From:
Sent: Monday, August 04, 2025 8:27 AM
To:
Subject: Gynn Lane Planning Application 2025/91370

Hello -I emailed Jillian Rann about a Petition from the regarding the above planning proposal to let her know I would be sending it in today. There are 18 sheets which have been scanned and I will probably have to send them by a few emails. This email has the top sheet of the petition listing concerns and an analysis of the houses and signatures as well as 4 scans of signatures. I sent Jillian a copy of the flyer we delivered to all the houses 2 days before we knocked on doors. Please let me know if you want another copy.
and email is above.
Best wishes

SUMMARY

227 Houses on or running off the two lanes were approached

205 Houses agreed to sign the petition

18 Houses were empty or occupants were on holiday

4 Houses declined to sign

299 Adult signatures were obtained

290 are included on the Petition

6 were excluded as a full address was not given only a HD9 6 postcode

3 signatures have been deleted as they were visitors but no longer live in Gynn Lane

PLANNING APPLICATION ref: 2025/ 91370

This Petition to help express the concerns and objections to the current plan to build 50 houses off Gynn Lane. Some key concerns are listed below:

1: Flooding is an ongoing issue for many residents as well as Gynn Lane itself and the Playing Fields. This will increase after construction as surface water will no longer be absorbed by the site. 50 houses will also produce foul water putting pressure on the current drains and Yorkshire Water has not accepted the proposals submitted by the developer. There are also concerns about the mine workings on the site as subsidence and flooding could be an issue when construction starts.

2: The safety of the proposed access and exit is of great concern to most residents in both Lanes. It is in a very narrow part of Gynn lane and between 2 substantial bends. 50 new houses will mean 100+ extra cars which will be using this access/exit. Some will turn left down Gynn Lane and some will turn right to go up Hall Ing Lane which is already a 'rat run' for cars trying to avoid the congestion on the A616 as well as a route to the M1. Much of Hall Ing Lane is single track for several hundred yards. The proposed exit is very near to the railway bridge in Gynn Lane which also limits the view of the road below. Residents do not believe the measures proposed in the plan would solve the safety problems and may make it worse.

3: There is no information about the site traffic which would have to access from Gynn Lane. We understand that there are rule and regulations about the width of a road to be used for access by site traffic and most of Gynn Lane would not meet the criteria. Again, many residents have mentioned safety concerns for other road users and pedestrians.

In summary, a large majority of Gynn Lane and Hall Ing Lane residents are very concerned that the current plan does not sufficiently answer any of the issues we have raised both in the petition which has 299 signatures and through comments made earlier on the plan. We would ask the Planning Committee se to seek more information and answers to outstanding issues before making a decision. Gynn Lane and Hall Ing Lane residents would also welcome some communication with the developer.

NEEDS YOUR HELP!

WE ARE ORGANISING A PETITION TO OBJECT TO THE PLANS FOR 50 HOUSES OFF OF GYNN LANE, AND EVERY SIGNATURE COUNTS

THE PETITION

As residents ourselves, we have formed an [redacted]and we are planning to knock on doors a couple of days after you have recieved this, to ask you to **sign the petition**.

We will be asking for your name, address and signature. This will be sent **directly** to the planning officer on this case.

We would appreciate your help. The more of us that show our objection, the more likely we may be to have an impact.

On Wednesday 16th July, we held a public meeting for residents to share their concerns. This was attended by **70+ residents** and members of the community.

The Huddersfield Examiner also ran an article sharing our concerns.

THE SITE & OUR OBJECTIONS

Gynn Lane, Hall Ing Lane and the side-streets have approximately 150 houses, so the new development would be adding **appoximately a third** again to the area.

Our main concerns are:

- The addition of **100+** cars to the lane
- **Safety** for pedestrians, horses, dog walkers and school children using the lane
- Increase in **flooding** risks
- Site traffic management and heavy plant usage on lanes with **restricted space**



↑ Location plan based on documents submitted as part of the application

Huddersfield Daily Examiner

Tuesday 15th July



NEIGHBOURS NEXT TO GRAZING LAND SAY BUILDING HOUSES ON IT WILL HAVE ADVERSE EFFECTS ON AREA

'Not suitable': Fury over 50-home plan

See overleaf for our reasons for objecting to the plans. The development has the potential to affect us all →

[redacted] URGENTLY NEEDS YOUR HELP!

WE ARE ORGANISING A PETITION TO OBJECT TO THE PLANS FOR 50 HOUSES OFF OF GYNN LANE, AND EVERY SIGNATURE COUNTS

INCREASED FLOODING RISKS

Historically Gynn Lane has suffered from flooding to the bottom of the lane, with surcharges to drains down Hall Ing and Gynn Lane, and residents experiencing flooded homes – this is before a hardstanding development is built on a site that is currently absorbing rainfall.



↑ Flooding to Gynn Lane / Marsh Platt Lane, 2019

PARKING, SAFETY AND TRAFFIC

Both Gynn Lane and Hall Ing Lane have tight and narrow blind bends, with single lane traffic to the top of the lane.

With the new street furniture to the bottom of the lane it has become tighter, with parking on both sides moved further up the lane. Parking at peak school and work times adds further congestion, so **100+ more cars** will only add to these issues.

We are concerned for the safety of school children, residents, dog walkers, horse riders and all members of the community who use the single pavement, where it is in very close proximity to the road and the proposed entrance site works.



↑ Sewer surcharge, Gynn Lane, 2020

THE APPLICATION

To view the application, search for number **2025/62/91370/W** on the Kirklees planning portal, or scan this QR code with your camera phone.

You can also email comments directly to **dc.admin@kirklees.gov.uk**



↑ Flooding to Gynn Lane / Marsh Platt Lane, 2025

IF WE DON'T TRY TO USE OUR VOICES TO PROTECT OUR COMMUNITY, THEN WHO WILL?

PETITION

The signatories below are collectively objecting to the proposed development for 50 houses on Gynn Lane – application number **2025/62/91370/W** within Kirklees, see our cover sheet for details.

These details will be emailed directly to the planning officer, Jillian Rann.

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