About the application

Application number: 2025/91370	
What is the application for?:	REVISED AND ADDITIONAL INFORMATION RECEIVED: Demolition of existing dwelling and
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

I have objected to this planning application previously, principally on safety issues. I have read the submissions and consultation responses and regardless of the various surveys that have taken place there is grave danger to road safety. The access to the site is a danger, currently there is a single property, but when one considers the potential traffic multiplied by 50 houses, likely to be at least 100 vehicles, this is massive and unsafe for both pedestrians and road users.

Grouting is a significant cost. A plan by Lithos Consulting (1089194 – 322 pages!) highlights mine workings requiring grouting. This area cuts through certain properties and clearly the whole area beneath each property would need grouting, raising the cost further. Likewise, more grouting may be required than suggested. I understand that when the “Steep Ridings” estate was built in Brockholes, (a bit further South than the proposed site), extensive grouting was required, far more than planned and costs spiralled out of control.

There is another planned development off Hall Ing Lane, which adds to the already difficult situation pertaining to traffic, flooding, sewerage and safety issues. It should be borne in mind that the LANE at Hall Ing becomes single track and already creates problems for local people.

Bramleys Viability report (1127093) prepared for the developer states in Conclusions (11.1) “the scheme is not capable of being undertaken viably”!

I have witnessed serious flooding both at the bottom of Gynn Lane and where I live above the proposed development. This has been discussed with the Kirklees Flood Management Team but has not been resolved and building 50 houses would only exacerbate the problem. Currently there are approximately 170 properties which drain into the valley, 50 additional properties would increase this figure by 30%. This is unsustainable for the present population and would almost certainly be a disastrous outcome.

Leaves and debris from Hey Wood block drains and culverts on a regular basis and

Leaves and debris from Hey Wood block drains and culverts on a regular basis and during periods of heavy rainfall, necessitating clearance (by residents), but often results in flooding, for which I have photographic evidence.

The complete blockage of Culvert 23A (Network Rail's asset), in 2020, during Storm Ciari and Dennis on 9 and 16 February, resulted in circa 60 tonnes of banking being eroded and the silt washed downstream to the River Holme, the banking has since been replaced by 20 gabions containing approximately 40 tonnes of stone.

The developer and Kirklees should note the Environmental Agency flood risk from surface water, which is very concerning. The main reason for the floods is due to the failure of road drains, unable to cope with the large volumes of water and as was the case when a previous application was filed for this site in 2019, the Local Flood Risk Manager stated 'Ludhill Dike is not modelled and will carry some risk in the vicinity of the channel …'. This has occurred in several places, and it is believed the culverted sections of the watercourse may have contributed to the problem.

The Local Flood Plan states clearly "Developers have a vital role in ensuring effective local flooding risk management by avoiding development in areas at risk of flooding". In the National Planning Policy Framework (2024) it states that every new development should be "made safe for its lifetime, without increasing flood risk elsewhere". Kirklees Local Plan states that new housing allocations "should not increase flood risk exposure"!

Regarding the mining works beneath the site, the Lithos Geoenvironmental Appraisal (report 4749/2 Sept 2024) states that they drilled into a mine adit, which was found to contain ochrous mine water which flooded properties to the west of the drilling site. It is acknowledged that further investigation is difficult and may "pose a high risk of damaging adjacent properties ". Lithos offer plenty of suggestions of how houses may be built above the mine shaft but nothing about how properties can be safeguarded.

In 2019 the Coal Authority responded to the planning application and said, "building in close proximity to mine entries should be avoided, even after they have been capped".

The impact on Tree Preservation Orders appears to be ignored by Kirklees! The effect on wildlife is extremely serious. We see various animals on a regular basis in our gardens including deer, foxes and four-legged mammals that can't be mentioned, plus bats, owls, the rookery on the planned site and many other birds that consider this their home. Allowing this development to proceed would be criminal and devastate this established wildlife habitat.

In conclusion the cost of mitigating the various problems, surely makes this project unviable as intimated in the Bramleys report. Hopefully, Kirklees will remove this plot of land from the Kirklees Local Plan and concentrate their efforts on viable projects.