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

I wish to object to the outline planning application for building up to 50 houses on land at Gynn Lane on three grounds.
First, risk of flooding to mine and my neighbours' property from existing coal and mine workings. The Coal Authority has designated the site a Coal Mining High Risk development area. During exploratory groundworks carried out by Lithos in August 2024 my house was flooded by ochrous mine water from a mine shaft which Lithos drilled into. Neither the Lithos report, nor the developer can offer any safeguards that developing the area around the mine shaft will not further damage my property. The National Planning Policy Framework makes it clear that new developments should not contribute to "increasing flood risk elsewhere". There is a mine adit outside the boundary of the proposed development site which according to Coal Authority maps runs under our properties at The Maltings. Neither Lithos nor the developer have cited its zone of influence. I need assurance that my property will not be damaged by development.

Second, risks from flooding. Yorkshire Water have informed residents of Gynn lane, in a letter dated 11th July, which says "your area has had some issues with flooding (and is) more likely to have them in the future" The developer wants to direct run off from the site into Ludhill Dyke which itself is the source of regular flooding. How on earth will the provision of 50 extra houses, which increases property on Gynn Lane/Hall Ing by 30%, do anything other than make flooding and property damage more frequent? I note also that in their response Yorkshire Water dismiss the drainage report prepared for the developer as inadequate because current drainage cannot take more capacity. Kirklees cannot allow more flood risk for residents.

Third, the drainage report is only one example of many of partial and flawed technical advice prepared by the developer. The traffic report suggests less than 20 cars will leave the site at core commuting times. This from a site where there is provision for over 130 cars. This is clearly risible, and the reality will contribute to congestion and accident risk on an already crowded narrow lane. The heritage report is in direct contradiction to an independent report produced for the Council which suggested part of the site should not be developed.
To protect the safety of existing property and people, particularly children this development should not go ahead.