

Canterbury City Football Club

Introduction



This exhibition presents draft proposals for a new home ground for Canterbury City Football Club (CCFC) at Ridlands Farm, Canterbury.

The council is carrying out pre-application consultation on the plans between **10 December 2012 and 3 February 2013**. This is your opportunity to get involved and help shape the development of this exciting project for Canterbury.

A history of Canterbury City Football Club

- Canterbury City Football Club formed in 1947.
- Played in the Kent League from 1947 to 1959, twice achieving a third place finish and winning promotion to the Southern League for the 1960/61 season.
- Achieved their highest position in English football by finishing seventh in the 1965/66 Southern League Division 1 campaign.
- Reached the second round of the 1974/75 FA Cup.
- Relegated back down to the Kent League in 1995.
- Folded in 2001 following prolonged struggles on and off the pitch.
- Reformed in 2007 as a Community Interest Company (CIC), with profits invested back into the club to achieve its community objectives.
- Won promotion to the Kent League for the 2011/12 season as Kent County League Premier Division runners up.

Canterbury City Football Club

Why a new football ground?



Canterbury City Football Club folded in 2001 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.

During the club's inactive years the Kingsmead Stadium was sold and redeveloped for housing, and with the football club ceasing to exist, plans to find a new home ground were shelved indefinitely. This left the club effectively homeless when reforming in 2007.

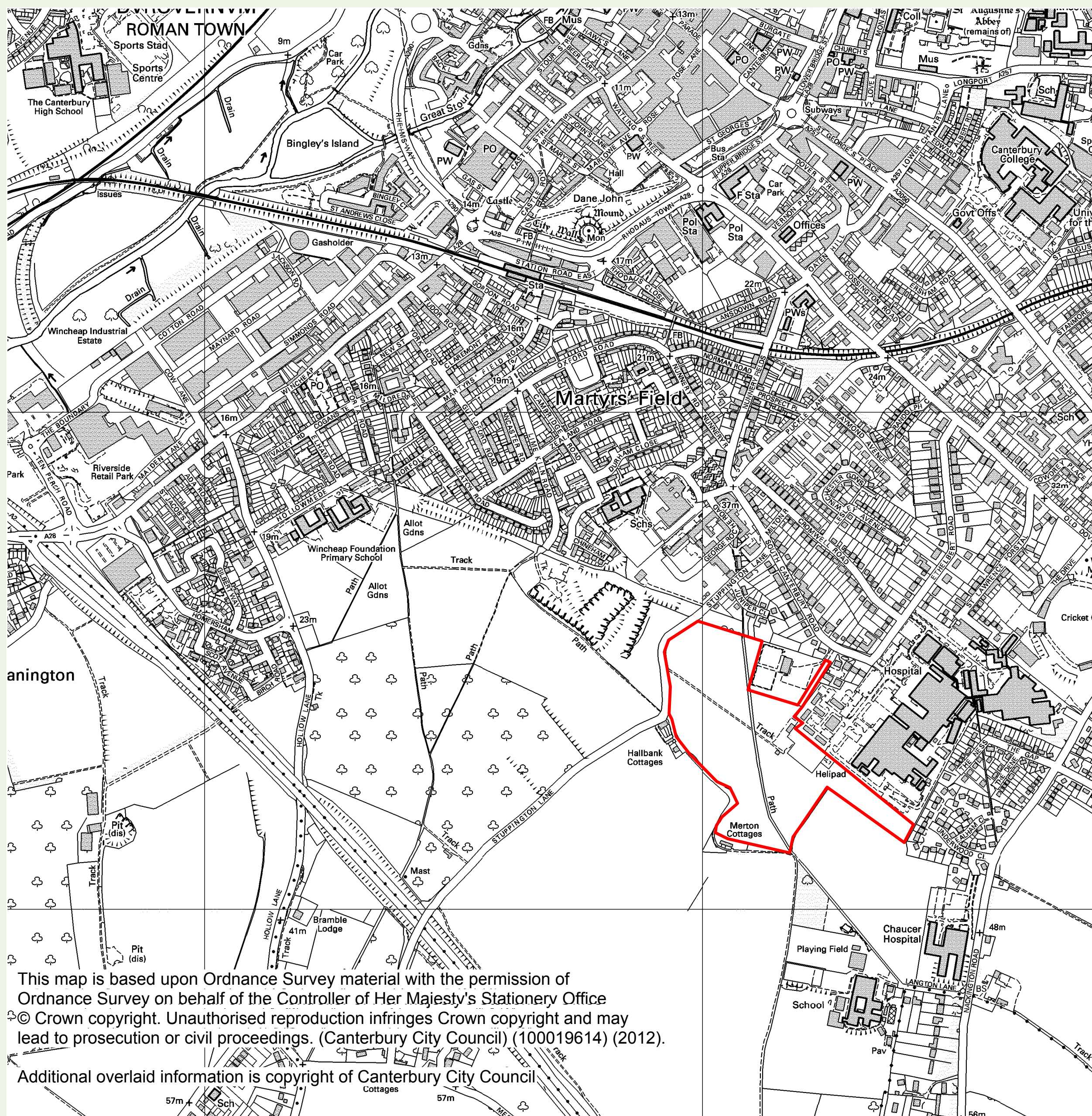
Why does Canterbury City Football Club need a new football ground?

The current lack of a home ground is placing the following constraints on the football clubs future:

- Limits the club's ability to grow with success.
- The current ground share arrangement with Herne Bay Football Club (HBFC) does not offer the long term security of tenure the club requires and is too far away from the club's natural supporters.
- There are few opportunities for the club to generate an income through advertising and sponsorship deals. Only gate receipts are retained with all food and drink sales 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.

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The preferred site – Ridlands Farm



Ridlands Farm

Ridland's Farm is located on the urban boundary Canterbury, 1.5km south of the city centre. It covers approximately eight hectares and comprises of open agricultural land with limited vegetation at the field boundaries.

Residential areas lie to the north of the site, with Canterbury bowling club and the Kent and Canterbury Hospital to the east. The adjacent land to the immediate south and west is predominately farmland with a few residential properties. The southern extremity of the site links with the Simon Langton Boys School via a public footpath that runs through the site.

Why is Ridland's Farm the council's preferred site?

Over 25 potential sites around Canterbury were assessed for their suitability to accommodate a new football ground. Ridlands Farm represents the best development opportunity for the following reasons:

- One of the closest to the city centre and offers alternatives to the car. There is a foot and cycle path through the site, a regular bus service and Canterbury East Station is nearby.
- Located near to three secondary schools and the Kent and Canterbury Hospital; presenting opportunities for potential links with health and educational partners.
- Designated in the Local Plan (2006) as 'open space' for the provision of 'public playing fields'.
- Large enough to allow the football ground to be developed further in the long term with the club's success.
- Deliverable for the 2014/15 season, when CCFC's current ground share arrangement with Herne Bay ends.
- In the council's ownership; meaning that there are no land acquisition costs.

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Draft masterplan proposal



Draft masterplan proposals for Ridlands Farm

Canterbury City Football Club

Draft Masterplan proposal

1. Football pitch

The playing area is a full size grass football pitch surrounded by spectator hard standing on all four sides. The stadium must be enclosed by a 1.83m perimeter fence to prevent non-paying spectators from watching a match.

2. Clubhouse

The clubhouse building complies with the FA's Grade 'E' requirements. It includes changing rooms for players and officials, medical room, clubroom and bar, a director's box, boardroom and spectator toilets. The building has been positioned on the halfway line for optimum sight lines but has also helped reduce its impact on the skyline as it nestles down in the site contours with the existing three storey hospital flats behind.

3. Stadium accommodation

The football ground must have a minimum capacity of 1,000 spectators. The main terrace, which adjoins the clubhouse, will provide covered accommodation for 150 seated spectators and wheelchair spaces; a second covered terrace for 100 standing spectators will be sited at one of the goal ends. The remaining spectator numbers will be satisfied by the hard standing provision.

4. Floodlighting

There are five 15m high floodlight masts positioned 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 lamps, which are particularly suited to locations where low light pollution is essential.

5. Access and car parking

Vehicular access to the site and car park is proposed from South Canterbury Road; there is potential for the car park to be shared with the hospital when not being used by the football club.

The site can also be reached by the foot and cycle path cutting across the field, by bus services running along South Canterbury Road and Canterbury East Station is only a short walk away.

6. Public recreational space

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. It is envisaged that this would improve the access, quality and value of the space for the community from its existing use as arable farmland.

7. Planting design

The site is bounded only by a low level hedgerow. The purpose of planting the proposed shelterbelt of native trees and shrubs to encircle the proposed development is to create a visual screen to help integrate the new feature into the landscape and to create a new habitat for wildlife, thereby positively enhancing the biodiversity interest of the site.

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Design, scale and massing



Clubhouse layout

The internal spaces in the clubhouse have been designed to comply with the FA's requirements, resulting in the overall building footprint.

The ground floor consist of:

- Two large player changing rooms with smaller separate changing areas for match day officials; these lead onto the tunnel entrance to the pitch.
- Toilet provision for the spectators has also been incorporated in 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 floors.
- A medical room.
- Stairs and a platform lift in the reception area provides first floor access.

The first floor consists of:

- A large clubroom with bar and kitchen, where food and drink can be prepared and served on match days. This could also be used for private functions.
- Overlooking the pitch is a private directors box, where corporate guests can be catered for during match days.
- A boardroom, with the potential to double up as a community meeting space.
- Accessible toilets and baby change.

The design, height and massing of the clubhouse building has been carefully considered throughout the critical design phase.

To ensure a good view of the pitch for seated spectators, the initial height of the covered stand contributes to a two storey space. In an attempt to reduce its mass and impact the proposal sees the clubhouse engulf the stand. It provides all the clubs accommodation needs in a single building and avoids sporadic development around the pitch.

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

Canterbury City Football Club Conclusions and getting involved

Conclusion and vision

This Masterplan represents a vision that is shared by both Canterbury City Council and Canterbury City Football Club. It aspires to:

- Deliver a new football ground and informal public recreational space for Canterbury.
- Integrate the new development into the landscape through sensitive design and planting to minimise any potential impacts of the football club on its surroundings.
- Promote sustainable travel to and from the football ground by foot, bicycle, bus and train as alternatives to the car.
- Provide the club with the opportunity to be self sufficient, 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.
- Ensure that Canterbury is no longer the only city in the country without a representative football team based in its own city.



This is your opportunity to help shape the Masterplan proposals and we would like to hear from as many people as possible throughout the consultation period. Where possible the design will be updated to reflect the comments received.

The full draft masterplan can be viewed online at www.canterbury.gov.uk/ccfc. Alternatively hard copies of the draft Masterplan and questionnaire are available to view at the Council offices on Military Road and Canterbury Library.

Completed questionnaires and general comments should be submitted to Timothy Bailey at Canterbury City Council, Military Road, Canterbury, CT1 1YW, by e-mail to timothy.bailey@canterbury.gov.uk.