
From: Matthew Rhodes
Sent: 04 November 2025 12:09
To: James Stannard
Cc: Planning (HPBC)
Subject: RE: HPK/2025/0116 - Buxton FC (Floodlighting Report)

Hi James

Condition 9 appears to relate to Highways safety, making reference to the “Obtrusive Light section of the Street Lighting Specification Revision 2” document. I don’t have a copy of this specification so, I can’t comment if it’s been met. I imagine DCC Highways requested the condition.

The report itself (Mullins Associates, “Floodlighting at Buxton FC”, dated 23 October 2025) mentions BS EN 12193:2018 Light and lighting - Sports lighting, but doesn’t make a full assessment of conformity. It’s essentially a subjective assessment, following a site walkover and as such the report cannot be tested (there are no data provided re lux reading etc.)

With regard to the proposed condition 9, I’m doubtful as to whether the report provides the framework for operation and maintenance mentioned within the proposed text. There are no criteria within the report against which to test, just a subjective opinion (even if this opinion is qualified). From an EH perspective condition 6 of HPK/2018/0496 is more protective of amenity and should be carried over to any new approval.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard
Sent: 23 October 2025 16:18
To: Matthew Rhodes
Subject: RE: HPK/2025/0116 - Buxton FC (Floodlighting Report)

Hi Matthew

In respect of the above applications, we have identified that Condition 9 relating to HPK/2018/0496 was never discharged, and that as such the club are technically in breach of this condition, which reads as follows:

9. Within 6 months of the date of this consent and at a time when all the floodlighting can be fully activated, a night time safety audit by a competent independent lighting engineer shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. The floodlighting and details of the audit shall conform with the Obtrusive Light section of the Street Lighting Specification Revision 2 document. Any faults/negative issues arising from the resulting report shall be fully rectified and any further audit (s) shall be carried out within a timescale to be agreed in writing with the Local Planning Authority.

As such, the applicant has agreed to amend the description of development relating to this application to include a proposed variation to Condition 9 which as currently drafted reads as follows:

9. The development hereby approved shall operate and be maintained in accordance with findings of the Floodlighting Report prepared by Mullins Associates Group for the lifetime of the development.

The report referred to above is attached to this email.

Can you please confirm whether Environmental Health are happy to accept this report and its findings and that you would be agreeable to the proposed variation to Condition 9 relating to HPK/2018/0496 as drafted?

Kind Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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