Planning Application 2025/62/91370/W

Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure and associated works
Site Address: Land at Gynn Lane, Honley, Holmfirth, HD9 6LF

Holme Valley Parish Council's Planning Committee wish to object to the above planning application. This objection reflects a significant number of legitimate concerns raised by residents, many of whom have made representations to the Committee to express their views. The Parish Council wishes to support the community in voicing these concerns.

Highways and Traffic Safety

There is widespread concern about the proposed access to the site, which lies on a bend with poor visibility on a relatively minor lane. The addition of potentially 100-150 vehicles from 50 new homes would place unsustainable pressure on Gynn Lane. The junction of Gynn Lane with the A616 is already under strain, particularly during school drop-off and pick-up times, with illegal parking contributing to the issue. It has come to our attention that the traffic survey may have been undertaken during school holidays, so is unlikely to represent a true reflection of normal traffic volumes. The Committee strongly recommends an independent survey be carried out during term time. The current proposals would require significant work on sight lines and traffic calming to be considered safe.

Land Stability and Former Mining Activity

Residents have raised credible concerns about the historic mining activity on and adjacent to the site. Several nearby existing homes are sited above former mine shafts, and the structural integrity of these properties may be put at risk by ground disturbance and increased ground water pressure associated with the development. The Committee does not believe the submitted materials adequately assess or mitigate these risks at this time.

Flooding and Drainage

The site lies within an area that already experiences regular flooding. The playing fields below are often waterlogged, and surrounding roads and properties are susceptible to surface water issues following heavy rainfall. The addition of impermeable surfaces across the development would likely exacerbate these problems. Residents report that the drainage strategy seems to focus on the proposed site rather than the consequential effects for the adjacent areas. Could S106 funding be made available for rectifying this?

Public Consultation

Many residents felt unaware of the application due to limited and inconsistently posted site notices, some of which have subsequently been removed. Given the scale and potential impact of the proposal, residents have communicated to the Parish Council that they believe the consultation process has not been sufficient. Residents deserve a fair opportunity to engage in local planning decisions.

Environmental and Conservation Concerns

The development risks damaging local biodiversity. Badgers are known to inhabit the area, and although several trees are subject to Tree Preservation Orders, only one is currently marked for

retention. The wider area has benefitted from conservation efforts by groups such as River Holme Connections—initiatives that could be undone by this application. Furthermore, the Committee is not satisfied that ecological consultee feedback has been properly addressed.

Construction Impacts and Access

The roads surrounding the site are narrow and unsuitable for large vehicles. The plan to manage construction traffic is currently unclear. When considering waste collection during and after completion; access should be considered from both directions, not limited to the current one-way flow on Gynn Lane.

Final Comments

In light of the above, Holme Valley Parish Council objects to this application. We believe the development, in its current form, would pose unacceptable risks to public safety, infrastructure, heritage, and the environment. Holme Valley Parish Council respectfully urges Kirklees Council to reject this application unless these matters can be comprehensively addressed in collaboration with the local community.