 5 to 23 Smithy Lane (c.1950)³ (five semi-detached pairs);
 10. 2 to 8 West End (c.1948-70)⁴;
 11. 1a to 5 Main Street (c.1963-70)⁵ (three – now four – detached houses);
 12. 5a and 7 Main Street (two detached houses);
 13. 29a and 29b Main Street (CDRDC reference 248/64) (one pseudo-detached pair);

² Manor House Farmhouse has a timber framed cross wing to the right; the front gable was rebuilt in the early twentieth century in red brick. At 1 Main Street and 53 Main Street, the rear wings exhibit timber framing externally.

³ Information offered by NWLDC Resident Housing.

⁴ 6 to 8 West End were erected before June 1956. In that month permission was granted for two dwellings on the site of 2 West End (CDRDC reference 76/56).

⁵ Outline permission was granted in October 1963 (CDRDC reference 161/63). 5 Main Street was erected c.1964 (CDRDC reference 171/64).

14. 46 to 60 Main Street (c.1948)⁶ (four semi-detached pairs);
15. 61 to 71 Main Street (dormer bungalow, post office and two pseudo-detached pairs)⁷;
16. Development at Manor Farm (1970 OS map indicates 'silos');
17. 13 The Green (one detached house);
18. 17 to 27 The Green (six detached houses)⁸;
19. 14 and 16 The Green (one semi-detached pair).

3.2. The 1970 OS map indicates substantial development to the south-east of the village.

3.3. Between c.1970 and c.1999 'greenfield' development comprised:

20. 36 & 38 West End (two detached houses) (c.1970-74);
21. 33 & 35 West End (two detached houses) (c.1970-74)⁹;
22. 17 to 23 West End (four detached houses) (c.1970-74);
23. 14 to 36 Smithy Lane (twelve detached houses) (87/0627/P);
24. 14A to 20 Main Street (four detached houses) (c.1970-74);
25. 75 Main Street (c.1975)¹⁰;
26. Development at Manor Farm;
27. 'Crawshaw Close' (c.1995-96)¹¹;
28. Development at the Primary School.¹²

Redevelopment

3.4. Between c.1921 and c.1970 redevelopment within the settlement core comprised:

- a. 2 Smithy Lane¹³;
- b. 106 to 112 Main Street (demolition; two semi-detached pairs);
- c. 28 The Green (demolition; one detached house);
- d. 38 The Green (demolition; one detached house).

3.5. Between c.1970 and c.1999 redevelopment within the settlement core comprised:

- e. 25 West End (one detached house) (c.1970-74);
- f. 7a to 11a Main Street (demolition; five detached houses) (c.1967) (CDRDC references 201/67 and 268/67)¹⁴;

⁶ Information offered by NWLDC Resident Housing.

⁷ The post office was permitted in September 1954 (CDRDC reference 85/54). February 1965: Permission granted for "the erection of four detached semi-bungalows" (CDRDC reference 318/64).

⁸ 17 to 23 Main Street were permitted in September 1956 (CDRDC reference 113/56).

⁹ Outline permission was granted in 1966 (CDRDC reference 194/66).

¹⁰ See 74/1207/P (outline) and 75/1646/R (reserved matters).

¹¹ See applications 93/00859/FUL (outline) and 95/00142/FUL (reserved matters). The houses were 'named' in March 1996. Note the 'Friendship Centre' permitted in May 1957 (CDRDC reference 34/57) and opened in May 1958 (Harvey, 2003).

¹² See applications 95/01026/FUL and 99/00696/FUL.

¹³ In 2018 we permitted demolition of 2 Smithy Lane and the erection of a bungalow (18/00307/REM).

¹⁴ In turn 9 Main Street was replaced c.2008 (our reference 08/01479/FUL).

- g. 'Barnfield Close' (demolition; seven semi-detached pairs) (c.1966-67)¹⁵;
- h. 'Manor Close'¹⁶;
- i. 73a Main Street (one detached house)¹⁷;
- j. Royal Oak PH (detached buildings) (09/00185/FUL);
- k. 'Factory', The Green (demolition; three terraced houses) (02/01300/FUL).

4. The conservation area and further redevelopment (c.1999 to present)

4.1. The Long Whatton conservation area was designated in March 2002. The District Council had adopted a character appraisal in February 2002. Map 3 indicates the designated boundary.

4.2. Since c.1999 redevelopment has comprised:

- 29. 'Sherwood Court', nineteen dwellings (02/01346/FUL);
- 30. 'Hedley Close', six dwellings (04/01165/FUL);
- 31. 4 and 6 Smithy Lane (18/00307/REM);
- 32. 1A Smithy Lane (10/00433/FUL);
- 33. 'The Court', seven dwellings (15/00307/FUL);
- 34. 68 and 68A Main Street (98/0755/P and 99/0192/P);
- 35. 5 Manor Close (12/00913/FUL).

5. Below ground remains

5.1. Map 3 indicates nine archaeological alert areas. Within these areas, it is likely that evidence of medieval and post-medieval settlement will survive below ground. Within the study area, there has been no development-led archaeological investigation since c.1999.

6. Bibliography

Nichols J (1804) *History and antiquities of the county of Leicestershire* (volume 3 part 2)

NW Leicestershire District Council (2002) *Long Whatton conservation area appraisal and study*

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

Stevens H (1815) *Ordnance Survey drawing: Leicester and Loughborough*

¹⁵ August 1966: Permission granted for "the erection of houses and bungalows" at Hobbs Yard, Main Street (CDRDC reference 197/66). Further information offered by NWLDC Resident Housing.

¹⁶ 3 Kegworth Lane and 3 & 4 Manor Close were permitted in 1986 (86/0375/P).

¹⁷ Outline planning permission granted in 1977 (77/0156/P). Five applications were submitted 1977-79.