

Clifton Rangers – Bailiff Bridge Clubhouse Proposal

Community Questions & Answers (FAQ)

Following our recent community meeting regarding the proposed Clifton Rangers Clubhouse development at Bailiff Bridge, we wanted to summarise the questions raised and provide clear responses.

We appreciate everyone who attended and shared their views. Clifton Rangers has been part of this community for many years, and we want to ensure residents understand the purpose of the project and the positive impact it will have.

Land Ownership & Lease

Who owns the land?

The site is owned by Calderdale Council.

Are Clifton Rangers trying to buy the land?

No. Clifton Rangers are not attempting to purchase the land. The land will remain owned by the council.

How long is left on the current lease?

There are approximately 10 years remaining on the current lease.

Are you extending the lease?

Yes. As part of this proposal, we are seeking to extend the lease by around 20–30 years, ensuring long-term security for the club and continued investment in the facilities.

Funding & Costs

How can the club afford this project?

The project will be funded through a combination of:

- Club fundraising
- Football Foundation / FA grant funding
- Community fundraising efforts

This approach ensures the project is financially responsible while improving facilities for hundreds of local children.

What Will the Facility Be Used For?

What facilities will the building actually provide?

The clubhouse will provide:

- Modern toilet facilities
- Accessible WC
- Small kitchen / refreshment area
- Indoor social space for families and teams
- Referee changing area
- Secure storage for equipment

The building will mainly support match days, training evenings, and small club meetings or presentations.

Is it going to be used as a bar?

No.

There will not be a licensed bar and no alcohol will be sold.

The kitchen area will only be used for things like:

- Tea & coffee
- Hot drinks for parents and volunteers
- Small tuck-shop style refreshments on match days
- Food for small team events

Events & Footfall

Will events increase the number of people coming to the site?

There may occasionally be small club events such as:

- Team Presentations – Typically held for individual teams. Team sizes range from 5–15 players, with age groups usually consisting of 15–30 players in total.
- Coaches' Meetings – Usually attended by one representative per age group, with approximately 10 attendees per meeting. These meetings take place once or twice per month.
- End-of-Season Gatherings – Small celebrations for individual age groups, typically involving 15–30 players. These events occur once per year per age group.

However, these will be small scale and organised outside of the busiest matchday periods. The existing car park should comfortably accommodate these.

The clubhouse is not intended for large commercial events or public functions.

Parking & Traffic

Will parking increase?

The relocation of old storage containers will create some additional space within the existing car park.

However:

- No new parking areas will be created on green space
- The club is committed to protecting the surrounding environment

What about street parking issues?

Street parking around the ground already exists due to match days.

The new building does not increase pitch capacity or the number of matches played, so it will not significantly change parking levels.

The club will continue to:

- Encourage respectful parking
- Consider parking volunteers
- Provide reminders to parents where appropriate

However, parking enforcement is the responsibility of the council and police, not the football club.

Cycle Lane Parking: *The cycle lane along this section of road is marked with a broken/dashed white line, meaning it is an advisory cycle lane rather than a mandatory one.*

While it is not illegal to park in an advisory cycle lane, it is generally discouraged where possible, as doing so may require cyclists to move into the main flow of traffic.

Visitors to the site are encouraged to park considerately and safely, ensuring access for all road users.

Containers & Building Size

Why are containers being used?

Converted containers provide a durable, cost-effective and high-quality building solution. They allow the club to build modern facilities within a manageable budget, rather than a much more expensive traditional build.

Why are there so many containers?

The design uses multiple containers joined together to form one building. Although there are several containers, the finished building will be roughly 60ft x 24ft. For context, this is roughly the size of a six-yard box on a football pitch, just slightly wider, so it is actually a compact structure.

Will the building be near the pitch?

Yes. The building will be positioned near the pitch so that:

- Families can watch games
- Volunteers can manage refreshments easily
- Facilities are accessible during matchdays

Trees & Environment

Will this impact the surrounding trees?

No.

Professional tree and root surveys have already been carried out, and the proposed building does not affect any trees or root systems.

Protecting the surrounding green space is an important part of the project.

Planning History

Haven't previous plans already been rejected?

No.

Previous concepts for a clubhouse were explored but never formally submitted for planning due to cost issues.

This is the first formal proposal for a more affordable and practical facility.

What happens if planning is not approved?

If planning permission is not granted, the club will review feedback and consider adjusting the plans before deciding on the next steps.

Community & Local Identity

Why is Clifton Rangers building at Bailiff Bridge when the club is called Clifton Rangers?

Clifton Rangers is the club's historical name, but the club serves families across many surrounding communities, including Bailiff Bridge.

Many players and families who use the site live locally in Bailiff Bridge and nearby areas.

Clifton Rangers is a community club open to everyone, and Bailiff Bridge has been an important home ground for many years.

Litter & Site Maintenance

The site currently has litter problems – how will this improve?

The new clubhouse will allow the club to introduce:

- Better waste facilities
- Managed bins
- Improved site management

It's also important to note the land is used by the wider public as well, not just the football club. If residents notice issues, they are encouraged to report them to the club so they can be addressed quickly.

Graffiti & Anti-Social Behaviour

Will the new building attract graffiti?

Currently the site already suffers from graffiti, broken fencing and old containers.

The new development will introduce:

- Improved maintenance
- Better site management
- Facilities oversight by a facilities manager

A well-maintained, active site generally reduces vandalism and anti-social behaviour.

Security

How will the building be secured?

The clubhouse will be managed by a club facilities manager and appropriate security measures will be in place.

Security will be managed responsibly to ensure it does not disturb nearby residents.

Future Expansion

Will the building be expanded in the future?

No.

There are currently no plans to expand the building beyond the proposed design.

Future of the Club

What happens when current volunteers move on?

Clifton Rangers has existed for many decades and continues to grow.

The club already has strong volunteer structures and a committee, and new volunteers regularly join as their children move through the club.

Our goal is to ensure the club continues to provide a safe, positive environment for young people in the community for many years to come.

Our Commitment to the Community

Clifton Rangers is proud to provide football opportunities for over 400 local players, from age 3 through to 18 years old.

This clubhouse will allow us to:

- Provide safe toilet facilities
- Create a family-friendly social hub
- Improve equipment storage and site appearance
- Support the continued growth of grassroots sport

Above all, it will help us continue delivering our mission:

To provide a fun, safe and inclusive environment where young players can develop skills, confidence and friendships through football.