

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
I wish to object to planning application 2026/62/92769/E for the erection of 67 dwellings on land east of Hunsworth Lane, East Bierley. I recognise that the land is allocated for residential development as site HS89 in the adopted Kirklees Local Plan with an indicative capacity of approximately 59 dwellings. My objection is therefore not to the principle of some residential development on the site, but to the scale, density, design and infrastructure implications of the present proposal. The allocation identifies an indicative capacity of approximately 59 dwellings, whereas the current proposal seeks permission for 67. This is eight additional homes, or around 14% above the allocation. The increase must be properly justified against the site's landscape and heritage constraints, highway conditions, settlement character, infrastructure capacity and relationship with the adjoining Green Belt. 1. Excessive scale and overdevelopment The application proposes 67 dwellings on approximately 1.8 hectares, including maisonettes, terraces and semi-detached properties. Although the stated allocation is indicative rather than an absolute ceiling, the additional density should not be accepted unless the applicant demonstrates that it can be accommodated without eroding the rural edge of East Bierley, creating a hard suburban boundary, harming important views, placing disproportionate pressure on Hunsworth Lane, reducing landscaping or open space, adversely affecting neighbouring residents, or adding unmitigated pressure to local infrastructure. The Council should require the applicant to explain clearly how the increase from 59 to 67 dwellings improves the scheme rather than simply intensifying development. This should be assessed under Kirklees Local Plan Policies LP2, LP7 and LP24, relating to place shaping, efficient use of land and design. A revised scheme closer to the indicative capacity would allow stronger landscape buffers, improved open space and a more sensitive transition to the countryside. 2. Impact on the setting and historic character of East Bierley East Bierley is not an ordinary suburban location. Its significance arises from the	

East Bierley is not an ordinary suburban location. Its significance arises from the relationship between its historic core, village green, traditional stone buildings, open spaces, hillside topography and surrounding countryside.

The East Bierley Conservation Area Appraisal records that the village was designated as a Conservation Area in 1981 because of its special architectural and historic interest. It describes a rural village surrounded by picturesque countryside, with a village green at its centre, historic stocks, open green spaces and views over the surrounding countryside and Spen Valley.

Although the application site lies outside the Conservation Area, this does not remove the need to assess effects on its setting and significance. The Council should examine whether the proposed scale, density, roofscape, materials, lighting, boundary treatments and suburban form would alter the experience of the historic village and its transition into open countryside.

The proposal should be assessed under Local Plan Policy LP35 and the historic-environment provisions of the National Planning Policy Framework. The Council should require verified viewpoints, summer and winter visualisations, a full assessment of nearby heritage assets, locally characteristic materials, retention and strengthening of hedgerows and trees, a substantial landscape buffer, and a layout that responds to the historic village grain rather than a standard suburban estate.

3. Historic importance of East Bierley

The village contains listed eighteenth-century stocks, a medieval cross base at Bierley Marsh, Grade II listed Cross House with seventeenth-century origins, Grade II listed Manor Farm House, the Grade II listed war memorial, and historic cottages, terraces and farm buildings. The Appraisal also records the village's proximity to the 1643 Battle of Adwalton Moor, its use as a first-aid base during the First World War, and longstanding cricketering and golfing associations.

These features demonstrate why the surrounding landscape is not incidental. It helps explain the village's origins, development and enduring identity. The cumulative effect of suburban development across former agricultural land at this sensitive settlement edge must therefore be given substantial weight.

5. Cumulative effects on village infrastructure

The application should be assessed cumulatively with existing development, undetermined applications, permissions not yet built out and growth in nearby settlements using the same roads, schools, healthcare services, drainage systems and community facilities.

East Bierley remains a village with limited services. The existence of a school, village hall, post office, public house and bus routes does not prove spare capacity. The Council should obtain an infrastructure-capacity assessment covering education, healthcare, public transport, highways, pedestrian safety, foul and surface-water drainage, emergency access, recreation and waste collection.

Taken together, these concerns suggest that the issue is not whether the site should accommodate housing, but whether 67 predominantly affordable homes at the density

proposed represent the right type of development for such a sensitive village-edge location. The land may be better suited to a lower-density scheme of more traditional family housing/bungalows, with larger plots, greater separation between buildings and substantially stronger landscaping, creating a more natural transition from East Bierley into the surrounding countryside and Green Belt. This could also reduce pressure on local roads, schools, healthcare, drainage and other infrastructure. I therefore respectfully request that the Council refuse the application in its present form and seek a more appropriate, lower-density scheme that responds positively to the distinctive historic and rural character of East Bierley