a: Dewsbury & District League of Friendship, Howlands, School Street, Dewsbury, WF13 1LD

Kirklees Planning Service
Civic Centre 3
PO BOX B93
Huddersfield
HD1 2JR

16 July 2024

Dear Kirklees Planning Service,

Application Number: 2023/62/93495/E

We, of Dewsbury and District League of Friendship, based at Howlands, School Street, Dewsbury WF13 1LD hereby object to this planning application.

For background, we are a small independent charity based in a renovated Victorian School at the top of School Street, directly adjacent to the site of this proposal. Our work is focused on assisting disadvantaged adults to meet the challenges of life. We provide an invaluable resource to the local Dewsbury population and are accessible to the wider regional community. We also host several groups who have members and participants attending our centre to support their mental and physical wellbeing and help increase social confidence and self-worth.

Our reasons for objecting to this proposal remain as previously stated in application number **2022/62/92313/E** and here for reference purposes: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92313.

Our objections were presented in letter format here:
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2022/92313&file_reference=954000.

We agree with all the comments and objections as were previously set out here:
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92313.

In addition to this we raise the following objections:

- The Heritage Statement is not produced by a suitably qualified person as far as we can tell;
- The drainage assessment is not conclusive nor is it a design as is required with location and size of an attenuation storage;
- Heat pumps are proposed – it is unclear where these are proposed to be located;
- Grey water storage is proposed – again it is unclear where this is likely to be located;
- A Landscape Design is not provided;
- An Archaeological intrusive survey is required prior to approval;
- There are no dimensions on the drawings to assess the size of the rooms nor is there any indication as to how accessible these rooms will be including storage and layout of toileting facilities;
- The rooms do not show luggage storage, wardrobe/drawers;
- It is not clear exactly what the intended purpose of this hotel is. There is an underlying suggestion that it may be for bail/asylum hosting purposes which would have a different impact on the area it is being located in;
- No rising mains or service ducts are shown in the plans;
- No sprinkler tank is shown in the plans, constituting a risk that ought to be considered by the Fire services.

Further to this we would raise a general point that there is a proposal for 4 car parking spaces to be provided, none of which are already in situ. According to the plans there appear to be more than 30 hotel rooms proposed (nowhere is it obvious how many rooms will be included in the application) and on top of this the application includes proposals for 15 full-time staff and 18 part-time staff. On that basis it is unclear how upwards of 63 people are likely to be able to use 4 designated parking spaces, 2 of which are classed as disabled. The impact of this is likely to be increased on-street parking, either lawfully or unlawfully. This, as well as the added volume of vehicular and pedestrian traffic, will have a huge impact on Howlands and our centre users, all of whom are disadvantaged in some way and socially vulnerable given their life experiences and health challenges.

We would stress the original points made that this proposal is in an area that is already struggling economically and socially with significant pressures on those resident in and around School Street and those few businesses and charities that remain active. We do not consider this is an attractive option to enhance the development of the area.

We are also aware of continued development work in line with the Dewsbury Blueprint (Town Centre Development Plan), and in this plan it is proposed to develop Daisy Hill and immediate surrounding areas to be part of the "Living Town" ethos. On pages 14 and 15 of the Blueprint Brochure it says the following:

"We're developing a new neighbourhood at Daisy Hill, among the historic buildings. The new homes will attract people who work in nearby city centres, but want excellent quality apartments and homes at more affordable rents and prices. With a mix of new and converted buildings, Daisy Hill will prove attractive to professionals with disposable incomes, who will support town centre vibrancy.

The Daisy Hill area is a designated Heritage Action Zone and as such attracts some grant funding from Historic England to make improvements to the area, which support the creation of a living town"

On the basis that Daisy Hill is a Heritage Action Zone we consider this to apply in the context of this proposal, as any development within such close proximity to Daisy Hill will impact on its Heritage. The building proposed is not in keeping with the architectural design and history of the immediate surrounding area and we consider it would not add value or aesthetic improvement were it given the go-ahead.

Thank you for considering all that we have included here. As immediate neighbours to this proposed hotel we strenuously object and consider the proposal is neither workable, safe nor supportive of the improvement focus for this part of Dewsbury.

Yours Sincerely,

General Manager