

From: Loughborough FC <loughboroughfc@yahoo.co.uk>
Sent: 26 August 2024 11:47
To: localplans@charnwood.gov.uk
Subject: Response to main modifications
Attachments: Form Local Plan Modifications.docx; Historical Submission(2).docx

Dear Sir/Madam

Please find attached a completed "Main Modifications" response form and a copy of the historical submission.

John Belton
General Secretary

Loughborough Football Club

The Drome, Cotton Way,
James Logan Way
Derby Road Playing Fields
Loughborough
Leics LE11 5FJ(Not a [postal address])

<http://www.pitchero.com/clubs/loughboroughfc/>

<http://www.facebook.com/pages/Loughborough-FC/469415966412190>



Charnwood
Charnwood Local
Plan 2021-2037
 Main Modifications
 Representation Form

For responding to:

- **Main Modifications**
(EXAM 81-83)
- **Housing Land Supply**
(EXAM 58J – 58M)

Ref:

(For
official
use only)

Please return to Charnwood Borough Council by 5PM on 4th September 2024 by:

- **Email:** localplans@charnwood.gov.uk
- **Post:** Local Plans, Charnwood Borough Council Southfield Road, Loughborough, LE11 2TX

The Privacy Statement can be found at: www.charnwood.gov.uk/privacy

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title	Mr	
First Name	John	
Last Name	Belton	
Job Title (where relevant)	General Secretary	
Organisation (where relevant)	Loughborough Football Club	
Address Line 1	51	
Line 2	Farndale Drive	
Line 3	Loughborough	
Line 4	Leicestershire	
Post Code	LE11 2RG	
Telephone Number	07521388160	
E-mail Address	loughboroughfc@yahoo.co.uk	

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which modification to the Local Plan or to the Local Plan diagrams does this representation relate?

Modification Reference

MM
82

4. Do you consider the modification is (please tick as appropriate):

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

5. Please give details of why you consider the modification is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the modification, please also use this box to set out your comments.

Two representatives of the Loughborough Football Club (LFC) attended and spoke at the local plan examination meeting and although there are no minutes of the meeting the general conscientious was as follows.

The inspectors, Sarah Housden, Hayden Baugh-Jones, The CBC representatives, and various legal representatives considered the LFC had been messed about for 30 years and there was scope to make amends. There was scope to remove the LFC stadium from the Dishley employment corridor and allow the LFC to update its facilities.

This main modification on one hand re in forces the original "retain or re locate" clause on the stadium. Which has been in place for 30 years, but condemns the LFC stadium facilities to at least another 30 years of stagnation,

Regarding the legality of the plan modification, in one section the plan commits to the retention and improvement of community sports facilities and in this section (MM 82) the plan gives permission to build on a large section of the Derby Road Playing Fields, Loughborough's main open space sports ground, taking out 3 football pitches, a rugby pitch and a floodlit training ground.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the change(s) to the modification you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

To make the plan modification legally compliant and sound there are two suggestions coming from the plan review meeting.

Firstly, the inspectors and the CBC representatives discussed the possibility of leaving the LFC stadium on the Derby Road Playing Fields where it rightly belongs and investigating areas around the Dishley employment corridor to compensate for the small area lost to the corridor by retaining the LFC stadium in its current position.

Secondly, retain the LFC stadium on the Derby Road Playing Fields and include the area at the other end of the Dishley Corridor, which is designated as the relocation area for the stadium, into the Dishley employment corridor.

Retaining the LFC stadium on the Derby Road Playing Fields where it belongs would make the modification both legally compliant and sound and allow the LFC to improve its facilities.

(Continue on a separate sheet /expand box if necessary)

7. Please set out any comments that you have on the updated housing land supply documents:

EXAM 58J: Housing Trajectory Update 2024

EXAM 58K: Housing Trajectory Update Notes July 2024

EXAM 58L: Update to Five Year Supply on Adoption May 2024

EXAM 58M: Updated Housing Land Supply Site List April 2024

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

8.
Signature:

John Belton

Date:

19/8/
2024

Submission (Employment Corridor E.5) **(CBC Local Plan)**

Introduction

There were two submissions from the Loughborough Football Club (LFC) regarding the employment corridor E.5 so my colleague and I have been consulted and did not duplicate, but we were seeking to make the same point. The purpose of these submissions was to highlight the effect the proposed employment land corridor has had and will continue to have on the Loughborough Football Club (LFC), if it is accepted in its current submission in the new local plan.

For your guidance the LFC stadium is the north end square of the employment corridor E.5 and is currently an active part of the Derby Road Playing Fields which is Loughborough's main open space and outdoor sports facility catering for rugby, football, hockey, cricket, and golf. It would if the employment corridor E.5 is ever taken up, take out the LFC stadium, three football pitches, one rugby pitch, thirty mature trees and two hundred meters of mature hedgerow cultivated by the football club as part of the national countryside policy of renewing lost hedgerows.

In 1994 the Charnwood Borough Council (CBC) full council enthusiastically approved the Football Club project to build a non-league football stadium on the corner square of The Derby Road Playing Fields, Loughborough. The club were given two years to establish itself before returning to be given security of tenure (25-year lease) on the site to enable development.

Unfortunately, during that time, the CBC changed its mind and declared a section of the Derby Road Playing Fields, including the LFC stadium, to be potential employment land. By way of an apology the club were given an exclusive use agreement on their site and a "retain or relocate" clause (106 agreement) inserted into the current CBC local plan. In short should the option to build on the ground ever be taken up it would first have to be replaced by an improved situation.

On the face of it, it seems a favorable outcome, one day a developer would come along and build the club a new and improved football ground. In reality it has proved to be "pie in the sky" and the Loughborough Football Club has had 30 years of restricted progress, the employment land having never been taken up in that time. In 2008 the company that had the option to build on the employment

corridor, William Davis, successful put in a planning application including a replacement football stadium. The project never got off the ground, the developers found there was no demand for the buildings proposed, no tenants, no buyers and allowed the whole thing to lapse.

The Loughborough Football Club immediately set about seeking security of tenure with a 25-year lease on the ground with a development plan to upgrade the facilities which were and still are looking a bit worse for wear. In 2020 the CBC agreed there was a need to upgrade sports facilities available to the community of Loughborough and negotiations began for the lease to be put forward. Negotiations went well and with the approval of the CBC Open Spaces Department and the CBC Legal Department a 25-year lease and land plan document were put forward to be considered.

At this point the CBC delivered a bombshell, apparently the CBC planning department had approved a duplication of the original planning permission that failed, from a Leicester Development company some two years earlier. This blocked the future of the LFC efforts to gain security of tenure and instigate improvements on the ground,

This looks like a sometime never planning application that looks good on the company's portfolio but will never happen.

The Loughborough Football Club would prefer to stay on its current site with security of tenure in place. It has the space required for future development of the club and links well with the other sporting activities on the Derby Road Playing Fields, it is in the right place now, and suggests this could be achieved in one of three ways.

1. The E.5 employment corridor could simple be declared surplus to requirements and removed from the CBC new local plan altogether.
2. The section of the Derby Road Playing Fields that includes the football stadium be removed altogether from the E.5 employment corridor. i.e. stage four of the planning application.

3. Instead of lifting the stadium and re positioning it at the other end of the employment corridor, it be left where it is and the space at the other end of the corridor, where it might have gone, used for development.

One of the contributing factors in the failure of the 2008 planning application was the replacement of the football ground was going to incur an expense of around a million pounds, today the current application will be looking at two to three million pounds to replace the football ground. The club has made some progress in its development of the ground on the Derby Road Playing Fields although it is looking a bit worse for wear.

I would remind you that the sports facilities available to the community of Loughborough are officially the worst in the county and some the worst in the country, but given the right approach to this ongoing problem the Loughborough Football Club site could go a long way to improving this situation.