About the application

Application number: 2025/91370	
What is the application for?:	Demolition of existing dwelling and erection of 50 dwellings with associated acc
Address of the site or building:	Land at, Gynn Lane, Honley, Holmfirth, HD9 6LF
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I strongly object to the proposed development of 50 houses off Gynn Lane, Honley. I live further up the hill on Hall Ing Lane (Gynn Lane becomes Hall Ing) and I consider the application to be ill thought out, far too much of an impact on local resources, and the increase in traffic will be significant. I have the following additional comments:
1. Wildlife and water management - We are seeing deer, foxes, bats, and numerous birds (for example buzzards) in the area, and the development has the potential to have a huge impact on the wildlife that call the woodland and rough grass bordering the area their home. Even just the noise from the site development and the subsequent homes being there will have a negative effect. There has also been significant impact from flooding in recent years, with those who live at the very bottom of Gynn Lane being badly affected. Losing an area where ground water can soak away and cutting down trees which stabilise the soil and soak up ground water, then replacing this with roads, buildings, and gardens will surely cause the flooding problems to worsen further down the hill.
2. Traffic - The road is already used as a "rat run" for those wanting to avoid the difficult junction where Thurstonland Bank Rd joins the A616, or the narrow, single-track Brockholes Lane, instead coming down Hall Ing/Gynn Lane to get to the A616 in the bottom of the valley. Adding a further (up to) 100 cars to the already substantial traffic levels on what is, in parts, a single-track lane would be bad planning at best, but life threatening to walkers and horse riders (of which there is many) at worse. I have two dogs and walk the lane often, and it is already questionable. I also have two young daughters, and thinking about their safety is paramount. A huge increase in traffic, not to mention the potential impact on air quality that this will bring is contrary to many of the reasons we chose to move onto this area. The proposed entrance to the site is also on a blind S-bend, with poor visibility from both directions, which already results in some close calls with people cutting the corners. Coupled with a new junction, over-shadowed by trees, this is an accident waiting to happen.
3. Schools – My eldest daughter currently attends a nearby school, and my youngest is due to attend the school in a few years' time. Our local schools are not equipped to deal with the potential influx of new attendees in the coming years from the populous of this potential new development, potentially very suddenly. Not only this, but it puts at risk places at the school for local residents who are already expecting their child to

risk places at the school for local residents who are already expecting their child to attend the school, such as my youngest daughter.
4. Local services – With many people working from home post-Covid, can the local phone / broadband network deal provide the extra bandwidth needed to accommodate the extra 50 homes and the people who live there working from home, gaming, and streaming TV shows? This may sound like a small issue, but those people who already live in the area and have come to expect a certain level of service can be adversely affected by a significant increase in those logging on and using the internet in the area. This is in addition to the impact of more water being consumed from the pipes that service the area, more waste entering the (I assume, not upgraded) local sewerage system, and the extra “pull” on the electricity cables and gas pipes. Unless significant upgrades are made to all services in the local area, not just connecting the new site into the existing services, we can expect severe disruption and impact on all residents and businesses in the area.
5. Local properties – People in the local area have specifically bought their properties as they border open countryside. The people in said neighbouring properties have a right to continue their uninterrupted enjoyment of the views and quiet environment in which they chose to buy their homes. Developing this site to the extent suggested would not be fair, or within the ethos of the local plan, even though this site is ear-marked as housing. The effect on the enjoyment of their homes would be significant and detrimental in both the short and the long term, going from having privacy and views, to being overlooked and losing their views completely. The land itself is good farmland, suitable for a variety of uses for livestock or hay production for example, and lends itself very well to sheep, cows, or horses, given its sheltered nature.
6. Design – The design of the properties themselves and the layout of the site is not in keeping with the character of a small Yorkshire village. From the plans, the houses appear to be generic and unattractive. A village with the character and history of Honley deserves to have houses constructed of natural stone with stone slated roof tiles, in keeping with the original properties, not the badly designed mistakes of the 60s and 70s which previous planning decisions have already affected the character of the village with. With regards to the layout of the development, the gardens appear to be very small, having an even further impact on wildlife, with little space for local animals, insects, and birds to spend their time.

On the whole, there are far too many more reasons to decline this proposal than there are to approve it. Kirklees Council cannot, in all good conscience, allow developments like this to go ahead when there are so many ex-industrial and brown-field sites, not only throughout Kirklees, but even within the Holme Valley itself, in addition to disused buildings, which would better serve future development while limiting the impact on nature and other residents. I have grown up and lived in the nearby area for the majority of my adult life, and I am all for small, well considered, and in-keeping, developments in these villages, where they can have a positive impact, but this is not one of them.