

PROFOUND DECISIONS SITE CRITERIA

	IDEAL	ACCEPTABLE	NOTES
Woodland	60+ Acres	40 Acres	Amenity woodland with paths and some glades - or the capacity to make them is perfect. Plantation woodland is acceptable, provided the potential to adapt it over time exists.
Open land	90+ Acres	80 Acres	Land needs to be reasonably level and flat enough to pitch large marquee tents on. Good drainage – or the capacity to improve drainage is importa. Restored land from former quarries or the like is ideal.
Amenities	Clean water Electricity Sewage	Clean water	A substantial supply of clean drinking water is essential, ideally from the water board not a well. A 100 amp three phase electricity supply –or the potential to have one installed is ideal. Access to a sewage main would be an unlikely bonus.
Location	Staffordshire Derbyshire Nottinghamshire Leicestershire Shropshire	Cheshire South Yorkshire Northamptonshire Worcestershire Warwickshire	The perfect site is in the central band near the A50 that joins the M1 and the M6 and the counties just north of that on either side of the Penines. The National Forest is ideal. Reasonable proximity to a main arterial road and to the rail network is ideal. The more ideal the other qualities of any site, the further from the centre of the country would be acceptable, provided it remains in or near one of the listed counties.
Seclusion	Isolated Quiet Private	No public footpaths or overhead power cables through centre	Land on the edge of large housing estates would be subject to detrimental intrusions. The ideal site is private and not polluted by rail, plane, or vehicle noise. Public footpaths and overhead power cables are acceptable provided they don't pass through the main body of the site. The restrictions on common land mean it is not viable for our purposes.
Planning	Themed park / campsite potential	Tolerance for 28 day rule activity	As a bare minimum, we can operate on a site for 28 days a year under permitted development rights with some caveats. The site really needs to have a local planning authority that supported a change of use for the land to be used to host small events all year round. The ideal would be any site where there was potential to develop it as a national live roleplaying centre – with features and amenities appropriate to this use (like a campsite/themed park).

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