

# Welcome

Welcome to our exhibition about the proposed new home grounds for Luton Rugby Club.

Luton Rugby Club, founded in 1930, is proposing to relocate to a site on Sundon Road, Lower Sundon, which would be developed into a modern rugby facility with multiple pitches and a clubhouse.

The redevelopment of the old home ground on Newlands Road, Luton, will help to fund the move to the new ground and the construction of new modern facilities that meet the latest standards required by Sport England. This move will also help to secure the long-term financial viability of the Club and offer much-needed additional sporting facilities for the residents of Luton and Central Bedfordshire.

The purpose of this event is to:

- provide clear information about the proposal
- give you the opportunity to ask questions
- allow us to consider your views as we develop our plans



## The story so far

The original planning application was submitted in December 2019. Following the first round of public consultation, the majority of the feedback collected supported the move and understood the rationale behind the need for the new grounds.

Through statutory consultation with stakeholders and local planning officers, the principle of the development had support. However, there were some issues raised by both the officers and stakeholders that required further work. As a result, the application was withdrawn to give us time to consider potential changes to the proposals.

After reviewing the feedback collected in 2019, the new proposals shown here incorporate a significant number of changes to address many of the issues raised.

Once we have completed a review of feedback from the second round of consultation, we will submit a revised planning application for the new grounds.

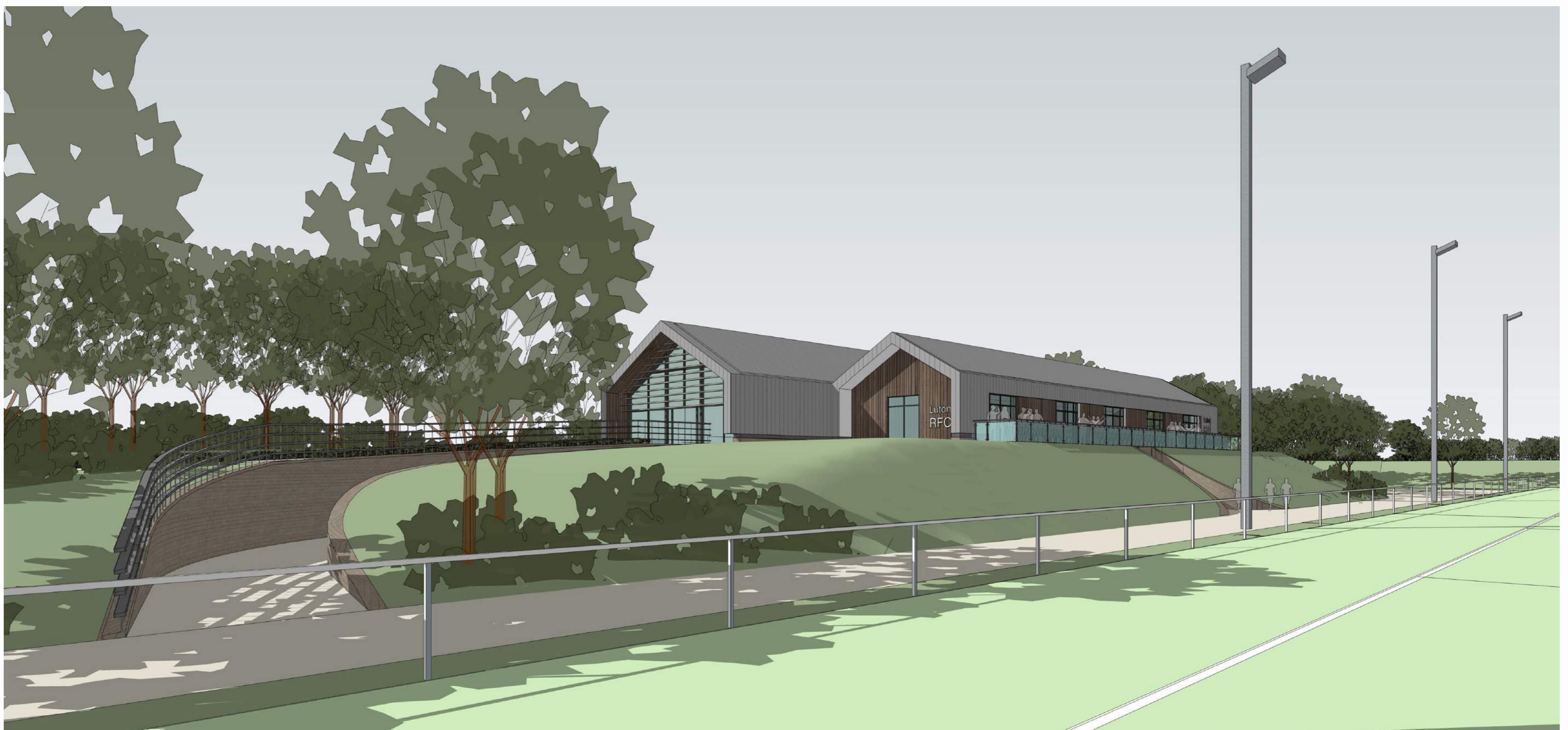


## Why move?

The current grounds need to be refurbished to modernise the facilities in line with latest standards, the cost of which the Club is unable to fund. Furthermore, the Club is currently reliant upon a single sponsor for its continued operation, which is not a tenable long-term solution.

The plan to move to a new site and redevelop the current grounds into residential properties would improve the financial resilience of the Club. It would also fund the relocation, clear the Club's debts, provide considerable financial reserves, and establish new income opportunities through hiring out the new pitches for other sports.

As well as the new income opportunities, the relocation would also mean that the day-to-day running costs would be more sustainable for a club with ambitions to grow.

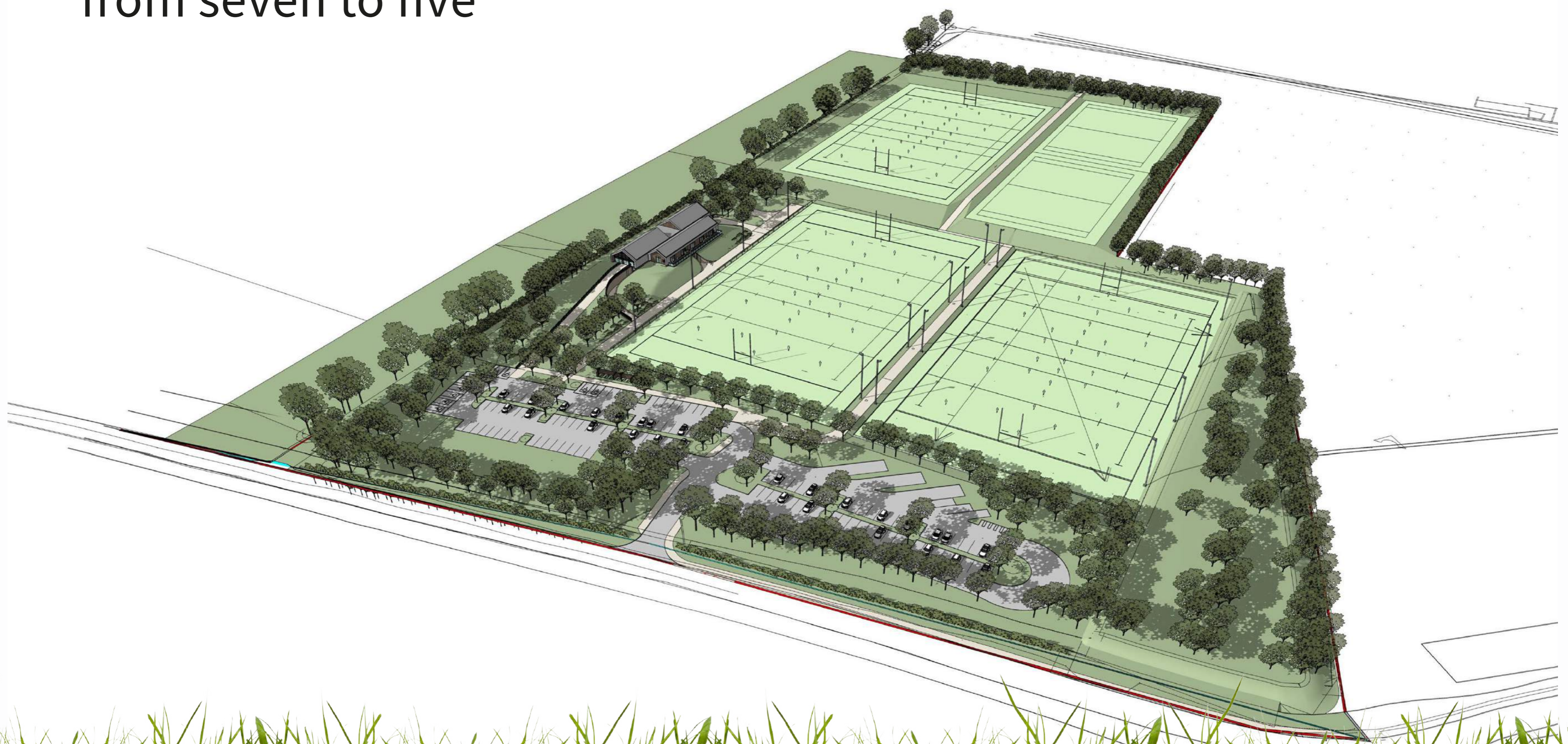


## Changes since the previous consultation

Following a review of the feedback gathered from the initial consultation of the previous application, it was clear that while there was support for the move from many stakeholders, there were some issues raised about the proposal that we felt should be addressed before moving forward. These changes, while significant from a planning perspective, would not affect the benefits the relocation would bring to the Club.

While some of the changes to the application are relatively small, the more significant changes include:

- Revision to the site layout – relocation of the clubhouse to the western boundary so that it is further away from residents, the local church and graveyard
- Additional screening – additional land on the east of the site has been secured to be used as a ‘buffer’ screen with new trees, which would be 5-10m deep
- Amended clubhouse design – a revised design creates a low-profile building which is designed in an agricultural style
- Reduced scale of development – the new scheme covers 1,304 sqm, 15% less than the previous application
- Reduced number of pitches – reduction in the number of pitches from seven to five



# Summary of latest proposals

- Lowered clubhouse, making it appear just one storey high from the road
- Five pitches, including 3G all-weather pitches
- Parking for approximately 160 cars, including 10 disabled access spaces
- Parking for up to three coaches and three minibuses
- Overflow parking area for a potential additional 40 cars
- Significant additional tree planting for screening
- Retractable floodlights



## What happens next?

Thank you for attending this exhibition. We hope you have found this event useful and look forward to receiving your feedback.

We will produce a consultation report which will summarise our full consultation process and the feedback collected. If you would like to provide a comment for consideration in this report, please share your feedback by 18th March 2022.

We are committed to continuing our local community engagement. If you would like any further information or would like to provide feedback on our plans, please visit our consultation website at <https://publicconsultation.online/projects/relocation-of-luton-rugby-club>, call us on Freephone 0800 044 8103 or write to us via email at [consultation@proteus-cg.com](mailto:consultation@proteus-cg.com).



## Rugby club activities

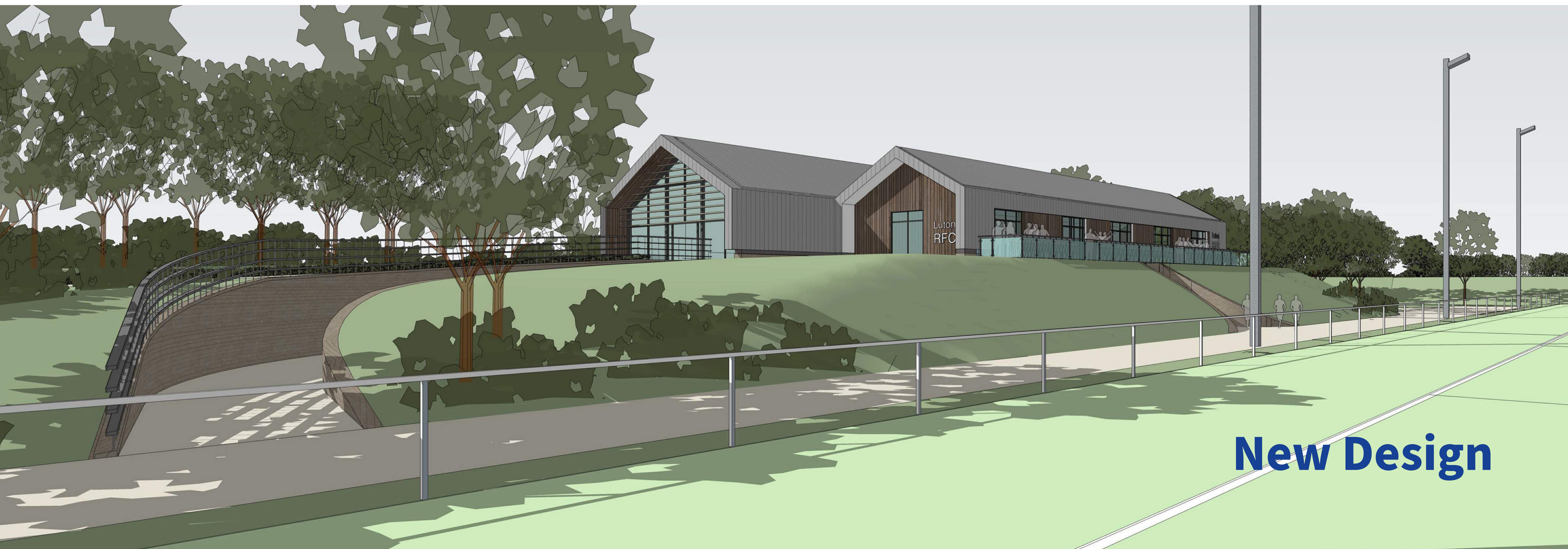
The playing season spans from September to April, with matches being held on Saturdays and some use on Sundays for youth or mini games. Rugby training would be held on Tuesday and Thursday evenings between 7pm and 9pm. In addition, there may be the occasional midweek school tournaments.

As part of our planning application, we commissioned an independent traffic and parking assessment report to determine the potential impact of the new home grounds on local traffic levels. There will be 160 car parking spaces, along with an additional 40 overflow spaces, the same as the previous application. This is more spaces than is required by the worst case scenario.

The report established that the majority of trips to and from the site would occur outside of the traditional network peak hours, with most occurring at the weekend. It concluded that the predicted traffic volumes at weekends, including traffic visiting the ground would be lower than the average weekday traffic volumes. The independent assessment did not identify any highway or transport related reasons why this development should not be granted planning consent.



Original Design



New Design



# Original Layout



# New Layout

