





Section 5

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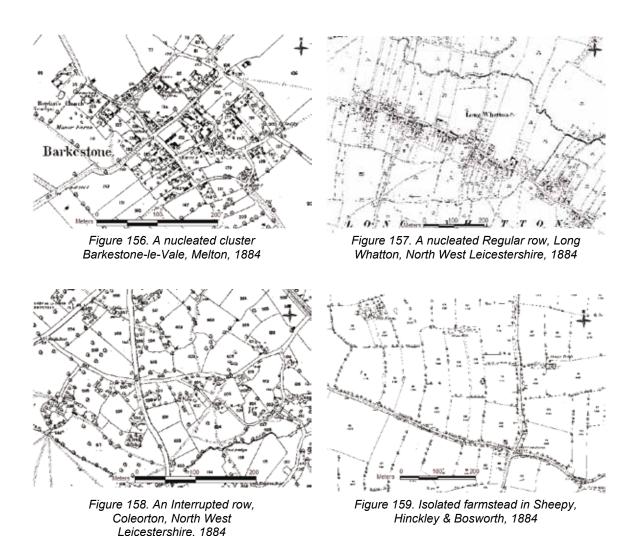
5.1 Introduction

- Settlement was examined in some detail for the Leicestershire. 5.1.1 Leicester and Rutland HLC Project. Several OS map revisions were available which provided an opportunity to chart the expansion and changing nature of settlement within the study area since the mid 1880s and the publication of the OS 1st edition maps. The use of several OS map revisions provides particular benefits for HLC since it is generally within an urban context that there has been the greatest level of change over the past 100 years or so. The methodology employed allows HLC to chart not only the expansion and redevelopment of the urban environment but also, in a limited form, to characterise by settlement type. Within the Settlement Broad Type the HLC Types are split up not only according to the date at which they first appear on the map but also according to whether a block of settlement consists of detached, semi-detached or terraced housing except where settlement first appears on the most recent OS mapping; in this case the term Post 1970s Residential Development is used to cover all settlement. Where settlement is marked on the 1st edition OS, unless recorded as a Farm Complex or Country House, it is usually characterised as Historic Settlement Core, the exceptions to this being where settlement appearing on the 1st edition OS is either too fragmented for an historic core to be identified or because the street pattern and planned layout suggests a probable 19th century date.
- 5.1.2 For the purposes of HLC use of the term "Historic Settlement Core" identifies those areas of a town or village extant when the 1st edition OS was published and which in the current landscape retains a significant degree of integrity. Historic Settlement Core, in this instance, is not intended refer directly to the medieval extent of an urban area, although there will be some correlation between an HLC identified Historic Settlement Core and the medieval settlement, as identified through archaeological and/or historical research. The Historic Settlement Core identified through HLC will normally represent the oldest surviving areas of a town or village and many will coincide with conservation areas. Areas identified as Historic Settlement Core can, in some cases, identify areas that may be considered as new conservation areas or assist in the redrawing of the boundaries of existing ones.
- 5.1.3 The HLC mapping of settlement following the publication of the 1st edition OS charts the expansion of urban areas through the course of the 20th and into the beginning of the 21st centuries. The mapping illustrates the fact that the bulk of settlement expansion is focused upon Leicester and the western side of Leicestershire. This expansion is closely linked to industrial and commercial developments and also to the coal mining and other extractive industries.

5.2 Historic Settlement Cores

- 13.2.1 In 2000 English Heritage published *An Atlas of Rural Settlement in England* (Roberts and Wrathmell). This atlas provides, on a national scale, a mapped definition of rural settlement patterns and illustrates the wide regional variation indicative of a diverse physical, social, economic and political history.
- 5.2.2 The area covered by the LLR HLC falls within what is defined by Roberts and Wrathmell as the 'Central Province'. This zone is characterised as an area containing large concentrations of nucleated settlements which were formerly supported by communally organised fields. Typically these fields would have been open, lacking permanent boundaries, with cultivation and associated grazing practices usually subject to a regime of common control. Land would, in most cases, be highly subdivided, often into narrow strips called lands which would be grouped into two or three larger areas called fields which would be under a communal system of crop rotation. The term 'townfield' is used by Roberts and Wrathmell to as a shorthand term to refer to this combination of settlement and field elements. Roberts and Wrathmell divide the provinces into sub-provinces which across Leicestershire and Rutland are the 'Trent Vallley', the Inner Midlands' and the 'East Midlands'.
- 5.2.3 The 'Trent Valley' which lies along the northern and western fringe of Leicestershire is dominated by the River Trent. Settlements within this subprovince are characterised as nucleated with particularly low densities of dispersion. This settlement pattern together with the former system of communally organised fields, outlined above, reflects the dominance of the 'townfield' system across the sub-province.
- 5.2.4 The 'Inner Midlands' sub-province takes in much of western Leicestershire, including Charnwood Forest in the north and Hinckley and Lutterworth to the south. Topographically the 'Inner Midlands' is described as scarp and vale with a broad succession of clay vale, limestone ridge and clay vale. Nucleated settlements are dominant. The low levels of dispersion are accounted for, in part at least, by the establishment of farmsteads out of the villages following enclosure.
- 5.2.5 Much of eastern Leicestershire and Rutland falls within the 'East Midlands' sub-province. The topography here is predominantly scarp and vale with limestone ridges interlaced with the watersheds of the Wreake and Welland rivers. Settlement is dominated by villages and hamlets and again the dispersion of settlement is characterised as low.
- 5.2.6 Settlement patterns across a large part of the East Midlands have also been examined recently and at a finer level of detail by Lewis, Mitchell-Fox and Dyer (1997). This study focused upon the counties of Buckinghamshire, Bedfordshire, Northamptonshire, Leicestershire and Rutland and the Soke of Peterborough, during the course of which a classification of different settlement types was devised. The five settlement types described by Lewis *et al* are as follows:

- 1. Nucleated clusters: these are agglomerated settlements where more than five dwellings or farmsteads are grouped together at a single point in a compact grid, radial or cluster plan. Sometimes around a green, market place or other focus (Fig. 156).
- 2. Nucleated regular streets or rows: these are linear settlements which are arranged contiguously along a straight street or green with boundaries which lie at right angles to the street. The plots are usually all of equal length, and often of equal width (Fig. 157).
- 3. Interrupted or irregular rows: these are dispersed settlements where tofts are strung out along lanes, usually separated from neighbours by small arable or pasture fields and are often winding for a kilometre or more (Fig. 158).
- 4. Common-edge settlements: these forms of dispersed settlements are similar to the previous group but here the tofts are perched on the edges of tracts of common or heath land, often close to the margins of parishes or townships.
- 5. Small farmstead clusters: these include single farms and clusters of less than five tofts (Fig. 159).



5.2.7 Lewis *et al* describe the settlement pattern of Leicestershire and Rutland as being one of predominantly nucleated settlements. This is particularly so towards the eastern side of the HLC project area with many of the townships across the Vale of Belvoir, the Wolds, High Leicestershire and Rutland containing a single settlement that is typically compact with a regular

plan suggesting a medieval origin. Other than characterising individual farm complexes settlement types were not categorised according to pattern or form. However, should it be considered necessary at some point in the future it would be entirely feasible to revisit the data and attribute type definitions to each of the Historic Settlement Cores. Figure 160 shows the distribution of Historic Settlement Cores across the project area set against a background of the modern civil parish boundaries. This confirms the observation, particularly on the eastern side of the project area, that settlement is dominated by nucleated clusters. Many of the parishes that have boundaries largely unaffected by local government boundary reforms at the end of the 19th century remain as administrative units with single settlements that are in most cases centrally located.

- 5.2.8 Although much of the settlement in western Leicestershire is also nucleated there is a greater variety of types evident here including a significant number of dispersed settlements which, Lewis *et al,* claim is not attributable exclusively to the piecemeal development of the modern coal industry.
- 5.2.9 The area around Coleorton Moor, west of Charnwood Forest, contains a landscape of dispersed settlement unlike anywhere else within the project area. Here the pattern is one of a complex polyfocal settlement which includes Newbold, Outwoods, Coleorton, Swannington, Peggs Green, Griffydam and Whitwick. The primary explanation for the development of this landscape has been attributed to the extensive outcrop of coal measures which spans the area from Coleorton Moor and Swannington Common in the south to the commons of Gelsmoor and Newbold in the north (Bowman, 2004). There is record of coal prospecting in Swannington in 1204 with the waste being regarded as providing a legitimate resource for fuel; however the place-name evidence would seem to suggest that much of the settlement here has post-medieval origins and this observation was made by Nichols in 1804.

The inhabitants, who are very numerous, are chiefly employed in getting coals. Most of them have a decent house, built either by their parents or themselves; with a garden to each, from an acre to an acre and a half, taken out of the common; paying 20s. an acre for the land, and a small acknowledgement for the house, to the lords of the soil.

The earlier medieval settlement pattern in this area was, in all probability, one of single farmsteads abutting or encroaching onto common pasture (Lewis *et al*).

5.2.10 Up until its enclosure in the 19th century Charnwood Forest was the largest area of remaining waste in Leicestershire during the medieval period. This was a sparsely populated part of the county, and its rugged terrain and poor soils provided a considerable obstacle to any form of, particularly arable, agricultural improvement. The poor quality of the land, coupled with the fact that this was an area under the control of a handful of lords who exploited Charnwood as a private hunting forest and placed restrictions on permanent

settlement, accounts for the relative absence of characterised Historic Settlement Core here.

- 5.2.11 Throughout the medieval period and up until the 18th century, outside of Leicester itself, it is the eastern part of the HLC project area which is the most densely populated. The western half of Leicestershire lying, for the most part, on mudstones and sandstone, coal measures or igneous outcrops had an estimated population at the time of Domesday of between 18 and 35 people per square mile with a number of parishes estimated at less than 17 people per square mile. On the western side only the area covered by the modern civil parish of Twycross, on the Warwickshire-Leicestershire border, had estimated population figures as high as 54-71 people per square mile.
- 5.2.12 In Leicestershire and Rutland east of the River Soar the geology comprises Jurassic clays, ironstones and limestones producing soils which although largely clays are less acidic and more variable in character than those in the west. Those soils in the east which are harder to work have traditionally been largely under pasture whilst the limestones and ironstones underlie lighter, more loamy soils better suited to arable farming. It is this geological division between east and west that has had a significant influence upon the distribution of population densities. Across much of Rutland and eastern Leicestershire population densities at the time of Domesday have been estimated at between 36 and 53 people with figures of 54-71 not uncommon, particularly in the eastern part of Rutland, and some parishes supporting over 72 people per square mile (Lewis *et al*, p 136).
- 5.2.13 As mentioned above the rural settlement pattern across the study area may be characterised, with a few notable exceptions, as consisting of nucleated Historic Settlement Cores. These nucleated settlements should be viewed within the context of the dominant agricultural regime and were typically laid out during medieval period. This is an area in which the agrarian economy was dominated by the Midland field system which saw a community of agricultural workers holding intermixed strips of arable land. Adjacent strips were grouped into blocks known as furlongs which were themselves grouped into large areas called fields. The fields occupied most of the available land and would be cultivated on a two or three year rotation. This was a system which relied on the population working collectively and is likely to have had a crucial influence upon the form and development of a settlement. Both the land and the villages were being laid out between 850 and 1200 with the available agricultural resource forming an expanse of arable. Small, dispersed settlements scattered across the landscape would, in all probability, have formed an obstruction and consequently inhabitants may have collectively taken the decision, or have been forced, to move to a central place.



Leicestershire, Leicester and Rutland HLC Historic Settlement Cores and Modern Parish Boundaries

Total Area Characterised as Historic Settlement Core: 2,506 ha

Percentage of Study Area Characterised As Historic Settlement Core: 0.98%

Figure 160. The Distribution of Historic Settlement Cores Set Against Modern Parish Boundaries

5.3 The Modern Settlement Pattern

- The current character and pattern of settlement across the LLR HLC 5.3.1 study area highlights a marked contrast when compared to the mapping of the Historic Settlement Cores. Through the course of 17th and 18th centuries huge changes in the economy of the region were to dramatically affect settlement patterns and population densities. It is during the 17th century that the process of enclosure of the open fields starts to occur in Leicestershire and Rutland. Although the precise effects of enclosure upon the area's demography at this point are not clear, some effects would have been clearly felt by the general population. Enclosure ushered in changes in cultivation practices and an increase agricultural diversification with many farmers shifting emphasis from arable to pasture farming. New practices were less labour intensive and this drop in demand for agricultural labour, coupled with the removal of common rights, that was one of the consequences of enclosure. These are factors likely to have had some bearing on the fact that the rural population was in decline at a time when the general population was on the increase.
- 5.3.2 The coal mining industry of north-west Leicestershire began to expand from the second half of the 17th century resulting in significant population growth. At the same time a second wave of enclosure was underway affecting much of the south-west of the county. Many agricultural workers found themselves with little or no work and were to attract the attention of the hosiers and renters of knitting frames which provided part of the impetus for the expansion of the hosiery industry. This developing industry was concentrated within west Leicestershire villages, notably in Charnwood Forest, the Soar Valley and to the south of Leicester, many of which saw a doubling in population through the course of the 18th century. The effects of industrialisation were also felt in Leicester itself where the population grew from an estimated 6,000 to over 17,000 over the same period.
- This population growth, linked to the extractive and manufacturing 5.3.3 industries of the 18th and 19th centuries, is reflected through HLC. Fig. 198 shows all settlement within North West Leicestershire district. This is an area where coal mining was a crucial component of the local economy during the course of the 19th century. In settlements closely linked to mining such as Coalville. Ibstock, Swannington and Ellistown, which went through a process of fairly rapid growth, we find a relatively high proportion of Pre-1880s and 1st-2nd ed Terraced housing. Within the area covered by North West Leicestershire district Pre-1880s Terraced and 1st-2nd ed Terraced housing each represent 2.4% of the land characterised as settlement within the authority area; this compares to a figures across the Leicestershire administrative area of 0.8% for Pre-1880s Terraced and 1.4% for 1st-2nd ed Terraced. The only authority within the study area to have a greater proportion of terraced housing from this period is Leicester City with 2.8% of the Settlement Broad Type characterised as Pre-1880 Terraced and 7.9% recorded as 1st-2nd ed Terraced.

- 5.3.4 Since the 18th century the economy in western Leicestershire has been driven by the extractive industries and manufacturing. The population of the county as a whole continued to rise so that between 1801 and 1851 it had increase by 77% compared to 102% for England and Wales as a whole. Whilst the population of the western half of Leicestershire may have been increasing, the opposite was true for much of the rest of the project area with many people moving away from the predominantly rural eastern parts of the study area to urban centres in Leicestershire and beyond.
- 5.3.5 A comparison of the all HLC types characterised as belonging to the Settlement Broad type with the map just showing Historic Settlement Cores in Fig. 160 illustrates that there has been relatively little change in the settlement pattern since the publication of the 1st edition OS map. Notable exceptions are the market towns of Melton Mowbray, Market Harborough, Lutterworth and Oakham which have all experienced significant levels of growth particularly since the second half of the 20th century.

5.4 Coalville

- 5.4.1 Coalville, with a population of about 30,000, is just over 19 kilometres from Leicester and is the location for the main offices of North West Leicestershire District Council. The first appearance of Coalville as a settlement name is in the 1838 County Rate Return; prior to the early 19th century settlement here consisted of little more than a hamlet. In 1822 a coal shaft was sunk at Long Lane in Whitwick which, along with subsequent shafts, was to stimulate rapid settlement expansion in the area. Between 1831 and 1921 the population of Coalville grew from 2,887 to 20,467. The settlement lacks any single, easily definable, Historic Settlement Core other than parts of the villages of Hugglescote, Thringstone and Whitwick which have been largely subsumed into the town. Coalville went into a period of economic decline with the closure of pits during the mid 1980s which was halted in the late 1990s with local authority and National Forest regeneration initiatives; these coupled with the town's proximity to the M1 has made the area attractive to warehousing and light industry.
- 5.4.2 The HLC highlights a settlement pattern for Coalville which developed rapidly though the course of the 19th and 20th centuries split over what was, prior to 1892 four separate parishes. The combination of the road and rail network together with the location of the coal mines has had a clear influence upon the growth and form that this settlement has taken. 19th and early 20th century terraced housing typically follows the line of the main roads and evidence of the town's coalmining past is still much in evidence through the presence of abandoned colliery sites, spoil heaps and former railway lines, several of which have developed into sites of ecological significance.

5.5 Hinckley

5.5.1 Hinckley has a population of around 43,000 and lies about 24km to the south-west of Leicester. The town is the location for the main offices of Hinckley and Bosworth Borough Council. The settlement has produced some

evidence for Roman activity and place name evidence suggests it owes its origin to the Saxon settlement; *Hinca* or *Hinck* is an Old English personal name with the *ley* or *leah* element meaning woodland clearing. The settlement was by the 11th century fairly sizeable with Domesday recording 69 families living in the town. The castle at Hinckley, of which only the bailey and part of the moat remain, was erected in 1151.

- 5.5.2 Following the building of the castle the original settlement, centred around The Borough and Bond Street, extended eastwards into what is now Castle Street and the town developed into an important market town.
- 5.5.3 During the mid 17th century the first stocking frames were set up in the town marking the beginnings of the hosiery and knitwear industry which was to become increasingly important to the economy of the town.
- 5.5.4 By the early 18th century the population of Hinckley had reached around 2,000 people. At this time framework knitting would quite often be supplementing the incomes of residents who chiefly made a living from working off their land allocation. Hinckley's open fields were enclosed through Act of Parliament in 1759. As a consequence of land reallocation many families were moved out of the centre of the town and left with little or no land and significant number of the town's agricultural buildings fell into only partial use. Framework knitting offered a solution by providing a use for abandoned buildings and employment for those who had been previously working on the land. Within twenty years of enclosure Hinckley had 864 knitting frames employing over 2,000 framework knitters and ancillary workers.
- 5.5.6 Growth of the town continued so that by 1801 5,158 people are recorded as living in the town; however changing fashions during the early 19th century saw a decline in the hosiery industry and the town's economy went into recession. The first steam powered factory was opened in 1855 by Thomas Payne at a site between Castle Street and Wood Street although production continued in the homes of many workers using hand frames. A further boost to the town's economy came in 1862 with the arrival of the railway.
- 5.5.7 The knitting industry continued to grow throughout the late 19th century right up until the 1970s when global competition and recession resulted in the closure of many companies in the town. In more recent years the economy of the town has diversified and its location close to the M69 and A5 has made it a popular location for distribution warehouses.
- 5.5.8 The town retains much of its Historic Settlement Core as characterised through HLC. This core is immediately surrounded by a dense mixture of subsequent settlement which sits alongside a number of small blocks of industrial development representing the town's traditional textiles industries. Larger blocks of more recent residential development have developed around this core with many of the later industries being located to the west of the town on the Leicestershire–Warwickshire border.

5.6. Loughborough

- 5.6.1 Loughborough is the largest settlement within the county of Leicestershire and within the project area is second only in size to Leicester. The town has a population of around 58,000 and is the administrative headquarters of Charnwood Borough Council. Loughborough, which is about 15 km to the north of Leicester, is sited on a crossing and bridging point of the River Soar. Although offering some strategic advantages the town lies on marshy sub-soil and can be prone to winter flooding. Prior to 1800 Loughborough was essentially an agricultural and market town, however, the influence of the hosiery industry during the years 1800 to 1830 was to be instrumental in the town's population increasing from 5,000 to 11,000. This rapid growth was followed by a period of stagnation as the hosiery industry went into decline. From the 1880s the economic fortunes of the town improved with the arrival of engineering firms such as the Brush Company and Herbert Morris Ltd.
- 5.6.2 Various phases of redevelopment within the town have resulted in the lack of a Historic Settlement Core as defined by HLC. The area occupying much of what was the original settlement has a current character of Commercial and Retail around which are a number of blocks of Pre-1880s and 1st-2nd ed settlement. The northern extent of the town is largely represented by industrial development beyond which lies the floodplain of River Soar. The eastern limits of the town are defined by the rail and canal network. The Leicester Navigation, consisting of sections of the Soar, the Wreake and the Leicester Canal, opened in 1791. This forms part of the Grand Union Canal and marks the south-eastern boundary of the town before turning west into the middle of Loughborough and then north. This scheme was to become an important route linking Leicester with the Trent and Mersey Canal. The north-eastern part of Loughborough is bounded by the line of the Great Central Railway, which ran from 1899 until the late 1960s. The main later phases of settlement development occur to the south of the town and to the north-west. Running out from the centre of Loughborough its western edge is a band of development falling within the Civic and Commercial Broad Type; much of this development forms the campus of Loughborough University. In addition to placing a strong emphasis on engineering and technology the university is a recognised centre specialising in sports and sports science. This specialisation can be recognised through the HLC through the high occurrence of areas characterised as Sports Fields. Fig. 168 shows the characterisation of the parish of Loughborough whilst figures 169-174 show the HLC at ward level.

5.7 Market Harborough

5.7.1 Market Harborough is about 26 km to the south-east of Leicester and had a recorded population at the time of the 2001 census approaching 20,800 people; it is also the location for the administrative headquarters of Harborough District Council. The town lies on the upper reaches of the River Welland on the Leicestershire-Northamptonshire border. Place-name origins are a little ambiguous (Gelling, 1984) although it is possible that Harborough

is a compound of Old English haefera or Old Scandinavian hafri, both meaning oats, and the Old English beorg meaning a hill or mound, to give 'the hill where oats are grown'. As a settlement the town has its origins in the first half of the 12th century and the fact that it appears never to have had its own fields is a strong indicator that the it was established primarily as a trading settlement. The land that forms the town territory originally belonged to the neighbouring villages of Great Bowden and Little Bowden. The town seems to have been relatively important as a local commercial and trading centre dealing in wool and livestock. The main roads leading to Harborough were turnpiked in the mid-18th century and the through traffic that this generated, including three coaches running daily in each direction between London and Nottingham and London and Derby, would have provided an important source of income for businesses in the town. Woollen manufacture and particularly production of fine worsted or 'tammy' cloth become increasingly important to the town's economy from the mid 18th century. During the course of the 19th century a variety of other industries developed in the town including brewing, boot and shoe and corset manufacture. The building of the railways had a dramatic affect upon Harborough's prosperity and greatly reduced the volume of traffic through the town. The first train line to reach the town was the Stamford and Rugby line of the London and North Western Railway and in 1857 the Midland Railway opened the Leicester and Hitchin Extension which, although mainly carrying coal, allowed through passenger trains from Leicester to King's Cross, via Hitchin.

The area characterised as Historic Settlement Core is aligned north – 5.7.2 south and runs along both sides of High Street at the southern end of which is the Square, formerly the Sheep Market. High Street is a broad street containing a large number of 18th and early 19th buildings which gradually tapers towards its northern end. The HLC defined Historic Settlement Core coincides with much of the Market Harborough Conservation Area. The southern end of the Historic Settlement Core is bounded by the River Welland, to the south of which are areas characterised as having a Commercial and Retail, HLC Type. The line of the now closed Rugby and Stamford line which approaches the town from the west and then turns northwards when it reaches Harborough can still be defined by the edges 20th century residential development. To the south and south-east of the Rugby and Stamford line much of the residential development dates to the late 20th century. A second Historic Settlement Core has also been defined within the modern town towards the eastern side of the settlement; this represents the village of Little Bowden which has been swallowed up by the expansion of Market Harborough. Large blocks of modern industrial development are present on the eastern side of the town whilst on its northern side later 20th century residential development dominates.

5.8 Melton Mowbray

5.8.1 Melton Mowbray is located a little over 23 km to the north-east of Leicester, and is located in the Wreake Valley at around the point where the River Wreake changes its name to the River Eye. The town is the location for main offices of Melton Borough Council and has a population of around

- 25,500 people. The town's name derives from the Old Scandinavian *medal* meaning middle and the Old English *tun* meaning farmstead, village or small estate, giving a literal meaning of the middle farmstead or village. It is, however, suggested that *middell* or *medal* is likely to be used here with the sense of 'central' or 'most important' (Bourne, J. 2003). The Mowbray element derives from a Norman family name and is first recorded as *Mubray* and *Moubray* in 1282.
- 5.8.1 Melton is one of the few markets mentioned in the Domesday Book and the only one mentioned for Leicestershire. The medieval economy of the town was based upon wool produced in the surrounding area. Following the completion of the Leicester to Melton Navigation Canal in 1795 several small industries became established in and around the town including the manufacture of woollen cloth. Melton Mowbray is famous for the production of pork pies, production of which was established by 1846, and Stilton cheese which was being produced by 1860.
- 5.8.2 Fox hunting has also played a significant role in the town's history; from the end of the 18th century to the beginning of the Second World War the Market Place in Melton Mowbray was neutral territory between the boundaries of the Belvoir, Cottesmore and Quorn hunts and during the hunting season the population of the town would rise dramatically with members of the hunting fraternity and their entourages. Several hotels were established which together with "hunting boxes" built on the outskirts of the town which provided accommodation for the seasonal influx.
- Melton Mowbray's Historic Settlement Core is centred on the Market Place on the north side of the river and contains a large number of buildings with Georgian facades. Through the course of the 20th century the town has undergone sizeable expansion growing from a population of 7,454 in 1901 to 25,554 in 2001. During the first half of the century this growth was a result the expansion of the woollen hosiery and shoe trade; for the latter half growth was a consequence of industrial expansion and the town's emergence as an agricultural centre. The huge growth in the size of the town is clearly defined through HLC. On the southern side of the River Eye there is relatively small but significant amount of settlement development dating from the first half of the 20th century; this is surrounded on its southern, eastern and western sides by later 20th century development. The settlement pattern north of the Historic Settlement Core, although more fragmented and containing a larger mix of late 19th and early 20th century housing than to the south, is also dominated by development dating to the second half of the 20th century. There are sizable blocks of late 20th century industrial development to the east of the Historic Settlement Core.

5.9 Narborough

5.9.1 Narborough lies close to the south-western side of the boundary of Leicester City and has a population of around 8,400 people. The settlement is the location for the main offices of Blaby District Council. The settlement name derives from the Old English *north*, meaning north or northern and

burgh, meaning a fortified place, to give a literal meaning of 'The north(ern) fortified place'. The settlement essentially comprises a nucleated Historic Settlement Core, a small amount of early 20th century settlement expansion to the east and large blocks of late 20th century expansion to the west which is bounded by the line of the now disused Enderby branch of the London & North Western & Midland Joint Railway.

5.10 Oadby and Wigston

- 5.10.1 Oadby and Wigston are two settlements which lie just on the south-eastern boundary of Leicester and together have developed to form the near contiguous conurbation which is essentially Oadby and Wigston Borough, with a population approaching 57,000 people. The name Oadby has Old Scandinavian origins *Audi* is a personal name and *by* means farmstead or village giving 'The settlement associated with *Audi*'. Wigston Magna is recorded in Domesday Book as *Wichingestone;* this derives from Old English the elements of *Vikingr,* a personal name, and *tun* meaning farmstead, village or small estate to give 'the settlement associated with *Vikingr*'. There is also the possibility that the name could mean 'the Viking settlement' although this is considered unlikely since this is an area where Scandinavian settlements were common and the fact that it had Viking origins would not have been particularly noteworthy (Bourne, J. 2003). The Magna element is likely to have been added during the 16th century.
- 5.10.2 The Historic Settlement Cores of both settlements characterise what are essentially nucleated villages which for much of their history were dependent upon agriculture. Both settlements became, from the end of the 18th century onwards, large centres for framework knitters and the hosiery industry. Oadby, in particular went through a period of growth during the late 19th century when it grew in popularity as a fashionable suburb for Leicestershire's boot and shoe and hosiery manufacturers. At this time a significant number of larger houses were built many of which are currently used by the University of Leicester.
- 5.10.3 Both Oadby and Wigston are predominantly residential and form part of the greater continually expanding conurbation around Leicester. Most of the residential development is late 20th century in date with sizeable industrial development along the sides of the main rail routes into Leicester which separate Wigston Magna from South Wigston.

5.11 Leicester City

5.11.1 Leicester is centrally located within the project area, lies on the River Soar and has a population of around 285,000 people. The earliest known form of the name Leicester would appear to be *Legorensium* which is recorded in a royal charter of 787. The name has gone through various forms including *Legorensis Civitatis*, *Ligeraceaster*, *Leircestre* and *Leysseter* before it stabilised as Leicester at the beginning of the 17th century. When looking at all settlement for the whole project area it is Leicester that clearly dominates and has had a major influence upon settlement well beyond the city's

administrative boundary. This dominance is due in part to its central location within the county and whilst the city has pre-Roman origins much of the current street plan originates from the early 18th century. Much of the settlement was at this time located on the drier gravel terraces of the east bank some distance from the River Soar's poorly drained alluvial flats. Beyond the medieval walls of the town settlement expansion was happening to the east and south.

- 5.11.2 Expansion to the north was more problematic; within the walls the northern part of the town had, to an extent, become neglected as a consequence of poor drainage. Population pressure increased demands on land located on the gravel terraces resulting in serious social problems which, coupled with the threat of flooding from the Soar, highlighted the need for improved sanitation and improvements in living conditions. Large scale improvements to the sewage system and measures to effectively control flooding to the city were not introduced until the late 19th century. At the same time much of the poorer housing was cleared and replaced by housing of a higher quality. Outside the oldest part of the town housing developments were happening to both the east and west of the Soar. The more wealthy inhabitants tended to migrate to the south of the city to Stoneygate and Knighton. Growth continued through the 20th century with sizeable housing schemes, both public and private, taking place during the inter-war period. Housing developments at Braunstone, Aylestone and New Humberstone on the edges of the city were built to accommodate those people affected by slum clearance and this process was resumed in the post-war period. This expansion of the suburbs resulted in several villages (including Oadby, Wigston, Blaby, Thurmaston and Birstall) beyond the city boundary becoming almost completely subsumed into the built up area. In addition to the city's expansion outwards, phases of redevelopment have resulted in further changes in some of the 19th century parts of the city. The largest single blocks of Post-1970s Residential Development occur on the fringes of the authority area at Beaumont Leys to the north-west, Humberstone to the northeast and Eyres Monsell to the south.
- 5.11.3 Examination of the settlement pattern as defined through the HLC illustrates a clear radial pattern. Centrally located is a definable Historic Settlement Core. This does not represent the full extent of the medieval town; rather the oldest surviving fragment that hasn't been through a process of large scale redevelopment and retains a good number of the older buildings and original street pattern. Leicester's main commercial and retail district is located around this core and includes developments such as the Highcross Shopping Centre. Around this retail and commercial district is a ring of mid to late 19th century housing which in turn lies within a band of 2nd-3rd and 3rd-4th edition settlement representing development during the first half of the 20th century. Moving further out is a band of Pre-1970s housing interspersed with the most recent phase of Post-1970 Residential Development. These final phases of development come up to the authority's borders and overspill into the surrounding districts.

5.12 Oakham

- 5.12.1 Oakham is the county town of Rutland, is the location of the main offices of Rutland County Council and has a population of around 10,000 people. The town is about 25 km east of Leicester and just to the west of Rutland Water. The settlement name derives from an Old English personal name, *Occa*, and the Old English *ham* meaning village or homestead, to give 'The village or estate associated with *Occa*' or 'Occa's village or estate'. Evidence for Anglo-Saxon occupation has been revealed at South Street. The manor and castle fell into royal hands in 1075 when William the Conqueror took them from Edith, wife of Edward the Confessor.
- 5.12.2 The town, which had a market by 1249, was able to grow under the patronage of the castle. Oakham's wealth during the 14th and 15th centuries was based upon the wool trade. The town is home to Oakham School, one of England's major public schools, which was founded in 1548 by Archdeacon Johnson, who simultaneously founded the Grammar School.
- 5.12.3 The Oakham Canal opened in 1803 and connected Oakham with Melton Mowbray; this coupled with the arrival of the railway, linking Birmingham with Peterborough in 1848, helped renew the prosperity of the town.
- 5.12.4 The Historic Settlement Core is concentrated around the north, south and east sides of Oakham Castle and whilst much of the core retains its medieval street pattern many of the older buildings were replaced by 19th century brick. The predominance of Oakham's 19th century brick built houses is unusual for the Rutland where stone buildings are more typical. The HLC mapping of the town illustrates a settlement which appears not to have seen significant expansion until the latter half of the 20th century. This later growth is concentrated to the west and east of the Historic Settlement Core.

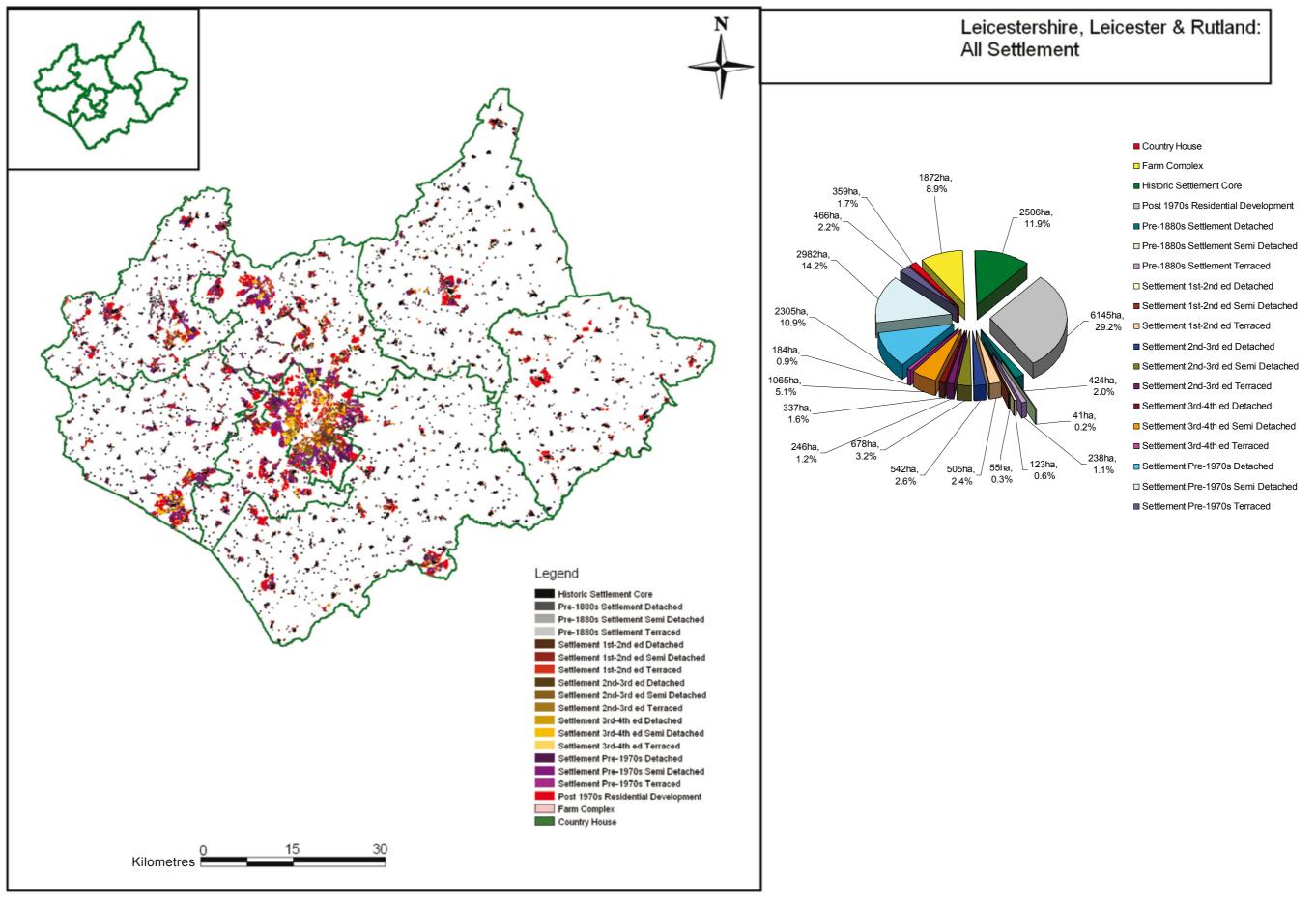
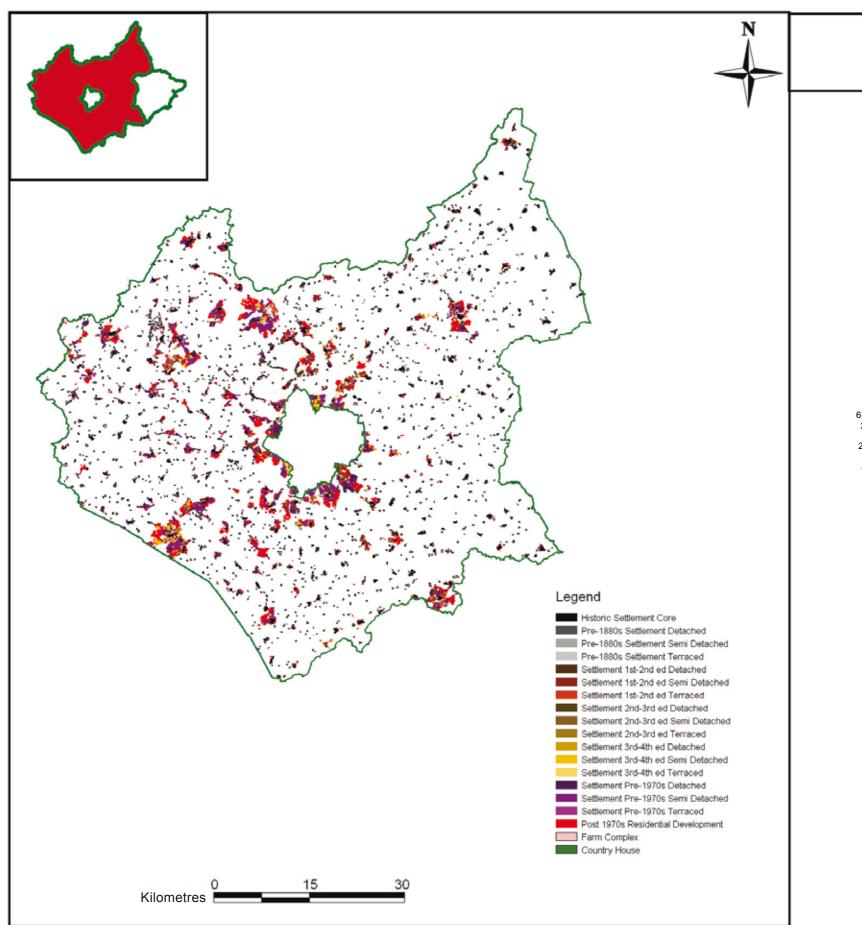


Figure 161. The Distribution of All Settlement Across the Project Area



Leicestershire County: All Settlement

■ Country House
■ Farm Complex

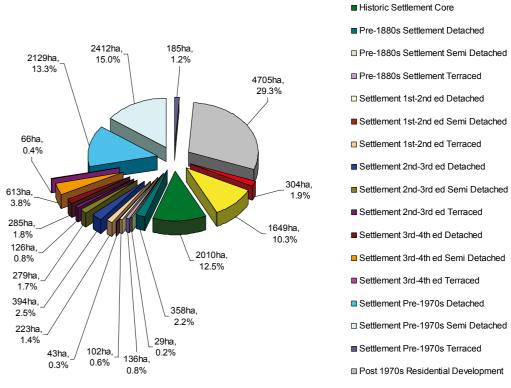


Figure 162. The Distribution of All Settlement Across Leicestershire Only

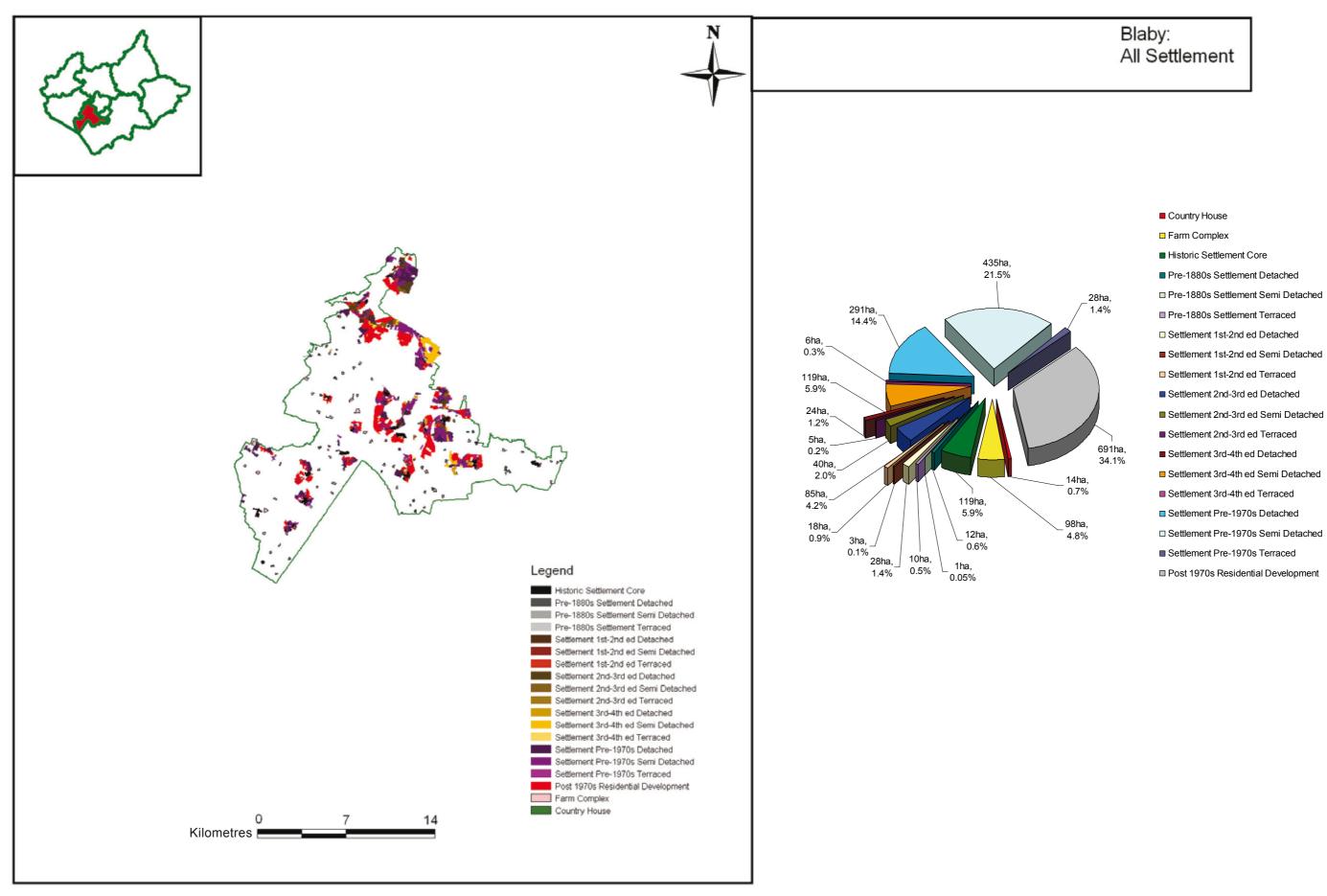
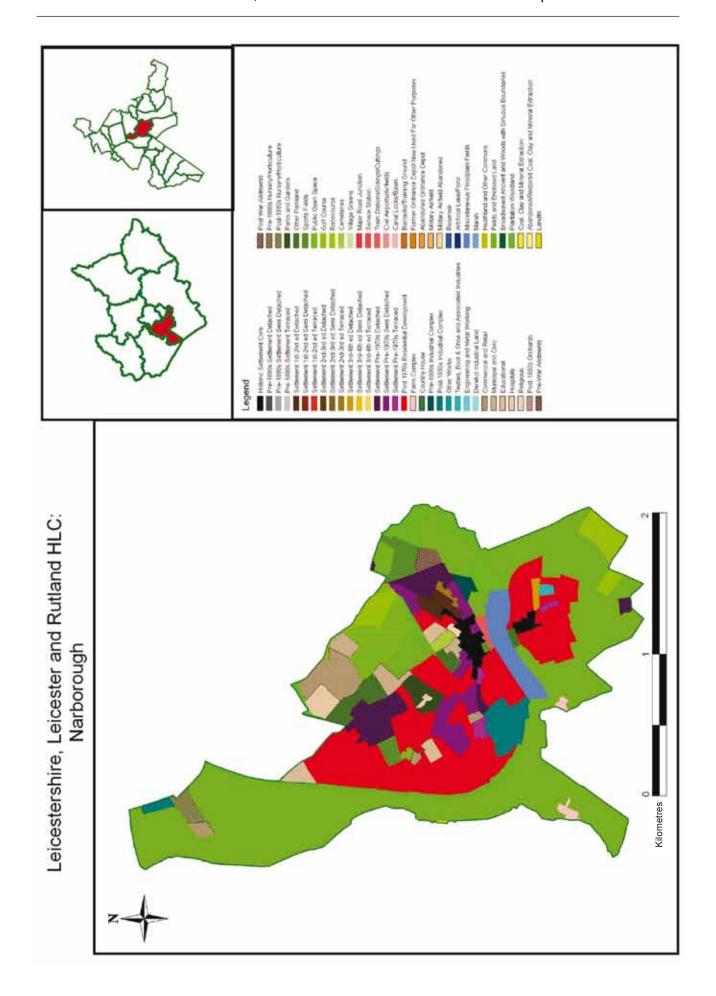
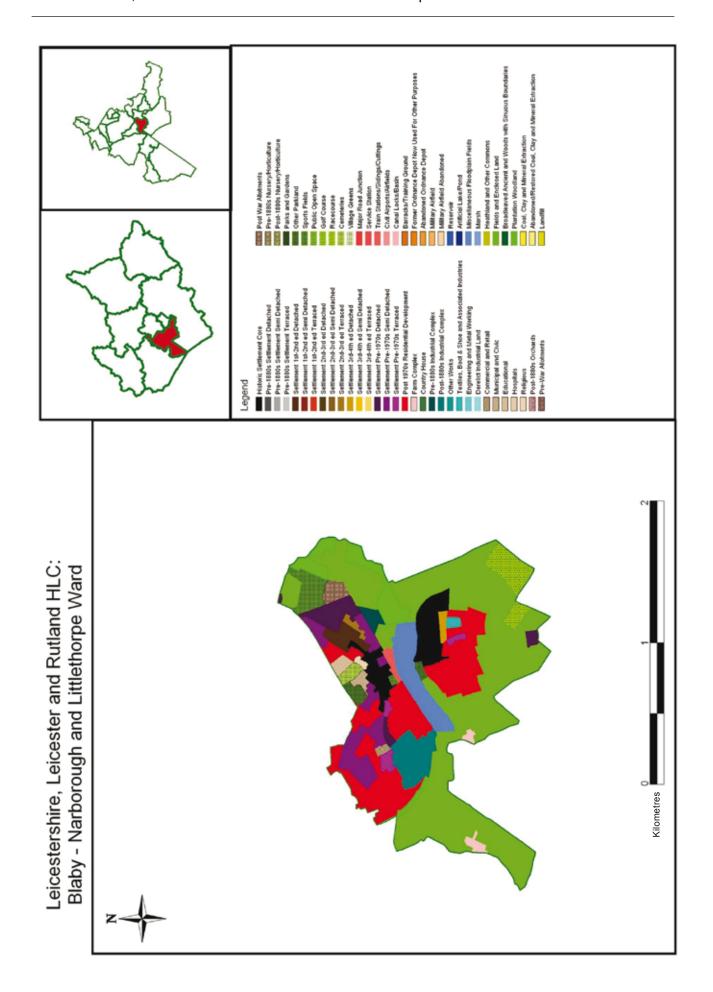
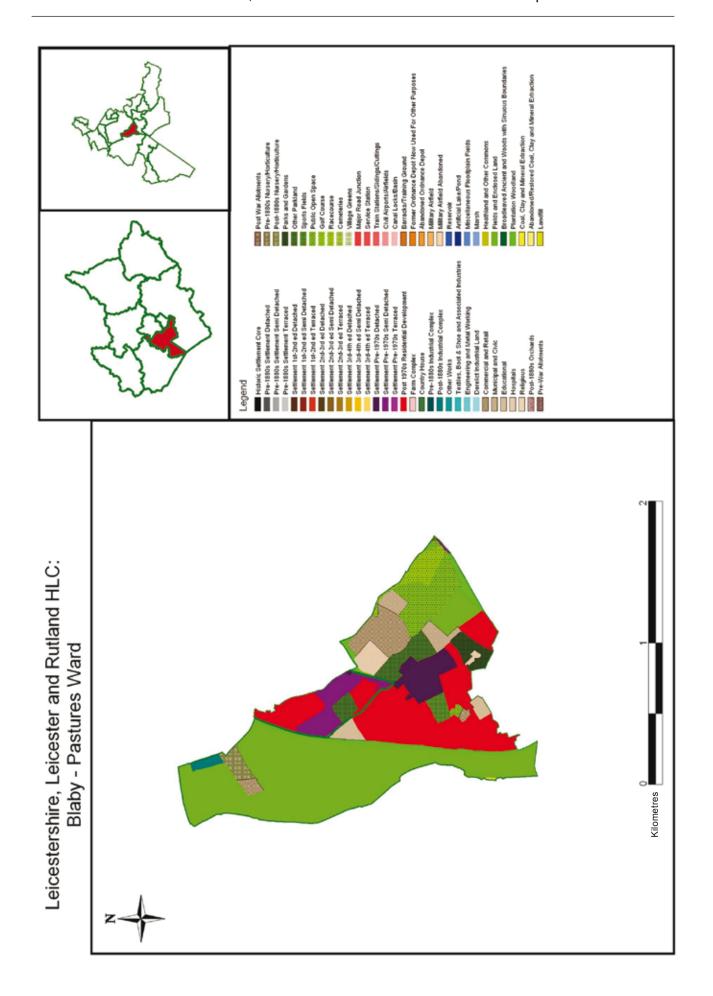
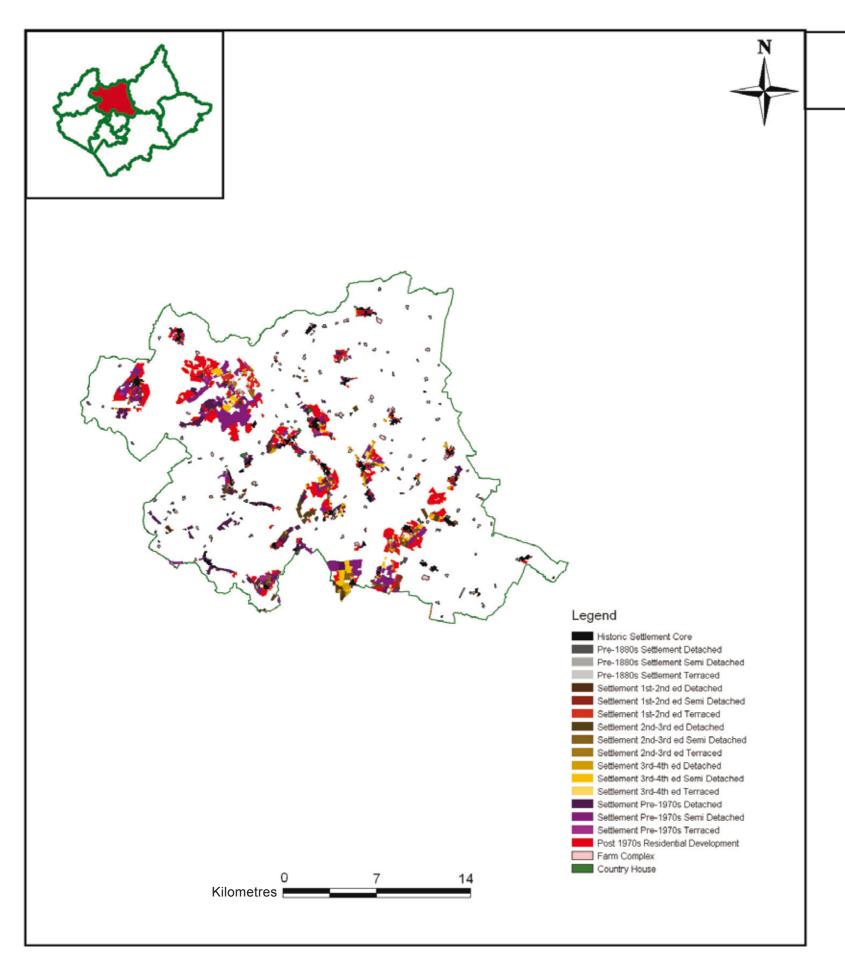


Figure 163. The Distribution of All Settlement Across Blaby District









Charnwood: All Settlement

■ Country House
■ Farm Complex

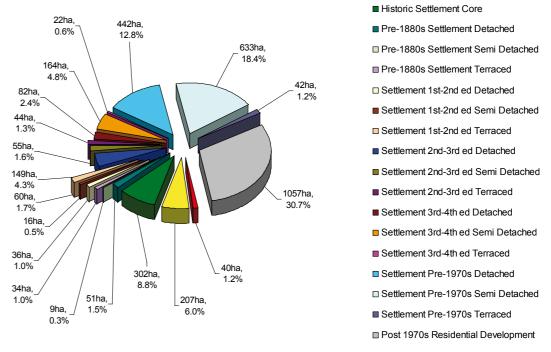
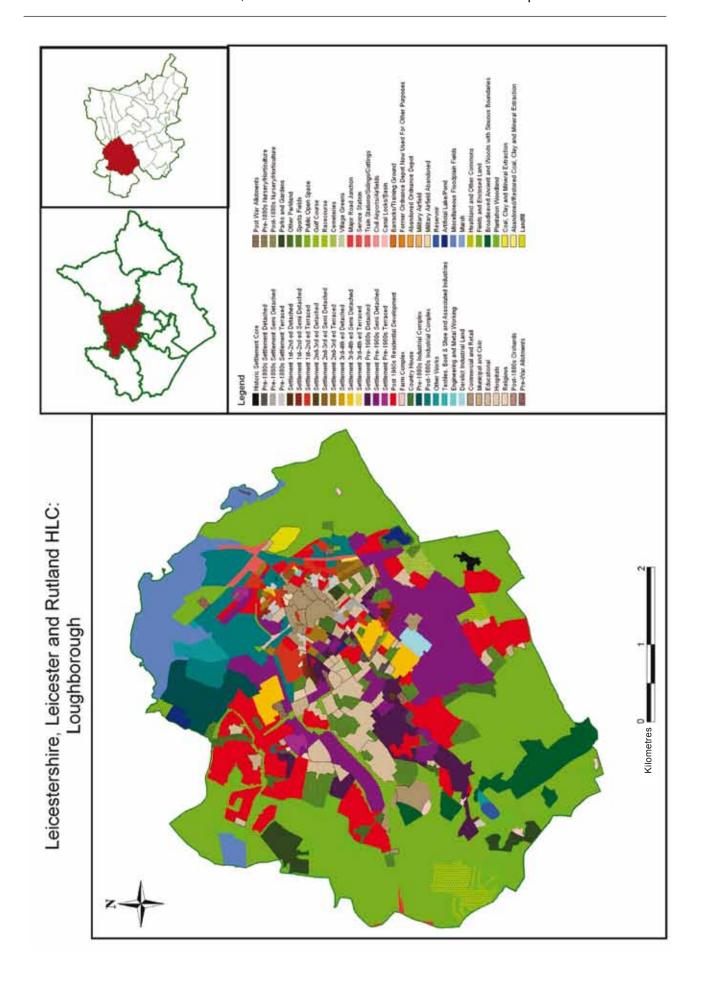
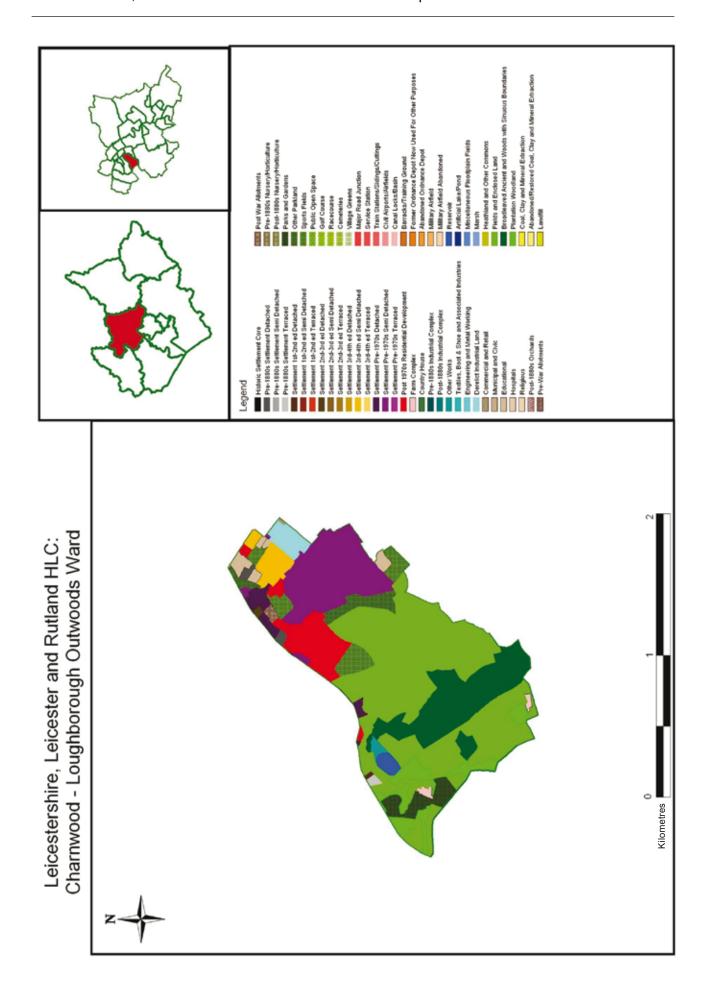
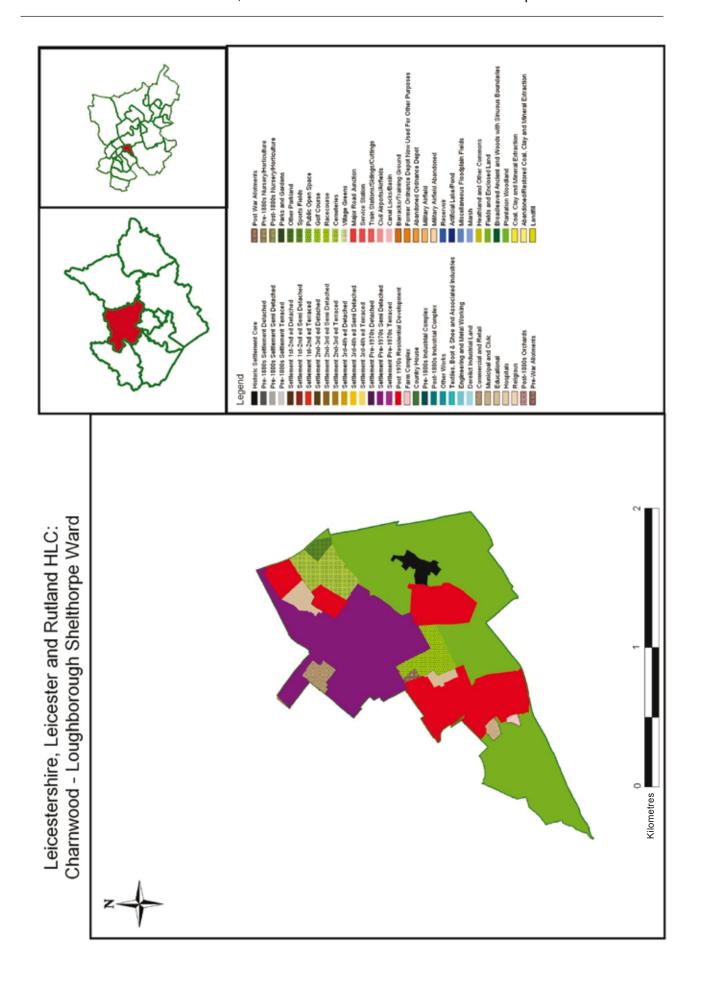
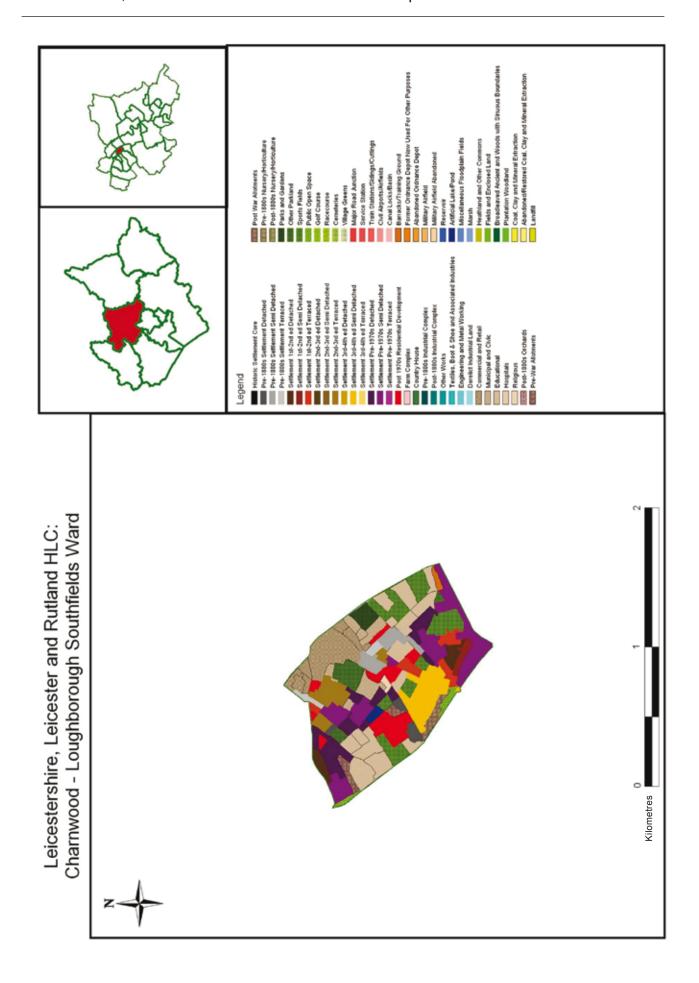


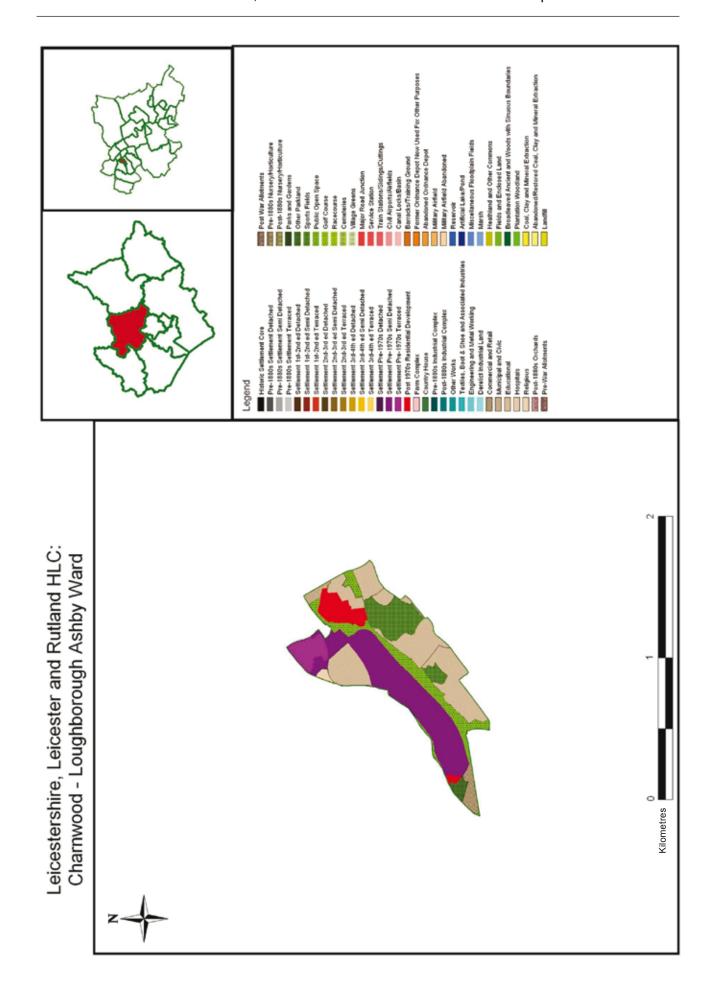
Figure 167. The Distribution of All Settlement Across Charnwood Borough

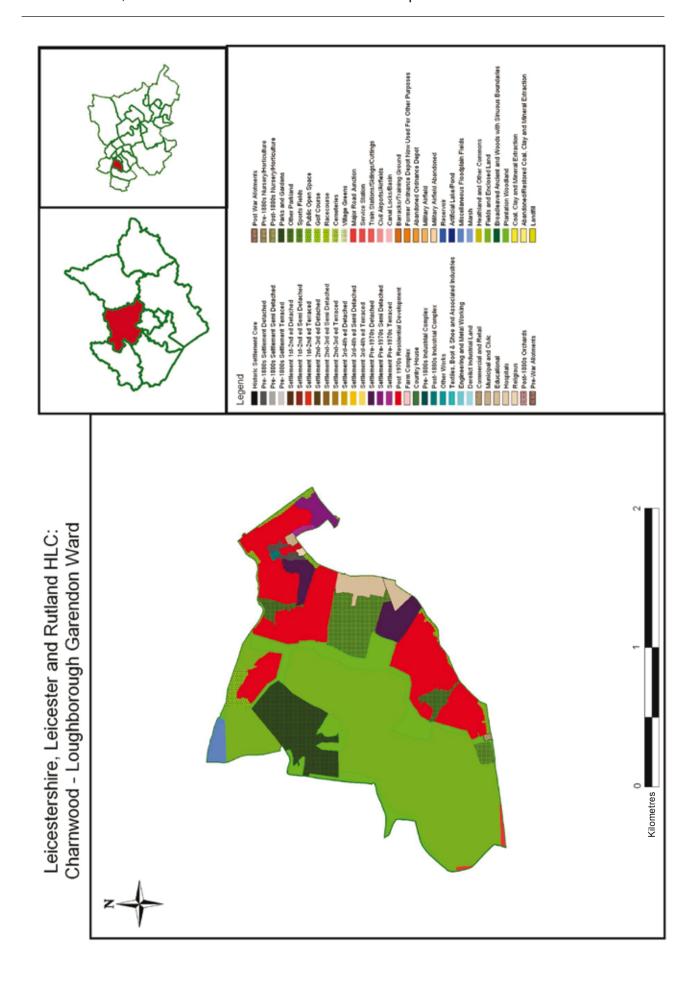


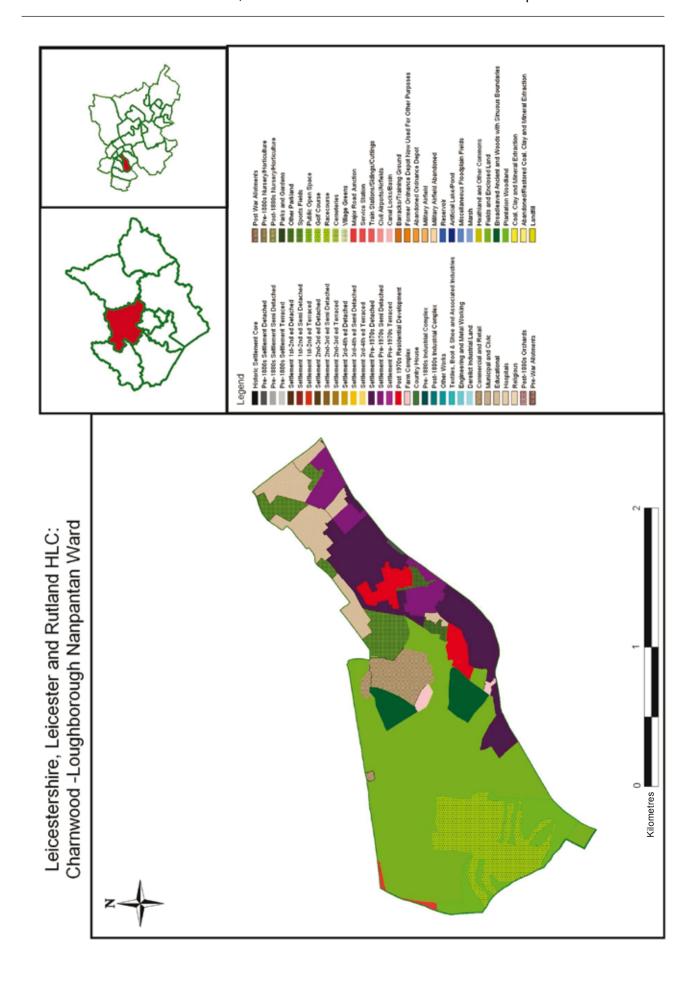












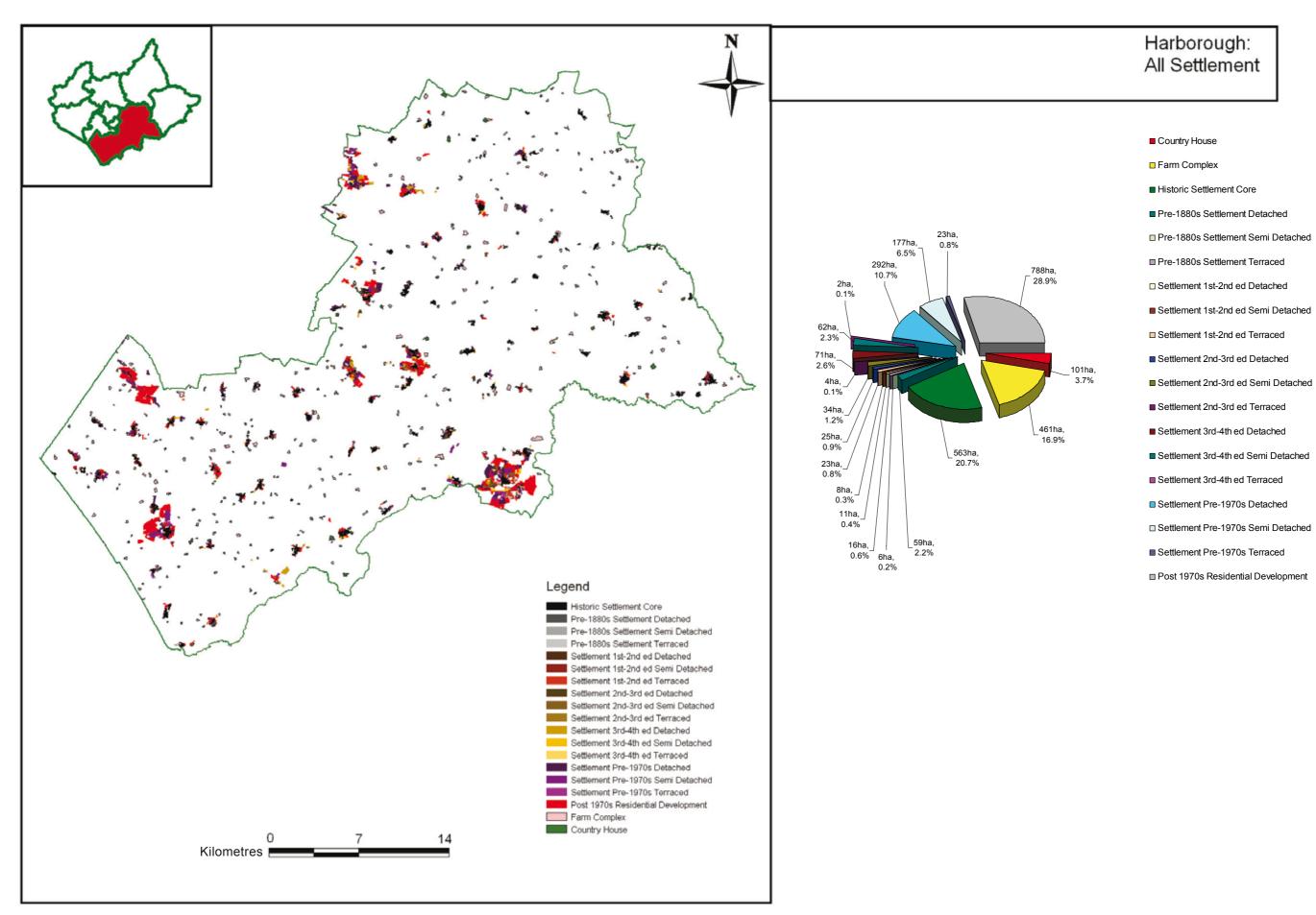
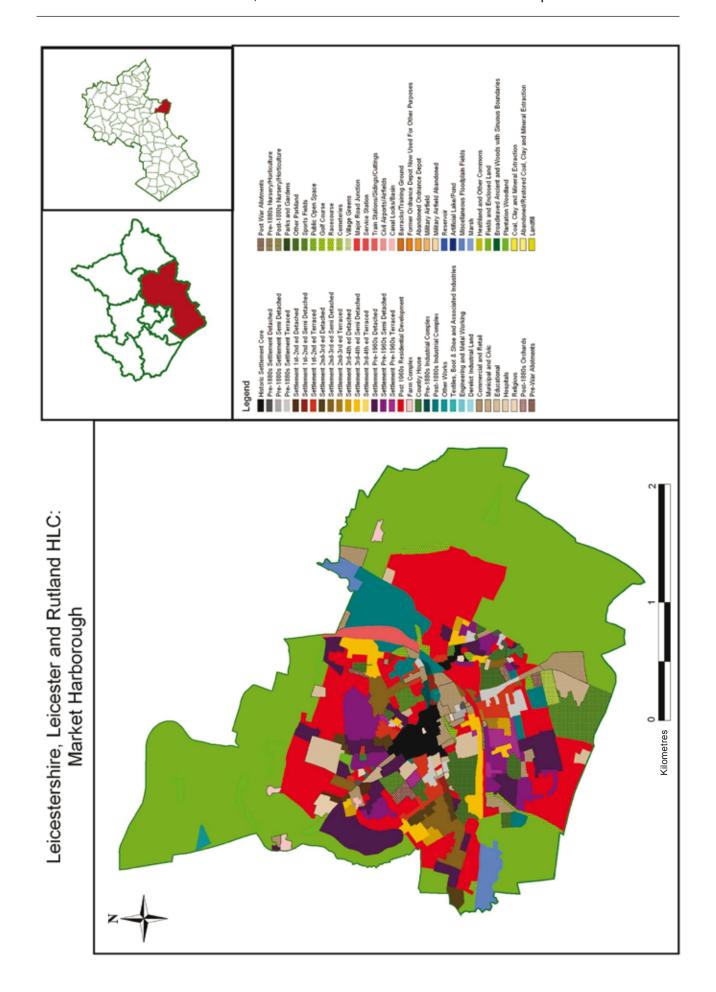
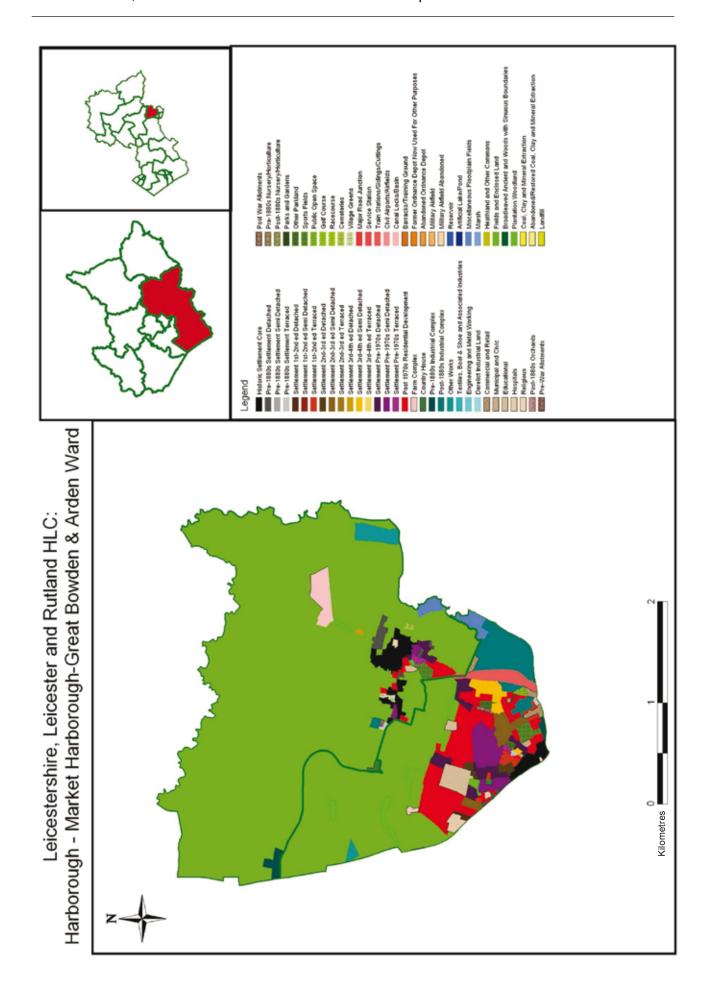
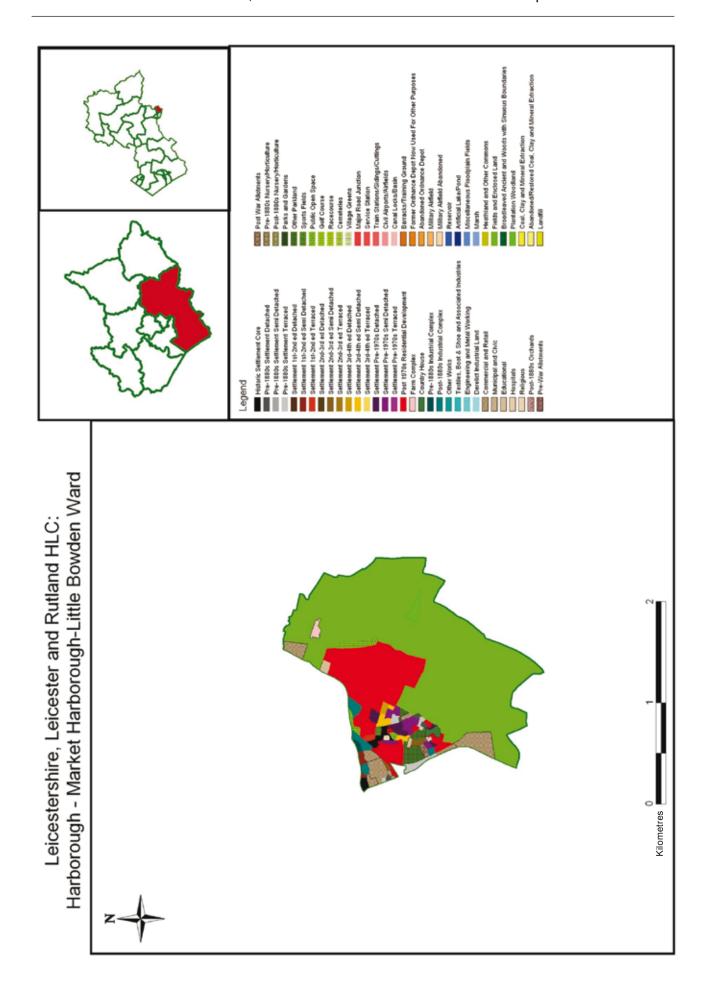
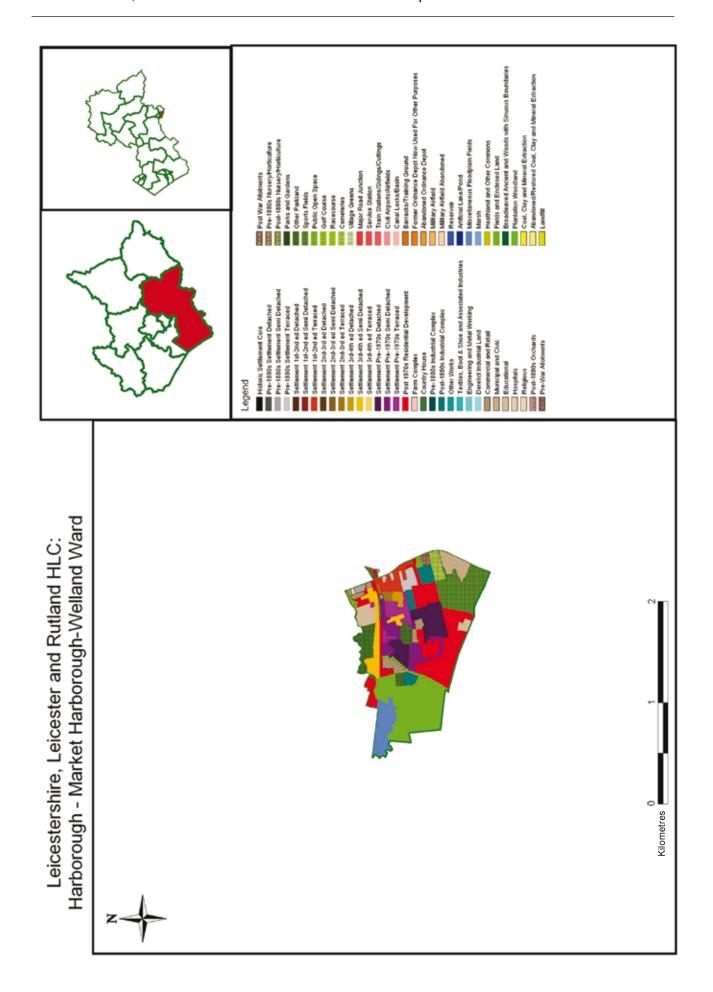


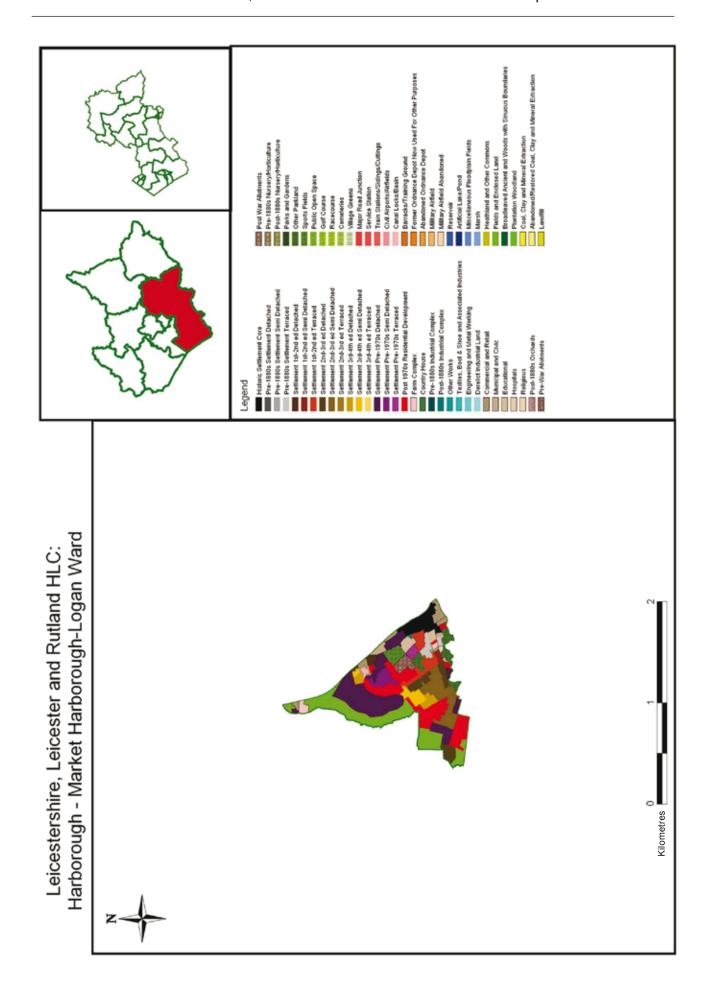
Figure 175. The Distribution of All Settlement Across Harborough District

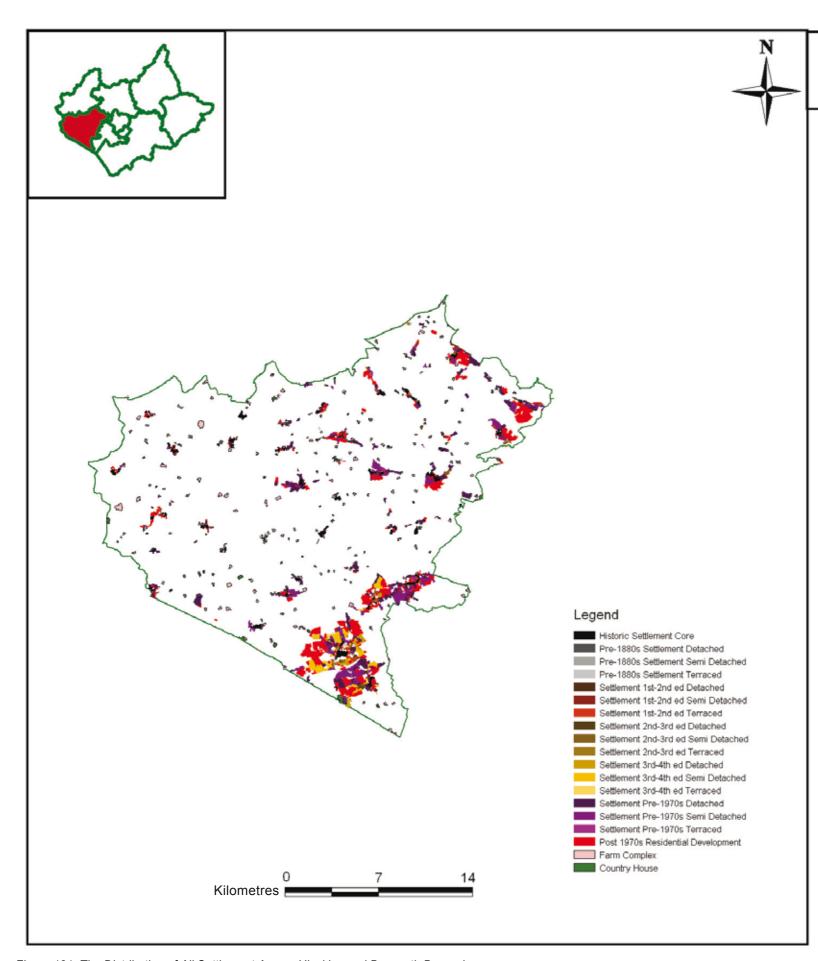












Hinckley and Bosworth: All Settlement

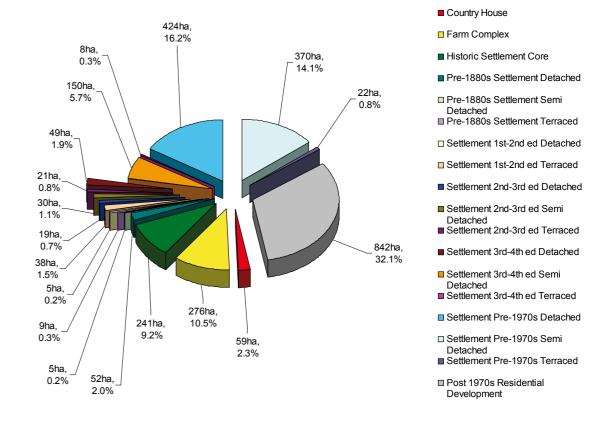
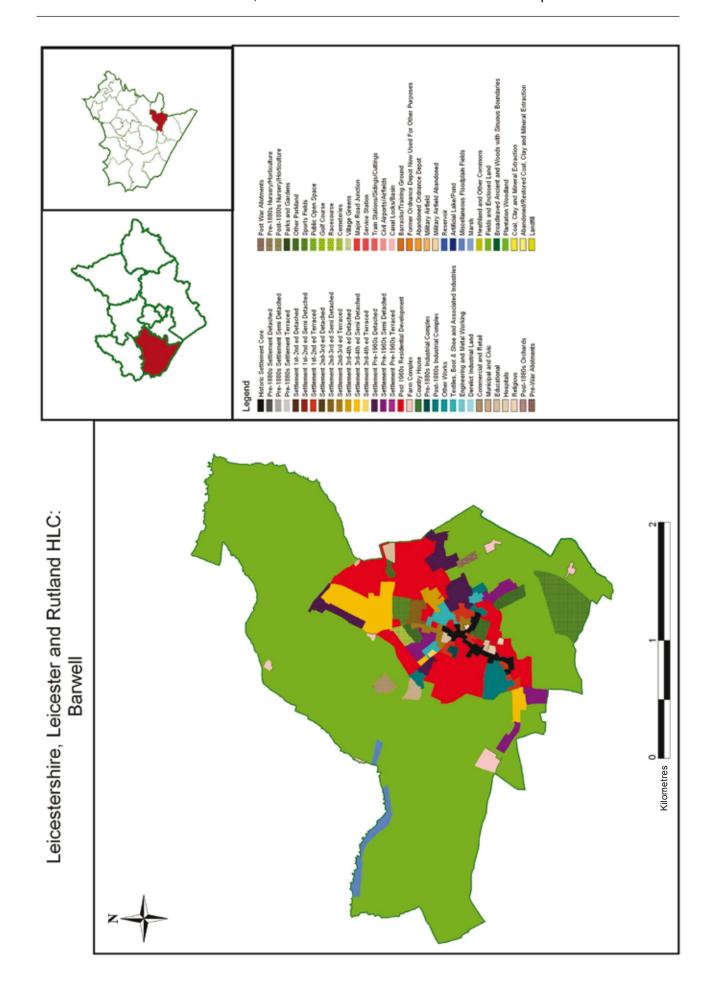
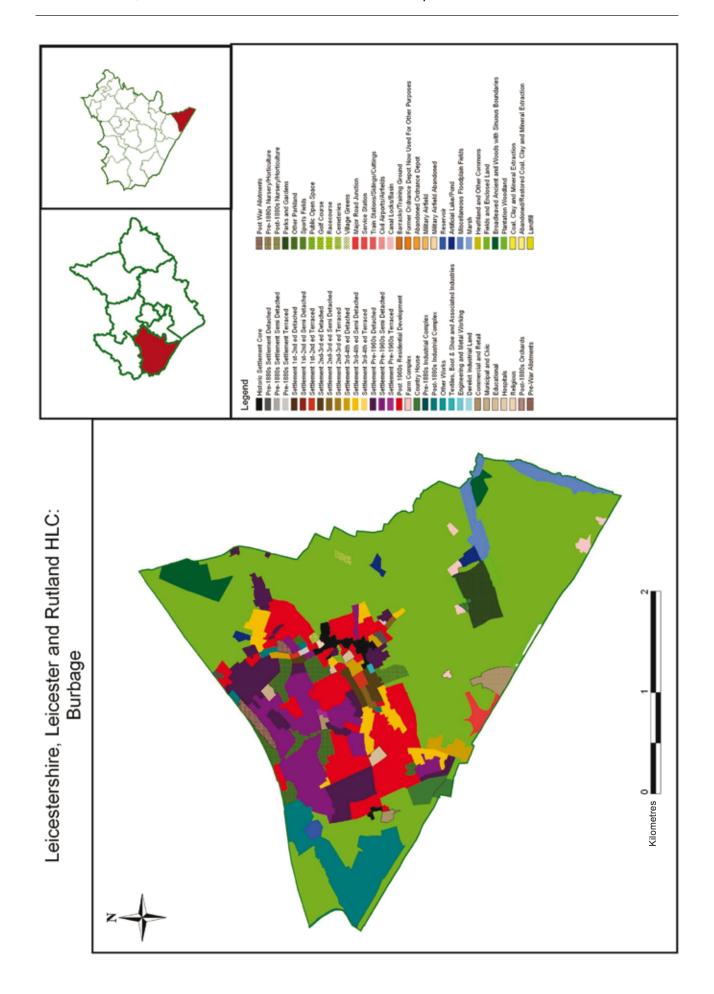
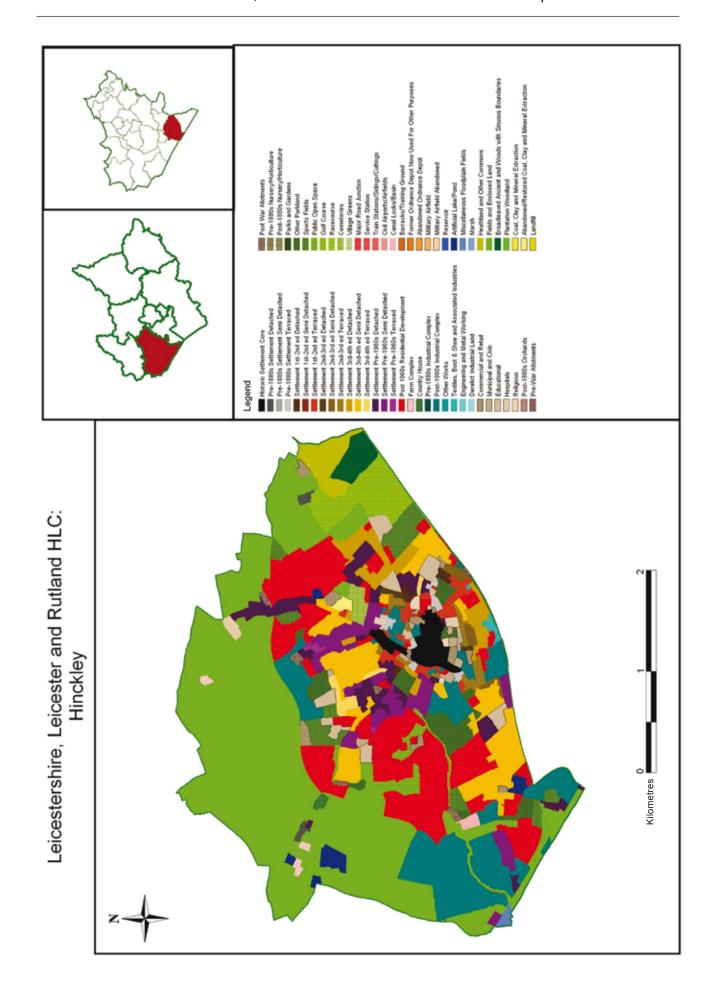
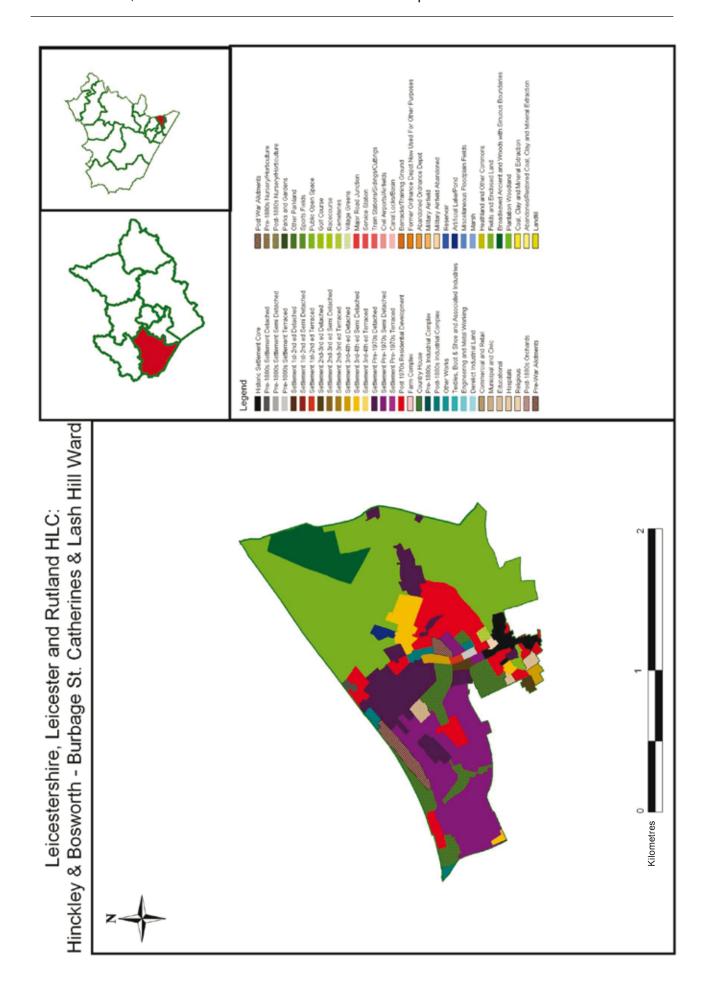


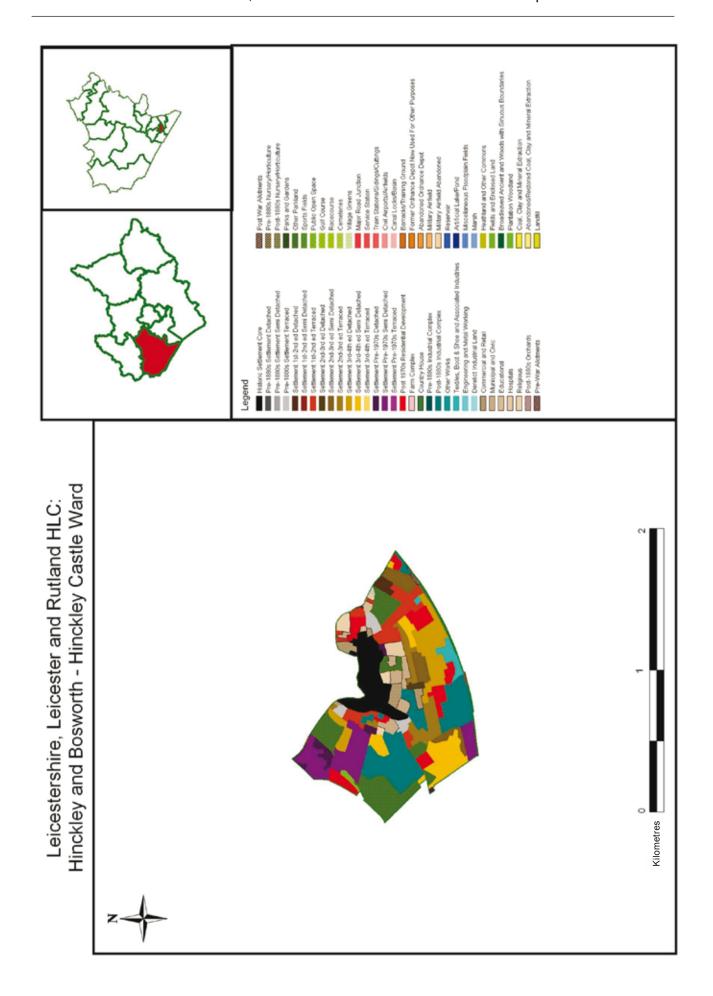
Figure 181. The Distribution of All Settlement Across Hinckley and Bosworth Borough

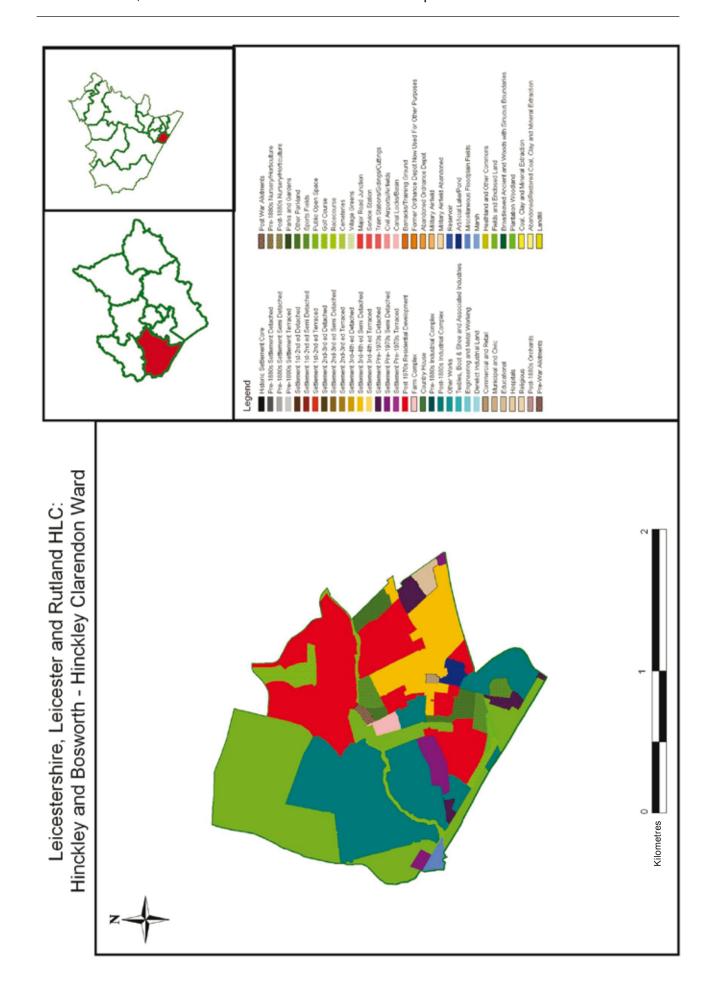


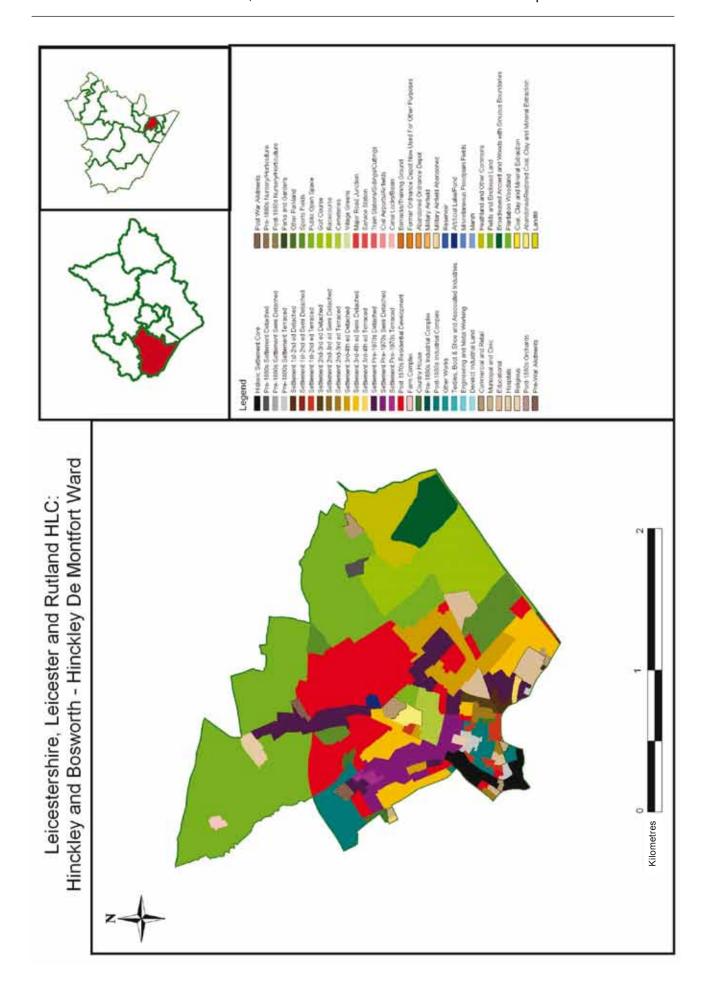


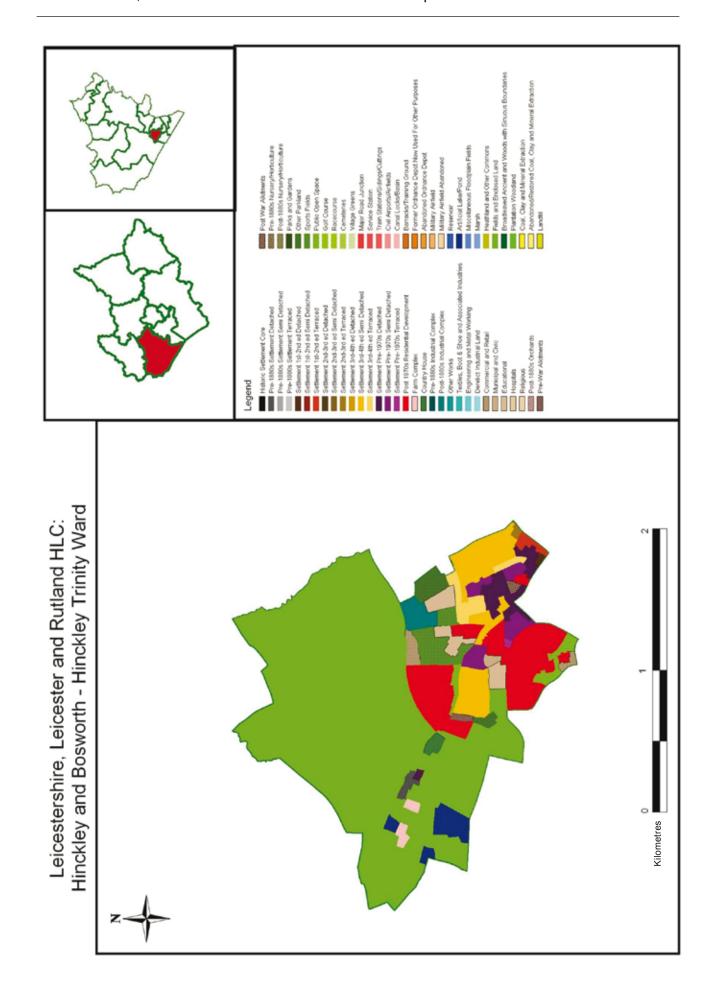


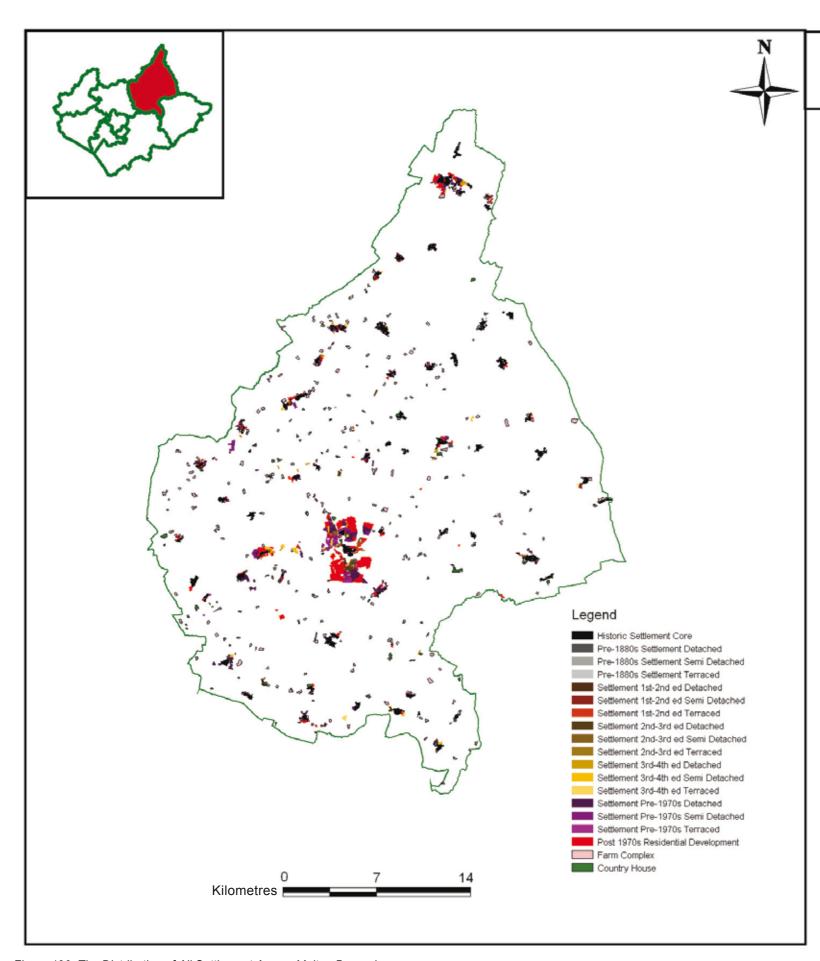












Melton: All Settlement

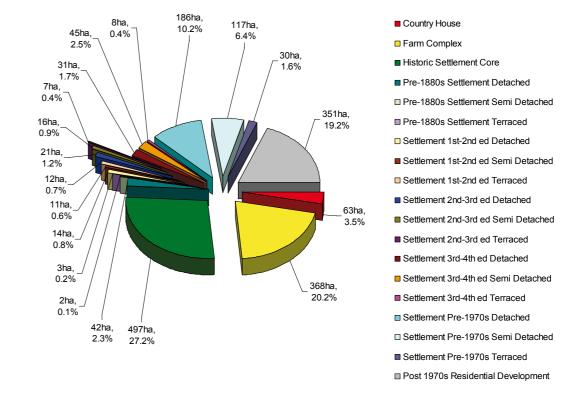
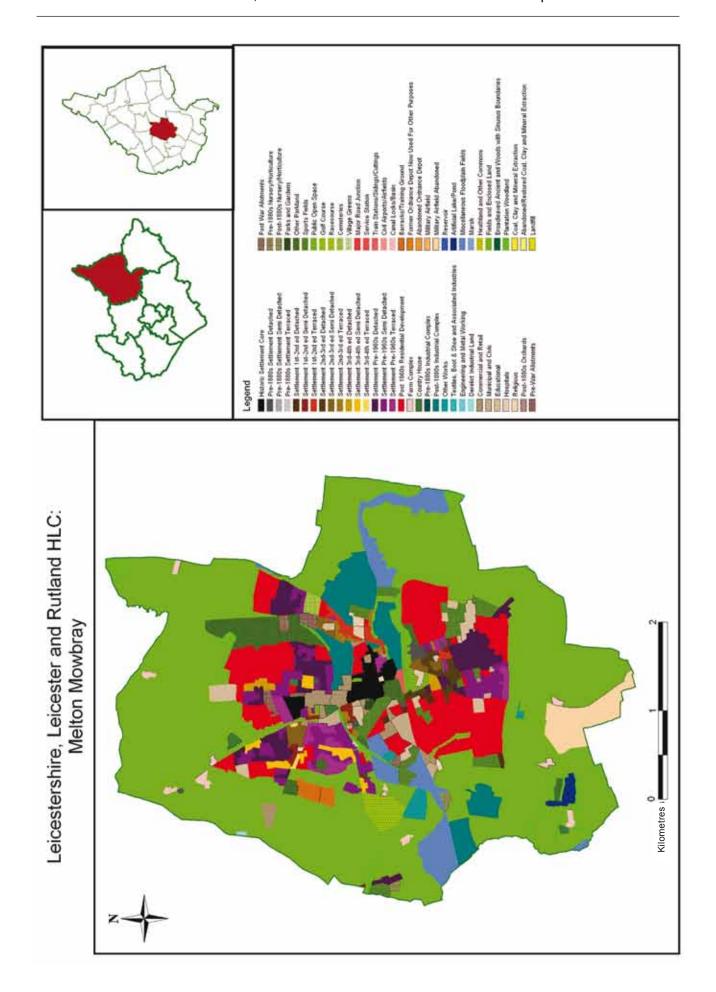
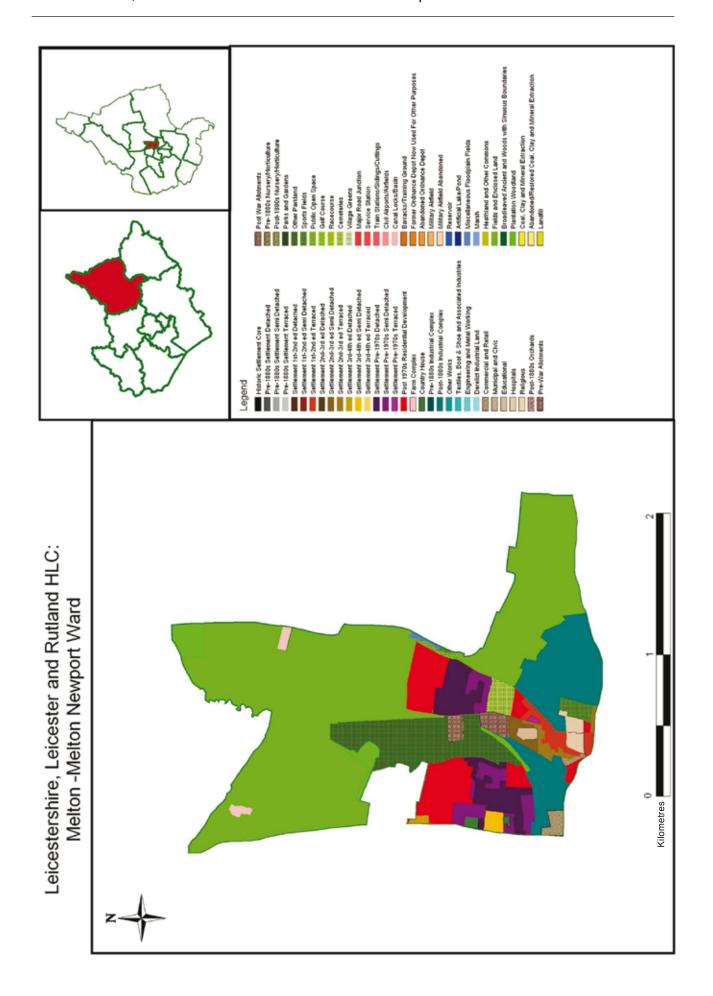
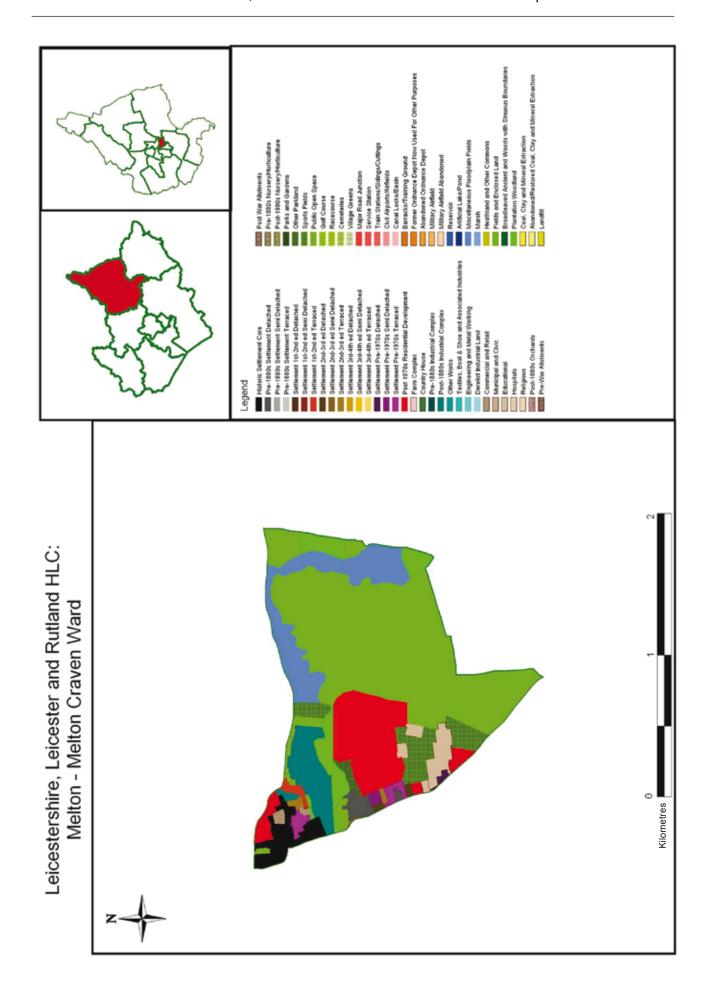
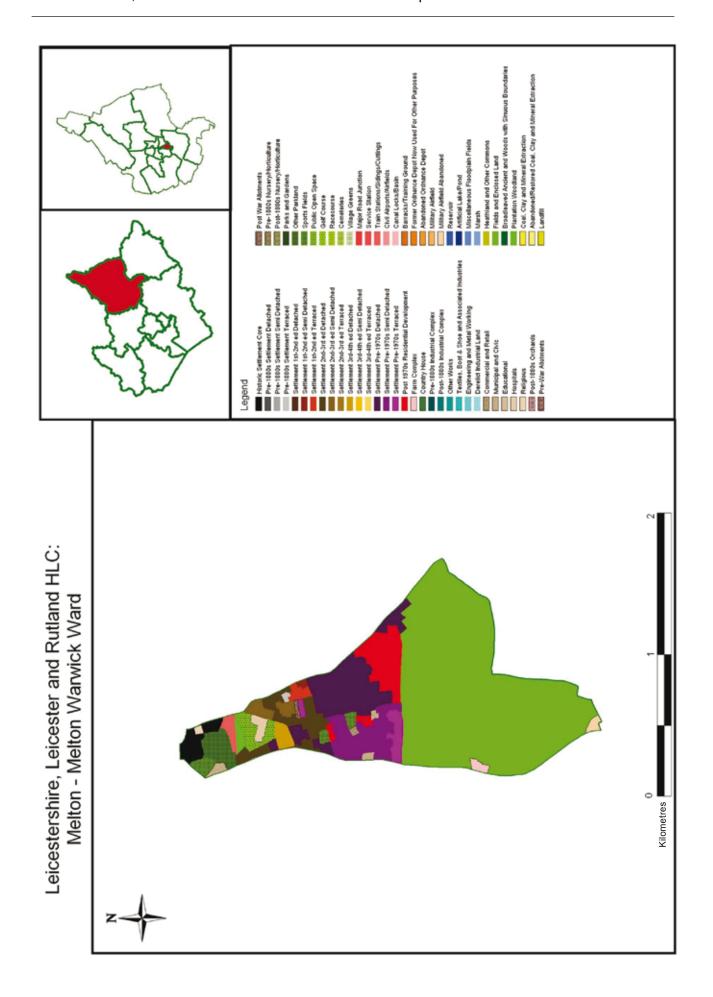


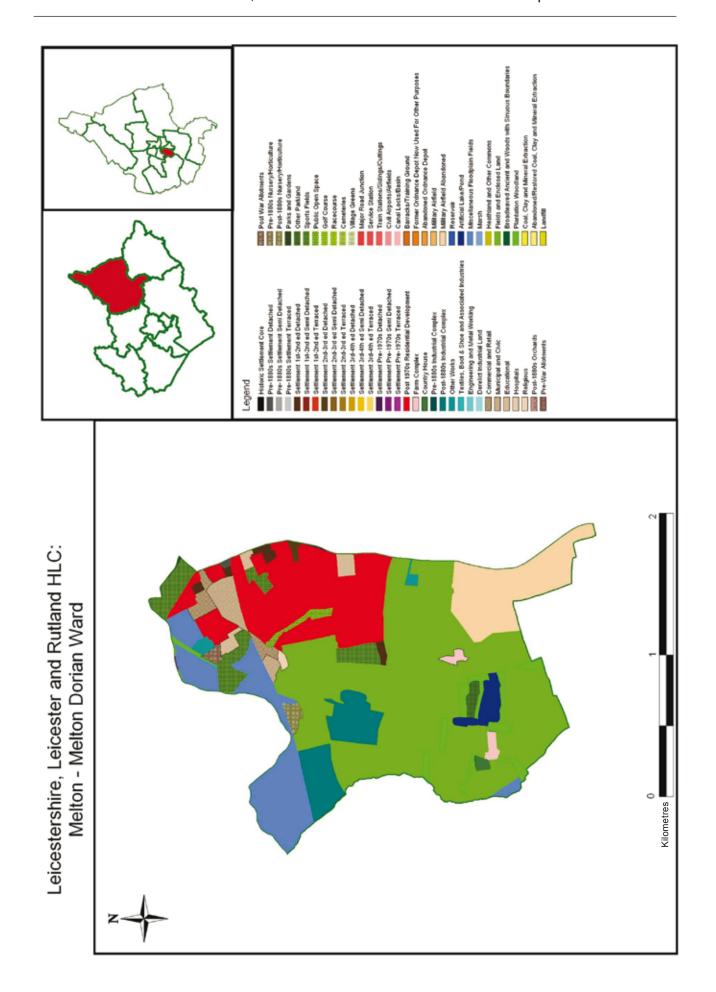
Figure 190. The Distribution of All Settlement Across Melton Borough

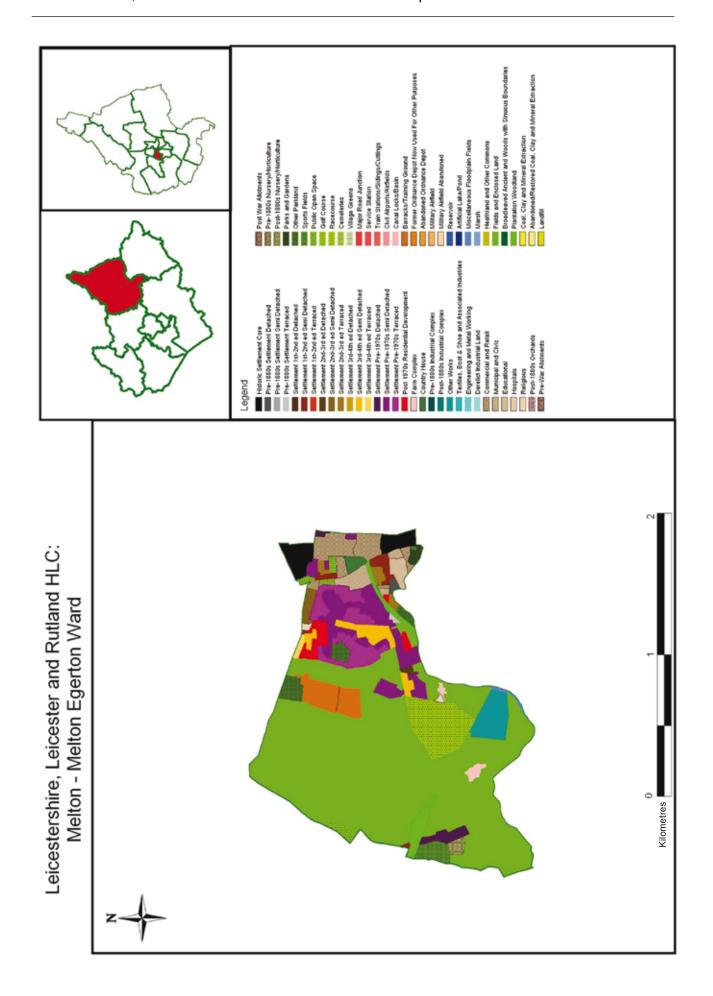


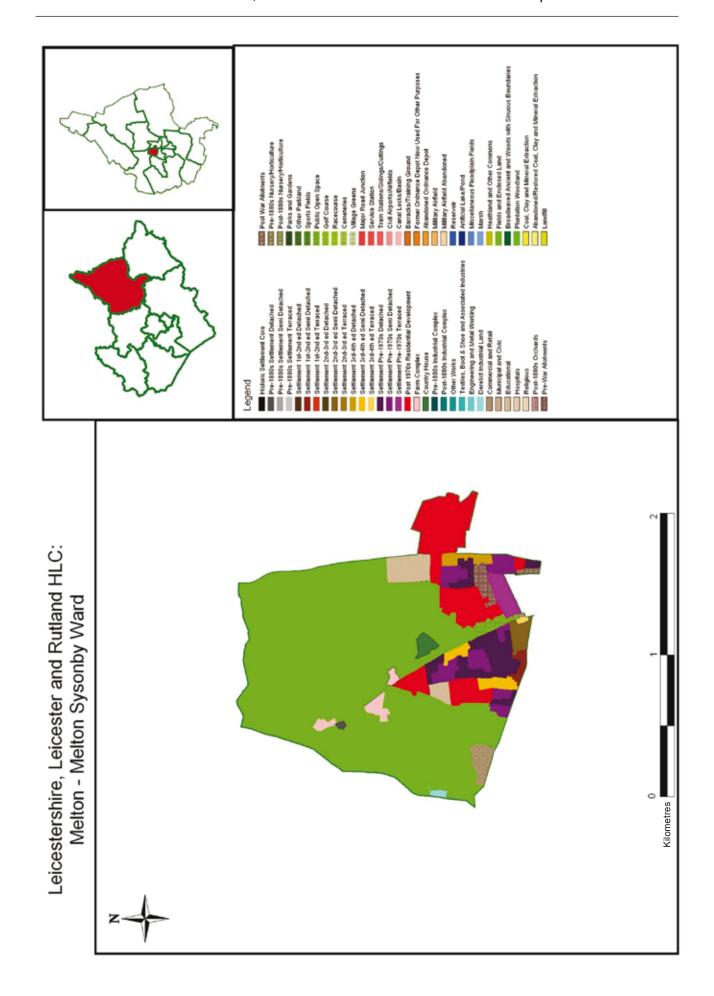












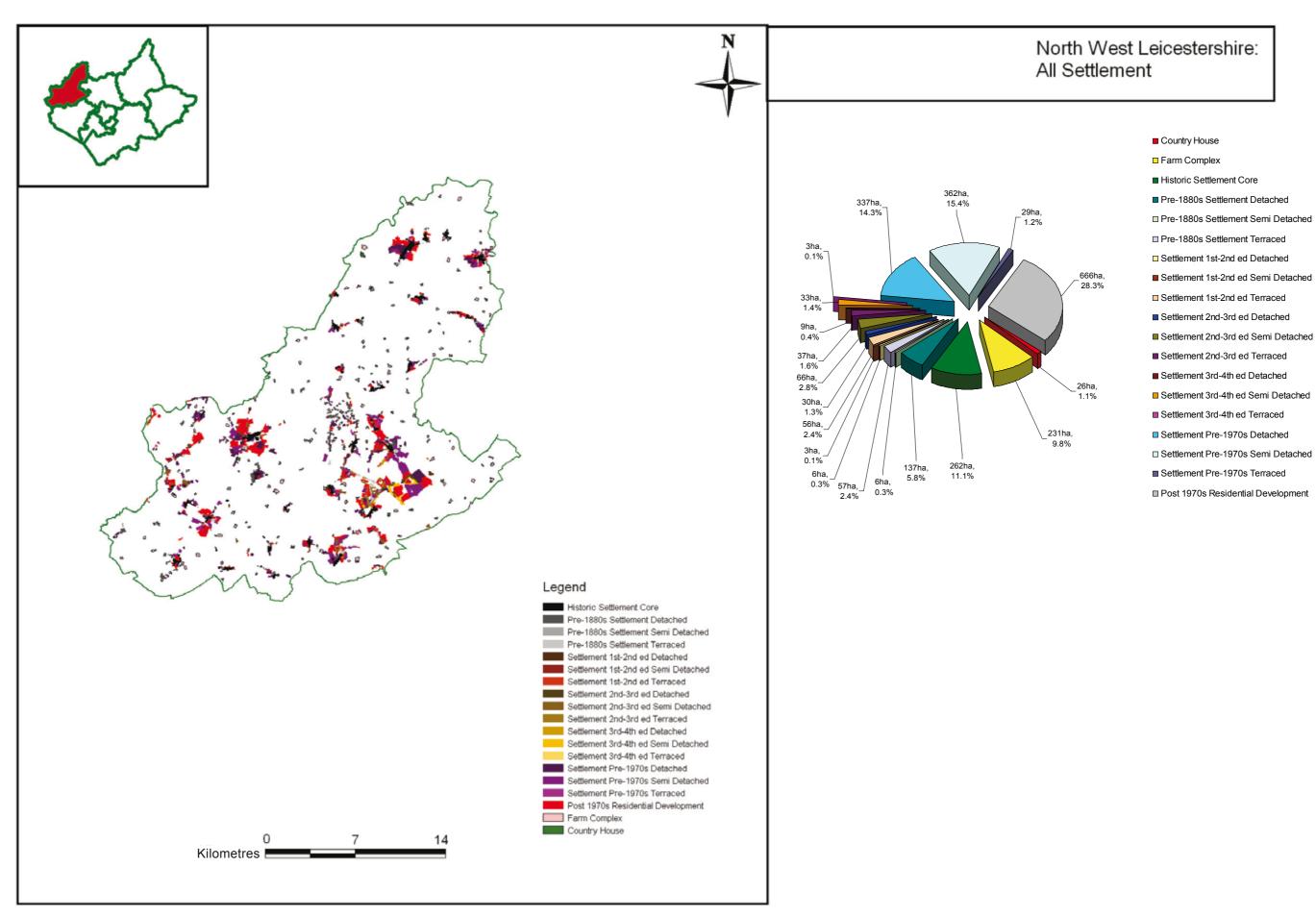
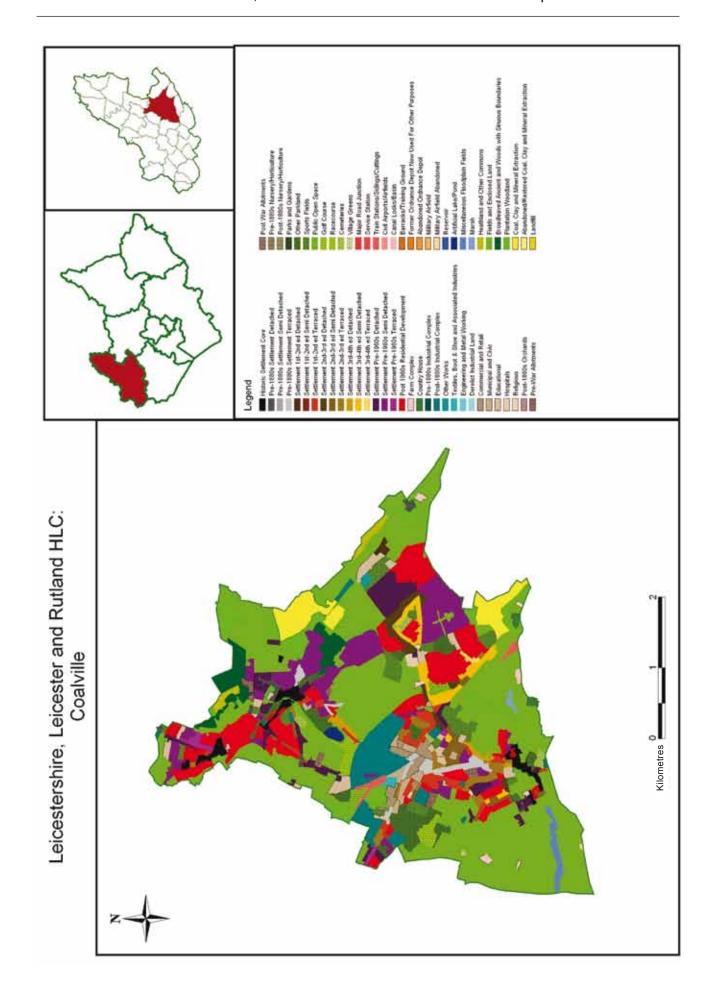
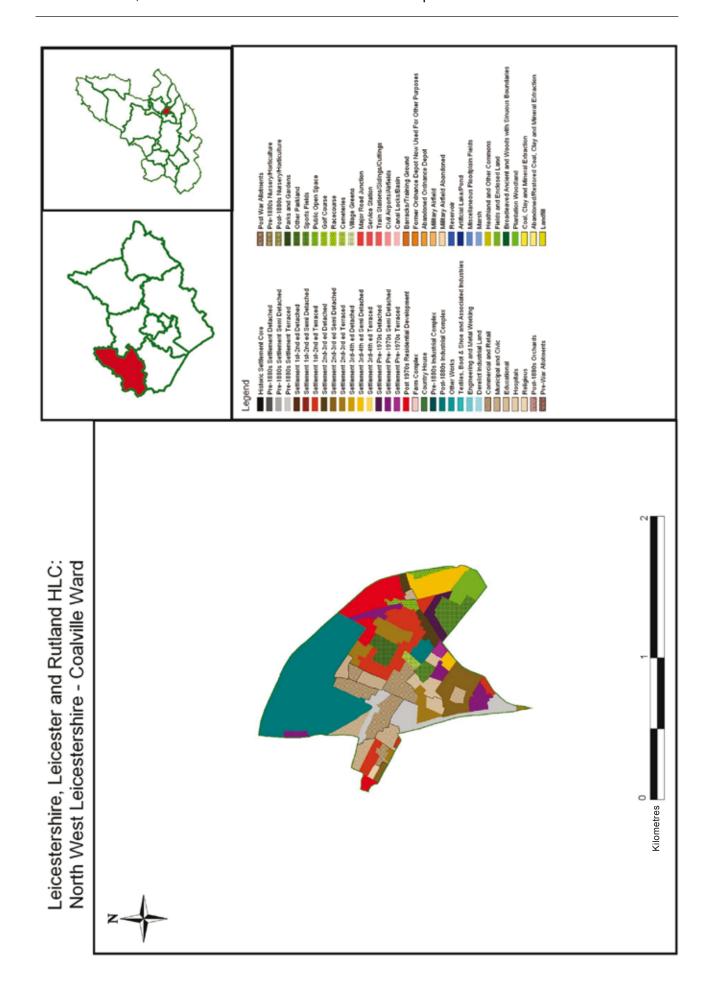
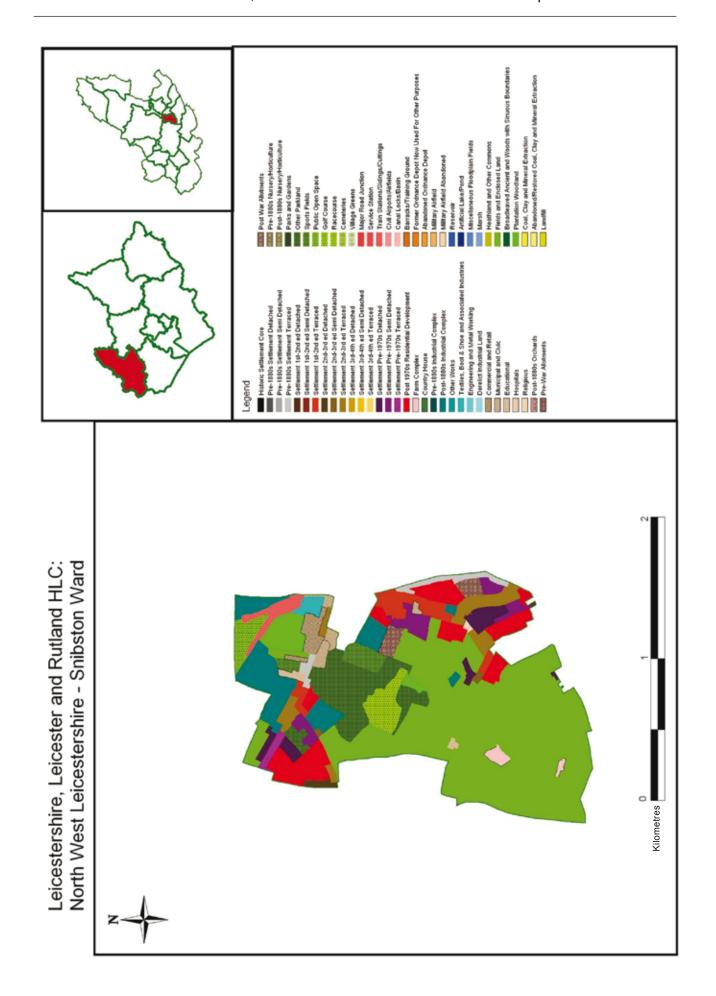
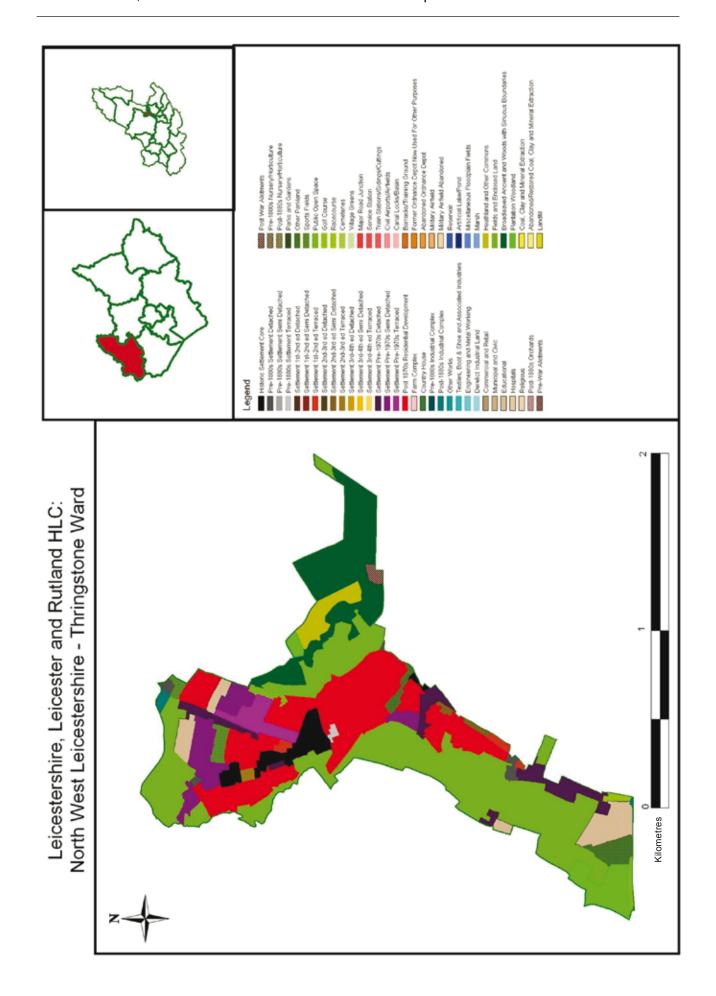


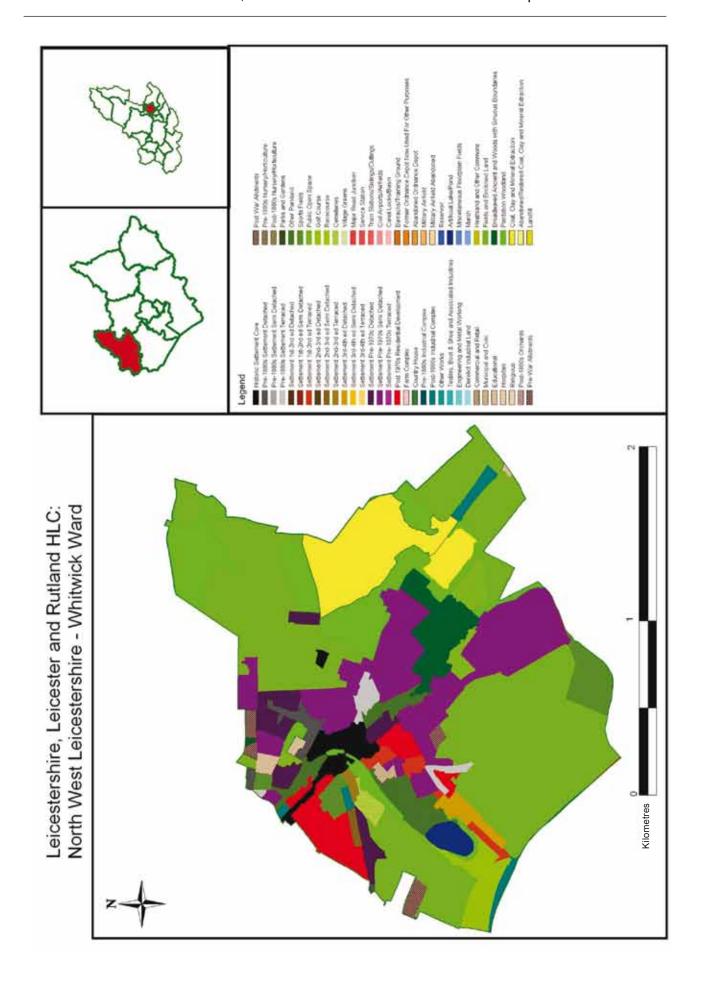
Figure 198. The Distribution of All Settlement Across North West Leicestershire District

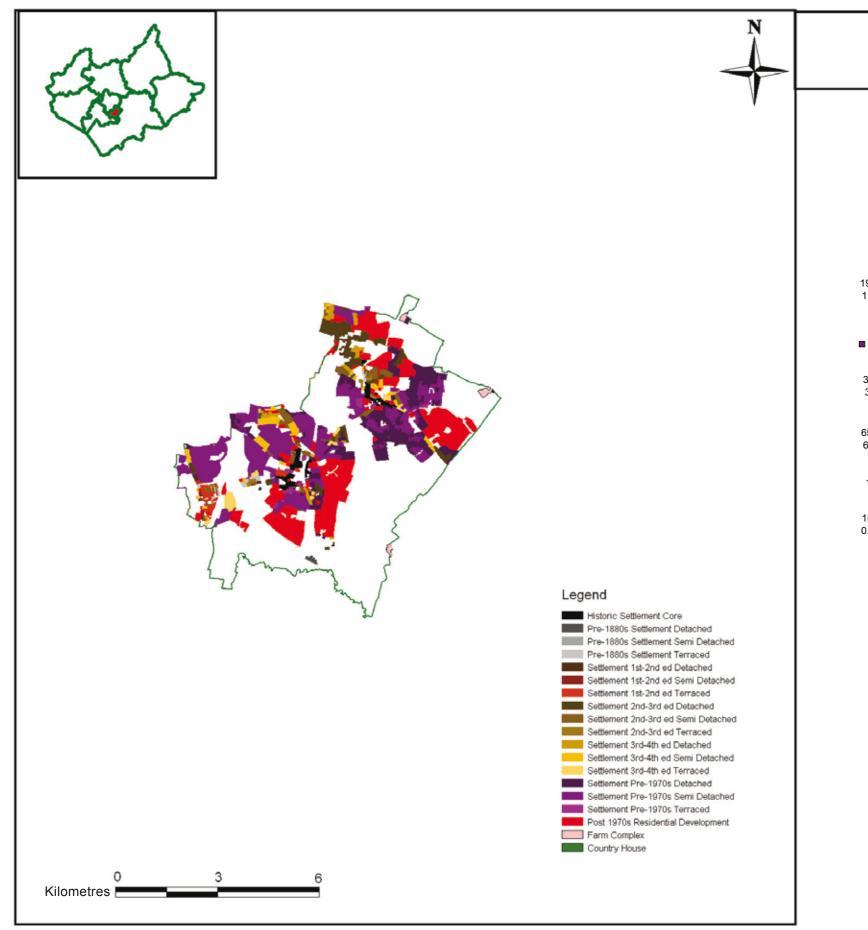












Oadby and Wigston: All Settlement

■ Country House

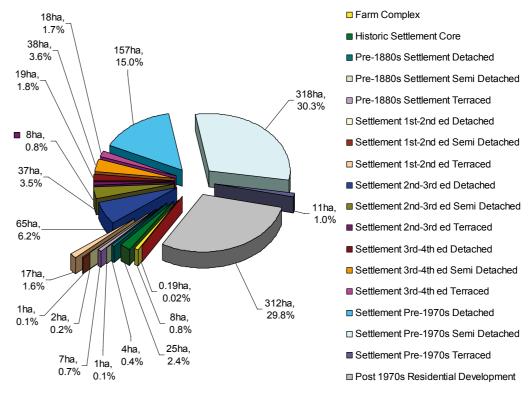
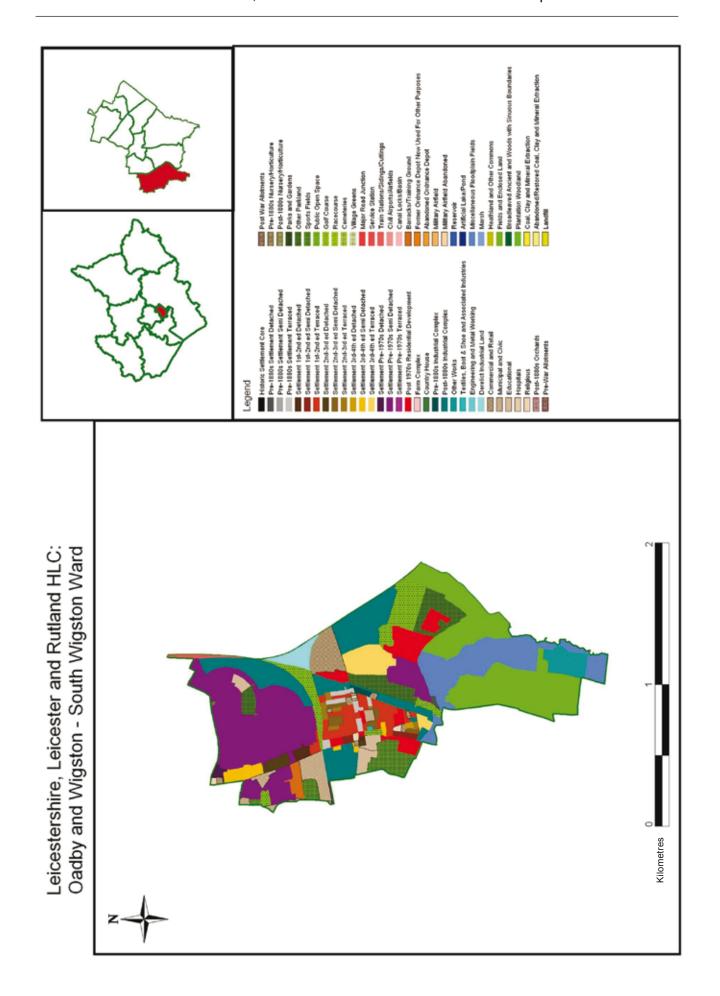
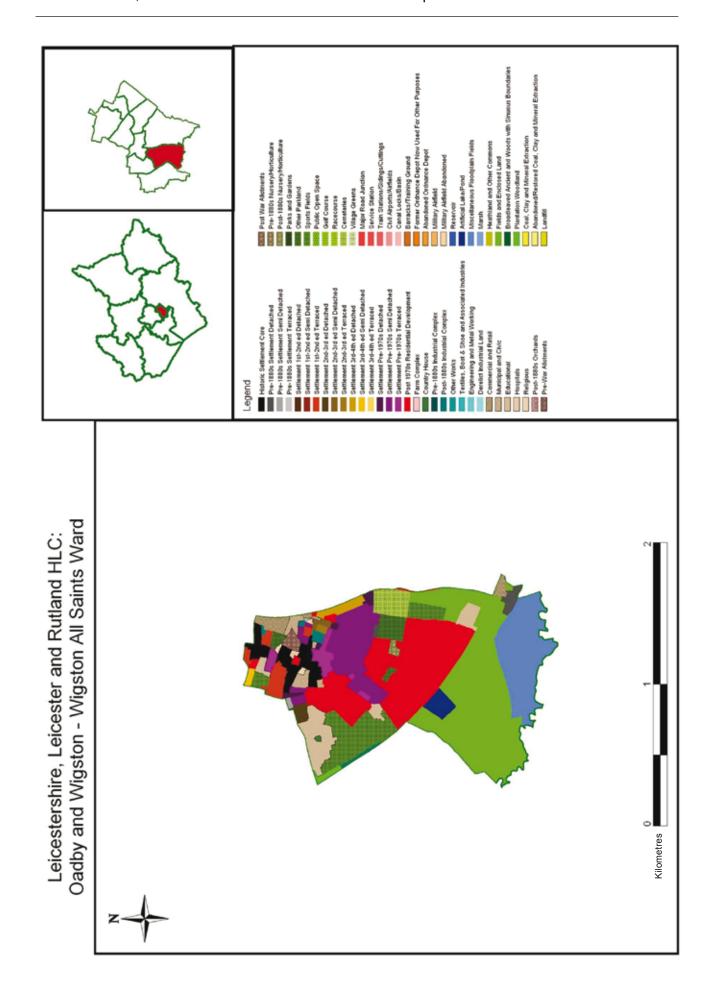
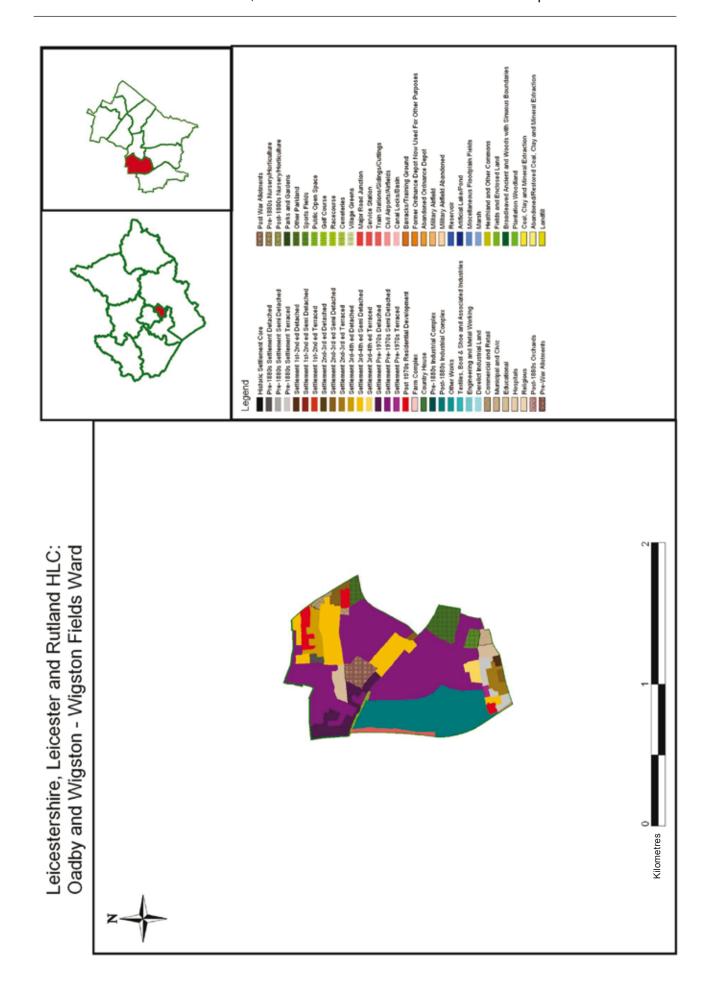
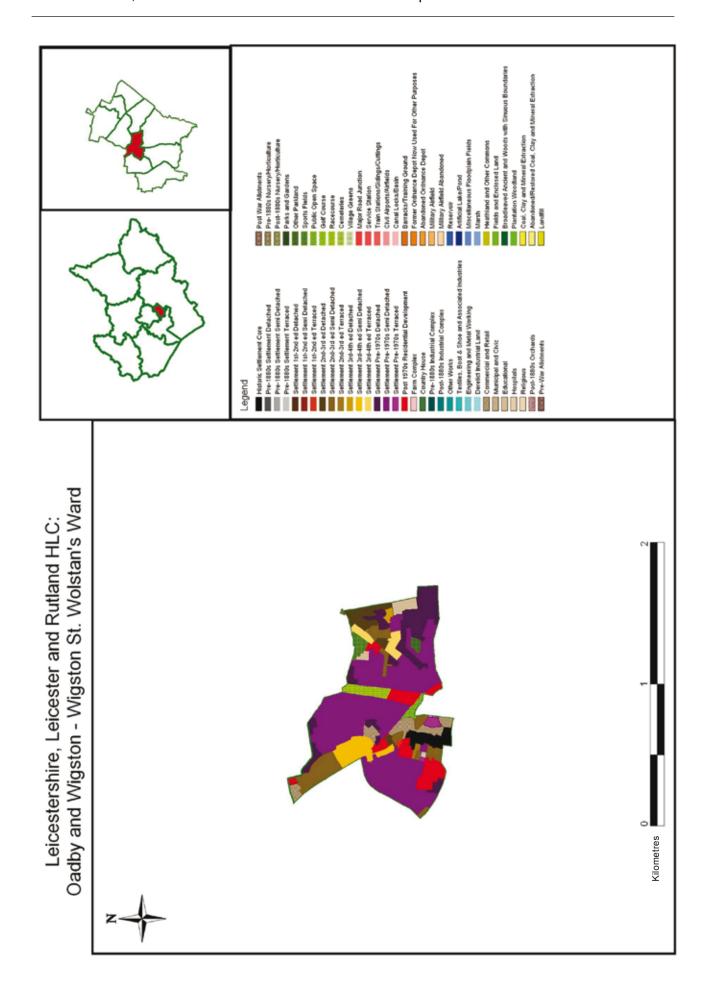


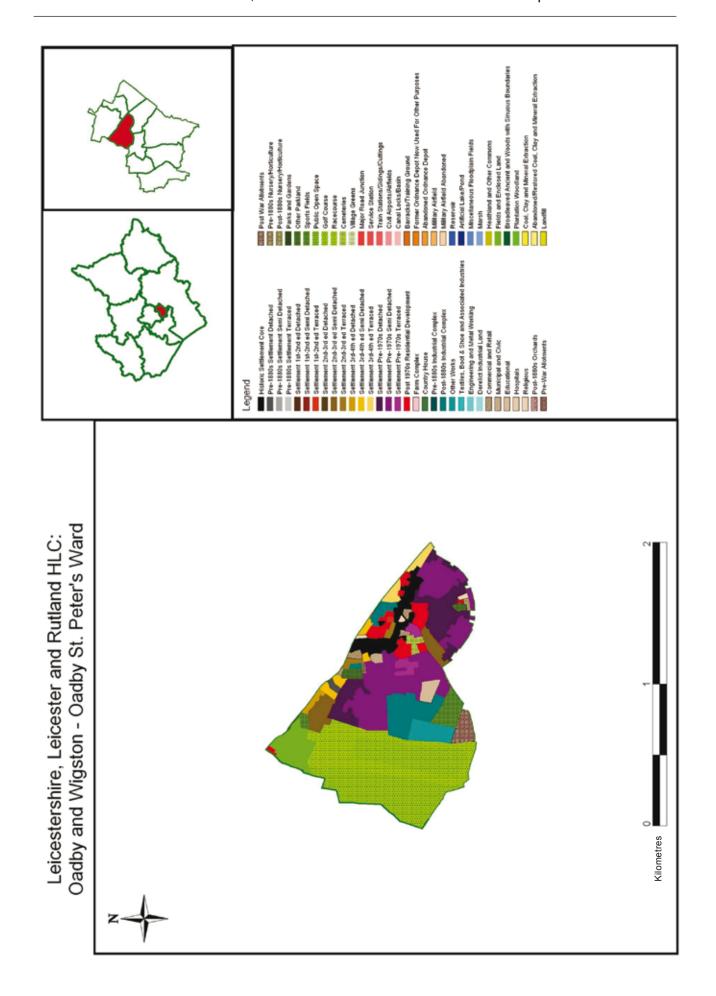
Figure 204. The Distribution of All Settlement Across Oadby and Wigston Borough

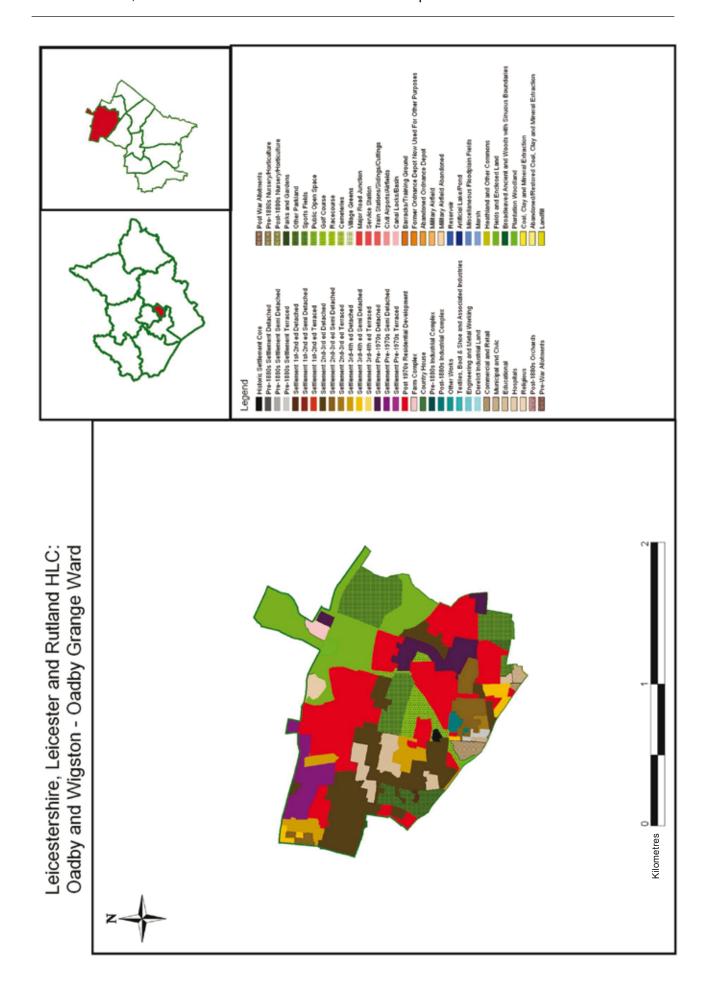


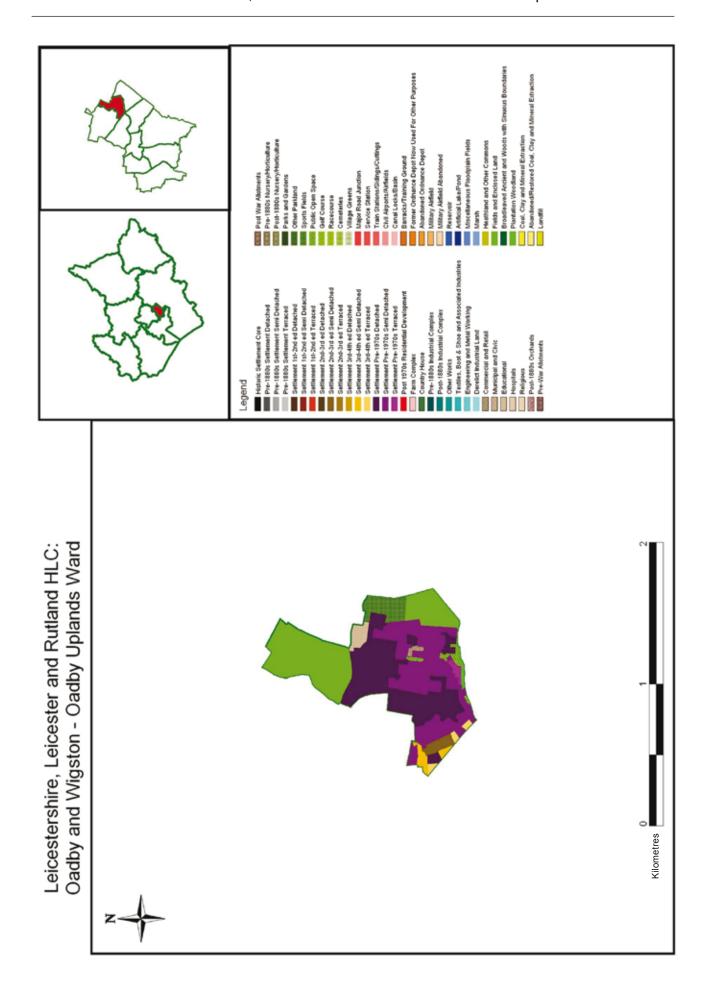


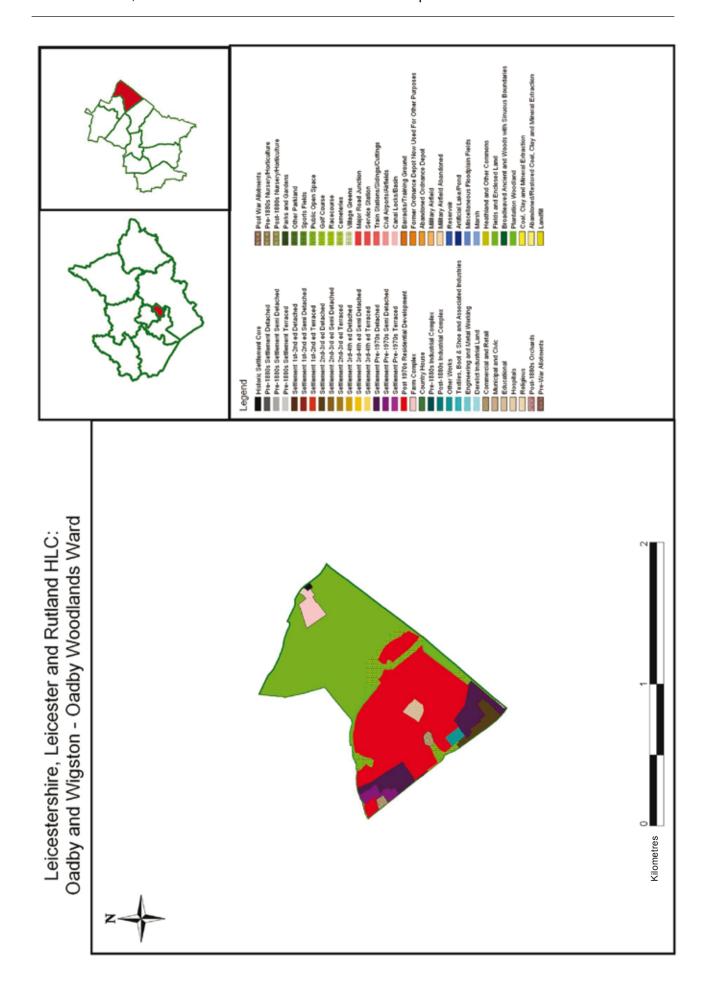


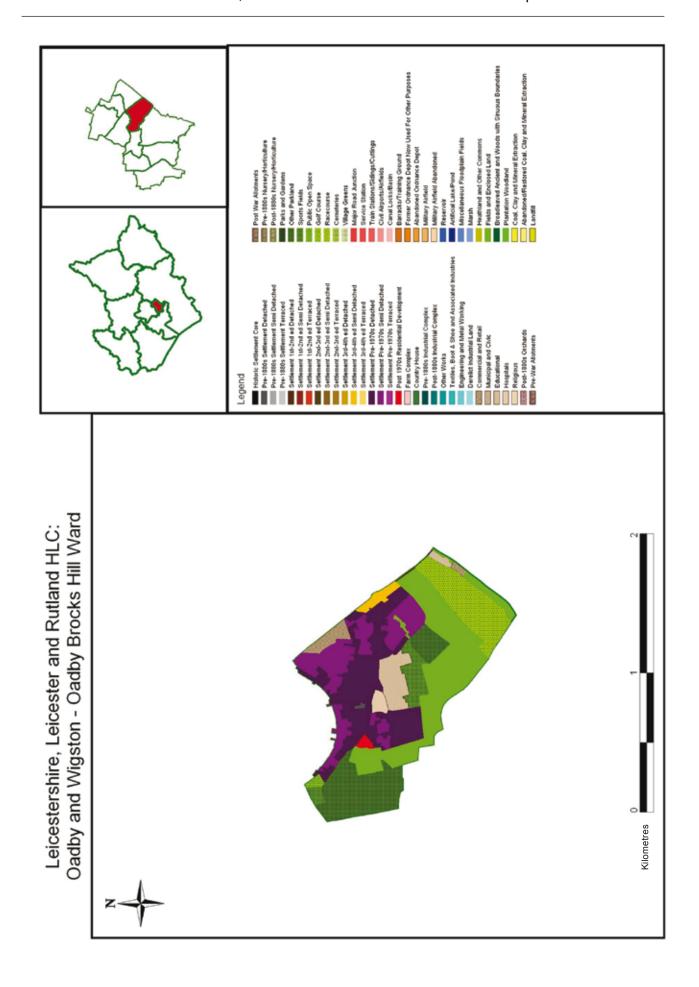


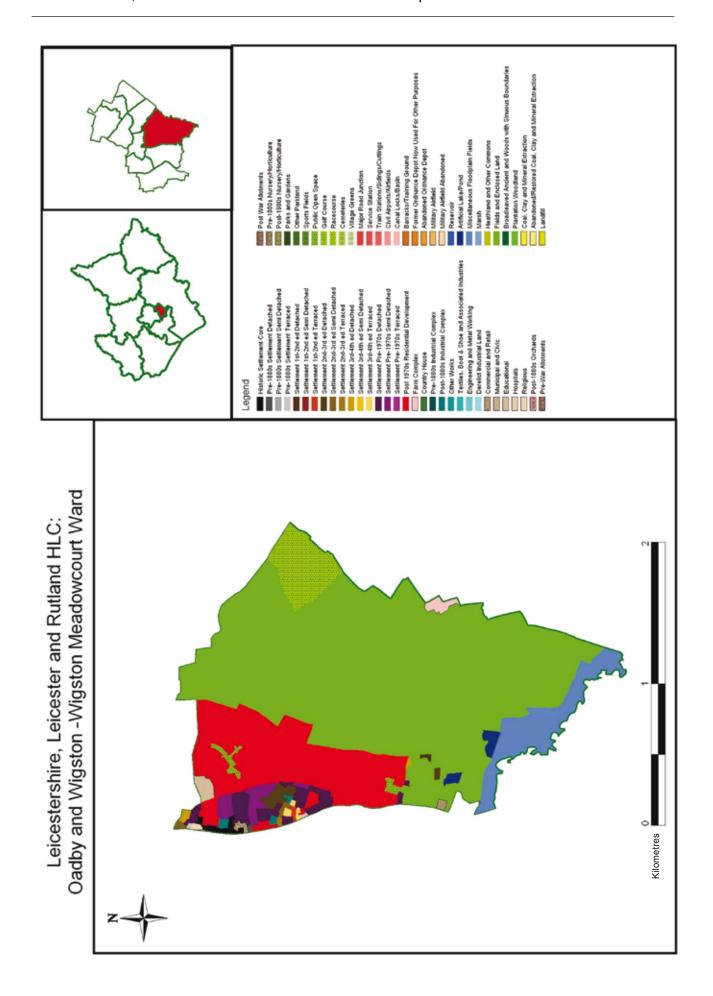












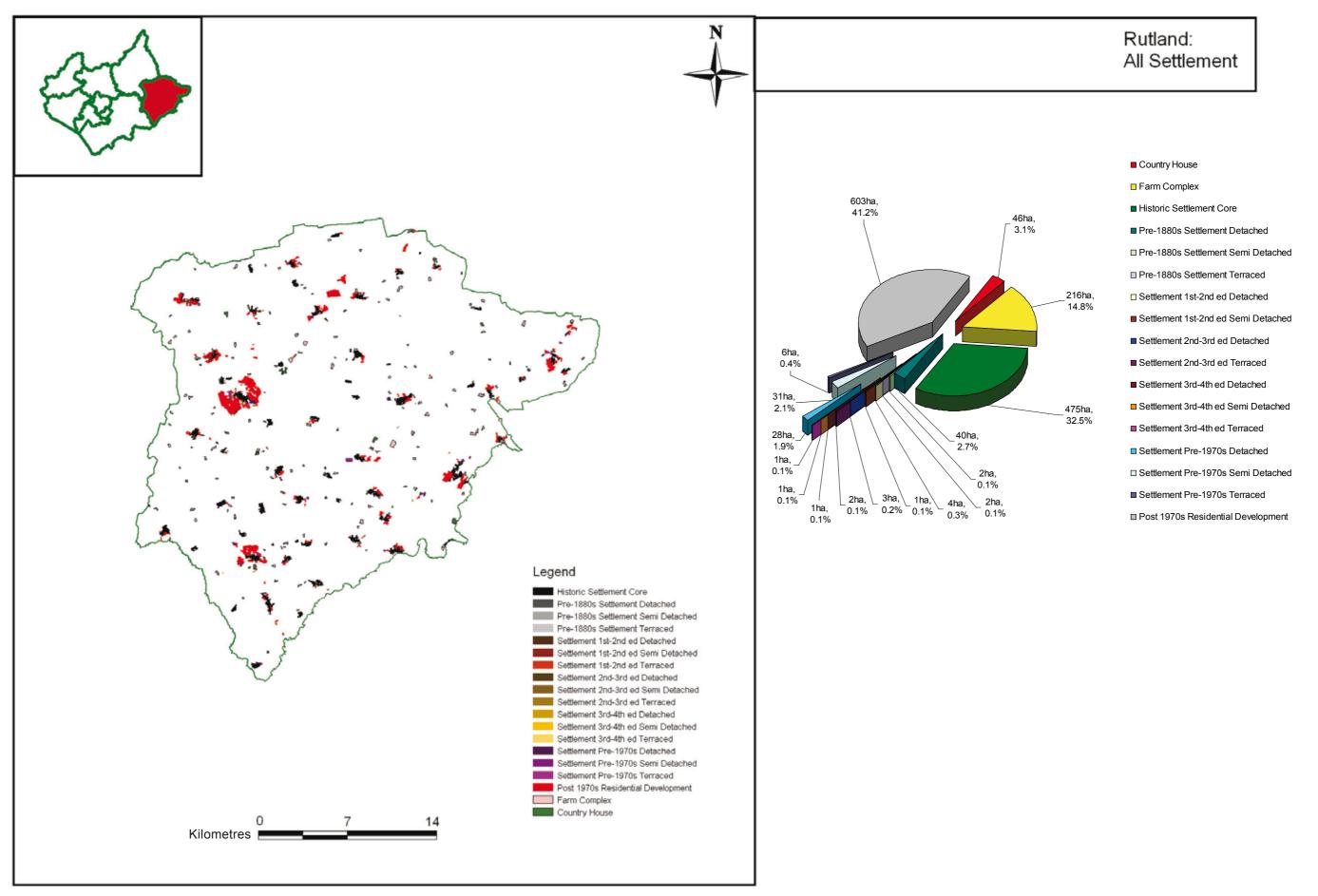
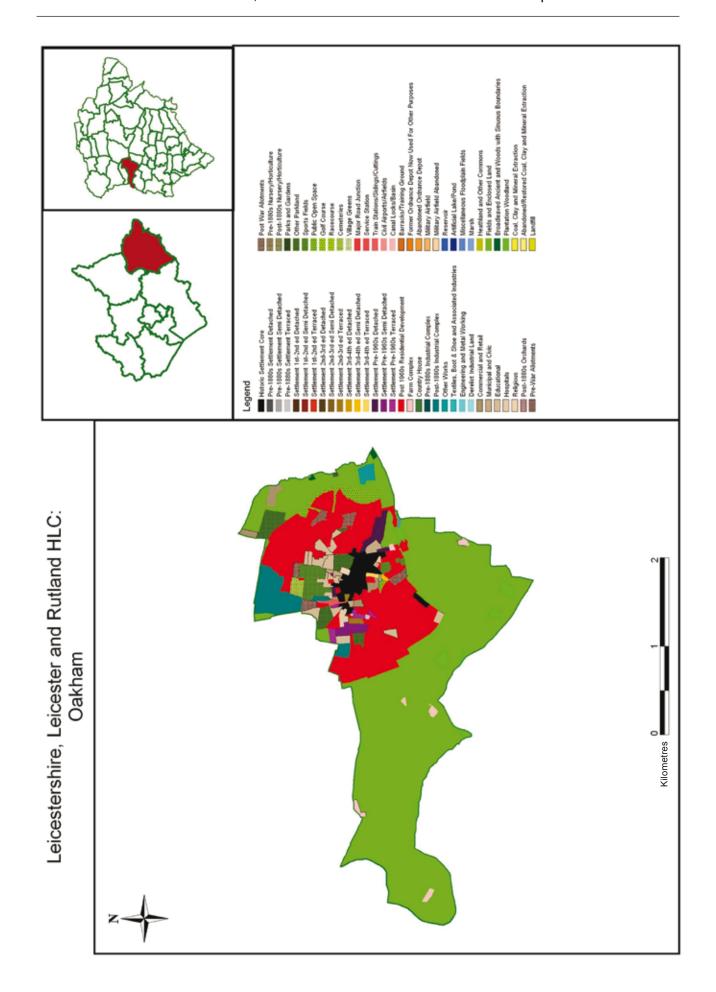
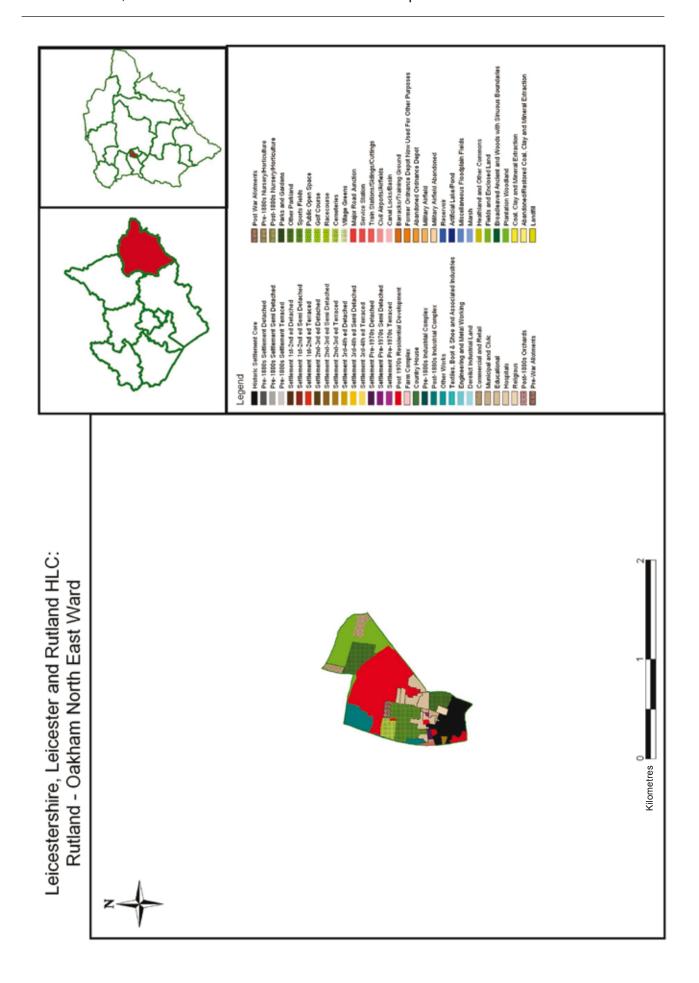
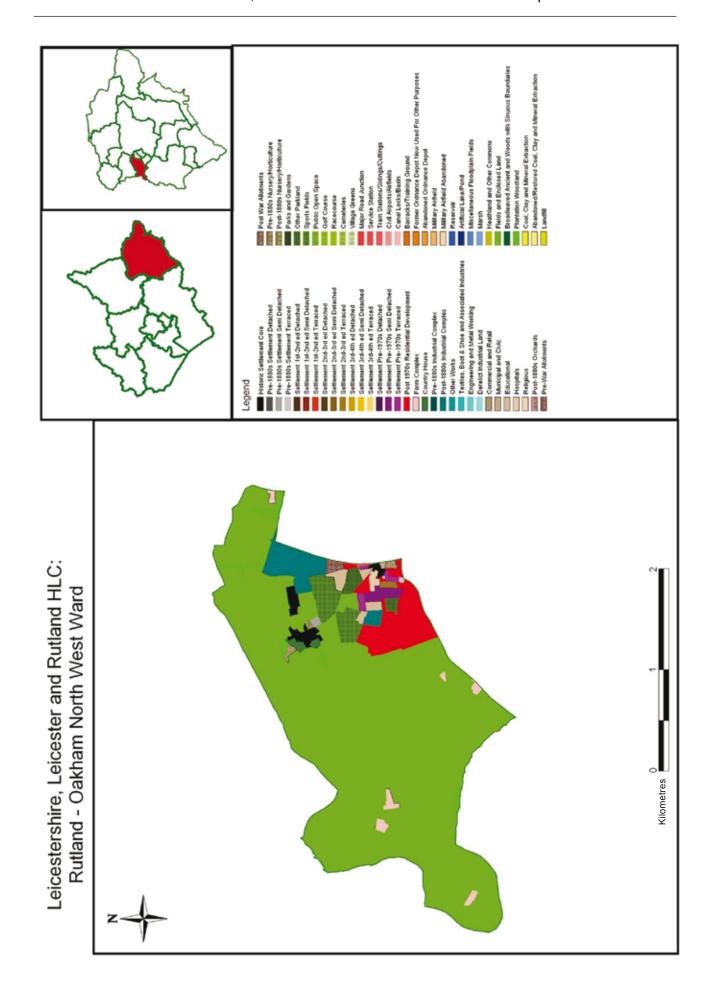
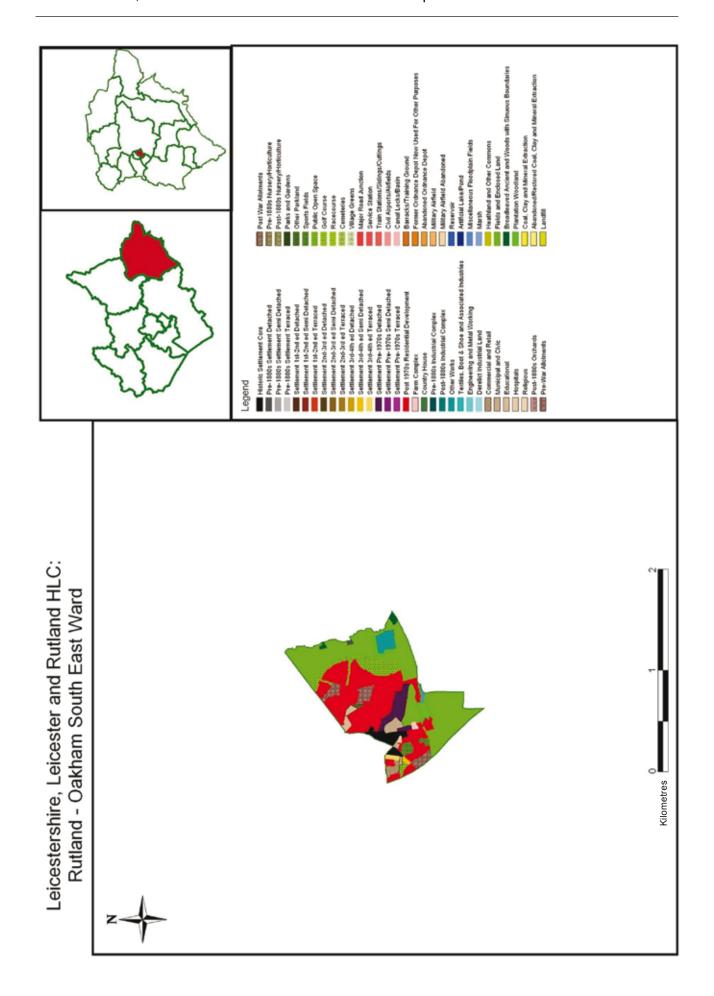


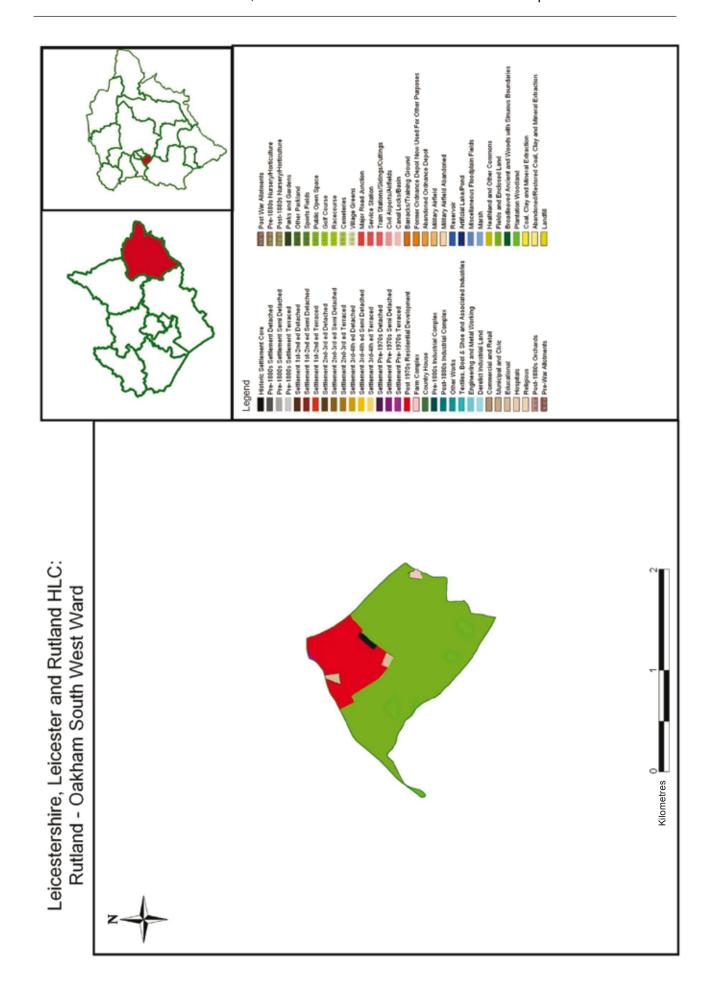
Figure 215. The Distribution of All Settlement Across Rutland County











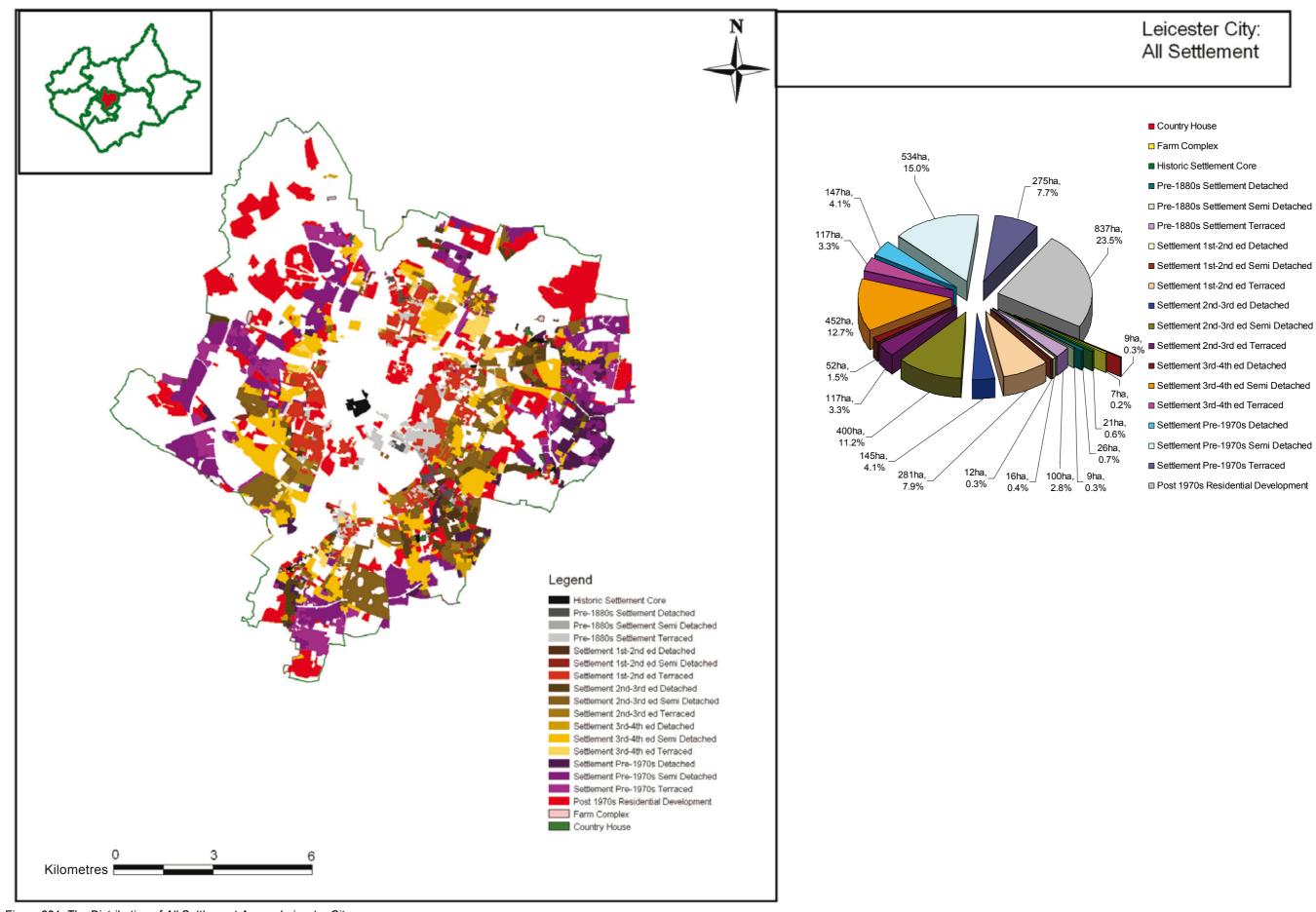
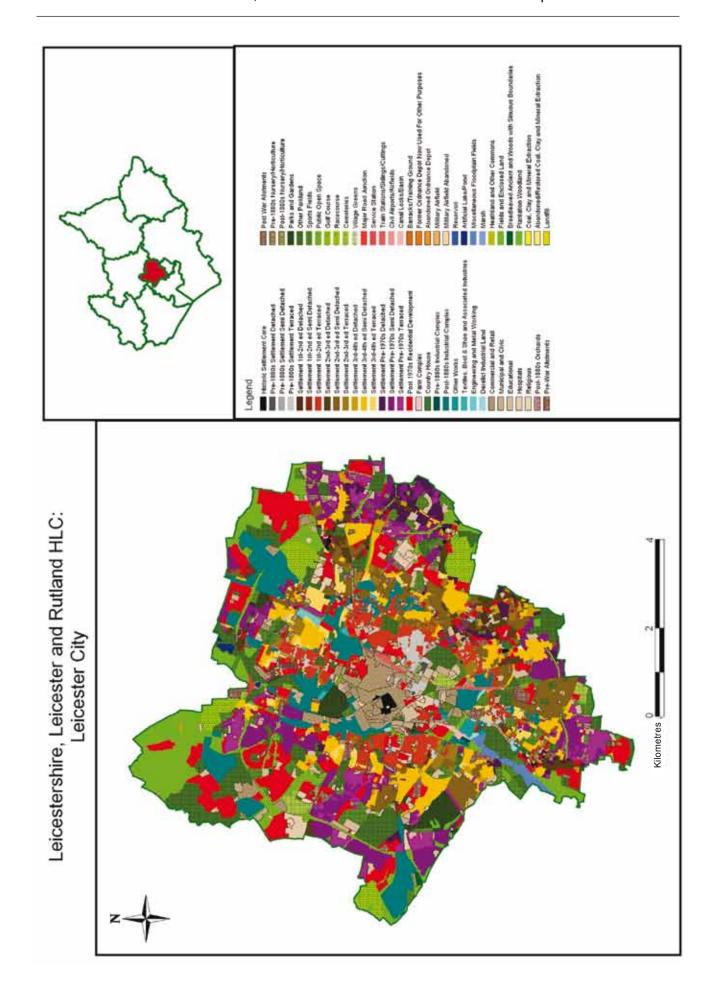
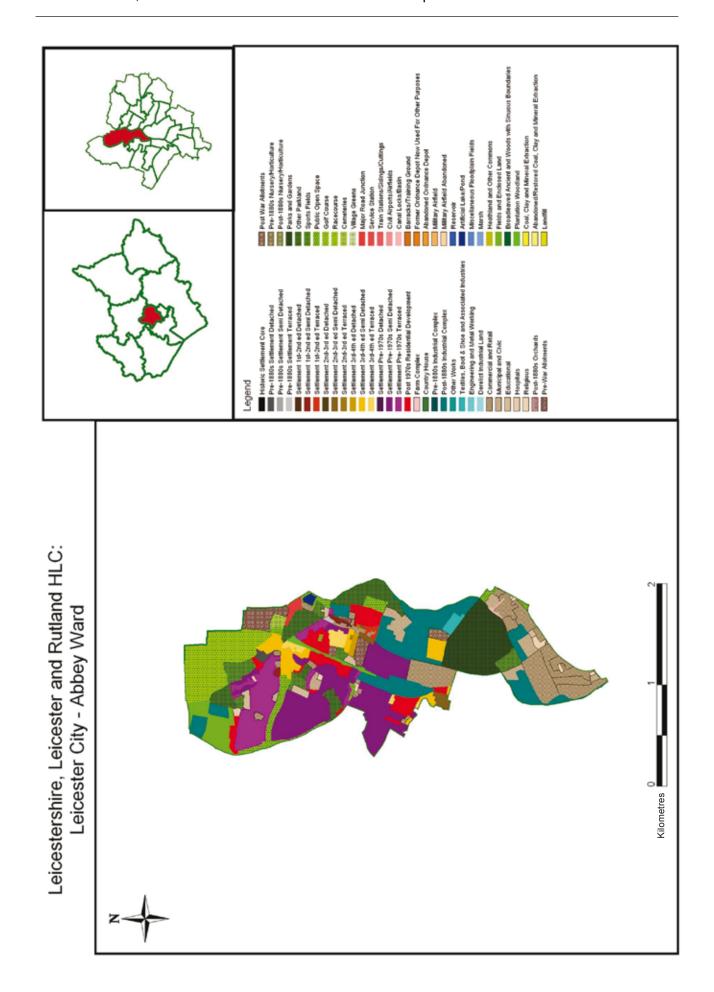
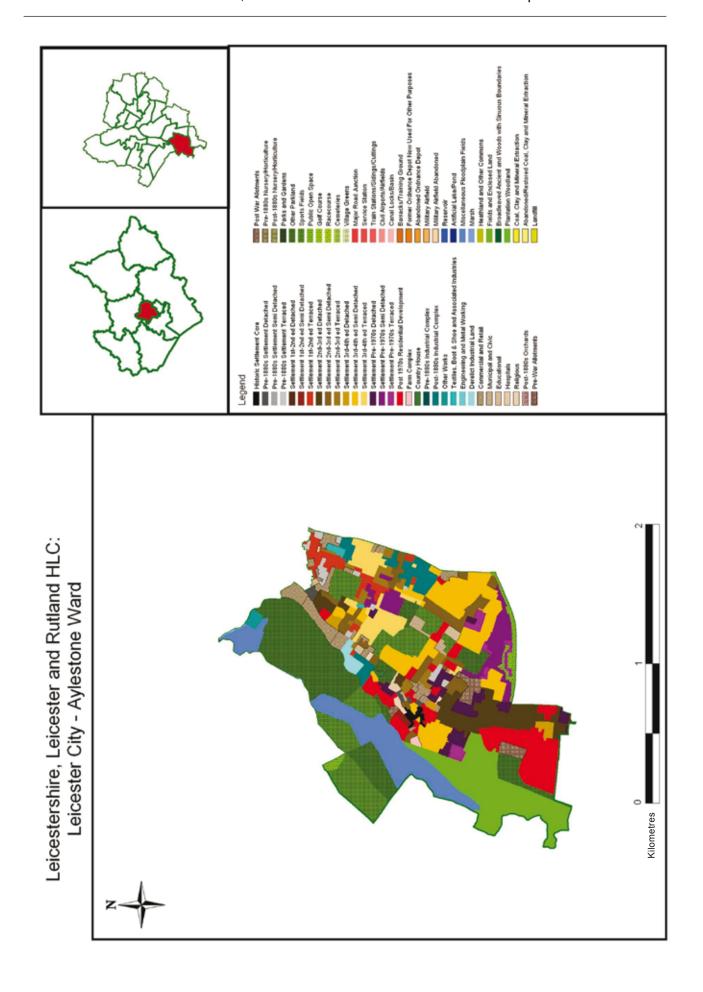
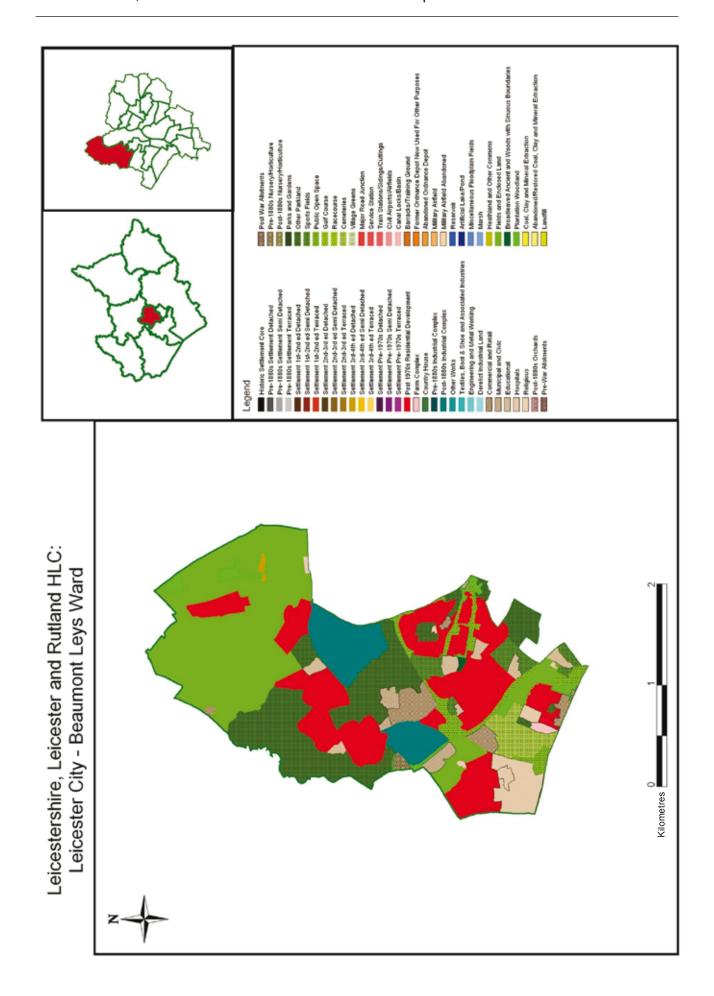


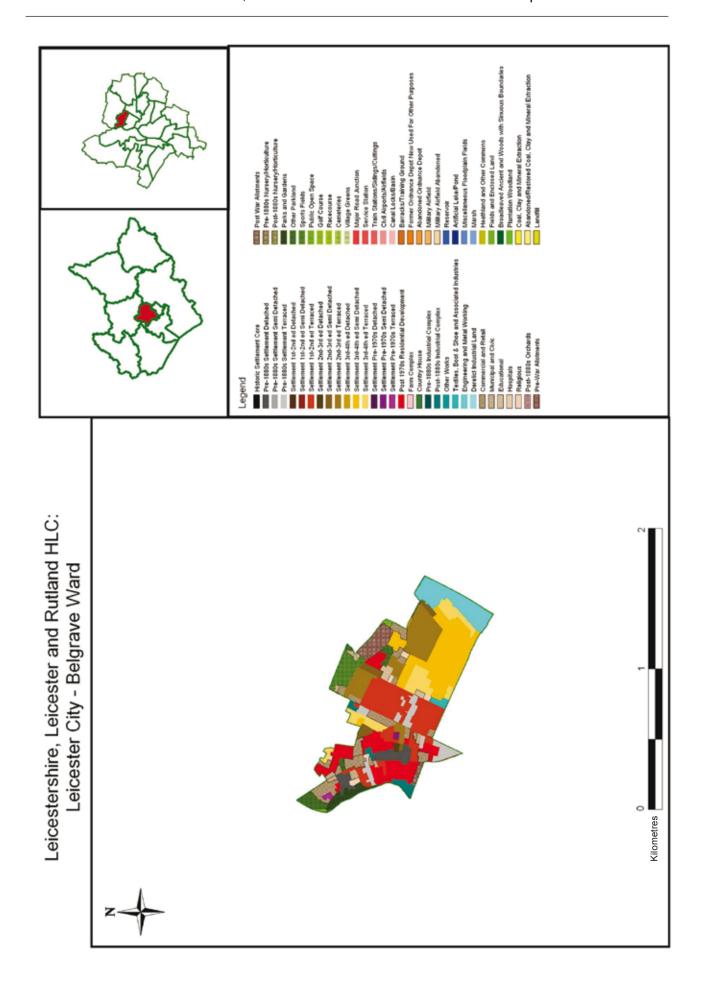
Figure 221. The Distribution of All Settlement Across Leicester City

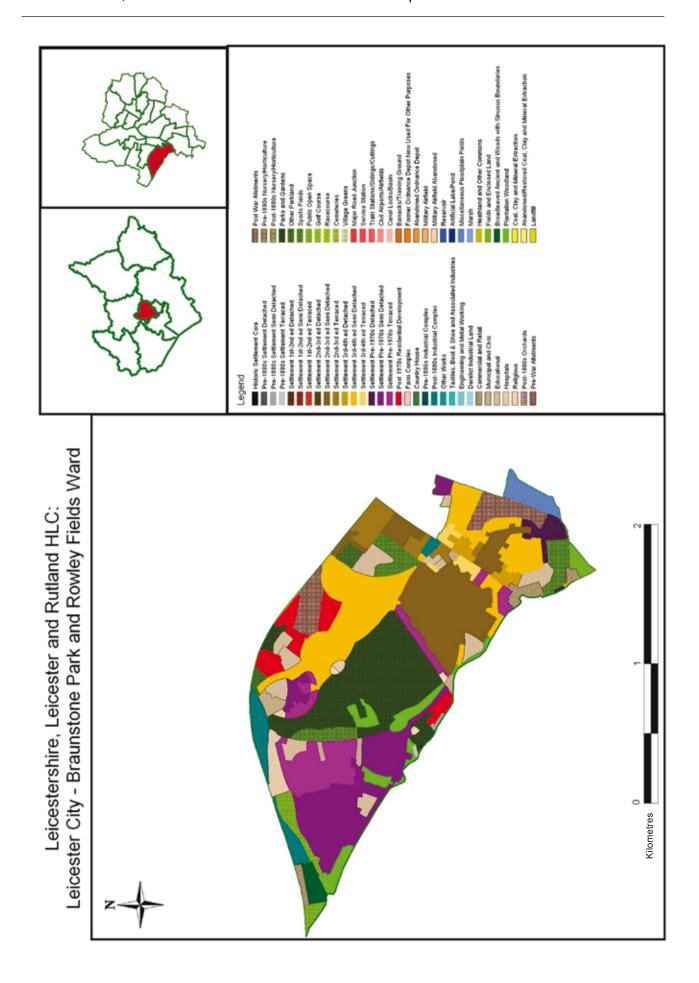


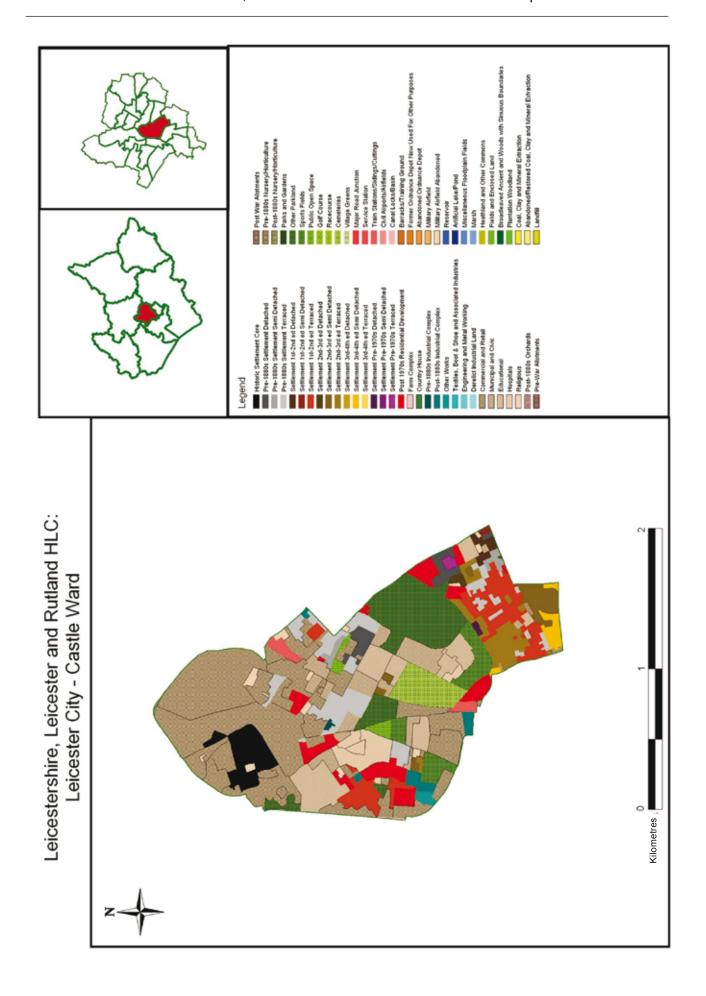


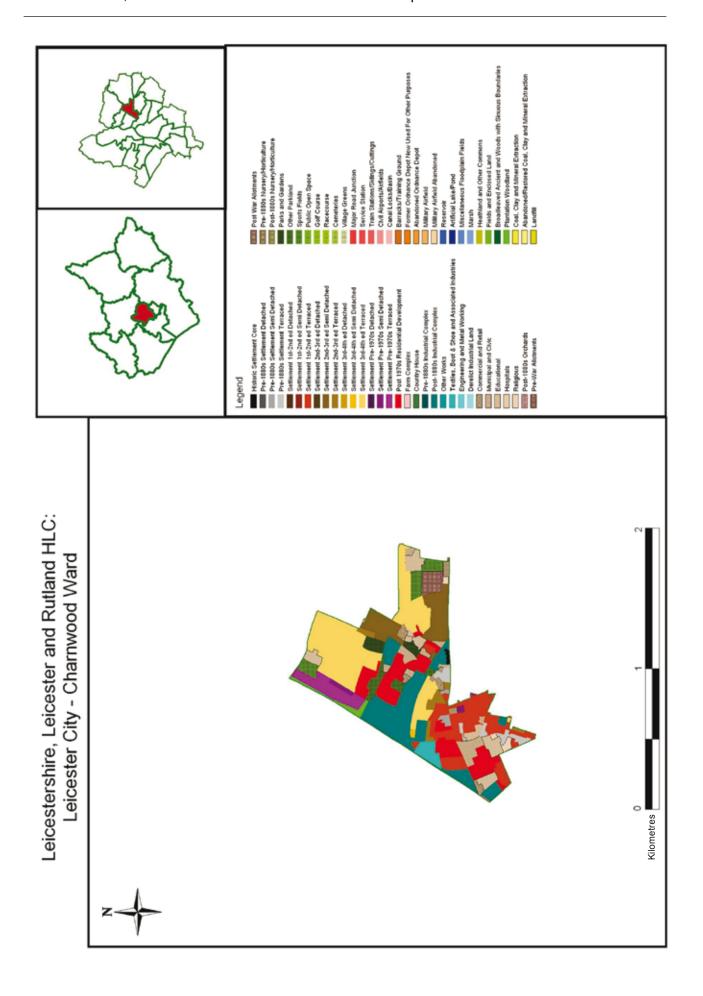


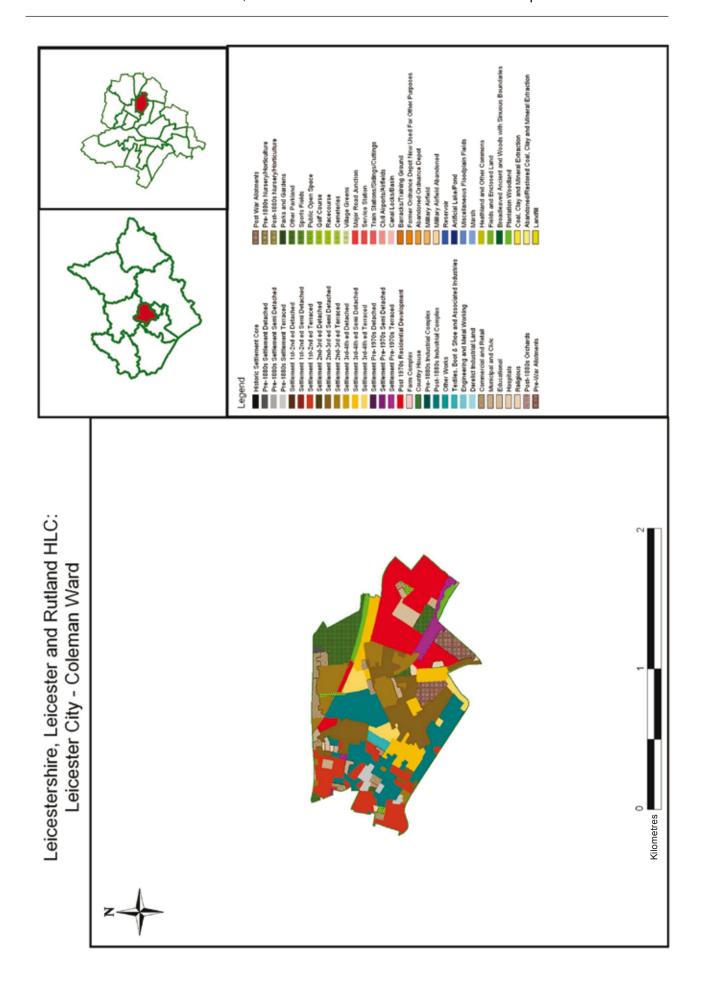


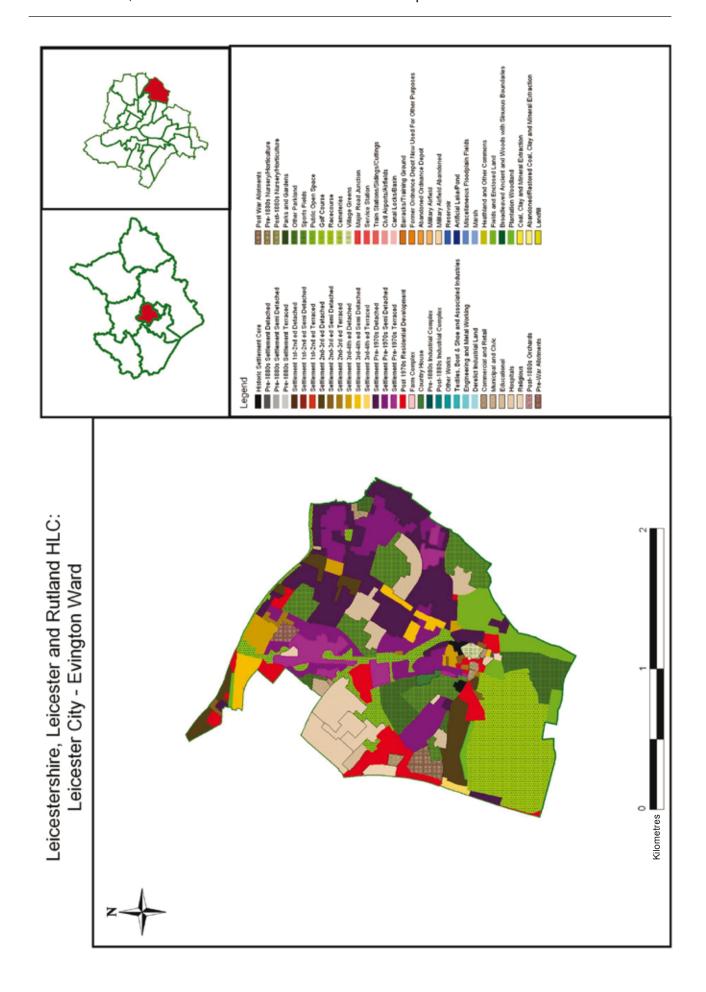


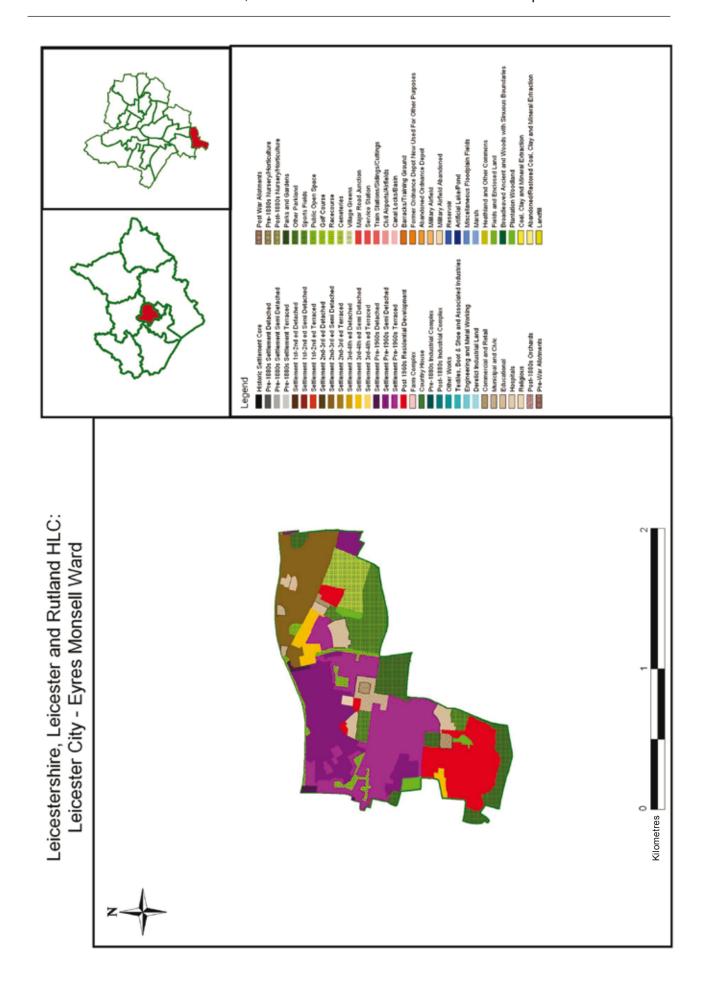


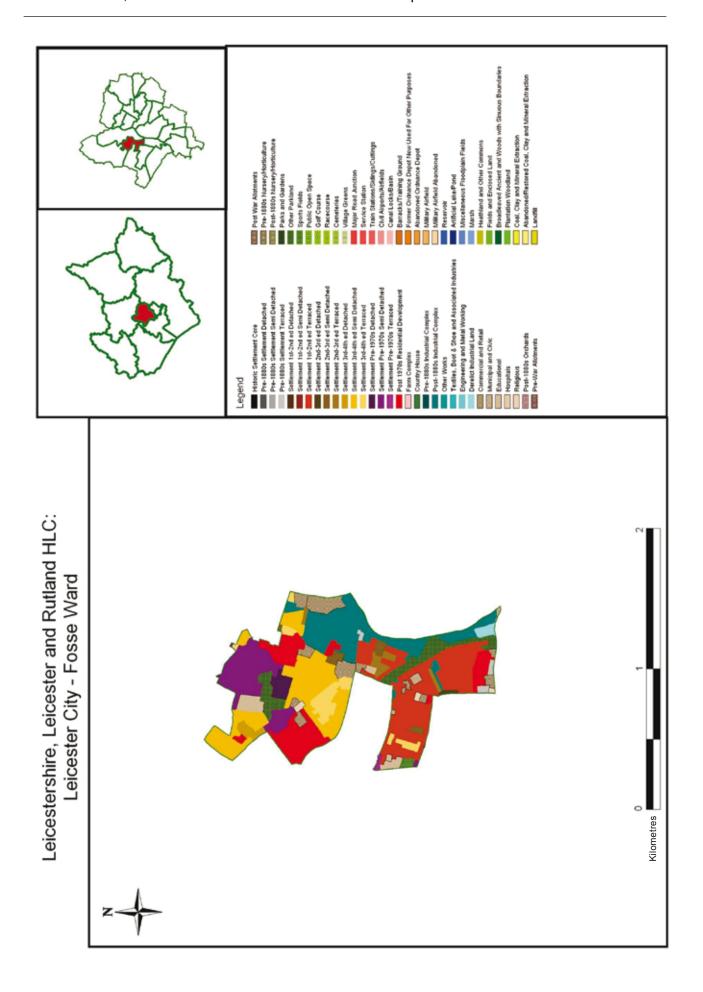


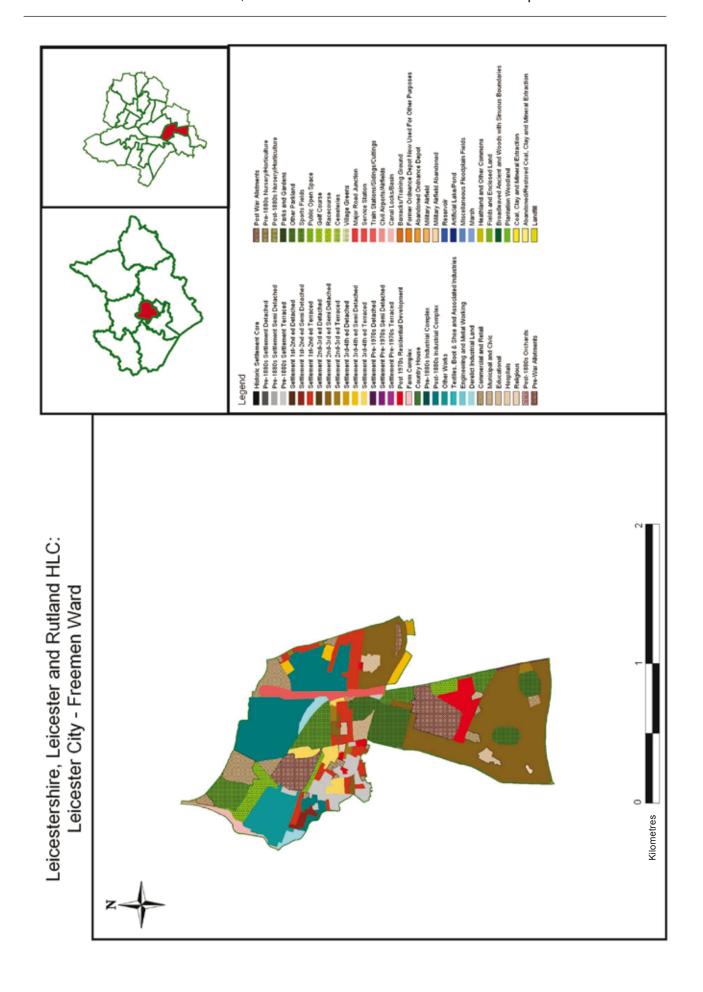


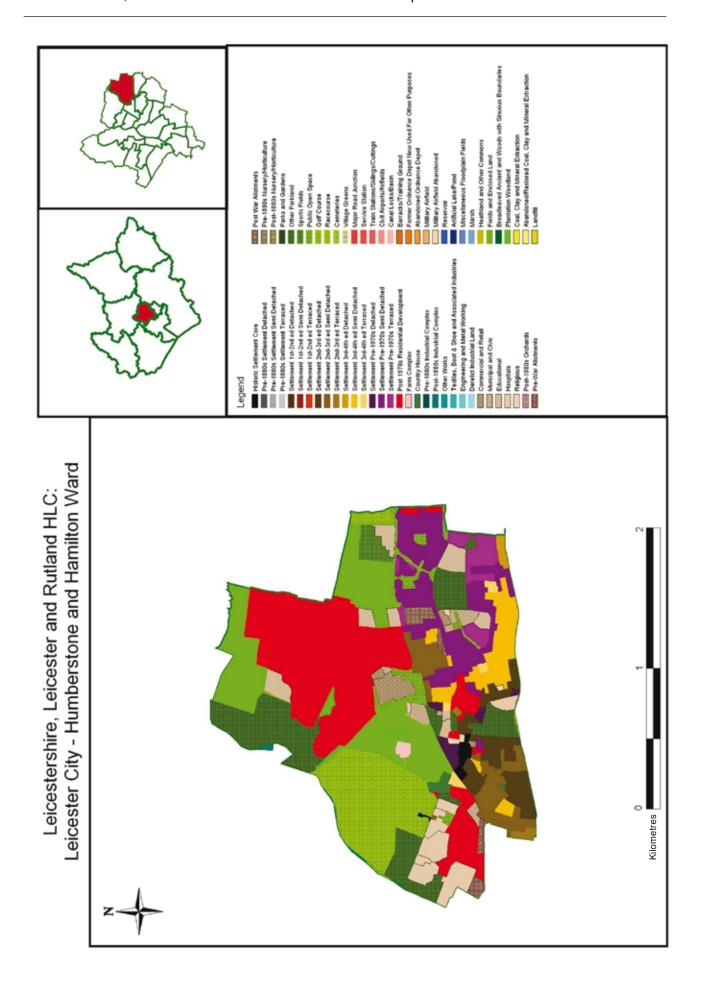


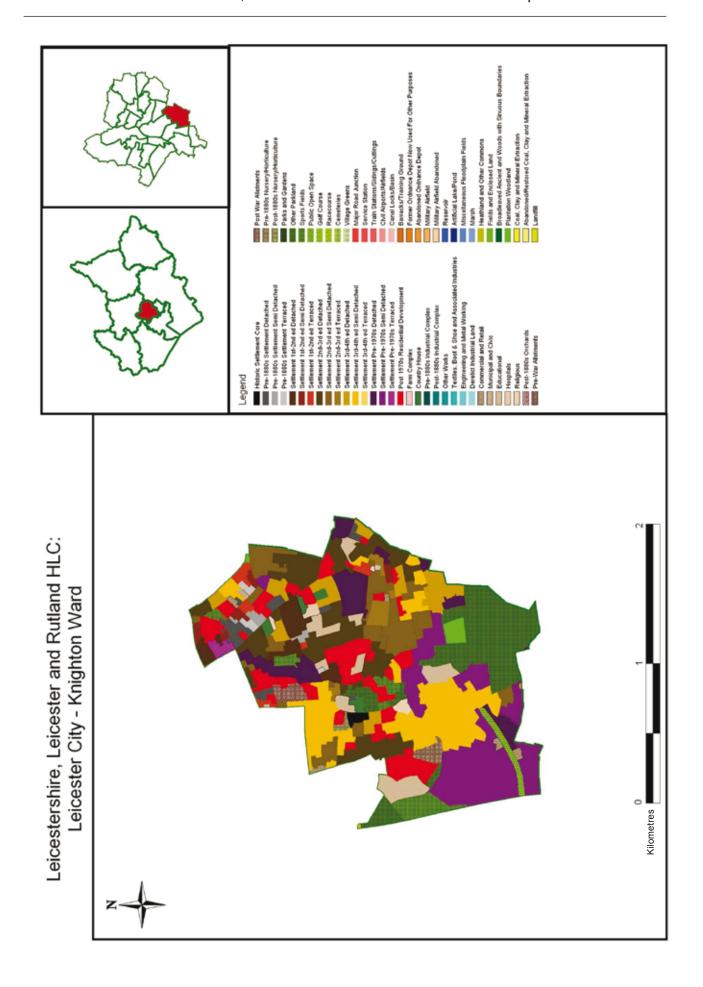


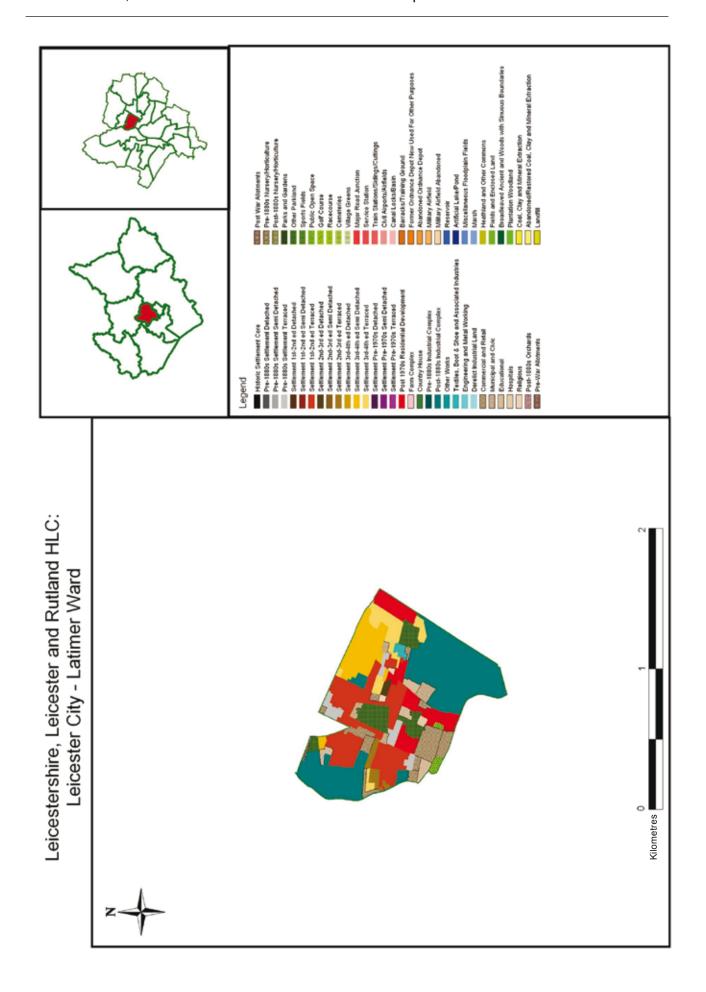


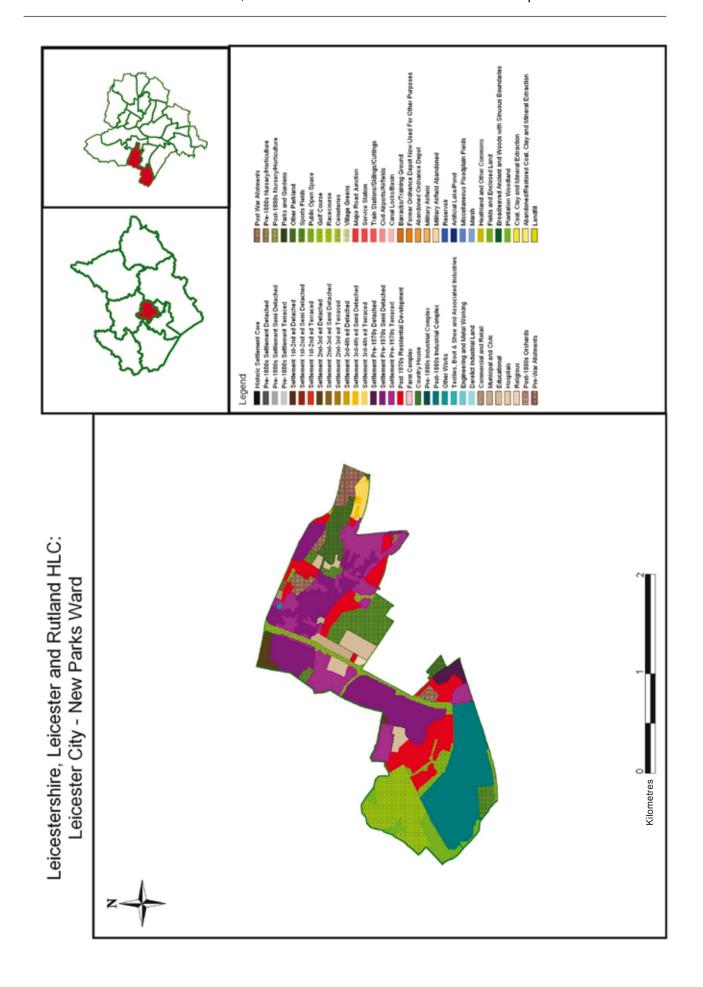


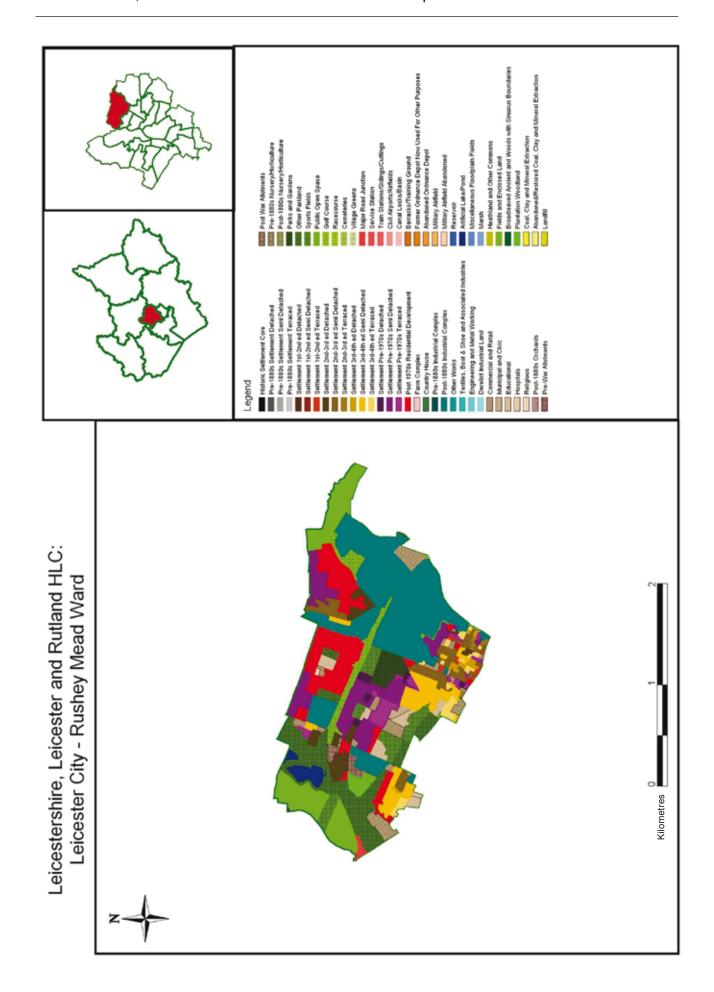


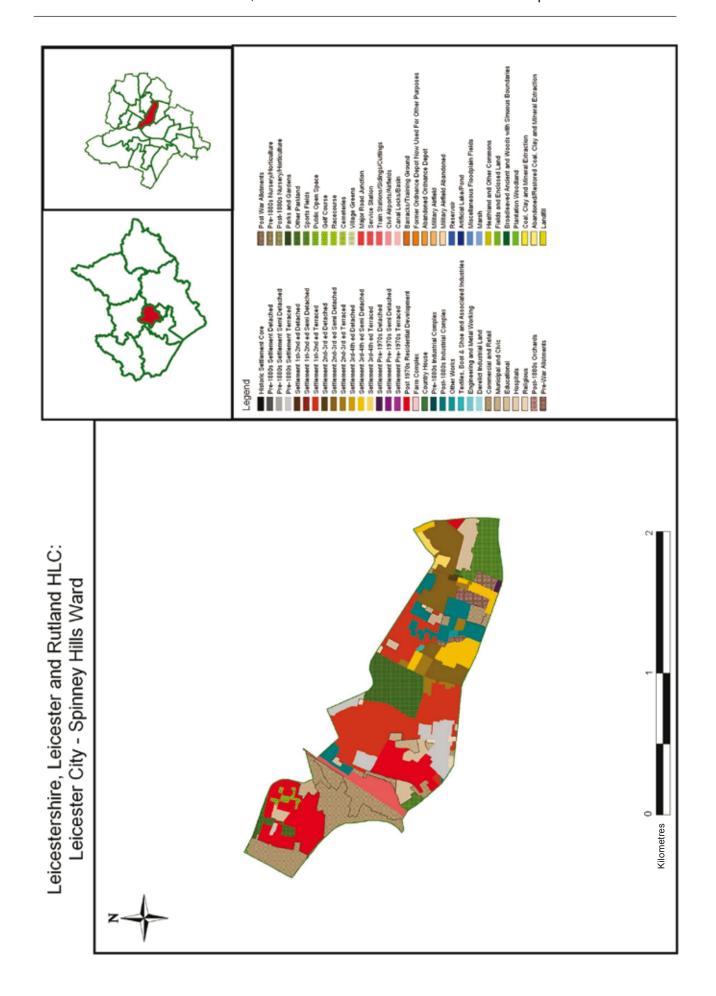


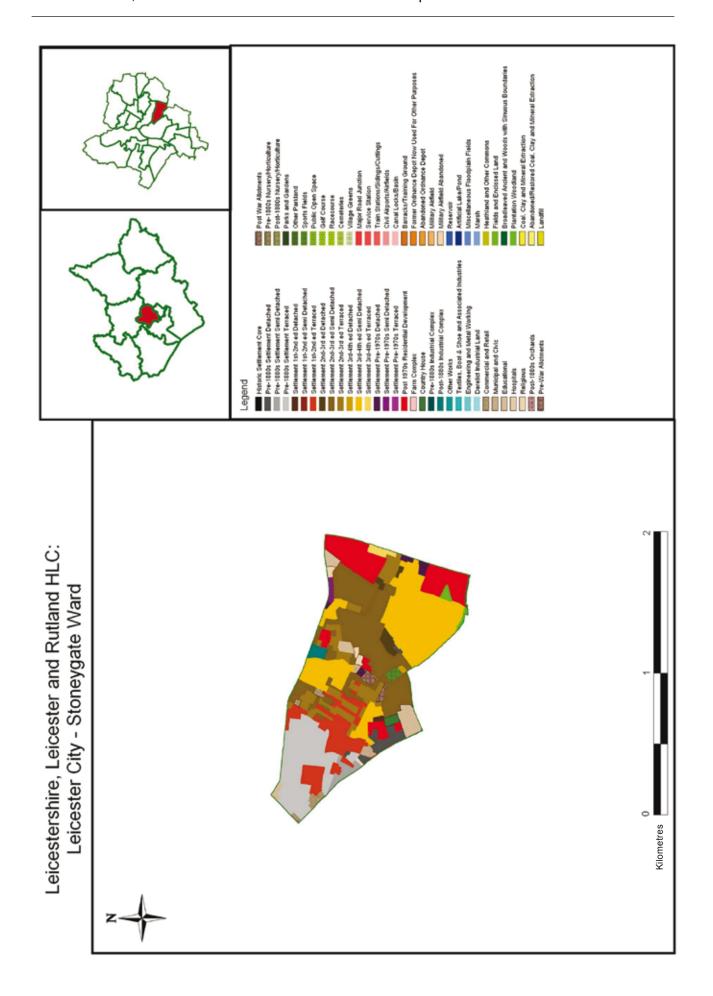


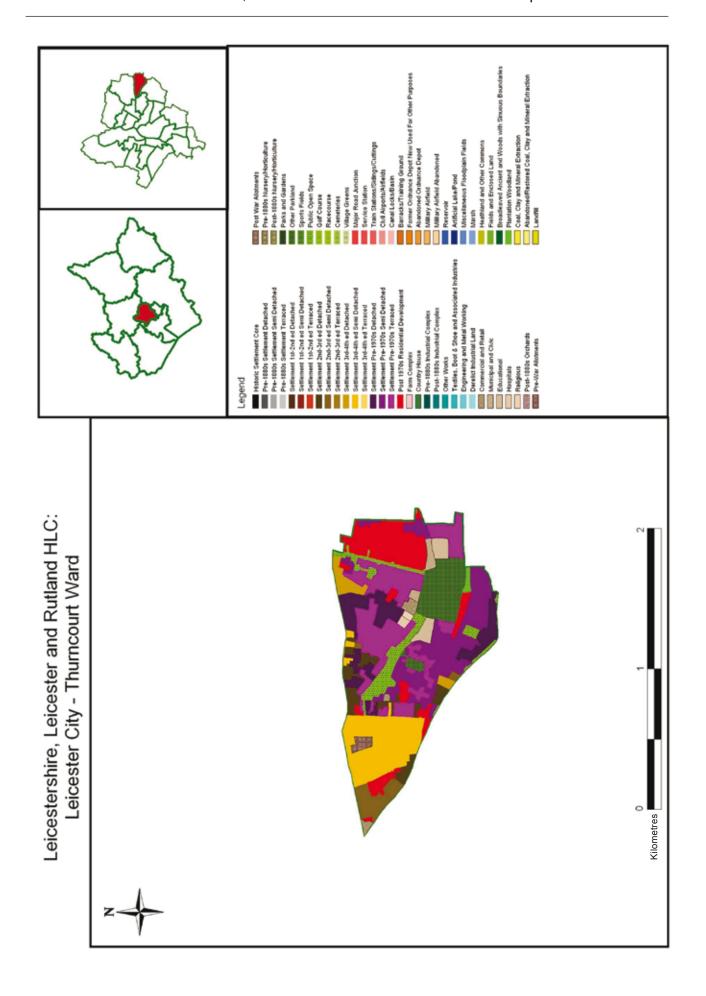


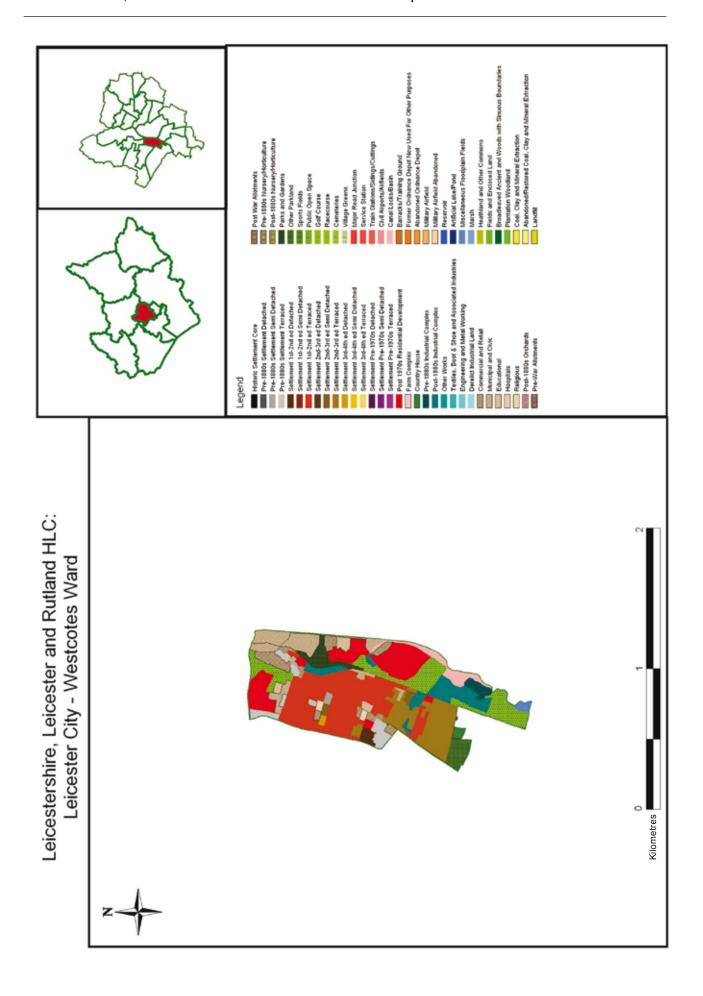


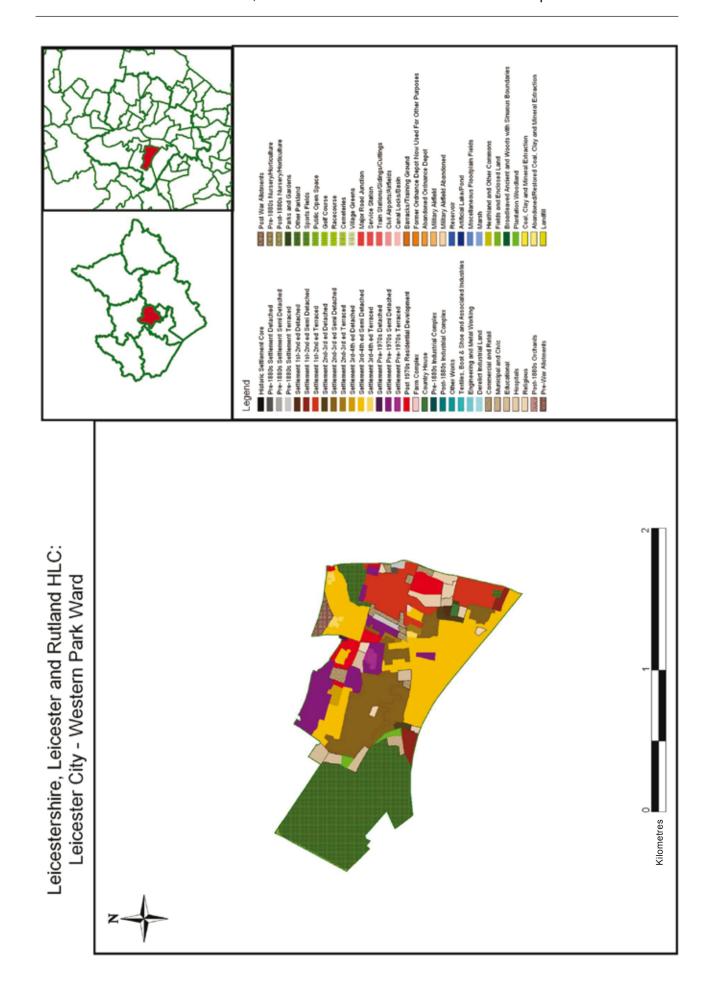


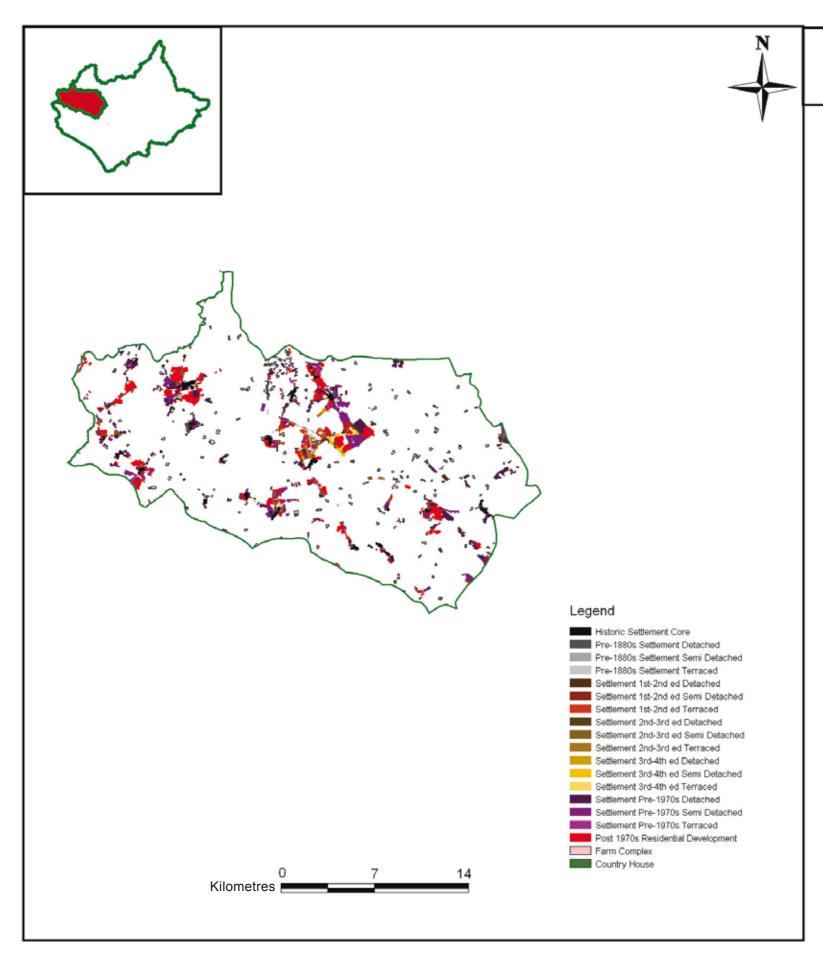












National Forest: All Settlement

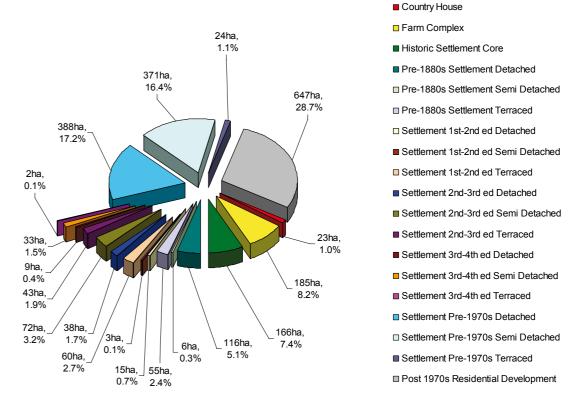


Figure 236. The Distribution of All Settlement Across the National Forest in Leicestershire