

Consultation Response from KC, Highways Development Management
2021/92279 Upper Langley Farm Former, Langley Lane, Clayton West, Huddersfield, HD8 9HY
Siting of static caravan for agricultural worker for temporary 3 year period and livestock building
Date Responded: 28/09/21
Responding Officer: J Turner
Responding Ref: K17-39/25

This application seeks approval for the siting of static caravan for an agricultural worker for a temporary 3-year period and livestock building at Langley Lane, Clayton West.

Applications for permanent buildings on the site have been refused due to the impact on the green belt. These previous applications included in-depth detail of how a number of highway issues would be addressed as the proposals would be substandard for a regular domestic dwelling; for example, the nearest suitable bin collection point is several hundred metres away from the proposed caravan location. This application does not offer the same levels of detail, and Highways DM would wish to see further information supplied to allow for a full highways assessment.

Highways and PROW officers met with the applicant and agent following a previous application in 2018 to try and resolve a number of highway issues. Advice was given in terms of what information would be required to provide an informed assessment. These included surfacing details of the proposed new access, structural details of the bridge over the Park Gate Dike and details of any improvements, and information in terms of sustainability (refuse collection, emergency vehicle access).

Highways DM would ask for details to be resubmitted to ensure the access issues have been addressed as per the 2018 application. Concerns include the suitability of the access, particularly the treatments required to form a suitable access from Langley to the site Lane (and improvements to the bridge thereon), the intensification of use of Langley Lane itself, and the proposal to have refuse collected such a distance from the site.

Although the temporary nature of this application would allow monitoring of the development to be carried out, it may also make it economically unviable to carry out all the improvements required to make up the access to an acceptable standard.