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 2 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:

3. Biodiversity and Habitat Loss (LP30, NPPF §179–182)
- The River Condition Assessment ranks Ludhill Dike as "Fairly Poor". The development risks further degradation of the dike.
- Biodiversity Net Gain relies on off-site mitigation, which is less certain and fails to fully offset on-site losses.

4. Trees and Landscape Impact (LP24, LP33)
- Significant trees along boundaries and near the dike are being lost. These contribute to local character, biodiversity, and screening. Their removal is unjustified.
- The visual impact on the Honley valley is severe due to elevated site levels.

5. Neighbour Amenity and Overdevelopment (LP24, LP52)
- Proximity to neighbouring properties would lead to overlooking, noise, and visual intrusion.
- The site layout places multi storey dwellings on rising ground, affecting views and privacy.

6. Unsuitable Design and Integration (LP1, LP7, LP24)
- The cul-de-sac layout is suburban and poorly integrated with Honley’s settlement pattern.
- The scheme does not reflect local materials or architectural form, contrary to local design principles.

7. Coal Mining Legacy and Ground Stability (LP53, NPPF §183)
- The Coal Authority identifies the site as within a High Risk area.
- Mine shafts and shallow workings require further investigation and remediation. It has been reported that during the initial drilling, residents gardens on Marsh Platt Lane

been reported that during the initial drilling, residents gardens on Marsh Platt Lane were flooded due to the release of water from the mines.

8. Infrastructure and Cumulative Impact (LP47, LP63)
- No confirmed school or healthcare capacity for new residents.
- No measures proposed to enhance local transport, active travel, or community services.
- Gynn Lane, Hall Ing Lane and the streets that branch off them, have around 150 houses currently. This new development would increase it by an additional third, putting further strain on the local community services.
- It is noted that the pedestrian access it to be on Marsh Platt Lane, but for those using the train station, pedestrians are likely to use the entrance on Gynn Lane. The proposed crossing point is placed in a tight area, causing concern for pedestrians using it.
- The section of road before the railway bridge and beyond, towards Hall Ing Lane, has a single pathway and is used by residents further up the lane. There are many residents who are elderly, and several suffer from illnesses such as Alzheimer's and use this section of road for their daily exercise. To increase traffic in this area would result in these residents losing the ability for daily exercise and a safe access to the Village.

This proposal is unsustainable, harmful to public safety, and damaging to local character and biodiversity. It is contrary to several adopted policies within the Kirklees Local Plan. I would request that this application be refused.