

Response to Planning Application Reference SMD/2024/0077

29 October 2025

Further to our previous objections to this application, last one being 10 August 2025, we note that additional information has recently been submitted by the applicant and agents.

Comparison with the Sneyd Arms Farm Shed

A common point that the applicant includes are references to the shed at Sneyd Arms Farm for which he tries to draw comparisons. Below we set out our own comparisons, which we hope will help to put the application in context.

	Sneyd Arms Farm Shed	Proposed Shed at Basford Hall
Prior Use	Rough dumping area used by the previous owner	Virgin pasture
Did / Does it have existing access	Yes – the track to the shed has been used for decades including access to the Sunday Scrabbles that used to take place	No – note also that the access gate by lodge cottages doesn't have planning permission
Is it for agricultural use	Yes – housing sheep	No – proposed woodchip store for heating holiday lets, pools and storing construction plant. The applicant doesn't farm his land as it is tenanted
Height	4.6m (15ft) to ridge	7.14m (23.4ft) to ridge
Location	Lowered approx. 1m below existing ground level	Exposed elevated existing ground level
Can / will it be seen from listed buildings	No	Yes – at least 6
Is / will it visible from distant views	No	Yes – it will be clearly visible from across the valley, Basford Bridge Lane, the Basford Hall Estate and the Basford Green Community
Does / did it have existing utility connections	Yes – mains water	No
Does / will it have any impact on existing trees and hedgerows	No	Yes

Does / will it have any noise impact	No	Yes – lots of vehicle movements, woodchipping
Does / will it have any other impacts	No	Yes – dust, vibration, fire risk etc.

With the Sneyd Arms Farm Shed site being dug out / lowered by 1m the difference in overall height between the 2 buildings will be circa 3.54m (11'6") – so even with the amended height from the latest plans, the proposed shed will still be nearly twice as high as the Sneyd Arms Farm Shed.

Landscaping

We set out in our objection on the 10 August that the landscape plan was misleading. This is also the case for plan ref: AL 01 Rev B, submitted 6 October 2025.

The planting schedule still only includes for 42 trees and shrubs, which for holly, yew and oak will take decades, if not a century to screen the proposed agricultural building.

Schedule: planting

Botanical Name	Common Name	Abbreviation	Quantity	Size (cm)	Container
Ilex aquifolium	Common Holly	la	9	275 / 300	Wire RB
Pinus sylvestris	Scots Pine	Ps	7	18-20 clearstem	Wire RB
Taxus baccata	English Yew	Tb	16	80/100	Wire RB
Castanea sativa	Sweet Chestnut	Cs	5	40/60	Wire RB
Quercus robur	English Oak	Qr	5	200/250	Wire RB

Photomontages

Not only is the landscape plan misleading, so are the photomontages included on plan ref: AL 02A.



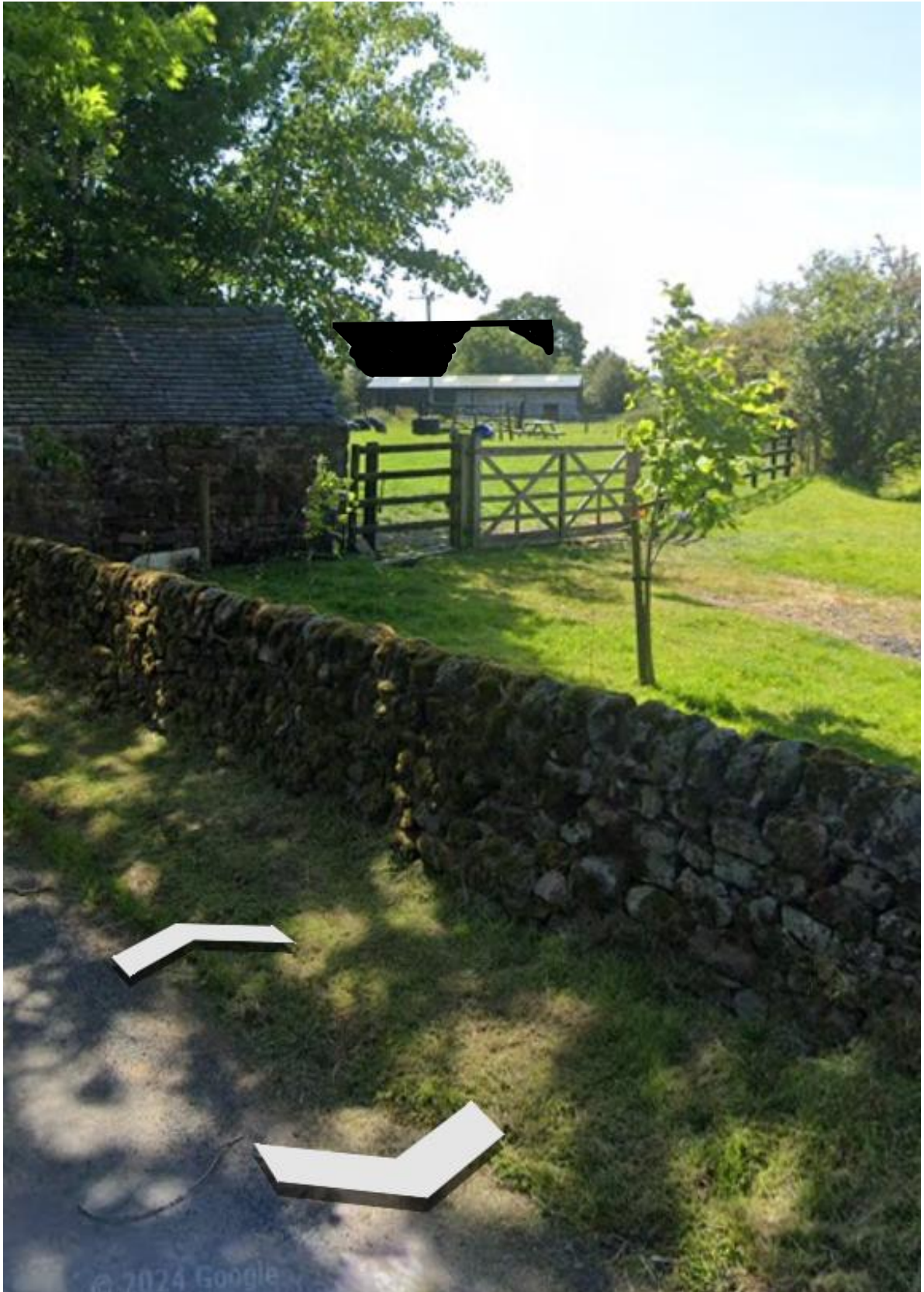
View 1 - as set out above, it will take decades for the proposed trees to get to the maturity illustrated by the above photomontage. We also don't feel that the shed included in the photograph is representative of the actual height.



View 2 – same points as for View 1

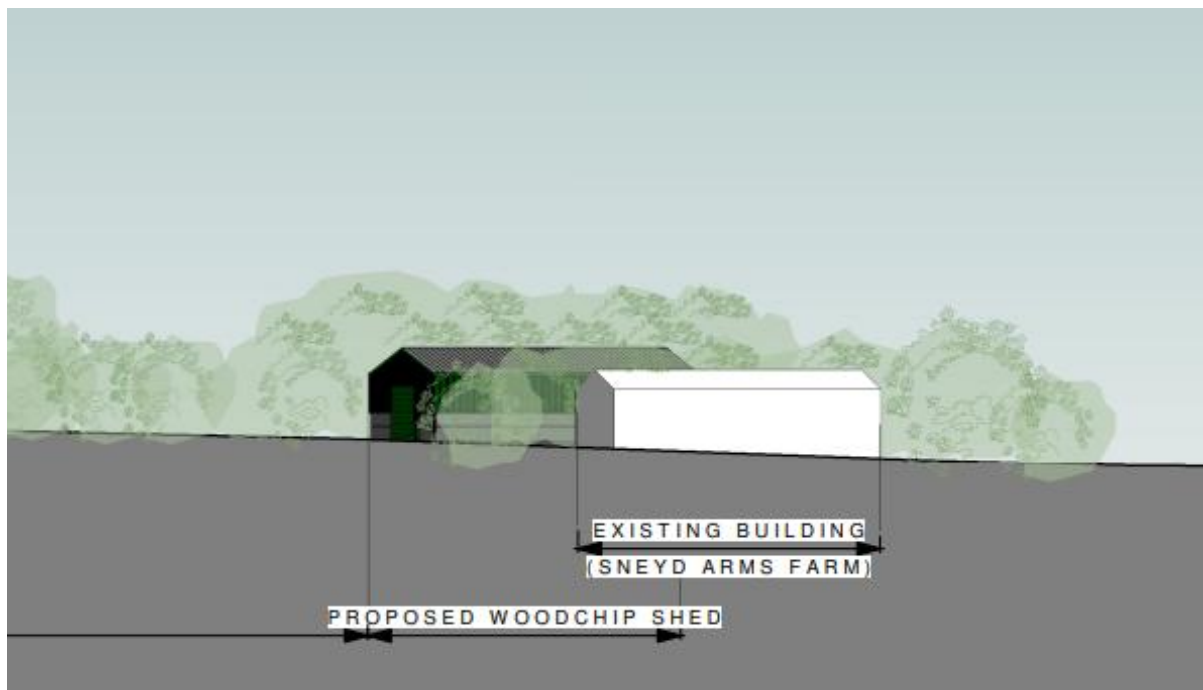


View 3 – this photomontage is very misleading, as the proposed shed will be circa 3.54m (11'6") taller than the shed at Sneyd Arms Farm. Even taking perspective into account, and the now slightly reduced height, our montage included in our 10 August objection (see below) is closer to reality than the above.



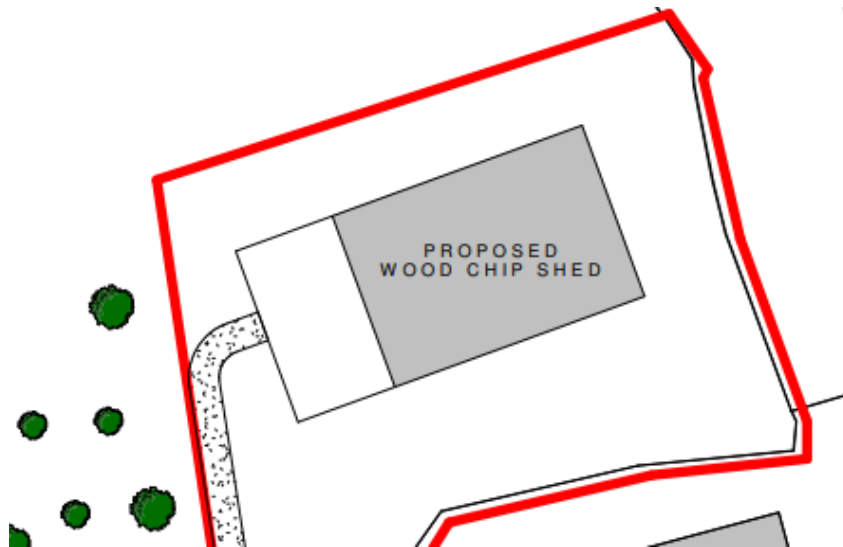


View 4 – same points as for View 1



The cross section also included on plan ref: AL 02A is very much a false representation. As explained earlier, the ground level for the Sneyd Arms Farm shed was lowered by about 1m, so the overall difference in height of the two sheds is circa 3.54m (11'6"), which isn't properly illustrated. From the cross section provided, it gives the appearance that the proposed shed is smaller than the Sneyd Arms Farm shed, which is completely untrue!

It is notable by their absence that no views have been included from Breeze House and Sunnyside



We also question whether the above plan is misleading, as where will the lorries etc. turn around? Will they reverse over 100m back onto the highway?

Environmental Impact

We also question the overall environmental impact of the wood chipping process, as to whether it is actually as 'green' as suggested, when there are so many stages of the process that use considerable energy etc.

1. The initial tree felling etc. uses plant and machinery that uses fossil fuels but over and above this is the habitat destruction
2. Stacking the felled trees again uses fossil fuels and then what happens to the branches – assumed either burned at location or chipped, or moved to the shed, which again uses fossil fuels
3. Chipping the felled trees – this will use considerable amount of fossil fuel to chip the huge trees that have been felled. The noise from this process will be heard throughout the valley having a significant impact on wildlife, as well as residents of Cheddleton, Basford etc.
4. Relocating the woodchip if chipped at location – this will not only again use a considerable amount of fossil fuel but as most of the areas where the trees will be felled don't have access, it will cause considerable ecological damage to the ground through rutting and churning
5. Then there is the drying process – in order to ensure the correct moisture content so that it doesn't self-combust, there will have to be some sort of mechanical drying process. Will this be done at the proposed shed? Is this why it is so high? Inevitably this will require energy and as the proposed shed doesn't have utility connections, will this then need a fossil fuel powered (and noise generating) generator?
6. The dried woodchip then needs to be taken to the biomass boilers, which again is by a fossil fuel powered loadall making continuous trips to the biomass boilers. The loadall will not only create a traffic hazard turning in and out by the main entrance to Basford Hall, but it will be a continual noise disturbance to the residents of Basford Green including those living at the listed Lodge Cottages.
7. Then of course there is the eventual burning of the woodchip in the biomass boilers. This should be carbon neutral, as the carbon given off by the burning process should be equal to

that that the trees absorbed as the grew. However, this doesn't account for all the carbon produced in the processes listed above. With this, we can only conclude that the wood chipping is not 'green' at all and actually causes considerable harm.

Biodiversity Net Gain (BNG)

We would also question whether a BNG Assessment should have been undertaken for this application? Our understanding is that a BNG assessment is required when full planning permission is sought and the minimum 10% gain demonstrated.

Existing Mountain of Trees



As clearly shown in the applicants own photographs, there is the huge mountain of trees at the location of the proposed agricultural building. If the applicant says that the building won't be using the building as a wood chipping plant, where will he move all the trees to, to chip and dry them?

Access

A further question that we would like to ask is whether County Highways have been consulted? We understand that the proposed access gate that they want to use was never given planning permission and loadalls, tractors, wagons continually accessing and egressing the proposed track will conflict on the highway with the ever-increasing ongoing traffic to and from the Basford Hall Estate. We suspect at the very least the Highway Authority will require a Road Safety Audit.

Consultations

We have continually questioned why the conservation officer, tree officer, ecologist and fire officer weren't consulted on this application.

Whilst we are grateful for the conservation officer now being consulted and able to provide their comments, we don't understand why the others have not been consulted when they are council officers? These are important consultees for this application given the impact on the historic hedgerow, trees, ecology both in terms of the site but also the potential habitats that have now formed within the huge mountain of trees, as well as the significant fire risk associated with the proposed building and uses.

On the basis of our previous objections that still remain and for the reasons above, we remain unanimous in our **objection** to this application.

Many thanks
The Basford Green Community