

About the application

Application number: 2026/92769	
What is the application for?:	Erection of 67 dwellings
Address of the site or building:	East of, Hunsworth Lane, East Bierley, BD4 6RL
Postcode:	LS11 8LZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I do not wish for my name, email address, telephone or postal address including in my online comments FORMAL OBJECTION TO THE PROPOSED DEVELOPMENT OF 67 NEW HOUSES IN EAST BIERLEY Dear Sir/Madam, I am writing to formally object to the proposed development of 67 new houses in our small village of East Bierley. I believe this development is excessive for a village of our size and would place further pressure on already stretched local infrastructure, damage the character of our community and risk harming the environment that makes our village such a special place to live. 1. Overdevelopment of a small village Our village is a small, established community, and I believe the addition of 67 new houses would represent an unacceptable level of development for an area of this size. New housing should be appropriate to the scale and character of the existing community, rather than imposed in numbers that risk fundamentally changing the village. There is a limit to how much development a small village can reasonably absorb without losing the qualities that make it attractive and desirable. I am concerned that this proposal would take us beyond that limit. 2. Roads, traffic and road safety The existing road network is not equipped to cope with a substantial increase in residents and vehicles. An additional 67 households could result in a significant increase in daily traffic, adding pressure to roads that are already used by existing	

increase in daily traffic, adding pressure to roads that are already used by existing residents.

This raises concerns about congestion, road safety, access for emergency vehicles and the safety of pedestrians, cyclists and children. I ask the council to ensure that a thorough and credible traffic assessment is carried out and that the existing road network is demonstrated to have sufficient capacity before any development is approved.

3. Pressure on schools and local services

Our local schools and services have finite capacity. I am concerned that the proposed development would increase demand for school places and other essential services without sufficient evidence that the additional demand could be accommodated.

Existing families should not have to face greater competition for school places or reduced access to local services because development has been approved without adequate supporting infrastructure. The council should require clear evidence of available capacity and appropriate funding for any necessary improvements before considering approval.

4. Protecting our green spaces and village environment

Our village has worked hard to maintain its appearance and environment and has been recognised with a Green Flag Award. This recognition is a source of pride for the community and reflects the importance of maintaining attractive, well-cared-for surroundings.

I am concerned that a development of this scale could undermine the character of the village, place pressure on green spaces and wildlife, increase noise and light pollution, and permanently alter the landscape. The council should carefully consider the environmental impact of the proposal and whether it is compatible with the existing village setting.

Once green land and the character of a village have been lost, they cannot easily be restored.

5. Loss of village character and community identity

The appeal of our village lies in its size, character, surroundings and sense of community. Adding 67 houses in one development risks changing the nature of the village far beyond what existing residents consider appropriate.

I am concerned that the development would place an unnecessary burden on the community and gradually erode the qualities that have made this village a desirable place to live. Development should respect the identity of an established village rather than overwhelm it.

6. Impact on existing residents and property values

I am also concerned about the potential effect of a development of this scale on existing residents and the local housing market. A substantial increase in housing and traffic, together with pressure on infrastructure and changes to the surrounding environment, could affect the desirability of the area and residents' enjoyment of their homes.

I ask the council to consider the potential impacts on existing properties, residential amenity, privacy, noise, overlooking and the overall quality of the local environment.

7. The need for sustainable and proportionate development

I recognise that housing is needed, but new development must be appropriate to the location and supported by adequate infrastructure. The need for additional homes should not automatically outweigh the need to protect existing communities, the environment and the services on which residents depend.

Before granting permission, the council should be satisfied that the proposal is supported by robust evidence covering highway capacity, school places, local services, environmental impacts, drainage and the cumulative effect of development in the area.

If these issues cannot be satisfactorily addressed, I believe the proposal should be refused.

Conclusion

For the reasons set out above, I strongly object to the proposed development of 67 new houses in East Bierley.

I believe this proposal is disproportionate to the size and character of our village and risks placing unacceptable pressure on roads, schools and local services, while damaging the environment and the qualities that make our community special.

Our village deserves to be protected from inappropriate overdevelopment. I respectfully ask the council to give serious consideration to the concerns of existing residents and to refuse this planning application unless it can be demonstrated that the development is genuinely appropriate, sustainable and supported by adequate infrastructure.

Please ensure that this objection is formally recorded and taken into account when the application is determined.