

13.04.2025

Letter of Objection to Planning Applications: HPK/2025/0116 & HPK/2025/0117

Dear Sir/Madam,

We are writing to formally object to the applications submitted by Buxton Football Club (FC). As residents of the community, we have several concerns regarding the proposals of:

- Floodlighting operation from 7.00 to 23.:00 on weekday match nights* (both applications)
- Floodlighting operation from 7.00 to 22:00 Saturdays (both applications)
- Use of new stand for event use until 1am, 7 days per week (HPK/2025/0117)
- Operating/occupation hours from 7.00 to 1:00am next day, 7 days per week (both applications)

*Match nights have not been defined in either application.

Our objections are based on the proposals which infringe the Local Plan Policies EQ6 and EQ10, Clean Neighbourhoods and Environmental Act 2005 and Environmental Protection Act 1990. **To date we are already experiencing issues with the club's floodlighting and operating hours, increasing these will thus increase the issues outlined below:**

1. To date the current floodlighting emitted from Buxton FC premises is prejudicial to our health and is a nuisance. Which according to the Clean Neighbourhoods and Environmental Act 2005** could be a criminal offence. Buxton FC's floodlighting to date is harming our enjoyment of our property/land due to **light pollution/spill**. The reasons as to why our health and enjoyment of our property is affected are as follows:
 - Disrupting sleep, from light intrusion which still filters through curtains and blinds. Floodlights are currently on up until 22:00 most evenings, extending this further will mean our son's sleep will be even more interrupted than it is now as his bedroom faces the club.
 - Ruining activities, we have enjoyed in our home to relax or connect as a family e.g. no longer being able to peer out the window to look at the moon and stars with our son (as it's currently lit up by the floodlights), having a candlelit bath (as the bathroom is no longer dark) and being unable to enjoy our outside spaces as these are impacted by light spill, impacting on us seeing the night sky (one of the things we enjoyed having moved from a city to Buxton) or having a candlelit dinner. We now feel like our house is in a stadium which isn't relaxing when at home. These may seem like meaningless activities but are important to us as a family and for our wellbeing.
 - We have observed a significant decline in evening bird activity in the area, we rarely hear owls anymore at night. This was one of our favourite things when first living in our home. And we have concerns about the long-term impact on birds nesting in the area (especially as swifts have been located on our street and these are now a red listed bird of conservation concern).

**To note: exempted premises in the Act do not include football stadium floodlights.

2. To date the **noise** from the stadium as well as users leaving the stadium has become a statutory nuisance, in accordance with the Environmental Protection Act 1990. Buxton FC already has significantly late operating hours within a residential area (allowed by floodlights being on until 22:00 most evenings). Late operating hours has led to high levels of noise at times when a residential neighbourhood should be quiet. This impacts our health and is a nuisance as follows:

- Drumming, chanting and crowd jeering during matches and team shouting/noise during team practices/play which impacts ours and our son's sleep as well as the quiet in our home needed at the end of a work/school day to wind down.

Please see video taken from inside our home on Tuesday 12th November 2024 at 19:43pm of noise from the stadium (we are a block away so would hate to know how loud it is for those that border on the fence/wall of club).

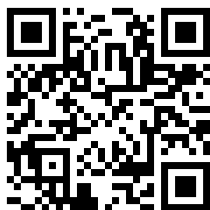
<https://vimeo.com/1075105166>



- Shouting, drumming, chanting of club users leaving the grounds, club users making noise as they get into and move their cars outside our homes/windows (which includes hooting) that can go on until 22:00 or later currently depending on what time matches or practices finish. Impacting ours and our son's sleep. Additionally, this is significantly agitating and disrupts the quiet needed to wind down before work/school the next day etc. Several times we have had to deal with our son becoming irate as he cannot get to sleep due to the noise and we no longer enjoy being out in our garden in the evenings as we have club users coming and going right outside our gate/wall moving their cars, talking loudly.

Please see video taken from our bedroom window Tuesday 11th March 2025 at 21:47pm of club users leaving the stadium making their way through the neighbourhood, alongside the noise of the traffic from club users cars leaving and hooting as they make their way away from the area.

<https://vimeo.com/1075091644>



3. To date **antisocial behaviour** and **parking issues** stemming from Buxton FC premises usage has become a statutory nuisance, in accordance with the Environmental Protection Act 1990. To date we experience in our home:

- Inappropriate behaviour of users as they leave the grounds, using foul language as they chant down the road, there are often fights and shouting, throwing rubbish into our hedge is a constant feature, antagonising our dog is also something that happens weekly (club users think it's amusing to bark and jeer at our dog, who has now become really anxious as people walk past our gate due to this) and most recently all the windscreen wipers were put up on the cars in our road by club users.
- Club users parking on dropped kerbs, parking poorly then becoming antagonistic when approached or overflowing parking (as there is no adequate travel plan held by and thus implemented by Buxton FC) which impacts on us near our homes. This is creating a lot of stress in the evenings, when we need to go out, as we often come back to parking chaos on the street.

To summarise, club usage is increasing exponentially. The club sits at the centre of a RESIDENTIAL NEIGHBOURHOOD. This seems to have not been considered by the council or any agencies having to comment on previous Buxton FC planning applications. When first moving into our home we enjoyed the peace and quiet of the neighbourhood, candlelight evenings in our garden, with the sounds of owls helping us drift to sleep. This has become a thing of the past and we now regret having bought our home.

The primary aim of a council is to ensure that residents wellbeing is protected. To date this has not been our experience. We feel double standards are being applied to Buxton FC in comparison to the hoops residents must jump through to follow conservation standards in the area by the council. We believe that there has not been sufficient consultation with the local community regarding these and previous applications. Many residents feel that their opinions and concerns have not been adequately addressed or considered in the planning processes.

We therefore request due process and consideration that the club's current operating hours and usage is already impacting wellbeing of residents significantly through: light pollution/spill, noise, antisocial behaviour, constant parking issues. This will only increase with the current proposals. It is therefore essential to weigh the potential benefits against the significant drawbacks and prioritize the well-being and interests of the local residential community.

Thank you for taking the time to consider our objections.

Regards,

Tarryn Oberholzer & David Finch

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