DC Admin

From:
Sent: 13 October 2025 15:32
To: DC Admin
Subject: 2025/91370 - Proposed Development off Gynn Lane

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Please add my objections to the others against the above proposed development.
Thank you

I am writing to object to the proposed housing development on land above Gynn Lane, Honley.
I apologise for submitting my comments at this stage, as I was out of the country during the earlier consultation.

Summary of Objection
The proposal poses serious risks to existing residents and should not be approved in its current form. My key objections are:

- Flood risk – hillside springs, a disused holding pond, and existing water ingress issues already affect our homes; further surface water from 50 houses would overwhelm drainage and put properties at risk.
- Ground stability – evidence of mine adits and unstable watercourses raises major concerns about disturbance of the hillside directly above our homes.
- Traffic and safety – local roads, particularly at the New Mill Road junction, are already hazardous and would be made worse by increased traffic and parking pressure.

1. Personal Experience of Water and Drainage Issues

- Our 3 storey homes sit into the slope below the proposed development, with back doors on the middle floor facing directly onto the hillside. Our back gardens rise a few feet above middle floor level. Below, storage areas and garages are particularly vulnerable.
- I have personally experienced water ingress into my garage during heavy rainfall. My neighbour has also suffered similar flooding.
- Another resident has a mine adit beneath their property, while two others experienced ochre-coloured flooding in their gardens during previous survey works on the land above.
- In woodland directly above my home, there is a disused water-holding pond, once fed by springs. In my own garden, an underground spring runs in an earthenware pipe just five feet above my back door. After heavy rain, the rush of water through this pipe is clearly audible – it already runs at full capacity.

These are not abstract risks. They are lived experiences. The hillside above our homes already struggles to cope with water. Adding 50 houses, driveways, roads and roofs will dramatically increase the volume of surface water, and I cannot see how the existing dyke, which already floods the playing field and bottom of Gynn Lane into a lake-like state, could ever manage the additional load.

2. Fears for Home and Community

The thought of additional water running off the new estate is a constant source of worry. I have invested in my home and built a life here, yet I am left feeling that the value, safety and security of my property is under threat. I am not alone in this – these concerns are widely shared by my neighbours.

3. Traffic and Safety

Like others, I am also concerned about traffic. Since the expensive alterations at the New Mill Road junction, the road is more difficult to navigate: lanes are narrower, visibility is reduced due to the extra posts and signs and parked cars now line both sides. To add the traffic of 50 more homes and regular delivery vans into this setting would be unsafe for drivers and pedestrians alike.

Conclusion

This development risks flooding homes, destabilising a hillside with known springs and historic workings, and worsening an already difficult road system. I strongly urge the planning authority to refuse this application unless robust, evidenced solutions can be provided that guarantee the safety of existing residents.

For me, and for many others in The Maltings, this is not just a planning matter – it is about the long-term safety of our homes and peace of mind in our daily lives.

Yours sincerely

16B Gynn Lane, HD96LF