



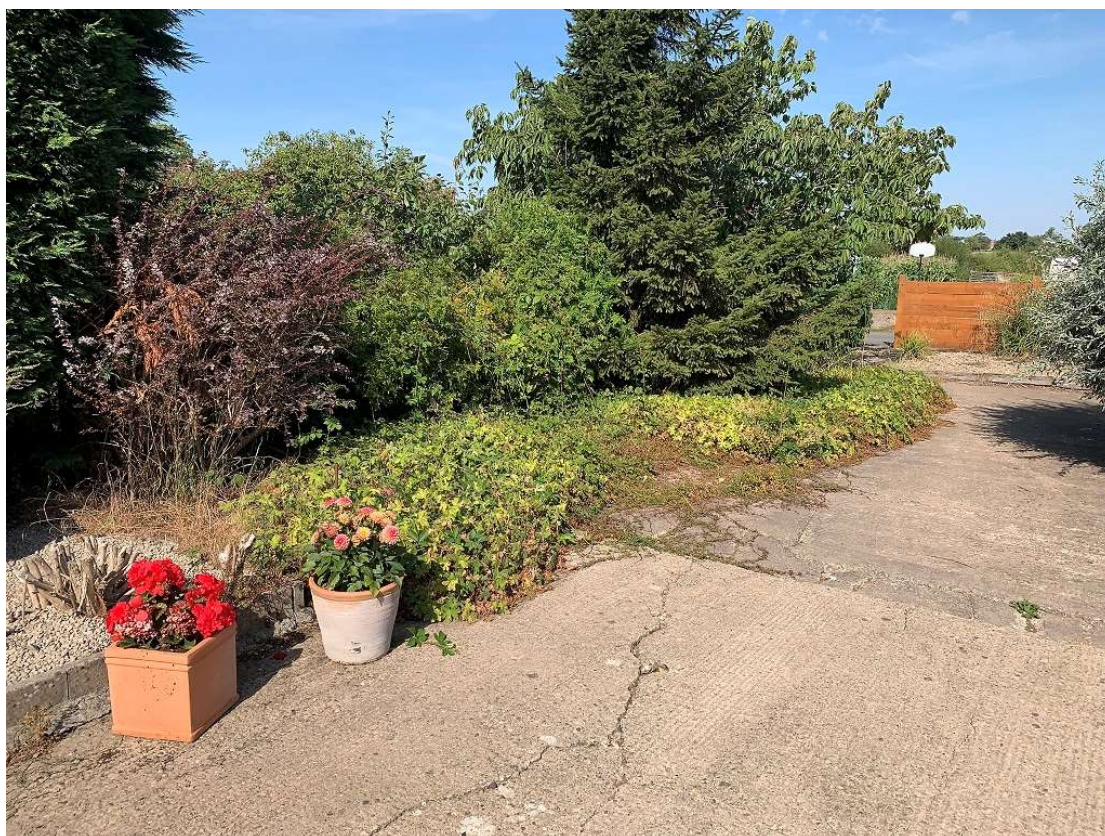
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Archaeological Services

**An Archaeological Desk Based Assessment for The Granary, Fox Covert
Farm, Upton Lane, Stoke Golding, Leicestershire CV13 6BL**

NGR: SP 38065 97405

Leon Hunt



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Cover photo: The proposed site of the new garage, looking north-west

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An Archaeological Desk Based Assessment for The Granary, Fox Covert Farm, Upton Lane, Stoke Golding, Leicestershire CV13 6BL

Leon Hunt

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for The Granary, Fox Covert Farm, Upton Lane, Stoke Golding, Leicestershire CV13 6BL.

The report was commissioned by JDUtopia in advance of the proposed development of the site for the construction of a new single-storey outbuilding (garage and workshop) and drive. The proposed development area (PDA) currently consists of garden beds to the rear of a converted farm building.

The Historic Environment Record (HER) for Leicestershire and Rutland records archaeological remains in the area from the Neolithic through to the Roman period, as well as medieval and post-medieval features within a wider vicinity of the site.

Known heritage assets in the vicinity of the site include prehistoric and Roman including flint finds close to the PDA, and Roman coins and brooches concentrated along the line of the Roman road from Mancetter, located to the north. No designated or recorded archaeological remains are known within the footprint of the proposed development.

*Therefore, there is **Low-Moderate** potential for prehistoric and Roman remains within the PDA.*

*The site is located within the Registered Battlefield of Bosworth Field (1485). While few medieval heritage assets are recorded in the immediate vicinity, other than the battlefield itself and the findspot of a medieval badge associated with Richard III, there remains **Moderate** potential for medieval remains within the PDA.*

*Historic mapping indicates that farm buildings formerly occupied parts of the PDA. Consequently, there is considered to be **Moderate to High** potential for post-medieval and modern archaeological remains associated with the historic farmstead, although this will depend on disturbance from previous use.*

Owing to the small scale and nature of the proposed development, there is unlikely to be any impact on the significance and setting of the Registered Battlefield of Bosworth Field.

The proposals would not alter the character of the surrounding historic landscape, which would continue to be experienced as a historic farmstead complex.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16, Conserving and Enhancing the Historic Environment (MHCLG 2026) this document is an archaeological desk-based assessment for The Granary, Fox Covert Farm, Upton Lane, Stoke Golding, Leicestershire CV13 6BL (NGR: SP 38065 97405).

University of Leicester Archaeological Services (ULAS) have been commissioned by JDUtopia to produce the assessment in advance of the proposed erection of a new garage and new drive.

The proposed development area (PDA) lies within the farmyard area of Fox Covert Farm, which lies on Upton Lane, around 1.6km from the centre of Stoke Golding, Leicestershire (Figure 1).

The historic environment record (HER) for Leicestershire and Rutland records archaeological remains in the area from the Palaeolithic, Neolithic, Roman and medieval periods.

The PDA lies within the registered battlefield of Battle of Bosworth (Field) 1485, a designated heritage asset of **High** significance.

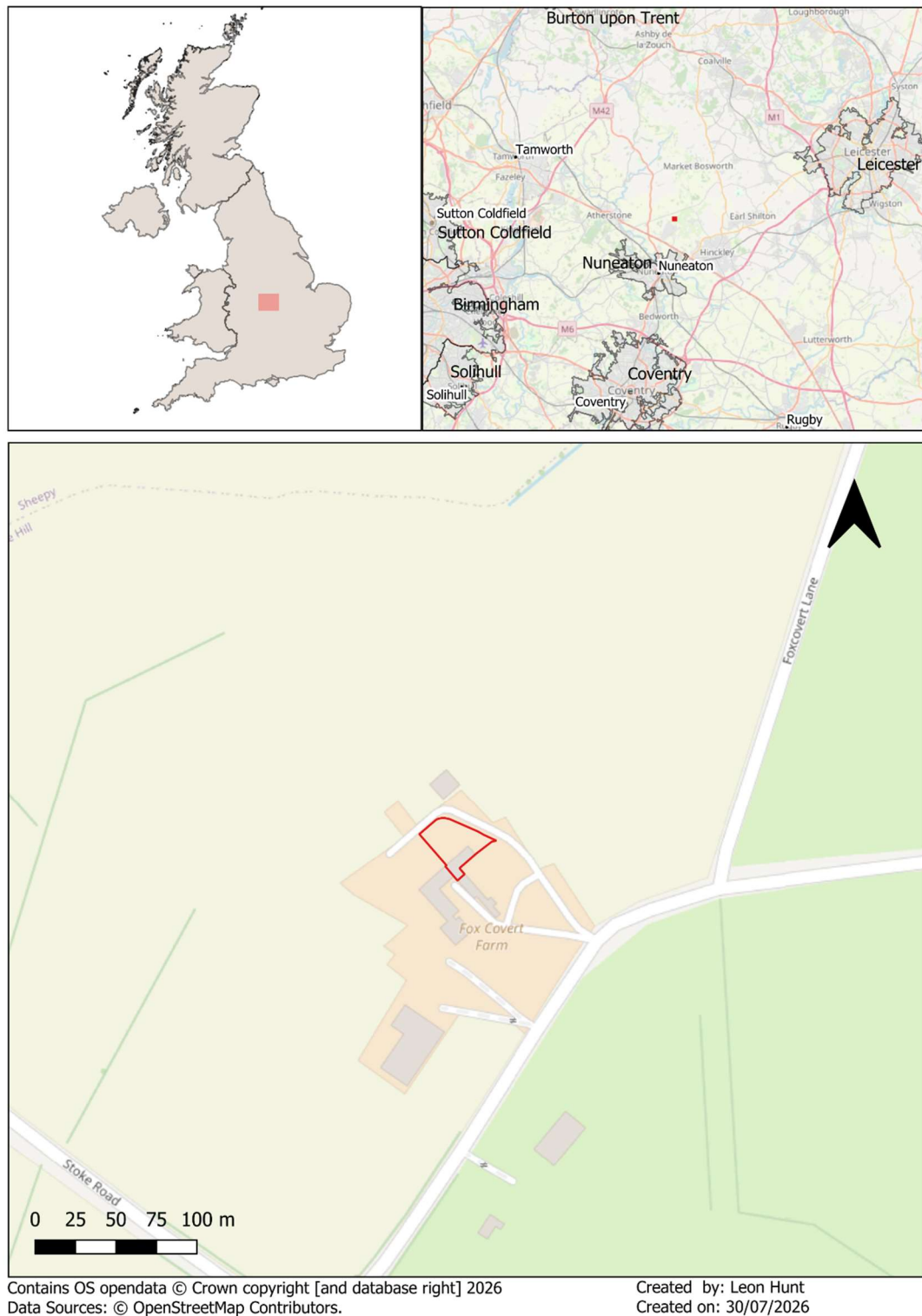


Figure 1: Site Location

Planning background

This desk-based assessment has been prepared to inform a planning application for the proposed erection of a new outbuilding (garage and workshop/store) and new access/drive (Planning Application Ref. **26/00357/HOU**). It provides information on the significance of the historic environment, to fulfil the requirement of NPPF paragraph 208 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). It was amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published in 2012 and last updated Feb. 2025. It is supported by National Planning Practice Guidance (updated July 2019). Additionally, there are three Good Practice Advice (GPA) documents published by Historic England.

Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the PDA. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This document has been prepared in accordance with relevant legislation, the National Planning Policy Framework and best-practice guidance to identify and provide a description of known heritage assets potentially affected by future development within the site.

This report has been prepared based upon information current and available as of 05/08/2026. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

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

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archaeological records (Historic Environment Record (HER) for Leicestershire and Rutland, Leicestershire County Council and Portable Antiquities Scheme (PAS) for Leicestershire and Rutland)
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk) and Records Office for Leicestershire, Leicester and Rutland, Wigston Magna, Leicestershire;
- Geological maps (British Geological Survey website and Edina Digimap Website);
- Open data LiDAR from the Environment Agency ;
- Historic England Archives digital data from Historic England;

- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals; and
- Historical background material (ULAS Archives and various on-line facilities).

A site visit was undertaken on 03/08/2026 to examine the area. Particular attention was paid to the current land use of all parts of the PDA and its likely impact on the condition of any buried archaeological remains.

The PDA comprises roughly 845m² of land. Data was gathered for all heritage assets within the PDA boundary and a 1km radius allowing for the identification of any heritage assets where setting and subsequent significance may be impacted by the proposed development. The impact on the setting of Designated Assets was also considered within a wider area.

All work follows the Chartered Institute for Archaeologists' (CIfA) Code of Conduct: professional ethics in archaeology (rev. 2025) and adheres to their Standard and Guidance for Archaeological Desk-based Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 208 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below. (Table 1).

The likely impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale from **Major** to **No Change**. Where it is not possible to confirm the impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset
No Change	No change to the asset or its setting.

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large

High	Neutral - Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings.

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Bosworth Battlefield Conservation Plan

The Battle of Bosworth is a well-known historical event marking a turning point in English history. The Battle took place on the 22 August 1485 between King Richard III and Henry Tudor, who would later be crowned Henry VII. Arguably it marks the end of the Wars of the Roses.

This event has accrued even greater significance following the discovery of the remains of Richard III in Leicester in 2012 and the construction of the Richard III Visitor Centre in Leicester, with a re-emphasis on the heritage of the area and the increased interest from tourists, local communities and schools.

The inclusion of Bosworth Battlefield on the English Heritage register of battlefields illustrates its immense historical significance as a turning point in English history. Public consultation clearly shows that the area is highly valued for its unspoilt landscape and views. In a region that can be busy and urbanised, this area is a tranquil piece of English countryside that provides a sense of identity and belonging for locals, is a working agricultural landscape supporting local business, and a place which offers a wide range of recreation and leisure interests for those who visit it.

The Conservation Plan (CP) is intended as an aid to management of the Bosworth Battlefield and its landscape setting. It is a set of guiding principles and policies intended for all those involved in the management of the area, including those dealing with recreational activity, land management and planning matters.

Within the Battlefield Conservation Plan is a consideration for the area as an archaeological resource as set out in Theme 3 of the objectives of the CP (Protection of the Archaeological Resource). This states that:

The Bosworth Battlefield area is a rich archaeological landscape. Current land uses provide the present face to a landscape of complexity and intensity of use. It incorporates nationally significant sites and artefacts from a range of historical periods and is complemented by intact historic villages of high quality. The historic environment is a key contributor to the area's character and local distinctiveness, being a primary source of visitor interest and inspiration, helping to stimulate wellbeing and maintain vibrant communities.

The key objectives of this Theme of the CP are:

- *To ensure adequate understanding, protection and recognition of all artefacts, sites and areas associated with the Bosworth Battlefield*
- *To ensure clear procedures for the collation and safe keeping of archives and artefacts relating to the Bosworth Battlefield*
- *To promote identification and implementation of appropriate research agendas for the Bosworth Battlefield*

Objective 5 of the Policies of the Conservation Plan also states:

Policy 5.1 In line with current national policy, ensure that planning policy within the local development plan documents seeks to protect land within the revised Registered boundary, including key sites and their settings known to have been associated with the Battle

Policy 5.2 In liaison with the Historic and Natural Environment (HER) team to ensure stewardship schemes consider and, where feasible, reflect any new understanding e.g. research into decay of artefacts or location of former wetland areas

Policy 5.3 Ensure that the Registered Battlefield boundary reflects current research and understanding of the Battle in partnership with English Heritage

Policy 5.4 In line with current national policy, in liaison with the Historic and Natural Environment team (LCC) ensure that any new development within the area and its setting does not have an adverse visual or landscape impact on the special qualities of the area, and that existing development which detracts from the area, where appropriate, is mitigated

Site Location, Geology and Topography

Stoke Golding lies in the Hinckley and Bosworth Borough of Leicestershire, around 4km north-west of Hinckley and 5.5km south of Market Bosworth. Although historically Fox Covert Farm lay within the parish of Stoke Golding, it now resides in the parish of Higham on the Hill (Figure 1).

The proposed development area (PDA) lies within the former farmyard of Fox Covert Farm, Upton Lane, around 1.6km west of the village centre of Stoke Golding and 1.8km north of Higham on the Hill. It consists of a sub-triangular parcel of land covering 845m². The PDA consists of the converted Granary (now a private residence) and the garden/ yard area to the north-west. The site of the proposed garage and drive comprises garden beds containing shrubs and gravel (Figure 2).

The PDA is flat and lies at a height of around 90m aOD.

The British Geological Survey website records the underlying bedrock geology to comprise Gunthorpe Member Mudstone <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>.

The Soilscape website indicates that the soils, where surviving, will be slightly acid loamy and clayey soils with impeded drainage (Soilscape 8) <https://www.landis.org.uk/soilscales/>.

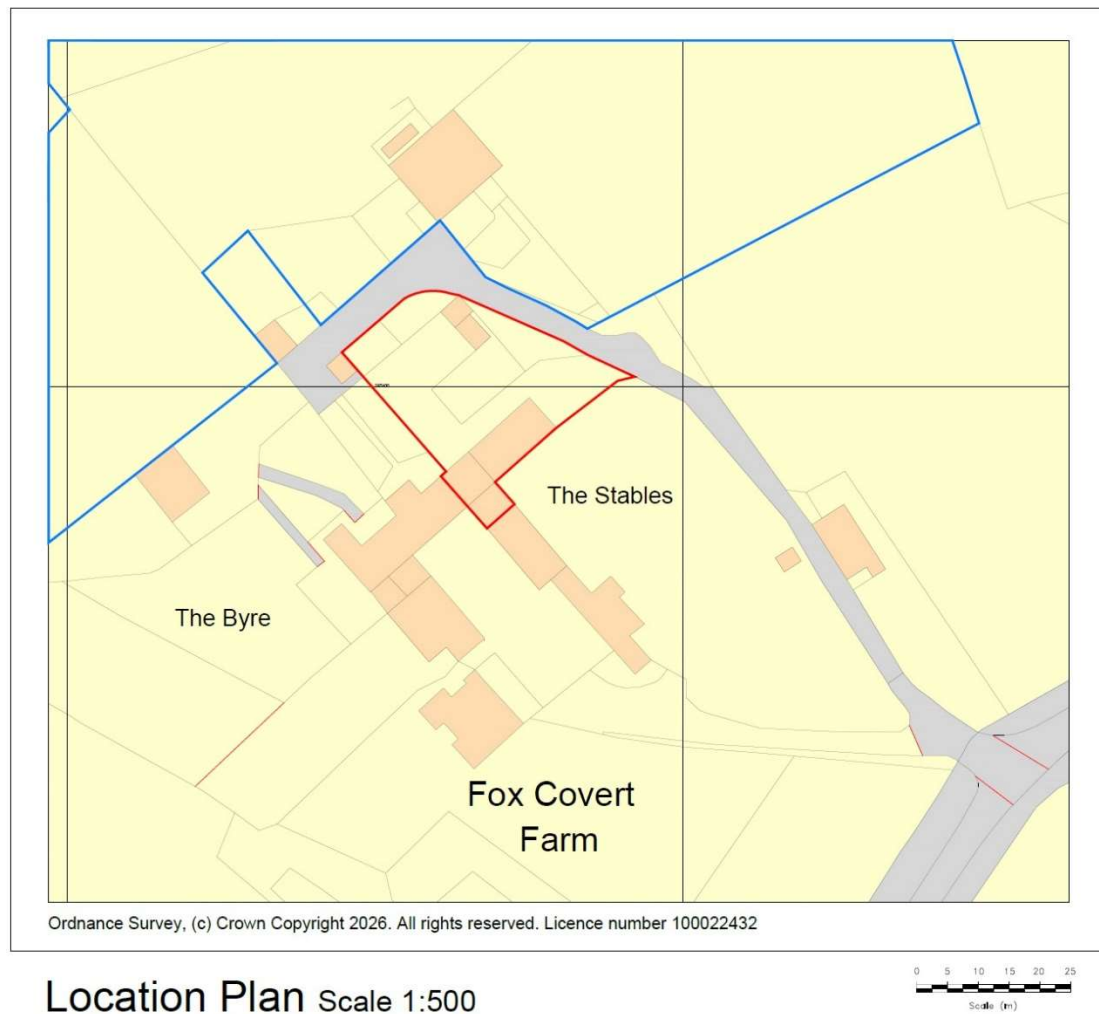


Figure 2: Plan of proposed site (red line). Provided by client

Historical and Archaeological Background

Previous Archaeological Work

The area has seen some previous archaeological work, including a large-scale battlefield survey, which included most of the surrounding fields around the PDA. A full list of known events in the area is shown in Appendix I and illustrated on Figure 3.

A summary of the more relevant work is provided below. Event numbers from the HER for Leicestershire and Rutland are shown in bold in the text. There are three record types for surveys and assessments (EVS), photographic survey (EVP) and fieldwork (EVT).

The Bosworth Battlefield Survey was carried out between 2005 and 2012 on a large area of farmland across the Bosworth Battlefield to assess the extent of the battlefield and attempt to answer the question of where exactly the battle was fought. This included most of the surrounding fields around the current PDA. The survey included field walking, metal detecting and an auger survey as well as extensive document analysis. The project was led by the Battlefields Trust on behalf of Leicestershire County Council, supported largely by Heritage Lottery Fund funding (**ELE8443**).

The project's most dramatic finding was that the battle was not centred on Ambion Hill as traditionally believed. Instead, evidence pointed to a location around Fenn Lane, near Upton to the north-east of the PDA.

Finds included more than thirty lead cannonballs and gunshot projectiles, the largest concentration ever found on a medieval battlefield in Britain, various pieces of 15th-century military equipment, including buckles and fittings, a fragment of a high-status sword guard, and most significantly the famous Bosworth Boar Badge, a silver-gilt badge associated with King Richard III's household, possibly marking the area of his final stand (see below).

Field-walking on land to the north-west of Fox Covert Farm in 2004 recovered several artefacts including a polished Neolithic stone axehead (**ELE4400**).

To the south-west of the PDA lies the Horiba-MIRA vehicle testing site. The MIRA site has been the subject of a great number of archaeological interventions over the years, most recently during the construction of the TIC-IT testing track with a range of archaeological work from desk-based assessment in 2010 (**ELE7781**); LiDAR survey (**ELE10672**), geo-physical survey (**ELE11330**), metal detecting (**ELE11629**; **ELE11331**; **ELE12423**), field walking (**ELE10695**) and a trial trench evaluation (**ELE10780**), which was mostly negative for archaeology.

Several archaeological projects further to the south, within the Horiba-MIRA complex have proved positive for archaeological features, from the Roman period to post-medieval and modern periods, although these lay beyond the 1km radius scope of this assessment.

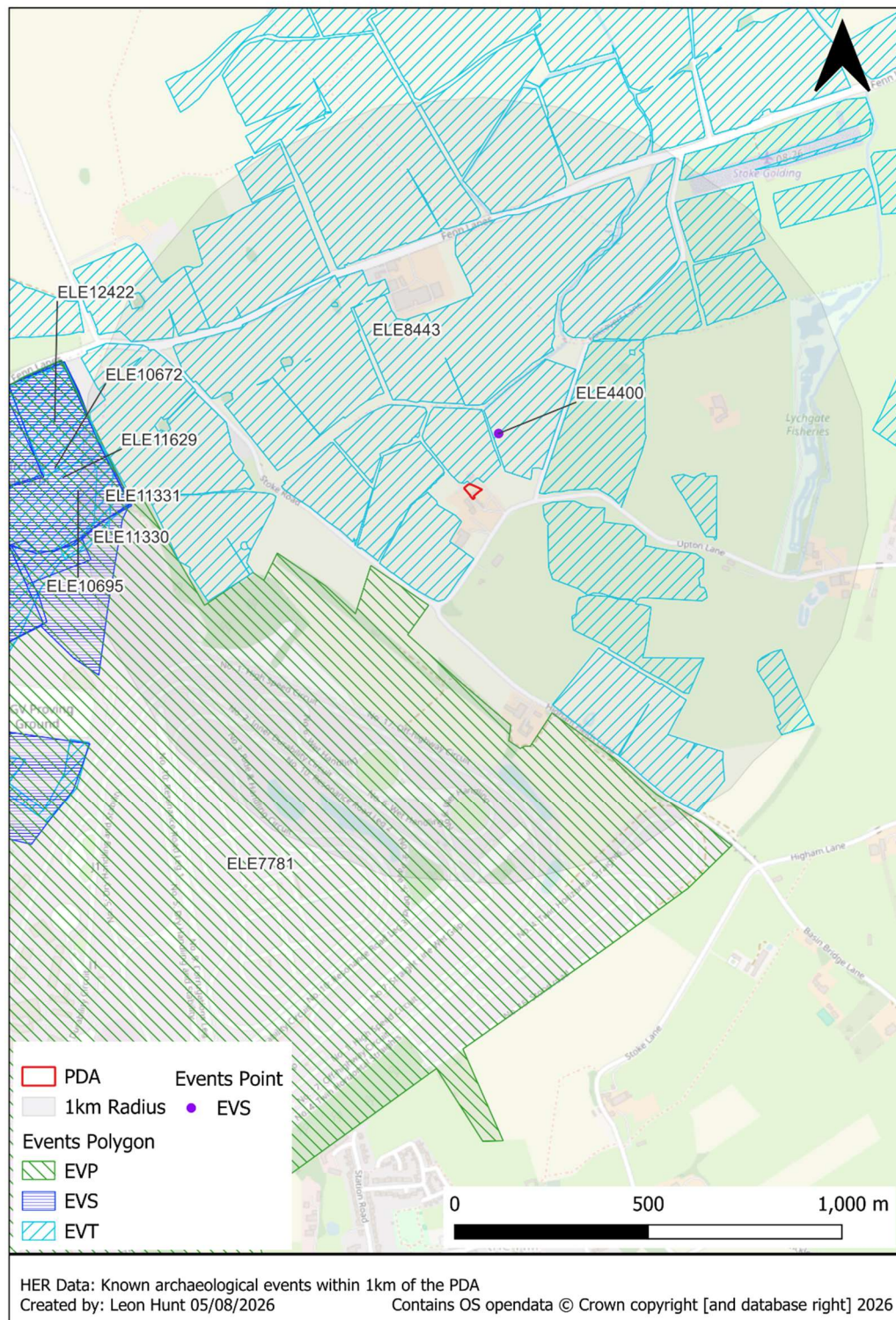


Figure 3: Plan of known events within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council (FS-Case-861294403).

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Designated Heritage Assets

There are no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Parks and Gardens located within 1km of the PDA.

The location of all designated heritage assets is shown on Figure 4 and listed in full in Appendix II.

Registered Battlefields

The PDA lies within the registered battlefield of the Battle of Bosworth (1485). The Battle of Bosworth was an iconic event in English history, which brought the Tudor dynasty to the throne and saw the last death of an English king (Richard III) in battle. While agricultural land management has changed since the battle, the battlefield remains largely undeveloped and permits the site of encampments and the course of the battle to be appreciated. Recent archaeological investigation has demonstrated that the area of the battlefield retains material which can greatly add to our understanding of the battle. Bosworth is one of the earliest battles in England for which we have clear evidence of significant use of artillery.

The battlefield area is focused on the valley bottom south of Shenton, west of Dadlington extending as far as Upton Park. Fenn Lane(s), a former Roman road, appears to have been a key axis in the battle as the Lancastrian troops manoeuvred round the marsh. Ambion Hill and Crown Hill are included as part of the battlefield. Ambion Hill is historically the traditional location of Richard III's camp on the night before the battle and has long associations with the event such as King Richard's Well. Crown Hill saw the symbolic end of the battle in the crowning of Henry Tudor as Henry VII (<https://historicengland.org.uk>).

The battlefield is of **High** value as a heritage asset.

Listed Buildings

There is only one listed building within a 1km radius of the PDA. This is Grange Farmhouse (LB **1074258**). This is a late 18th century red brick farmhouse. The farmhouse is Grade II listed and lies 650m north-east of the PDA.

Grade I and II* Listed Buildings are of **High** value. Grade II buildings are of **Medium** value as heritage assets.

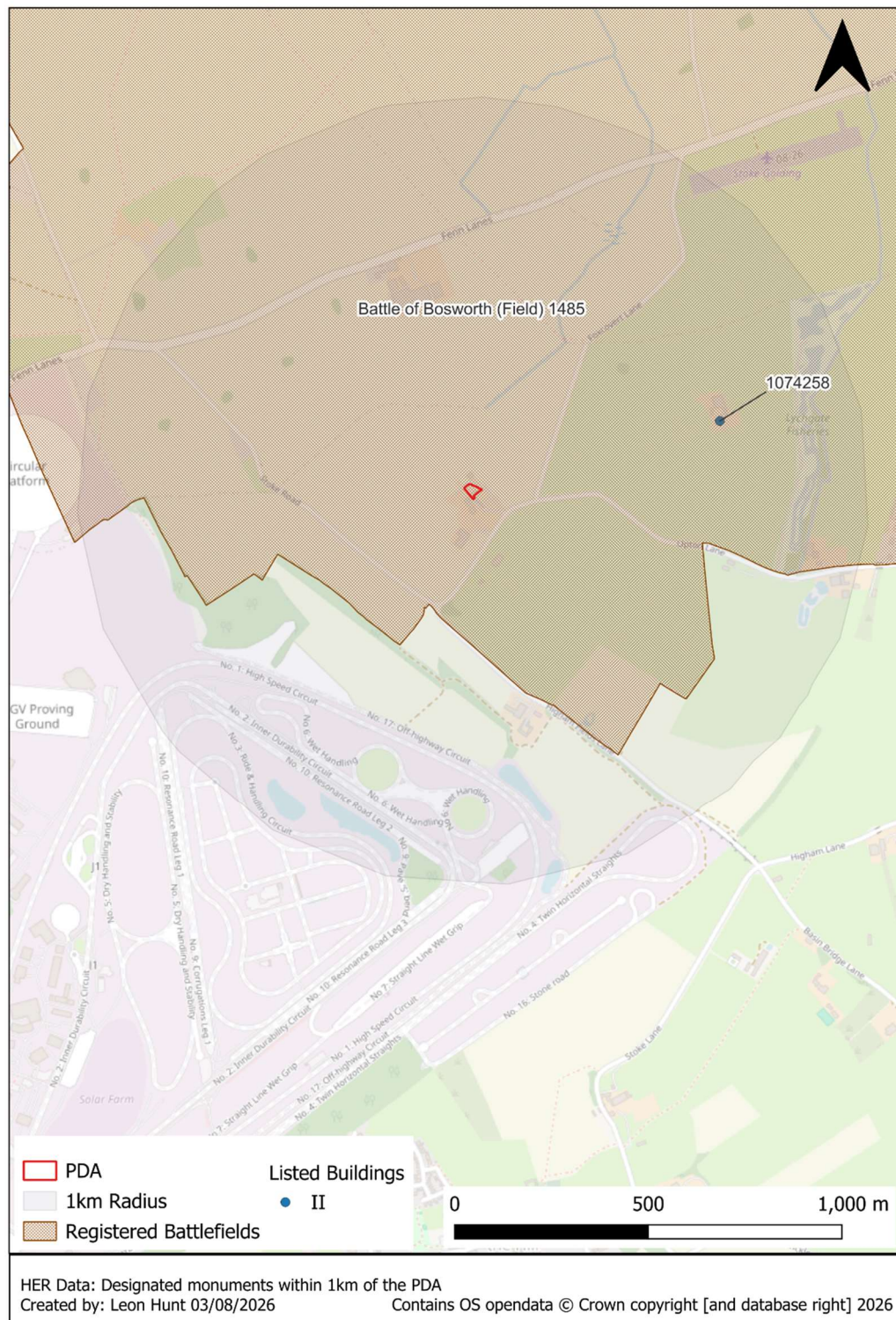


Figure 4: Plan of Designated Heritage Assets (Battlefield and Listed Buildings) within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council (FS-Case-861294403).
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Non-Designated Heritage Assets

The Historic Environment Record (HER) for Leicestershire and Rutland records several non-designated heritage assets within the 1km radius of the PDA although there are no known archaeological remains within the PDA itself. A summary of the most relevant is provided below. The full list is shown in Appendix III and illustrated on Figure 5.

The HER reference numbers and portable antiquities scheme (PAS) numbers are shown in bold in the text.

Prehistoric

A large scatter of Palaeolithic flint was found in fields to the direct west and south-west of the PDA in 1999. Finds included scrapers, various pebbles that may have been struck, and a flake. They were all made from quartzite (**MLE8245**).

A Neolithic stone axe was found 185m to the north-east of the PDA in 2004 (**MLE15878**).

Five fragments of flint were found in the eastern half of a field, 950m west of the PDA, during fieldwalking in 2018. Three secondary flakes, 1 core and 1 thumbnail were recovered (**MLE24093**).

Roman

The Roman Road from Leicester (Ratae Corieltavorum) to Mancetter (Manduessedum) runs along the length of the modern Fenn Lane(s) 665m north of the PDA (**MLE3019**).

In 1995 the Hinckley Fieldwork Group located a Roman pottery scatter on land 400m-800m north-east of the PDA, containing several mortarium rim fragments. The pottery represents an occupation site (**MLE3257**).

Metal detecting as part of the Bosworth Battlefield Survey in 2009/10 to the north-west of the PDA recorded 7 bow brooches, a crossbow brooch, a head stud brooch, a trumpet brooch, 2 bracelets, 24 coins, a furniture fitting, a pendant, a small quantity of pottery and 2 steelyard weights. The finds were spread across a large area with several possible concentrations. Some of them presumably relate to the site identified as a pottery scatter in 1995 (**MLE20605**).

The portable antiquities scheme (PAS) for Leicestershire records a large quantity of metalwork from the Roman period in the area, including coins (**FAPJW-C28887**; **FAPJW-C277B2**; **FAPJW-569393**; **FAPJW-564AF3**; **FAPJW-56CBE1**; **FAPJW-568027** etc), and a statue (**LEIC-8FB8F6**).

Medieval

The origin of the place name of Stoke Golding is not clear. The name 'Stoke' is Anglo-Saxon in origin and generally means a 'stockade' (Mills 1998), although a family called Stoke had settled in the village by 1150, but whether they took their name from the village they settled in (a common tradition), or whether the village was named after them, is not known.

The suffix 'Golding' does not appear until around 1570 and may be an obsolete word meaning 'Crowning' in reference to the crowning of Henry Tudor here in 1485 (see

below). Another explanation may be that 'Golding' is a corruption of 'Stokeholden'. In 1605 there were known to be two fields called 'The Oulden', lying on the boundary of the parish. Hence Stoke Holden, then Stoke Golding.

Stoke Golding is not mentioned in the Domesday survey of 1086. According to Nichols, writing in 1811, Stoke Golding was, at that time, a township of Hinckley, of whose parish it had been a chapelry. The chapel itself was rebuilt during the reign of Edward III (1327-1377) and is among the noted decorated churches of Leicestershire. There is a reference to the village contained within an Itinerary of 1280, when 'Stoke, Higham and Upton answered collectively as one vill'. The manor itself seems to have had rather a complex history: in 1293 it passed from Nicholas de Warwick, to Alice, widow of William de Hinckley, in exchange for the manor of Fulbroke, Warwickshire, whilst in 1297, Edmund, Earl of Lancaster and brother of the King, held lands at Stoke. In 1342 the manor was held by Thomas Neville, passing then to the Woodfords. An inquest of 1506 found that it had been held by the Turvilles from the Hastings family (Nichols 1911).

The PDA lies within the battlefield of the Battle of Bosworth field (1485) (**MLE3234**). The battle was the culmination of the 'Wars of the Roses' which were a dynastic power struggle between the House of Lancaster and the House of York over the control of the English throne. Richard, Duke of Gloucester, had sidelined his nephew Edward V and taken the throne in 1483 leading to widespread resentment. The main challenge to the York king Richard III came from Henry Tudor who had lived in Brittany since 1471. On 1 August 1485 Tudor, accompanied by 2,000 French mercenaries set sail across the Channel, landing in Wales, where his family wielded its greatest influence.

Henry occupied Shrewsbury on 15 August. By 19 August he had reached Lichfield; on the same day Richard marched from his base at Nottingham towards Leicester. On 21 August the opposing armies advanced towards each other from Leicester and Tamworth respectively and camped that night only a few miles apart. While historic reports of the troop numbers vary, it is thought that Henry had 5,000 men with him; Richard between 10,000 and 15,000. Lord Stanley, Henry's stepfather, uncommitted at this stage, was also in the vicinity with 3,000 retainers from Lancashire and Cheshire.

The battle saw Henry Tudor's troops, eventually supported by the Stanley's, defeat the larger Royal force which did not fully engage in the battle. Richard was the last Plantagenet king, and the last English king to be killed in battle. After Bosworth the Tudor dynasty reigned for more than a century.

Henry Tudor was crowned in Stoke Golding, on hilly ground, after defeating Richard III. The impromptu coronation of King Henry VII was performed with a circlet by tradition retrieved from a nearby thorn bush. This area became known as Crown Hill and Crownhill Field. The medieval church of St. James in Dadlington, to the north of Stoke Golding was the final resting place for most of the dead of the Battle of Bosworth Field, but there is potential for many to have been interred within the battlefield.

A medieval silver badge in the shape of a boar was found east of Fenn Lane Farm, which lies 580m north-east of the PDA, on 9th September 2009. Presumably the badge was dropped by one of Richard III's household members during the Battle of Bosworth. As such, it may mark the area where Richard III was killed (**MLE20573**).

Finds recorded on the PAS from the medieval period include a lead weight (**PUBLIC-34C618**), a silver coin (**PUBLIC-3C29E3**), a gold coin (**MLE20572**), and a strap end, Anglo-Saxon in date (**LEIC-9E82B3**; **MLE30412**).

Post-Medieval to modern

The local section of the Ashby canal, running from Ashby Woulds down to the Coventry Canal in Warwickshire was opened in 1804. This was later taken over by The Midland Railway and was allowed to run into decline. The railway itself reached Stoke Golding in 1873 and was the first to run a double expansion engine. The line was closed in 1971, but the current heritage steam railway here (The Battlefield Line) uses part of the line.

The 1876 edition of Kelly's Leicestershire and Rutland Directory notes that by the late 19th century, as well as agriculture, many of the inhabitants of the village were involved in framework knitting, mainly at the Payne and Sons factory in the village.

Grange Farmhouse that lies on Upton Lane, 650m north-east of the PDA is a late 18th century red brick farmhouse, which is Grade II listed (**MLE13110**).

There are many artefacts from the post-medieval period recorded on the PAS for the area. These include buckles (**PUBLIC-AACD20**; **PUBLIC-AABCD7**; **PUBLIC-958705** etc), bells (**PUBLIC-10BC47**; **PUBLIC-A2210C**) and musket balls (**MLE24230**; **PUBLIC-FE0D53**; **PUBLIC-BDB31C**).

The Horiba-MIRA site, 660m south-west of the PDA lies on the former site of RAF Nuneaton (**MLE15973**).

The land at Higham on the Hill was first surveyed at a potential airfield by the Air Ministry in 1940, with groundworks commencing for RAF Nuneaton in the spring of 1941. The airfield did not become operational until February 7th 1943 as part of the spire of Margaret's Church at Stoke Golding was removed, which had been deemed to constitute a danger to aircraft operations. The stones were numbered and stored and the tower rebuilt in 1947.

The station was opened in February 1943 within 93 Group, Bomber Command as a satellite airfield for RAF Bramcote.

Some of the former RAF buildings remain such as the Nissen Huts, Blast Shelter, Hangar, Control Tower and other various brick structures. Some were revealed during excavation work at the site in 2011.

During 1946 negotiations between the Air Ministry and the Motor Industry Research Association (MIRA) began regarding acquiring a former airfield to use as a proving ground. The first recorded use of the test site was in October 1948.

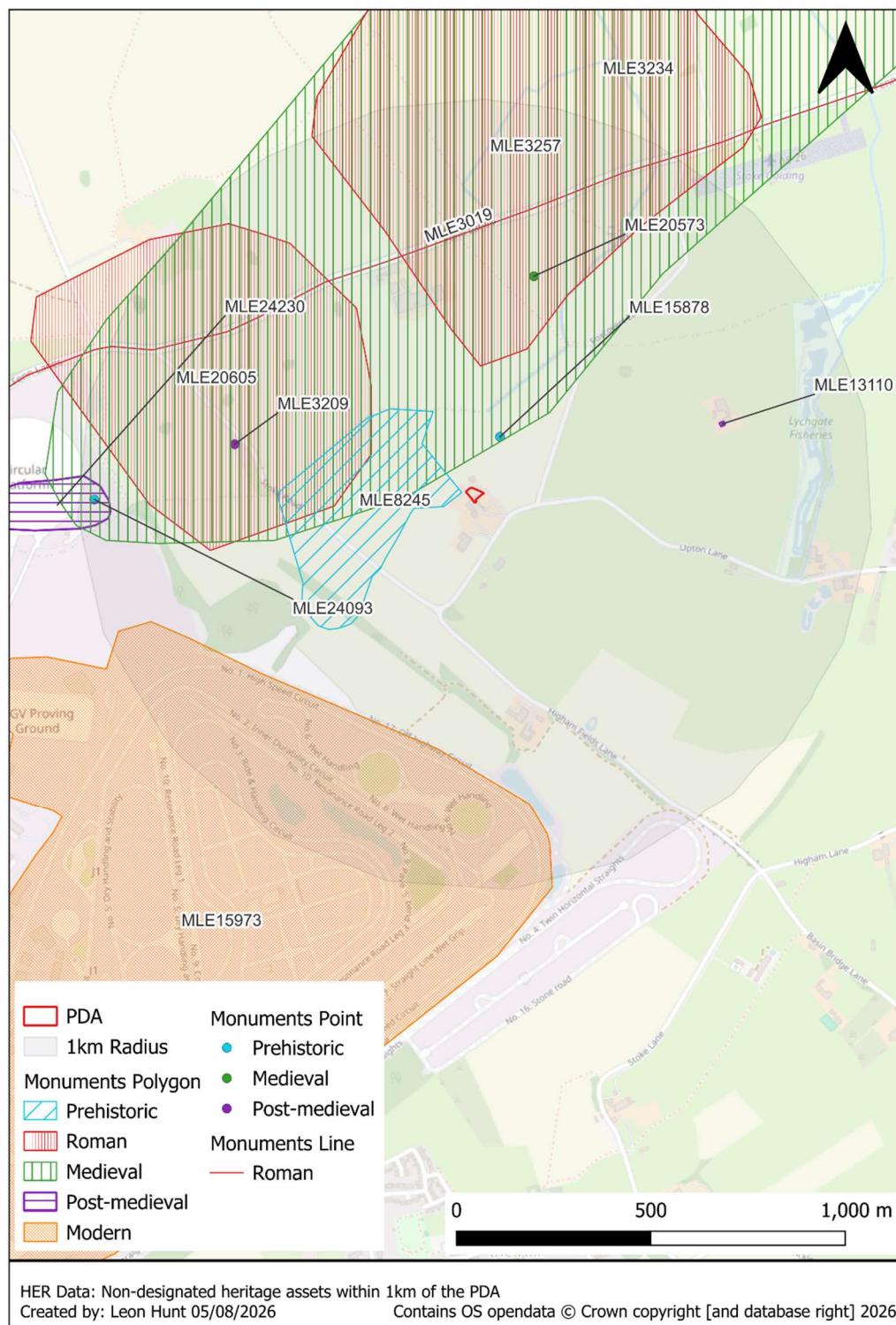


Figure 5: Plan of known non-designated heritage assets within a 1km radius of the PDA listed on Historic Environment Record for Leicestershire and Rutland. Data provided by Leicestershire County Council (FS-Case-861294403).
 Contains OS data © Crown copyright [and database right] 2026

Historic Landscape Character

Historic Landscape Characterisation is a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets.

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Programme (HLC) was carried out between 2006 and 2009 and is available at: [https://archaeologydataservice.ac.uk/archives/view/leicester he 2019/](https://archaeologydataservice.ac.uk/archives/view/leicester_he_2019/)).

The historic landscape character of the PDA is recorded as 'Settlement: Farm Complex' (**HLE6270**). This HLC type defines areas covered by farmhouses and associated outbuildings. Many of the areas falling into this category are isolated farmsteads which in Leicestershire are likely to have been built as a response to enclosure. Some farm complexes remain within villages, but these are often hard to define within the context of the HLC project and in many cases are likely to have been included within the Historic Settlement Core HLC type (Figure 6).

Most areas falling into this 'Farm Complex' category are likely to date from the 18th or 19th centuries although a significant number will be modern.

Historic farm buildings should be considered as a vital element in defining the character of the countryside and should be considered as a finite historical and archaeological asset. However, while the farm complex has some historic value as evidence for rural settlement, the buildings within the complex have been altered and converted and the historic landscape character is considered to be of **Medium** value.

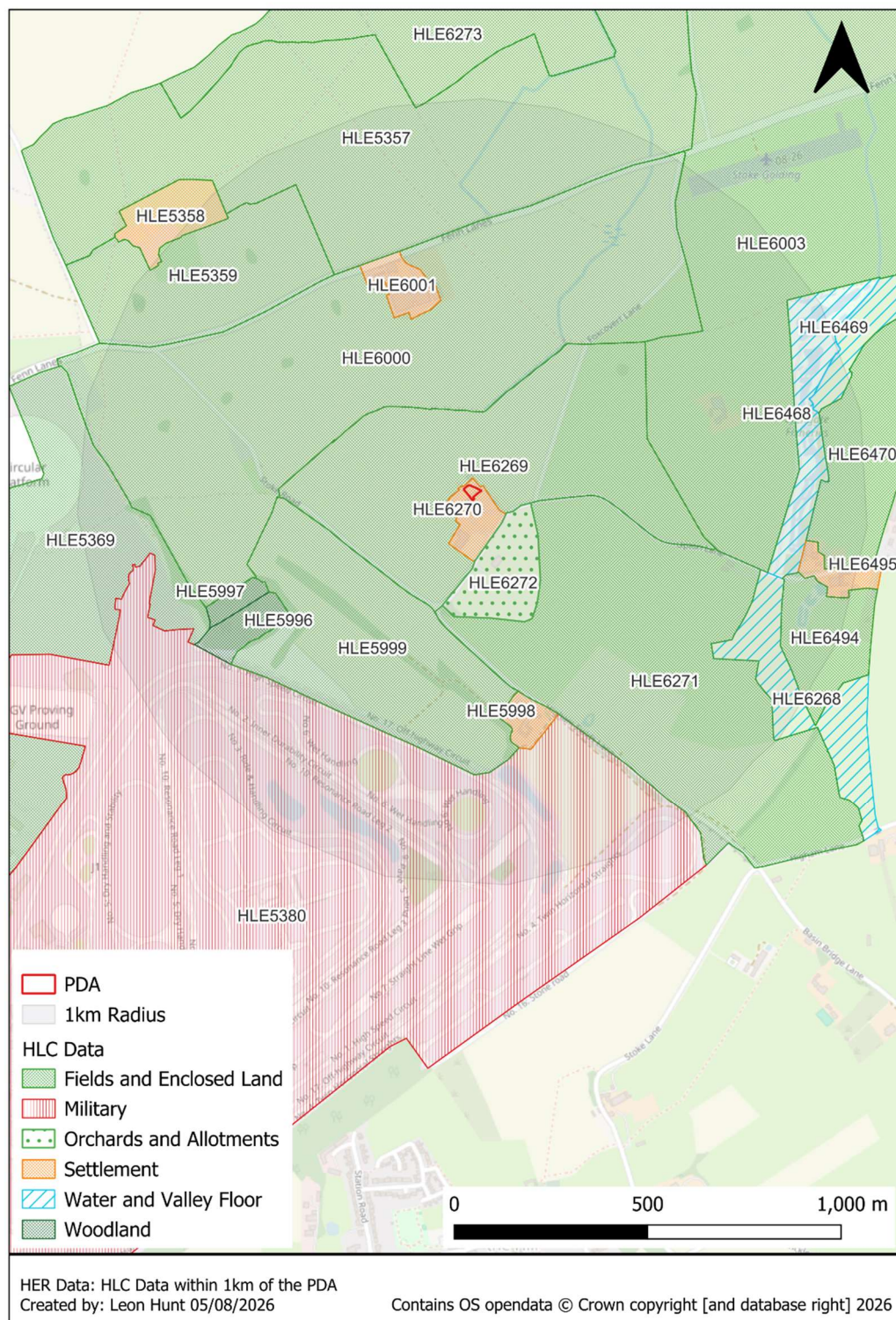


Figure 6: The Historic Landscape Characterisation (HLC) for the area. Data provided by Leicestershire County Council (FS-Case-861294403)
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LiDAR Data

There is Light Detection and Ranging Data (LiDAR) for the area available at 1m (Figure 7).

Although the PDA sits within an agricultural landscape and features can be discerned in the surrounding area, including small areas of extant ridge and furrow to the east of the farm, there is little that can be identified within the PDA itself due to development.

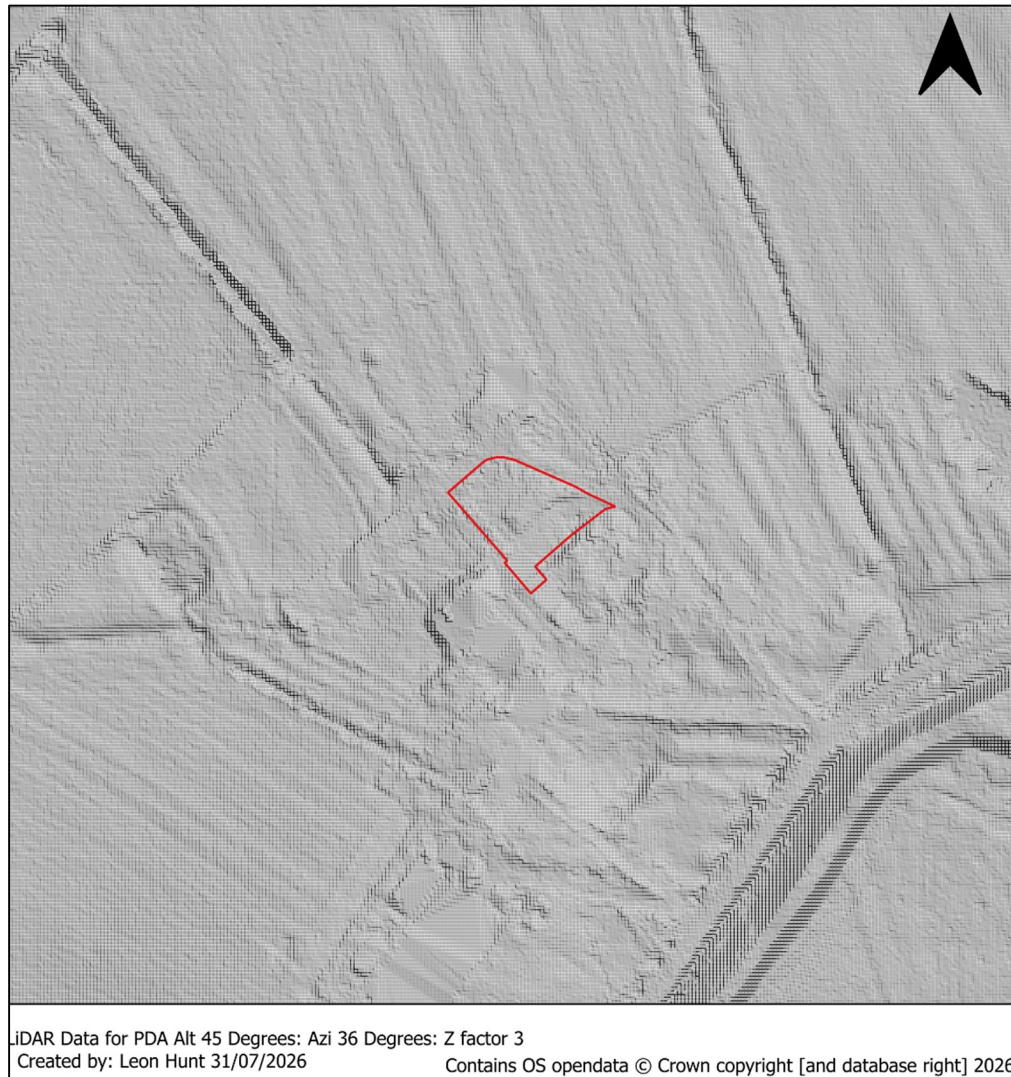


Figure 7: LiDAR data for the PDA (1m DTM).

Open Government LIDAR data (DSM 1m) from the Environment Agency

Cartographic Evidence

The earliest available map of the area is the Stoke Golding tithe map dated 1845. The farm buildings at Fox Covert Farm are shown and consist of a farmhouse and a scattered group of outbuildings. The PDA itself consists of a rectangular outbuilding and part of an enclosure (Figure 8).

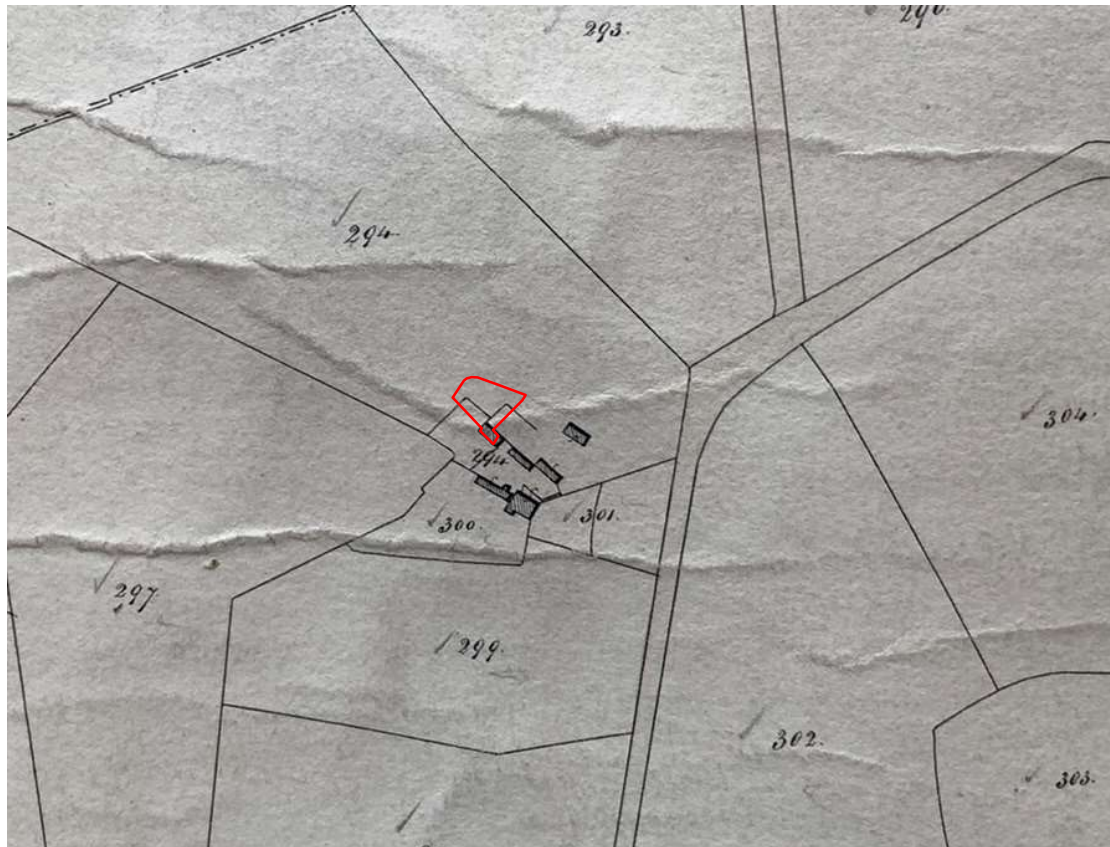


Figure 8: Detail of tithe map of Stoke Golding (1845), with PDA highlighted. Scale Unknown

By the time of the first edition Ordnance Survey map, dated 1886 the farm buildings have formed into a courtyard type arrangement with farm buildings forming a rough 'C-Shaped' plan oriented north-west to south-east with the open side facing to the south-east. The farmhouse stands alone slightly to the south. Within the PDA lie two small buildings at the southern corner and part of a rectangular enclosure. A path leads from the enclosure to the south-east.

An odd-shaped pond lies to the east of the farm, which is annotated Foxcover Farm (sic). A large orchard lies to the south-west.

The first edition OS map was only available online and therefore cannot be illustrated. The second edition OS map of 1903 is virtually identical and is shown (Figure 9).

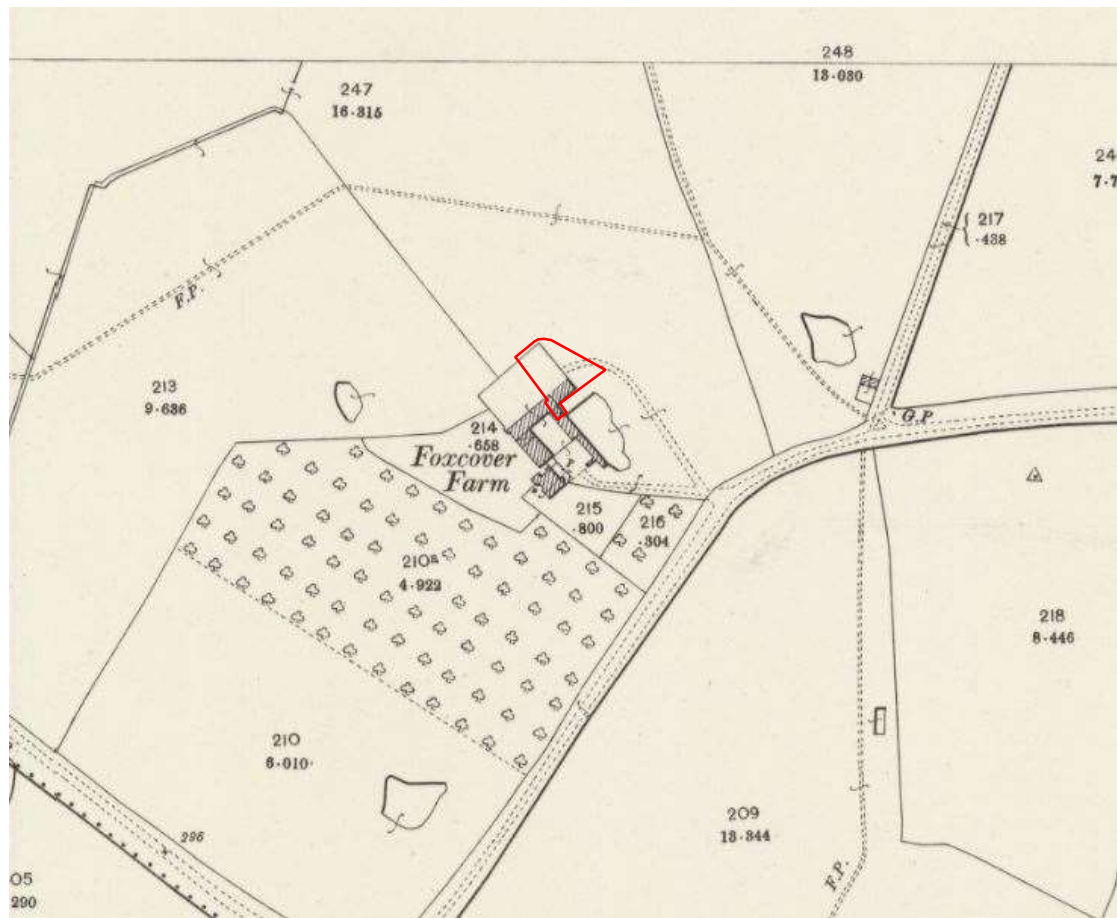


Figure 9: Detail of second edition Ordnance Survey map (1903), Sheet XXXV.14, with PDA highlighted. Scale 25 inch to 1 mile

The 1929 edition of the OS map is very similar to the previous edition except for a new open sided building shown within the small rectangular enclosure, which partially lies within the PDA. The farm is still shown as 'Foxcover Farm' (Figure 10).



Figure 10: Detail of 1929 edition Ordnance Survey map, Sheet XXXV.14, with PDA highlighted. Scale 25 inch to 1 mile

There are no further maps until the metric edition OS map of 1955 at the smaller 1:10000 scale. This shows little change to the layout (Figure 11).

The larger scale OS map of 1963 now shows two buildings within the north-west enclosure, otherwise the layout is broadly the same as the previous maps. The pond is annotated (Figure 12).



Figure 11: Detail of 1955 edition Ordnance Survey map, Sheet SP39NE, with PDA highlighted. Scale 1: 10 000



The final map that can be accessed is the 1989 OS map. By this time the farm has expanded further and there are now buildings over most of the north-western part of the site, including within the PDA itself. There is also a large barn on the site of the pond shown on the previous maps (Figure 13).

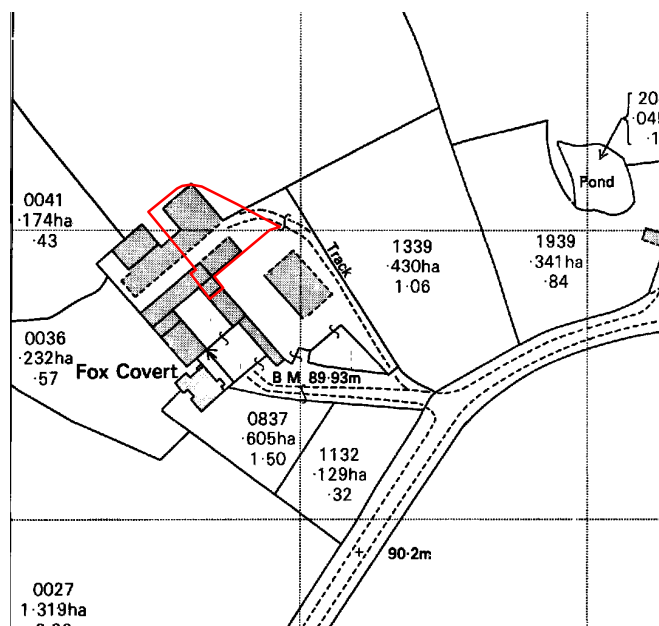


Figure 13: Detail of 1989 edition Ordnance Survey map, Sheet SP 3897-3997, with PDA highlighted. Scale 1: 2500

Aerial Photography

The earliest aerial image of the area dates from 1950. Although the image is not high definition, it is possible to pick out the farm buildings at Fox Covert Farm, including the long barn partially within the PDA (Figure 14).



Figure 14: Aerial image of the area dated 1950. National Library of Scotland

There are several Google images available for the area. The earliest is from 1999. By this time all the buildings that once lay within the PDA at the north-western edge of the site have gone, replaced by hard-standing and grass. At the southern edge of the PDA lie the group of outbuildings seen on the 20th century maps (Figure 15).



Figure 15: 1999 2D Google Earth image of PDA
Imagery ©2026 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2026

By 2010 the farm is undergoing landscaping and the track to the east of the site has become a tarmacked drive. Presumably this as the farm buildings have undergone conversion into separate properties (Figure 16).



Figure 16: 2010 2D Google Earth image of PDA
Imagery ©2026 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2026

The 2018 image shows further development as the roads are more established and there has been a general tidying of the site, with new fencelines and tended grass areas. There is a new building to the north of the PDA (Figure 17).

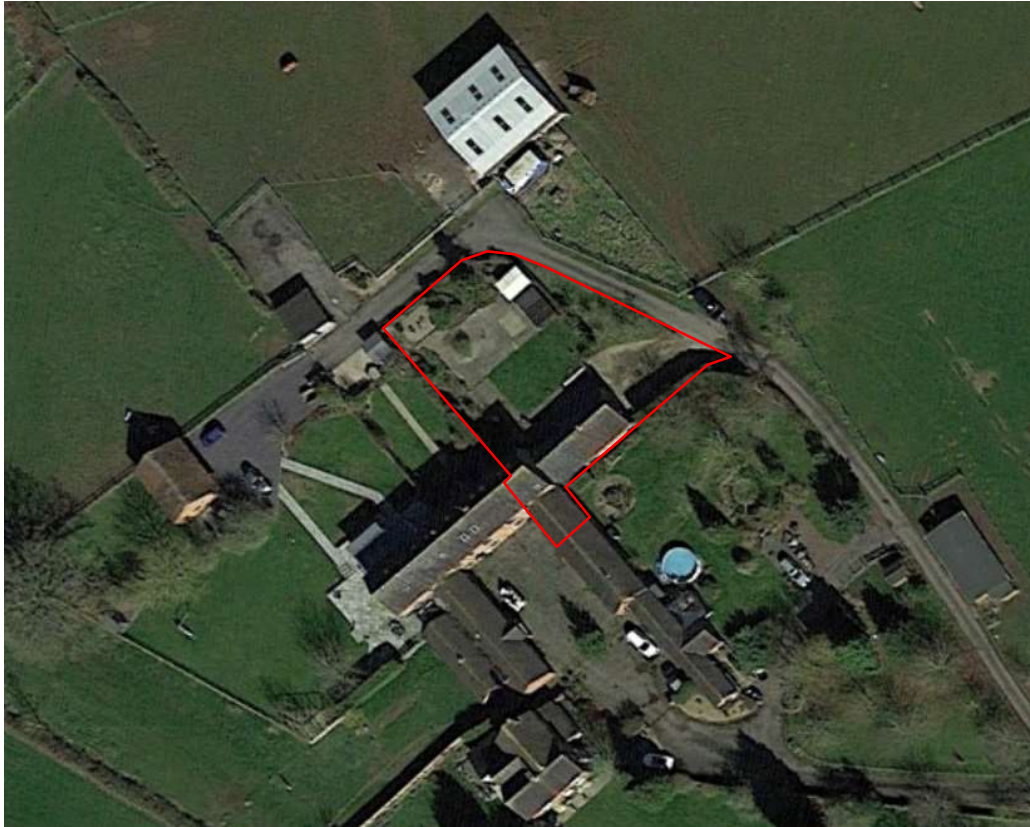


Figure 17: 2018 2D Google Earth image of PDA
Imagery ©2026 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2026

There are several oblique images of the area available from 2018. The image chosen shows the farm from the north-east looking south-west. The new barn building to the north-east is shown. There is another new large barn to the west. Within the PDA lie the buildings, hard-standing and grass (Figure 18).

The most recent Google image shows the current layout of the farm (Figure 19).



Figure 18: Oblique aerial image looking south-west, with PDA highlighted. Historic England



Figure 19: 2025 2D Google Earth image of PDA
Imagery ©2026 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2026

Site Visit

The site was visited by an archaeologist on 03/08/2026 to assess the present state of the proposed development area.

The PDA is accessed from a narrow driveway leading from Upton Lane into the former farm complex, which is now separated into separate homes and businesses. The driveway leads round to the north of the site. The Granary lies within a parcel of land surrounded by fencing and hedging (Figure 20).



Figure 20: The PDA from the north-west, looking south-east

The PDA consists of a dwelling converted from a former outbuilding to the farm and a flat garden area to the north-west of the house containing hard standing and flower beds. The proposed development will broadly cover two areas within this garden; a rectangular area covered in low-lying shrubs and bushes (Figure 21 & Figure 22) and a small area enclosed by rough wooden edging and filled with gravel (Figure 23 & Figure 24). These represent the area of the proposed new garage and a small drive respectively.



Figure 21: The proposed site of the new garage, looking west



Figure 22: The proposed site of the new garage, looking south



Figure 23: Area for proposed new driveway, looking north-west



Figure 24: Area for proposed new driveway, looking west

There are recent additions to the original farm layout close to the proposed development area. These include a large double garage to the west of the PDA (Figure 25), which first appears on aerial images from 2010, and a large modern barn, which lies to the north of the PDA, which first appears on the 2016 image (Figure 26). There are also various smaller structures such as sheds and temporary buildings.



Figure 25: The large brick double garage to the west of the PDA



Figure 26: The barn to the north of the PDA, looking east

Potential Archaeology

The recorded archaeology from prehistoric periods and the Roman period within a 1km radius of the PDA is mostly findspots for artefacts, although in the case of the Roman finds, which are large in number, they are likely to be indicative of a site along the line of the Mancetter Road (Fenn Lane) 600m to the north of the PDA.

Therefore, there is **Low-Moderate** potential for prehistoric and Roman archaeology within the PDA.

There are few recorded medieval sites in the area, although the PDA lies within the registered Bosworth battlefield area at its southern edge. The famous bull badge, a medieval artefact associated with the household of Richard III, was discovered 580m north-east of the PDA. As the PDA lies within the battlefield there is **Moderate** potential for medieval archaeology within the PDA.

The site has been within a farm complex from at least the mid-19th century. Cartographic evidence shows that the farm evolved over time and the later maps show farm buildings within the PDA itself, now demolished. There is potential for the remains of these to be revealed during any groundworks within the PDA in preparation for the new development. Therefore, there is **Moderate-High** potential for post-medieval and modern archaeology within the PDA.

The potential for buried remains will be determined by how much previous development, such as the demolished farm buildings, may have impacted upon the archaeology.

Appraisal of Development Impact

The development proposal is very small and consists of the erection of a new garage/store close to the north-western edge of the PDA within an area currently covered by a garden bed. A short driveway will be laid to the north of this, broadly covering an area currently covered by a gravelled garden bed.

Any foundation trenches for the new building are likely to be at a depth that will have a detrimental effect on any underlying archaeological remains that might be present on the site. Trenches for new services and landscaping can also have a negative effect on buried archaeological remains.

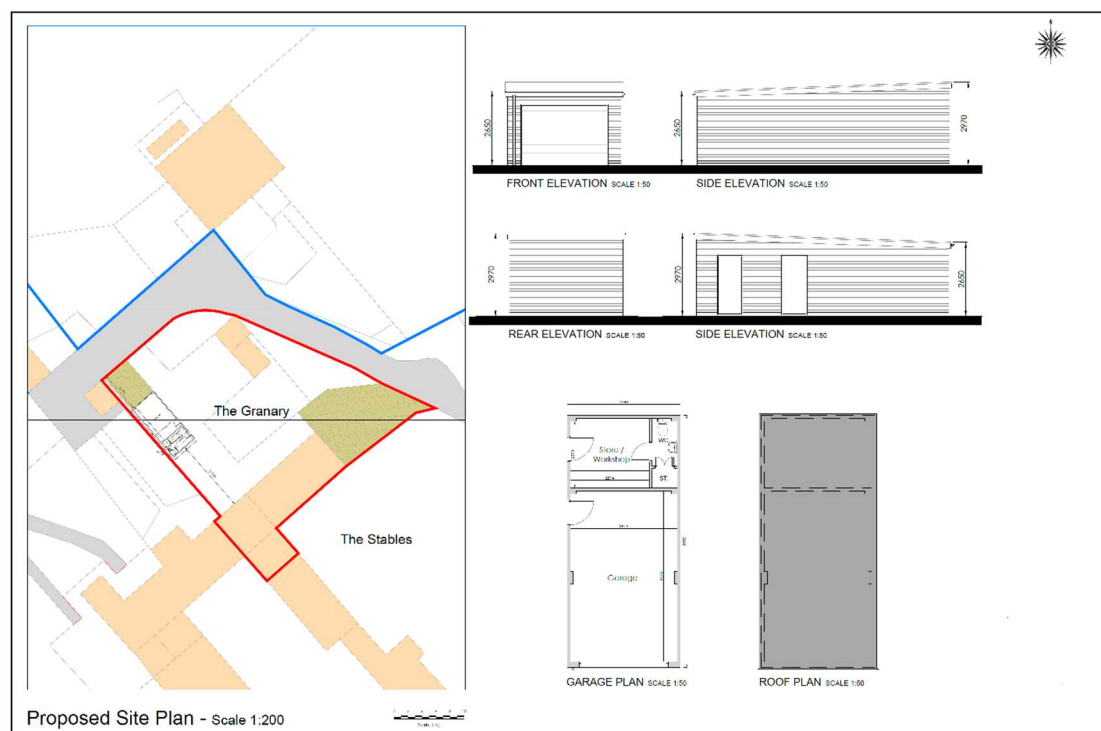


Figure 27: Plan and elevations of the proposed development. Provided by client

Designated Assets

Registered Battlefield

The registered battlefield of the Battle of Bosworth is of **High** significance as a heritage asset. The significance of the battlefield's setting is derived principally from the surviving rural landscape, including the open and largely undeveloped agricultural land that helps to convey the historic character of the battlefield and allow an appreciation of the events that took place there.

Although the proposed development area (PDA) lies within the registered battlefield boundary, given the limited scale of the proposal, its location within the curtilage of an existing converted farm building and the surrounding modern structures including a metal agricultural building, a brick garage and other ancillary sheds and outbuildings, the site does not contribute to the battlefield's setting beyond its general agricultural nature.

The proposed development would not affect key views, the wider landscape character of the battlefield, or the ability to understand and appreciate its significance. Consequently, the development would have a **Negligible** on the setting of the Registered Battlefield, resulting in a **Neutral** effect on its significance.

Listed Buildings

There is only one listed building within a 1km radius of the PDA. This is Grange Farmhouse that lies 650m north-east of the PDA and there is no intervisibility between the listed buildings and the PDA. Therefore, there will be **No change** to the setting of the listed building.

Non Designated Assets

Archaeology

There will be no impact on archaeological remains outside the proposed development area. However, as no archaeological work has been undertaken within the PDA there remains the potential for currently unrecorded archaeological remains to be present on the site.

The DBA has identified some potential for previously unknown archaeology to be present within the PDA. This potential is likely to be influenced by the extent of previous development within the site, such as former farm buildings and associated landscaping and services and the depth of proposed ground-works.

As the site has not been previously evaluated, the impact is currently unknown but is likely to be Low – Medium in value. It is likely that the Planning Archaeologist will require clarification of the archaeological potential and impact through further archaeological work.

The area of the proposed garage and drive is small and probably not suitable for trial trenching. Alternatively, a 'watching brief' or 'strip, plan and sample' excavation could be employed during ground-works for the development to allow any archaeological remains encountered to be identified, investigated and recorded prior to their disturbance.

Historic Landscape Character

The historic landscape character of the PDA is currently 'Settlement: Farm Complex' and this will not change. Therefore, there will be **No Change** to the historic landscape character of the area.

Conclusion

This document provides an assessment of the potential impacts of a proposed development at The Granary, Fox Covert Farm, Stoke Golding on known and potential heritage assets in accordance with the National Planning Policy Framework.

There is considered to be **Low - Moderate** potential for prehistoric and Roman remains within the Site, reflecting the presence of prehistoric findspots and Roman artefacts in the area. There is **Moderate** potential for medieval remains, due to the location within the Registered Battlefield of Bosworth Field, and **Moderate - High** potential for post-medieval and modern remains associated with the historic farm complex previously within the Site. Given the small scale of the development a watching brief or strip, map and sample excavation would be an appropriate mitigation strategy to record for any previously unknown archaeology.

The extent to which any archaeological remains survive will depend upon the degree of previous ground disturbance and the proposed depths of any groundworks.

Bosworth Battlefield is of **High** value as a heritage asset. However, the site lies within an existing farmstead complex containing modern structures and does not contribute to the open rural landscape of the battlefield's setting. The proposed development would therefore have a **Neutral** effect on the setting and significance of the battlefield.

There will be no effect on any listed buildings in the vicinity and the proposals would result in **No Change** to the historic landscape character of the area, which will remain a Farm Complex.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Effect
Designated Assets			
Registered Battlefield: Battle of Bosworth (Field) 1485	High	Negligible	Neutral
Listed Buildings: Grange Farmhouse (LB 1074258)	Grade II: Medium	No Change The building lies 650m to the north-east and cannot be seen from the PDA	NA
Non Designated Assets			
Archaeology in the vicinity of the proposed development area.	Low – Medium	No Change The proposed development will have no impact on archaeology outside the proposed area	NA
Previously unknown archaeology within the proposed development area.	Unknown but potentially Low - Medium There is <i>Low-Moderate</i> potential for prehistoric and Roman archaeology, <i>Moderate</i> potential for medieval and <i>Moderate-High</i> potential for post-medieval or modern archaeology.	Unknown	Unknown -There is potential for previously unknown archaeology within the site. A watching brief of 'strip, plan and sample' excavation would mitigate any unrecorded archaeology.
Historic Landscape Character	Low	No Change The function of the landscape would not change from 'Settlement: Farm Complex'	NA

References and Sources

(All websites were accessed between 31/07/2026 and 05/08/2026)

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OASIS website <https://www.oasis.ac.uk/>

Soilscapes website, <http://www.landis.org.uk/soilscapes>

Appendix I: Archaeological ‘events’ recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the proposed development area

Event No.	Name	Type	Organisation	Grid Ref
ELE4400	2004 fieldwalking north-east of Fox Covert Farm, Higham on the Hill		EVS	
ELE7781	2010 desk-based assessment for land at the MIRA site, Higham on the Hill, Leicestershire	EVP	University of Leicester Archaeological Services	SP 372 963
ELE8443	2005-2010 Bosworth Battlefield Survey	EVT		SP 419 999
ELE10672	2018 LiDAR survey, land at MIRA, TICIT Project, Higham on the Hill, Leicestershire	EVS	University of Leicester Archaeological Services	SP 3688 9708
ELE10695	2018 fieldwalking, land at MIRA-TICIT development proposal, Higham on the Hill and Witherley parishes	EVS	University of Leicester Archaeological Services	SP 3692 9735
ELE10780	2018 trial trenching, proposed TIC-IT Project, MIRA, Higham on the Hill, Leicestershire	EVT	University of Leicester Archaeological Services	SP 3688 9708
ELE11330	2018 geophysical survey, TIC-IT, MIRA, Higham on the Hill, Leicestershire	EVS	Sumo Services Ltd	SP 3688 9708
ELE11331	2018 metal detecting survey, MIRA-TICIT, Higham on the Hill, Leicestershire (Fields 1-6)	EVS	University of Leicester Archaeological Services	SP 3691 9747
ELE11629	2018 metal detecting survey, MIRA-TICIT, Higham on the Hill, Leicestershire (intensive survey in Fields 1, 2, 4-6)	EVS	University of Leicester Archaeological Services	SP 3691 9744
ELE12422	2019 watching brief during groundworks for the TIC-IT Development, Horiba-Mira Ltd, Watling Street, Higham on the Hill, Leicestershire	EVT	University of Leicester Archaeological Services	SP 3700 9747
ELE12423	2018/2019 metal detecting, fields 720, 721, 881, 882 and 886, TIC-IT Development, Horiba-Mira Ltd, Watling Street, Higham on the Hill, Leicestershire	EVS	University of Leicester Archaeological Services	SP 3688 9709

Appendix II: Designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the proposed development area

List Entry No/ Ref No	Name	Type	Grade	Grid Ref
REGISTERED BATTLEFIELD				
1000004	Battle of Bosworth Field, 1485	BATTLEFIELD	Pre WWI	SP39NE
LISTED BUILDING				
1074258	GRANGE FARMHOUSE, UPTON LANE	Late C18th brick farmhouse	II	SK 440 007

Appendix III: Non-designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the proposed development area

HER Ref. No	Name	Types	Period	Grid Ref
PREHISTORIC				
MLE8245	Palaeolithic flint from east of Heath Wood, Higham on the Hill	LITHIC SCATTER	Lower Palaeolithic	SP 377 973
MLE15878	Neolithic stone axe from north-east of Fox Covert Farm, Higham on the Hill	FINDSPOT	Neolithic	SP 381 975
MLE24093	Prehistoric flint from south-east of Willow Farm, east of Fenny Drayton	FINDSPOT	Late Neolithic to Early Bronze Age	SP 3708 9738
ROMAN				

MLE3019	Mancetter Road	ROAD	Roman	SK 440 007
MLE3257	Roman site east of Fenn Lane Farm, south-west of Shenton	SITE	Roman	SP 382 985
MLE20605	Possible Roman site west of Fenn Lane Farm, south of Upton, Fenny Drayton	SITE?	Roman	SP 373 976
MEDIEVAL				
MLE3234	Bosworth Field, medieval battlefield, Sutton Cheney	BATTLEFIELD	Late Medieval	SP 38 98
MLE20573	Medieval silver boar-shaped badge, east of Fenn Lane Farm, north-west of Stoke Golding	FINDSPOT	Late Medieval	SP 38 97
POST-MEDIEVAL to MODERN				
MLE3209	Brick kiln, White Cottage, west of Stoke Golding	BRICK KILN	Late Post-medieval	SP 374 975
MLE13110	GRANGE FARMHOUSE, UPTON LANE, HIGHAM ON THE HILL	FARMHOUSE	Late Post-medieval to Modern	SP 387 975
MLE15973	Nuneaton Airfield/Lindley Proving Ground/MIRA, north-west of Higham on the Hill	MILITARY AIRFIELD; RUNWAY; PERIMETER TRACK; VEHICLE TESTING STATION	World War II to 21st Century	SP 374 962
MLE24230	Possible C17th Civil War finds, east of Ashpole Spinney, Fenny Drayton	ARTEFACT SCATTER	Early Post-medieval	SP 3697 9737



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