

# LANGHAM NEIGHBOURHOOD PLAN 2022-2041



## Support Document SDL 6 Cultural Heritage

April 2022

Final Draft 6 April '22

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## Introduction

1. Langham is a beautiful village, set in a picturesque landscape with open fields criss-crossed with Rights of Way and Bridleways. Alongside this is its long and fascinating history that defines, to a great extent, the look and character of Langham today.
2. Residents take great pride in both the setting and the cultural heritage of Langham and work hard to ensure that both are afforded the protection they deserve to ensure the character of the parish is preserved for future generations.

## A Short History of Langham by *The Langham Village History Group*

([www.langhaminrutland.org.uk](http://www.langhaminrutland.org.uk))

1. The earliest evidence of people occupying the parish of Langham comes from flint arrow and axe-head finds, and a Neolithic barrow sited near to the present day eastern boundary of the village. The finds continue with Bronze Age ditches, pottery and a bronze axe-head. The earliest evidence of building is from several Iron Age enclosures sited both within the village boundary and in the wider parish. Like many other places in Europe, we have evidence of the Roman occupation; a bronze statuette of the god Jupiter, pottery finds and the possible site of a camp on Ranksborough Hill. This is followed by the discovery of Saxon pottery shards around the village core. (see *Maps in Appendix 2*)
2. Life becomes a little clearer towards the end of the Saxon period. King Edward the Confessor, who died in 1066, left in his Will part of Rutland, including Oakham and Langham, to his wife Edith, with the intention that on her death, ownership would transfer to Westminster Abbey. However, following William the Conqueror's invasion of England, he took ownership for himself.
3. In 1086, William ordered a great survey of England, now known as the Domesday Book, to determine land ownership in England and to identify what taxes could be raised. Langham was not named but it is believed that it was one of the five berewicks listed under the entry for Oakham.
4. Eventually, Westminster Abbey was granted the Manor of Oakham with Barleythorpe (the Deanshold) and the great tithes on cereal crops for Langham and other villages. Langham itself was attached to the other Oakham Manor (Lordshold) and the earliest reference to a separate Manorial Court for Langham is in 1398.
5. The Abbot of Westminster came to own some land in Langham as well as having a right to the great tithes. There is a record of an attempt by Richard de Ware, Abbot from 1259 to 1283, to recover thirty acres of land at Langham alleged to belong to the Abbey, and in 1297 William de Chevington was Steward of the Abbey's interests in Langham.
6. In the first quarter of the 13<sup>th</sup> century, Langham was granted licences by Henry III to hold markets which were probably held around the 11<sup>th</sup> c village cross positioned at the crossroads, in an area that is now part of the Manor Garden. The cross, now consisting only of its carved base and half of its post, was relocated sometime in the 17<sup>th</sup> century to the south-east end of the churchyard.

7. Mediaeval houses in the village would most likely have been half-timbered structures, roofed with thatch. They would have been located in two lines one to the north of the church following a similar route to today's Well Street/Westons Lane, and a second line to the south of the church following the Rookery footpath (then a main thoroughfare) and continuing along part of Church Street. In the 16<sup>th</sup> century the village layout plan would have looked little different from that of the present day.
8. One surprising difference is that the main road from Oakham to the north ran through the centre of the village along today's Bridge Street; a much older and narrower bridge remains in place under the present bridge.



**Figure 1:** Langham showing church and village pump

9. Until the late 16<sup>th</sup> century, villagers were tenants of the Manor of Oakham and, in return for the right to cultivate strips of land in the open fields of Langham, would be bound by custom to perform work on the Lord's own land. The land was divided into "open fields" which were cultivated in accordance with a crop rotation laid down by an annual court.
10. A few tenants were freemen; others would be serfs or bondsmen. A serf was not a slave, he had definite legal rights, but he was obliged to live in the village and carry out work on the Lord's land, or pay money in lieu. As time went on, most bondsmen obtained their freedom; as late as 1525 a bondsman named William Dykeman, alias Clarke, obtained his freedom.
11. Our parish church, a key building in the village, would have been used for parish meetings as well as for services. Langham was prosperous enough for the building of the present church to be commenced in the 13<sup>th</sup> century. Building went on at intervals throughout the following century and, in the 15<sup>th</sup> century the roof was raised, the clerestory windows inserted and the parapets and battlements added. It has been claimed that Simon de Langham, a boy from the village born circa 1310, who became a monk and then Abbot of Westminster Abbey and rose in prominence to the positions of Bishop of Ely, Lord Chancellor, Archbishop of Canterbury and subsequently a Cardinal at Avignon, may have funded work on the church. However, taxation returns show that the village and its people generated wealth through the wool trade both in this country and abroad. Local families were merchants of the Calais staple.



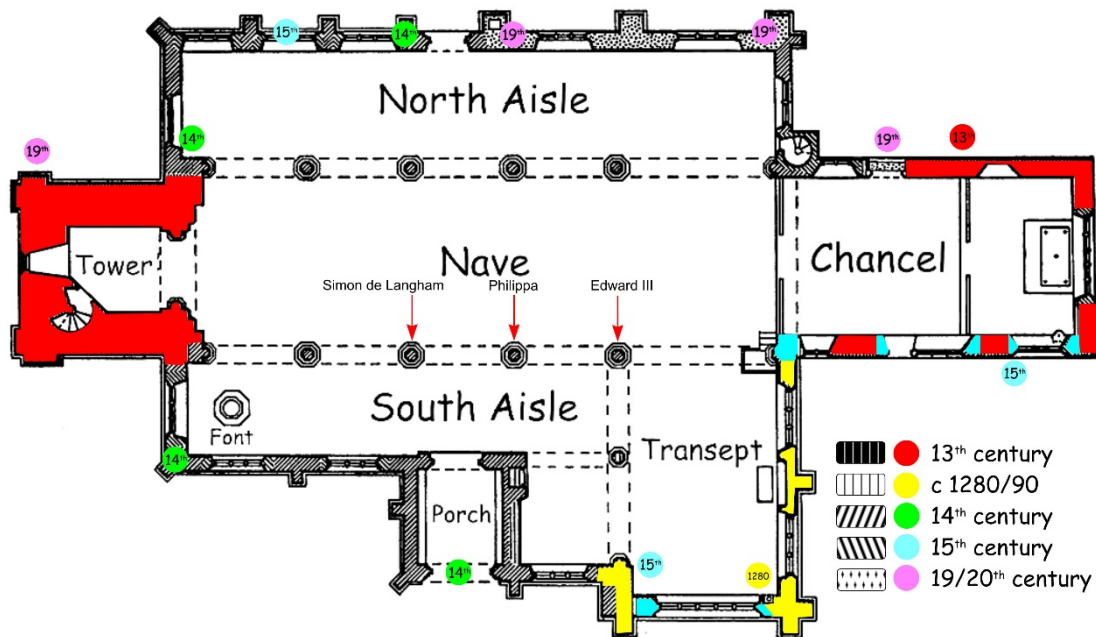
**Figure 2:** Simon de Langham's Tomb in Westminster Abbey

12. In mediaeval times there was another chapel in Langham. Bishop Dalderby of Lincoln (1300 -1325) arranged for funds for the construction of "the chapel of the hermitage of Langham". Two hermits called John de Norton and John de Warnewyck were given royal protection to raise money throughout the country. As late as 1393, Pope Boniface IX relaxed penance of pilgrims who gave alms for the repair of St Helen's Chapel in Langham.
13. A survey of the Countess of Cornwall's possessions in Rutland, including Oakham Lordshold and Langham, was carried out in 1305. It listed what duties each tenant owed to the Lord, but, as each duty has a monetary equivalent attached, it is thought that the duties had been commuted for cash.
14. The survey ends with a valuation of the windmill at Langham at four pounds. It seems rather exceptional to have a list containing the names of all the householders in a village in 1305.
15. There were about ninety-seven householders in Langham in 1305 and this seems to accord fairly well with the figures given in a record in 1420, when Sir William Bouchier and his wife, the daughter of Thomas of Woodstock Duke of Gloucester, held Oakham and Langham by Royal grant. The village of Langham is described as containing: fifty-five messuages, fifty-five yardlands (holdings in the open fields), fifty-one cottages, sixty-five acres of meadow and forty-two acres of pasture.
16. A hundred years on, in 1522, Cardinal Wolsey, decided he needed to know who in England was worth taxing. He set in motion a nationwide survey into who had arms and armour, bows etc., on the pretext that he wanted to know how the country could be defended in case of invasion. The survey is quite detailed; it says that the King is the Chief Lord, and William Bromewynd the Parish Priest.
17. There were seventy tenants of some substance, detailed as forty-eight husbandmen (who had to pay the subsequent taxation, all said to be worth twenty shillings or more), one yeoman, thirtythree husbandmen, eight labourers, two "berkers" (tanners), a tailor, a wright, a shoemaker, a mason and a butcher, a turner, ten labourers, one servant and two tenants who are not described. There were also "ten young men and poor" and



seven “old men and poor”. Finally, there is a note that “the town hath a gild” with four pounds of possessions. This Gild would be in the nature of a Friendly Society.

18. A period of unrest and change for the villagers began in the mid-16<sup>th</sup> century which lasted for the next hundred years. Religious uncertainty, conflicts with the local clergy and persecution by the crown are recorded in the Bishops’ transcripts. The church was in disrepair, the chancel was in “great decay” and the “bells and bell frame were in great decay” and could not be rung.
19. Langham was on the major route between London and Richmond, Yorkshire from before the 16<sup>th</sup> century and possibly into the early part of the 19<sup>th</sup> century. The route passed along Bridge Street, Well Street and along the right-of-way to Manor Lane, adjoining the Melton Road tollgate at the Whissendine junction. In the 17<sup>th</sup> century there were eight waggon loads each week, bringing news, goods and the plague.
20. There is evidence of transportation to the West Indies (James Hubbard) and emigration to the New World (Thomas Ives), allowing those making the journey the freedom to follow religious practices banned in England. Others left their native village to become apprenticed, or to seek their fortune, in London. Roger Clarke, who became a successful trader and Alderman in the city, remembered the village of his birth in his will and his legacy still forms part of Langham Parochial charities to this day.
21. Langham’s open fields were not enclosed by Act of Parliament as in many villages, but seem to have been divided up gradually after the Noel family (later to become the Earls of Gainsborough) acquired the manorial rights at the beginning of the 17<sup>th</sup> century. Enclosure started with the land to the east of the village and gradually, as leases permitted, moved westwards, with the great cow pasture remaining more or less intact until the 1950s.
22. A school is recorded in 1640, probably held in the church with the Forster’s charity paying a schoolmaster £10 per annum. The Manor and the Old Hall were built in the 1650s.
22. The 1665 Hearth Tax and the 1712 Land Tax provide further detail of the families resident in the village, and a study of all Rutland villages undertaken at the end of the century is an additional source of population statistics.
23. In the latter part of the 18<sup>th</sup> century the church underwent major repairs. The nave, aisles and chancel were re-roofed and the colourful interior decoration was scraped off. A considerable amount of ale was consumed by those carrying out the work.
24. As means of transport improved, the Nottingham to Kettering turnpike passed through Langham and a tollgate was set up. At the end of the century the Melton to Oakham canal route was surveyed and a short section came within the parish. The first barge of coal arrived at Oakham wharf in December 1802. Coal, as a payment, featured regularly in Langham/Gainsborough leases. Previously it would have been fetched from Coventry by horse and wagon.

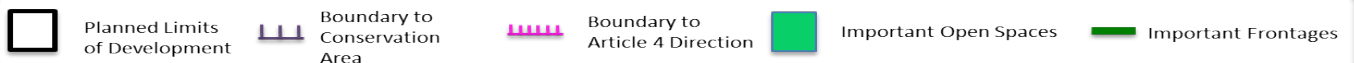
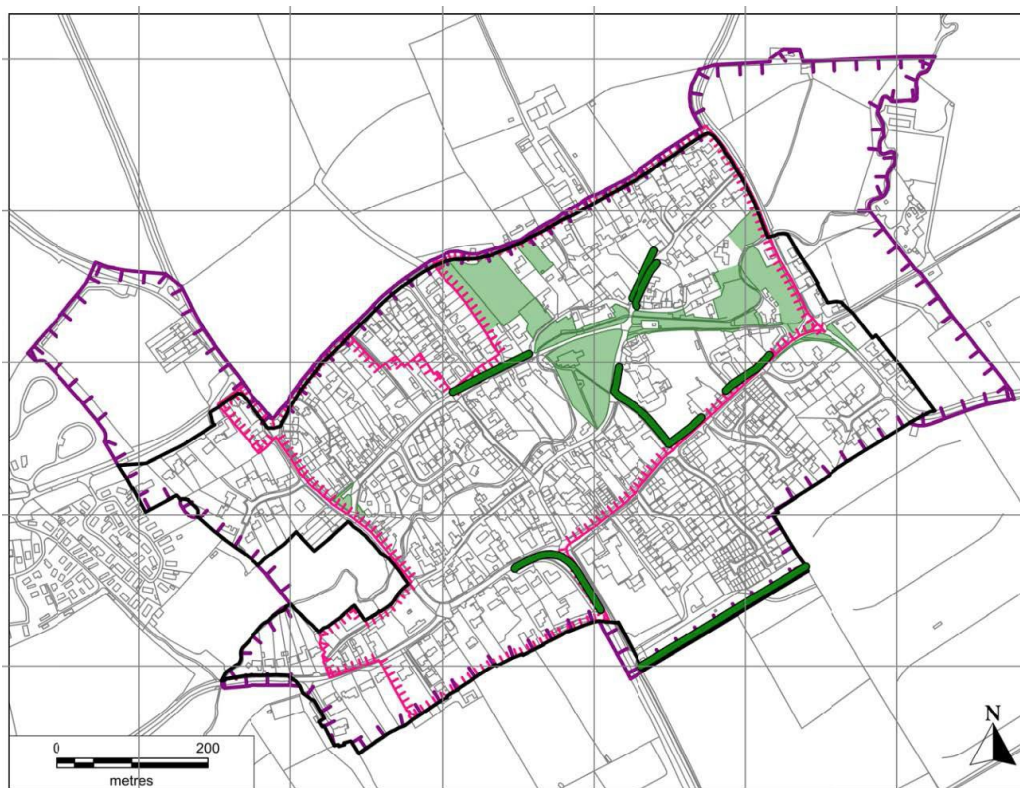


**Figure 3:** Plan of Langham Church (from British History on Line)

24. A self-contained way of life continued throughout the 19<sup>th</sup> century as, unlike many rural communities, Langham's population increased. The Midland Railway Company opened its station in Oakham in 1848, after purchasing and closing the canal. This allowed wealthy families to take hunting boxes in Langham, bringing with them support staff. The Cottessmore Hunt kennels were rebuilt on the edge of the parish at this time. Other individuals found that they could commute to work in the major cities but take advantage of a country way of life.
25. A new school building provided by the Gainsborough family opened in 1841 which transitioned into the Langham Government Mixed School in 1876, providing a formal education for all the village children. The Baptist Chapel was built in 1854 and in 1858, Richard Westbrook Baker built the Langham Brewery. The Village Institute (now the Village Hall) was provided by public subscription in 1891. The Gainsborough Estate sold off some property in the 1880s and 1890s; land being bought by Lord Ranksborough and Langham House by Sir Henry Clarke-Jervoise.
26. The style of life changed in the village, as elsewhere, following the Great War. The Gainsborough Estate sale in 1926 brought more change, with Owen Hugh Smith, a wealthy London banker, purchasing a considerable amount of land and property at this time. Change continued throughout the 20<sup>th</sup> century with additional housing but more people seeking employment outside the village. Langham retained three shops, a post office and three pubs for a considerable time and a new school was opened in 1970 but the village's former self-sufficiency was now in decline.
27. For more information on land usage, population statistics and our village history in greater detail, please visit <http://www.langhaminrutland.org.uk>

## Village Conservation Status

1. Langham Parish is bounded to the south by Oakham and Barleythorpe, to the east by Ashwell and Burley, to the northwest by Whissendine and to the west by Knossington and Cold Overton. Langham village is two miles north of Oakham and is surrounded by farmland.
2. The parish extends 3.4 miles west to east and 2.3 miles north to south, with the residential part in a compact rectangular shape. The area of Langham Parish is approximately 1182 hectares (2920 acres) and the latest population estimates give approximately 1450 residents. This number is projected to rise over the next 20 years.



**Figure 4:** Langham showing Conservation Area and Article 4 Direction Status (from RCC's Site Allocations and Policies DPD 2013)



3. According to the 2011 Census, Langham is classified as a 'Countryside Elderly Community' with the percentage of over 55s increasing, that of the age range 35–55 falling, and the percentage of those below 35 (including children) remaining the same over the previous ten years. The density of the population is low with just over 1 person/km<sup>2</sup> (100 people/hectare).
4. Langham was designated as a Small Service Centre when the 2017 LNP was produced, but it has been subsequently re-classified as a Local Service Centre. *[See RCC's Core Strategy CS1 and Rutland Local Plan Draft [withdrawn]]*
5. The entire village of Langham is a Conservation Area with Article 4 Direction Status at the core - an area essentially bounded by Manor Lane, Ashwell Road, Burley Road, Oakham Road, Melton Road and most dwellings on Cold Overton Road. Protection of this status would be significantly helped were the setting of the village also have conservation status.
6. Langham has 40 listed buildings – including St Peter and St Paul's Church of England Church (Grade I) and the Old Hall (Grade II\*). *(See Appendix 1)*
7. There are numerous other structures throughout Langham that are listed. *(See also Appendix 1.)*
8. There are also some important ancient hedgerows, trees and bridleways throughout the parish. An example of the latter is Loudall Lane, one of the longest bridleways in the county, running from the A606 Melton Road to Burley.
9. Since 2002 the sustainable development of Langham has been guided by a Village Design Statement (VDS) designed to balance the growth of Langham, maintain its distinct character and protect of its heritage.
10. The VDS was adopted as Supplementary Planning Guidance by Rutland County Council on 22 October 2002, published in December of that year and distributed to every household in the parish.
11. It was updated in 2017 and formed a key section *[Section 10: 'Design']* of the Langham Neighbourhood Plan – where 'guidelines' from the VDS have been re-worded as 'policies'.
12. In the survey conducted for the Neighbourhood Plan in 2014, Conservation Status was regarded as the most important feature to preserve the historical character of Langham (42% of the views expressed).
13. Consultation with the community when work on the 2022 LNP was begun, reinforced this view.
14. It is necessary, therefore, to look continuously at the impact of development on the historical character and heritage of Langham –the buildings, structures, views, boundaries and hedgerows as well as the archaeological impact, in terms of historical sites and artifacts.

## Sites of Historical Importance

1. A recent survey by the Heritage Lottery Fund investigated 12 locations involving over 4000 people to find out what they thought about heritage and the history of their neighbourhood.
2. This survey showed that cultural heritage is seen as important by most rural communities and recent consultation with the community confirms the truth of this for Langham.
3. Furthermore it showed strong local support for the protection of an area's heritage: 93% see heritage as important for the country; 81% as important to them personally; 80% say local heritage makes their area a better place to live.
4. Langham parish's history extends back to Neolithic times, and on through the Bronze Age, the Roman occupation and later Saxon settlement; this is demonstrated by local archaeological finds. *[See maps in Appendix 2]*
5. The parish is fortunate to have substantial documentation about its past history, much of which is accessible via the Langham Village History Group's website <http://www.langhaminrutland.org.uk>.
6. As described above, Langham has a very long history that, to a great extent, defines the nature of the Parish today. This Plan must respect this heritage.
7. Many features (buildings and structures) are already protected. This protection needs to be respected by residents and developers alike.
8. It is also important to the community that protection be given to new areas of historical and/or archaeological importance. There are currently two areas at risk:
  - a. the Pastures on the Cold Overton Road are an old water mill site;
  - b. the paddocks on Manor Lane, slightly east of Orchard Road, offer the only unobstructed views of St Peter and St Paul Church from the road. The smaller of the paddocks contains below-ground stonework from the medieval Hall, shown as remains on a 1760 village map.
9. This Plan also calls for protection of the following views:
  - a. the village and church from Manor Lane across the paddocks at the rear of 48 and 50 Well Street;
  - b. the ex-Bowling Green from Manor Lane, tucked behind a wicket gate, with the church beyond;
  - c. the Church Street Bridge to the Well Street Bridge, which incorporates the brook and its banks, with the church and old houses flanking Well Street;
  - d. the various panoramas out from the village including:
    - [a] Ranksborough Hill;
    - [b] Mill Hill;
    - [c] Loudall Lane (the ridge) (*See Appendix CH3 Figure CH12*).



**Figure 5a:** Bridge on Bridge Street



**Figure 5b:** Bridge on Church Street



**Figure 5c:** View along Well Street

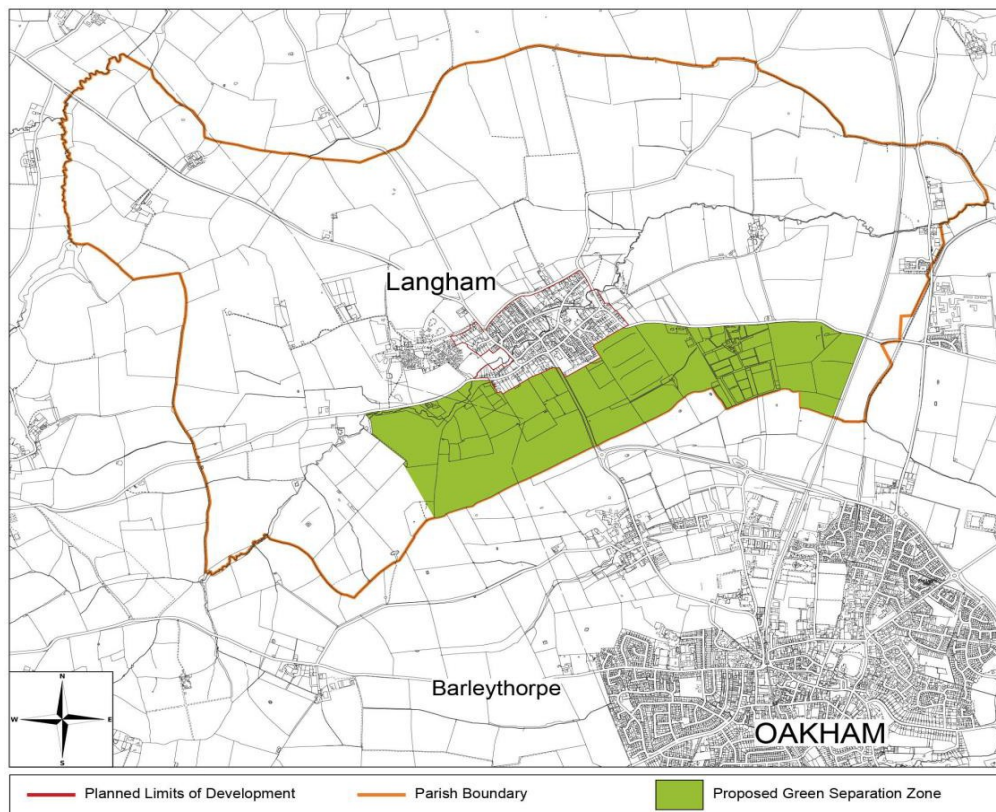


**Figure 5d:** Paddocks on Manor Lane: the view south towards the parish church



### Ancient Parish Boundary

1. The parish boundary is of great historical significance: it is exactly the same as represented on the estate map of 1624 and is likely to have existed as early as the Saxon period.
2. Its presence not only defines the extent of the Parish, but also offers insights into its history.
3. The northern boundary is marked by Loudall Lane, a classic medieval lane, probably Saxon in origin and the longest unobstructed bridleway in the county. It has been badly affected by uprooting of the ancient hedgerow. At a point close to the Langham/Ashwell Lane there appears to be both a drover's overnight rest station and a small area for several dwellings – now no longer visible.
4. Part of the southern boundary of Langham is just north of the Oakham bypass and east of the A606. This boundary is marked by an ancient hedgerow, initially without gaps or gateways but now sporting some loss, linking the Oakham Showground with Langham. The boundary hedge running through the rugby pitch was badly damaged by uprooting and excessive hedge-cutting. A straight continuation of the hedge across the north of the rugby pitch, up to the canal, now preserves the continuation of this important green corridor
5. This Plan calls for the protection of the southern boundary of Langham by instigating a Green Separation Zone. (*see Section 7 of Main Plan, Rural Settlement.*)



**Figure 6: Langham Boundary showing Green Separation Zone**

6. No development will be allowed where there is a site of historic importance, where there have been archaeological finds, or where the view or setting of a listed building could be compromised.

## Appendix 1: Listed buildings and structures in Langham

**Table 1:** Listed Buildings and Structures (with Historic & Natural England Reference Number)

<b>Grade I</b>	Church of St. Peter and St. Paul	MLE5445
<b>Grade II*</b>	Old Hall - Church Street	MLE17456
<b>Grade II</b>		
1.	Bridge Street, No.11	MLE18696
2.	Bridge Street, No.13	MLE18696
3.	Brookside Cottage - Burley Road	MLE18705
4.	Church Street, No.46	MLE18702
5.	Church Street, No.45 (Gatehouse to Old Hall)	MLE17457
6.	Church Street, No. 53 (Gatehouse to Old Hall)	MLE17457
7.	Church Street, No. 31	MLE18699
8.	Church Street, No. 35	MLE18700
9.	Church Street, No. 41	MLE18701
10.	Church Street, No.22	MLE18697
11.	Church Street, No.24	MLE18697
12.	Cotton Cottage - Church Street	MLE17328
13.	Gate piers and flanking walls, Manor Farmhouse, Church St.	MLE18706
14.	Grange Cottage - Burley Road	MLE18707
15.	Inner walls and gate piers to Old Hall - Church Street	MLE18708
16.	Ivey House - No.16 Bridge Street	MLE18709
17.	Langham Cottage - Burley Road	MLE18711
18.	Langham House - Church Street	MLE18712
19.	Langham Lodge - Burley Road	MLE18713
20.	Langham and Barleythorpe War Memorial	
21.	Manor Barn, Manor Lane	MLE18704
22.	Manor House - Church Street	MLE18714
23.	Old Vicarage - Church Street	MLE18715
24.	Rutland Vintners - Burley Road	MLE18716
25.	School Cottage - Burley Road	MLE18717
26.	Old Hall Cottages - Burley Road	MLE18717
27.	Stables at Old Hall - Church Street	MLE17458
28.	Stables at Yew Tree House - Burley Road	MLE18718
29.	Summer house in the gardens of Old Hall - Church Street	MLE18719
30.	The Grange - Burley Road	MLE18720
31.	The Limes - Burley Road	MLE18721
32.	The Wheatsheaf - Burley Road	MLE18722
33.	Village Stone Cross, The Churchyard, Church Street	MLE20481
34.	Wall, gate piers and gates to Old Hall grounds, Church Street	MLE18723
35.	Well Street, No.34	MLE17335
36.	Well Street, No.50	MLE18703
37.	Well Street, No.22-30	MLE18698
38.	Yew Tree House - Burley Road	MLE18724

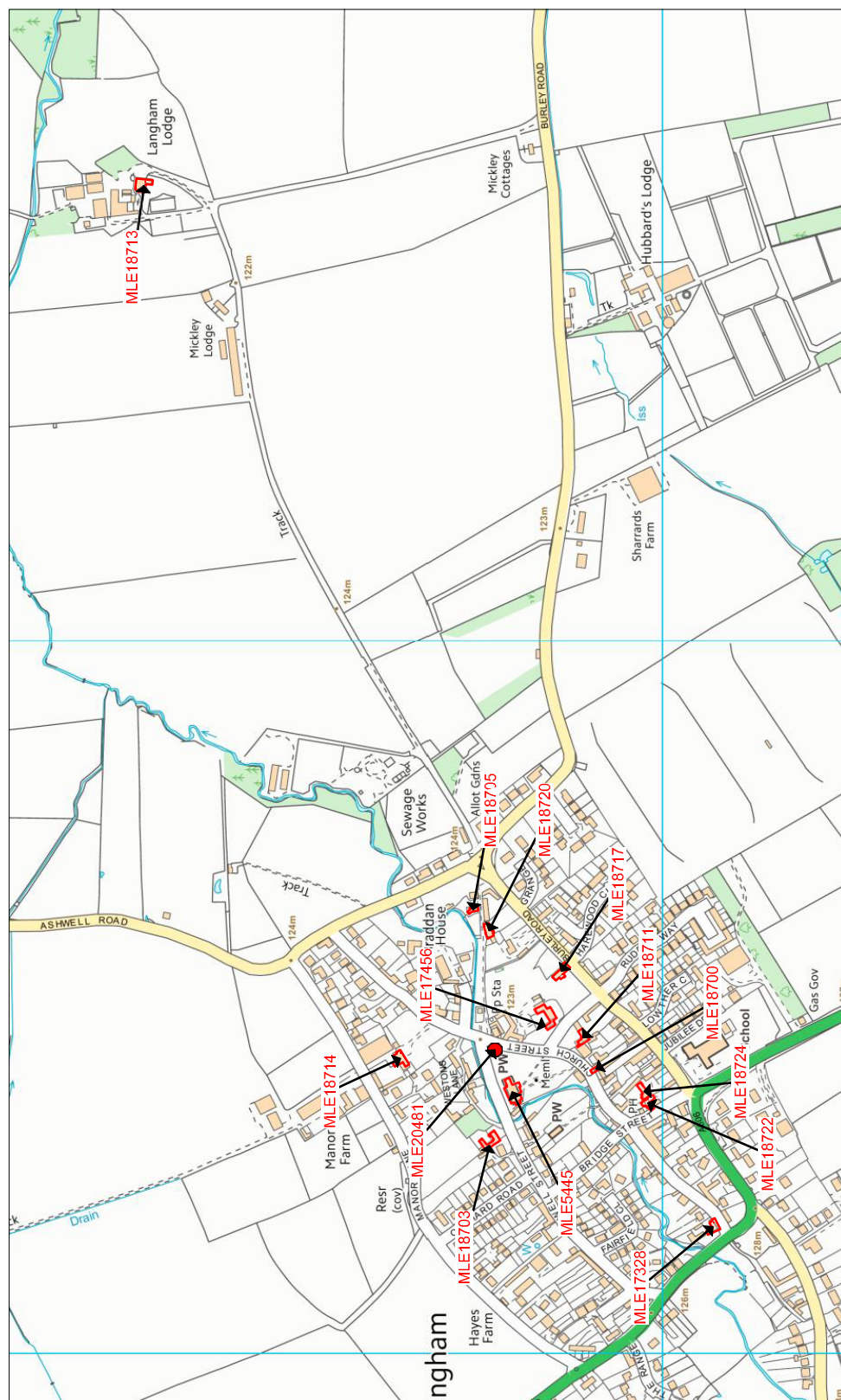


# Langham parish

Historic buildings built before AD 1700  
Compiled by Helen Wells on 4 February 2016

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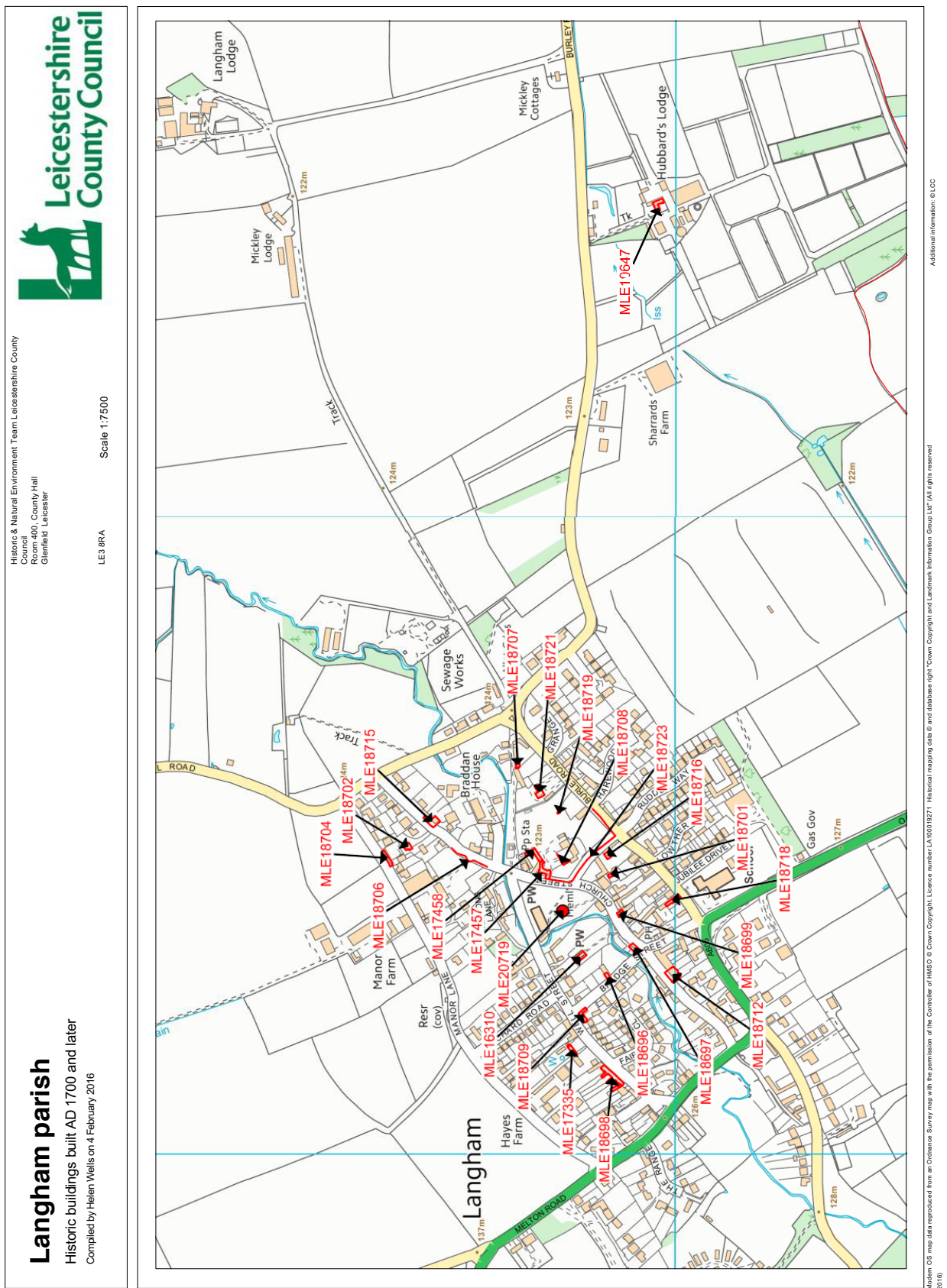
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**Figure 7:** Map of 'Historic Buildings Built before AD 1700' (Historic and Natural England February 2016)



**Figure 8: Map of 'Historic Building Built AD 1700 and later' (Historic and Natural England, February 2016)**

## **Appendix 2: Archaeological Finds in Langham**

### **Table 2: Archaeological finds**

As recorded by Langham Village History Group (Key to Maps Figures 9 and 10)

#### **Neolithic Age**

1. Neolithic Barrow
2. Flint Arrowheads

#### **Bronze Age**

3. Bronze Age Ditch
4. Bronze Age Axe
5. Bronze Age Pottery

#### **Iron Age**

6. 3 different enclosures

#### **Roman**

7. Statue of Jupiter

#### **Anglo Saxon**

8. Pottery

#### **Medieval**

9. Dye Works
10. Edward III Penny
11. Chapel Cross
12. Medieval Chapel
13. Burials
14. Coins and Tiles
15. Midden
16. Water Mill
17. Wind Mill



## Langham parish

Prehistoric and Roman archaeological remains

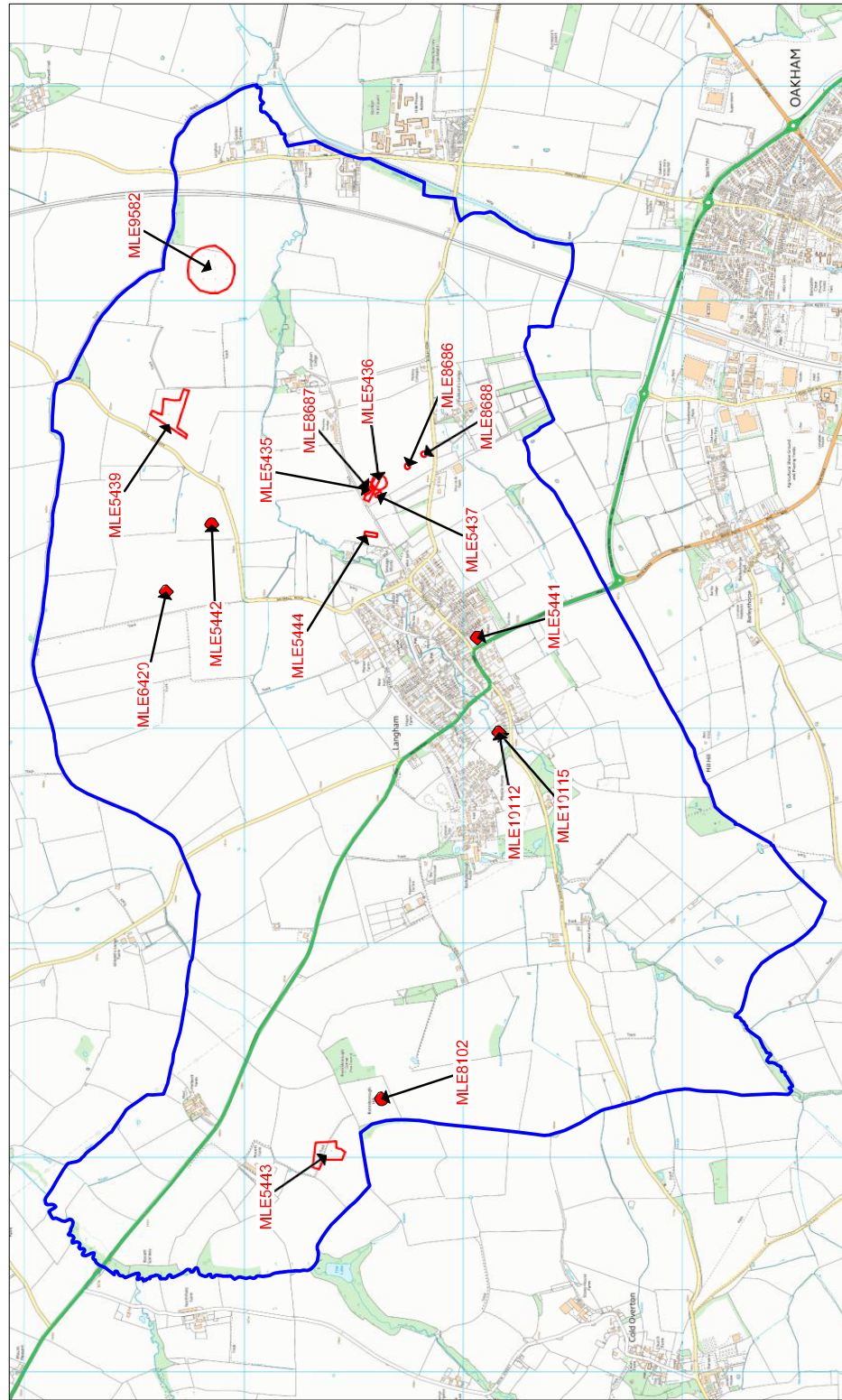
Compiled by Helen Wells on 4 February 2016

Historic & Natural Environment Team Leicestershire County Council  
Room 400, County Hall  
Glenfield Leicestershire



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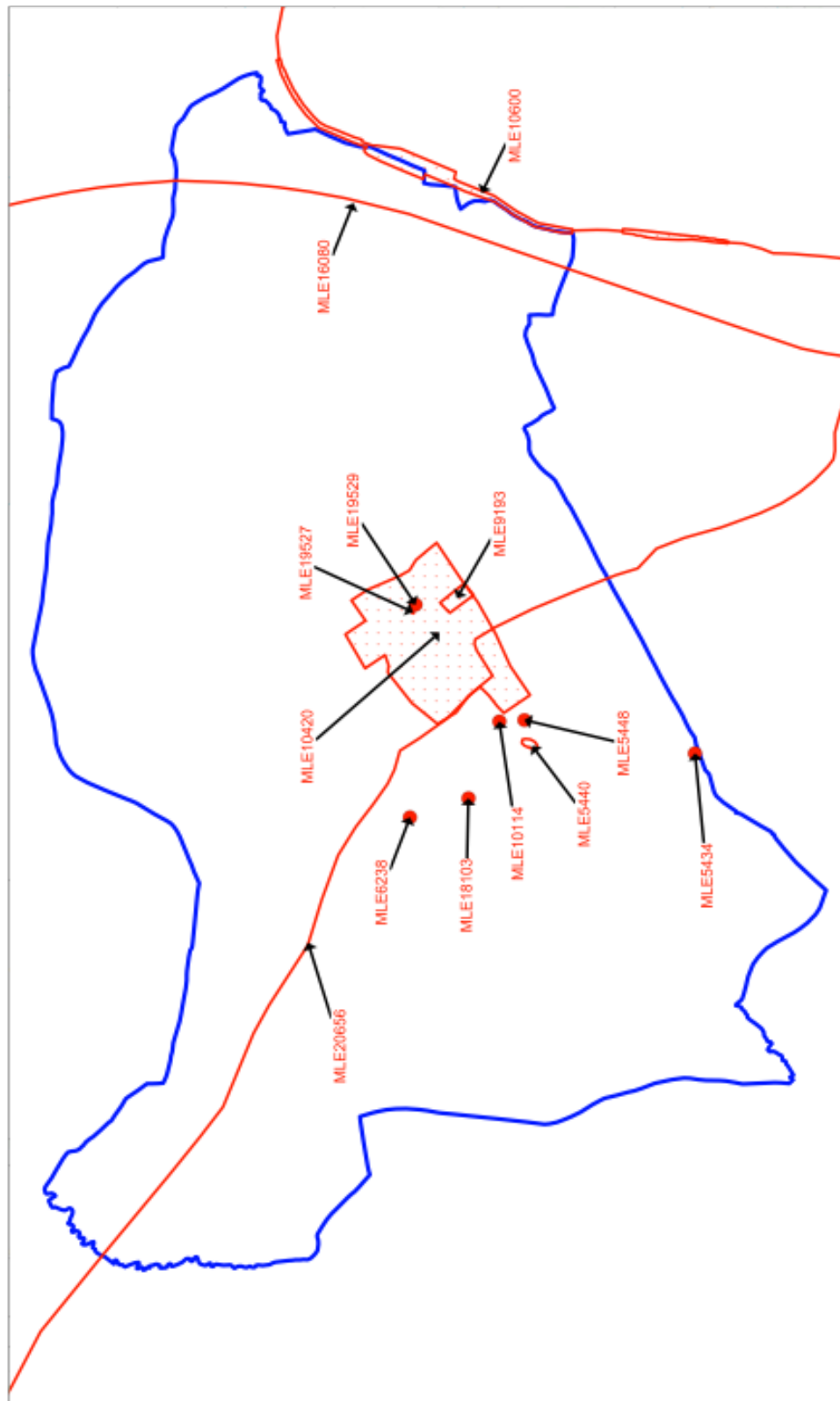
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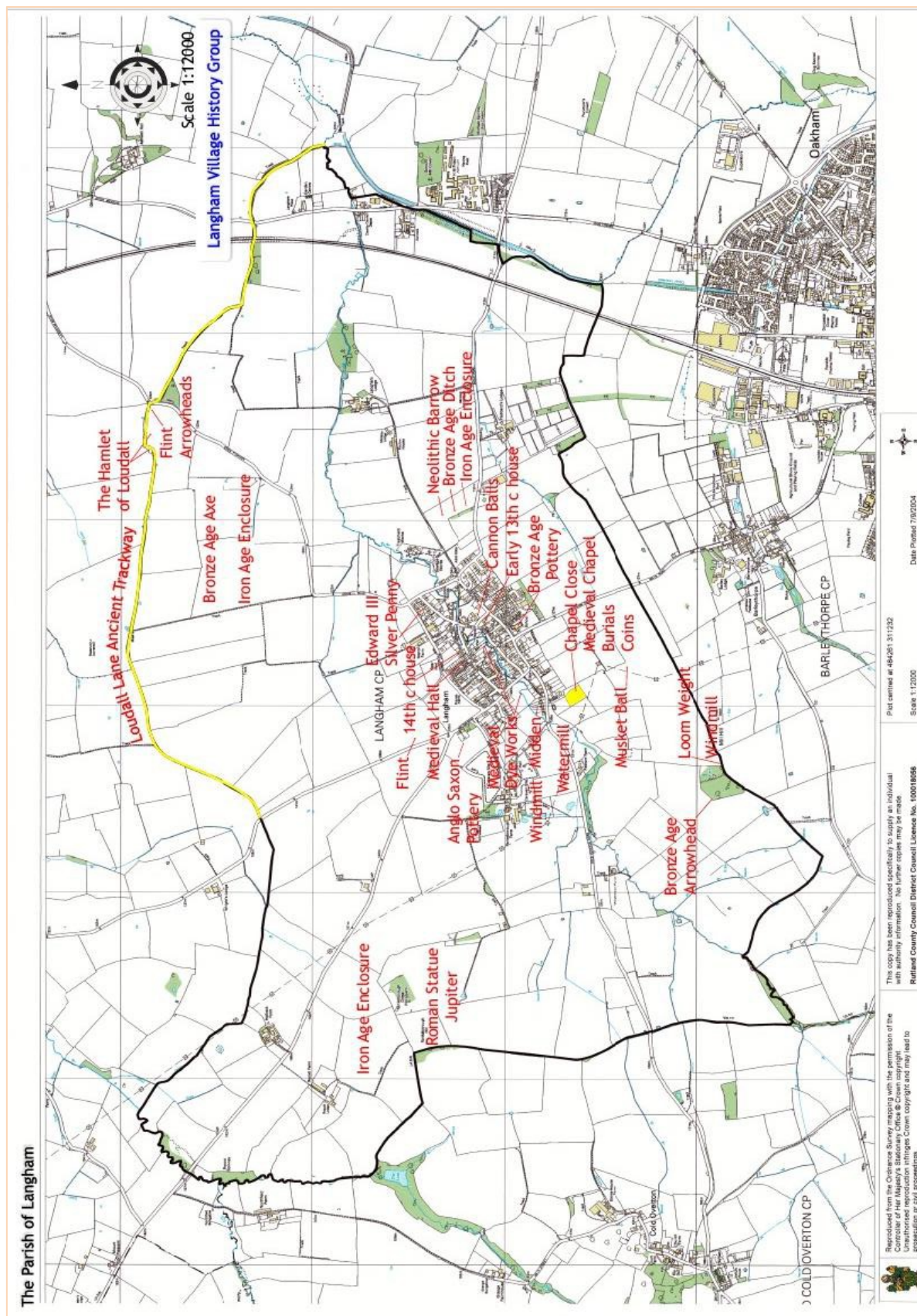
Additional information © LCC

**Figure 9: Map and location of Pre-historic and Roman archaeological finds (Historic and Natural England Feb 4th 2016)**



**Figure 10:** Map and location of Anglo-Saxon to modern archaeological finds (Historic and Natural England February 2016)





**Figure 11:** Map and location of all archaeological finds (Langham Village History Group)



Appendix 3: Protected Views in Langham

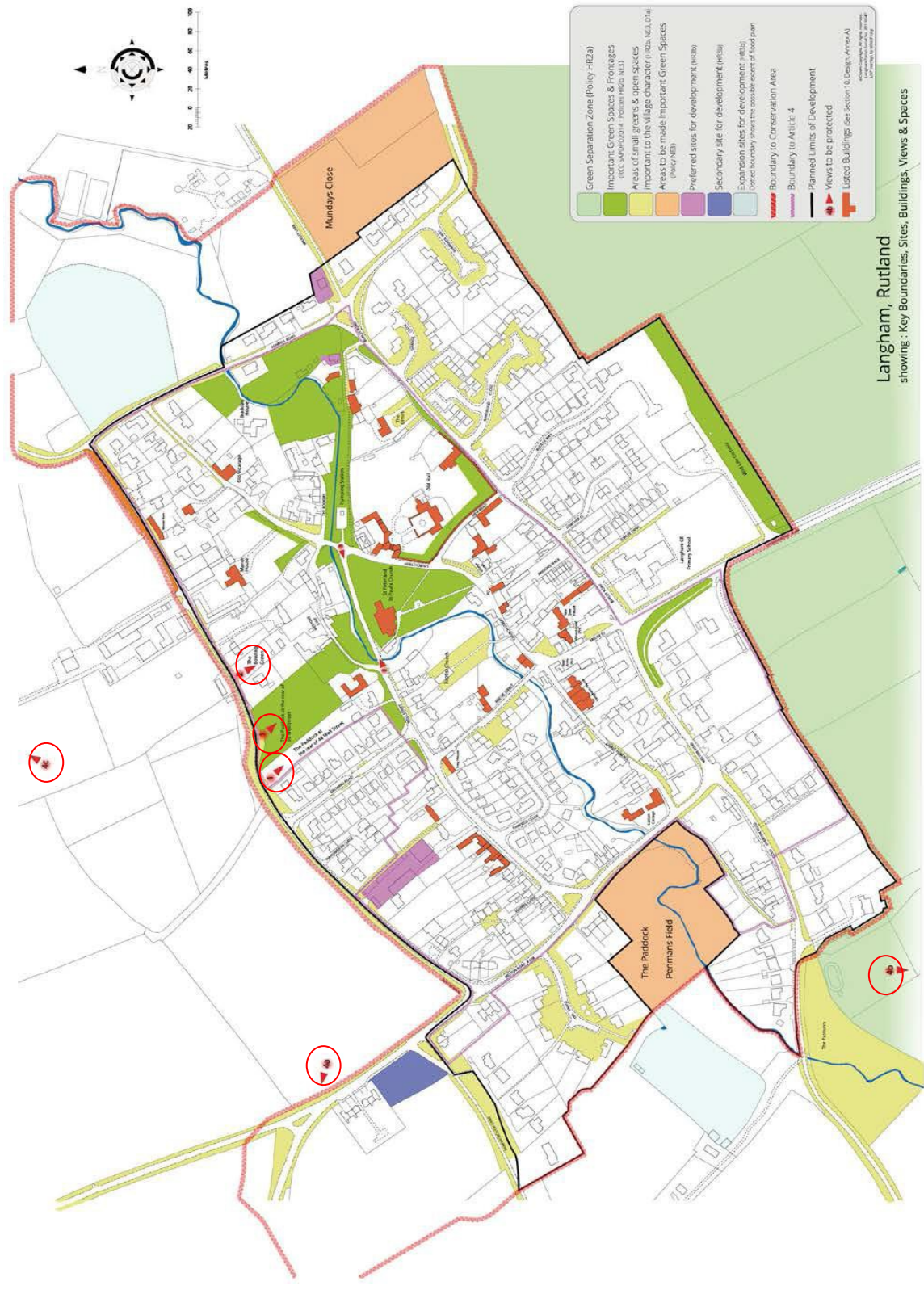


Figure 12: Map of Langham showing key views [Langham Village History Group]

### **Table 3:** Protected Views within Langham Village

Not yet protected, but called for in the LNP

- the Pastures on the Cold Overton Road are an old water mill site [*Policy NE3 calls for its protection.*]
- the paddocks on Manor Lane slightly east of Orchard Road offer the only unobstructed views of St Peter and St Paul Church from the road. The smaller of the paddocks contains relics believed to be from the original Old Hall.

Already afforded a degree of protection

- The village and church from Manor Lane across the paddocks at the rear of 48 and 50 Well Street
- The Bowling Green from Manor Lane, tucked behind a wicket gate, with the church beyond
- The Church Street Bridge to the Well Street Bridge, which incorporates the brook and its banks, with the church and old houses flanking Well Street.
- The various panoramas out from the village including (*See Appendix CH3 Figure CH12*).
  - [a] Ranksborough Hill,
  - [b] Mill Hill and
  - [c] Loudall Lane (the ridge)