Address: 18 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

I would like to express my grave concerns about the outline planning application for the building of 50 houses on land at Gynn Lane, Ref 2025/91370
Firstly I would like to reference the correspondence you received, dated 30 June 2025 from a neighbour, friend and fellow Gynn lane resident (detail listed at the end of my comments These views represent my feelings fully and I would like to you to accept my correspondence as a formal submission of my same views on the application.

In addition to these concerns raised, which are mine also, I would also like to raise some additional points.

1. Residents meeting with Olver Bottomley, Vivily Living Fri 27th June, also present Paul Farndale, Martin Stephenson

At this meeting the concerns on flood risk and mining were discussed at length, the meeting was constructive, well mannered with, I felt, a genuine empathy from Vivily Living towards the residents. There was a careful and considered approach to the potential flood risk (management of water run off to Ludhill Dyke, certainly sufficient for the planning committee to evaluate this issue. However the response on the mine works was less convincing and the concept that no one could be sure of any potential risks could be established until works commenced was very concerning. This email communication chain has been shared with Cllr Charles Greaves, who has passed to Jillian The Planning Officer on 8 July.

I believe that Kirklees have a statutory duty under the new planning guidance to ensure that this development will not have a directly negative effect on existing properties by causing damage to them. There is already strong evidence to support this view as properties as test drilling in 2024 (Lithos Appraisal) caused flooding/ back up through the drainage system to a number of properties in close proximity to Gynn lane.

2. Traffic

There have been many submitted views on this subject, I do share these views and would ask that a proper evaluated survey be carried at, at the peak times where traffic is most prevalent and of greatest potential risk to other road users and pedestrians. I exit from properties 16 -18 daily at peak times and it is difficult and dangerous joining the main Gynn Lane due to exceptional poor visibility due to the volume of cars. It is only a matter of time before an accident occurs.

3. Wildlife

Again as with traffic there have been many points raised about the negative affect of the development on the wildlife population. I don't believe that this is a point for discussion, it is a statement of fact based upon my 24 years of living at my property that is in very close proximity to the proposed site. Where I have seen at first hand the diverse and extensive presence of animal species.

I suspect very much that my points 2 & 3 will have little, if any real bearing on the Councils decision process but the concern over the Coal Mining works, and their unknown potential affect on surrounding properties from a flooding perspective is a major concern which I strongly believe is a major consideration.

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 two 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.

(b) Irreversible damage to a designated heritage asset. Aspects of the proposed development are in direct and open contradiction to the advice the Council received in an independent heritage impact assessment report from Farrell and Clark about the potential damage to an historic asset of "considerable significance". The proposal also ignores a strong objection from Historic England made in 2019.

4. I set out below detailed evidence for both of 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 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 o