







Step 2: Complete checklist

If it seems that the candidate site may meet the designation criteria, complete the designation checklist below (and provide all the relevant evidence). The checklist should be completed for each candidate site.

1	General Information
1.1	<p>Name and address of site <i>Some sites have several names and all known names should be given</i></p>
	<p>Cotes grassland SSSI and site of medieval village, between the River Soar, Cotes village and A60 .</p>
1.2	<p>Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site. Scale. 1:4465</i></p>
	 <p><small>Date Created: 7-1-2019 Map Centre (Easting/Northing): 465391 / 320864 Scale: 1:4465 © Crown copyright and database right. All rights reserved (010053274) 2019 © Contains Ordnance Survey Data - Crown copyright and database right 2019</small></p>
	 <p><small>Date Created: 7-1-2019 Map Centre (Easting/Northing): 465329 / 320860 Scale: 1:4465 © Aerial Imagery - www.getmapping.com © Contains Ordnance Survey Data - Crown copyright and database right 2019</small></p>

1.3	<p>Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i></p>
Burton-on-the-Wolds, Hoton, Cotes and Prestwold Parish Councils	
1.4	<p>Ownership of site if known <i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner.</i></p>
Not known	
1.5	<p>Is the owner of the site aware of the potential designation?</p>
No known	
1.6	<p>Does the owner support the designation? <i>Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i></p>
Not known	
1.7	<p>Photographs of site</p>
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p data-bbox="276 1305 794 1402">Edge of river terrace from FP H96 at grid ref. 555208. Walls of post Medieval Old Hall in background.</p> </div> <div style="width: 45%;">  <p data-bbox="844 1274 1386 1377">Gabled rooftops of Cotes. View from FP H96. These earthworks above A60 are the likely site of St John's chapel.</p> </div> </div>	
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p data-bbox="300 1839 794 1966">The earthworks show the foundations of houses and closes in the medieval village. Manor Farmhouse on Stanford Lane behind.</p> </div> <div style="width: 45%;">  <p data-bbox="844 1832 1366 1897">Walls of Cotes Old Hall; construction of brick and limestone and granite rubble.</p> </div> </div>	



Walls of Cotes Old Hall as viewed from the footpath H96



Remains of large medieval barn and outbuilding platforms associated with Cotes Old Hall

1.8 Community served by the potential Local Green Space
i.e. does the site serve the whole village/town or a particular geographic area or group of people?

The community of Cotes values and uses this green space. Being close to the town of Loughborough it is also used by people from the town as it is an attractive rural area that is easy to get to. The site provides great visual interest when viewed from the A60. Historians, archaeologists and ecologists also show interest in this site because of its status as scheduled ancient monument and SSSI.

2 Planning History

2.1 Is there currently a planning application for this site? If planning permission has been permitted could part of the overall site still be used as a Green Open Space?

No current planning application. It could remain a green space, but the historic value of the site in the natural landscape would be severely compromised.

2.2 Is the site allocated for development in the Local Plan? If allocated, could part of the overall site still be used as a Green Open Space?

No

3 Size, scale and "local nature" of proposed Local Green Space

3.1 Area of proposed site
It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.

6.785 HA

3.2 Is the site an "extensive tract of land"?
(Extensive tracts of land cannot be designated as Local Green Space) e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site "feel" extensive or more local in scale?

No

3.3	Is the proposed site "local in character"? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i>
	The site is positioned on a terrace above the River Soar, clear of the likelihood of flooding. It occupies a commanding position in the landscape with views in all directions. The settlement grew up at this bridging point of the river regulating and benefitting from traffic using this important route way.
4	Need for Local Green Space
4.1	Is there a need for a local green space in this location? <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need. Further information – Natural England (Accessible Natural Greenspace Standard)</i>
	Yes there is a need for a local green space as there are no other open green spaces with public access in the settlement.
5	Evidence to show that "the green space is in reasonably close proximity to the community it serves"
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Possible evidence – a map to show that distance</i>
	See map. The green space is a central to the hamlet
5.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>
	No
6	Evidence to show that the green area is "demonstrably special to a local community"
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>
	Inclusion in Neighbourhood Plan
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>
	None
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
	None
6.4	Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</i>
	None

7	Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)
7.1	Is this criteria relevant to this site?
	YES, despite being next to A60, the site has a special beauty created by the proximity of the ancient ruins to the river as it meanders through the valley.
7.2	Describe why the community feels that the site has a particular local significance for its beauty.
	The community value the view in all directions from the elevated position of this site. This is the only place they can get a view of the river from its banks without going on to a road. The next accessible place is over a kilometre away and can only be reached by walking down a road.
7.3	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
	The site is seen to best advantage from the A60 from Loughborough on its approaches to Cotes Mill
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i> <i>Further information –Natural England</i>
	The site contains a SSSI
7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>Further information –Natural England</i>
	The site is mentioned in Borough Of Charnwood Landscape Character Assessment - July 2012 in the context of the Soar Valley
7.6	Does the site contribute to the setting of a historic building or other special feature?
	<p>Yes, Grade 2 listed Manor Farm and Hall Farms are close by and benefit from the open aspect of the green space. Their presence in this location is directly linked to their historic association rising out the medieval manor and its lands.</p> <div data-bbox="480 1368 1098 2027" data-label="Image"> <p>Manor Farm built by the Packe family in 19th century. 200 years earlier they bought the Old Hall, then enlarged another Jacobean house in nearby Prestwold to become their main residence. House platforms of the medieval village to the fore.</p> </div>

7.7	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>
	Not known
8	Evidence to show that the green area “holds a particular local significance for example because of its historic significance” (if applicable)
8.1	Is this criteria relevant to this site?
	Yes. It is a scheduled monument, the site of a medieval village and Cotes Old Hall, gardens and park.
8.2	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments; registered parks and gardens; war memorials; other historic remains or structures.</i> <i>Further information –English Heritage; local history society</i>
	In addition to the scheduled monument, it is surrounded by three Grade 2 listed buildings and three listed bridges and several unscheduled heritage assets.
8.3	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i> <i>Further information –English Heritage; local history society</i>
	The meandering river has played an important part in the identity of the site. Historically the river banks were marshy and the river could not be crossed at any point here other than the causeway and the bridge. From the green open space the Grade 2 medieval stone arch of the Cotes bridge can be clearly seen. In a letter to the Parish Council dated 24 January 2014 English Heritage refers to the complex heritage surrounding Cotes and how the designed landscape features emphasise the importance of this area in relation to understanding the changing historic and archaeological landscape context of the scheduled monument.
8.4	Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>
	Yes, the existing hamlet is the remnant of a larger medieval village.
8.5	Did any important historic events take place on the site?
	It was the site of a Civil War battle.
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>
	No
9	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)
9.1	Is this criteria relevant to this site?
	No

9.2	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i> <i>Further information – Sport England</i>
	No
9.3	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)</i>
	Footpath H96 crosses the site
9.4	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc.</i>
	The site is used for walking and has been for hundreds of years
10	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)
10.1	Is this criteria relevant to this site?
	Yes the site is of local significance, despite being close to town the site has a very rural feel to it.
10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>
	At the north and western end of the site it is a distance from the road and tranquil. The eastern side is much closer to the road but is not much disturbed by the A60. The traffic is moving slowly here because of the bridge, bends and the B676 junction.
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England’s tranquillity maps</i>
	No
11	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable)
11.1	Is this criteria relevant to this site ?
	Yes

11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc Further information - Natural England</i>
	This area is mentioned in Charnwood Borough Wide Phase 1 – Habitat Survey Reference: CWC-001 Evaluation: County Value The River Soar is a Local Wildlife Site and a Wildlife Corridor of 28km in total of which two kilometres, the section east of Loughborough borders the parishes of Burton on the Wolds and Cotes, the majority of which is Cotes green space. As elsewhere along its length it is valued “due to its wide riparian corridor which meanders through predominately species-poor pasture fields linking isolated habitats of higher ecological value” The corridor runs past numerous LWS and three SSSIs, namely Loughborough Meadows SSSI, Cotes Grassland SSSI and Barrow Gravel Pits SSSI. Within the area of the Wolds Neighbourhood Plan the River Soar is also crossed or joined by the following Parish value identified wildlife corridors, namely, trees, verges and hedgerows of A60 and B676, Fishpond Spinney Brook, Burton Brook and Walton Brook.
11.3	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern.</i> <i>Further information - Natural England; National Biodiversity Network; RSPB</i>
	The site is a SSSI based on it being an important habitat of lowland neutral grassland. It is next to the River Soar, a Local Wildlife Site which has species such as otter, and rare aquatic plants such as the grass-wracked pondweed. The river floodplain contains wetland habitats which are of great conservation value. Ditches, old oxbows, small pockets of wet woodland, marshland and ponds sustain a wide range of declining plant and invertebrate species, many of which are highly localised in their distribution and vulnerable to changes in hydrology and management regime.
11.4	What other wildlife of interest has been found on the site? <i>Further information - Natural England; National Biodiversity Network</i>
	Bats
11.5	Is the site part of a long term study of wildlife by members of the local community? <i>e.g. long-term monitoring of breeding birds.</i>
	Not known
12	Evidence to show that the green area “holds a particular local significance, for any other reason”; (if applicable)
12.1	Is this criteria relevant to this site?
	Not applicable
12.2	What are the other reasons why the site has a particular local significance for the local community?
	Not applicable



PLANIT-X