



Planning Application No: 2025/91370

I strongly object to the application for a proposed development to demolish an existing dwelling and the erection of 50 dwellings with associated access, infrastructure and associated works on land at Gynn Lane, Honley, HD9 6LF.

I have been a resident for 37 years and have witnessed serious flooding both at the bottom of Gynn Lane and where I live above the proposed development. This has been discussed with the Kirklees Flood Management Team, but the problem has not been resolved and building 50 houses would only exacerbate the problem. There are currently approximately 170 properties which drain into the valley, 50 additional properties would increase this figure by 35%. This is unsustainable for the present population and would almost certainly be a disastrous outcome.

Leaves and debris from Hey Wood block drains and culverts on a regular basis and during periods of heavy rainfall, necessitates regular clearance, but often results in flooding, for which I have photographic evidence.

The complete blockage of Culvert 23A (Network Rail's asset), in 2020, Storm Ciari and Dennis on 9 and 16 February, resulted in circa 60 tonnes of banking being eroded and the silt washed downstream to the River Holme, the banking has since been replaced by 20 gabions containing about 40 tonnes of stone.

The developer and Kirklees should note the Environmental Agency flood risk from surface water, which is very concerning. The main reason for the floods is due to the failure of road drains, unable to cope with the large volumes of water and as was the case when a previous application was filed for this site in 2019, the Local Flood Risk Manager stated 'Ludhill Dike is not modelled and will carry some risk in the vicinity of the channel ...'. This has occurred in several places, and it is believed the culverted sections of the watercourse may have contributed to the problem.

The Local Flood Plan states clearly "Developers have a vital role in ensuring effective local flooding risk management by avoiding development in areas at risk of flooding".

In the National Planning Policy Framework (2024) it states that every new development should be "made safe for its lifetime, without increasing flood risk elsewhere" and contradicts the Kirklees Local Plan which states that new housing allocations "should not increase flood risk exposure"!

Regarding the mining works beneath the site, the Lithos Geoenvironmental Appraisal (report 4749/2 Sept 2024) states that they drilled into a mine adit, which was found to contain ochrous mine water which flooded properties to the west of the drilling site. It is acknowledged that further investigation is difficult and may "pose a high risk of damaging adjacent properties ". Lithos offer plenty of suggestions of how houses may be built above the mine shaft but nothing about how properties can be safeguarded.

In 2019 the Coal Authority responded to the planning application and said, "building in close proximity to mine entries should be avoided, even after they have been capped".