Address: 11 Gynn Lane Holmfirth HD9 6JY

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

Application 2025/62/91370/W – Proposed 50 House Development off Gynn lane, Honley

I wish to object **strongly** to the proposal for 50 homes in this rural setting. My objections are based on the following key areas:

1. Environmental Sustainability & Climate Impact

Loss of Greenfield Carbon Sink
Building on undeveloped land will destroy natural ecosystems that sequester carbon and moderate temperatures. This is contrary to the UK's Net Zero Strategy and the NPPF's emphasis on sustainable use of greenfield sites.

Increased Emissions from Private Car Dependency
The site's rural location lacks viable public transport, bicycle paths, or pedestrian links, meaning future residents will rely heavily on cars—undermining national emissions targets.

Lack of Sustainable Design Standards
No evidence is provided of low energy homes, PV panels, sustainable drainage (SuDS), or water minimisation measures—missing valuable sustainability opportunities.

2. Wildlife, Habitats & Biodiversity

Ecological Damage from Habitat Removal
Rural hedgerows, wildflower margins, and fields provide shelter and corridors for bats, birds, deer(e.g. barn owls), hedgehogs, amphibians (like great crested newts), and invertebrates. The site's transformation threatens habitat fragmentation and

invertebrates. The site's transformation threatens habitat fragmentation and biodiversity loss.

Insufficient Ecological Survey & Vague Mitigation
No comprehensive ecology report or biodiversity metric is included. Any proposed habitat compensation (e.g. bat/bird boxes, appears superficial without a clear long term management plan—contrary to Net Biodiversity Gain and Natural England best practice.

Light, Noise & Domestic Intrusion
New lighting, traffic and garden activity will disturb nocturnal and ground nesting wildlife. Dark corridors and buffer zones are essential yet not included.

3. Infrastructure Strain & Community Services

Local Road Network Inadequate
Rural lanes and single-carriage roads serving the site are already narrow and twisty. An additional 100+ car journeys daily will cause congestion, road deterioration, and raise safety risks—especially if school needs aren't met .

Overburdened Public Services
Nearby GP surgeries, schools, and emergency services currently operate near full capacity. There is no mention of developer contributions via a Section 106 agreement (e.g. funding additional school places or medical facilities).

Drainage & Flood Risk Concerns
Building over permeable fields increases surface runoff. Without SuDS or upgrades to existing sewage infrastructure, flooding risk in adjacent areas will rise—consistent with issues seen in similar developments.

4. Landscape & Rural Character

Visual Intrusion
Introducing 50 new dwellings disrupts the tranquil, open character of the rural landscape. This appears at odds with local identity and national guidance preserving countryside integrity.

Loss of Recreational & Cultural Amenity
Fields used for dog-walking, recreation, or wildlife watching will be lost, harming community well-being. Mere “noted” recreational pathways are insufficient without actual design integration.

Conclusion

This proposal fails to meet critical planning requirements on sustainability, ecological protection, and infrastructure adequacy. It represents overdevelopment of the rural site. I urge the committee to refuse the application.