



**Client**

Cray Wanderers Football Club

**Site**

Sandy Lane,  
St Pauls Cray

**Role**

Town Planner

**Value**

Confidential

**Project**

New build 'Leisure Hub'

**OVERVIEW**

Pellings has been appointed as town planners to help achieve the Club's vision to create a 5,000 seat stadium and sports activity centre that will serve as a destination for physical activity, education, health and leisure that serves the whole community.

As a private sector project it will need to be developed and operated at a profit and needs to include some commercial or enabling development to offset the construction costs of the stadium.

An extensive site search has identified a 10 hectare site close to the A20 by-pass as the preferred location. Although located on the urban fringe, the site is designated as Green Belt.

An essential element of the submission to the local planning authority will be that the proposal represents "very special circumstances" which justifies an exception to the policy regarding inappropriate development in the Green Belt.

Enabling development comprises approximately 180 dwellings, a hotel, and a fitness centre.

**CRAY WANDERERS FC**

