

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?	Yes

I object to the proposed application, it's on greenbelt land, adjacent to a conservation area and no plans to provide additional schooling or amenities which will have a significant adverse effect on the existing community.

The application says that there is no material effect on the East Bierley Conservation area, which directly contradicts the heritage report that says there is moderate harm expected to be caused. It also states the development is not visible, yet it is, and also an additional 67 homes in a small village at nearly 100% occupancy (due to affordable housing/housing association guidelines) will have an effect on the whole village. It reduces overall green space and much needed separation from surrounding villages of which East Bierley is historically and culturally unique from.

An additional 143 to 210 (based on a mix of single and 2 parent families) including up to 123 children is not supportable by current school places in the village or surrounding schools. East Bierley Primary School only has 210 places and a current enrollment of 204. Birkenshaw Primary capacity is 420 with a current enrollment of ~460. The local area already has insufficient primary school places, and the addition of significant number of children puts significant strain, further reinforced by the fact the developer admits that these will be affordable housing with lower than average car accessibility means education access for existing local families will be reduced and be expected to travel further afield.

Nor is there sufficient community development elements from the developer. They expect that the existing play area should support additional families, when it is only just sufficient for the existing community.

Overall, the size, scale and location of the proposed development is out of character with the local area, will have a detrimental effect on the conservation area and the local schooling and existing community amenities cannot support such a large increase in population. Unlike a private development, affordable housing and housing association houses will naturally have a higher occupancy rate of school age children due the need to maximise occupancy. I find it particularly egregious that clear findings in the heritage report and community engagement are glossed over and misrepresented in the planning application.