

Land at Hunsworth Lane, East Bierley

Statement of Community Involvement

Date of report: 09/2026

PREPARED FOR



savills

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Document History

Issue	Date	Issued by	Comment
1.0	25.09.26	BP	First Draft
2.0	28.09.26	BP	Second Draft

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been produced by Savills (UK) Ltd on behalf of Breck Homes Limited (the applicant) to support a full planning application for the residential development of 67 dwellings (Use Class C3) on Land at Hunsworth Lane, East Bierley
- 1.2 This SCI summarises the engagement undertaken by the Applicant to date with the Local Planning Authority, Councillors and the local community. This SCI outlines how this engagement has informed and influenced the proposed development's evolution.
- 1.3 This SCI has been prepared in the context of national practice guidance contained within the Localism Act (2011), National Planning Policy Framework (NPPF) (2026), and National Planning Practice Guidance (PPG) and local guidance prepared by Kirklees Council (KC).
- 1.4 The SCI also describes how this iterative process has influenced the evolution of the scheme prior to the submission of the planning application. Whilst it may be read in isolation, this statement should be read alongside the Planning Statement also prepared by Savills and submitted in support of this application.
- 1.5 The document is structured as follows:
- **Section 1: Introduction** (this section): the aims and structure of the document.
 - **Section 2: Background**: the proposed site location and overarching aim of the development.
 - **Section 3: Consultation Guidance**: the planning context, in which early consultation with the surrounding community is encouraged.
 - **Section 4: Consultation Methodology**: the methodology behind the community consultation to date.
 - **Section 5: Consultation Results**: sets out our analysis of the results received from the consultation event into a digestible format.
 - **Section 6: Response from the Applicants**: sets out any changes made in response to the comments received.
 - **Section 6: Summary and Conclusions**: reflects on changes made to date in respect of the public consultation.

2. Background

The Site

- 2.1 The Site measures approximately 1.8 hectares and consists of currently open, unused arable, agricultural land. Included within the application red line boundary is the Site's access road, which consist of a private track from Hunsworth Lane.
- 2.2 The Site is surrounded by built residential development on its northern boundary (beyond Soureby Cross Way), a recreation ground to the west, past which (beyond Hunsworth lane) is further residential development. To the south lies East Bierley Community Sports Association (EBCSA) playing pitches, with Green Belt land to the eastern and southern sides.
- 2.3 The location of the Site is shown in Figure 1 below:



Figure 1: Site Location Plan

- 2.4 The Site is allocated for residential development (ref: HS89) in the Local Plan Allocations and Designations document, adopted February 2019.
- 2.5 For more information on the Site please refer to the Planning Statement.

Local Context

- 2.6 East Bierley is located within the north east of the Kirklees authority area. It is a sustainable settlement which contains a wide range of services including a primary school, village hall and a public house, as well as a number of public open space provisions, including equipped play. There are several bus routes (56, 263, 283, 283A, 425 and AL6) which provide services to Bradford, Hunsworth and Brighouse. It is considered that the range of facilities on offer in the vicinity mean that the Site is relatively well served. Such sustainability has been confirmed through the Site's allocation in the adopted Local Plan.

The Proposed Development

- 2.7 The proposed development seeks to provide a high quality, sustainable residential development with carefully integrated landscaped open space and associated infrastructure.
- 2.8 The development will deliver 67 new homes, comprising a 100% affordable housing scheme.
- 2.9 The proposed scheme will deliver a varied mix of housing types and sizes, comprising maisonettes, terraced and semi-detached dwellings, with a range of one to four-bedroom homes.
- 2.10 For further information on the design and layout please refer to the Design and Access Statement and the Planning Statement, prepared by Savills (UK) Ltd which have been submitted alongside the application.
- 2.11 Vehicular access to the Site is proposed via the private lane (in the applicant's ownership) to the south of the Site, from Hunsworth Lane. Access will be provided through the upgrading of the existing track to adoptable standards and the formation of a new site access. A separate pedestrian access is also proposed from Soureby Cross Way. Further details are provided within the Transport Assessment and associated access drawings.
- 2.12 The existing trees and hedgerows which form the perimeter of the Site will be retained where possible. For further information please see the arboriculture report.
- 2.13 The proposals include sustainable urban drainage designs including an attenuation storage tank in the south of the Site which ensure surface water flows are reduced.
- 2.14 The proposals include several aspects of open space including two amenity gardens and a footpath across the western part of the Site. Further information is provided through the indicative Masterplan produced by Breck Homes.

Development Evolution

- 2.15 The scheme has continually evolved since its inception in response to technical assessments, Council feedback, and public consultation responses. The proposed site layout reflects the collaborative efforts of the project team and stakeholders throughout the development process.
- 2.16 Reports on technical matters including highways, flood risk and drainage, ground conditions, ecology, archaeology, sustainability, air quality and trees and landscape have been undertaken and will be submitted in support of the outline planning application.
- 2.17 The scheme has evolved continually since its initial inception to take account of the various technical reports and public consultation input. The key changes can be summarised below:
- An improved access road capable of adoptable standards to serve the development.
 - Replacement of attenuation ponds with below-ground attenuation tanks; and
 - A reduction in the number of dwellings proposed, from an earlier maximum of 72 homes to 67 homes, in recognition of the Site's constraints. This includes the removal of a proposed apartment block, which has been replaced with terraced maisonettes

3. Consultation Guidance

- 3.1 This section addresses planning policy that is relevant to the consultation of the proposed development. It covers both National and Local Planning Policy and Guidance.

Local Guidance

- 3.2 Local guidance includes the Kirklees Local Plan Strategy and Policies (adopted 2019). The Strategy itself does not provide any information on pre-application engagement.
- 3.3 Local planning authorities produce Statement of Community Involvement (SCI) documents which set out how the local community and other stakeholders will be involved in the preparation of planning policy documents and the consideration of planning applications. The SCI is a statutory planning document.
- 3.4 KC SCI was adopted on 12 March 2024. The SCI primarily sets out how and when the Council will engage and undertake consultation on planning policy documents, and how the community can become involved in the planning process.
- 3.5 The Council also published its Development Management Charter in December 2024. The Charter identifies pre-application engagement as an important part of the planning process and states that most planning applications benefit from specialist advice before submission. It explains that early discussions can provide applicants with greater certainty and clarity by identifying relevant planning issues and requirements at an early stage. The Charter also confirms that the Council welcomes open dialogue with developers to support swift and effective decision-making.
- 3.6 Although the local guidance does not impose a specific requirement for applicants to undertake public consultation before submitting a planning application, it establishes clear support for early and meaningful engagement. The pre-application consultation undertaken in respect of the Proposed Development is therefore consistent with the Council's positive and collaborative approach to development.

National Guidance

- 3.7 The National Planning Policy Framework (NPPF) published in August 2026, recognises the important role of early and meaningful engagement in the planning process. The Framework promotes proactive collaboration between applicants, local planning authorities, statutory consultees, infrastructure providers and local communities to identify and address issues at an early stage, helping to improve the quality of development proposals.
- 3.8 The 2011 Localism Act, specifically Section 122, introduced the requirement for developers to publicize proposed planning applications in a way that "*brings 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*". This is done to make the planning system more democratic and to give local communities a greater say in development by ensuring they are aware of and can comment on applications that will affect their areas.
- 3.9 The applicants and their consultant team have considered the above guidance when structuring a public consultation strategy, specifically by:
- Organising and participating in an in online public consultation;
 - Ensuring sufficient coverage of the local area and surrounding landowners when carrying out the leaflet drop informing residents of the event;

- Providing factual consultation material;
- Enabling the community to put forward ideas and discuss opinions via the online public consultation opinions and provide their comments on via the dedicated consultation email address provided.
- Identifying any potential issues at the earliest available opportunity;
- Identifying any potential changes that could be made to the proposal to ensure that the interests of local people are respected;
- Ensuring residents were given sufficient opportunity to comment on the proposals and providing contact details should they wish to discuss the proposals directly; and
- Indicating through the submission how the comments of the local community have been considered where possible within the application submission.

4. Community Consultation Methodology

- 4.1 This section of the report describes the public consultation approach and confirms its alignment with national and local policy.

Notifying the Community

- 4.2 The local community were notified of the emerging proposals through a leaflet which was directly posted to those properties within close proximity of the Site. This also included a consultation email address which residents could send their responses to. A copy of the leaflet is included at **Appendix 1**.
- 4.3 Approximately 178 notification leaflets were hand delivered to residential properties in the vicinity of the Site. The leaflet provided a brief overview of the proposals, included a draft masterplan for the Site, and set out details of how interested parties could respond to the proposals.
- 4.4 The leaflet drop was undertaken on 4 September 2026 via Royal Mail. This provided local residents with advance notice of the proposals and a two-week period in which to submit comments, with the consultation closing on 18 September 2026.

Engagement with Elected Members

- 4.5 An email was issued to the three ward councillors for the Birstall and Birkenshaw Ward. The email included a copy of the consultation leaflet distributed to local residents, which provided an overview of the proposed development and details of the consultation process. A copy of the email is included at **Appendix 2**.
- 4.6 A formal representation was subsequently received from one councillor.

Engagement with East Bierley Community Sports Association

- 4.7 An email was sent to East Bierley Community Sport Association (EBCSA), providing an introduction to Breck Homes, together with a copy of the consultation leaflet and details of how to respond to the consultation. A copy of the email is included at **Appendix 3**.
- 4.8 Discussions with EBCSA remain ongoing, and no objections or significant concerns have been identified through engagement to date.

5. Public Consultation Results

Introduction

- 5.1 All responses received during the consultation period have been carefully reviewed and analysed to identify the key themes and issues raised in respect of the proposed development.
- 5.2 A total of 52 responses were received during the consultation period. The key themes raised by respondents are summarised in table 5.1 below:

Table 5.1: Key issues identified.

Themes	Count
Impact on Local Amenities (Primarily school capacity)	27
Potential traffic implications and road safety	25
Impact on the conservation area, village character and views	19
Scale of development	11
Ecology concerns	9
Site access point	8
Number of affordable housing units	6
Parking concerns	6
Property values falling	5
Flood risk	5

Overall Summary

- 5.3 The most frequently raised concerns related to the potential impact of the development on local amenities, particularly school capacity, together with potential traffic and road safety implications. A significant number of respondents also raised concerns regarding the impact of the development on the character of the area, including views towards and from the East Bierley Conservation Area. Other issues raised included ecology, parking provision, site access arrangements, flood risk, housing tenure and the overall scale of development proposed
- 5.4 Several respondents did not object to the principle of development but sought further information or raised queries regarding specific aspects of the scheme.
- 5.5 Overall, 52 responses were received from the 178 flyers posted. It is noted that concerns regarding the capacity of existing local services and infrastructure, particularly schools, were the most common reason for objection.

6. Response from the Applicant

- 6.1 The findings from the pre-application consultation have been carefully considered by the applicant and the wider project team and taken into consideration in the finalisation of this application.
- 6.2 Whilst there were a number of comments acceptive to the principle of development it was evident from the public consultation that there are still a number of outstanding concerns, primarily in relation to impact on local services, highways and impact on the conservation area.
- 6.3 Other outstanding concerns which have also been carefully considered further include environmental and conservation concerns.
- 6.4 Following the public consultation, the applicant has sought to address and take on board comments received where possible in the finalisation of proposals and the preparation of the application, as detailed within Table 6.1 below.

Table 6.1: Response from the Applicant

Consultation Theme	Applicant Response
Infrastructure/Services Capacity School and Nursery Places GP Surgeries Dentist	The Integrated Health Board and Education Officer will be consulted as part of the planning application process. Any potential impacts arising from the development will be considered by the Local Planning Authority alongside the applicant's supporting evidence, including viability information where relevant, to determine whether any mitigation measures are necessary and appropriate. The assessment will be undertaken in the context of the proposal's delivery of 100% affordable housing to meet identified local housing needs.
Traffic and Highways Amount of traffic, vehicle speeds and junction capacity Parking concerns	As set out in the Transport Assessment, the proposed access to Hunsworth Lane is safe and achievable, with it entering onto the 20mph Hunsworth Lane. Through the site's allocation, wider highway capacity was assessed and found suitable to support residential development on the site. It also includes improvements to the Hunsworth Lane / private track junction including the footway to be widened and dropped kerb crossing points. The proposed development provides sufficient personal parking spaces for each unit as per Kirklees parking standards. Some concerns relating to parking had mistaken the access to come off Soureby Cross Way.
Access Point Ownership concerns East Bierley Community Association Usage	No access is proposed from Soureby Cross Way. Access is proposed via Hunsworth Lane and the existing track which will be constructed to adoptable standards. The upgraded track will continue to provide access to EBSCA.

	Part of the track has been acquired by the applicant. Any works on land outside the Applicant's control, including land owned by the Council, would be subject to the necessary consents and agreements being secured beforehand.
Conservation area Views across the Site Character of the Village	A Heritage and Archaeology Assessment has been undertaken. The assessment found that the Site makes a neutral contribution to nearby listed buildings and non-designated heritage assets. Whilst the Site forms part of the wider setting of the East Bierley Conservation Area, views are limited due to the site's topography and separation.
Flood Risk and Drainage	In support of the application, a flood risk and drainage assessment has been undertaken. The Site is in flood zone 1 with no instances of surface water flooding. The drainage design uses an attenuation tank in the south of the Site to store water in storm events. This allows water to be stored in potential flood events and therefore reduces flow rates; thus, reducing flooding away from the Site. This also supports a more controlled discharge into sewers.
Ecology and Biodiversity	The Site has been surveyed for potential ecological species as well as its biodiversity baseline. Due to the Site's agricultural nature, it does not support any protected species. Nevertheless, best practice will be applied in respect to any species found and works during bird nesting season.
Housing mix Scale of development 100% affordable scheme The type and mix of housing proposed	The proposed 67 homes represent an efficient and sustainable use of the allocated Site, whilst ensuring that appropriate levels of open space, landscaping, drainage infrastructure and parking are provided. The proposals achieve a density which both represents an efficient use of land as well as being in keeping to the character of East Bierley. Affordable housing is urgently needed across the district. The Housing Needs Assessment identifies a requirement for 1,049 affordable homes per annum; however, between 2015/16 and 2024/25, only an average of 153 affordable homes were delivered each year. The proposed development will therefore provide 67 new homes, all of which will be affordable housing, making a meaningful contribution towards addressing the significant unmet housing need within the district. The proposed housing mix has been informed through ongoing engagement with a Registered Provider to ensure that the type, size and tenure of homes delivered best meet identified local affordable housing needs.

7. Summary and Conclusions

- 7.1 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.
- 7.2 Various stakeholders, including the local community and Councillors from KC, and local residents were invited to provide comments on the proposals.
- 7.3 The online consultation event was well responded too, with 53 comments have been received to the consultation inbox. These provided a number of useful comments and suggestions.
- 7.4 In addition to the above considerations, various third-party technical reports including in relation to highways, flood risk and drainage, ground conditions, ecology, archaeology, climate change, trees and landscape have been produced to further inform the proposals which demonstrate that there are no insurmountable issues that should restrict the proposed development from coming forward at the Site.
- 7.5 The applicant is open to further discussions with key stakeholders 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 1 – Resident Consultation Leaflet

Hunsworth Lane, East Bierley

Breck Homes Proposals

Breck Homes are pleased to present our vision for the land located off Hunsworth Lane, East Bierley. We are proposing a development of around 67 new energy efficient homes including the provision of publicly accessible open space and biodiversity net gain will be delivered. Our proposal is for a 100% affordable housing development in partnership with a Registered Housing Provider aimed at local people in housing need.

Our concept is for a range of new homes which will include 1 bed maisonettes and 2, 3 and 4-bedroom houses across a mix of tenures for this highly sustainable and accessible parcel of land.

The land is an allocated housing site in Kirklees Council adopted Local Plan and is therefore already identified as a suitable site to develop with residential properties.

Our proposed development will ensure that suitable access is maintained to East Bierley Community Sports Association and will not impact on the existing public open space adjacent Hunsworth Lane.

Breck Homes is a privately owned developer with an experienced and passionate team dedicated to building much needed affordable homes across Yorkshire and the North-West. We are currently building in-excess of 250 new homes per annum for our Housing Association partners with it our intention to double this over the next 3-years. We are committed to building houses future generations can call home, which is why we are dedicated to building affordable homes in areas of high housing need.

We want to involve the community as much as we can throughout the planning process and we realise and understand the impact our proposals will have on the community. We are seeking and welcome your feedback on our proposals prior to submission of any planning application. Please submit your feedback on our proposals including any questions by 18th September 2026. It is our intention to submit a detailed planning application to Kirklees Council following a review of the community's consultation responses.



Breck

We thank you for your valuable input and look forward to working within the East Bierley community.

consultation@breck.co.uk

Land at Hunsworth Lane, East Bierley



Breck

We thank you for your valuable input and look forward to working within the East Bierley community.

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Appendix 2 – Email Sent to Ward Councillors

Dear Councillors,

I would like to introduce you to Breck Homes.

We have recently purchased a piece of land (Hunsworth Lane, East Bierley) which we intend to develop with a scheme of 100% affordable housing in partnership with a registered housing provider.

We welcome your comments on our proposal as set out in the flyer attached.

We would also like to have the opportunity to meet you and discuss any comments that you have on the proposal.

If you would like more information on Breck Homes please visit our website <https://www.breck.co.uk>

Many thanks for your time.

Regards,

Charlie Niemen

Appendix 3 – Email Sent to East Bierley Community Sports Association

Dear Chris and Andy,

Further to your previous discussions with Steve Graham, I confirm that Breck has now purchased the site.

Please see attached flyer that we have posted to local residents with us welcoming of feedback on our proposed housing development.

We are keen to continue dialogue with ebcsa and welcome your thoughts on our proposed development.

Many thanks for your time, let me know if you want a catch up on site.

Regards,

Charlie Niemen

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The Savills logo, featuring the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade of red than the rest of the word. The logo is positioned in the bottom right corner of the page, set against a light yellow background.