



**FC United.**

More than a football club

**Moston  
Community  
Stadium Facility.**

More than a football ground.

Over the past few weeks, FC United of Manchester has been consulting residents about its plans for a community stadium at Ronald Johnson Playing Fields.

Here, we answer the commonly asked questions we've been hearing from residents.



1 "Is it true Moston Juniors FC are being forced into surrendering their existing lease? I've heard they'd only have restricted access if this proposal goes ahead."

**This is not the case. There are three partners in this proposal – Moston Juniors FC, Manchester City Council and FC United of Manchester. Moston Juniors FC is an important part of the proposal and closely involved in discussions about it.**

MJFC has long-term ambitions to expand sporting provision in the area that cannot currently be met within its existing facilities. Previous plans to develop facilities on the site did not attract sufficient funding on top of that allocated by Manchester City Council. The partnership with FC United would enable MJFC's ambitions to be met, in a time of reduced grant/public funding.

2 "I am worried house prices will fall if a football stadium is built."

**There is no evidence to suggest the prices of houses close to football grounds are adversely affected. In fact recent research by the Cass Business School\* would suggest the opposite is the case and that new football stadiums are good for house prices.**

However we do understand people's concerns over this. That is why we have planned our development to become a real community asset rather than just a football ground, designed to have a positive effect on the area. Included in the development for example are:

- Landscaped green space that will be open to the public (area is currently fenced off)
- Sporting facilities for use by residents, including football pitches and changing facilities
- Community facilities for use by residents including large function room and a smaller classroom

*In addition we are planning amenities that will benefit residents around the site and the broader area including:*

- Potential use of free wireless broadband around the site
- Giving practical support and working with residents to secure the future of the Sure Start Centre
- Provide an Apprenticeship scheme this summer

(\*Reference [www.guardian.co.uk](http://www.guardian.co.uk) of May 1st 2011 – search on Google for "Guardian Cass Business School property prices" to find the article)

3 "We are not against FC United but we don't want anything built on the field, as it will mean the loss of green open space in Moston."

**The stadium we are proposing would be no taller than a large, semi-detached house.**

The current site is surrounded by a high fence and access is managed by Moston Juniors.

If our proposal goes ahead it would include new open public space. This space will be sympathetically landscaped to allow routes through the site, sitting areas and gathering points for local people to use, space for community events, school fetes, barbeques or outdoor celebrations, and places for parents to gather and watch their children participating in sports activities.

*The stadium we are proposing would be no taller than a large, semi-detached house.*



#### 4 “Will I still be able to park outside my own house if the proposal goes ahead?”

FC United is mindful that on first team match days there will be additional traffic in the area. **We intend to provide sufficient parking away from residential properties.** There would be some parking on Lightbowne Road but parking would be discouraged on St Mary’s Road and residential side streets. FC United will deploy traffic marshals to discourage fans from parking on residential streets. We will also provide parking at sites further away from where we can run park and ride/park and walk schemes.

**In addition, we believe the provision of more than 160 parking spaces on-site will help alleviate existing parking issues during the school run and at times when events are being held nearby.** As part of the planning application process we intend to submit a sustainable travel report to the council to demonstrate how all this would work.

It has been suggested that we will introduce a residents’ parking scheme which will cost local residents £120 per household per year. This is not true. Nor do we intend to build a car park on Broadhurst Clough.

#### 5 “The proposal would destroy wildlife habitats in the area.”

FC United’s plans for the site include improvement to the landscaping of the site with tree and shrub planting, and initiatives aimed at enhancing local wildlife habitats including the provision of wildlife corridors and foraging routes across the site linking to Broadhurst Clough. **Local residents will be invited to provide input into the external design, as will a professional ecologist and local wildlife groups who may be interested.**

#### 6 “You are bringing several thousand football fans into Moston – surely anti social behaviour will be a problem?”

FC United is a community football club established by ordinary football fans to be of benefit to the community. Community benefit is a key tenet of our club constitution. **There have been no major incidents of public disorder at any of FC United’s home games in the six years we have existed. In fact, due to the absence of anti social behaviour from FC United supporters, Greater Manchester Police do not deem it necessary to routinely police our games.**

The development would be used up to 30 times per year for first team football. As outlined in our Community Use offer booklet, we would introduce a number of ways to work with residents to ensure we monitor and respond to any nuisance and disturbance, including a Community Forum that will meet regularly each year and easy access to contact the club in case of problems.

#### 7 “Will you have to increase the size of the stadium if the team is successful and gets promoted up the leagues? I’ve heard it could be increased to a 12,000 capacity.”

FC United believes the capacity of around 5,000 will be sufficient for our needs for many years to come.

#### 8 “What about the covenant? Doesn’t this plan go against the purpose of the covenant?”

There is a charitable covenant on part of the site. The FC United ground and clubhouse will not be built on that part of the site covered by the charitable covenant. The charitable covenant seeks to retain land for recreational use. The proposal will enhance the access to the land and increase the opportunity for participation in recreational activities. However, this is subject to a decision by the Charities Commission.

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We hope this leaflet has answered any questions you may have about our proposed development.

However if you have any other questions or concerns we would be happy to discuss these with you.

Please email  
[fcumrjconsultation@fc-utd.co.uk](mailto:fcumrjconsultation@fc-utd.co.uk)  
or call 0161 273 8950.

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