

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0289

Site Address: Football Ground Silverlands Buxton Derbyshire SK17 6QH Buxton

Comments by: Tarryn Oberholzer & David Finch

From:

4

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Phone:

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Submission: Objection

Comments: We object to the proposed plan for the erection of a replacement stand at Buxton Football Ground. This is relative to the current impact on the neighbourhood from club usage, which will be significantly exacerbated with the proposals being made.

Buxton FC indicates that the proposed development would provide the club with a larger stand to meet the Football League's requirement for the number of seats in a ground. This would take the capacity from 500 to 1005. Increasing footfall into the club as well as usage, especially if the club continues to be successful it is likely that match day attendances may increase, particularly given the larger away followings associated with some established clubs in the league. The footfall and frequency of use will further increase with the clubs on-going plans to increase their revenue stream through using the club for additional activities, e.g. As with the previous proposal the function rooms are intended for community use, match-day hospitality and private functions. Increasing footfall to increase the revenue is reiterated throughout the proposal e.g. The overall intention of this development is to ensure the Club's long-term financial sustainability. It includes enhanced catering facilities to serve spectators on match day, the full-time Academy, functions and visitors to the stadium throughout the week.

This all correlates with what will be a significant increase in the number of people accessing the club, with an increase in operating hours all of which has an impact on the surrounding neighbourhood and the people who live here.

The impact of increased club usage already has a negative impact for us residents. Within the proposal Buxton FC sites how they have increased usage. Under the current direction, the last 7 years has seen the installation of a new all-weather pitch, enabling the creation of a full-time education Academy in partnership with Buxton & Leek College and Derby University. Over 500 children are now part of the Club. Many other community groups are now able to access the facility including accessible football, walking football, women's and girls' teams, and the Club is now represented in the prestigious FA Youth Cup.

This already increased usage has impacted significantly on residents being unable to park outside our homes on weeknights and weekends, having confrontational and unpleasant interactions with club users who park and drive poorly (often up on sidewalks, over driveways, speeding which means we won't let our son walk to town etc on match days due to safety concerns), disruptive noise from the stadium sound system/spectators (which can last late into the evening i.e. after 21:00 weeknights and weekends impacting on our son's sleep and the overall peace and quiet of the neighbourhood), disruptive noise and disorderly behaviour of spectators when

leaving the stadium (again this includes weeknights, it includes behaviour which has included taunting our dog on several occasions, throwing rubbish into our garden/hedge, walking on the road obstructing traffic flow, drunken behaviour which our son has to witness).

With the current proposals all of the above will undoubtedly increase. This includes: increased footfall and usage of the club bringing increased vehicles, poor parking and driving, antisocial behaviour (when trying to manage poor parking/driving, drunken spectators), littering, noise (from clubs sound system, spectators). To date we are in the process of lodging a noise complaint as this is having an impact on our household. Our son has additional needs and is struggling to sleep on match nights due to the noise from the stadiums sound system and spectators, both in the stands and when leaving (often being drunk and disorderly). Additionally, the current plan indicates that the replacement stand will have its own lighting and, given the proposed hours of operation (with increased club usage), this is likely to worsen existing problems of light pollution. This has an impact on the wildlife that lives in the area which includes swifts and owls (which are important to us as a family).

Buxton FC within their proposal shows little to no acknowledgement of the current issues, beyond parking and how with increased footfall and club operating hours/usage these will be exacerbated. They indicate some solutions but these to date have made no impact on reducing the issues mentioned above. For example: to address parking they indicate encourages fans to use these car parks and bus and trains and advises that there is no parking on site. We can review this and provide additional links to bus and train services. This is not an effective suggestion as currently it has no impact, therefore why should it change, especially when capacity and overall club usage increases, it will only get worse.

Additionally, we have significant concern and little faith that the club really cares about the impact of their proposals on the surrounding neighbourhood based on the fact that to date the club has made no effort to manage the mentioned issues within our road and have not responded to us when we have emailed them with our concerns. We were not included in the club's pre-consultation with residents about the planned development which supports our concerns.

Overall we feel that the club has outgrown its home. Planning officers should strongly consider that the club sits surrounded by a residential neighbourhood. That as residents we would like to live somewhere that is not disrupted in what should be our downtime i.e. evenings and weekends and we should feel comfortable in our homes.

For the above reasons, we request that the proposal for a replacement stand at Buxton Football Ground be refused planning permission.

Regards,

Tarryn Oberholzer & David Finch

4 Clifton Road, Buxton, Derbyshire, SK17 6QL

Note: Clifton Road residents did not receive neighbour notification letters for this application.

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