

About the application

Application number: 2020/94345	
What is the application for?:	Erection of 5 dwellings
Address of the site or building:	Land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Postcode:	WF17 9BN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Looking at plans and the design comments, the bigger picture is that the developer wants to develop 2 sites. The plans and statement also show houses in the 2nd bigger field so I feel it is logical to assume that when submitted, this proposal would be for 2 sites and significantly more than 5 houses. Should it not be the case that full plans are included? How can this application for 5 houses be properly assessed and decided upon without understanding the full (including for both sites) impact of any road work and the changes to Bierley Marsh?

To me it would appear that a narrow track (that is little over a single track) like Bierley Marsh does not have the capacity to provide access for such a large amount of new homes. I use the Bierley Marsh daily when walking my dog and taking my young children to see the ducks or to the park. I have major concerns around the effects of considerably more vehicles, associated with the development of this site, using Bierley Marsh. I don't see how Bierley Marsh, which I think is also a footpath, can take the significant increase in traffic without presenting unacceptable safety risks in a sensitive area due to the school and village amenities such as the duck pond and local park. It will also massively affect the green open space and natural look and feel of the area. Additionally, any proposal to widen Bierley Marsh to accommodate more traffic would encroach on the common land, which I am totally against. Bierley Marsh has a lovely old fashioned feel about it and leads down to historic features such as the cup and saucer and the well. It really is a nice enjoyable walk. I think the density of housing being proposed (and future) will spoil the experience.

From the plans submitted it appears that the houses would encroach onto Bierley Marsh outside the field boundary. All the other properties on Bierley Marsh have a wall or a hedge for privacy as well as garden spaces, so the design of the houses, specifically the terraces, feels out of keeping. The proposed site feels over developed. I am not sure why this application has been resubmitted as oppose to changes being made to the original submission? It seems almost identical in many ways to the previous application, but with one less property. I followed the changes to the application for 46 houses off Hunsworth lane and this was done against 1 application so was easier to follow.

I request that this application is rejected and that the proposals updated to show both sites so that fuller impact on Bierley Marsh can be considered. This needs to include a full proposal of road works to serve both sites.