

Canterbury City Football Club

Ridlands Farm Draft
Masterplan Proposals

For Public Consultation
December 2012



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1. Introduction

- 1.1 The document outlines draft Masterplan proposals for a new football ground and clubhouse for Canterbury City Football Club at Ridlands Farm, Canterbury.
- 1.2 This document is open for public consultation for an eight week period between **10 December 2012 and 3 February 2013**. The consultation is being undertaken as part of the pre-planning application process in accordance with the Localism Act.
- 1.3 We are at the initial stages in the planning process, so the proposals are at an early stage; studies of the area are ongoing, and please remember that no specific decisions have been made or plans finalised. This is your opportunity to be involved in shaping the scheme going forward by sharing your thoughts by either completing a questionnaire or writing in to us with any comments you may have about the draft Masterplan proposals. Please refer to the 'Getting Involved' section on page 19 for more information.

2. Canterbury City Football Club

A Club History

- 2.1 Canterbury City Football Club (CCFC) was formed in 1947 and spent many seasons playing in the Kent and Southern Football Leagues, which finally ended in 2001.
- 2.2 Canterbury played in the Kent League from 1947 to 1959. During that time they twice achieved a third place finish in the 1949/50 and 1950/51 seasons; also winning the Kent League Cup in 1949/50. When the Kent League disbanded at the end of the 1958/59 season, Canterbury joined the Metropolitan League where they finished third. This was enough to win promotion to the Southern League Division 1 where they soon consolidated.
- 2.3 The 1960's saw a couple of good FA Cup runs for Canterbury as they twice made it through to the 1st round. In 1963/64 they lost 6-0 at home to Torquay United and in 1968/69 the team was narrowly beaten 1-0 away to Swindon Town. The Club also achieved their highest position in English football by finishing seventh in the 1965/66 Southern League Division 1 campaign.
- 2.4 Throughout the 1970's and 80's CCFC remained a regular name in the Southern Division; however they often found themselves struggling at the wrong end of the league table. The most notable points during this

period included making it through to the second round of the FA Cup in 1974/75; also finishing ninth in the League that same year. Among their players during this period was former Busby Babe Bob Harrop.

- 2.5 In 1994 Canterbury were struggling on and off the pitch and after another tough season they were relegated to the Kent League. Despite the Club reaching the first round of the FA Vase in 1998/99, they once again fell on hard times finishing bottom of the league table for two consecutive seasons before finally withdrawing from competition in the summer of 2001.
- 2.6 The Club reformed in 2007, and was elected into Division 2 East of the Kent County League, part of the 13th tier of the football pyramid. In their first two seasons back in competitive football, Canterbury won both the Kent County League Division 2 and Division 1 East titles, securing back to back promotions. The 2010/11 season saw the Club finish as runners-up in the Kent County League Premier Division and promoted back to the Kent League. In their first season back in senior football (2011/12) they finished in 9th position.

City in the Community

- 2.7 When CCFC reformed it was the first football club to do so as a Community Interest Company (CIC). This means the members own the club, dividends are not paid and all profits are invested back into the club to achieve its community objectives. As a CIC, Canterbury City Football Club seeks to utilise the power of football to engage with individuals

traditionally excluded from mainstream sport. The Club's remit is to provide community projects, coaching and opportunities to children and adults and those with disabilities of all ages. To this end, the Club has branded all its community work under the 'City in the Community' banner.

- 2.8 The Club has strong links with local homelessness Charity Porchlight, Canterbury City Council and their Street Games Project as well as The Strode Park Foundation (via the Kent Kids Charity). The following are a few examples of the projects offered to the community.

Community Team

- 2.9 The Community Team exists to utilise the influence of football for positive change in individuals and communities. It especially aims to help homeless and ex-homeless people from the Canterbury district to engage in a constructive pastime that aids a move towards a healthier lifestyle. The team is a member of the Canterbury and District Football League and helps some of the most disadvantaged and marginalised people in our society mix with people from all walks of life on an equal footing. CCFC one of only two clubs nationally to do so.

Learning Disability Teams and Training

- 2.10 The Club's Learning Disability Football training sessions are now entering its 5th year, their popularity is such that sessions have been increased from one to two hour sessions. This has enabled the first hour

to include wheelchair users and those who need more individual help, with the second hour reserved for first team training. The Disability Team won the 2010/11 Kent Adult League Trophy.

Youth Teams

2.11 Canterbury City Football Club also has over one hundred registered youth players on its books and uses football to help educate and develop young people in Canterbury. The Football Club prides itself on being inclusive, allowing any child the opportunity to play football regardless of their ability. Parents are also encouraged to get involved and to socialise within the Club.

CCFC: The Future

2.12 Canterbury remains the only city in the Country without a representative football team playing out of the very city that they represent.

2.13 CCFC are looking to work with Canterbury City Council, businesses, residents and other interested parties to bring senior football back to Canterbury and compliment the successful Cricket, Rugby and Hockey teams that the city already enjoys.

2.14 CCFC's initial goal would be joining the likes of Faversham, Herne Bay, Hythe, Ramsgate and Whitstable in the 'Ryman League, Division One South'; a reality with their own home ground back in Canterbury. In the longer term, aspirations are to compete in the 'Ryman League, Premier'. Even at this

level, Canterbury would remain the lowest placed City in terms of football in the Country.

2.15 On the community side CCFC have solid plans to start their own Youth Football Academy and also a Life Academy for the less advantaged which will also teach basic Maths and English in conjunction with an

educational provider. This will launch in the latter part of 2012. The Club also plans a Schools Programme to provide football coaching free of charge starting at Primary School level thus engaging our local youth in sport at an early age with all the benefits that brings.

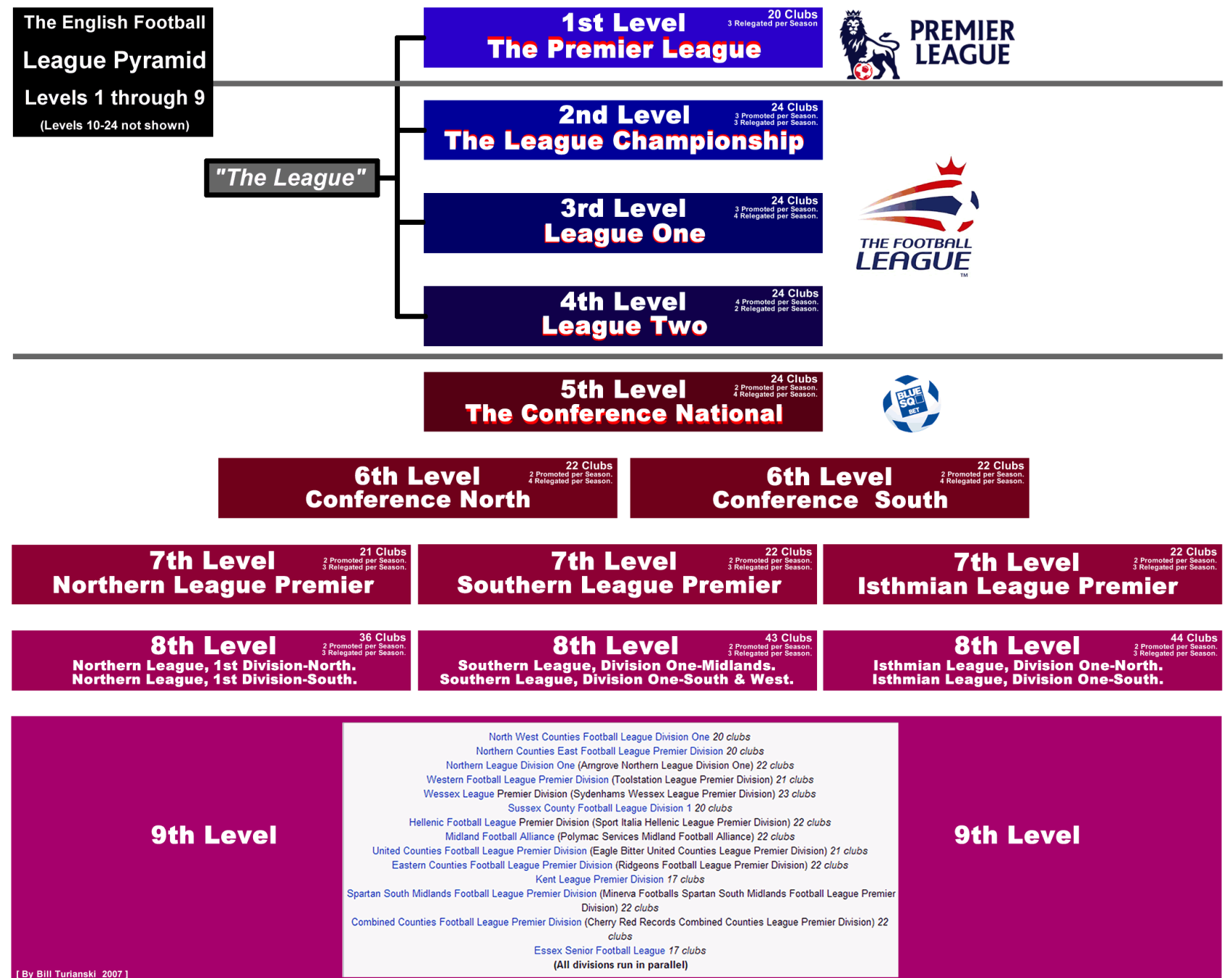


Figure 1: English Football League Pyramid. Image: Bill Turianski 2007.

3. Project Background

The Project Origin

- 3.1 Canterbury City Football Club (CCFC) folded shortly after a Council decision to remove the Club from the Kingsmead Stadium and push forward with regeneration plans for the area. At the time of the decision, the Council made a commitment to re-provide CCFC with a new football ground elsewhere in the city.

- 3.2 During the Club's inactive years the Kingsmead Stadium was sold and re-developed for housing; and with the Club ceasing to exist, plans to find a 'new home ground' were shelved indefinitely. This has left the Club effectively 'homeless' since reforming in 2007.

- 3.3 As a consequence, CCFC played many of its early league matches out of Bridge and Hersden recreational grounds. More recently though, as the Club has progressed back up the football league pyramid, they have had to enter into a ground share arrangement with Herne Bay Football Club (HBFC) to meet the Football Association's (FA's) league requirements.

- 3.4 The current lack of their own ground is placing significant constraints on the CCFC's ability to generate revenue, which in turn is having an impact on their viability and aspirations for the future.



Figure 2: The Kingsmead Stadium



Figure 3: Kingsbrook Park



Figure 4: Herne Bay Football Club

4. Feasibility and Site Selection

4.1 When CCFC reformed for the 2007/8 season, the Council's obligation to re-provide the facilities lost at Kingsmead was renewed. A high level scope for a 'Community Football Hub' was agreed and some initial study work was commissioned from PMP (a specialist sports and leisure consultancy). As part of this work PMP identified two preferred development sites: Ridlands Farm and Nackington Road.

The Capita Report

4.2 Whilst PMP's report was well received, the Council's legal team raised concerns that the site selection process within the report had not fully addressed the need for a sequential test. As such, Capita Symonds was appointed to conclude the site selection process. The site assessment criteria were agreed based on the recommendations of the PMP report and the advice of the project team. The site analysis consisted of a thorough review of twenty-three potential sites, with the consultants concluding that the preferred development site was Ridlands Farm.

4.3 Capita also identified four development options. These ranged from Option 1 being a relatively low key development of a floodlit grass pitch with player and spectator facilities and four small grass training pitches; and steadily increased in scale to Option 4 which included all of the above plus a floodlit 3G pitch,

four floodlit five-a-side-pitches, a fitness suite; and a multi-purpose studio.

4.4 The Capita Report was to be presented to the Council's Executive in June 2010 with the recommendation that Ridlands Farm was adopted as the preferred site with Option 2 as the preferred development option. Option 2 included the facilities listed in Option 1 plus a floodlit 3G pitch and had an estimated capital cost of £2,306,000 (exc. any land purchases). The full Capita Report can be viewed online at www.canterbury.gov.uk/ccfc

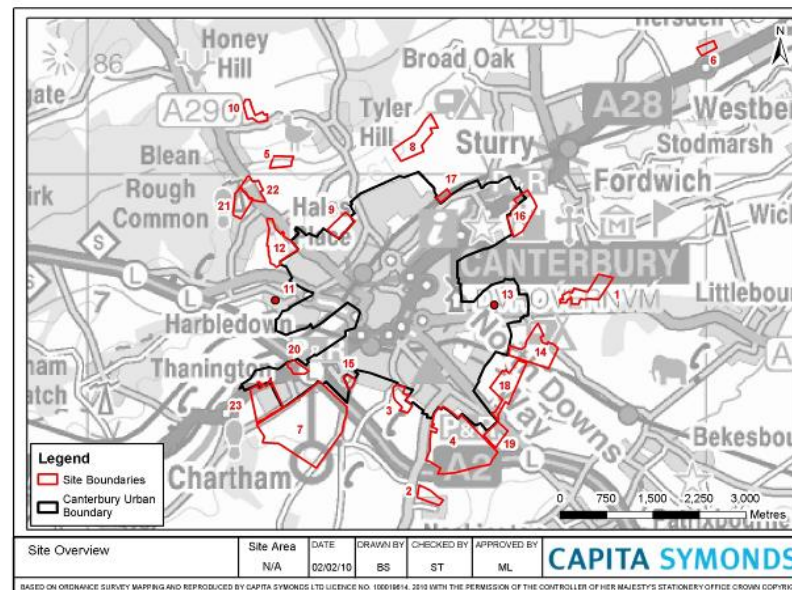


Figure 5: Potential Development Sites, Canterbury. Capita Symonds 2010

The Simon Langton Boys School

4.5 In April 2010, as the report was moving through the committee process, an approach was made to the Council by the Simon Langton Boys School (SLBS) offering the opportunity to investigate various options to accommodate Canterbury City Football Club and wider football facilities, on their school site.

4.6 The scheme that emerged in conjunction with the school was deliverable in both financial and planning terms and would have seen the full schedule of facilities listed in Option 2 provided. It was proposed that the stadium would be located on the school's existing rugby pitch adjacent to the sports hall, a 3G pitch on part of the upper field with the remainder being marked out for grass training pitches.

4.7 Unfortunately, during negotiations some issues proved insurmountable for both parties. These included the need for the Club to have a strongly identifiable area within the school grounds; a licensed bar; and access to the facility throughout the school day. The school was also concerned that the steralisation of land may prevent their ability to develop their own facilities in later years. The potential gain of a 3G pitch was not enough to offset the schools unease and the development of the joint venture was halted in December 2010.

Further Site Consideration

4.8 Following the breakdown in negotiations with the Simon Langton Boys Grammar School, a Member Working Group (MWG) was established to help steer the project towards identifying a sustainable and viable site for the new football ground. Due to increasing economic constraints, the decision was also taken at this point to revise the project scope to just the provision of new home football ground, for CCFC.

4.9 Many of the sites that had been eliminated at the first round of assessment in the Capita Report for being either too small to accommodate the original 'Community Football Hub' concept were revisited but were either beyond the 800 metre distance from the urban boundary or smaller than the three hectares required to comfortably accommodate the stadium and car parking.

4.10 Based on the revised project scope, Members put forward a range of additional sites for consideration which had not been assessed as part of the Capita Report. These included Kingsmead Fields, Kingsmead Depot, Christ Church Playing Fields and the Hersden Colliery site. The project team discussed the merits and drawbacks for each site with Planning Policy, Development Control and Property Services. Despite this, a new deliverable site did not emerge.

4.11 The MWG also questioned the availability of Sturry Road Community Gardens. Enquiries were made into the site as part of Capita Symonds' original assessment but not pursued for three fundamental reasons. These included that the fact that the Sturry Road Community Garden Trust (SRCGT) had entered into a 50-year lease in 2002; it would be in breach of the Landfill Tax Credit Scheme agreement and have to repay all funding received and; the site is now classified as a Community Park / 'Doorstep Green' following a successful grant from the former Countryside Agency.

The University of Kent

4.12 In July 2011, the University of Kent (UKC) emerged as a potential partner by offering to host Canterbury City Football Club on their existing first team pitch. As part of any potential deal, the university requested the replacement of their grass pitch, a new 3G or 4G pitch; and an allocation in the Local Plan for housing and a new access road on land adjacent to Blean Primary School to help reduce traffic passing through the university campus.

4.13 The proposal on the table raised several planning complexities, which led to a revised offer being presented to UKC. This re-positioned the first team pitch on the university's main playing fields due to the original location falling within a 'green gap' designation; furthermore no guarantees could be given that housing and an access road would be supported by the Local Plan. Unfortunately, the revised deal was one that UKC couldn't agree to; stating that locating the Club on the main playing fields would create additional costs in terms of replacement and split their own provision; access to the new 3G or 4G pitch wouldn't compensate for the sterilisation of land lost to a stadium; and the issue of school traffic causes significant problems to the university, if there had been alternative planning advantages available to address the impact then a wider view could have been taken by the university.



Figure 6: University of Kent



Figure 7: Simon Langton Boys School



Figure 8: Sturry Road Community Gardens

5. Preferred Site: Ridlands Farm

Why is Ridlands Farm the Preferred Site?

- 5.1 In total, twenty-nine potential sites around Canterbury were assessed for their suitability to accommodate a new local stadium for the City. The final conclusion of the process identified Ridlands Farm as the most worthy of greater investigation.
- 5.2 The Council considers that this site represents the best opportunity for the provision of a new football ground for CCFC for the following reasons:
- It is close to the city centre and accessible using a variety of different transports. There is a foot/cycle path running across the site; a regular bus service along South Canterbury Road; and Canterbury East Station is nearby.
 - It is located in close proximity to three secondary schools and the Kent & Canterbury Hospital (K&C). This presents opportunities for potential links with health and educational partners.
 - The Local Plan (2006) designation for Ridlands Farm is 'open space'; identified (along with land at Greenhill and Folly Farm) for the provision of 'Public Playing Fields'.
 - The Kent Football Association (FA) has identified the south west of the Canterbury as being poorly served in terms of football clubs.

- It is large enough to allow the football ground to be developed further in the long term if the Club is successful.
- It is deliverable for the 2014/15 season, when CCFC's current ground share arrangement with HBFC ends.
- It is in the Council's ownership, meaning that there are no land acquisition costs associated with the site.

Previous Consultation

- 5.3 To date, the only substantive consultation on Ridlands Farm is that which ran from 19 August to 19 September 2008. It should be noted that this consultation was based around the 'Community Football Hub' concept, with the primary aim of testing the desirability of Ridlands Farm as a preferred site and identify local concerns.
- 5.4 The consultation drew replies from 496 people. 32% of respondents raised concerns about access and parking whilst 28% were concerned about the environmental impact of the project. All other concerns were reported by less than 6% of respondents. These included general issues around location, scale, access to the hospital, planning process, economic factors, and the management of the land and the facility itself.



Figure 9, 10 & 11: Views looking across Ridlands Farm

6. Ridlands Farm

The Site Context

- 6.1 Ridlands Farm is located on the boundary of the urban area of Canterbury approximately 1.5 km south of the city centre.
- 6.2 The site, approximately eight hectares in size, is in the Council's ownership and leased on an annual contract for farming. It slopes in downward direction from north to south and its position on the valley edge leaves it exposed to the elements with long views into the site from the surrounding countryside in the south and west. It is located within an Area of High Landscape Value (AHLV).
- 6.3 There are a variety of land uses lying adjacent to the proposed site. The northern boundary of the site is lined with semi-mature and mature trees and abuts the back gardens of residential properties accessed from Juniper Close and South Canterbury Road. Further residential properties are situated beyond - characteristically large detached houses.
- 6.4 To the east are the Canterbury Bowls Club and the Kent and Canterbury Hospital with associated buildings such as nurse's accommodation.
- 6.5 To the west, the site is bounded by dense hedgerows and Stuppington Lane beyond which is undeveloped agricultural land and the A2 bypass road. The Oasts and Hallbank Cottages are situated approximately half way along this western boundary where Stuppington

Lane veers away from the site boundary. A small track at this point continues to run along the western boundary to serve Hallbank House and Merton Cottages.

- 6.6 The southern extremity of the site is demarcated by a dense hedgerow and a set of overhead power cables. A public foot and cycle path that cuts across the site links with the Simon Langton Boys Grammar School. Beyond the hedgerow is the 'Langton Field', which was recently submitted by KCC to be considered as part of the Strategic Housing Land Availability Assessment (SHLAA).

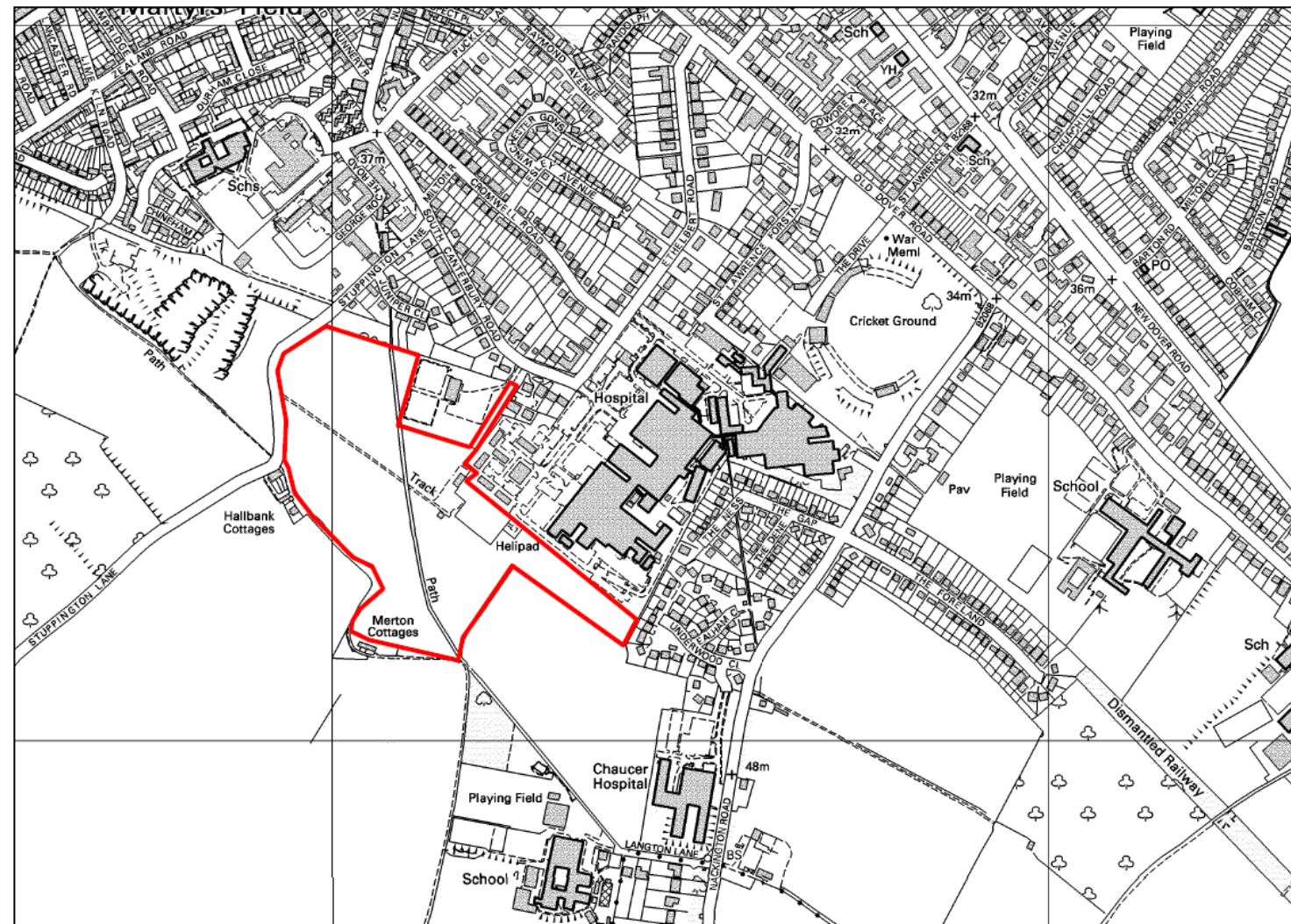
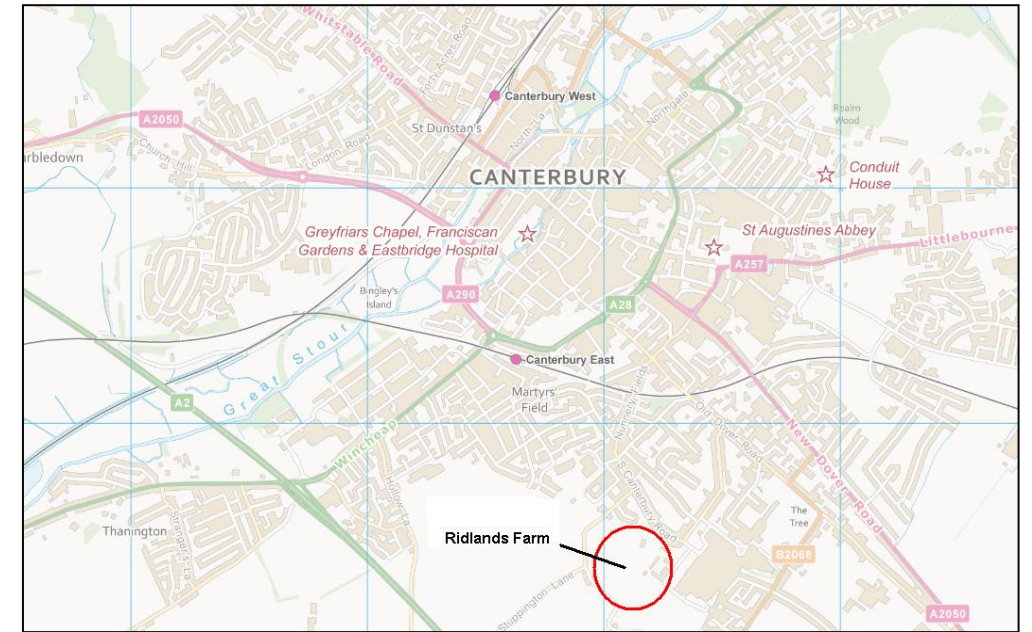


Figure 12&13: Location Map for Ridlands Farm. These maps are based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings (Canterbury City Council) 100019614) (2012)

7. Planning Policy

Planning Context

7.1 A review of the planning context has been completed in order to clarify the current planning position and to identify any planning issues that may affect the potential to develop the preferred site for the development proposals outlined in this Masterplan. The findings from this review are contained in the following paragraphs.

7.2 At present, the “live” development plan for Canterbury is the Canterbury District Local Plan 2006. The Local Plan was adopted in 2006 and in June 2009 the Secretary of State saved a number of policies within the plan, which will remain the development plan until replaced by the new local plans (previously referred to as the Local Development Framework, LDF) in the next couple of years.

7.3 The Local Plan contains no policies (or reference) in respect of the future location of CCFC and its grounds, what the plan does provide though are some general policies which appear to be relevant.

General Policy Considerations

7.4 There are a number of general policies within the Local Plan, which will apply to the Masterplan proposals at Ridlands Farm. The key policies are summarised in the following paragraphs:

7.5 **Policy C11:** There is a presumption in favour of developments, which add to the level of social infrastructure within the city. Policy C11 of the Local Plan states:

‘Proposals for new buildings or uses for local communities to provide social infrastructure will be encouraged and granted planning permission on the basis that any new building is appropriately designed and located, and highway safety would not be prejudiced’.

7.6 It is important to also acknowledge that, while such a presumption is in place, any proposal will be subject to the normal constraints and landscape designations identified.

7.7 In addition, the Council’s Open Space Strategy (2009) notes one of the objectives of the “Canterbury City Council Corporate Plan 2008 to 2012” is to encourage capital investment in sports and play facilities to develop a community football hub in Canterbury.

7.8 **Policy C25:** The site at Ridlands Farm is identified in Policy C25 of the Local Plan for the development of playing fields. It states:

‘Land identified on the Proposals Map (Insets 1 & 3) at Greenhill, Ridlands Farm, Canterbury; and at Folly Farm, Canterbury; will be protected from development to enable its future use as public playing fields’.

7.9 **Policy R12:** With regard to sport and leisure facilities, Policy R12 will need to be considered. Built development associated with sport and leisure proposals must be ancillary to the main use and should be appropriate in scale and design and be unobtrusively located, preferably within or adjacent to an existing settlement. The Policy states:

‘Proposals for sports and recreation facilities in the countryside will only be permitted where:

- a) *They are well related to an existing settlement;*
- b) *There is no detrimental impact on landscape interests, protected species, sites or features of nature conservation interest or on sites of archaeological or historical importance;*
- c) *There is no adverse impact upon residential amenity;*
- d) *Access and parking provisions are acceptable, the use does not significantly increase traffic to the detriment of the rural area or highway safety and the site is accessible by a range of transport modes;*
- e) *Buildings and other related development are well designed, appropriate in scale and function to the use of the land and sensitively located to retain the openness of the area;*
- f) *The rural character of the area is safeguarded.’*

7.10 **Policy R7:** The site is situated in an Area of High Landscape Value (AHLV) with views across Larkey Valley Wood. Policy R7 of the Local Plan discusses development within this designation and states:

'In considering applications for development within these areas the Council will pay particular attention to the impact of the proposals on the local landscape character and/or role and on its historic setting. Development proposals which would cause unacceptable harm will not be permitted'.

7.11 **PPG 17:** At a national level, the guidance within both PPG17 – Planning for Open Space, Sport and Recreation and PPS7 – Sustainable Development in Rural Areas is particularly pertinent to the sites outlined below.

7.12 PPG 17 contains some general principles relating to the development of new open spaces, sport and recreational facilities; these have been considered in the development of draft proposals.

'In identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:

- a) Promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities;*
- b) Locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability;*

- c) Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;*
- d) Improve the quality of the public realm through good design;*
- e) Look to provide areas of open space in commercial and industrial areas;*
- f) Add to and enhance the range and quality of existing facilities;*
- g) Carefully consider security and personal safety, especially for children;*
- h) Meet the regeneration needs of areas, using brownfield in preference to greenfield sites;*
- i) Consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;*
- j) Assess the impact of new facilities on social inclusion; and*
- k) Consider the recreational needs of visitors and tourists'.*

Open Spaces Strategy

7.13 In November 2009, Canterbury City Council adopted the Open Spaces Strategy which has the strategic policy aim to 'aspire to protect and enhance the existing quality of our open space and promote its usage' at its core. It also incorporates some of the recommendations of the Playing Pitch Strategy (2003), including working with partners to address the demand for both senior football and mini football in

Canterbury. The Playing Pitch Strategy was commissioned on the advice of Sport England, following the displacement of senior football provision at Kingsmead Stadium.

8. The Proposal

The FA's Ground Grading Requirements

- 8.1 The proposal being considered is for a new semi-professional football ground, which satisfies the FA's National Ground Grading E requirements but also affords the Club an opportunity to grow with success.
- 8.2 The stadium is to have a minimum capacity of 1000 spectators. The playing area will be a full size grass football pitch with spectator hard standing on all four sides. Two covered terraced stands are proposed; the first will accommodate 150 seated spectators; and the second, 100 standing spectators. The pitch will be lit by 5 floodlight columns. Adjacent to the pitch will be the clubhouse, with player and officials changing, medical room, clubroom with bar, director's box and spectator toilets. The football ground will be enclosed by a 1.83m perimeter fence with access via two sets of turnstiles. Some car parking will also be provided.
- 8.3 Draft proposals offer an opportunity to address some of the objectives of both the Open Spaces and Playing Pitch Strategies. There is potential as plans develop for some of the remaining land at Ridlands Farm to be enhanced for informal public recreational uses and/or mini football pitches for community football and grass roots development. It is envisaged that this would improve the access, quality and value of the space for the community from its existing use as farmland.



Figure 14: City Vs Ebbsfleet Utd. Image: David Mullaney



Figure 15: City vs Cray Valley. Image David Mullaney



Figure 16: City vs Greenwich Borough. Image: David Mullaney

9. Aims and Objectives

What are the Constraints on CCFC?

- 9.1 Canterbury City Football Club play home match fixtures at the Safety Net Stadium in Herne Bay as part of a ground share arrangement with HBFC. However the current situation is placing significant constraints on the CCFC's aspirations for the future. These constraints include:

- The lack of a 'home' football ground with a minimum National Ground Grading of E, limits the Club's ability to grow with success.
- The current ground share arrangement with HBFC does not offer the long term security of tenure the Club requires.
- Herne Bay's Safety Net Stadium is too geographically displaced from the Clubs' natural supporters in Canterbury.
- Few opportunities to generate an income through friendly fixtures, advertising and sponsorship deals. Only gate receipts are retained. All food and beverage sales are paid to HBFC in addition to a base ground rent.
- The Club would like to expand its community programme, which it can only do with the continued success of the first team, increased income and access to their own facilities.

10. The Draft Masterplan



Figure 17: Draft Masterplan Proposals for Ridlands Farm

The Strategy

10.1 The strategy is to integrate the development proposal for a new football stadium into the landscape through sensitive design and planting. By doing so, it is hoped that the Club can be provided with the facilities on which to build and sustain a successful first team, which will not only be an additional cultural asset for the City but also a valuable focal point for the community through its extensive community programme.

Senior football pitch

10.2 At the heart of the scheme is a natural grass football pitch. The pitch is intended for use by the first team for league and cup matches.

10.3 An exercise was undertaken to assess the most appropriate position on the site for the pitch to be located, taking account of the known and potential risks. A decision to position the pitch southward into a more central spot was made for the following reasons:

- It creates a buffer zone between the football club and residential properties on South Canterbury Road and Juniper Close.
- A central position on the site offered the most sustainable approach for laying out a football pitch as all 'cut' material could be used to 'fill' on site.
- Less excavation mitigates against potential land contamination, aquifer and archaeological issues

which could prove costly and could delay the project.

- There would be a greater opportunity to create a native shelter belt planting to strengthen boundaries and reduce noise and light spill.

Clubhouse

10.4 The Clubhouse building has been positioned on the halfway line for optimum sight lines. This has helped reduce the impact of the building on the sky line as it nestles down in the site contours with the existing three storey hospital flats behind.

10.5 The Clubhouse is designed to comply with the FA's Ground Grading standards and incorporates changing rooms for players and officials, medical room, a clubhouse and bar, a director's box and boardroom and spectator toilets.

10.6 It is intended that this facility will be mainly used by players and spectators during and either side of a match fixture. There is also potential to investigate whether the facilities could be used for further revenue generating and/or community activities in the future.

Stadium Accommodation

10.7 For a team competing in the Kent League, the football stadium needs to have a minimum safe capacity of 1000 spectators.

10.8 The main spectator terrace, which adjoins the Clubhouse overlooks the halfway line and will provide

covered accommodation for 150 seated spectators and 10 wheelchairs spaces; and a second covered terrace for 100 standing spectators will be sited at one of the goal ends. The remaining spectator accommodation will be satisfied by the hard standing provision around the pitch perimeter.

10.9 In the event that the Club is promoted to Ryman League South the minimum covered accommodation would increase to 300 of which at least 150 must be seated. If successive promotions are achieved to the Ryman Premier League the minimum covered accommodation must be 500, of which at least must be 250 seated. Additional stands would be of modular nature and would be accommodated within the hard standing areas.

Floodlighting

10.10 The FA requires a minimum illumination of 180 Lux across the whole pitch.

10.11 To achieve this, the current floodlight design positions five, 15m high masts around the pitch; three on the western side and two on the eastern side. Each column will be slimline to minimise landscape impact and mounted with four lamps, which are particularly suited to applications where low light pollution is essential. Further technical information regarding the floodlighting design can be read in Section 12: Design of this draft Masterplan.

Car Parking

10.12 The football club have a requirement for a car park with approximately 80 - 100 spaces, including some coach and minibus parking. It is intended that the car park will be used by members of the football team; home and away spectators; staff; and other users of the facility. Peak demand for parking will be during Saturday afternoon and Wednesday evening first team fixtures. There is also potential for the car park to be shared with the hospital on weekdays.

Public Recreational Space

10.13 There is potential as plans develop for some of the remaining land at Ridlands Farm to be enhanced for informal public recreational uses and/or publicly accessible mini football pitches for community football and grass roots development. It is envisaged that this would improve the access, quality and value of the space for the community from its existing use as arable agriculture.

Planting Design

10.14 Ridlands Farm is an exposed, elevated site on the edge of the city. There is limited vegetation except for a low boundary hedgerow where the land adjoins Stuppington Lane.

10.15 The purpose of planting the proposed belt of native trees and shrubs to partly encircle the proposed

football facility is to create a visual screen to help integrate the new feature into the landscape; to create a shelterbelt, which when established will be capable of mitigating the impact of strong winds to improve conditions for football; to create a new linear habitat for wildlife thereby positively enhancing the biodiversity interest of the site; to reduce surface water runoff by increasing interception via plant foliage and infiltration into ground 'opened' by root development.

Access and Connections

10.16 A key element of the any proposal is the way people will move to, from and within it. With a potential new stadium at Ridlands Farm, it is crucial that proposals properly provide for the movement of those attending the site on match day.

10.17 The preferred vehicular access to the site has been identified as via South Canterbury Road through land adjacent to the Canterbury Bowls Club. On-site parking facilities are to be made available to deter on-street parking.

10.18 The site has many opportunities for sustainable travel. It is on a regular bus route to the hospital from the city centre; the foot and cycle path (CC49) running between Juniper Close and Nackington Road is to be maintained; and Canterbury East Station is only a short walk.

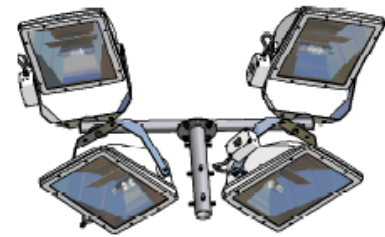
11. Scale, Height and Massing



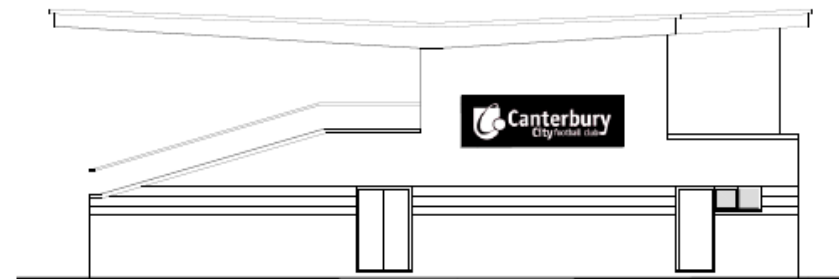
Proposed Front Elevation



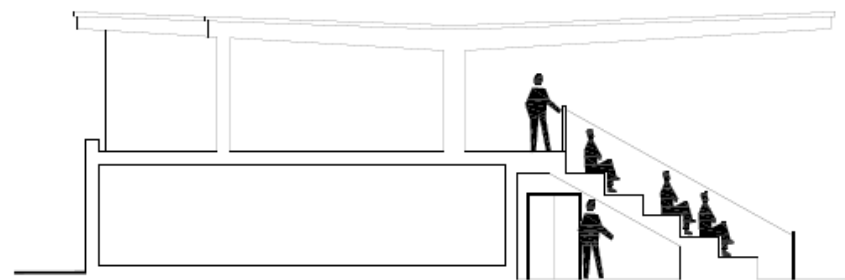
Proposed Terrace Elevation



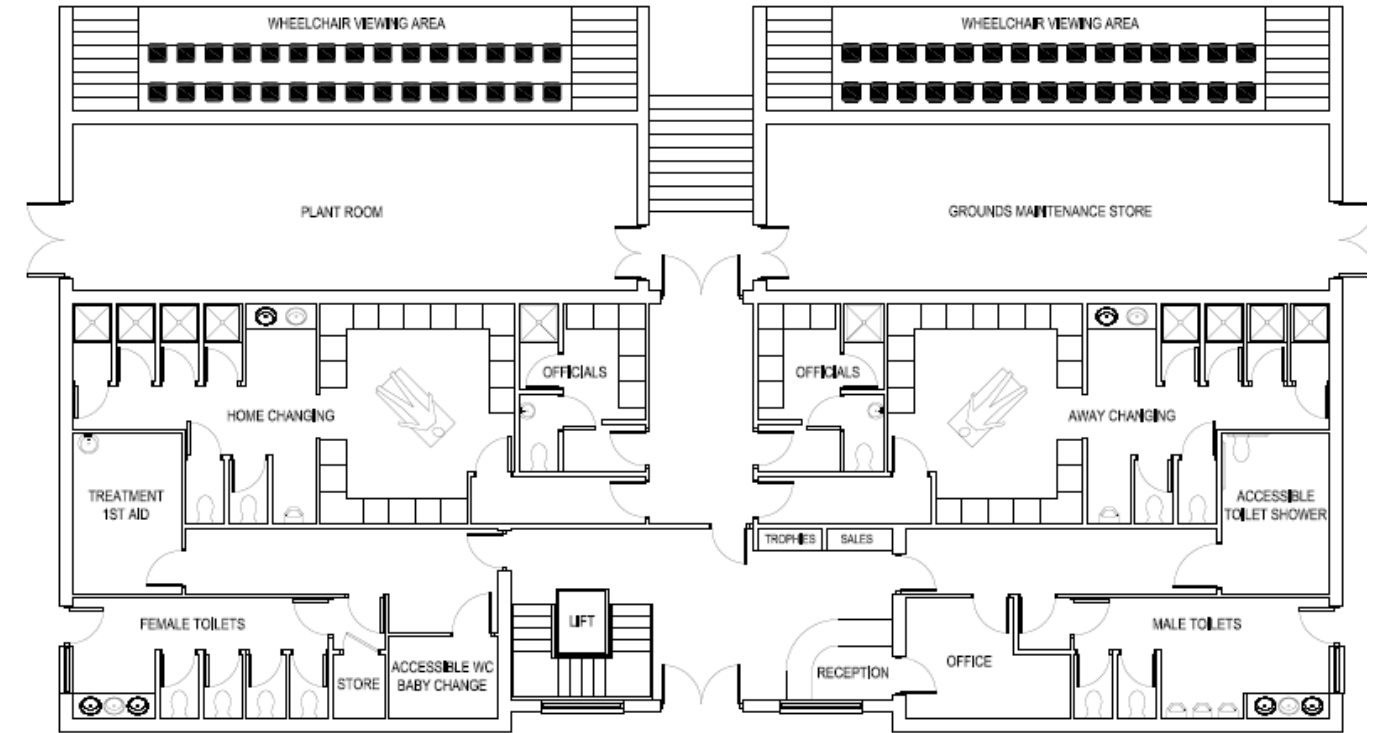
Proposed Floodlight Mast and Lamps



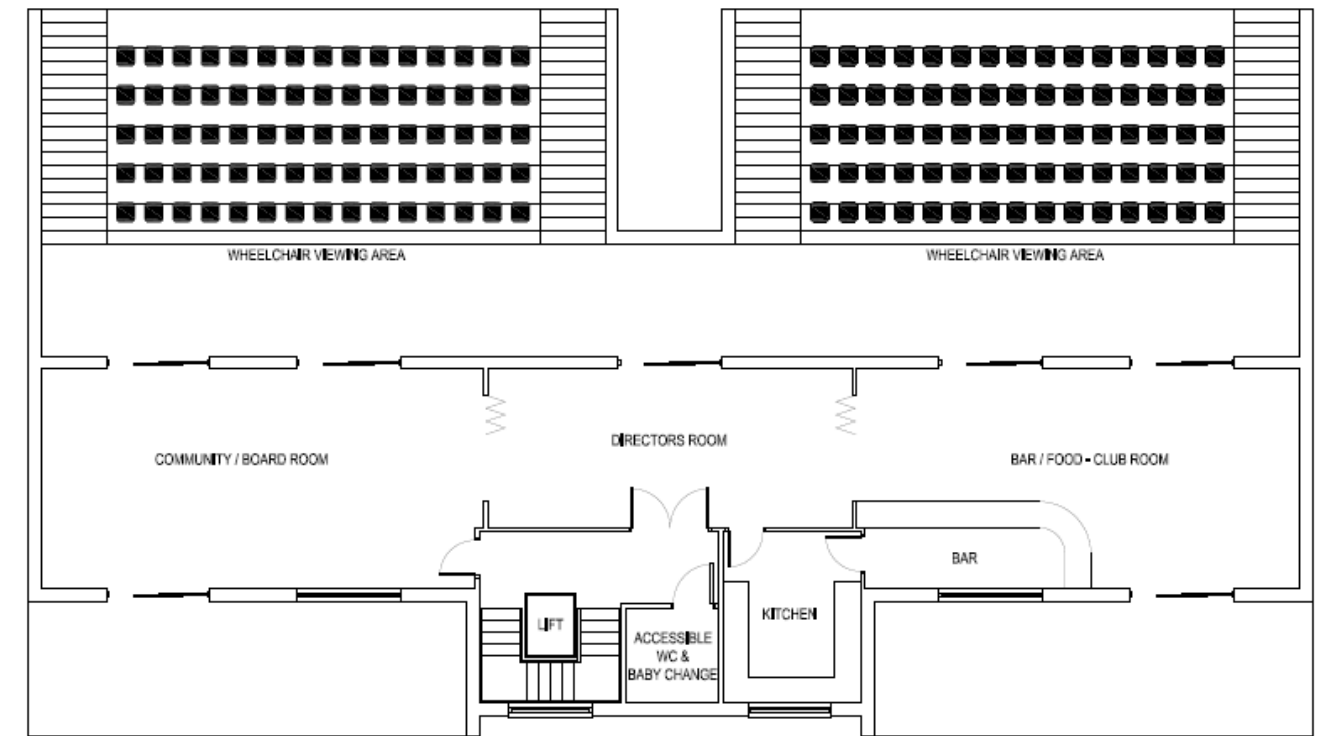
Proposed Side Elevation



Proposed Section



Proposed Ground Floor Plan



Proposed First Floor Plan

Figure18: Draft Clubhouse Proposals

Clubhouse and Terraced Stand

- 11.1 The height and massing of the proposed clubhouse has been carefully considered during the initial design phase. The strict FA National Ground Grading requirements have contributed and influenced this proposal.
- 11.2 Spectator Accommodation stipulates that ***the minimum covered accommodation must be 250, of which at least 150 must be seated.*** To ensure that a good view of the pitch is achieved for all seated spectators the pitch and resulting overall height of the stand contribute to a two story height space. The Clubhouse engulfs the stand in an attempt to reduce its mass and impact on the site. To maximise the Clubs potential the required Directors accommodation is able to flow out onto the stand and provide a Directors Gallery.

Floodlighting

- 11.3 The floodlighting design for the stadium considers minimal landscape impact and light pollution control as essential requirements.
- 11.4 The mast height was calculated using the angles projected from the centre of the pitch and the touch line to produce a head frame location zone. When applied to this project the optimum mast height ranged from 12m to 18m for the Pitch. A 15 m mounting height was chosen as it would allow the floodlights to be mounted horizontally. This will result in low vertical overspill & good uniformity on the playing surface. The

15m mast will offer a slimline profile which will minimise daytime impact. If the mounting height was reduced to 12m the floodlights would be elevated above the horizontal consequently increasing overspill.

- 11.5 Every care has been put into the floodlighting design; this includes installing rear floodlight shields, front cowls and positioning of the masts to reduce the impact of the floodlights on local properties.

Clubhouse Internal Plans

- 11.6 The internal accommodation provided within the Clubhouse has also been designed to comply with the FA's Ground Grading requirements resulting in the buildings overall footprint.
- 11.7 The Clubhouse proposal has attempted to join all accommodation needs in one single building in an attempt to avoid sporadic development around the pitch.
- 11.8 On the ground floor are two large player changing rooms for the home and away teams with smaller separate changing areas for the match day officials. This arrangement ensures that any mix of gender can be accommodated. A medical room is also included.
- 11.9 Toilet provision for the spectators has also been incorporated within the main stand for maximum efficiency and may also be used at non match day events by users of the Clubhouse. Accessible toilets can also be found on both the ground and first floor.

- 11.10 Disabled access is provided throughout the Clubhouse, a platform lift within the reception provides access to the first floor and wheelchair spectator space is also provided at the lower stand level.

- 11.11 Grounds equipment storage and mechanical and electrical plant will all be positioned below the concrete stand.

- 11.12 On the first floor directors and corporate guests can be catered for in a separate room overlooking the pitch which also has a direct link with the bar and would be shared on match days with spectators. The boardroom has potential to be a flexible space which could also double up as a community room.

- 11.13 The building external fabric needs to be robust but cost effective, a decorative facing blockwork is initially proposed but other options may be considered.

12. The Planning Process

12.1 In February 2012, the Executive voted in favour of beginning pre-application work to test Ridlands Farm in terms of planning with a view to submitting a full planning application.

Environmental Impact Assessment (EIA)

12.2 The Council requested a Screening Opinion from Local Planning Authority (LPA) based on initial draft proposals. A Screening Opinion is where the LPA assess a proposal as to whether an EIA is required. The LPA concluded that the proposals fell within Schedule 2 of the EIA 2011 Regulations, (Section 10(b) Urban development including sports stadiums) and therefore may be of a significant environmental impact or size and would require an EIA to be undertaken.

12.3 As a result of that decision a Scoping Report was prepared and submitted to the LPA to form a Screening Opinion. The Scoping Opinion identifies the content and extent of the information to be elaborated and supplied by the developer as part of any planning application. The planning studies being undertaken include: Transport and Access, Ecology; Landscape Impact (inc. floodlighting); Noise and Acoustics; Drainage; Land Contamination and Archaeology.

12.4 The findings and recommendations of these studies will be collated and presented in an Environmental Statement, under the terms of S.I. 2011 No.1824 TCPA (Environmental Impact Assessment) Regulations 2011, to accompany any future planning application.

Pre-application Consultation

12.5 This consultation is being undertaken in accordance with the new Localism Act which encourages developers of major schemes to consult with the local community prior to the submission of a planning application. Early community involvement is considered an effective way of mitigating concerns which can arise in the progression of a planning proposal as well as provide an opportunity for local people to help shape proposals. Stakeholders will have the opportunity to view the draft Masterplan document; view an exhibition and complete questionnaires or submit written representations. Comments received as part of the consultation will where possible be fed back into the design to try and achieve an application that best address concerns that may be associated with the development.

Determination of a Planning Application

12.6 Following the pre-application consultation, plans and supporting planning and technical information will be finalised and submitted to the LPA as a planning application. The Council has a statutory duty to determine an application within a certain timescale.

For 'major developments' accompanied by an Environmental Statement sixteen weeks is allowed.

12.7 On the submission of a planning application the Local Planning Authority (LPA) is required under legislation to carry out their own statutory period of consultation and notify residents, key stakeholders and interest groups that an application has been received. Notification may be carried out by means of a letter, site notices and local press advertisements. The Council allows 21 days for comments following notification.

12.8 The case officer will assess the merits of the application, taking account of national and local planning policies, issues identified on a site visit(s) and any representations received from statutory consultees, neighbours or other interested parties. Once this process is complete, the case officer will establish a view on whether the application should be granted or refused and also whether the final decision should be taken under delegated authority by the Head of Development Services or by the Council's Development Control Committee.

13. Conclusions

The Project Vision

- 13.1 This Masterplan represents a vision that is shared by both Canterbury City Council and Canterbury City Football Club.
- 13.2 It aspires to deliver a new semi-professional football ground, clubhouse and parking together with publicly accessible recreational space. The scheme looks to satisfy the aims and objectives set out in the Open Spaces Strategy (2010).
- 13.3 The draft Masterplan works to make the site accessible through a variety of different transport modes; integrate the new development into the landscape through sensitive design and planting; and minimise the any perceived negative impacts that might arise from such a facility.
- 13.4 It is hoped that if given the opportunity to be self sufficient, the Club can emulate past successes and become another cultural asset for the city but also a valuable focal point for the community through its extensive and expanding community programme.
- 13.5 The football ground will ensure that Canterbury is no longer the only city in the country without a representative football team and will compliment the successful cricket, rugby and hockey teams the city already enjoys.

14. Getting Involved

Ways to Get Involved

- 14.1 The pre-application consultation runs for eight weeks from **10 December 2012 to 3 February 2013**. We would like to hear from as many people as possible throughout the consultation period.
- 14.2 A questionnaire on the draft Masterplan proposals can be completed or downloaded online at www.canterbury.gov.uk/ccfc. Alternatively hard copies are also available from the Council offices on Military Road and the Canterbury Library (Beaney House of Art and Knowledge) at 18 High Street, Canterbury.
- 14.3 Completed questionnaires and general comments should be sent to:

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CT1 1YW

timothy.bailey@canterbury.gov.uk



Figure 19: City vs Ebbsfleet Reserves Image: David Mullaney