
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2025/0116 Site Address: FOOTBALL GROUND Silverlands Buxton Derbyshire SK17 6QH BUXTON Comments by: Greg Smith

From:

4
Mill Cliff
Buxton
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Phone:

Email:

Submission: Objection

Comments: Objection to HPK/2025/0116 & Variation of Condition 1 (Floodlighting)

Buxton Football Club, Silverlands

I am writing as a resident of Mill Cliff, directly overlooking the football ground at Silverlands, to object to this application to extend floodlighting hours as set out under HPK/2018/0496.

The proposed change would allow:

- ⌘ Floodlighting to remain on until 11pm on weekday match nights (currently 10pm),
- ⌘ Use on non-match weekdays until 10pm (rather than current limits),
- ⌘ A more permissive schedule overall, replacing the current cap of six late (11pm) nights per year.

This change would significantly worsen disruption for local residents, particularly those with young children, and undermine the balance previously struck between operational needs and residential amenity.

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1. Ongoing disruption to families and residents

As a parent of school-age children, I already experience regular disruption on weekday evenings due to noise and lighting from evening fixtures. The floodlights spill directly into our living space and gardens. Extending their use even later into the evening – potentially multiple nights a week – will make this significantly worse and is not reasonable in a residential area.

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2. Cumulative impact of repeated expansions

This application follows a series of incremental changes to the football club's operations, including a new stand, expanded function rooms, and now a proposed extension to both lighting and building usage hours (via HPK/2025/0117). Taken together, these changes represent a pattern of intensification without any associated mitigation for residents. No additional parking, noise controls, or resident engagement has been offered.

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3. Lack of confidence in enforcement

In my experience, there is already a lack of consistent management of crowd behaviour, parking issues, and boundary respect around the ground. Allowing further flexibility in operating hours without firm mechanisms for enforcement risks further erosion of residential amenity and will leave residents dealing with the consequences.

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4. Unclear definitions and loose wording

This application uses the term 'match day' without clarification. I share concerns raised by others that this could be interpreted to include informal or ad-hoc games at the end of training sessions, which would broaden the scope of extended lighting far beyond its intended purpose.

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5. Viable alternatives ignored

If the club's concern is about clearing the pitch safely after evening sessions or occasional fixture delays, a more sensible approach would be to ensure sessions finish by 21:45, allowing enough time to clear the site and turn lights off by 22:00 as per the current condition. It is not clear that the club has made any effort to adjust kick-off times or fixture arrangements to avoid late finishes, which would be a more balanced and responsible approach.

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In conclusion, this proposal would create a real and measurable negative impact on residents. It undermines policies EQ6 and EQ10 of the High Peak Local Plan, which exist to prevent harm to residential amenity from noise and light pollution. I respectfully urge the Council to reject this application and retain the existing, more reasonable lighting restrictions.

Yours sincerely,

Greg Smith

Resident of Mill Cliff, Buxton

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