



Winfield Drive, East Bierley

Technical Note

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Project Number 1916E

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1.0 Introduction

- 1.1 Paragon Highways have been appointed to prepare this Technical Note in relation to the approved equestrian centre located on land adjacent to Winfield Drive, East Bierley. The site in relation to the local highway network can be seen at Figure 1 below.

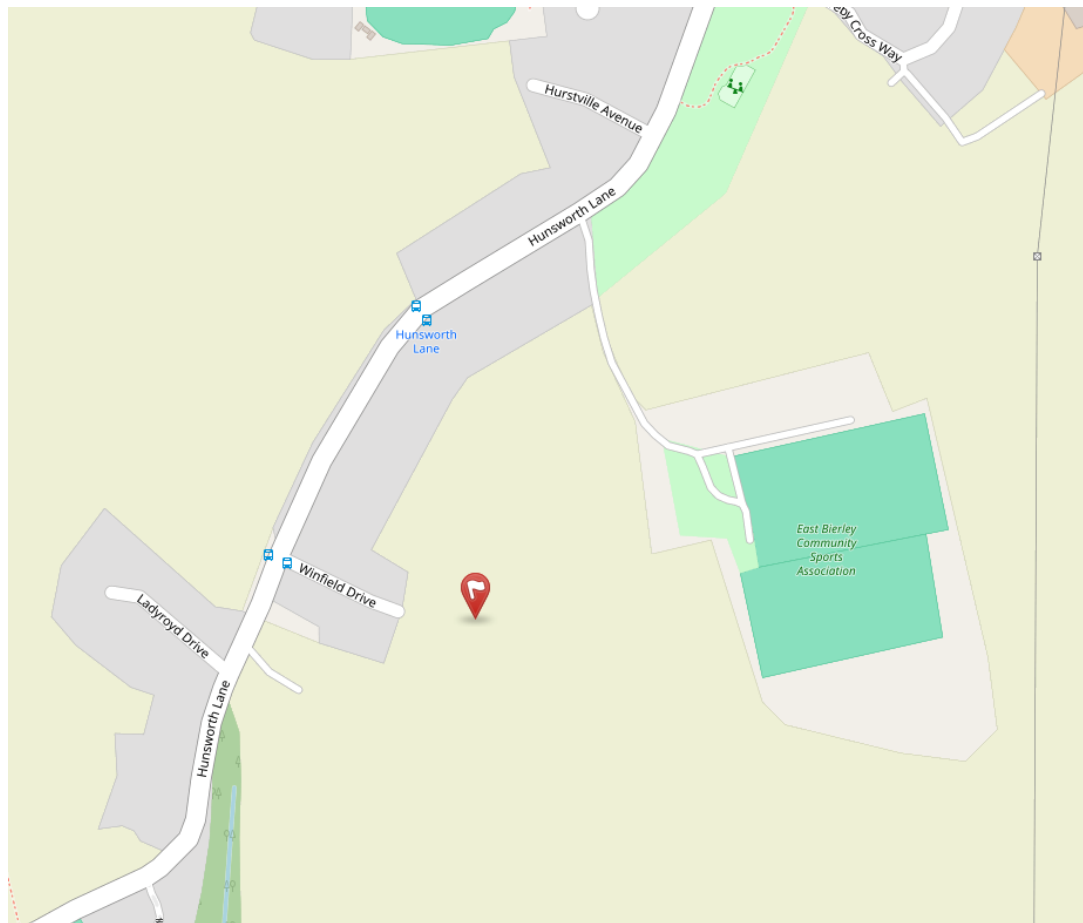


Figure 1 Site location

- 1.2 The site benefits from planning permission for an equestrian centre for welfare and education (planning reference 2023/92029). Following the permission an application was made to vary Condition 6 of that permission relating to the access track leading to the stables building (planning application number 2023/93433).
- 1.3 As part of both permissions there was a planning condition that related to the initial section of the access from Hunsworth Lane. Condition 7 states: -

7. Details of the surface and drainage treatment of the first section of the existing access from the back of the kerb line on Hunsworth Lane to the existing drainage channel, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full prior to the proposed access track being brought into use.

- 1.4 Notwithstanding the development above, the adjacent East Bierley Playing Fields development (planning application reference 2021/90357) required a more onerous upgrade of the same access track (as this access is shared with East Bierley Playing Fields). Condition 6 of this permission required the following: -

6. Prior to any part of the development hereby approved being brought into first use, details of upgrade works to the part of the access track within the site but outside application site ref 2019/93616 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, details of surface finishes, details of any lighting and signage, details of the treatment of sight lines, and an independent safety audit covering all aspects of the work. The upgrade works so approved shall be completed prior to any part of the development hereby approved being brought into first use, and shall be maintained thereafter.

- 1.5 Following the above, East Bierley Playing Fields submitted a discharge of conditions application that relates to Condition 6 above (planning application reference 2023/92145), which included the initial works at the access off Hunsworth Lane. The drawings were agreed between East Bierley Playing Fields and Kirklees Council's Highways Officers and although the application is still pending, the Highways Officer's consultation response dated 25th April 2025 recommended that both conditions 5 and 6 can be discharged.
- 1.6 Since the above, the works have been completed along the initial section of the access from Hunsworth Lane, which included the access improvement measures required for the equestrian centre development. Therefore, this Technical Note provides information on the approved access improvement scheme including drawings and photographs of the completed scheme.

- 1.7 This Technical Note confirms that the works are complete in accordance with the access improvement requirements for both development sites and that Condition 7 relating to the equestrian centre permission (planning reference 2023/93433) can be discharged.

2.0 Approved Access Improvement Scheme

- 2.1 Condition 7 of planning permission 2023/93433 requires details of the surface and drainage treatment of the first section of the existing access from the back of the existing kerb line on Hunsworth Lane to the existing drainage channel (see photograph below of the position of the existing drainage channel). It is understood from early discussions with Highways Officers that this would include some resurfacing of the initial access including kerbing works on both sides of the access and a demarcation kerb (along the alignment of the existing drainage channel).



Figure 2 Photograph of existing drainage channel position

- 2.2 The scheme submitted by East Bierley Playing Fields (discharge of conditions application 2023/92145) includes the above with radius kerbs on both sides that tie into the existing kerning at Hunsworth Lane and also a demarcation kerb along the alignment of the existing drainage channel. The scheme also included a footway around the northwest side radius. Sandersons Associates provided the detailed design and details of the scheme can be found on the Kirklees Council's Planning website with extracts from the drawings at Figures 3 and 4 showing the kerbing and surfacing scheme.

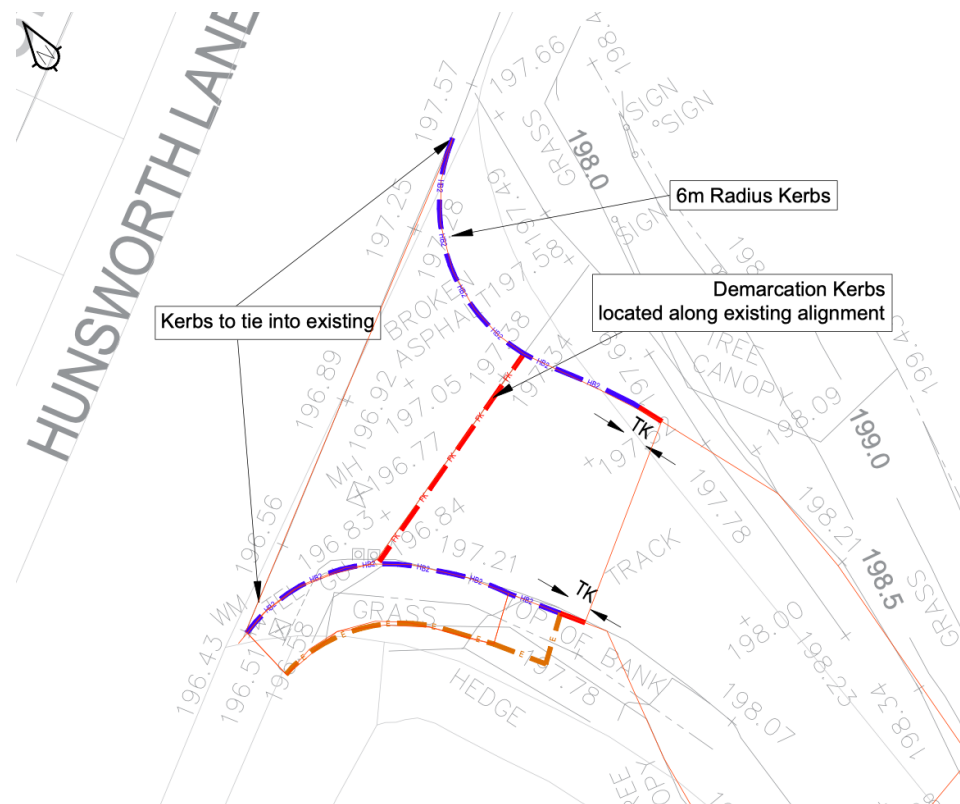


Figure 3 Kerbing scheme (2023/92145)

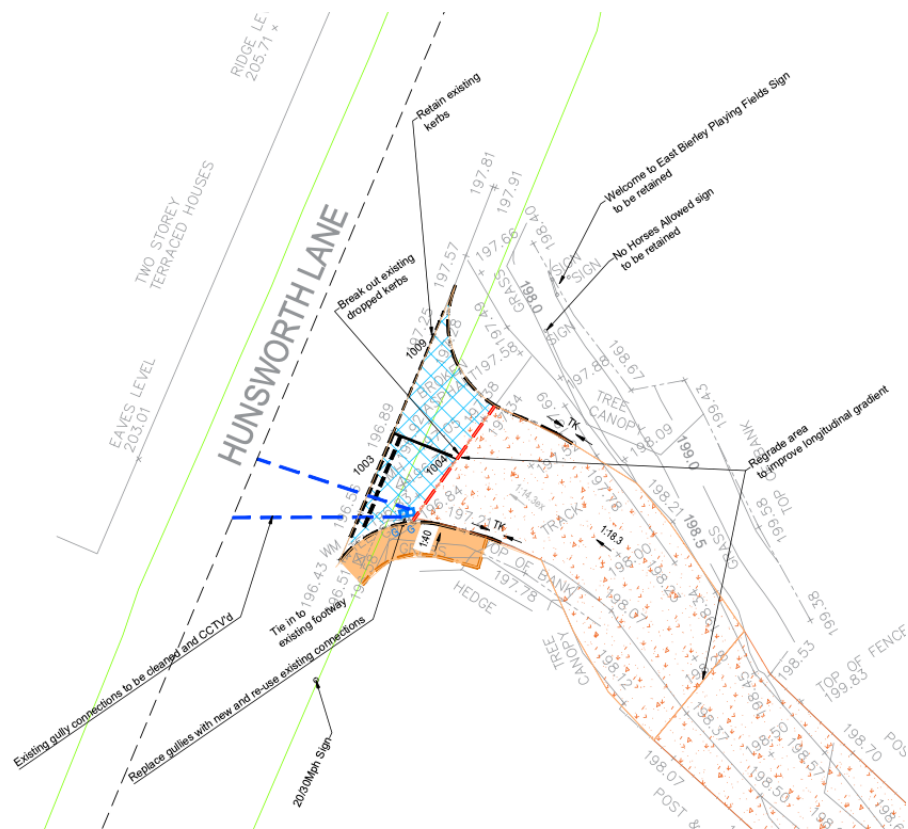




Figure 5 Photograph initial access improvement works (looking southeast)



Figure 6 Photograph initial access improvement scheme (looking east)

3.0 Discharge Condition 7 Equestrian Centre

- 3.1 As can be seen from the photographs above, the improvement scheme required as part of planning approval 2021/90357 in connection with East Bierley Playing Fields development includes surfacing from the existing kerbline of Hunsworth Lane to the existing drainage channel (refer to Figure 2 for channel position). These works are now complete.
- 3.2 The surfacing and kerbing works carried out at the access meet the requirements of Condition 7 relating to planning application reference 2023/93433 in connection with the equestrian centre development on land adjacent to Winfield Drive. The requirement for surface and drainage treatment of the first section of the access from Hunsworth Lane have been completed in accordance with the approved plans for the adjacent playing fields development. Therefore, the requirements of Condition are satisfied and for completeness should be discharged by the Local Planning Authority.