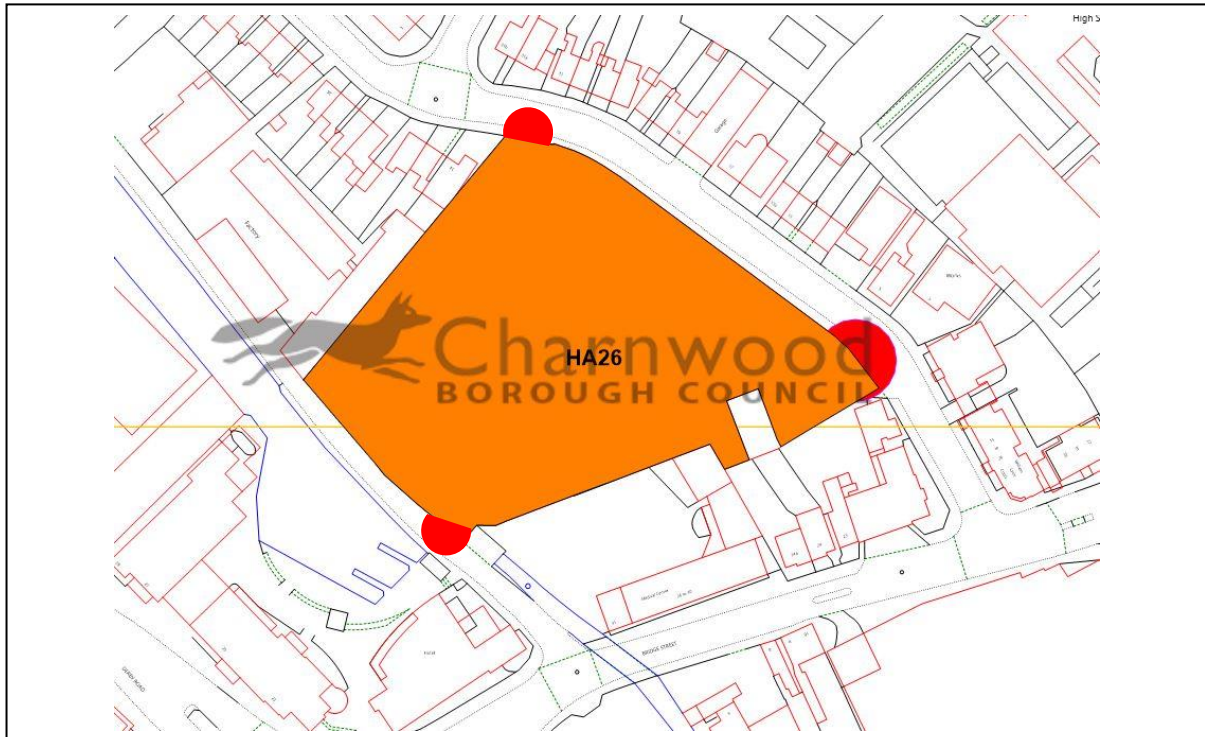


**CHARNWOOD LOCAL PLAN 2021-37  
HOUSING ALLOCATION INFORMATION AND AGREEMENT FORM**

Site: HA26 - Former Limehurst Depot, Loughborough  
Housing allocation for 138 homes

**Site Boundary, Access and Ownership**

The extent of the allocated site and potential access are shown on the map below. Please amend the map to show any alternative or additional access points.



Please complete the ownership and promotion information below<sup>1</sup>.

<b>Owner</b>	<b>Promoter</b>	<b>Contact Details</b>
Fusion Students Ltd  (obtained the freehold of the land from Charnwood Borough Council in September 2022)	N/A	C/O Agent Simon Atha Associate Director Boyer Planning 1a Cedars Office Park Butt Lane Normanton Loughborough LE12 5EE

**Housing Trajectory**

<sup>1</sup> Since the submission of EXAM 9 ownership of the site has changed.

The Pre-submission Draft Local Plan identifies a capacity of 138 homes for the site and the following trajectory for the delivery of those homes. This trajectory was updated in EXAM 11 to show development starting in 2030/31. Please amend the table to show any amendments to the trajectory.

*Comments from planning agent (12/01/23) - The site has been acquired on a freehold basis by Fusion Students who intend to build out and develop the site for purpose built student accommodation. We are in the process of undertaking pre-application discussions for a scheme of approximately 500 units of student accommodation. It is envisaged that a full planning application will be made in Spring 2023 with a completion programmed for occupancy at the start of September for the 2026 academic year.*

*In accordance with the Council's approach to the trajectory we have applied the Housing Delivery Test ratio of 2.5 bedspaces to 1 equivalent home in calculating the site's capacity i.e. 500 units / 2.5 = 200 home equivalent.*

Policy Ref.	Location	2021/2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
HA26	Former Limehurst Depot, Loughborough	0	0	0	0	0	200	0	0	0	0

## Site Progress

Tick the actions that have been undertaken with respect of your site and provide key details of these actions.

Actions	Y/N	Details (eg dates, names and documents)
Engaged a planning agent	Y	Simon Atha of Boyer Planning is the appointed Planning Consultant.
Read and understood the site specific policy requirements set out in Policy DS3(HA26)	Y	No issues arise from Policy DS3 in bringing the site forward for PBSA. We are aware of the flood risk requirements and have engaged technical drainage consultants to liaise with the LLFA and Environment Agency and a solution to providing flood water storage on site, raising finished floor levels and introducing SuDs eliminates any flood risk.
Prepared information to support planning application <sup>2</sup>	Y	We have commissioned the following technical reports to support a full planning application to be made in the Spring of 2023: <ul style="list-style-type: none"> <li>- Design and Access Statement</li> <li>- Student Demand and Need Assessment</li> <li>- Transport Statement and Travel Plan</li> <li>- Flood Risk and Drainage Statement</li> </ul>

<sup>2</sup> Examples could include indicative masterplans, access and transport statements/plans, habitat/ecological surveys., landscape character and visual impact studies, drainage/flood risk assessments, geo-environmental investigations/contamination reports/archaeological surveys, air quality impact assessments, heritage impact assessments.

		<ul style="list-style-type: none"> <li>- Town and Visual Impact Assessment</li> <li>- Ecology Report</li> <li>- Geotechnical Assessment</li> <li>- Noise Assessment</li> <li>- Heritage Assessment</li> <li>- Archaeology Assessment</li> <li>- Sustainability and Energy Statement</li> <li>- Utilities Survey</li> </ul>
Identified a developer	Y	The landowner, Fusions Students, is the developer and end operator.
Submitted a planning application/ request for pre-application advice	Y	Pre-app submitted in October 2022 (ref: P/22/1920/2). Meeting held with case officer, policy officer and urban design officer on 20 December 2022. Initial pre-app advice received has been positive.

### Confirmation

Once you have completed the above sections, please review and confirm the following:

	Y/N
The landowner(s) are willing for this site to be allocated for residential development in the Charnwood Local Plan	Y
The land within the site boundary shown on this form is within the control of the owner(s) and/or promoter(s)	Y
Access can be achieved to the site using the point(s) shown on this form	Y
Housing delivery will take place in accordance with the trajectory shown on this form	Y

Signature (typed is acceptable)	<b>Simon Atha</b>
Relationship to site (e.g. owner, agent)	<b>Planning Consultant</b>
Organisation (if relevant)	<b>Boyer Planning on behalf of Fusion Students</b>
Date	<b>12 January 2023</b>