

Address: 635, Hunsworth Lane, Bradford, BD4 6PU

About the application

Application number: 2026/92769	
What is the application for?:	Erection of 67 dwellings, associated works including engineering works, landscap
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 am writing to formally object to planning application 2026/92769 for the proposed development of 67 dwellings on land at Hunsworth Lane, East Bierley. I request that my postal address, any references to my address within my representation, my name and my email address are not published or made publicly accessible alongside my objection. I ask the Council to consider these matters carefully and ensure that the development is supported by robust evidence and appropriate mitigation before any decision is made. 1. Highway safety and traffic impact I have particular concerns about the impact of the proposed development on highway safety along Hunsworth Lane. Hunsworth Lane is regularly used by horse riders and agricultural tractors travelling from neighbouring farms. These are established users of the road, and their presence needs to be properly considered when assessing the suitability of the proposed development and its access arrangements. The addition of traffic generated by 67 dwellings could increase the potential for conflict between motor vehicles, horse riders and agricultural machinery. This is particularly concerning where road width, visibility or opportunities to pass safely may be limited. Horse riders are vulnerable road users who require sufficient space and consideration from other traffic. Agricultural tractors and machinery can also be large, slow-moving vehicles that require adequate room to manoeuvre. The potential interaction between these existing road users and the additional traffic should not be overlooked. I therefore ask the Council to scrutinise the Transport Assessment and establish	

I therefore ask the Council to scrutinise the Transport Assessment and establish whether it adequately accounts for the existing use of Hunsworth Lane, the anticipated increase in vehicle movements and the safety implications of the proposed access.

The assessment should consider visibility splays, access geometry, road width, junction capacity, pedestrian safety and the cumulative effect of additional traffic on the surrounding road network. Any proposed highway improvements should be demonstrated to be deliverable and sufficient to address identified safety concerns.

The Council should not rely solely on general traffic modelling without properly considering the specific characteristics of Hunsworth Lane and the people and agricultural vehicles that regularly use it.

2. Pressure on local infrastructure and services

The development would introduce additional demand for local services and infrastructure, including primary school places, nursery provision, GP surgeries and other community facilities.

The applicant's Statement of Community Involvement identifies concerns about local amenities, particularly school capacity, as a prominent issue raised during consultation.

I ask the Council to establish whether existing services have sufficient capacity to accommodate the additional population and whether any necessary improvements have been identified, properly costed and secured.

Where additional provision is required, there should be clear evidence that appropriate mitigation will be delivered in a timely manner. The development should not proceed on the assumption that local services will be able to absorb the additional demand without adequate assessment.

3. Impact on the character of East Bierley and heritage

The proposal would transform currently open agricultural land through the introduction of 67 dwellings and associated infrastructure. I am concerned about the potential effect of the scale, density, layout and appearance of the development on the character of East Bierley and its rural surroundings.

The applicant's consultation report acknowledges concerns about the East Bierley Conservation Area, village character and local views. These concerns warrant careful consideration as part of the planning assessment.

I ask the Council to assess the visual impact of the development, including its relationship with the existing settlement, the surrounding landscape, building heights, layout, landscaping and the effect on important local views.

The Council should also consider whether the development would harm the significance or setting of the East Bierley Conservation Area and whether the proposed design and mitigation measures would adequately respond to the area's established

character.

The fact that the site is allocated for housing should not remove the need to assess whether this particular scheme is appropriate in its detailed form.

4. Drainage and flood risk

I am concerned about whether the proposed drainage arrangements would adequately manage surface water from the development, particularly during periods of heavy rainfall.

Although the applicant proposes a below-ground attenuation tank, I ask the Council to ensure that the drainage strategy has been properly assessed and demonstrates that the proposed system would be effective and appropriate for the site.

The assessment should address the capacity of the receiving drainage network, proposed discharge rates and locations, the maintenance and long-term management of drainage infrastructure, and any potential effects on neighbouring land and properties.

The Council should be satisfied that the development would not increase flood risk elsewhere and that the proposed drainage measures would remain effective throughout the lifetime of the development.

5. Ecology and loss of open agricultural land

The site currently consists of open agricultural land, and its development would permanently alter the existing landscape. I am concerned about the potential effects on wildlife habitats, biodiversity and ecological connectivity.

I ask the Council to ensure that the ecological assessments adequately establish the site's existing ecological value and identify any protected species, habitats or other relevant ecological features that could be affected.