

About the application

Application number: 2025/90889	
What is the application for?:	Demolition of existing hostel and erection of residential development comprising
Address of the site or building:	Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL
Postcode:	WF13 3NF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to formally object to the proposed development on the following grounds:

The development would result in a significant and adverse impact on the amenity of nearby residents, including loss of privacy, increased noise, and heightened levels of traffic and pollution.

Hall Lane, which serves the site, comprises properties dating from circa 1800 and is accessed via a road that is wholly inadequate to accommodate the proposed increase of 81+ vehicles. The road is steep, narrow, and in parts restricted to single-track use, with a blind bend and no street lighting. These constraints create serious and unacceptable highway safety risks. It is also important to note that the Highway Authority has previously inspected this access road and deemed it unsuitable for accommodating large volumes of traffic, further reinforcing these concerns.

The site lies within a designated conservation area. The existing back-to-back properties have direct access onto the road, with no front gardens or buffer zones. Consequently, any increase in traffic would expose residents to higher levels of vehicle emissions directly entering their homes, to the detriment of both residential amenity and public health.

The area is also in close proximity to a canal and a large park that supports a diverse range of wildlife. The proposed development, through increased traffic, noise, and pollution, has the potential to disrupt and endanger these habitats, resulting in further harm to the local natural environment.

Access via Church Lane is unsafe, particularly for families and schoolchildren, due to the absence of safe crossing points. The additional traffic generated by the development would significantly exacerbate this existing hazard.

The scale and design of the proposal are not in keeping with the character and appearance of the surrounding area, contrary to established local planning policies.

Furthermore, the development would intensify traffic congestion and place additional pressure on already limited parking provision, leading to further safety concerns.

Finally, the proposal would result in harm to the local environment, including the loss of established wildlife habitat.

For the reasons outlined above, I respectfully request that the proposed development be refused.