

Call for Sites Proforma

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- 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

1. Your Confidentially Held Details			
Title		Name	
Organisation (if relevant)		Representing	
Address			
Postcode		Telephone	
Email			
Signature			
Date	19.05.2025		

2. Your Publicly Viewable Details	
Name/Organisation	Savills (UK) Limited
Status in relation to site	Planning Consultant
Representing (if applicable)	N/A

3. Site Location			
Site Name	Sunnycroft Farm		
Site address (inc. postcode if known)	Sunnycroft Farm, Station Road, Clifton Upon Dunsmore, Rugby		
OS Grid Easting	52.381770	OS Grid Northing	-1.230362
Total Site Area	22.1 acres	Developable Area	12 acres
<p>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</p>			

4. Site ownership (please mark as appropriate and/or provide details)				
Do you own the site?	Yes – sole owner	Yes – part owner	Yes – acting on behalf of the owner(s)	No
Is the site available?	Yes – immediately	Yes – In 5-10 years	Yes – 11+ years	No
Have you notified the landowner/other landowners that you have submitted the site?			Yes	No
Other relevant information e.g. is there a promotion / option agreement, is a developer on board etc.			In discussions with a number of promoters and developers	

5. Site Constraints (on site or at boundary – please mark as appropriate and/or provide details)	
Current/previous use	Agricultural – Grassland
Adjacent land uses	The site is separated into two parcels dissected horizontally by Station Road. The parcels combined

	total to c. 22.1 acres (8.9 hectares) and compromise solely grassland. Adjacent to the site, both south and east, is residential development, with further grassland surrounding the north and west. Located directly to the west of the northern parcel is a single dwelling				
Planning History	We have undertaken a search on the planning portal and can see no historic planning applications for the site.				
Existing Infrastructure	Electricity N/A	Gas N/A	Mains Sewer N/A	Mains Water N/A	Telecoms N/A
Access from Highway	Yes – Classified Road		Yes – Unclassified Road		No
Highway Works	N/A				
Ransom Strips/ third party land required etc.	N/A				
Legal Issues	Agricultural - Tenancy				
Existing Occupiers	N/A				
Public Access/Rights of Way	N/A				
Ecology/Wildlife Designations and other known issues	Yes – Details:		Reports/Mitigation Strategy:		No
Trees, hedgerows and woodlands (e.g. TPOs, other protections and designations)	Yes – running through the southern parcel.				
Land Contamination /	Yes – Details:		Reports/Mitigation Strategy:		No

	Yes – Details:	Reports/Mitigation Strategy:	No
Heritage Designations (e.g. listed buildings, conservation areas, local list, archaeology etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Flooding			No
Other Physical Constraints (flooding, topography)	Yes – Details:	Reports/Mitigation Strategy:	No
Infrastructure Constraints (e.g. pylons, gas mains, telecommunications etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Open space and recreation (e.g. playing pitches, parks and gardens, allotments and orchards etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Other Knowns Issues/Constraints	The topography of the site falls from the east to the west.		

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6. Site Accessibility (please provide distance as measured from the middle of the site “as the crow flies” and utilise journey planner to determine walking time)			
Distance to closest bus stop (m/km)	0.1 miles	Walking time to closest bus stop (mins)	3 minutes
Distance to closest amenities (m/km)	0.2 miles	Walking time to closest amenities (mins)	7 minutes
Distance to closest rail station (m/km)	Rugby train station – 1.2 miles	Walking time to closest rail station (mins)	29 minutes
Any known issues with public transport – frequency of services etc	No	Any known issues with amenities e.g. limited capacity at schools, GPs etc	Unknown
Other accessibility issues relevant to the nature of the proposal	No		

7. Previous site promotional work (please cross reference with Section 5 where relevant)		
Has any work been undertaken to promote the site and/or to overcome constraints?	Yes	No
If yes, please provide more details and copies of reports where available:		
Have any viability appraisals been undertaken?	Yes	No
If yes, please provide more details and provide copies of reports where available:		

Are there any specific or immediate intentions to start development?	Yes	No
If yes, please provide more details (such as Pre-application discussions)		

8. Proposal Details (please mark as appropriate and/or provide details)					
Description of Proposed Development	The development would provide a sustainable development of c. 120 to 150 dwellings with supporting public open space.				
Proposed Land Use	Residential	Employment	Retail	Mixed	Other
Site capacity/density (homes/floor space)	11 net developable acres 120 to 150 dwellings		Details of mixed/other land uses	N/A	
Potential Development	For sale/marketed for development		Negotiations with developer	In control of developer	Ready for release by owner
Development time scales	Short term (within 5 years)		Medium term (6-10 years)	Long term (11-15 years)	Beyond (16+ years)
Development Timescale/Phasing (incl. build-out rates)	4 to 5 years based on 40 dwellings sales per annum and a 6 month preconstruction and 6 month sales post completion of site works				

9. Additional information e.g. relevant evidence, other constraints and challenges, market desirability, planned infrastructure, opportunities etc
The two parcel would provide a sustainable development located in an existing residential area. The site lies c.1.4 miles to the north east of Rugby train station and c2.2 miles for Rugby town centre.

The site would provide much needed public open space and would provide walking links to the canal basin and back into Rugby.

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