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?	Yes

Part 1 of 2:
I write to formally object to this application (2025/91370) for the following reasons, which are contrary to the Kirklees Local Plan and National Planning Policy Framework (NPPF). My concerns are grouped under relevant policy areas:

1. Highway Safety and Access (LP20, LP21)
- Gynn Lane is narrow and has a number blind bends, with narrow footways for pedestrians. In places further up Hall Ing Lane, there is also a complete lack of footways. Increased traffic from 50 homes would pose risks to pedestrians, including children accessing Honley High School.
- Visibility splays at the access point are inadequate due to boundary features and road geometry. Even with the removal of some vegetation, this access point comes after corners with poor visibility in both directions, where cars are often travelling at speed.
- The Transport Assessment estimates 50 total journeys per day to and from the site, adding to an already congested lane during peak hours such as school drop-off and pick-up times.
- The new works to the bottom of Gynn Lane have moved the parked cars further up the lane. When cars park on both sides, as well as near the blind bend at cottages 30/32, traffic is reduced to a single lane, causing congestion. The additional vehicles will only add to this. There is a risk where children cross the road between parked cars on these blind and tricky bends, and so it seems irresponsible to add additional traffic in these areas.
- Additional highways reports should be taken to assess the traffic situation at peak times to get a more realistic view on the traffic around the site and on the lane. These should be conducted when the schools are back, opposed to during the school holidays.

2. Flood Risk and Drainage (LP27, LP28)
- Ludhill Dike borders the site and is vulnerable to increased runoff.
- The Flood Risk Assessment identifies surface water flow paths at risk of flooding.
- Attenuation capacity may be insufficient in an upland area with a history of heavy rainfall.
- Gynn Lane has already had multiple floods at the bottom of the lane, with residents properties being flooded, and this is before the permeable site is built on with a hard standing, non-permeable surface for roads and housing. The houses and community below the proposed development site are at further risk of being flooded by surface water run-off.
Chapter 14 of the National Planning Policy Framework (NPPF):
Meeting the challenge of climate change, flooding and coastal change
A number of residents have to maintain additional drains and culverts not listed on the developers flood report/plans to avoid further flooding. The additional hard surfacing will only add the issue at the bottom of Gynn Lane. It would seem sensible to include all of the culverts in the nearby area when taking the drainage requirements & flood precautions into account, as many of these attribute to the amount of water entering Ludhill Dike.