Address: 18C Gynn Lane Holmfirth HD9 6LF

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?	No

1. I am responding to your invitation to offer a response to an outline application for the building of up 50 houses on land at Gynn Lane, Ref 2025/91370
2. While I do not oppose a sensitive development of the land at Gynn Lane, I wish to object strongly to the scale and nature of the proposed development on grounds which I believe are material planning considerations.
3. These are:
(a) Risk from existing coal and mine workings. The proposed development is located in a Coal Mining High Risk Development Area. Exploratory Ground works which disturbed ochrous mine water in an adit on the N/W boundary of development site flooded my property and that of neighbours. There are currently no safeguards to prevent this happening during and after any propose development. The groundworks also failed to locate and survey a mine shaft and mine adit which run within a zone of influence from site disturbance which may out at risk existing residential development on Gynn Lane.

4. I set out below detailed evidence for these considerations. I would be happy to expand on this evidence, should you or the Committee wish to know more.

5. Risk to existing property from mine workings

• The National Planning Policy Framework (2024) says that every new development should be “made safe for its lifetime, without increasing flood risk elsewhere…taking into account all sources of flood risk” (paras 170-172)

• The Lithos Geoenvironmental Appraisal (Rept 4749/2 Sept 2024) says that a mine adit adjacent to properties on Gynn Lane “was found to contain ochrous mine water which flooded adjacent properties c60m to the west during drilling”.

• It explains “the orientation of the adit across the site is unknown” and the “flow path

• It explains, "the orientation of the adit across the site is unknown" and the "flow path and connectivity between the adit and surface water drainage is unknown…it is currently unclear whether the adit could "pose a risk to surface stability along its line" and that "further investigation of the adit will be difficult" and "may pose a high risk of damaging adjacent properties".

• The Lithos report offers suggestions about safeguarding the stability of the new development, but offers no directions for remediation to protect existing properties from flood damage through disrupting unrecorded and unknown deep water drainage systems.

• To comply with national planning guidance para 181 "local planning authorities should ensure that flood risk is not increased elsewhere" There is clearly flood risk from existing mine workings, because flooding has occurred during ground work investigations. Lithos have shown it is not possible to properly and accurately determine the risk to adjacent properties which might be posed by development over the mine adit and shaft discovered on the N/W of the site. To prevent risk of serious further damage to existing housing planning permission should be removed for the part of the development (units 3-8 of the 50 proposed) which is set on the N/W boundary of the site.

• The Lithos report also notes "a mine entry is also recorded by The Coal Authority in the west of the site… but this was not encountered during the search" I enclose a photograph of the the Coal Authority map showing the site of the mine shaft which the search failed to locate. You will see that the shaft is within 10m of the proposed development site and connected to an adit that sits underneath existing adjacent properties in Gynn Lane.

• The "Guidance for Planning Developments in Areas of abandoned Mines" says "mine shafts generally have a zone of influence of 20m radius and no development should take place within this zone even after remediation… mine entries have the potential to collapse causing potential risk to the public… the risk is increased with shallow mine workings classified as less than 50m below ground level." Lithos estimates the mine shaft it investigated is between 17.1 and 18.3 m deep. In its guidance in 2019 during the previous planning application the Coal Authority said, "building in close proximity to mine entries should be avoided, even after they have been capped" and that "appropriate zones of influence" must be stablished. The mine entry is clearly linked to the adit lying underneath existing property. Any disturbance caused by ground workings for new developments could have serious impact on existing property. Again, the best and safest mitigation against damaging existing property is to remove that part of the development within a potential zone of influence on the N/W edge of the site in this case units 5-11 of the proposed plan.