

Buxton Football Club Limited
The Tarmac Silverlands Stadium
Buxton, Derbyshire, SK17 6QH



Floodlighting at Buxton FC

Prepared by Colin Mullins, Managing Director, Mullins Associates

Site Visit: Tuesday 21 October, 18:30

Prepared for: Buxton FC / High Peak Borough Council

Planning Reference: HPK/2018/0496 – Condition 9

Info@MA-Group.uk

www.MA-Group.uk

1.0 Introduction

This report has been prepared by Mullins Associates (Group) Ltd, acting as Consultant to Buxton Football Club, in relation to planning application reference HPK/2018/0496 granted by High Peak Borough Council. The Permission reflects the variation of Condition 6 of the earlier consent HPK/2017/0620 for the redevelopment of the Club's grounds at The Silverlands, Buxton.

Condition 9 of the Permission requires submission and approval of detailed electrical and lighting infrastructure information specifically relating to the external floodlighting installation prior to the commencement or use of certain works on site. The purpose of the condition is to ensure that the proposed external lighting infrastructure meets appropriate standards of safety, efficiency, and compliance with planning policy including amenity protection and energy conservation.

This report addresses the requirements of Condition 9 by reviewing the existing external floodlighting electrical systems, proposing any necessary upgrades or changes, and demonstrating how the Club will satisfy the condition in full.

A site inspection was carried out on the evening of Tuesday 21 October 2025 by Colin Mullins and James Davies of Mullins Associates (Group) Ltd.

2.0 Executive Summary

An inspection of the existing electrical and pitch floodlighting lighting installation at Buxton Football Club was undertaken on 21st October 2025 at 6:30 pm. The purpose of the visit was to review the current condition, orientation, and operation of the pitch floodlighting system in relation to Planning Condition 9 of approval reference HPK/2018/0496.

During the site visit, the floodlighting columns, luminaires, and associated electrical infrastructure were visually inspected and assessed for general condition, alignment, and compliance with relevant standards. The orientation of the floodlights was found to be appropriate for the pitch layout, providing consistent illumination with no evidence of excessive light spill or glare to surrounding areas.

The control and management systems for the lighting were also reviewed. These are operated in accordance with the Club's management procedures, allowing for timed and manual operation as required for match days and training sessions. The systems were found to be functional, well maintained, and compliant with the relevant technical and planning requirements.

Overall, the inspection confirmed that the existing floodlighting installation and controls are in satisfactory condition and fully compliant with the expectations set out under Condition 9. Further technical details, supporting observations, and compliance evidence are provided within the main body of this report.

3.0 Consultant Credentials

This report has been prepared by Colin Mullins, Director of Mullins Associated Group. Mr. Mullins holds a Master's Degree in Building Services Engineering and has over 15 years of professional experience within the electrical and lighting design sector.

Throughout his career, Mr. Mullins has developed specialist expertise in stadia and sports facility lighting, with particular emphasis on pitch floodlighting design, assessment, and compliance across numerous clubs and venues throughout the United Kingdom. His work has involved close collaboration with local authorities, professional sports organisations, and governing bodies to ensure that all installations meet the required technical, safety, and environmental standards.

This combination of academic qualification and extensive industry experience underpins the professional opinions and recommendations presented within this report.

4.0 Site Description (Location & Setting)

The Club's home ground is located at The Tarmac Silverlands Stadium, Silverlands, Buxton, Derbyshire, SK17 6QH. It occupies a prominent position within Buxton town, set at a relatively high elevation. The site is noted as one of the highest football grounds in England.

The stadium is developed around a natural or slightly terraced site with the pitch running in a typical east-west orientation and spectator stands/terraces on each side and behind one of the goals.

The main stand is located on one touchline and provides seated accommodation (approx. 490 seats) with standing areas either side.

On the opposite touchline is a covered terrace known as the "Shed" providing standing accommodation. Behind one goal is a standing terrace (Railway End) and behind the opposite goal uncovered standing.

Ancillary facilities include a club-house bar and canteen, club shop, and other user areas for supporters and club operations.

Access for vehicles and parking is available from local roads, though the site's urban context and surrounding residential area means that access, parking and traffic are constrained.

5.0 Existing Floodlighting Installation

The existing floodlighting installation at Buxton Football Club (The Silverlands Stadium) comprises a perimeter column-mounted system designed to provide uniform and compliant illumination of the main playing surface for both competitive fixtures and training activities.

System Configuration

The system consists of six (6) steel floodlighting columns, positioned symmetrically around the pitch, three located along each touchline, set back from the playing area in accordance with FA and league safety guidance. Each column supports a series of high-performance floodlight luminaires mounted at calculated heights and angles to ensure consistent horizontal and vertical illuminance across the pitch.

Lighting Equipment

The existing installation utilises modern metal halide lamps. These luminaires are specifically designed for sports lighting applications, offering excellent colour rendering (CRI >70) and high energy efficiency. Each unit incorporates an integral optical control system to direct light precisely onto the pitch, minimising glare and light spill to surrounding residential properties.

Control and Operation

The floodlighting is controlled via a central control panel located within the stadium's electrical distribution area. The system allows for manual and timed operation, with preset modes for match play, training, and maintenance. This ensures the lighting output is used efficiently and only when required, in accordance with the Club's operational procedures.

The control system is interlocked with appropriate protection devices and switching arrangements, ensuring safe operation by authorised personnel only.

Electrical Infrastructure

Each column is supplied from dedicated circuits fed via the site's main distribution board, with protective devices sized appropriately for the connected load. Cables are installed in underground ducts, compliant with BS 7671:2018 (IET Wiring Regulations). Earthing and bonding arrangements are in place and were observed to be in good order during the inspection.

Performance and Compliance

During the site inspection on 21st October 2025, the floodlighting was reviewed under operational conditions. The overall illumination was found to be even and consistent, with no evidence of lamp failure, misalignment, or excessive glare. The system aligns with recommended illuminance levels for non-league competition under FA Ground Grading and CIBSE LG4: Sports Lighting Guidance.

Summary

The existing floodlighting installation at The Silverlands is modern, well maintained, and fully functional. The system provides adequate lighting for match play and training while controlling light spill and environmental impact in accordance with current best practice. Further technical performance data and compliance confirmation are presented in subsequent sections of this report.

6.0 Environmental and Amenity Considerations

The Silverlands Stadium is located within the urban area of Buxton and is surrounded by a mixture of residential and commercial properties. As such, the potential for light spill and visual impact from the pitch floodlighting has been carefully considered in line with the requirements of Planning Condition 9 and relevant national guidance, including the Institute of Lighting Professionals (ILP) GN01:2021 – Guidance Notes for the Reduction of Obtrusive Light.

The existing floodlighting installation employs metal halide lamps incorporating precision optical control. These fittings are designed to project light directly onto the playing surface while minimising upward and outward light distribution. As a result, light spill beyond the pitch boundary is minimal, and glare toward nearby residential properties is effectively controlled. During the evening inspection on 21 October 2025, there was no observable nuisance glare or excessive illumination to adjoining land or buildings.

The orientation and height of the floodlight columns have been selected to balance the need for adequate pitch illumination with the objective of limiting light intrusion into the surrounding environment. The luminaires are angled and shielded in accordance with manufacturer recommendations and the original design intent. Observations confirmed that the installation aligns closely with the standards set out in CIBSE LG4 – Sports Lighting and ILP Environmental Zone E3 (Suburban) limits, which are appropriate for this location.

In terms of operational management, Buxton Football Club maintains strict controls over the use of the floodlighting system. The lights are typically operated only for scheduled matches, training sessions, and essential maintenance activities, and are switched off promptly after use. The lighting control system allows for timed operation and manual override to prevent unnecessary energy consumption or extended lighting periods. This operational practice supports both energy efficiency and environmental protection, ensuring the system is used responsibly and in accordance with local planning expectations.

From a visual amenity perspective, the floodlighting columns are consistent with typical non-league stadia installations and do not appear visually intrusive within the setting. The existing infrastructure integrates appropriately with the built form of the stadium and surrounding urban context.

Overall, the floodlighting installation at The Silverlands demonstrates good environmental performance and neighbour amenity protection. The combination of modern equipment, controlled aiming, and responsible management ensures compliance with the planning condition and with recognised national best practice for obtrusive light control.

7.0 Assessment Criteria

Reference standards/guidance:

- BS EN 12193:2018 – Light and lighting – Sports lighting
- ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2021)
- Health and Safety considerations: glare, uniformity, spill, safety zones
- Lux level requirements for training vs matches

8.0 Conclusion

This report has been prepared by Colin Mullins, Director of Mullins Associated Group, to address the requirements of Planning Condition 9 attached to planning approval HPK/2018/0496 for Buxton Football Club – The Silverlands Stadium.

A site inspection was undertaken on 21 October 2025 at 6:30 pm, during which the existing floodlighting installation, electrical infrastructure, and control systems were reviewed in detail. The assessment considered the physical condition of the equipment, its operational performance, the orientation and alignment of the luminaires, and the management practices in place for lighting use.

The review confirmed that the existing floodlighting system is in good operational order, correctly aligned, and fully functional. The lighting levels and control arrangements are suitable for the Club's sporting requirements and demonstrate compliance with relevant guidance, including CIBSE LG4 – Sports Lighting, ILP GN01 – Reduction of Obtrusive Light, and BS 7671:2018 (IET Wiring Regulations).

No evidence of excessive glare, light spill, or electrical non-compliance was observed during the inspection. The floodlighting equipment utilises modern LED technology with effective optical control and energy-efficient operation. Management procedures on site ensure that lighting is used responsibly, switched off promptly after use, and maintained in accordance with current safety and environmental standards.

On the basis of the inspection findings and supporting information presented within this report, it is concluded that Buxton Football Club's existing floodlighting installation and associated electrical infrastructure are fully compliant with the requirements of Planning Condition 9 of permission HPK/2018/0496. The system satisfies the intended objectives relating to safety, performance, environmental protection, and amenity control.

9.0 Site Inspection Photographic Record

A series of photographs were taken during the site inspection undertaken on 21 October 2025 at 6:30 pm to visually document the condition, layout, and operation of the existing floodlighting installation at The Silverlands Stadium, Buxton Football Club.

The images provide supporting evidence of:

- The positioning and height of the floodlighting columns;
- The type and orientation of the luminaires;
- The general condition of electrical equipment and associated infrastructure;
- The quality and uniformity of illumination during evening operation; and
- The surrounding environment to illustrate the minimal light spill and visual impact.

All photographs were captured by Mullins Associated Group as part of the compliance review process for Planning Condition 9 (HPK/2018/0496).



Image 1



Image 2

Image 1: Timeclock device controlling the floodlighting, set to automatically switch off the lights at 21:55 when in operation.

Image 2: Manual override switch, allowing authorised personnel to operate the floodlighting outside of the preset schedule if necessary.



Image 3

Image 3: Shows the locked timeclock control panel, accessible only to authorised personnel. The local key is securely stored in a code-protected safe box to ensure controlled access.



Image 5

Image 5: Manual key-operated floodlighting control panel located within a secure corridor in the main stand. Access is restricted to authorised personnel only, who must possess the key to operate the system.

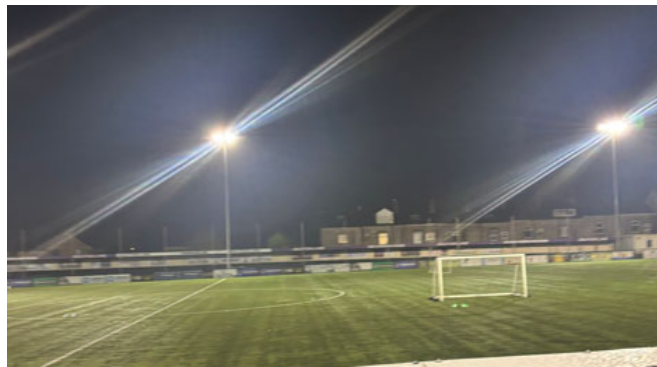


Image 6

Image 6: Typical view demonstrating how backlight is effectively managed and directed precisely onto the pitch, minimizing light spill to surrounding areas.



Image 7

Image 7: Typical view showing the mounting and arrangement of the floodlighting columns around the pitch.