



Historic England

Mr Grant Perks
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Direct Dial: 0121 625 6896

Our ref: P01586887

27 January 2025

Dear Mr Perks

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OLDLANDS FENN LANES , DADLINGTON , NUNEATON , LEICESTERSHIRE
CV13 6DS
Application No. 24/01142/FUL**

Thank you for your letter of 7 January 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We note that Historic England were consulted on a prior application on the same site (your ref: 20/01003/FUL, our ref: P01281350), of which this application appears to be an amendment to the prior proposed scheme. In our prior letter of advice on the above mentioned case, we raised concerns on heritage grounds on the basis of the available information at the time and determined that the impact of the proposals on the designated heritage asset cannot be fully assessed in accordance with NPPF paragraph 189, particularly given the scale, massing and siting of the building.

Significance

The Battle of Bosworth took place in August 1485. An iconic event in English history, the battle saw the death of King Richard III and enthronement of Henry Tudor. Richard III was the last English king to die in battle and the last of the powerful Plantagenet dynasty. The event is often seen as marking the transition between the medieval and post-medieval period in England.

On the day of the battle, Henry's army probably advanced from the west along Fenn Lanes while Richard's forces gathered below Ambion Hill. The sides moved through the landscape to the focus of the battle, probably located in the valley bottom, and



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around an area of marshy ground thought to be to the east of the modern Fenn Lane Farm. Lord Thomas Stanley and his brother Sir William Stanley watched the battle unfold from a strategic position on high ground, thought to be just north of Dadlington, before engaging their considerable forces on Henry's side.

Despite changes in agricultural practices, the battlefield remains rural in character, largely undeveloped, and retains a topographic integrity which enables observers to appreciate key views. This permits the site of encampments and the course of the battle to be appreciated and understood.

The battlefield also has high archaeological potential, retaining evidence which can greatly add to our understanding of the battle.

Impact

We note the significant changes to the scheme to those proposed under 20/01003/FUL, namely the reduction in scale and massing, the change of style and the siting, resulting in a proposal that appears to be more commensurate with the agricultural nature of the site. We acknowledge the changes made in line with prior comments made regarding the appearance of the proposed structure, and note that the harm from visual impact has been greatly reduced. However, the construction of the structure would likely have a physical impact on any retained archaeological evidence relating to the battle that may survive within the site, causing a degree of harm through the removal of evidence which contributes to our understanding of the battlefield, which currently cannot be quantified or assessed.

Position

The nature of the archaeological record within the site is not fully understood currently, and therefore the level of harm cannot be accurately determined, and therefore the loss of significance to the battlefield cannot be determined. This could be mitigated and safeguard via a systematic scope of evaluation, which could include a metal detecting survey, field walking, or trial trench evaluation. We would refer you to your in house archaeological advisors for further advice.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material



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changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

H James

Hayley James

Inspector of Ancient Monuments

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