Address: 18C 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

Planning Application REF 2025/91370

1. I am responding to your invitation to respond to an outline planning application for the building of up to 50 houses on land at Gynn Lane, Ref 2025/91370

2. I wish to object strongly to the proposed development because it will contribute to increasing known flood risk to existing properties in Gynn Lane. This contradicts guidance to local planning authorities in the National Planning Policy Framework (2024) paras 170-172, which states clearly that every new development should be "made safe for its lifetime, without increasing flood risk elsewhere" and also contradicts para 4.2 of the Kirklees Local Plan which says that new housing allocations "should not increase flood risk exposure"

3. The Planning Authority must be aware that this development increases housing on Gynn Lane/Hall Ing by 30%. The water and waste generated by this development will increase strain on current drainage infrastructure. The plans for the proposed site's drainage prepared by Huddleston and Haigh have already been deemed "unacceptable" by Yorkshire Water who have established stringent conditions for foul water proposals. Yorkshire Water wrote to residents of Gynn Lane on 11th July offering flood alarms to help residents reduce flood damage, based on existing risk factors, and before extra houses make might the issues worse.

4. The Local Flood Plan for the Calder Catchment Area says para 2.4.2 that much of the local flood risk comes in, "settlements along the Home…(which) suffer from the consequences of rapid surface water run-off from the uplands and fields… formal drainage systems are sparse… the industrial heritage of textile centres has left a historical legacy of stone culverts carrying surface water through… residential areas". Ludhill Dike is the ordinary watercourse into which the surface water run-off is shown to drain by the proposed plan. The Environment Agency Map of flood risk from surface water shows the Dike and the stone culvert adjacent to number 30 Gynn Lane, to be an area of high risk of flooding from surface water with a greater than 3.3% chance of In papers relating to the previous planning application H/584, the Local Flood Risk Manager states, : "Ludhill Dike is not modelled, and will carry some risk in the vicinity of the channel… There are known flood incidents downstream of the site from Ludhill Dike… These have occurred in several places. It is believed the culverted sections of the watercourse may have contributed to this" He goes on to say that "this will be a limiting factor" in terms of "improving flood risk to the wider community", and therefore contradict national planning guidance.

5. The Local Flood Plan states, para 2.5.7 "Developers have a vital role in ensuring effective local flooding risk management by avoiding development in areas at risk of flooding" While the land owner does demonstrate convincingly that the greenfield site will not flood, he fails to show how the flooding risk to existing residential development will be improved by the development, and in my view fails to demonstrate that it will not be made worse by the development.