Formal Objection – Land off Sunny View, Batley / White Lee Road – Phase 2

Planning application: 2026/62/90310/E
Site: Land off Sunny View, Batley / White Lee Road – Phase 2

Dear Planning Officer,

I wish to formally object to the current revised proposals and site layout forming part of planning application 2026/62/90310/E, including the August 2026 Proposed Site Layout, revision P13, insofar as they affect my existing property
.

I ask that particular consideration is given to the effect of the proposed development on the residential amenity and privacy

I wish to make clear at the outset that I am not objecting to the principle of residential development on the site, nor to affordable housing or apartment accommodation as forms of housing in principle. My objection is specifically to the current arrangement and to the changes made during the application process, particularly where those changes may affect residential amenity, privacy, overlooking, visual impact and the use and enjoyment

My principal concerns are:

1. **Changes to the north-western part of the site**, recorded in the applicant's revision history as having been amended on 3 July 2026, and the need to understand precisely what changed and what effect those changes have on adjoining properties.
2. **The relationship between the Rowan apartment accommodation and my existing property**, particularly the position and orientation of its side-facing windows and the potential for direct or oblique overlooking

3. **The scale, massing, height and visual relationship of the Rowan accommodation** to the existing predominantly detached Phase 1 development
4. **The location of BCP/bin collection facilities**
   and the resulting potential for noise, disturbance, odour, litter, refuse-collection activity and visual intrusion.
5. **The status of plots 14 and 15**, including clarification of their affordable-housing designation and tenure and whether this changed during the application process.
6. **The opportunity to comment on the latest revisions.** I was not notified that the August 2026 revised plans had been uploaded and only became aware of them because I checked the Council's planning website myself.

These matters are material planning considerations, particularly under Kirklees Local Plan Policy LP24 (Design), the Council's Housebuilders Design Guide Supplementary Planning Document, including Principle 6 concerning residential amenity and overlooking, Policy LP52 concerning pollution and residential well-being, Policy LP11 concerning housing mix and affordable housing, and the relevant provisions of the National Planning Policy Framework concerning good design and the amenity of existing and future users.

I respectfully ask the Council to assess the current proposal specifically against the relationship with my existing property and private garden, rather than considering the individual elements of the scheme in isolation.

1. Changes during the application process

I have compared the documents available to me, including:

- the site layout/document uploaded to the planning application on 6 February 2026;
- the 20 July 2026 Highways General Arrangement drawing;
- the August 2026 Proposed Site Layout, revision P13; and
- the August 2026 Rowan House Type drawing.

I recognise that these documents have different purposes and issue histories. However, they record changes and clarifications to the proposed development during the application process.

The August P13 drawing records the following revision history:

- **P2 – 26 June 2025:** "House types amended. Apartment block added. Schedule of accommodation updated."
- **P10 – 1 April 2026:** "Affordable plot indicators added."
- **P12 – 3 July 2026:** "House types amended to north west of site. Schedule of accommodation updated."
- **P13 – 13 August 2026:** "Rowan type sqft/m² amended to schedule of accommodation."

I do not suggest that the apartment block was first introduced in August 2026. The revision history indicates that it was added earlier.

My concern is that the north-western house types were subsequently amended in July 2026, followed by a further amendment to the Rowan accommodation information in August 2026.

I therefore ask the Council to identify clearly:

- which house types were changed;
- which plots were affected;
- the previous and revised house types;
- whether building footprints, heights, windows, gardens or parking arrangements changed;

- whether the relationship with existing neighbouring properties changed;
- why the changes were made; and
- whether the impact on adjoining residents was reassessed following the amendments.

This information is particularly important because my property directly adjoins this part of the development.

2. Impact on residential amenity

The current layout places proposed buildings and associated infrastructure close to

Kirklees Local Plan Policy LP24 requires development to provide a high standard of amenity for neighbouring occupiers, including appropriate distances between buildings. The Council's Housebuilders Design Guide also states that residential layouts should maintain adequate privacy and residential amenity and avoid negative impacts from overlooking, loss of outlook and inadequate separation.

I ask the Council to assess the cumulative effect of the proposed development on my property, including:

- privacy;
- overlooking;
- outlook;
- visual amenity;
- scale and massing;
- noise;
- disturbance;
- activity immediately
- refuse collection and bin movements;
- odour and litter; and
- the overall reasonable enjoyment

The assessment should consider the relationship between the proposed buildings, windows, roads, parking, footways and BCP facilities together, rather than treating each matter as an isolated impact.

3. Rowan apartment accommodation – overlooking and privacy

The August Rowan House Type drawing identifies the accommodation as:

"ROWAN – NDSS 2b – 3p Ground Floor Apt."

and

"ROWAN – NDSS 2b – 3p First Floor Apt."

The drawing identifies:

- ground-floor apartment: 61.75 m²;
- first-floor apartment: 65.81 m²;
- average floor area: 63.78 m²; and
- two-bedroom accommodation.

The Rowan drawing was revised on 3 July 2026 with the description:

"Plans updated to NDSS standard."

The August P13 layout then records an amendment to the Rowan floor-area information in the accommodation schedule.

I ask the Council to clarify:

1. What changes were made to the Rowan accommodation between the earlier proposal, the July 2026 drawing and the August 2026 P13 layout?
2. Whether those changes affected the size, internal layout or specification of the apartments.
3. Whether the changes affected the position or relationship of the Rowan accommodation to existing neighbouring properties.
4. Whether the accommodation schedule was amended as a consequence.

Side-facing windows

M

This is a material concern

I therefore ask the Planning Officer to assess specifically:

- the exact position and orientation of each side-facing window;
- its floor level;
- the room or rooms served by each window;
- the distance from each window
- the angle of view ;
- whether the windows provide direct or oblique views
- whether any of the windows serve habitable rooms; and
- whether the resulting relationship provides an acceptable level of privacy.

The Council's Housebuilders Design Guide identifies typical separation distances for protecting residential privacy, including 21 metres between facing windows of habitable rooms at the backs of dwellings and 12 metres where a habitable-room window faces a non-habitable-room window. It also recognises that longer distances

may be necessary where differing building heights or topography create particular overlooking issues.

I ask the Council to consider whether appropriate design mitigation is required, such as:

- obscure glazing;
- restricted opening;
- suitable screening;
- repositioning of windows; or
- another effective measure preventing unacceptable overlooking.

Any such mitigation should be considered as part of the assessment of the current scheme rather than left as an assumption for future occupants or neighbouring residents.

4. Scale, massing, character and relationship with Phase 1

I am not objecting to apartments as a housing type.

My concern is the specific form, scale, massing, height, appearance and location of the Rowan accommodation and its relationship to the existing Phase 1 development

The existing Phase 1 development appears predominantly to comprise detached houses. The Rowan accommodation is a different form of residential development, comprising ground- and first-floor apartments.

I therefore ask the Council to assess:

- the height of the Rowan building;
- its scale and massing;
- the visual presence of its side elevation;
- its relationship to the predominantly detached Phase 1 houses;
- its relationship to existing gardens and neighbouring properties;
- its roof form and overall built form;
- the position and design of its windows; and
- whether it provides an appropriate transition between Phase 1, Phase 2 and the existing neighbouring properties.

Kirklees Local Plan Policy LP24 requires the form, scale, layout and details of development to respect and enhance the character of the townscape, while also requiring a high standard of amenity for neighbouring occupiers.

I ask the Council to explain specifically how the Rowan accommodation is considered to satisfy those requirements in the context of the existing Phase 1 development .

5. BCP/bin collection facilities

The February site layout already identified BCPs within the development, and the August P13 drawing continues to identify **"BCP BIN COLLECTION POINT"** facilities.

My objection is not to the provision of refuse facilities.

My concern is their location immediately adjacent or very close to

I am concerned about the potential cumulative effects of:

- residents moving bins;
- refuse collection activity;
- noise;
- early-morning or other collection disturbance;
- odour;
- litter and windblown waste;
- visual intrusion; and
- increased activity immediately

These matters are particularly relevant given the close relationship between the BCP facilities and an existing residential property.

I therefore ask the Council to explain:

1. Why the current BCP locations were selected.
2. What alternative locations were considered.
3. What assessment has been made of their effect on existing neighbouring properties.
4. How noise, odour and litter will be controlled.
5. How refuse collection activity will be managed.
6. Whether the facilities can reasonably be relocated further away from existing residential boundaries.

I also ask that any approval includes appropriate controls where necessary to protect neighbouring residential amenity.

6. Affordable housing – plots 14 and 15

The August P13 layout includes categories for:

- Affordable Plots – Social Rent;
- Affordable Plots – First Homes;
- Wheelie Bins; and
- BCP Bin Collection Points.

The revision history records that affordable plot indicators were added at P10 on 1 April 2026.

Plots 14 and 15 are shown on the earlier and current layouts. I am concerned, however, about the apparent difference or clarification in the way these plots are identified between the documents.

I emphasise that I am not objecting to affordable housing.

My concern is simply to establish what the proposed tenure and designation of these plots actually are and whether any change affected the layout .

I therefore ask the Council to confirm:

1. Whether plots 14 and 15 are affordable housing.
2. The tenure proposed for each plot.
3. When each plot was designated as affordable housing.
4. Whether the designation or tenure changed during the application process.
5. Whether the total number or distribution of affordable dwellings changed.
6. What accommodation and tenure schedules accompanied the relevant July and August submissions.
7. Whether any change in designation affected the layout or relationship with existing neighbouring properties.
8. Why the July Highways drawing does not appear to show the same affordable-housing designation information as the August planning layout.

7. July 2026 Highways drawing and comparison with the planning layout

The 20 July 2026 Highways General Arrangement drawing identifies plots 14 and 15, BCPs, the proposed carriageway, proposed footway, adoption limit and tie-in works to Phase 1.

The drawing is marked "S3 – FOR COMMENT" and states that the drawings are preliminary and not for construction until the relevant technical approval has been obtained.

Its revision history records:

- **P02 – 1 July 2026:** latest layout added;
- **P03 – 16 July 2026:** radius annotation and distance between speed-calming features added.

I therefore ask the Council to clarify the relationship between the July Highways drawing and the August P13 planning layout wherever the two differ.

In particular, I ask the officer to compare the February, July and August documents in relation to:

- the north-western house types;
- the Rowan accommodation;
- the position of the Rowan building
- side-facing windows;
- plots 14 and 15;

- affordable-housing designations;
- BCP/bin collection points;
- parking;
- footways;
- highway and pedestrian arrangements; and
- the relationship between Phase 1 and Phase 2.

The officer's report should identify what has changed, why it changed, and whether those changes alter the effect on existing neighbouring properties.

8. Further consultation on the revised proposals

I only became aware of the latest August revised plans because I happened to check the Council's planning application website myself. I was not notified that the revised plans had been uploaded.

I appreciate that not every amendment to a planning application requires a further round of neighbour notification.

However, the Government's Planning Practice Guidance recognises that, where an application has been amended, the Council should consider whether further publicity or consultation is necessary in the interests of fairness, including whether failure to re-consult would deprive people entitled to be consulted of the opportunity to make representations they may have wished to make on the amended proposal.

In this case, the revision history records a change to the north-western house types on 3 July 2026, followed by further amendment to the Rowan accommodation information in August 2026.

I therefore request that:

- further consultation with directly affected neighbouring residents is undertaken if the amendments are considered material to their interests; or
- if further consultation is considered unnecessary, the Planning Officer explains in the officer report why the amendments are not considered to affect the interests of adjoining residents or deprive them of a reasonable opportunity to comment.

9. Overall planning assessment requested

I respectfully ask the Council to assess the current proposal against the following relevant considerations:

- **Kirklees Local Plan Policy LP24 – Design**, particularly the requirements concerning form, scale, layout, character and the amenity of neighbouring occupiers;

- **Kirklees Housebuilders Design Guide SPD, Principle 6**, concerning residential privacy, overlooking, outlook and appropriate separation;
- relevant principles concerning the design of openings, building form, scale and relationship to neighbouring properties;
- **Kirklees Local Plan Policy LP52**, where noise, odour or other pollution associated with the proposed refuse facilities may affect residential amenity;
- **Kirklees Local Plan Policy LP11** and the Affordable Housing and Housing Mix SPD, insofar as the housing mix, tenure and designation of plots 14 and 15 are concerned; and
- the relevant provisions of the **National Planning Policy Framework** concerning well-designed places and a high standard of amenity for existing and future users.

I ask that the assessment considers the **cumulative effect** of the Rowan accommodation, its windows, the surrounding buildings, parking, footways, BCP facilities and associated activity

10. Specific requests

For clarity, I respectfully request that the Council:

1. **Specifically assesses the August 2026 P13 layout against the earlier February 2026 layout** insofar as the changes affect my property.
2. **Identifies the changes to the north-western house types recorded on 3 July 2026**, including the affected plots and previous and revised house types.
3. **Explains why those changes were made** and whether their effect on neighbouring properties was reassessed.
4. **Assesses the precise relationship** including building position, height, massing, orientation and separation distances.
5. **Assesses every side-facing window/opening** for potential direct or oblique overlooking of my property and private rear garden.
6. **Confirms whether the side-facing windows serve habitable rooms** and identifies the floor level and function of the rooms concerned.
7. Where necessary, **requires effective privacy mitigation**, such as obscure glazing, restricted opening, screening or alternative window positioning.
8. **Assesses the scale, massing, character and visual relationship of the Rowan accommodation** with the predominantly detached Phase 1 development and existing neighbouring properties.
9. **Assesses the BCP/bin collection facilities in relation to my rear garden**, including noise, disturbance, odour, litter, refuse-collection activity and visual impact.
10. **Considers whether the BCP facilities can reasonably be relocated** further from existing residential boundaries.
11. **Confirms the affordable-housing status and tenure of plots 14 and 15**, including whether their designation changed during the application process.
12. **Identifies the relevant accommodation and tenure schedules** accompanying the July and August submissions.
13. **Compares the February, July and August documents** where they relate to the matters raised in this objection.

14. **Considers whether further consultation is required or appropriate** in light of the revisions and their potential effect on directly adjoining residents.
15. If the application is recommended for approval, **ensures that any necessary privacy, refuse-management, screening, landscaping or other amenity safeguards are secured by appropriate planning conditions or other enforceable measures**.
16. **Addresses the substantive planning matters raised in this objection in the officer's report**, including the specific concerns relating to privacy, overlooking, residential amenity, design, the BCP locations and the revised layout.
17. **Does not determine the application without properly assessing the specific impact of the current revised proposals on existing adjoining properties.**

Conclusion

I respectfully ask the Council to give particular consideration to the effect of the current revised scheme

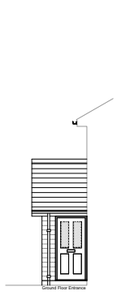
My objection is not to housing development, affordable housing or apartment accommodation in principle. It is directed at the current detailed arrangement and, in particular:

- the July 2026 changes to the north-western house types;
- the relationship between the
- the potential overlooking arising ;
- privacy and residential amenity;
- the scale, massing and character of the accommodation;
- the location of BCP/bin collection facilities
- potential noise, odour, litter, disturbance and visual intrusion;
- the clarification of plots 14 and 15 and their affordable-housing status;
- the differences between the February, July and August documents; and

- the absence of notification to me of the latest revised plans.

I would be grateful for confirmation that this objection has been received, that my request concerning the publication of personal information has been recorded, and that the matters raised above will be specifically considered before the application is determined.

Yours faithfully,



SIDE



FRONT ELEVATION
Scale 1:200

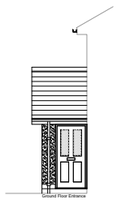


SIDE ELEVATION
Scale 1:200



REAR ELEVATION
Scale 1:200

1



SIDE



FRONT ELEVATION
Scale 1:200

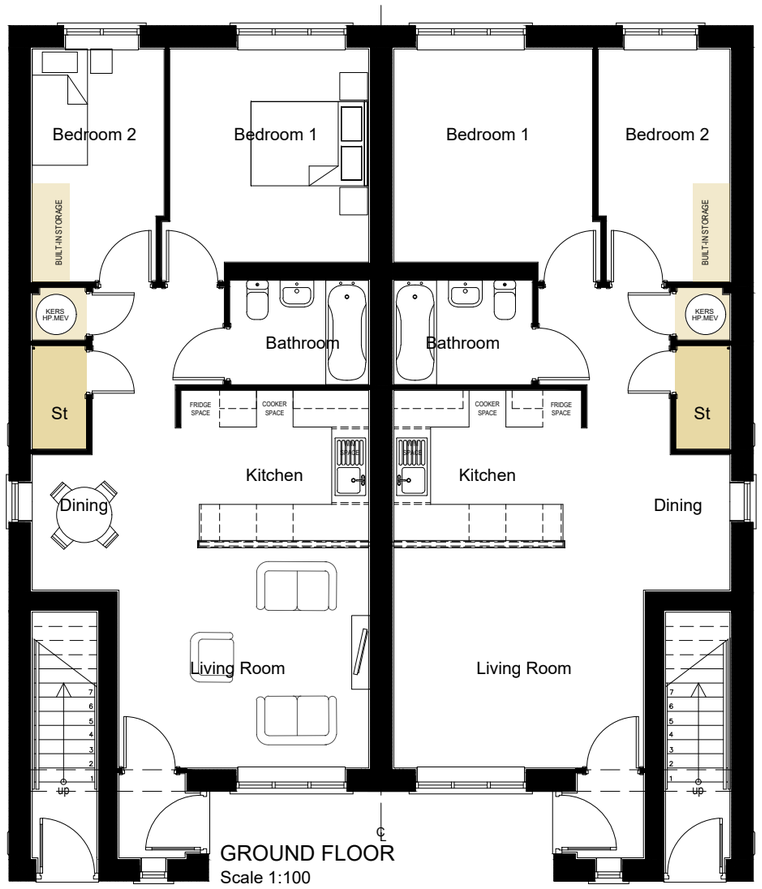


SIDE ELEVATION
Scale 1:200

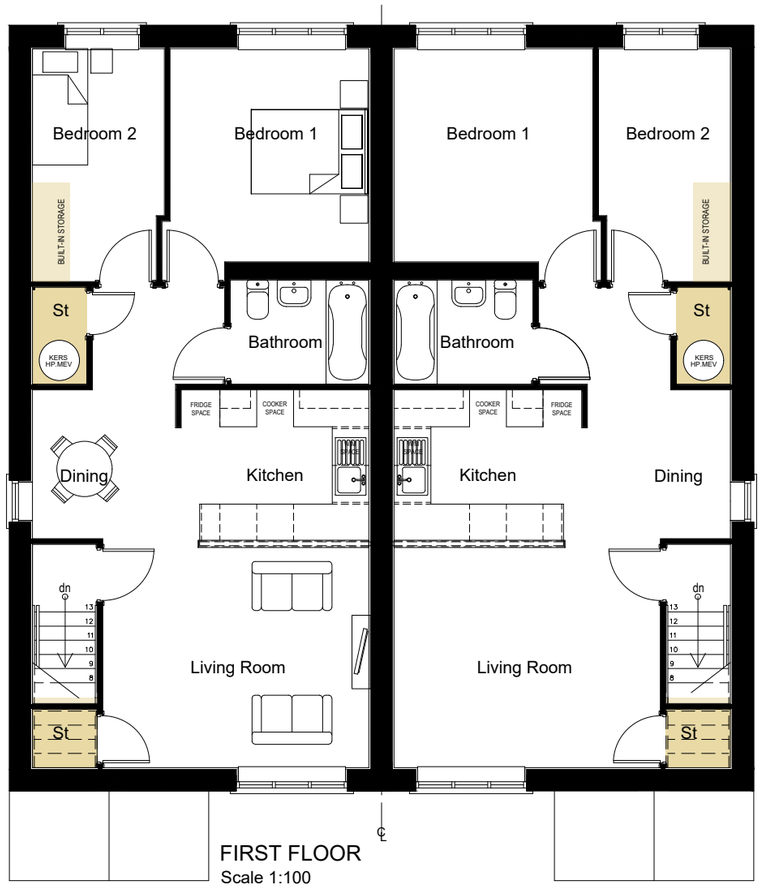


REAR ELEVATION
Scale 1:200

2



GROUND FLOOR
Scale 1:100



FIRST FLOOR
Scale 1:100

0 1 2 3 4 5 Metres

SCALE - 1:100

ROWAN AREAS	
Ground Floor	61.75m² (665 ft²)
First Floor	65.81m² (708 ft²)

NDSS Requirements; 2b,3p
Min. Floor Area 61 m²
Min. Storage 2.0 m²
Min. Double Bedroom size 11.5 m²
Min. Single Bedroom size 7.5 m²

Average Floor Area	63.78 m² (686 ft²)

ROWAN -NDSS 2b - 3p	
Ground Floor Apt.	61.75m² (664.7ft²)
Bedroom 1 (Double)	11.67m²
Bedroom 2 (Single)	8.01m²
Built-in Storage GF Apt	Total Requirement 2.0m²
Store	1.4m²
Built-in Wardrobe 0.96-0.36	0.60m²
	Total = 2.0m²

ROWAN -NDSS 2b - 3p	
First Floor Apt.	65.81m² (708ft²)
Bedroom 1 (Double)	11.67m²
Bedroom 2 (Single)	8.01m²
Built-in Storage FF Apt	Total Requirement 2.0m²
Bulkhead Store, 1.57m HT.	0.99m²
Built-in Wardrobe 0.96-0.36	0.60m²
Linen Store/Cylinder 50% of 1.39 total	0.69m²
	Total = 2.28m²

rev	date	issued	checked	description
P3	03.07.26	JB	SN	Plans updated to NDSS standard.
P2	12.12.25	JB	SN	Stone heads and sills added.
P1	27.10.25	JB	SN	First issue.

White Lee Road - Phase 2

Rowan House Type
Floor Plans & Elevations

title:
White Lee Road,
West Yorkshire

client:
Jones Homes

scale:
AS SHOWN@A3

Planning

Niemen Architects
Deck 2, The Waterscape
42 Leeds & Bradford Road
Kirkstall, Leeds, LS5 3EG
T: 0113 239 5400
office@niemen.co.uk

client ref: 0005 | job ref: 025 | originator: NIE | zone: XX | level: XX | type: DR | role: A | drawing no: PL_201 | revision: P3

subject to accurate measured survey

subject to structural review

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWINGS IS COPYRIGHT

STORAGE TANK BELOW PARKING

RAISED TABLE

RAISED TABLE

2.4m x 25m VISIBILITY SPLAY

2.4m x 25m VISIBILITY SPLAY

2.4m x 25m VISIBILITY SPLAY

6m R

6m R

6m R

6m R

5.5m

5.5m

5.5m

5.5m

5.5m

5.5m

5.5m

5.5m

4.5m

4.5m

3.5m

6.0m

11.4m

15.5m

17.6m

CENTERLINE RADIUS R32.4mm

BCP

BCP

VEHICLE CROSSOVER TO ALLOW ACCESS TO PRIVATE ROADS

VEHICLE CROSSOVER TO ALLOW ACCESS TO PRIVATE ROADS

VEHICLE CROSSOVER TO ALLOW ACCESS TO PRIVATE ROADS

BLOCK PAVING SPEED HUMPS TO REDUCE SPEED IN ESTATE

BLOCK PAVING RAISED TABLE TO REDUCE SPEED IN ESTATE

BLOCK PAVING RAISED TABLE TO REDUCE SPEED IN ESTATE

60m DISTANCE BETWEEN TWO SPEED CALMING FEATURES

PROPOSED TIE-IN WORKS TO PHASE 1 OF DEVELOPMENT

PROPOSED VISITOR CAR PARK 100mm THICK WHITE LINE TO DELINEATE SPACES

P.O.S. (1.1781 HECTARES / 2.9111 acres)

STONE WALL

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29-30 31-32 33 34 35 36 37

SGL GARAGE 24

DBL GARAGE 24

DUR ASM

DEL

- Sanderson Associates Consulting Engineers ("the consultant"), has not checked or verified, and shall have no liability whatsoever for any inaccuracies which may be attributable to any data, reports, base plan(s) and drawings provided by the client, or purchased by the consultant on the client's behalf, that may have been utilised within this drawing.
- The consultant shall not be liable for the use by any person of any document for any purpose other than that for which the same were provided by the consultant.
- No liability whatsoever is accepted by the consultant for any error or omissions.
- The consultant accepts no liability for any vehicle specification errors within the vehicle track software used and / or it's vehicle libraries.
- The locations of utilities apparatus, if shown, is reproduced from plans supplied to the consultant, although care has been taken when duplicating this information. These locations are approximate only and no guarantee can be given for their accuracy. It is the client's or it's appointed agent/contractors responsibility to verify the exact locations on site by hand dug trial holes or other appropriate means prior to mechanical excavation.
- Service connections are not shown but their presence should be anticipated.
- Reference to any third party equipment shown on this drawing was only relevant at the time the drawing was prepared.
- It is the client's responsibility to ensure that any equipment ordered meets the design.

KEY:

PROPOSED CARRIAGEWAY

PROPOSED FOOTWAY

PROPOSED ADOPTION LIMIT

sanderson associates consulting engineers

Highways | Traffic | Transportation | Water

T 01924 844080 mail@sandersonassociates.co.uk

www.sandersonassociates.co.uk

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

Rev	Amendment	Drawn	Date	Checked
P03	RADII ANNOTATION AND DISTANCE BETWEEN SPEED CALMING FEATURES ADDED	TC	16/07/2026	DB
P02	LATEST LAYOUT ADDED	TC	01/07/2026	DB
P01	FIRST ISSUE	SS	06/01/2025	2026

Drawing Status: S3 - FOR COMMENT

Client: JONES HOMES (YORKSHIRE) LIMITED

Project Title: LAND OFF SUNNY VIEW, BATLEY (PHASE 2)

Drawing Title: GENERAL ARRANGEMENT

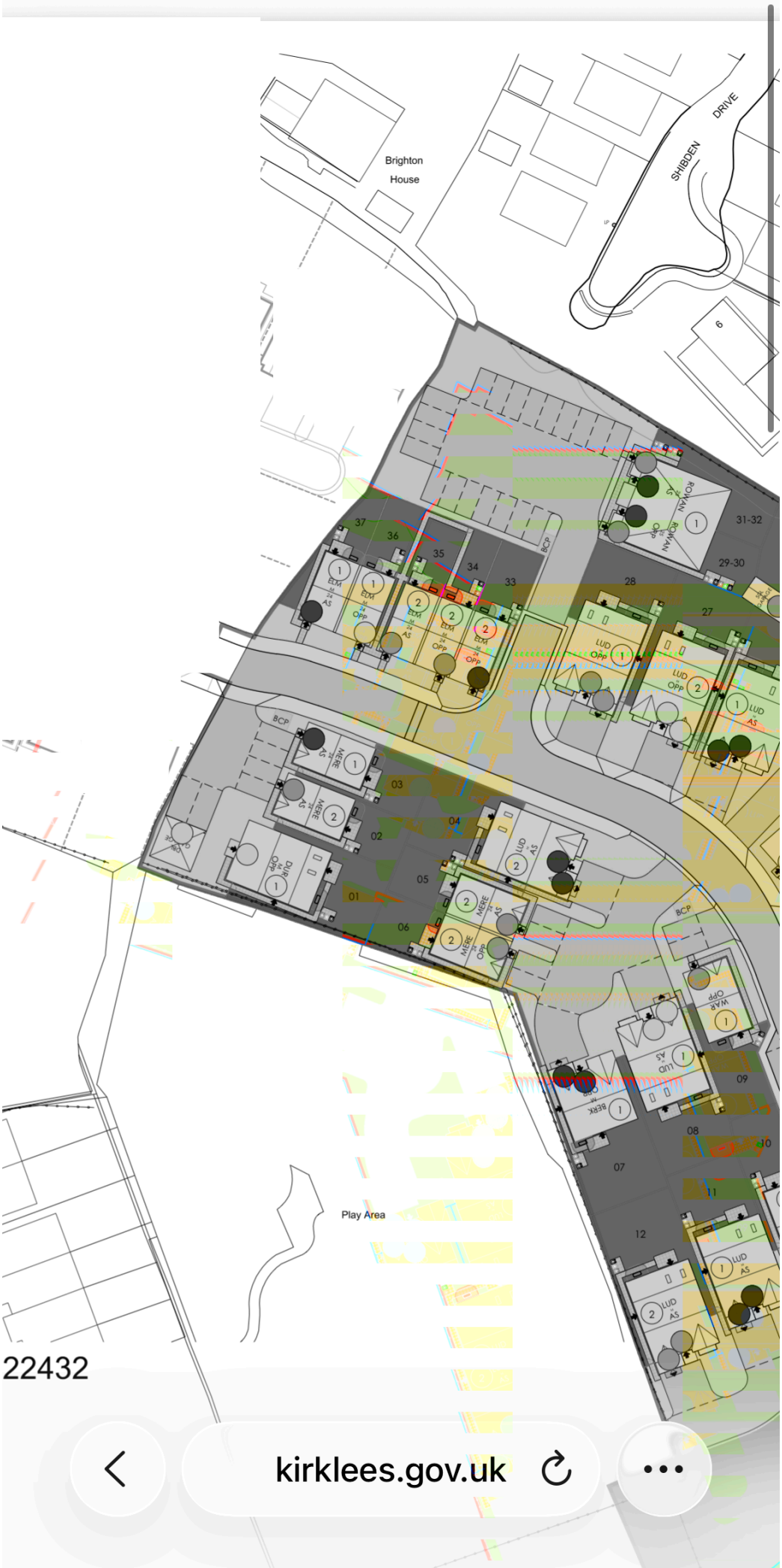
Scale	Drawing Size	Drawn By	Checked By
1:250	A1	SS	TC
Project Number		**Date**	**Approved By**
DB		JAN 26	DB

Drawing Number: 166039-SAND-WLG-XX-DR-C-01_006 Rev: P03

FILE REF: v:\166000\166039 - white lee gardens, batley\05 drawings (working on)\01 drawings\s38 pack\166039-sand-wlg-xx-dr-c-01_006-p03 - general arrangement

Sanderson Associates Consulting Engineers is a trading name of Fairhurst Group LLP, a limited liability partnership, registered in Scotland. Registered No. SO307306.

04:08



kirklees.gov.uk



ıce Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

Site Area	2.45 Ha	6.04 acres
Non-developable	0.18 Ha	0.44 acres
POS & SuDs Basin	1.18 Ha	2.91 acres
Retained	0.00 Ha	0.00 acres
Net Area	1.09 Ha	2.69 acres
Density (area)	3856.44 m²/Ha	16,799 ft²/acre
Density (number)	34.0 dpHa	13.8 dpa

Schedule of Accommodation

To be read in conjunction with drawing no. 0005-025-NIE-XX-XX-DR-A-PL_005-Latest Revision

Ref.	Name	Storeys	Beds	Format	Ft²	M²	No.	%	Sub-total Ft²	Sub-total M²
OMS										
ROWAN	Rowan	2	2	GF Apartment	665.00	61.78	2	5%	1330	123.56
ROWAN	Rowan	2	2	FF Apartment	708.00	65.78	2	5%	1416	131.55
ALDER	Alder	2	2	Semi-detached	753.00	70.00	2	5%	1506	140.00
ALDER	Alder	2	2	Semi-detached	753.00	70.00	1	3%	753	70.00
MERE	Willow	2	3	Semi-detached	1017.00	94.48	2	5%	2034	188.96
MERE	Willow	2	3	Semi-detached	1017.00	94.48	6	16%	6102	566.89
MERE	Mere	2	3	Detached	1017.00	94.48	3	8%	3051	283.45
DEL	Delamere	2	3	Detached	1110.00	103.12	1	3%	1110	103.12
WAR	Warwick	2	4	Detached	1141.00	106.00	3	8%	3423	318.01
BERK	Berkley	2	4	Detached	1388.00	128.95	1	3%	1388	128.95
THOR	Thornbury	2	4	Detached	1473.00	136.85	1	3%	1473	136.85
DUR	Durham	2	4	Detached	1768.00	164.25	3	8%	5304	492.76
LUD	Ludlow	2	4	Detached	1670.00	155.15	10	27%	16700	1551.48
						Total	37	100%	45590	4235.58

rev	date	issued	checked	description
P13	13.08.26	JB	SN	Rowan type sq.m/m² amended to schedule of accommodation. Highway footpath adjusted to front of plots 4 & 9.
P12	03.07.26	JB	SN	House types amended to north west of site. Schedule of accommodation updated.
P11	24.06.26	JB	SN	2m footpath added to highway adjacent plots 9 & 10. Raised tables added.
P10	01.04.26	JB	SN	Affordable plot indicators added.
P9	29.01.26	JB	SN	Site red edge adjusted to suit extent of adopted highway to phase 1.
P8	30.10.25	JB	SN	Plots 1,2,3,5,6,10,11,12,18,19,20 & 24 adjusted. Minor amendments to private drive serving plots 22-26. Visitor bay locations amended. Private bins and bin collection point added
P7	17.10.25	JB	SN	Plot 22 changed to Thornbury. Minor amendments to parking and garages.
P6	02.10.25	JB	SN	Red & blue edges adjacent plot 37.
P5	31.07.25	JB	SN	House types amended to 2025 cribs.
P4	14.07.25	JB	SN	Additional visitor spaces added. Highway amended to shared surface from plot 27. Minor adjustments to private drives.
P3	30.06.25	JB	SN	Double garage shown for plots 23 & 24 parking. Visitor spaces added.
P2	26.06.25	JB	SN	House types amended. Apartment block added. Schedule of accommodation updated.
P1	19.02.25	JB	SN	First issue.

White Lee Road - Phase 2

Proposed Site Layout

Planning

title:
White Lee Road
West Yorkshire

client:
Jones Homes

scale:
1:500@A1

Niemen Architects
Deck 2, The Waterscape
42 Leeds & Bradford Road
Kirkstall, Leeds, LS5 3EG
T: 0113 239 5400
office@niemen.co.uk

originator | zone/ref | level | type | role | drawing no. | revision
0005-025-NIE-XX-XX-DR-A-PL_005 | P13

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWINGS IS COPYRIGHT
subject to accurate measured survey
subject to structural review



ıce Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

LEGEND:

450mm X 450mm PCC
PAVING TO PRIVATE AREAS

BLACK MACADAM ADOPTABLE HIGHWAYS
CONSTRUCTED TO LA STANDARDS

BLACK MACADAM ADOPTABLE FOOTPATHS &
CYCLE WAY CONSTRUCTED TO LA STANDARDS

MATERIALS - TYPE A:

FACING STONE:	FORTICRETE ARTSONE (PITCH FACED BUFF)
ROOF TILES:	RUSSEL 'DR' TILE (DOUBLE ROMAN) GREY
SOFFIT/FASCIA:	WHITE UPVC
MORTAR:	NATURAL MORTAR
RAINWATER GOODS:	BLACK HALF ROUND UPVC
WINDOWS:	WHITE UPVC
FRONT & GARAGE DOORS:	LIGHT GREY (RAL 7035), CHARTWELL GREEN (RAL 6021), STONE GREY (RAL 7030), ANTHRACITE (RAL 7016)
RENDER:	K-REND - ARRAN (OR SIMILAR)

MATERIALS - DRIVEWAYS:

TARMAC

MATERIALS - Front & Garage Door Colour:

Colour - Anthracite - RAL 7016

Colour - Chartwell Green - RAL 6021

Colour - Light Grey - RAL 7035

Colour - Stone Grey - RAL 7030

MATERIALS - Elevation Style:

1 See House Type Drawing

2 See House Type Drawing

rev	date	issued	checked	description
P1	03.11.25	JB	SN	First issue.

White Lee Road - Phase 2

Materials Plan

Site:
White Leed Road
West Yorkshire

Client:
Jones Homes

scale:
1:500@A1

Niemen Architects
Deck 2, The Waterscape
42 Leeds & Bradford Road
Kirkstall, Leeds, LS5 3EG
T: 0113 239 5400
office@niemen.co.uk

client ref: | job ref: | originator: | zone: | level: | type: | role: | drawing no: | revison
0005-025-NIE-XX-XX-DR-A-PL_100 | P1

Planning

subject to accurate measured survey

subject to structural review

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWINGS IS COPYRIGHT