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FAO Mr M Quinn

Dear Sir/Madam

**APPLICATION BY EVERTON FOOTBALL CLUB FOR FLOODLIGHTING (NINE FLOODLIGHT COLUMNS) OF TWO FIRST TEAM TRAINING PITCHES AT FINCH FARM TRAINING GROUND, FINCH LANE, HALEWOOD**

Further to my email of 14 April 2021 I confirm we are instructed by Everton Football Club to submit an application for floodlighting of the two first team training pitches – which are ‘Desso’ pitches – located between the main academy/training buildings and the A562 boundary in the southern part of the Finch Farm training complex.

The application itself comprises the following documents (in addition to the application forms):

1. An existing site location plan – this shows the location of the two first team pitches for which floodlighting is proposed. The application area itself is a combination of the base areas of the nine floodlight columns proposed which will also be combined with the camera mountings on a number of the floodlight columns.
2. The proposed site layout showing the contours of the light spill for the floodlights – drawing no. AFL-00-XX-DR-A-00102 Rev P1.
3. A drawing of the typical floodlight stanchion showing its 15m height – drawing no. AFL-00-XX-DR-A-98201-Rev P1.
4. Section drawings through the southern part of the Finch Farm site showing the height of the proposed floodlights in comparison with existing buildings and boundary treatment – drawing no. AFL-00-XX-DR-A-00301-Rev P1.
5. A DAS prepared by AFL Architects.

The application is a continuation of the development of the Finch Farm complex to ensure it remains class leading in terms of the facilities available and to ensure in this case that the first team training facilities are particularly attuned to more regular requirements for night matches in the Premier League at Goodison Park. In this regard, there are now more evening and night matches played as a response to broadcast requirements and therefore it is vitally important for the first team facilities at Finch Farm to replicate the match conditions at Goodison Park for night matches. So, it is important for the first team to train now in the evenings under floodlights on the same match pitch surface



(which is Desso grass) as Goodison Park. The Club has two first team Desso pitches which are located immediately to the south of the main training buildings. Permission exists for the replacement of the existing indoor pitch for a new indoor pitch, ie ref. 18/00596/FUL.

In planning policy terms, it remains the Club's position that the erection of floodlighting is ancillary to the main elite sport and training use (D2) of the Finch Farm complex. Therefore, there is no requirement to demonstrate that the ancillary development required has to have very special circumstances to justify planning permission being granted. The requirement for the floodlights is referred to above and in order to accommodate the requirements for lighting on the first team pitches, floodlights will be erected which will be very similar to the lighting previously permitted elsewhere on the training ground.

The lighting columns – there are proposed to be nine of them – will be 15m in height and use similar LED lighting which has been approved on Finch Farm. The light spread contours are shown on the proposed site layout plan ref. AFL-00-XX-DR-A-00102 Rev P1 and in Appendix 2 to the DAS (prepared by AFL Architects). You will see from these plans that the light contours – going from 50 Lux down to 5 Lux – are very tightly concentrated around the surrounds to the pitches concerned. The outer overspill contours – 20 Lux to 5 Lux – actually go over the existing buildings on the site and this will also be the case when the Club build the higher indoor pitch facility (which will be some 3.3m higher than the existing indoor pitch) in due course. Thus, to a great extent from the north the lighting will be screened by existing buildings – and as stated in the DAS the nearest property at 1 Finch Lane (to the north-west) is over 100m away from where the floodlights are proposed. Floodlighting has also been permitted in the northern parts of the training ground which operate very satisfactorily without undue impact on the neighbouring environment. Therefore, there can be expected to be no additional impact caused by the lighting when viewed from the north.

As far as the impact of lighting in relation to land to the south, east and west is concerned, clearly there is already street and main road lighting to the south from the A562 (Higher Road) and from the dual carriageway grade separated junction to the south-east and east. The provision of floodlights therefore within the southern part of the training ground complex will be seen against the background of substantial road lighting which is already in place. As far as land to the west is concerned, this site, as you know, is zoned for housing in the Council's Local Plan. There is an extant planning application which was submitted by Bellway in 2020 for the development of the land immediately opposite the training ground complex for some 315 houses. Whilst no scheme for lighting is submitted as part of that application, it is clear that lighting will be introduced on certain streets and lighting will be emitted from the houses themselves in the evening. The environment to the west of the training ground will become substantially more developed over the next few years. This means that whereas in the past the Finch Farm site was a sporting complex in what was an area surrounded by open land (with the exception of the roads to the south and east), the future is that the fringes of Halewood will become more developed by housing. Therefore, any concern that the lighting proposed now on the training ground would have some form of impact on 'dark skies' and be 'urbanising' would simply not exist any more.

As with previous floodlighting approved, the operation of the training ground is such that Everton would be content to accept a condition that requires all lighting to be turned off by 10pm. Whilst there can be little or no concerns about the impact on the lighting on amenity such a condition will also provide the Council with a means of managing night-time impact. It is also the case in considering any impact the Council should take account of the existing boundary treatment on the site. As shown



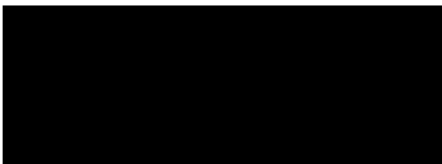
in the photographs and drawings – including the site sections – there is significant bunding and tree planting on the boundary to the south and also to the east. The height of the bunding and existing mature trees on the bund is likely to provide a substantial amount of screening of the floodlighting at its height of 15m. The contouring of light impact is, in any event, restricted to well within the training ground boundary as shown on the proposed site layout plan.

It is also the case in terms of the erection of the floodlight columns that the Club is able to remove existing permitted camera towers that have been erected at various points around the first team pitches and re-mount the cameras on the floodlight columns rather than retain the existing camera towers. Two camera towers will be removed for this purpose.

The floodlights approved on another part of training ground have not raised any issues relating to any technical issues relating to highways, flood risk etc. Therefore, no details are required to be submitted on such matters. It is suggested this is a relatively simple application to determine and in the context of the planning case put forward above, the Council can approve the floodlight proposals as being acceptable development ancillary to what is an appropriate use in the Green Belt and in the circumstances of the lack of impact of lighting both within the site and its immediate surroundings. A condition can be imposed requiring the permitted lighting to be turned off before 10pm.

I would be grateful if the application can be validated as soon as possible and that if there are any outstanding queries, please do not hesitate to contact me.

Yours faithfully  
for SC5 Planning



**SIMON CHADWICK**  
Managing Director