

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?	Yes
Back in 2020, Rouse Homes had plans approved for the same site, proposing 46 dwellings with 9 designated as affordable housing. That earlier scheme included a broader mix of house types and sizes, which would have supported a wider range of people wishing to move into the area. I want to be clear that I do support having a percentage of affordable housing within new developments. Mixed developments help maintain balance and sustainability within a community. However, I do not support the proposal for this site to be 100% affordable housing. A development made up entirely of one housing type does not meet the needs of the wider community and does not reflect previous plans for the site. Regarding the stated “provision of publicly accessible space and biodiversity net gain,” the plans appear to offer very limited accessible open space. The inclusion of two ponds does not meaningfully contribute to public amenity, especially given that the village already has one. As presented, this claim seems flawed and unsupported by the actual layout. I support the principle of developing this land, but I cannot support the current proposal in its present form. A mixed development—similar in variety to the 2020 plans—would be far more appropriate for the area and better serve both existing residents and future ones. East Bierley Primary School is a small village school with limited capacity. An influx of additional families from a development of this scale would place significant pressure on pupil numbers. It is unclear whether the impact on local education provision has been fully assessed or whether any measures have been proposed to ensure the school can accommodate the increased demand. Without clear evidence of planned investment or expansion, this remains a serious concern for the sustainability of the development.	