

# **Call for Sites Proforma**

## **Housing and Economic Land Availability Assessment (HELAA)**

### **Call for Sites Proforma**

- Please complete this form if you would like to suggest proposals for future land use and development within Rugby Borough on sites capable of delivering 5 or more homes, or sites larger than 0.25ha.
- The sites will be assessed as part of the HELAA and used as an evidence base document for the Local Plan preparation process.
- Please complete a separate form for each site. Complete each section clearly and legibly to the best of your knowledge. If you require more space, please use Section 9, or append additional pages.
- You must attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.

### **Data Protection Disclaimer**

Details submitted to the council as part of a call for sites will help inform the HELAA and assist in identifying land for development to contribute to a land supply to meet local need. The submitted information will not be confidential as it will be published as part of a comprehensive land assessment via published reports available for public consumption. This information will also be shared with other parties, including employees of the council, other council departments and third parties, such as the Planning Inspectorate and other Local Planning Authorities.

Details provided in Section 1 will be kept and stored confidentially by the Council. Details in Section 2, the names of which should match those provided in Section 1, will be made publicly available as established above. As such, only names of organisations/agents/applications will be made public where it has been clearly declared through this submission form. No other details, such as addresses or contact information, will be made available.

By submitting this form to the Council, you are providing consent for us to retain your details on our Planning Policy as part of the Call for Sites process, the HELAA and to enter your details to our consultation database so that we may contact you in future to advise on the Local Plan preparation process.

1. Your Confidentially Held Details			
Title	█	Name	████████████████████ ██████
Organisation (if relevant)	██████████.		Representing ██████████ ████████████████ ██████████ ██████████  ██████████ ████████████ ████████████ ████████████ ██████████
Address	████████████████  		
Postcode	CV34 4BB	Telephone	██████████
Email	████████████████████  		
Signature	AR-W		
Date	2 <sup>nd</sup> – Jan -2024		

2. Your Publicly Viewable Details	
Name/Organisation	Andrew Russell-Wilks BSc FRICS MRTPI Godfrey-Payton. 25 High Street Warwick. CV34 4BB
Status in relation to site	Agent for the freehold site owner.
Representing (if applicable)	The Coventry Diocesan Board of Finance Limited  Diocesan Offices, 1 Hill Top, Coventry, West Midlands CV1 5AB

3. Site Location			
Site Name	Land south of Coal Pit Lane, Willey.		
Site address (inc. postcode if known)	Land south of Coal Pit Lane, Willey. Post code nearby would be: Magna Park, Lutterworth, A5, Lutterworth, LE17 4XH		
OS Grid Easting	450122	OS Grid Northing	284501
Total Site Area	4.28 ha / 10.6 acres	Developable Area	Say 75% of total= 3.2 ha

**NB In order to show the relationship with the other CDBF site also being submitted for the call for sites it's not possible to fit on a 1:1250 scale map. Maps attached are therefore at 1:7,500**

**~~Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site. The area of the site you wish to be formally assessed should be enclosed by a red line. Any other relevant land under your ownership should be enclosed by a blue line~~**

4. Site ownership (please mark as appropriate and/or provide details)				
Do you own the site?	Yes – sole owner		Yes – acting on behalf of the owner(s)	
Is the site available?	Yes – immediately. Farm tenancy can be ended in 3 months to allow development to progress.			
Have you notified the landowner/other landowners that you have submitted the site?			Yes. Land owner the CDBF fully aware of this submission and it is made under their instructions	
Other relevant information e.g. is there a promotion / option agreement, is a developer on board etc.			Many developers (over 8) have approached the CDBF wanting to become involved in promoting the site for Zero Carbon Roadside uses. Those uses have included operators promoting	

	electric vehicle charging facilities (Endurance Estates <a href="https://www.endurance-estates.co.uk/endurance-energy">https://www.endurance-estates.co.uk/endurance-energy</a> ) and an operator (CNG Fuels) using compressed natural gas (from composted kitchen waste) as a fuel for HGV's from the adjacent Magna Park Distribution Warehouse Development. (CNG Fuels <a href="https://www.cngfuels.com/">https://www.cngfuels.com/</a> )
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5. Site Constraints (on site or at boundary – please mark as appropriate and/or provide details)					
<b>Current/previous use</b>	Arable agriculture. Grade 3 agricultural land				
<b>Adjacent land uses</b>	East: The A5 and to the north east Magna Park North: Coal Pit Lane West: Farm land and Coal Pit Lane. . South: Farm land				
<b>Planning History</b>	None known.				
<b>Existing Infrastructure</b>	Electricity Supplies available. (confirmed by Endurance Estates promoting EV charging scheme)	Gas Supplies available. (confirmed by CNG Fuels promoting bio gas HGV fuelling facility. Uses normal gas mains for distribution)	Mains Sewer Mains foul sewer within feasible distance.	Mains Water Supplies available	Telecoms Supplies available
<b>Access from Highway</b>	Yes – Classified Road. Access solutions from the A5 Cross in Hand roundabout identified by Highway Engineers Stantec. Shown as attached in document 3.				
<b>Highway Works</b>	New access arrangements will be needed and these are shown attached designed by Highway Engineers Stantec. In Document 3 attached and below.				
<b>Ransom Strips/ third party land required etc.</b>	None. Adopted Highways extend to site ownership boundary				
<b>Legal Issues</b>	None.				
<b>Existing Occupiers</b>	Farming tenant is aware that the land is being promoted for development and that arrangements are in place for termination of the Farm Business Tenancy				

<b>Public Access/Rights of Way</b>			
<b>Ecology/Wildlife Designations and other known issues</b>	None nearby. Nearest SSSI is 4.8km away. No Ecological surveys carried out on site yet but as arable land unlikely to be species rich.	Not applicable.	No
<b>Trees, hedgerows and woodlands</b> (e.g. TPOs, other protections and designations)	There are hedges on site between the fields but no TPOs. Nearest ancient woodland is 4.4km away		
<b>Land Contamination /</b>	Green field site with no previous industrial uses.	Not applicable.	
<b>Heritage Designations</b> (e.g. listed buildings, conservation areas, local list, archaeology etc)	Nearest Listed Building is the village church in Willey St Leonards. Grade II* Listing reference 1116337 1.3km away to the north west.	Not applicable.	
<b>Flooding</b>			
<b>Other Physical Constraints</b> (flooding, topography)	Site is more or less flat and in Flood Zone 1.	Not applicable.	
<b>Infrastructure Constraints</b> (e.g. pylons, gas mains, telecommunications etc)	Full investigations to be carried out if site secures an allocation but nothing expected at this stage based on the farmer's local knowledge	Not applicable.	
<b>Open space and recreation</b> (e.g. playing pitches, parks and gardens, allotments and orchards etc)	No parks or POS nearby although the CDBF own land within the Green Belt nearby that could become public open space.	Not applicable.	
<b>Other Knowns</b>			

<b>Issues/Constraints</b>	<b>It is very important to note that the site is not in the Rugby District's Green Belt</b>
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<b>6. Site Accessibility</b> (please provide distance as measured from the middle of the site "as the crow flies" and utilise journey planner to determine walking time)			
<b>Distance to closest bus stop (m/km)</b>	There are many bus stops on Magna Park to the east. Plan attached as document 4 showing bus stops. Nearest one 1.44km away. However if the scheme was developed then bus stops could be provided on site as part of the active travel arrangements. Details of Magna Park public transport links attached as document 4.	<b>Walking time to closest bus stop (mins)</b>	15 minutes
<b>Distance to closest amenities (m/km)</b>	Lutterworth town centre approx 4.7km to east. However if scheme were to go ahead then like Magna Park it is probable that facilities such as staff canteens etc would be provided on site.	<b>Walking time to closest amenities (mins)</b>	45 minutes

<b>Distance to closest rail station (m/km)</b>	Nearest Rail station is Rugby as Lutterworth station closed in 1969. 15.8 miles away (bus services run to Rugby every hour Monday to Saturday)	<b>Walking time to closest rail station (mins)</b>	Bus ride takes 25 minutes to Rugby station
<b>Any known issues with public transport – frequency of services etc</b>	See attached info on bus services. Document 4.	<b>Any known issues with amenities e.g. limited capacity at schools, GPs etc</b>	Not applicable as an employment scheme. Feilding Palmer Community Hospital is in Lutterworth approx 4.5km away to east.
<b>Other accessibility issues relevant to the nature of the proposal</b>			

<b>7. Previous site promotional work (please cross reference with Section 5 where relevant)</b>		
Has any work been undertaken to promote the site and/or to overcome constraints?	Not at this early stage apart from work on highways access included with the information pack attached.	
<p>If yes, please provide more details and copies of reports where available:</p> <p>See Stantec's Highways options attached as Document 3.</p> <p>Many developers (over 8) have approached the CDBF wanting to become involved in promoting the site for Zero Carbon Roadside uses.</p> <p>Those uses have included operators promoting electric vehicle charging facilities (Endurance Estates <a href="https://www.endurance-estates.co.uk/endurance-energy">https://www.endurance-estates.co.uk/endurance-energy</a> ) and an operator (CNG Fuels) using compressed natural gas (from composted kitchen waste) as a fuel for HGV's from the adjacent Magna Park Distribution Warehouse Development. (CNG Fuels <a href="https://www.cngfuels.com/">https://www.cngfuels.com/</a>)</p> <p>For now the Diocese has decided to seek an allocation for Zero Carbon Roadside uses and if successful invite the operators to bid competitively for the site on the condition that their schemes are zero carbon type uses.</p>		
Have any viability appraisals been undertaken?		
No, however level of demand from Zero Carbon roadside use operators indicates that on this greenfield site viability is unlikely to be a problem.		



Are there any specific or immediate intentions to start development?	Yes	No
If yes, please provide more details (such as Pre-application discussions)  Not yet. Will depend upon the result of this Call for Sites exercise and then identifying a development partner to promote and build the new development		

8. Proposal Details (please mark as appropriate and/or provide details)					
<b>Description of Proposed Development</b>	Zero Carbon road side related uses to include electric vehicle charging facilities with compressed natural gas (from composted kitchen waste) as a fuel for HGV's from the adjacent Magna Park Distribution Warehouse Development.				
<b>Proposed Land Use</b>		Zero Carbon road side related uses to include: electric vehicle charging facilities with compressed natural gas for HGV fuel.		Mixed	Other
<b>Site capacity/density (homes/floor space)</b>	Scheme detail design to be done but likely to include EV fast charging for at least 26 vehicles plus ancillary space retail and takeaway space whilst people wait for their vehicles to charge up. In 2022 under ref PR22/0283 CNG did a pre-app with Rugby Council. Under that Pre app the scheme envisaged:  Proposal includes 16 pump islands set across two rows of 8 with the plant equipment including: • 4no. secure trailer bays. • 1no. trailer gas offloading cabinet and 2no. trailer gas loading dispensers. • 2no. fuel management panel. • 4no. air coolers, 4no. gas compressors, and 12. gas storage banks. • 1no. inlet gas metering, 1no. LV switch room, 1no. HV/LV transformer, 1no. backup generator, and 2no. air compressors. • 6no. CCTV/floodlight		<b>Details of mixed/other land uses</b>		
<b>Potential</b>	Many developers (over 8)				<b>Ready for</b>



<b>Development</b>	have approached the CDBF wanting to become involved in promoting the site (including GLP developers of Magna Park to the east and who have an option on 21.99 ha to the north of the site) but the CDBF have made the decision to seek to secure an allocation for the site and then engage with developers after a competitive bidding process.			<u>release by owner</u>
<b>Development time scales</b>	Short term (within 5 years) Once allocated it is expected to take 12 months to find a development partner and sign up a development / pre let agreement.			
<b>Development Timescale/Phasing (incl. build-out rates)</b>	Assuming an allocation for Zero Carbon Roadside uses and then allowing time to find suitable complying operators then could be 4-5 years for the scheme to become open and operational.			

**9. Additional information e.g. relevant evidence, other constraints and challenges, market desirability, planned infrastructure, opportunities etc**

**10. If the site fits the criteria for a brownfield site are you happy for us to include it on the relevant LPA brownfield land register (tick as appropriate)**

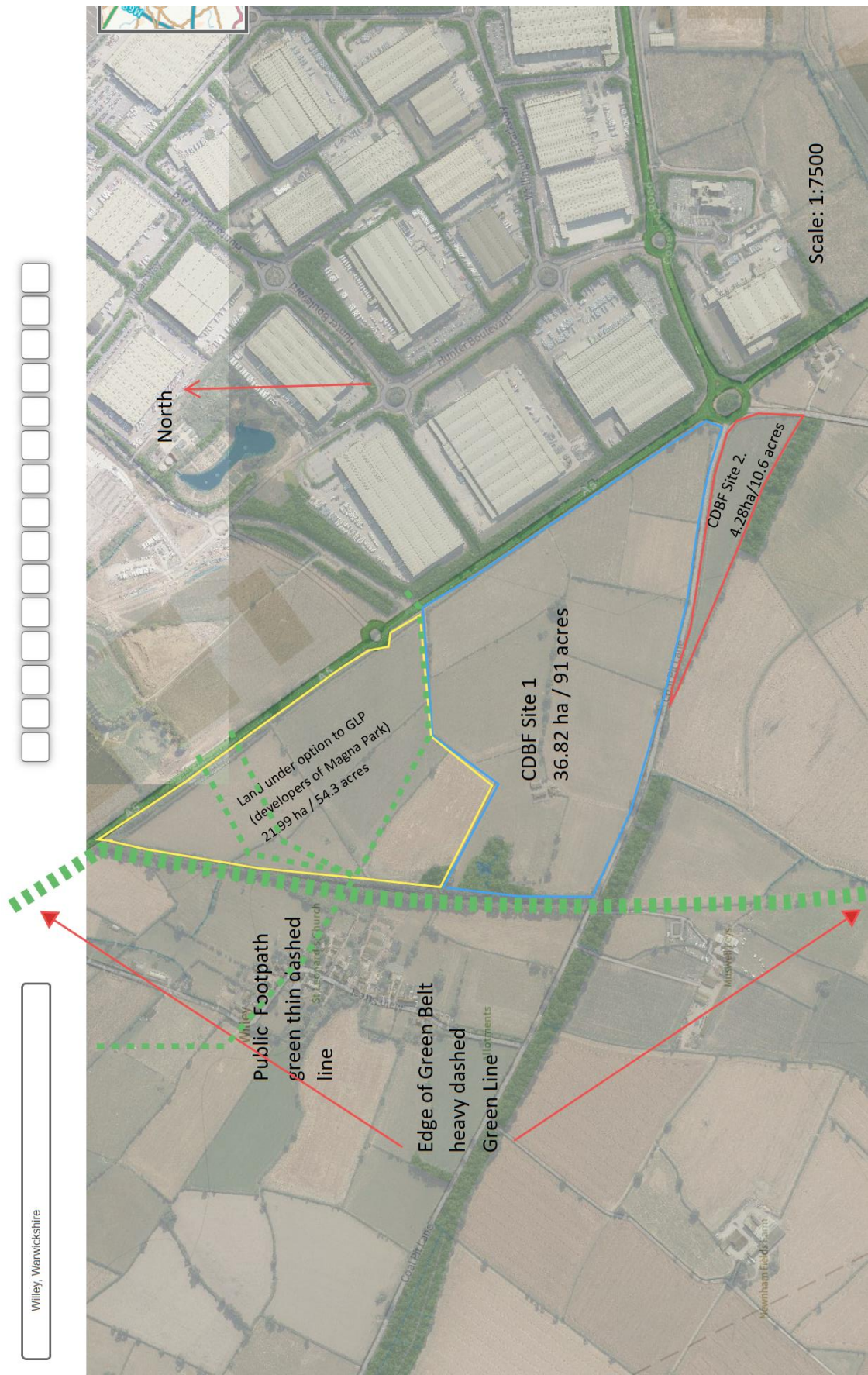
Yes	No. the site is not a brownfield site.
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	It's a greenfield site currently in arable use.
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Attached:

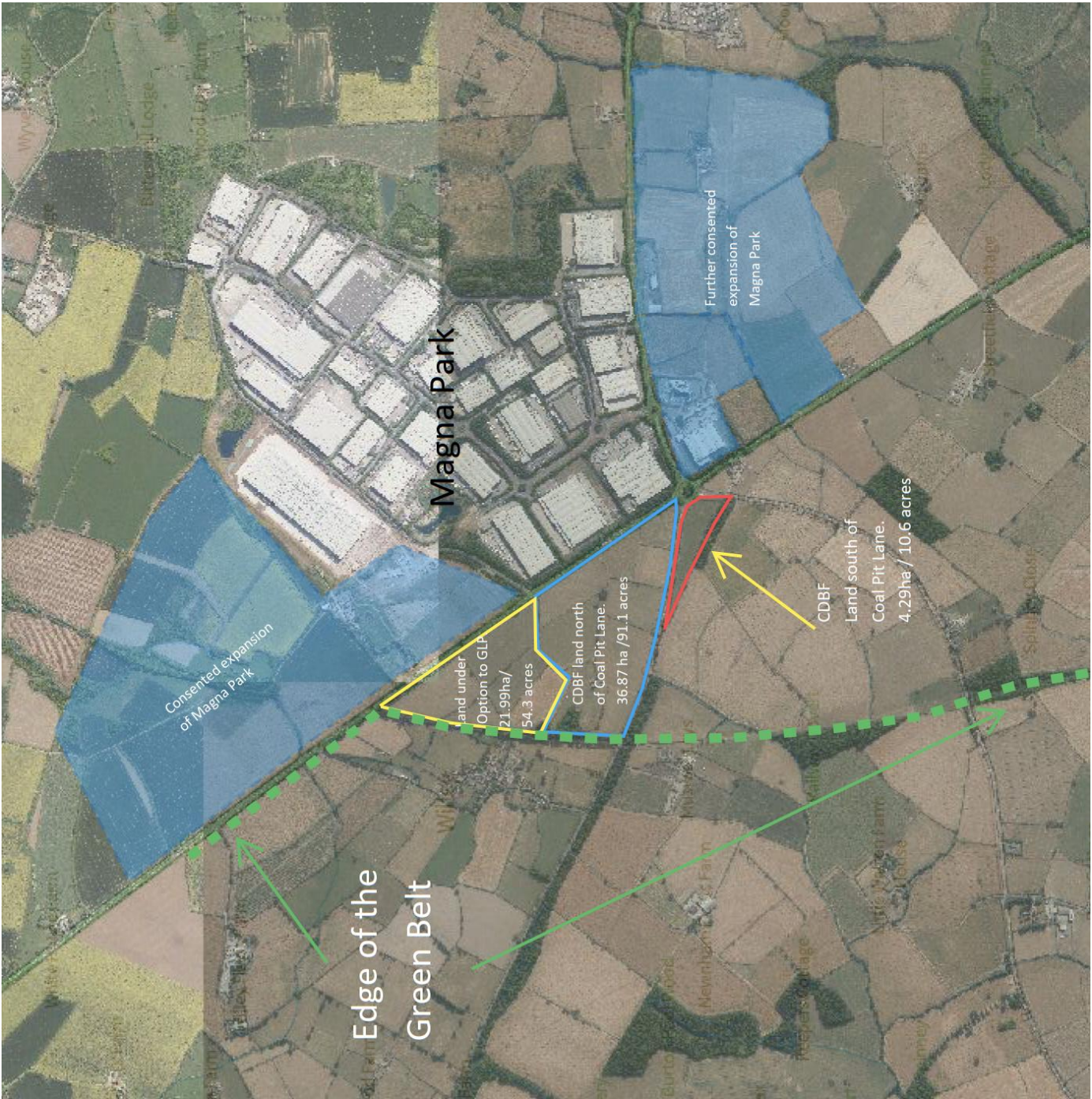
1. Plan 1 – Subject site edged red and other CDBF land edged blue. GLP option site edged yellow.
2. Plan 2 showing subject site edged red, other CDBF land edged blue and GLP option site edged yellow.
3. Details of highways access arrangements designed by the highways engineers Stantec. Includes provision for pedestrians and cyclists.
4. Details Magna Park Public Transport links. However if the subject site is allocated for development the detailed planning would include bus stops and the site's own public transport links

Plan 1 – Subject site edged red and other CDBF land edged blue. GLP option site edged yellow.



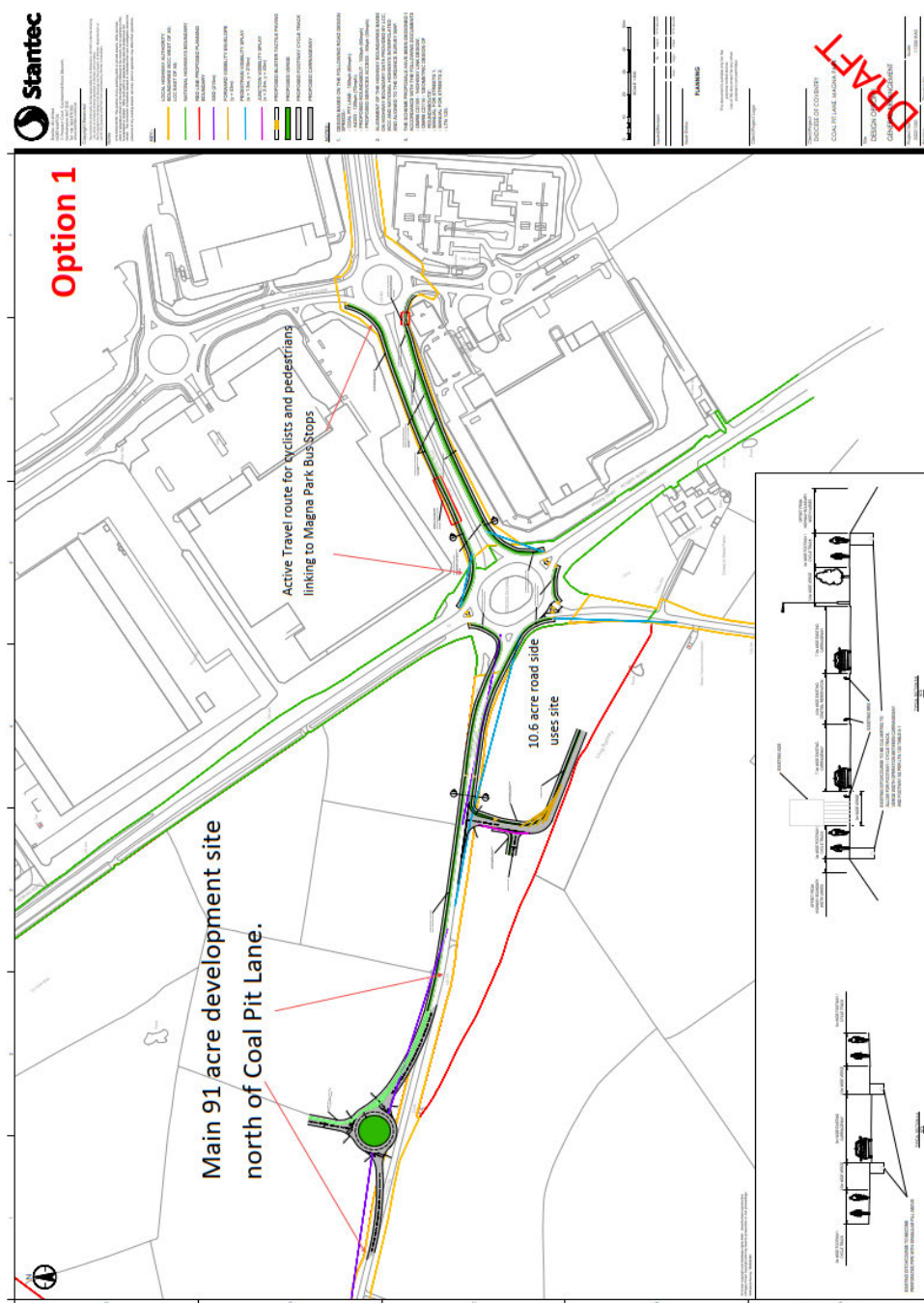


Plan 2 showing subject site edged red, other CDBF land edged blue GLP option site edged yellow and consented expansion land at Magna Park.



To that end Stantec, qualified Highway Engineers, who have experience in the Magna Park area were asked to come up with options for accessing the two sites off the Cross in Hands roundabout on the A5 / A4303 /B4027.

**Option 1:**







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- MAGNA PARK CENTRAL BUS STOPS**
- MAGNA PARK**  
Lutterworth
- Bus Stops**
- Magna Park Management**  
The Estate Office  
Harrier Parkway  
Magna Park, Lutterworth  
Leicester LE17 4XT  
T: 01455 247542
- Magna Park North**  
Lutterworth
- Magna Park Central**  
Lutterworth
- Magna Park South**  
Lutterworth
- Wayfair**
- ASDA**
- Primark**
- Leicester**
- Northampton**
- Coventry**
- Rugby**
- Leamington Spa**
- Bus Stops**
- Leicestershire**
- GLP**
- Please note**  
There is a 7.5t weight limit on all the roads indicated. Please advise your HGV drivers not to use these lanes.
- InPost**  
InPost Lockers allow you to pick up and drop off parcels in seconds, when it suits you.  
// helpfully.nasal.largue



**Magna Park benefits from regular bus services from across the local area, operated by Arriva.**

**NEW** – X45 now operates buses on Sundays to/from Magna Park.

**Leicester:**

Services X45 & X84, every hour Monday to Saturday including early morning and late night buses on Weekday

**Lutterworth:**

Services 8, X45 & X84, every hour Monday to Saturday including early morning and late night buses on Weekdays

**Hinckley:**

Service 8, every hour Monday to Saturday including early mornings

**Rugby:**

Service X84, every hour Monday to Saturday

A range of daily, weekly, and longer period season tickets are available. You can also buy a carnet-style 'Ten Trip' ticket, ideal for those working shifts or only travelling on certain days.

Alternatively why not join the Magna Park, Club Members Travel

Scheme <https://www.arrivabus.co.uk/business-travel/club-members-travel-scheme/magna-park>

For more information on services and timetables, either download the free Arriva Bus App via the Apple Store or Google Play, or visit [www.arrivabus.co.uk/midlands](http://www.arrivabus.co.uk/midlands)

If you live in the South West area of Leicestershire why not book your journey to Magna Park on the Fox Connect App. If you have any questions, or need help booking a trip, please call our friendly team on 0116 216 5555. To find out more, visit [choosehowyoumove.co.uk/fox-connect](http://choosehowyoumove.co.uk/fox-connect) or download the app from your app store.

# **Call for Sites Proforma**

## **Housing and Economic Land Availability Assessment (HELAA)**

### **Call for Sites Proforma**

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- The sites will be assessed as part of the HELAA and used as an evidence base document for the Local Plan preparation process.
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### **Data Protection Disclaimer**

Details submitted to the council as part of a call for sites will help inform the HELAA and assist in identifying land for development to contribute to a land supply to meet local need. The submitted information will not be confidential as it will be published as part of a comprehensive land assessment via published reports available for public consumption. This information will also be shared with other parties, including employees of the council, other council departments and third parties, such as the Planning Inspectorate and other Local Planning Authorities.

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By submitting this form to the Council, you are providing consent for us to retain your details on our Planning Policy as part of the Call for Sites process, the HELAA and to enter your details to our consultation database so that we may contact you in future to advise on the Local Plan preparation process.

1. Your Confidentially Held Details				
Title	██████	Name	████████████████████ ██████	
Organisation (if relevant)	██████████.		Representing	██████████ ██████████████ ██████████ ██████████  ██████████ ██████████████ ██████████████ ██████████
Address	██████████████  			
Postcode	██████	Telephone	██████████-██████	
Email	████████████████████  			
Signature	AR-W			
Date	2 <sup>nd</sup> – Jan -2024			

2. Your Publicly Viewable Details	
Name/Organisation	Andrew Russell-Wilks BSc FRICS MRTPI Godfrey-Payton. 25 High Street Warwick. CV34 4BB
Status in relation to site	Agent for the freehold site owner.
Representing (if applicable)	The Coventry Diocesan Board of Finance Limited  Diocesan Offices, 1 Hill Top, Coventry, West Midlands CV1 5AB

3. Site Location			
Site Name	Land north of Coal Pit Lane, Willey.		
Site address (inc. postcode if known)	Land north of Coal Pit Lane, Willey. Post code nearby would be: CV23 0RX.		
OS Grid Easting	448670	OS Grid Northing	285038
Total Site Area	22.9 hectares /56 acres	Developable Area	90% coverage with solar panels.

**NB As a big site of 22.9 hectares it's not possible to fit on a 1:1250 scale map. Maps attached are therefore at 1:5,000.**

**~~Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site. The area of the site you wish to be formally assessed should be enclosed by a red line. Any other relevant land under your ownership should be enclosed by a blue line~~**

4. Site ownership (please mark as appropriate and/or provide details)				
Do you own the site?	Yes – sole owner		Yes – acting on behalf of the owner(s)	
Is the site available?	Yes – immediately. Farm tenancy can be ended in 3 months to allow development to progress.			
Have you notified the landowner/other landowners that you have submitted the site?			Yes. Land owner the CDBF fully aware of this submission and it is made under their instructions	
Other relevant information e.g. is there a promotion / option agreement, is a developer on board etc.			Two solar developers Springche and Enviromena have approached the CDBF wanting to become involved in promoting the site for solar and battery use. <a href="https://www.enviromena.com/">https://www.enviromena.com/</a> <a href="https://www.springche.com/">https://www.springche.com/</a>	

5. Site Constraints (on site or at boundary – please mark as appropriate and/or provide details)					
<b>Current/previous use</b>	Arable agriculture. Grade 3 agricultural land				
<b>Adjacent land uses</b>	East: Farm land and 1km away the village of Willey North: Farm land West: Farm land. South: Coal Pit Lane with farmland beyond.				
<b>Planning History</b>	None known.				
<b>Existing Infrastructure</b>	Electricity Supplies available. Grid connection point being investigated by Springche and Enviromena	Gas Supplies. Not applicable	Mains Sewer Not applicable.	Mains Water Not applicable	Telecoms Supplies Not applicable
<b>Access from Highway</b>	Yes –450m frontage to Coal Pit Lane with two established field accesses.				
<b>Highway Works</b>	Construction access available from Coal Pit Lane.  Once built occasional monthly maintenance visits.				
<b>Ransom Strips/ third party land required etc.</b>	None. Adopted Highways extend to site ownership boundary				
<b>Legal Issues</b>	None.				
<b>Existing Occupiers</b>	Farming tenant is aware that the land is being promoted for solar development and that arrangements will be put in place for the site to be grazed by sheep in and around the solar panels.				
<b>Public Access/Rights of Way</b>					
<b>Ecology/Wildlife Designations and other known issues</b>	None nearby. Nearest SSSI is 6.6km away. No Ecological surveys carried out on site yet but as arable land unlikely to be species rich.				
<b>Trees, hedgerows and woodlands (e.g. TPOs, other protections and</b>	There are hedges on site between the fields but no TPOs. Nearest ancient woodland is 5.9km away				

designations)			
<b>Land Contamination /</b>	Green field site with no previous industrial uses.		
<b>Heritage Designations</b> (e.g. listed buildings, conservation areas, local list, archaeology etc)	Nearest Listed Building is the village church in Willey St Leonards. Grade II* Listing reference 1116337 1.1km away to the east.		
<b>Flooding</b>			
<b>Other Physical Constraints</b> (flooding, topography)	Site is more or less flat and in Flood Zone 1.		
<b>Infrastructure Constraints</b> (e.g. pylons, gas mains, telecommunications etc)	Full investigations to be carried out if site secures an allocation. High voltage cables just cut across the south west corner of the site. Those cables may provide the grid connection for the solar farm.		
<b>Open space and recreation</b> (e.g. playing pitches, parks and gardens, allotments and orchards etc)	No parks or POS nearby although the CDBF own land within the Green Belt nearby that could become public open space.		
<b>Other Knowns Issues/Constraints</b>	<p>Site is within the Green Belt but policies and references in the Rugby Borough Local Plan Issues And Options: October 2023 indicate desirability of Solar Energy: our underlining:</p> <p><b>HOW CAN LOCAL PLANS RESPOND TO CLIMATE CHANGE?</b></p> <p>7.10.The IPCC AR6 Synthesis Report 2023 shows the choices that have the greatest potential to reduce carbon emissions in the near-term. It also shows those measures for adapting to a changing climate that are most workable.</p> <p>7.11. The measures with the greatest potential to reduce greenhouse gas emissions in the near-term which are within the remit of local plans <u>are increasing solar and wind energy production, ecosystem restoration and afforestation, efficient buildings and enabling modal shift by improving public transport and low-carbon travel options such as cycling.</u></p> <p>7.12. The most effective climate change adaptation responses which are relevant to local plans <u>are diversifying energy supply (through wind</u></p>		

and solar), improving water use efficiency, sustainable land use and urban planning, green infrastructure, and ecosystem services.

#### ZERO CARBON ENERGY SOURCES

7.14. The biggest reduction to our greenhouse gas emissions can be achieved by installing more solar and wind electricity generation. This is also important to reduce our reliance on imported gas, reduce the price of electricity and achieve greater energy security. The energy price rises following Russia's invasion of Ukraine have highlighted the importance of energy security.

7.15. The government's data shows Rugby Borough had 16.7 megawatts (MW) of renewable electricity production capacity in 2021. The main parts of this were 8.7 MW of solar energy and 6.1 MW of landfill gas. Rugby has the 269th most renewable energy generating capacity installed out of 376 Great British and Northern Irish local authorities.

7.16. The main renewable energy technologies likely to be workable in the borough are solar and wind energy.

7.17. National policy states that "a planning application for wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan or a supplementary planning document; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support".

7.18. The current Rugby Borough Local Plan does not show any areas as suitable for wind energy development. This means that at present new wind farms in the borough are blocked.

7.19. Other countries are more supportive of onshore wind energy. For example, Scotland, Germany, Spain, France.

7.20. National policy is silent on solar farms. Solar farms and wind energy would be classed as inappropriate development in those parts of the borough which are Green Belt. This means that planning permission for solar farms in these areas would only be granted if very special circumstances can be shown to exist.

7.21. We could take a more supportive stance to both solar and wind energy, including identifying areas in which we would support new wind and solar energy generation. These could include locations along the A5 and motorways including highway verges and central reservations. Additionally, we could support or even require roof-mounted solar panels on certain types of building, for example large industrial and warehouse buildings. This could form part of a net zero buildings policy (see below).

7.22. In addition to wind and solar, other zero carbon energy sources and technologies are likely to be important. These could include hydrogen energy infrastructure and battery energy storage systems.



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<b>6. Site Accessibility</b> (please provide distance as measured from the middle of the site “as the crow flies” and utilise journey planner to determine walking time)			
<b>Distance to closest bus stop (m/km)</b>	Not relevant as apart from occasional maintenance visits by a van nobody will work on site.	<b>Walking time to closest bus stop (mins)</b>	
<b>Distance to closest amenities (m/km)</b>		<b>Walking time to closest amenities (mins)</b>	
<b>Distance to closest rail station (m/km)</b>		<b>Walking time to closest rail station (mins)</b>	
<b>Any known issues with public transport – frequency of services etc</b>		<b>Any known issues with amenities e.g. limited capacity at schools, GPs etc</b>	
<b>Other accessibility issues relevant to the nature of the proposal</b>			

<b>7. Previous site promotional work (please cross reference with Section 5 where relevant)</b>		
Has any work been undertaken to promote the site and/or to overcome constraints?	Unsolicited approaches from two solar farm developer /operators: Enviromena and Springche. So far no constraints identified.	
For now the Diocese has decided to seek an allocation on the site for solar panels if successful invite the operators to bid competitively for the site on the condition that their schemes are for solar panels in the green belt.		
Have any viability appraisals been undertaken?		
No, however level of demand from solar developer / operators indicates that on this greenfield site viability is unlikely to be a problem.		

Are there any specific or immediate intentions to start development?	Yes	No
If yes, please provide more details (such as Pre-application discussions)  Not yet. Will depend upon the result of this Call for Sites exercise and then identifying a development partner to promote and build the new development		

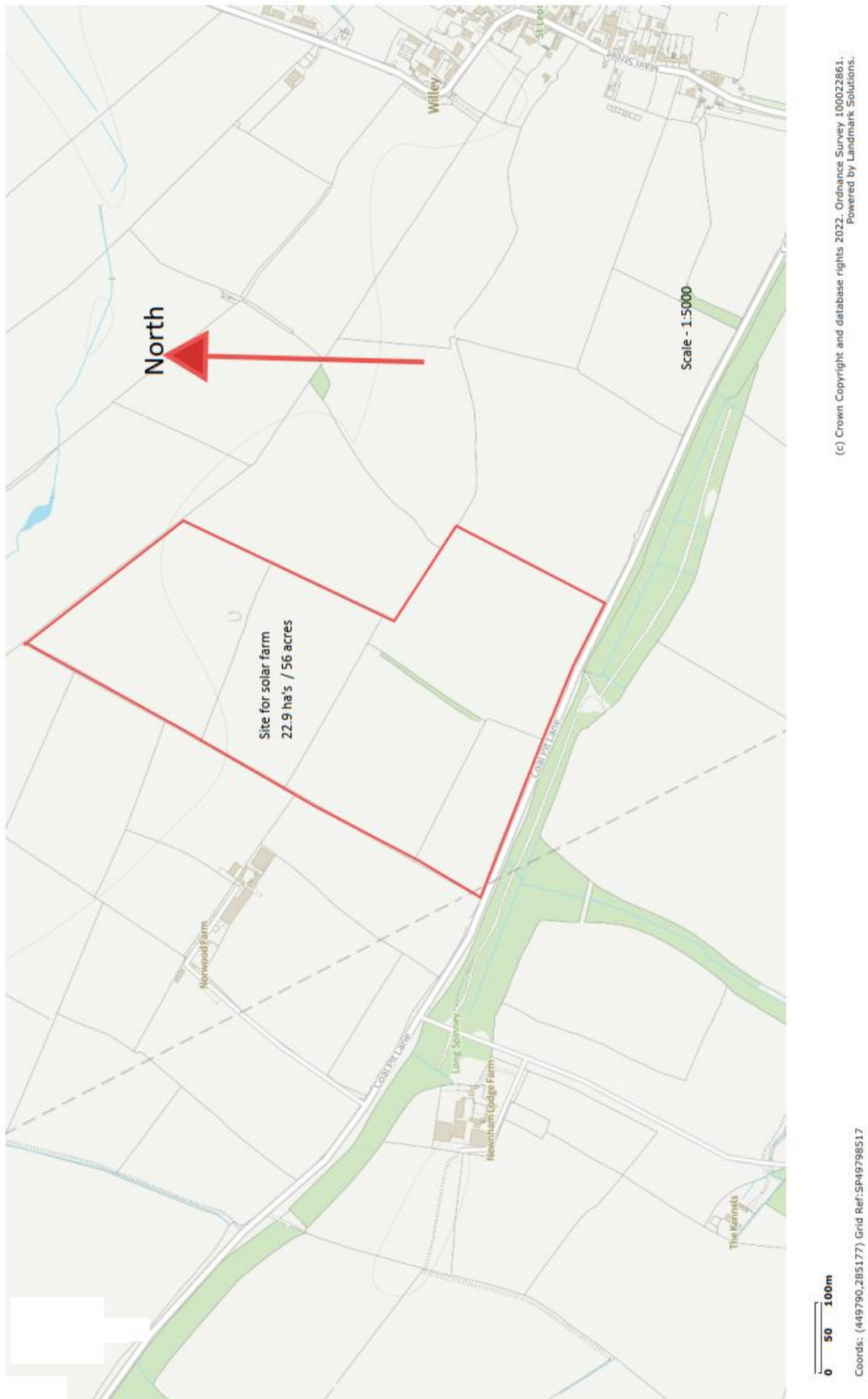
8. Proposal Details (please mark as appropriate and/or provide details)				
<b>Description of Proposed Development</b>				
<b>Proposed Land Use</b>		Solar Farm		Mixed Other
<b>Site capacity/density (homes/floor space)</b>			<b>Details of mixed/other land uses</b>	
<b>Potential Development</b>	Two developers have approached the CDBF wanting to become involved in promoting the site for solar use. The CDBF have made the decision to seek to secure an allocation for the site and then engage with solar developers after a competitive bidding process.			
<b>Development time scales</b>	Short term (within 5 years) Once allocated it is expected to take 12 months to find a development partner and sign up a development / pre let agreement.			
<b>Development Timescale/Phasing (incl. build-out rates)</b>	Assuming an allocation for solar farm use and then allowing time to find suitable complying operators then could be 2-3 years for the scheme to become operational and generating renewable energy .			

<b>9. Additional information e.g. relevant evidence, other constraints and challenges, market desirability, planned infrastructure, opportunities etc</b>

10. If the site fits the criteria for a brownfield site are you happy for us to include it on the relevant LPA brownfield land register (tick as appropriate)	
Yes	No. the site is not a brownfield site. It's a greenfield site currently in arable use.

- Attached:
- 1. Plan 1 – Subject site edged red scale 1:5000.
  - 2. Plan 2 - Aerial view of the site.

Plan 1 – Subject site edged red scale 1:5000.



Plan 2 - Aerial view of the site.

