

Land at Dunford Road, Hade Edge

Statement of Community Involvement

Date of report: May 2026

PREPARED FOR



savills

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Document History

Issue	Date	Issued by	Comment
1.0	27.04.26	BP	First Draft
2.0	06.05.2026	BP	Final Draft

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared to support a planning application for residential development by Jones Homes (Yorkshire) Limited at Land off Greave Road, Hade Edge.
- 1.2 The description of development for the application is:
- Full planning Application for the 17 homes (Use Class C3) together with associated development including access, landscaping, ancillary infrastructure, and parking.*
- 1.3 Ahead of submitting this planning application, Jones Homes have carried out consultation with the local authority, Ward Councillors, local residents and Parish Council.
- 1.4 The aim of the public consultation exercise was to inform local residents and other interested parties about the proposed development and to get their feedback on the emerging proposals before the application was submitted.
- 1.5 The consultation programme included the following:
- Letter drop to nearby residents.
 - Email notification of the proposal to local elected officials.
 - Consultation website which included details of the scheme and a feedback form.
 - In person drop in consultation event.

Background to the Applicant

- 1.6 Jones Homes is one of the UK's leading independent home builders since 1959. They currently build more than 500 homes a year, ranging from apartments, mews and townhouses, to semi-detached and detached homes.
- 1.7 They have a reputation for delivering excellent customer service and have received many prestigious accolades over the years for the properties we build, the design and landscaping of our developments as well as our talented team. Jones Homes are committed to upholding the Consumer Code for Home Builders.
- 1.8 Their Yorkshire regional office is located in Cleckheaton with them having a strong track record of delivering housing across Kirklees.

The Site

- 1.9 The Site is located in the centre of Hade Edge between Dunford Road and Greave Road. There is residential development to the north, west, and south of the site which was developed by Jones Homes. Immediately to the east is undeveloped agricultural land.
- 1.10 The Site is located in Kirklees Metropolitan Borough Council authority area. It is located in the south-west of the Borough, 2.75km south of Holmfirth.

The Proposal

- 1.11 The proposed development is for residential use for 17 homes with associated landscaping, parking and access from Greave Road.
- 1.12 An additional Jones Homes development is proposed at Boshaw View, 200 metres south of the Site. This other site is under a different land ownership, safeguarded designation and a different access point. This is to come forward through a separate planning application for 22 houses and therefore will be supported by a swathe of independent reports including a separate Statement of Community Involvement.
- 1.13 However, to avoid confusion between the proposed developments and residents only engaging once, this proposed development was engaged with members of the public at the same time as this proposal. To provide transparency a separate consultation board at the public event as well as a separate tab on the webpage was provided for each site so each site could be viewed on their own merits.
- 1.14 Full details of the proposed development can be found within the Design and Access Statement and Planning Statement submitted in support of this application.

2. Planning Policy and Guidance

- 2.1 Planning guidance states that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, Jones Homes sought to consult with all interested parties, in accordance with policy and guidance, in relation to community involvement in the planning system.
- 2.2 Paragraph 41 of the National Planning Policy Framework (2024) states,
“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 2.3 The Localism Act of 2011 also seeks to provide the local community with an opportunity to input throughout the planning process. The Act requires developers to notify the local community about its proposals to *‘bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.’* It goes on to state that the publicity must explain how the developer can be contacted by those *‘wishing to comment on, or collaborate...on the design of, the proposed development’* and that the developer must consider the feedback received by having *‘regard to any responses to the consultation’*.
- 2.4 The applicant has sought to adhere to national planning policy, legislation and local requirements, through the public consultation process as outlined in Sections 3, 4 and 5 of this report.
- Kirklees Statement of Community Involvement (February 2024)**
- 2.5 Kirklees Cabinet adopted the Statement of Community Involvement (SCI) on the 12th March 2024. The SCI sets out a series of principles to guide public involvement in planning matters. The SCI is focused on the Council’s commitment to community involvement and does not specifically relate to applicants.

3. Community Engagement

Engagement with Elected Members

- 3.1 On 11th March, Hade Edge Parish Council and the Ward Councillors were informed via email about an upcoming public consultation. They were invited to view the dedicated public consultation website, where they could view the draft proposals and submit their responses. It was also offered to receive feedback via email.
- 3.2 At the time of writing, one written response has been received from Ward Councillor Damian Brook. They expressed a desire for an in-person public consultation event which was subsequently arranged for 24th April.
- 3.3 All three ward councillors (Moses Crook, Damian Brook, Jane Rylah) attended the public consultation event and provided verbal feedback on the proposals. The feedback related to the site specific constraints within Hade Edge including the weather conditions and issues with power and subsequently drainage.

Local Resident Consultation

- 3.4 Supported by local and national policy, it was important that residents were aware of the consultation early and provided with sufficient time to provide feedback on the proposals. The consultation was designed in a manner which would make the consultation as accessible as possible to all stakeholders.

The public consultation began with the delivery of a consultation notification letter and launch of the dedicated consultation website on 11th March 2026 and remained open for a period of 3 weeks until 3rd April 2026.

Consultation Letter

- 3.5 On the 11th March 2026, a letter was sent to 273 households informing them of the consultation. The letter outlined the development proposals, and directed the residents to the public consultation website for further detail, and for a way to comment on the proposals.
- 3.6 A copy of the letter can be found at Appendix A.

Dedicated Consultation Website

- 3.7 A dedicated consultation website (www.hadeedgeholmfrith.co.uk) was launched on the 11th March 2026. This included information on each of the development Jones Homes is proposing which were separated through separate tabs.
- 3.8 The website included the following information:
- The site context and the planning context.
 - An introduction to Jones Homes.
 - Detailed information on the proposed development (with a separate tab for each proposed site), including an illustrative layout of what the site may look like and images of what the homes are expected to look like.

- An online feedback form, with a free form text box to facilitate feedback in respondents' own words, enabling stakeholders to provide feedback on the proposals.
- Details of the in-person public consultation event, which was added on the later date of 26th March.

3.9 The website page received 159 views. A copy of the website pages can be found in Appendix B.

3.10 A dedicated email address (consultation@savills.com) was provided for stakeholders to provide feedback. Twenty two responses were received via email.

Public Consultation Event

3.11 Following a suggestion from Cllr Damian Brook, a Public Consultation Event was held on 24th April 2026 between 3.30pm – 6.30pm at the Band Room in Hade Edge Band Building, HD9 2AQ. This time and date was chosen to ensure the time was accessible for those who may be at work.

3.12 The Ward Councillors were made aware of this event via email on 26th March and asked to make their ward member aware. The consultation website was updated accordingly to include this event on the website.

3.13 Local residents who responded to the consultation website were emailed making them aware of this event on 26th March. A letter drop to 273 households was also sent on 15th April informing them of the event.

3.14 The event included four consultation boards which provided context on the proposed development, these are shown at Appendix C.

3.15 The event included paper forms with pens to allow interested persons to fill out the form and either leave it at the event, or post it back to Savills. A total of three response forms were received after the event.

4. Consultation Feedback

Summary of political stakeholder feedback

- 4.1 At the time of writing, one response has been received, from the Ward Councillor, Cllr Damian Brook, on 16th March 2026, which asked for an in-person public consultation event. Savills sent a response to the Ward Councillor on 24th March 2026 confirming that the public consultation event had been arranged.
- 4.2 Verbal feedback was provided at the public consultation event from all three ward councillors as well as a member of the parish council.

Summary of local resident feedback

- 4.3 The public consultation phase was open for a period of 3 weeks between 11th March 2026 and 3rd April 2026, this provided interested residents and stakeholders the opportunity to respond at a time that was most suitable for them.
- 4.4 Overall 25 responses were received, however two responses solely related to Parcel 2B and therefore 23 related directly to Land off Greave Road. Of these responses three were in support of the development and a further four did not object against proposals but had specific design or other specific queries in respect to the proposals.
- 4.5 The key issues which arose and the responses to these concerns are outlined in the table below.

Themes	Response
Power Cuts – Hade Edge has experienced a number of power cuts in recent years	The existence of power cuts is unfortunate and the responsibility of the power provider. Following the feedback received, the applicant will be discussing the proposals directly with the utility provider to ensure the development is capable of being served without adding to the issues
Materials used for houses – comments were made on how Phase 1 houses are not made for the exposed conditions of Hade Edge and how the stone of Phase 1 is not in keeping with the village character. Some responses also sated a preference for non-reconstituted stone to be used.	The design of the homes is proposed to follow the design of the existing Jones Homes development and therefore be in keeping with dwellings on the east of Dunford Road. Following comments made at the event from existing Jones Homes residents in respect to water ingress issues caused by the exposed nature of Hade Edge, it is proposed that the development would use re-constituted stone of Marshalls Cromwell which is reconstructed stone using Yorkstone. This would come with a partially weathered look and therefore will be in-keeping with the context of Hade Edge.
Access and Highways – Access suggested from Dunford Road due to Highway Safety	Access from Greave Road has been demonstrated as safe and viable through the Transport Assessment. This will be agreed with Kirklees Highways. Access from Dunford Road is not preferred due to potential impacts on existing turnings and trees.
Quality and Quantum of Open Space – Suggested for open space on site and/or for improvements to	Hade Edge benefits from open space included equipped play at two locations off Dunford Road. The proposed development seeks the creation of 17 houses which creates very limited demand for additional open spaces. Kirklees will assess the need to be

existing equipped play off Dunford Road	generated against current policy requirements, Any shortfall against policy created could be sought from Kirklees via Section 106 agreement.
Quality of Footpaths/Vehicle Speeds – pedestrian connectivity and safety could be improved in Hade Edge	Additional footpaths will be created on Greave Road and Dunford Road as a result of the development which will improve pedestrian accessibility.
Drainage Solution – flooding issue at Snittlegate and football pitch	The proposed drainage solution is proposed to drain to a number of soakaway which can store water and then drain to existing sewers. The proposed development is in accordance with greenfield discharge rates including a climate change allowance and therefore will ensure flooding is not increased as a result of the development. The applicant has also discussed proposals with Yorkshire Water who have confirmed there is sufficient capacity in the local network to take additional foul water generated.
Traffic – Increase in houses will increase traffic on local roads	There is current capacity on the existing road network. The number of houses is low and will therefore cause negligible increases to the existing road network.
Potential for on-street parking on Dunford Road from plots 06-09	Each property has at least 2 parking spaces with further visitor spaces provided in line with Kirklees parking standards. Several homes front Dunford Road on the existing Jones Homes development and the residents do not park on Dunford Road. Through consultation with Kirklees Highways design of highways will be agreed to ensure no accesses are restricted and highway safety is ensured.
Trees – Concerns the dwellings shown on the proposed scheme are too close to the existing TPO'd trees	The submitted layout had been amended to position the dwellings further away from the trees. An AIA has also been submitted with the application confirming there will be no adverse impact on the trees from the proposals.
Energy efficiency of dwellings – Residents wanted to see energy efficient homes built on the site with a preference for inclusion of solar panels	The applicant will be constructing properties on the site to the appropriate Building Regulations at the time of construction. Currently air source heat pumps are proposed however the applicant will review comments in relation to providing solar panels instead

5. Conclusions

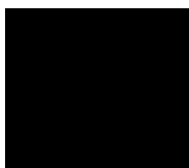
- 5.1 In accordance with both national and local policy, this Statement of Community Involvement has illustrated the extent of the consultation undertaken in respect to the proposed development.
- 5.2 Local residents were invited to provide comments via a consultation website or, for which they were informed of through letters posted directly to them, or through forms available at the consultation event. A total of 25 residents provided written responses.
- 5.3 Consultation via email was also held with the ward councillors and the local parish council. No formal response was provided by the parish council, although a member was present at the public consultation event. All three ward councillors were also present at the event and provided verbal feedback.
- 5.4 The most prevalent comments received on the proposals related to power cuts in the village, design of the homes, traffic, and open space.
- 5.5 In addition to the above considerations, various third party technical reports have been produced to further inform the proposals which demonstrate that there are no insurmountable considerations that should restrict the proposed development from coming forward at the site.
- 5.6 The applicant is open to further discussions with key stakeholder during the determination of the application where necessary, viable and within the scope of the application, in order to achieve a scheme which can be supported.

Appendix A Letter to Residents



11 March 2026

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Dear Resident,

Invitation to Public Consultation website

Proposed residential development by Jones Homes at Land east of Dunford Road, Hade Edge.

We are writing to inform you of a public consultation to discuss the proposals for the development of around 39 new homes by Jones Homes, on land east of Dunford Road, Hade Edge. The proposals are split between two separate parcels of land. Jones Homes recently developed land at Boshaw View, with the proposed development intended to follow a similar design.

In order to hear the views of as many local residents as possible, we have produced a dedicated website to allow stakeholders the opportunity to comment on the proposals prior to the submission of two full planning applications to Kirklees Council. Once the applications are validated, Kirklees Council will undertake statutory public consultation which will provide the opportunity for you to provide comments on the application.

To view the dedicated public consultation website please visit: www.hadeedgeholmfirm.co.uk

The website is set across four tabs:

1. **The Site** – setting out the context of the site,
2. **Parcel 2A (Northern Parcel)** – summarises the proposals including key design features of the northern parcel of land;
3. **Parcel 2B (Southern Parcel)** – summarises the proposals including key design features of the southern parcel of land; and,
4. **Have your say** – provides a form to allow people to comment

The proposal, at this stage, is to submit two full planning applications which would consist of:

- **Parcel 2A** (northern parcel) for 17 new homes including a new access off Greave Road; and,
- **Parcel 2B** (southern parcel) for 22 new homes with access coming via Boshaw View.

Both parcels of land are designated as Safeguarded Land (reference: SLS17 and SLS18) in the Kirklees Local Plan (adopted 2019), and as such were removed from the Green Belt and identified for future housing development through the Local Plan process.

The website, 'Have Your Say' tab includes a dedicated form which allows people the opportunity to comment on the proposals. Please note that stakeholders will have over two weeks to comment on the proposals in line with guidance. The website has gone live on 11 March 2025 with the deadline for comments being 3 April 2026. No personal information will be made public and will be GDPR protected.

We look forward to receiving comments on the proposals. However, if you would like further information please feel free to contact us at consultation@savills.com

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Appendix B Copy of Consultation Website



The Site Parcel 2A (Northern Parcel)

Parcel 2B (Southern Parcel) Have your say



Introduction

This website has been produced on behalf of Jones Homes to facilitate a public consultation to set out the development proposals for two parcels of land east of Dunford Road, and north and south of Boshaw View (safeguarded land allocations SLS17 and SLS18). Your views and comments are welcomed to help us gain a further understanding of the key issues that we will need to address as part of our emerging planning application.

The proposed residential scheme will offer a range of homes, for first time buyers, families and affordable housing as well associated parking.

We would really appreciate if you would review the emerging proposals and comment using the 'Have Your Say' tab located at the top of the screen.

We will also be hosting an in-person public consultation event on Friday 24th April between 3.30 and 6.30pm. This will be attended by members of the project team to answer any questions you may have in regards to the proposals.

Following receiving your views through this public consultation, we expect to submit a planning application shortly thereafter.

Jones Homes

Jones Homes (Yorkshire) Ltd is part of the Emerson Group, a privately owned and internationally renowned property group. With a record of accomplishment covering over 60 years, a diverse range of development work has been successfully completed in Yorkshire, the North West and South East of England, as well as in Europe and North America. With a Regional Office in Cleckheaton, Jones Homes (Yorkshire) Ltd have successfully completed residential development sites in Yorkshire since 1995 and a track record of delivering sites throughout the Kirklees District in particular. Sites of all sizes have been undertaken ranging from niche developments, through to major schemes of over 300 dwellings. This includes the existing housing development on Boshaw View in Hade Edge.

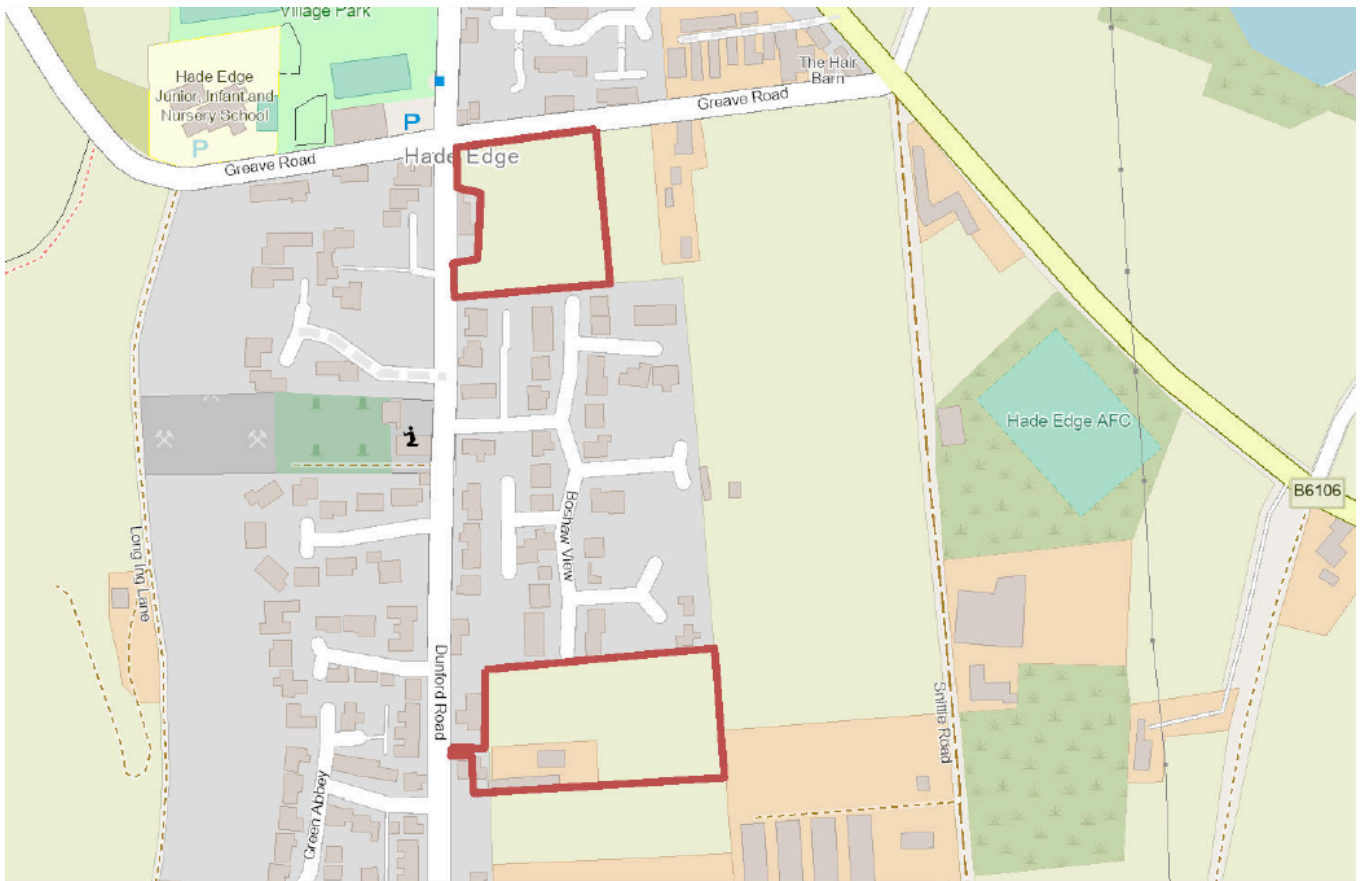


Site Location

The site is situated in Hade Edge, to the east of Dunford Road, as shown on the Location Plan below. The site consists of two separate parcels of land which are separated by the existing Jones Homes development off Dunford Road.

The site measures approximately 1.51 ha and is split between two separated parcels: Parcel 2A to north of Boshaw View measures circa 0.65ha, and Parcel 2B to the south of Boshaw View which measures circa 0.86 ha. Parcel 2A forms part of Safeguarded Land allocation SLS18, and Parcel 2B form part of Safeguarded Land allocation SLS17, in the adopted Kirklees Local Plan.

A separate planning application is proposed for each parcel of land. The specific site details of each parcel of land is set out in more detail in the Section: Parcel 2A (Northern Parcel) and 2B (Southern Parcel).



Planning Context

The site consists of two distinct parcels of land, one north of Boshaw View and the other to the south of Boshaw View. Both parcels of land are safeguarded for future

residential development (ref: SLS17 and SLS 18) in the adopted Kirklees Local Plan. The Local Plan has identified the two safeguarded sites as being able to deliver around 111 dwellings, subject to site specific constraints. It should be noted that the two parcels of Land that Jones Homes are proposing form just under half of the Safeguarded Land. Through the Local Plan process, the site has however undergone consultation and has been assessed as being sustainable and suitable for residential development, as set out in Policy LP6.

The safeguarded allocation means that the principle of residential development has been established for the site, should development needs in Kirklees indicate there is a need for more housing. This has occurred with Kirklees having failed the 'Housing Delivery Test' and not being able to demonstrate a sufficient future housing supply. As a result, in November 2023 Kirklees Council acknowledged a need to deliver more housing across the Borough and began a Local Plan update.

In addition to this, the new Government has set out a manifesto pledge to deliver 1.5 million new houses across the current parliament. To support this a revised version of the 'National Planning Policy Framework' was published, with a new 'stock-based' Standard Method housing requirement also produced, which sets out a requirement of at least 1,840 dwellings per annum in Kirklees.

As such, development of the site for residential uses would accord with the policies within the plan.

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Jones Homes

Green Bank House

Cleckheaton

BD19 5LQ





What is Proposed?

Jones Homes intends to submit a detailed full planning application to Kirklees Council for residential development of the site south of Greave Road and north of Boshaw View.

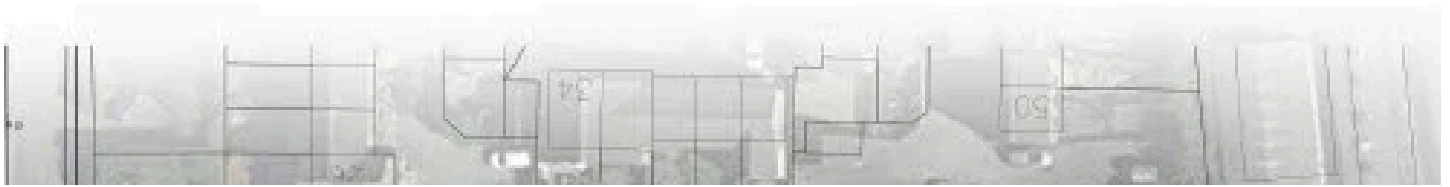
This consists of circa 0.65 hectares (approx 67%) of the safeguarded land designation of SLS18 which totals 0.97 ha. Kirklees Council have indicated the safeguarded land designation could accommodate around 33 new dwellings.

The application will seek approval for around 17 new homes, with a new access from Greave Road and includes estate roads, landscaping and parking.

All dwellings would be two storeys in height. The proposed housing mix would consist of 3x two bedroom homes; 2x three bedroom homes; 11x four bedroom homes; and 1x five bedroom home.

Both of the existing trees on the site are to be retained, with a further twelve trees planted across the development.

The proposed layout depicts Jones Homes current vision on how the housing development may be laid out.



Design Principles

- To develop a comprehensive, high quality residential development, which is distinctive and respectful of the local character and makes a positive contribution to the wider locality.
- Positively contribute to meeting local housing demand and needs, with the right range of products and house types to suit market conditions.
- The proposed development will respect separation distances and the need for privacy and establish a positive relationship to the existing/ adjoining properties.
- The proposals will use a similar design and materials as the existing Jones Homes Development at Boshaw View, making the development contiguous with its surroundings.
- Plots have been designed around the internal roads which have been carefully positioned to avoid a linear layout and create a more aesthetic site plan.
- Boundary walls will be retained wherever possible to keep the rural character of the site.
- Sufficient resident and visitor parking contained within the development to ensure there are no affects of parking to Hade Edge.
- 20% Affordable Housing in line with Council Policy.
- Potential funding for local services and infrastructure through Section 106 contributions.

- Plots provide amenity space to enhance local biodiversity.

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Jones Homes

Green Bank House
Cleckheaton

BD19 5LQ





What is Proposed?

Jones Homes intends to submit a detailed full planning application to Kirklees Council for residential development of the site south of Boshaw View and East of Dunford Road.

This consists of circa 0.86 hectares (approx 40%) of the safeguarded land designation of SLS17 which totals 2.18 ha. Kirklees Council have indicated the safeguarded land designation could accommodate around 78 new dwellings.

The application will seek approval for around 22 new homes, utilising the existing access from Boshaw View which leads on to Dunford Road. The development includes estate roads, landscaping and parking.

All dwellings would be two storeys in height. The proposed housing mix would consist of 4x two bedroom homes; 4x three bedroom homes; 10x four bedroom homes; and 4x five bedroom homes.

The proposed layout depicts Jones Homes current vision on how the housing development may be laid out.



Design Principles

- To develop a comprehensive, high quality residential development, which is distinctive and respectful of the local character and makes a positive contribution to the wider locality.
- Positively contribute to meeting local housing demand and needs, with the right range of products and house types to suit market conditions.
- The proposed development will respect separation distances and the need for privacy and establish a positive relationship to the existing/ adjoining properties.
- The proposals will use a similar design and materials as the existing Jones Homes Development at Boshaw View, making the development contiguous with its surroundings.
- Plots have been designed around the internal roads which have been carefully positioned to avoid a linear layout and create a more aesthetic site plan.
- The development will utilise Sustainable drainage designs to ensure water run-off is reduced from the existing levels.
- The proposed site layout has been developed to take into account known site constraints, including the poultry farm to the south east.
- Sufficient resident and visitor parking contained within the development to ensure there are no affects of parking to Hade Edge.
- 20% Affordable Housing in line with Council Policy.
- Potential funding for local services and infrastructure through Section 106 contributions.

- Plots provide amenity space to enhance local biodiversity.

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Next Steps

Thank you for visiting this consultation website.

This will be used to inform the final design of the scheme. We therefore welcome your comments on the proposals. Please note the consultation ends on 3 April 2026.

We will also be hosting an in-person public consultation event on Friday 24th April between 3.30 and 6.30pm. This will be attended by members of the project team to answer any questions you may have. There will be the opportunity at the event to provide further feedback in regards to the proposals.

We will collate all comments in line with national and local guidance and submit as part of the forthcoming full planning applications, which we are aiming to submit in the next few weeks.

Once the applications are submitted and validated by the Local Planning Authority, you will also have the opportunity to send your comments to Kirklees Council via their Public Access website.

Contact us.

consultation@savills.com

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Name

Please note all personal
information will be GDPR
protected and will not be made
public.

First Name
(required)

Last Name
(required)

Email (required)

Postcode (required)

Message (required)

Send

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Appendix C Consultation Event Boards



New Homes at Dunford Road, Hade Edge



Welcome

Jones Homes would like to hear your views on the proposals for 39 homes across two sites east of Dunford Road. The proposed residential scheme will offer a range of homes, for first time buyers, families and affordable housing as well associated parking.

The two sites consist of two separate parcels of land which are separated by the existing Jones Homes development off Dunford Road. Both sites have been earmarked for future residential development as 'Safeguarded Land' in the adopted Kirklees Local Plan. Due to an identified shortage of housing in Kirklees, we are proposing these sites are brought forward to meet the pressing need to provide new homes.

Representatives of Jones Homes and Savills are available at this event to discuss any matters further.

The Site(s)



The sites measure approximately 1.51 ha and is split between two separated parcels; Parcel 2A to north of Boshaw View measures circa 0.65ha, and Parcel 2B to the south of Boshaw View which measures circa 0.86 ha. A separate planning application is proposed for each parcel of land.

Both parcels of land are safeguarded for future residential development (ref: SLS17 and SLS 18) in the adopted Kirklees Local Plan and are therefore not in the Green Belt. Through the Local Plan process, the sites have undergone consultation and has been assessed as being sustainable and suitable for residential development.

The Kirklees Interim Housing Position Statement to Boost Supply (February 2024) set out the Council's position of in principle support for safeguarded land sites to come forward for development.

In addition to this, the new Government has set out a manifesto pledge to deliver 1.5 million new houses across the current parliament. Kirklees have failed the 'Housing Delivery Test' and not being able to demonstrate a sufficient future housing supply, which both demonstrate the need for more homes in Kirklees.

You can learn more and provide feedback at
www.hadeedgeholmfirmth.co.uk

New Homes at Dunford Road, Hade Edge



Northern Parcel (2A) – Emerging Proposal

The application will seek approval for around 17 new homes, with a new access from Greave Road and includes estate roads, landscaping and parking.

The proposed layout depicts Jones Homes current vision on how the housing development may be laid out.



Key details of the proposals include:

- All dwellings would be two storeys in height.
- Mix of: 3x two bedroom homes; 2x three bedroom homes; 11x four bedroom homes; and 1x five bedroom home.
- At least 2 parking spaces per home.
- 20% affordable housing.
- Homes to be of a similar design and materials as the existing Jones Homes Development at Boshaw View.
- All three of the existing trees on the site are to be retained, with a further twelve trees planted across the development.
- Sustainable drainage designs to ensure water run-off is reduced from the existing levels.

You can learn more and provide feedback at
www.hadeedgeholmfirmth.co.uk

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which

The pr



Key details

- All dwell
- Mix of: 4x
homes.
- At least 2 p
- 20% afford
- Homes to b
- Sustainable
- Large separ

New Homes at Dunford Road, Hade Edge



Southern Parcel (2B) – Emerging Proposal

The application will seek approval for around 22 new homes, utilising the existing access from Boshaw View which leads on to Dunford Road. The development includes estate roads, landscaping and parking.

The proposed layout depicts Jones Homes current vision on how the housing development may be laid out.



Key details of the proposals include:

- All dwellings would be two storeys in height.
- Mix of: 4x two bedroom homes; 4x three bedroom homes; 10x four bedroom homes; & 4x five bedroom homes.
- At least 2 parking spaces per home.
- 20% affordable housing.
- Homes to be of a similar design and materials as the existing Jones Homes Development at Boshaw View.
- Sustainable drainage designs to ensure water run-off is reduced from the existing levels.
- Large separation distances to protect privacy.

You can learn more and provide feedback at
www.hadeedgeholmfirth.co.uk

New Homes at Dunford Road, Hade Edge **JONES HOMES**

Jones Homes

Jones Homes (Yorkshire) Ltd is part of the Emerson Group, a privately owned and internationally renowned property group. With a record of accomplishment covering over 60 years, a diverse range of development work has been successfully completed in Yorkshire, the North West and South East of England, as well as in Europe and North America.

With a Regional Office in Cleckheaton, Jones Homes (Yorkshire) Ltd have successfully completed residential development sites in Yorkshire since 1995 and a track record of delivering sites throughout the Kirklees District in particular. Sites of all sizes have been undertaken ranging from niche developments, through to major schemes of over 300 dwellings. This includes the existing housing development on Boshaw View in Hade Edge.



Next Steps

Thank you for taking the time to review our consultation materials. Please provide your thoughts and suggestions to the scheme through the consultation website (hadeedgeholmfirm.co.uk), email consultation@savills.com, or through the feedback forms at the event.

This feedback will be used to inform the final design of the scheme. We therefore welcome your comments on the proposals.

Two full planning applications are being progressed with full details of the proposals to be shown through these applications. It is hoped these applications will be submitted and validated in the coming weeks.

Once the applications are submitted and validated by the Local Planning Authority, you will also have the opportunity to send your comments to Kirklees Council via their Public Access website.

You can learn more and provide feedback at
www.hadeedgeholmfirm.co.uk

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