

Land off Sunny View, Batley Statement of Pre-Application Consultation

Jones Homes (Yorkshire) Limited and M62 Developments Limited

20 December 2025

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1.0 Introduction

- 1.1 This Statement has been prepared by Lichfields on behalf of Jones Homes (Yorkshire) Limited and M62 Developments Limited (“the Applicants”). It accompanies a full planning application for the residential development of Land off Sunny View, Batley to provide 37 dwellings (including 9 affordable homes), alongside access, public realm, landscaping and extensive open space to the south.
- 1.2 A detailed summary of the application site and surrounding area, as well as a description of the proposed development, is provided in the accompanying Planning Statement and Design & Access Statement.
- 1.3 The purpose of this Statement is to set out the pre-application consultation that has been undertaken in relation to the proposal, together with the feedback received and how this has been responded to by the applicants and incorporated into the application submission (where relevant). This Statement should be read alongside the accompanying documents and drawings submitted with the planning application.

Structure of Statement

This Statement is structured as follows:

- **Section 2.0:** sets out the relevant planning policy context;
- **Section 3.0:** outlines the proposed development;
- **Section 4.0:** describes the pre-application consultation undertaken;
- **Section 5.0:** summarises the findings from the public consultation exercise and provides a response to the feedback received; and
- **Section 6.0:** summarises and presents the conclusions.

2.0 **Planning Policy Context**

2.1 This section of the Statement provides an overview of national and local planning policy and guidance in relation to community involvement in the planning process.

National Planning Policy Framework

2.2 The National Planning Policy Framework (December 2024) (“NPPF”) outlines the benefits of pre-application engagement in the context of local decision-making (paragraph 40-43). It highlights that early engagement has significant potential to improve the efficiency and effectiveness of the planning application process for all parties. The NPPF sets out that Local Planning Authorities (“LPAs”) and statutory consultees should encourage developers to engage with them and provide advice in a timely manner through the pre-application process before applications are submitted.

2.3 It also identifies that LPAs play a key role in encouraging all applicants to engage with the local community before submitting their applications. Paragraph 41 states that Local Authorities should, where they consider it beneficial, *“encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”*

2.4 In relation to design, the NPPF (paragraph 137) states that applications which have been the subject of effective engagement, and where feedback is incorporated, should be viewed positively:

“Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

Local Planning Policy

2.5 Kirklees Council’s (“the Council”) Statement of Community Involvement (“SCI”) was published in March 2024. The SCI sets out how the Council will involve the community and other stakeholders in the consideration of planning applications. The SCI states that the process of determining a planning application involves important stages of consultation and community involvement. It encourages all applicants to partake in public consultation before they submit a planning application.

2.6 The SCI states that the consultation should be carried out at an early stage in the design process to allow sufficient time for public comments to be taken into account before the submission of the application. Examples of the types of methods include delivery of explanatory flyers, press adverts electronically, and information on village notice boards. The consultation statement should include who was consulted, a summary of all responses received, and explanations of how this has influenced the proposal.

3.0 Proposed Development

- 3.1 This application seeks full planning permission for the construction of 37 dwellings with associated access, parking, landscaping, and the creation of a multifunctional area of public open space.

Site Location and Description

- 3.2 The application site extends to approximately 2.45 hectares (see figure 3.1) and is located within the White Lee area of the urban settlement of Batley, one of the Town Centres identified within the Kirklees settlement hierarchy. The site occupies a highly sustainable location for future residential development, being well related to the surrounding built form and within convenient proximity to a comprehensive range of local facilities, services and public transport opportunities.
- 3.3 The site itself comprises grassland with several small trees located along its north western boundary and additional vegetative areas along parts of the western and south eastern boundaries. The site is situated on a plateau, sloping down towards the east.

Figure 3.1 Site Location



- 3.4 The site adjoins existing residential development to the north, east and west; a play area (Asquith Fields) to the south west; agricultural land designated as urban greenspace to the south east; and a Public Right of Way (PRoW) to the south with agricultural land beyond and urban greenspace.
- 3.5 The site is accessed from White Lee Road via Sunny View (Jones Homes' existing development) and is well connected by a range of transport options, including private car, public transport, walking and cycling. Bus stops offering regular services are within 300m. Local services, such as a convenience store, public house, schools, employment opportunities and recreational facilities are nearby, with Batley and Heckmondwike town centres also just 30 minutes on foot or five minutes by car or public transport.

Proposed Development

- 3.6 The application proposes the residential development of the site to provide 37 new homes, alongside suitable access, public realm, landscaping and an extensive area of

multifunctional open space. The scheme will provide a range of house types, including semi-detached and detached homes, and a small apartment block.

- 3.7 The scheme proposes 4 x 2 bedroom apartments, 15 x 3 bedroom semi-detached and detached properties and 18 x 4 bedroom detached properties. Nine different house types are proposed, all of which are two-storey properties of artificial stone and tile construction with areas of render where appropriate, in line with the adjacent dwellings on White Lee Gardens.
- 3.8 The proposals include the provision of 9 affordable homes (24%), which exceeds the Kirklees Local Plan policy requirement by 4%.
- 3.9 A large area of public open space is proposed within the southern part of the site, providing a substantial green buffer between the proposed dwellings and the Public Right of Way (PRoW) that runs adjacent to the site's southern boundary. The proposed open space significantly exceeds local planning policy requirements and would be available for use by the wider community.
- 3.10 Footpath connections will run through the site and will join the existing public right of way to the south and Asquith Fields play area to the west. Vehicular access to the site would be taken from White Lee Road to the west via an extension to the estate road serving Sunny View (White Lee Gardens), the Applicant's recently constructed residential development. Parking provision within the scheme accords with national and local guidance. The site is also accessible by public transport with bus stops located on White Lee Road, within walking distance of the site.

4.0 **Process of Consultation**

4.1 In accordance with the NPPF and the Council's Statement of Community Involvement, in preparing the development proposals, the Applicant has undertaken pre-application consultation with the Local Planning Authority and the local community to actively consider their views.

Pre-Application Advice

4.2 A request for formal pre-application advice was submitted to Kirklees Council in April 2025 (ref: 2025/20437). The pre-application submission detailed how the Site could accommodate 33 dwellings alongside extensive open space with access from Sunny View. A Pre-application Enquiry Form, Cover Letter, Location Plan, Site Layout Plan and Recreation Opportunities and Habitat Enhancement Concept Plan were included with the submission.

4.3 The Council formally consulted the Lead Local Flood Authority (LLFA), Highways Development Management, Waste Strategy, Strategic Housing, Public Rights of Way (PROW), Landscape, Environmental Health, Crime Prevention, Education, Ecology, Trees and the Local Ward Councillors.

4.4 A pre-application meeting took place with Kirklees Council on 24th June 2025. The officer provided an overview of the consultation responses received to date, along with initial thoughts on the proposal. One issue raised was in relation to the proposed density and housing mix. The Council wanted to see a higher density of development on the site, which they suggested should be achieved through a revised mix including more smaller units and less larger detached properties. The introduction of a small apartment block containing smaller homes was suggested. The proposed mix was also questioned, and it was suggested that there was a need for smaller homes in the area.

4.5 Following the meeting, an amended scheme was submitted to the council increasing the proposed number of dwellings on the site to 37, this included an increase in affordable homes from 8 to 9. The scheme increased the number of 3-bed properties and introduced the suggested apartment block (providing 2-bedroom homes) to improve overall site density and mix.

4.6 Further comments were received from the Council on the revised mix on 2nd September 2025, indicating that the revised mix would need to be evidenced in relation to local needs. In response to these comments, the applicants have undertaken this work, and it is set out within the accompanying Sizemix report.

4.7 The Council's formal pre application advice was issued on 30th September 2025 and included the following:

- Confirmation that because the Council cannot demonstrate a five year housing land supply (FYHLS) and has failed the housing delivery test, the tilted balance set out in NPPF paragraph 11d) would be engaged requiring the benefits of the scheme to be weighed against the harms.
- Any loss of urban greenspace needs to be assessed against policy LP61 and any conflict weighed in the planning balance.

- An absence of FYHLS alone may not be sufficient to outweigh the loss of urban greenspace. Other public benefits should therefore be maximised.
- Density should be increased and the mix revised to include smaller homes, unless evidenced local need demonstrates otherwise.
- The affordable homes are welcomed, the mix should be policy-compliant or justified.
- Confirmation that the site is a sustainable location for housing development (within an existing settlement with access to services, facilities and bus routes).
- Comments were also provided on design, highways, residential amenity, drainage, ecology, and other material considerations.

4.8 Comments were also received from Councillor Lowe, whose main concerns related to the loss of green space, harm to the area's character and increased traffic and air pollution associated with the development. She also questioned the housing mix and whether it would meet the needs of all different groups, as well as highlighting potential impacts on local wildlife.

4.9 These comments have all been taken into account in preparing the final scheme and are addressed within the supporting reports which demonstrate that there are no technical, environmental or policy constraints to development. The submission is also supported by a Sizemix report which provides evidence to justify the proposed housing mix, tenure and density of the development in relation to local needs.

Public Consultation

4.10 A public consultation exercise has also been undertaken. This included the distribution of a consultation leaflet and the creation of a consultation website, including an online questionnaire. The process was used to present the emerging proposals and invite feedback from the local community. Further information on this process is set out below.

4.11 A consultation leaflet was posted to 87 homes in the local area on 11th November 2025. The distribution area for the leaflet is shown at Figure 4.1 below.

4.12 The leaflet (Appendix 1) provided an overview of the emerging proposals and contained a QR Code, directing people to a consultation website where they could find further information about the proposed scheme.

Figure 4.1: Consultation Leaflet Distribution Area



Source: Google Earth with Lichfields annotations

4.13

A dedicated consultation website (<https://www.sunnyviewconsultation.co.uk/>) was launched on the 12th November 2025 which provided information on the Applicant, the Site's context, details about the emerging proposals, planning context, the anticipated benefits of the scheme, and an illustrative masterplan. The website also provided an online survey through which feedback could be provided until the 1st December 2025. Screenshots of the consultation website are included at Appendix 2.

5.0 Public Consultation Findings

5.1 In the period between the website ‘going live’ (12th November 2025) and being ‘closed for comments’ (1st December 2025), the website had been viewed 143 times by a total of 81 unique visitors. A total of 119 responses were received to the online survey.

5.2 Given that there were only 81 unique visitors to the website, it can be assumed that some individuals submitted multiple responses (acknowledging that more than one person could be resident at each address).

Responding to Feedback

Q1. Are you generally in support of the proposals for residential development at White Lee Gardens?

5.3 A total of 119 responses were received to Question 1. Of these, 117 responses (98.3%) were strongly against the proposals for residential development, while 1 response (0.8%) was against and 1 response (0.8%) was welcoming of the proposals.

5.4 The country is facing a housing crisis, characterised by a shortage of high-quality new homes and lack of social and affordable housing. According to the Institute for Public Policy Research, nearly a million children in the UK are at risk of falling into poverty or will face financial hardship as a result of rising rents, shortfalls in government housing support and under investment in new social housing by March 2026¹. Alongside this, private rents have continued to rise, and a chronic shortage of affordable homes has left many struggling with rising rents, insecure tenancies, and long waiting lists for social housing.

5.5 The updated NPPF (December 2024) supports the Government’s commitment to build 1.5 million new homes by 2030, to address the UK’s housing crisis.

5.6 There is an acute and persistent housing and affordable housing delivery crisis in Kirklees. The most recent housing land supply position for Kirklees is outlined in the 2024/2025 Authority Monitoring Report (AMR) (dated December 2025), which suggests a supply of just 4.18 years. The AMR also shows that Kirklees Council has failed to deliver anywhere near the number of homes required to meet the current local housing need in any year since adoption of the Local Plan. This highlights a severe and persistent housing delivery problem and ultimately a failure of the Local Plan to address housing needs.

5.7 Turning to affordable housing, the 2016 Kirklees Strategic Housing Market Assessment (SHMA) identifies a net annual affordable housing imbalance of 1,049 dpa. The 2024/2025 Authority Monitoring Report also provides affordable housing delivery figures, which demonstrate that delivery has consistently fallen well short of the need outlined in the 2016 SHMA. Given these poor delivery rates, the need for affordable housing has likely increased over time, suggesting a chronic and severe affordable housing crisis.

5.8 This highlights the failure of the spatial strategies set out in both the previous Kirklees UDP and the current Kirklees Local Plan to deliver the levels of housing required to meet local needs, necessitating a revised approach. The Council has acknowledged the need for Green

¹ <https://www.ippr.org/media-office/revealed-almost-one-million-children-in-private-housing-face-rent-shortfall-by-2026#:~:text=This%20would%20leave%20an%20estimated,guaranteeing%20a%20home%20for%20life.>

Belt release and sustainable non-Green Belt sites, such as the application site, should be considered first.

5.9 Kirklees Council is in the early stages of updating its Local Plan, which will guide development until 2043. Prior to this, the Council will need to identify additional housing sites in the short and medium term, to address the severe and chronic housing shortfall.

5.10 The proposed scheme would deliver 37 new homes, 24% of which would be affordable housing (above the 20% policy requirement), in a sustainable location and there are no insurmountable technical issues that would prevent the Site from coming forward. The proposals are in line with the Government's commitment to deliver 1.5 million homes by 2030 and are a necessary response to the acute housing supply shortfall in Kirklees.

Q2. Do you feel that there is a need for more new market and affordable homes in the area?

5.11 A total of 118 responses were received to Question 2. Of these, 108 responses (91.5%) strongly disagreed that there is a need for new market and affordable homes in the area, while 3 responses (2.5%) disagreed, and 7 responses (5.9%) felt neutral.

5.12 As discussed above, delivery of both market and affordable housing in Kirklees continues to fall significantly below the required levels (as established through the standard method derived local housing requirement and the results of the Housing Delivery Test). The recently published 2024/25 AMR confirms that Kirklees Council cannot demonstrate a five year housing land supply and it has also failed the Housing Delivery Test for the last 3 years. This demonstrates a severe and persistent shortfall in the delivery of market and affordable homes across the Authority.

5.13 The proposed development would provide 37 new dwellings, including 24% affordable homes (9 in number), and is of a scale appropriate to the settlement and function of White Lee and Batley. The homes could be delivered within 2 years of the commencement of development and will help to meet the established need for market and affordable housing within Kirklees. Further detail of the need for market and affordable housing within Kirklees is contained within the supporting Planning Statement.

Q3. Would you welcome access to the new area of public open space within this development?

5.14 A total of 117 responses were received to this question. Of these, 107 responses (91.5%) were strongly against access to a new area of open space, 7 responses (6%) were against, 1 response (0.9%) felt neutral, 1 response (0.9%) welcomed access to a new area of public open space, and 1 response (0.9%) strongly welcomed this.

5.15 A large area of multi-functional public open space is proposed within the southern part of the site (1.18ha). This space could include an informal kickabout area, SuDS features such as an attenuation pond with viewing platform, new landscaping and planting with potential for allotments and a community orchard, pedestrian links to Asquith Fields and the wider Urban Greenspace network, and inclusive access for all users. This will be of visual and recreational benefit to new residents and the existing community and will improve access to green spaces for health and wellbeing. The proposed open space significantly exceeds local planning policy requirements and would be available for use by the wider community.

5.16 Landscape proposals will supplement the public open space to ensure a coherent and integrated approach to landscaping both within the development and along its boundaries. As is set out in the supporting Landscape and Visual Appraisal, careful consideration has also been given to views from the adjacent Public Right of Way. Footpath connections will run through the site and will join the existing public right of way to the south and Asquith Fields play area to the west.

5.17 The proposed area of public open space will be maintained and publicly accessible which will be of visual and recreational benefit to new residents and the existing community.

Q4. Are there any other features you would like to see in the open space area?

5.18 30 responses were received to this question.

5.19 Of these, 26 responses did not list additional features to be provided within the open space and expressed a preference for the land to remain as it currently exists/for the development not to go ahead.

5.20 4 responses requested specific additional facilities or features within the open space. These included suggestions such as a park, or community infrastructure including a church or police station.

5.21 The applicants have taken feedback onboard from both the local community and the Local Planning Authority and the proposals for this space could include:

- Substantial areas of greenspace
- A kickabout area for informal recreation with mown grass
- A range of benches and seats in appropriate locations
- Natural boulder play features and play mounds for imaginative play
- Trim trail equipment with appropriate year-round surfacing
- Accessible routes and improved surfacing of the existing footpath to the south
- An attenuation pond with timber viewing platform, forming part of the SUDS strategy
- Allotments and a community orchard
- New landscaping, hedgerow and buffer planting, including land within the Natural and Semi Natural Greenspace urban greenspace typology.
- Pedestrian links to the Asquith Fields play area and into the surrounding Urban Greenspace
- A design to ensure inclusive access for all users, including those with limited mobility

5.22 The scheme therefore provides a range of recreational and open space, community infrastructure and links to the adjacent park. It does not include proposals for a church or police station.

5.23 Several responses raised concerns or queries in relation to Question 4. As these themes have also emerged in relation to Question 5, these points are addressed below.

Q5. Do you have any other comments?

5.24 30 responses provided additional comments. Key themes include concerns about biodiversity loss, reduced quality of life for existing residents, pressure on local services, and limited public transport provision in the area.

Biodiversity

5.25 5 responses raised concerns that the proposals could negatively affect local wildlife and displace existing species.

5.26 The applicants recognise the importance of protecting and enhancing biodiversity and the application is supported by a suite of ecological assessments including an Extended Phase I Habitat Survey, Ecological Impact Assessment, Biodiversity Net Gain Metric and Ecological Conditions Assessment pre/post development.

5.27 Concerns regarding potential impacts on wildlife and the displacement of species have been carefully considered and are addressed through the submitted Ecological Impact Assessment. The assessment confirms that there are no statutory ecological designations within 2km of the site and that nearby non-statutory habitats within the Kirklees Wildlife Habitat Network are sufficiently separated to avoid direct or indirect effects from the development. The site itself comprises predominantly grassland with limited scrub and no watercourses, and ecological effects will be managed through a clear strategy of avoidance, mitigation and enhancement in accordance with Local Plan Policy LP30.

5.28 The scheme includes a substantial area of public open space incorporating new and enhanced habitats such as species-rich grassland, native scrub planting and extensive tree planting, alongside measures to protect wildlife during construction, including avoiding vegetation clearance during the nesting bird season. Sensitive lighting, habitat connectivity, and specific mitigation for bats, reptiles and hedgehogs are also proposed, together with biodiversity enhancements such as integrated bird and bat boxes across a significant proportion of dwellings.

5.29 While the Biodiversity Net Gain assessment identifies an on-site shortfall, this will be addressed through off-site provision to ensure compliance with national policy.

5.30 The Council's Ecologist has previously concluded that the site does not contain habitats of significant ecological value and that the proposed measures provide an opportunity for overall biodiversity enhancement.

Loss of Views

5.31 2 responses expressed concern about the potential loss of views from their properties.

5.32 Concerns regarding the loss of views from neighbouring properties have been considered within the submitted Landscape and Visual Assessment. The site currently comprises unmanaged grassland, with limited public access and is enclosed on three sides by existing residential development. While the introduction of residential development would result in a change to views for some nearby residents, these views are presently across land of modest landscape value and limited visual interest. The visual effects of the proposals are largely contained within the existing Urban Greenspace and primarily affect properties and footpath users in close proximity to the site. Importantly, the southern portion of the site

will be retained and enhanced as publicly accessible open space, incorporating new planting, habitat creation and footpath connections, which will improve the overall quality and accessibility of green infrastructure in the area. As a result, although some change in views is acknowledged, the proposals are considered to appropriately balance development with landscape enhancement and accord with national and local planning policy.

Highway Concerns

- 5.33 7 responses highlighted concerns relating to existing traffic conditions in the area. Issues raised included the potential for increased traffic to pose safety risks and the likelihood that this would exacerbate slow-moving traffic during peak periods. In addition, 2 responses expressed concern about limited public transport provision in the area. One response expressed concern that the proposals may not provide sufficient parking and that this could lead to increased pressure on surrounding streets.
- 5.34 Concerns regarding existing traffic conditions, highway safety and potential congestion during peak periods have been carefully considered and assessed within the submitted Transport Statement and Travel Plan.
- 5.35 The Transport Statement concludes that the level of traffic generated by the proposed development would be low and would not result in a material impact on the operation or safety of the local highway network. Safe access to and from the site has been demonstrated, including for service and refuse vehicles, and appropriate parking provision is proposed in accordance with national and local standards. While some increase in vehicle movements is acknowledged, this is not predicted to exacerbate slow-moving traffic during peak times to a degree that would give rise to highway safety concerns.
- 5.36 The site is sustainably located and is accessible by a range of modes of transport including private car, public transport, walking and cycling. Bus stops providing regular services to a variety of destinations are located within 60m to 400m walking distance. A range of local services, facilities and employment opportunities are found close by and Batley and Heckmondwike town centres are 30 minutes on foot or five minutes by car or public transport. The site therefore occupies a sustainable location for housing development.
- 5.37 The accompanying Travel Plan outlines a variety of measures that could be implemented to further promote the use of non-car modes of transport.
- 5.38 The applicants recognise the importance of appropriate parking provision and the level and distribution of parking has therefore been carefully considered in accordance with the Council's adopted parking standards and guidance. The scheme proposes a total of 84 car parking spaces, comprising 74 allocated spaces for the 37 dwellings and an additional 10 visitor spaces, with 14 properties also benefitting from garages. This level of provision meets or exceeds the Council's requirements for the proposed dwelling mix and is designed to accommodate anticipated parking demand within the site. Cycle parking will also be provided within the curtilage of each property, supporting more sustainable travel choices. As a result, the proposals are not expected to give rise to increased parking pressure on surrounding streets.

Pressure on Local Services

- 5.39 4 responses raised concerns regarding pressure on local services, including schools, GP surgeries, dental practices and hospitals. These concerns are acknowledged and will be considered as part of the planning process. Where appropriate, contributions towards infrastructure provision will be explored in accordance with local planning policy and in discussion with the Council.

Scale of Development

- 5.40 One response raised concern that the proposed homes may be out of scale with the surrounding area.
- 5.41 In response, it is confirmed that the proposed dwellings will be limited to a maximum of two storeys, reflecting the height, scale and character of the existing residential development at Sunny View to the west. The proposed layout and urban grain have been designed to align with the established pattern of development in the area, while ensuring compliance with relevant standards for residential amenity, highway design, parking provision, private garden space and landscaping. As such, the scale and form of the proposed development is considered to be appropriate to its surroundings.

6.0 Conclusion

- 6.1 This Statement of Pre-Application Consultation has outlined the ways in which the Applicant has consulted and involved local residents, technical consultants and stakeholders in the proposals for residential development at Land off Sunny View in accordance with the requirements and recommendations within the NPPF and Kirklees Council's Statement of Community Involvement (March 2024).
- 6.2 The following consultation methods have been undertaken to inform the community of the proposals:
- A leaflet drop to properties in the local area
 - The launch of an online survey and consultation website
- 6.3 A consultation leaflet was delivered door-to-door to 87 homes in the local area on 11th November 2025. The leaflet provided an overview of the proposals and contained a link to a consultation website where residents could find further information about the proposed scheme and provide feedback.
- 6.4 The website generated very good levels of engagement and was viewed 143 times by a total of 81 unique visitors. 119 responses were received to the online survey. The comments received have been considered and addressed in this Statement.
- 6.5 The Applicant has also engaged with the Council as part of the pre-application process, and a number of suggestions have been incorporated into the scheme as a result, demonstrating the Applicants' commitment to delivering a high-quality scheme.
- 6.6 Overall, it is considered that the methods adopted as part of the pre-application consultation with the LPA and the local community provided a suitable and objective approach to inform local residents of the forthcoming application, and to obtain feedback. The consultation carried out was undertaken at an appropriate stage of the design process, provided the community with a genuine opportunity to influence the proposals and was in full compliance with NPPF and the Kirklees' Statement of Community Involvement.

Appendix 1 Consultation Leaflet



Land off Sunny View, Batley



Community Consultation

We invite you to share your views on plans for 37 new homes alongside extensive public open space on land off Sunny View, Batley.

Jones Homes is proposing to deliver a thoughtfully designed mix of much needed 2, 3 and 4 bedroom homes, alongside high-quality green space for the whole community to enjoy.

www.sunnyviewconsultation.co.uk

JONES
HOMES



What's proposed at Land off Sunny View, Batley?

Jones Homes is proposing:



37 new homes (2, 3 & 4 bedrooms)



24% affordable housing



High-quality design using materials that reflect the local area



A mix of semi-detached and detached homes, and small apartment block



Access via Sunny View and White Lee Gardens



Local public right of way improvements



Large public green space with a kick-about area, footpaths, pond, wildlife planting, allotments, community orchard, and accessible links to nearby play areas

KEY	
	Site boundary
EXISTING LANDSCAPE FEATURES	
	Trees/vegetation to be retained
	Existing vegetation to be removed
	Public Right of Way (PROW)
	Play area
PROPOSED LANDSCAPE FEATURES	
	Native trees
	Ornamental trees
	Fruit trees
	Specimen shrub
	Ornamental hedgerow
	Edible hedgerow
	Native mixed shrubs
	Native buffer and hedgerow planting
	Indicative ornamental groundcover & shrubs
	Marginal planting
	Built planting
	Development plot front garden turf
	Development plot rear garden grass seed
	Flowering lawn species rich grass mix
	Species rich meadow grass
	Bound permeable footpath
	Feather edged timber fence
	Fence
	Timber knee rail
	Attenuation basin
	Play mound
	Natural boulders around attenuation basin
	Natural boulders for play
	Indicative bench/seat location
	Informal connection to existing play
	Allotment area
	Trim trail area
	Viewing platform
	Drainage easement
	Underground storage tank



Have your say

A website has been created to present details of the proposed development and for you to give feedback on the proposals.

To access this, please scan the QR code below, or visit:

www.sunnyviewconsultation.co.uk

Responses to the consultation are invited until:
28th November 2025

**SCAN
TO VISIT
WEBSITE**



Appendix 2 Consultation Website

Land off Sunny View, Batley Community Consultation

[Find Out More](#)

Welcome

Jones Homes is developing plans for a high-quality new housing scheme on land off Sunny View, Batley.

The site is located to the east of White Lee Gardens and forms the next phase of the existing Sunny View development. The proposal includes 37 much-needed 2, 3, and 4-bedroom homes, along with substantial new areas of public open space and biodiversity enhancements.

This website provides details of the proposals and gives you the opportunity to share your views.

Following this consultation, a detailed planning application will be submitted to Kirklees Council.



Your views are important to us

We are inviting local residents and other interested parties to share their views on the proposed development by completing a short online questionnaire, available in the [Have Your Say](#) section of this website.

Feedback is welcome until [28 November 2025](#) and will be carefully considered before a planning application is submitted to Kirklees Council.

There will also be another opportunity to comment on the plans during the formal consultation held by Kirklees Council once the planning application has been submitted.

Meet the Team

The planning application will be submitted by Jones Homes, supported by a specialist project team with expertise in design, planning and environmental matters. The team includes:



Housebuilder



Architecture and Design



Planning Consultants



Landscape Design



Highways and Drainage



Ecology and Biodiversity Net Gain

About the Site

The proposed development site covers 2.6 hectares of grassland and is surrounded by existing homes to the north, east and west.

To the south-west is Asquith Fields play area, while agricultural land lies to the south east. A Public Right of Way (PRoW) runs along the southern edge of the site.

Access is via Sunny View (also known as White Lee Gardens) off White Lee Road.

This is a well-connected and sustainable location for new homes, with easy access to local shops, schools, healthcare, employment opportunities, and public transport. The site is just 300 metres from the nearest bus stops and benefits from good walking, cycling, and road links.

It is also located within 2.5km of both Batley and Heckmondwike town centres, making it an ideal place for a new residential community.



Planning Policy and Housing Context

National planning policy encourages the delivery of well-designed, sustainable homes in the right places, with good access to services and transport.

It also promotes a mix of housing types, including affordable homes, while making efficient use of land and protecting the environment. Local councils are expected to plan for enough homes and ensure they are delivered in a timely and coordinated way.

In Kirklees, there is a clear and growing housing need. The Council's latest figures show only a 3.96-year housing land supply, well below the Government's requirement for a five-year supply. The 2023 Housing Delivery Test results also shows that just 54% of the homes required within Kirklees were actually delivered, further emphasising the need for new, well-located development.

The Kirklees Local Plan (2019) sets out where new homes, jobs, and services should be delivered up to 2031. The proposed site forms a small part (2.6 hectares) of a wider 48-hectare urban greenspace allocation which extends to the south-east.

Emerging Scheme Proposals

Jones Homes is proposing to deliver 37 high-quality new homes at White Lee Gardens, Batley.

The development will include a mix of 2, 3, and 4-bedroom homes, designed to meet a range of housing needs.

Importantly, 24% of the homes will be affordable homes, exceeding local policy requirements and helping to improve access to housing in the area.



Layout and Open Space

The new homes would be located in the northern part of the site, next to (and accessed via) the existing Sunny View development.

A large area of public open space is proposed in the southern section, creating a green buffer between the homes and the public footpath.

This area of public open space could include:

- Greenspace
- A kickabout area for informal recreation
- Accessible routes and improved surfacing of the existing footpath to the south
- An attenuation pond with timber viewing platform
- New landscaping, hedgerow and buffer planting, potential allotments and a community orchard
- Pedestrian links to the Asquith Fields play area
- A design to ensure inclusive access for all users, including those with limited mobility

The open space provided will be far greater than the minimum required by local planning policy. Careful consideration has also been given to views from the adjacent Public Right of Way.

Design and Character

The development is being carefully designed to reflect the character of the local area and promote the development of a healthy, sustainable community.

It will include:

- A mix of house types, including two-storey semi-detached and detached homes, and a small apartment block
- High-quality materials chosen to reflect the local character
- A layout that promotes a strong sense of place and provides a good level of amenity for both existing and future residents



Proposed Masterplan
[Click on the above image to view in more detail](#)

Scheme Benefits

The proposed development at White Lee Gardens will deliver a range of social, environmental, and economic benefits for the local area.



Social Benefits

Much-needed new homes

The scheme will provide 37 high-quality family homes, helping to create a mixed and sustainable community.



Environmental Benefits

Sustainable location

The site is well-connected to local services and public transport, making it a sustainable and accessible place to live.



Economic Benefits

Job creation

Employment opportunities will be generated during the construction phase, both on-site and within the supply chain.



Have Your Say

We would like to hear your views on our emerging proposals for new homes at White Lee Gardens, Batley.

The consultation period closed on **28 November 2025**.

All comments submitted through the online form will be reviewed and considered before the plans are finalised and a detailed planning application is submitted to Kirklees Council.

There will also be another opportunity to comment once the formal planning application has been submitted to Kirklees Council.

Thank you for taking the time to share your views.

**LICHFIELDS****JONES
HOMES**

Nathaniel Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number Z6193122). Your responses will be analysed by Lichfields on behalf of our client Jones Homes. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

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