

7th August 2026

Application number: 2026/62/91628/W

Applicant Jones Homes (Yorkshire) Ltd

Objection to planning application by Jones Homes

Dear Ellie,

I am writing as a local resident to strongly object to the above planning application.

Summary of objection

Ultimately, I firmly believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built-up limits of the village into the attractive open countryside surrounding Hade Edge. The village has already experienced a huge amount of development over recent years, creating numerous issues such as overcrowding, extra traffic on unsuitable roads, a loss of green space, and damage to the landscape.

The plans layout, form, design and location are unsuitable and would produce an incongruous and cramped form of development, which fails to respond to local character, landscape and surrounding context and should be refused as harming the visual and rural amenities of the area.

Background

The village is under threat from development following the granting of planning permission of houses on Boshaw view.

This development should not allow for developers to further do what they please, damaging the rural nature, character and attractive qualities of our historic village and its beautiful surroundings.

The reasons for objection are because the proposal will be:

1. Loss of valued green space;

Firstly, the fields in which the houses are to be built on are greatly beneficial to the village through being homes for a variety of wildlife and a crucial element to the countryside nature of Hade Edge. The proposed plans by Jones Homes would be extremely harmful to the landscape. Additionally, the welfare of trees T1,2 and 3 is of great concern to me. The trees all have Tree Preservation Orders (TPOs) and I believe the guidelines have not been met in the plans to protect these trees. An independent assessment of the trees carried out by an Independent Arboriculture Consultant (see attachment) has provided information, suggesting significantly larger height and crown size of the trees than the ones given on the report, meaning that the root protection area would need to be bigger than described on the proposal.

As stated in Consultation Response from KC – Trees, the plans show all 3 trees being in the gardens of house 01 and 05 which could result in indirect impact on the trees in the form of pressure to have the trees removed due to shade and the dropping of detritus. To avoid issues in the future, it is essential that the trees wellbeing is proactively protected in response to theses highlighted issues, in order to avoid them being damaged or chopped down by residents in the future.

Furthermore, the 3 trees are heavily relied upon be by many bird species and the fields between the 3 trees are a feeding area for birds such as House Martins, and bats (both being protected species). This further highlights the importance of protecting both the trees and the green space.

The independent report raises many other concerns about how these trees will be safeguarded and the accuracy of the report provided by Jones Homes.

2. Unsustainable;

The proposed plans take no consideration for the environment and preservation of green spaces, showing a disregard for sustainability from an environmental perspective.

The plans are also unsustainable from a financial perspective, due to the ‘affordable housing’ being merely a box to tick and seems to be of no real concern to Jones Homes when developing these plans. Creating affordable housing is a genuine issue and planning should be approached with that in mind.

The design of the plans is unsustainable for the weather conditions of the village. The durability of the houses is poor and therefore unsustainable in the harsh weather conditions that Hade Edge is faced with. This has been evident with the various issues following the building of Boshaw view, including tiles blowing off roofs, water leaks, and unfinished work including gaps in walls letting in wind and weather.

3. Generate extra traffic on unsuitable roads;

The plans show that parking for houses 1 and 2 are accessed directly from Greave Road, additionally the plans show no turning area for this parking, suggesting that the cars would need to reverse into the road. Greave Road is clearly unsuitable for this as it would create additional issues on a road that already faces difficulties from the poor junctions at both ends of the road, particularly around times such as school start and end.

4. Of poor layout and design;

The plans show house 04 is less than 21 metres away from 323 Dunford Road. Considering the fact that both 323 Dunford Road and house 04 have facing windows, 04 should be a minimum of 21 metres away from 323 Dunford Road.

Additionally, 323 Dunford Road will be heavily impacted from a loss of sunlight throughout the day due to being blocked by the proposed builds. This needs to be taken into consideration as it will greatly impact the light quality that 323 Dunford Road receives. 323 Dunford Road was constructed with many East facing windows to maximise the sunlight that the house gets throughout the day, this would be completely compromised by the build.

Furthermore, the design of the houses is not in keeping with the style and history of the village, creating an eye sore and taking away from the character of Hade Edge. It is proposed that artificial stone will be used for this build, this is inappropriate and completely ignorant to the nature and

character of the village. The use of local, natural stone should be enforced to be in keeping with the surrounding area.

Based on the many factors listed above, I strongly believe that the planning proposal should be rejected. The proposal shows a complete disregard for the character of the village and importance of the trees and green space in Hade Edge.

With thanks,