

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 for the following reasons:

The proposed development would have a significant and detrimental impact on the amenity of nearby residents, including loss of privacy, increased noise levels, and a rise in traffic and pollution.

Hall Lane, which provides access to the site, consists of properties dating back to around 1800 and is served by a road that is wholly inadequate to accommodate the proposed increase of over 81 vehicles. The road is steep, narrow, and in certain sections restricted to single-track use, with a blind bend and no street lighting. These conditions present serious and unacceptable highway safety risks. Furthermore, the Highway Authority has previously inspected this access route and determined it to be unsuitable for supporting a substantial increase in traffic, which further underscores these concerns.

The site is located within a designated conservation area. The existing back-to-back properties open directly onto the road, without front gardens or any form of buffer. As a result, increased traffic would expose residents to higher levels of vehicle emissions entering directly into their homes, adversely affecting both residential amenity and health.

The surrounding area is also in close proximity to a canal and a large park that supports a wide variety of wildlife. The proposed development, through increased traffic, noise, and pollution, has the potential to disturb and endanger these natural habitats, causing further environmental harm.

Access via Church Lane is currently unsafe, particularly for families and schoolchildren, due to the lack of safe crossing points. Any additional traffic generated by the development would significantly worsen this existing risk.

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

In addition, the development would likely increase traffic congestion and place further strain on already limited parking provision, leading to additional safety concerns.

Finally, the proposal would cause harm to the local environment, including the loss of established wildlife habitats.

For the reasons set out above, I respectfully request that the application be refused.