



## Design and Access Statement including Crime Prevention Statement

For  
Outline Planning Application for Residential Development

At  
Land off Penistone Road, Birdsedge, Huddersfield, West Yorkshire, HD8 8XR

By  
Yorkshire Land Limited

May 2026

**S+SA**  
ARCHITECTS

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behalf of Yorkshire Land Limited

Project: 26-7072 Yorkshire Land

# 1.0 Introduction

This Design and Access Statement has been prepared in support of an Outline Planning application for residential development including associated infrastructure works at land off Penistone Road, Birdsedge. All matters to be reserved except means of access into (but not within) the site from Penistone Road.

The application will be submitted under the provisions of paragraphs 155 (Grey Belt Tests) and 156 (Golden Rules) of the National Framework. The proposal seeks to deliver a high-quality, sustainable residential development that responds positively to its edge-of-settlement location, integrates with surrounding approved schemes and contributes to local housing needs.

This Statement sets out the design principles underpinning the parameters plan and explains how access has been considered at this outline stage, demonstrating that the development can be delivered in a coherent, safe and policy-compliant manner.

Given the site's rural setting, a key design objective is the creation of a robust and attractive landscape framework. This will help define development parcels, reinforce green infrastructure and ensure a sensitive transition between the proposed housing and the wider countryside.

We (S+SA Architects) are RIBA Chartered Architects based in Harrogate, who have been appointed to develop the proposal for the site layout. Our approach to design takes a collaborative stance and a contextual design methodology.



— Site Boundary

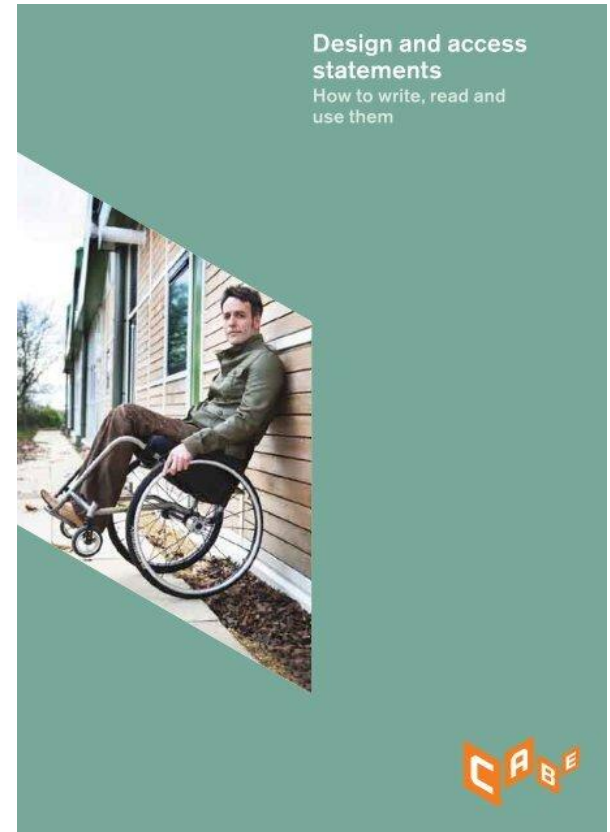


## 1.2 Purpose of Statement

*The National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a ‘concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.’ The DMPO also states the following requirements:*

*“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:*

- a) The design principles and concepts that have been applied to the development; and*
- b) How issues relating to access to the development have been dealt with.*
- c) (3) A design and access statement must:*
  - a) Explain the design principles and concepts that have been applied to the development;*
  - b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
  - c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been considered;*
  - d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
  - e) Explain how specific issues which might affect access to the development have been addressed.”*



## 2.0 Site Analysis

### 2.1 Site Location

The site occupies a prominent edge-of-settlement position at Birdsedge. Birdsedge is a village located in West Yorkshire, within the administrative area of Kirklees Metropolitan Borough Council. It sits within the Holme Valley, an area characterised by open countryside. The village lies approximately 6 miles south-east of Huddersfield town centre and 3 miles north-east of Holmfirth, which provides a range of local services and shops.

Birdsedge is also situated roughly 8 miles north of Penistone and 10 miles west of Barnsley, placing it within a wider network of West and South Yorkshire settlements. Birdsedge is accessed primarily via Penistone Road (A629), which runs through the settlement and provides direct connections to nearby villages including Shepley, Thurstonland and Stocksmoor.

The address is Land off Penistone Road, Birdsedge, Huddersfield, West Yorkshire, HD8 8XR.

1. Proposed Development Site
2. Birdsedge First School
3. Dearne Park
4. Ancient Woodland
5. Cumberworth Football Club
6. Birdsedge Village Hall



## 2.0 Site Analysis

### 2.2 Site Location: Accessibility & Routes

The site is positioned immediately opposite Birdsedge Primary School, making it a central and highly accessible location within the village. Its location places it within comfortable walking distance of surrounding residential streets and local facilities.

The site would be accessed directly from Penistone Road, with clear pedestrian visibility and frontage to the highway. The space is enclosed by a combination of boundary fencing, mature hedgerows and trees, which provide a degree of enclosure while maintaining openness and visual connection with the surrounding village environment.

It sits on gently sloping land, consistent with the wider topography of Birdsedge. The site is bounded to the north by ancillary buildings and structures historically associated with Birdsedge Mill, along with vegetation and a dry stone wall. To the east, the site is bounded by a dry stone wall with agricultural fields located beyond. To the south, the site is bounded by residential properties and their associated curtilages. To the west, the site is bounded by Penistone Road (A629), with further residential properties and Birdsedge First School located beyond. Beyond the village edge, the landscape transitions quickly into open countryside, reinforcing the semi-rural character of the location.

1. Proposed Development Site
2. Birdsedge First School
3. Dearne Park
4. Ancient Woodland
5. Cumberworth Football Club
6. Birdsedge Village Hall



- Bus Stops
- Main Road
- - - Foot Paths/Right of Way
- Site Boundary
- BNG Zone

- ↗ New Connection to Existing Road
- ↖ Connection to Public Footpath & Bus Stop



## 2.0 Site Analysis

### 2.3 Site Axonometric

The surrounding context comprises a combination of existing residential development, agricultural land and areas of open countryside. This creates a distinct edge-of-settlement character, with the site forming a transition between the built environment of Birdsedge and the wider rural landscape. The area exhibits a rural character, with low-rise built form, generous spacing and a strong presence of green infrastructure.

The site is bounded to the north by ancillary buildings and structures historically associated with Birdsedge Mill, along with vegetation and a dry stone wall. To the east, the site is bounded by a dry stone wall with agricultural fields located beyond. To the south, the site is bounded by residential properties and their associated curtilages. To the west, the site is bounded by Penistone Road (A629), with further residential properties and Birdsedge First School located beyond. The wider context includes established housing areas which contribute to a cohesive neighbourhood with a clear local identity. Existing hedgerows, trees and landscape features play an important role in defining the character of the area and provide opportunities for landscape integration and biodiversity enhancement.

The proposed parameters plan adopts a landscape-led approach, retaining and reinforcing existing hedgerows and incorporating new planting, open space and green infrastructure. This ensures that the developed proposal will respond positively to the surrounding countryside and maintains a strong visual and ecological connection with the site's natural environment.



1. Proposed Development Site
2. Highfield Ave
3. Springfield Drive
4. Birds Edge Lane
5. A629 – Penistone Road
6. Primrose Cottages

— Site Boundary  
— BNG Area



## 2.0 Site Analysis

### 2.4 Site Topography

Topographical survey information indicates that the land generally falls from the South-West (boundary with Penistone Road) toward the Northern boundary. The gradient increases towards the Northern boundary where the contour lines are closely spaced, which continues outside of the site boundary towards the beck.

The South Western Boundary is generally level with Penistone Road, providing a plateau at entrance level.

Overall, the site forms a moderately sloping hillside, with steeper gradients in the north-east and gentler slopes across the central and southern areas.



- BNG Boundary
- Site Boundary

## 2.0 Site Analysis

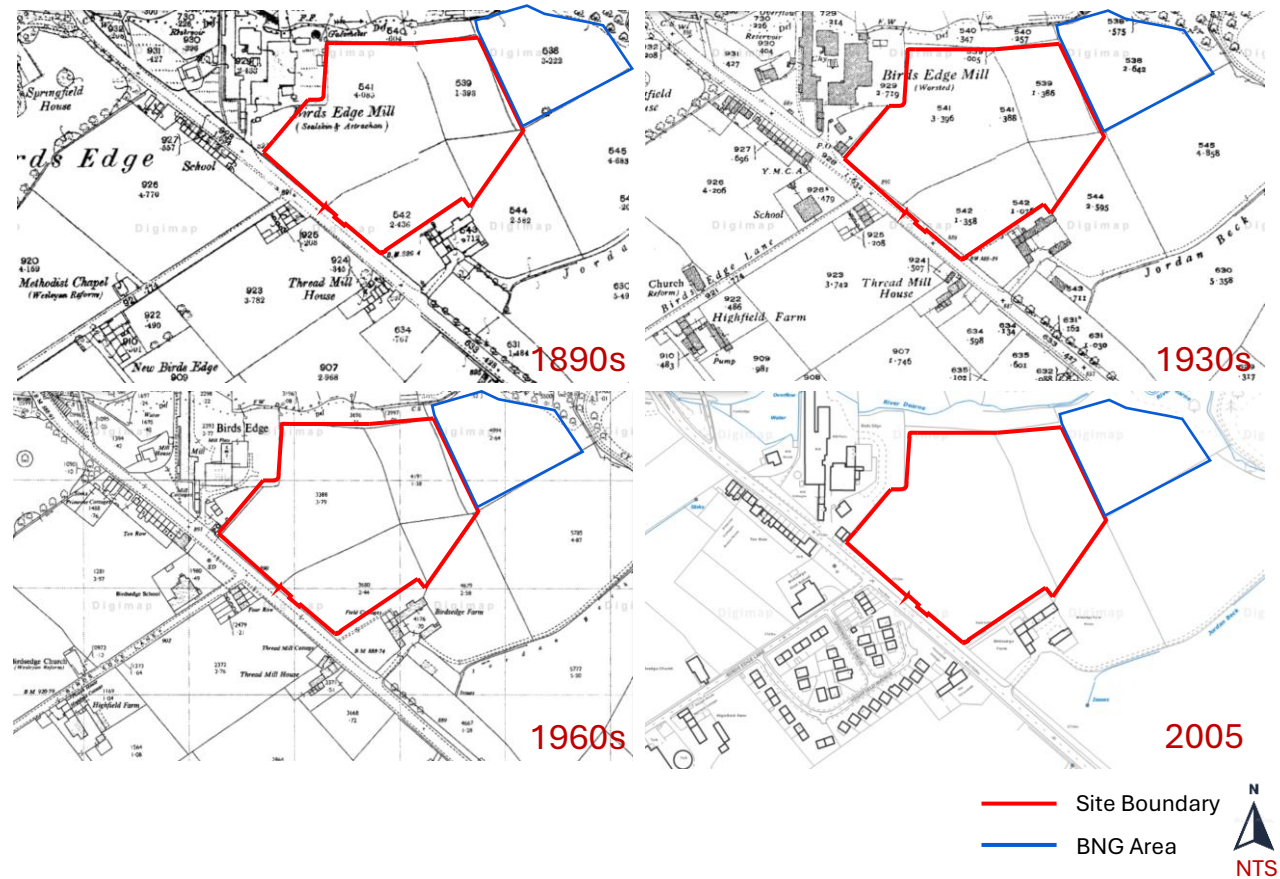
### 2.5 Site History

The site does not lie within a Conservation Area and there are no Scheduled Monuments on the land. However, proposed works should still be undertaken with sensitivity to the established character and appearance of Birdsedge and its rural village setting.

Birdsedge is a small village in the Metropolitan Borough of Kirklees, situated on the edge of the Pennine Hills. Historically it developed from isolated upland farms and later expanded in the 19th century with stone cottages, woollen weaving and local quarrying, housing workers attracted to nearby employment opportunities. Today it remains a modest settlement with a strong rural identity, centred on traditional stone buildings, a village school, church and community hall.

West Yorkshire more broadly reflects Anglo-Saxon and medieval roots. The site lies on the edge of the historic core of Birdsedge, adjacent to more recent residential development to the south of Baldersby Garth and reflects the transition between established historic character and newer infill.

This historical context informs the framework approach, ensuring new development responds to locally distinctive materials, scale and patterns of settlement.



# 2.0 Site Analysis

## 2.6 Site Plan: Surrounding Views



— Site Boundary  
— BNG Area

## 2.0 Site Analysis

### 2.7 Local Vernacular

The local vernacular within Birdsedge is strongly influenced by its rural and historic context, with development comprising a mix of traditional stone buildings and later residential additions. While there is some variation in age and detailing, the prevailing character is defined by robust, simple forms and the consistent use of locally sourced natural materials.

Historically, buildings in the area were constructed using locally quarried natural stone, predominantly sandstone and gritstone, which remains a defining feature of the settlement. As shown in the surrounding properties, stone façades are typically left exposed and unpainted, with coursing laid in regular horizontal bands and finished using lime mortar.

Roof forms are generally simple and functional, comprising pitched roofs with gable ends. Traditional stone slate roofs are evident on older properties, while later dwellings incorporate natural grey slate tiles. Chimney stacks are a prominent feature within the streetscape, reinforcing the vertical rhythm of rooflines and contributing to the established character of the area. Low-level stone boundary walls, constructed from matching local stone, are common and help to enclose plots while maintaining visual permeability. In some locations, hedgerows and simple timber or metal gates provide softer transitions between private and public realms.

Overall, the architectural character of Birdsedge reflects a pragmatic and enduring approach to construction, rooted in the use of local materials and straightforward building forms. The design response for the proposed development will draw upon these established principles, utilising natural stone, slate roofing, and proportionate openings to create a scheme that responds positively to its context. Contemporary detailing and sustainable construction methods will be carefully integrated to ensure the development complements the existing streetscape while meeting modern standards, in line with best practice guidance.



## 2.0 Site Analysis

### 2.8 Nearby Listed Buildings

THE CROWN AND  
ADJOINING HOUSE - Heritage  
Category: Listed Building  
Grade: II  
List Entry Number: 1313328

BIRDS EDGE MILL - Heritage  
Category: Listed Building  
Grade: II  
List Entry Number: 1184959

MILESTONE IN GARDEN OF  
SALT PIE - Heritage  
Category: Listed Building  
Grade: II  
List Entry Number: 1135304



BROOMHILL - Heritage  
Category: Listed Building  
Grade: II  
List Entry Number: 1184981

FRIENDS MEETING HOUSE  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1313329

LOW HOUSE FARMHOUSE  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1313330

GREEN HOLLOWES  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1135305

LOW HOUSE  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1185010

— Site Boundary  
— BNG Area



# 3.0 Site Opportunities/ Constraints

## 3.1 Opportunities/ Constraints: Environmental Factors

### • Solar Analysis

#### Opportunities:

The site benefits from good levels of solar exposure, creating opportunities for the integration of photovoltaic panels and passive solar design. South-west facing elevations continue to receive useful solar gain despite the proximity of neighbouring dwellings, assisted by the natural topography of the land. This supports both renewable energy generation and opportunities for internal heat gain.

#### Constraints:

Careful consideration will be given to managing solar heat gain through appropriate glazing ratios, shading and ventilation strategies to ensure comfortable internal conditions throughout the year.

### • Traffic Analysis

#### Opportunities:

Penistone Road provides strong transport connectivity, offering convenient access to Huddersfield and surrounding areas. The site also benefits from proximity to a high-frequency bus network, supporting sustainable travel choices and accessibility for residents.

#### Constraints:

Traffic along Penistone Road may generate background noise. This will be addressed through a well considered site layout, building orientation and landscaping to create an appropriate buffer between the road and residential accommodation.

### • Wind Analysis

#### Opportunities:

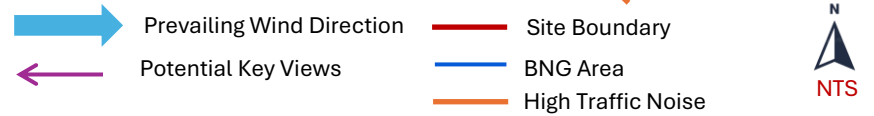
The site experiences prevailing winds from the west due to its open countryside setting. This presents opportunities to harness natural ventilation and explore sustainable wind utilisation strategies as part of the overall energy approach.

#### Constraints:

Design measures will be incorporated to prevent excessive exposure, including building placement, landscaping, and screening, ensuring a comfortable microclimate is achieved across the site.

### • Site Opportunities:

Possibility of creating a distinct, aesthetically pleasing development that aligns with the ideals outlined earlier in terms of matching the current vernacular. A significant sized site provides opportunity to provide land for public open space, introducing opportunities for healthy lifestyles and community engagement.



## 4.0 Planning

### 4.1 Planning Context

The current development plan comprises the Kirklees Local Plan (adopted 27<sup>th</sup> February 2019). The Local Plan is in separate parts (Development Plan Documents (DPDs)) which were adopted on the same day and include:

- Strategy and Policies DPD;
- Allocations and Designations DPD; and,
- Policies map.

The Kirklees Local Plan became five years old in February 2024, under the provisions of paragraph 34 of the National Planning Policy Framework (NPPF) strategic policies should be reviewed to assess if they need updating at least once every five years, completing that review no later than five years from the adoption date of the plan. The Kirklees Local Plan has not been subject to review. It is therefore relevant to consider whether the local policies remain consistent with national policies. Due to changing circumstances at a national level, the local strategic policies, namely the housing requirement, is no longer aligned with the Local Housing Need (LHN) for the authority. As a consequence, the Local Plan is considered to be out-of-date.

The LHN figure, as derived by the Standard Method as set out in Planning Practice Guidance, for Kirklees is 1,873 dwellings per annum, higher than the Local Plan requirement of 1,730 dwellings. The Local Plan does therefore not allocate sufficient housing to meet the LHN for the borough.

In addition, the Council also acknowledge it does not have a five-year supply of housing land, under the provisions of paragraph 11d of the NPPF the most important policies for determining the application are out of date.

There is currently no made Neighbourhood Plan for the village of Birdsedge. Birdsedge does not have a designated Neighbourhood Plan area.

It is noted that the Council have adopted a number of Supplementary Planning Documents (SPDs) which are a material considerations.



## 4.0 Planning

### 4.2 Kirklees Local Plan 2019

The Kirklees Local Plan was submitted to the Secretary of State for Communities and Local Government on 25<sup>th</sup> April 2017 to be examined by an independent inspector. Katie Child BSc (Hons) MA MRTPI and Elizabeth Hill BSc (Hons) BPhil MRTPI were appointed to conduct the examination to determine whether the Local Plan is sound. The examination hearings commenced in October 2017 and concluded in April 2018.

Following an independent examination of the Local Plan by the Planning Inspectorate the Council received the Inspector's report relating to the Kirklees Local Plan. The appointed Inspectors concluded that with the recommended main modifications (consulted on between 20th August 2018 and 1st October 2018), the Kirklees Local Plan is sound and compliant with the legal requirements.

The Local Plan was examined and adopted having regard to the NPPF. At the time of the examination of the Local Plan the relevant NPPF was that of the 2012 published version. Whilst an update to the NPPF was published during the course of the examination (July 2018), the submitted Local Plan was subject to transitional arrangements of the July 2018 NPPF which stated the 2012 NPPF will apply for the purpose of examining plans submitted on/before 24<sup>th</sup> January 2019; as was the Kirklees Local Plan. The planning policies contained within the Kirklees Local Plan for the determination of this application are listed below:-

- Policy LP1: Establishes a presumption in favour of sustainable development, requiring development proposals to improve the economic, social and environmental conditions of the area.
- Policy LP3: States that development proposals must reflect the Spatial Development Strategy, Policy LP1 and Policy LP2, taking account of settlement size, place-shaping opportunities and challenges, regeneration priorities, and the need to deliver new homes and jobs. Development will be permitted where it supports housing and employment growth in a sustainable way.
- Policy LP7: Seeks the efficient and effective use of land and buildings, with development density reflecting the character of the surrounding area.
- Policy LP11: Requires housing proposals to provide a suitable mix of housing in terms of size and tenure for different household types. Developments of 10 or more homes should provide 20% affordable housing.
- Policy LP20: Promotes sustainable travel, requiring development to be located sustainably, reduce the need for travel, encourage connectivity, and support alternative forms of transport including public transport, cycling and walking.
- Policy LP21: Requires development proposals to accommodate sustainable modes of transport and ensure sites can be accessed effectively and safely by all users.
- Policy LP22: Requires proposals to provide full details of the design and levels of parking provision, demonstrating that parking arrangements represent the most efficient use of land within the development whilst encouraging sustainable transport.
- Policy LP24: States that good design should be central to all development proposals. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design.
- Policy LP27: Requires development proposals to be supported by an appropriate site-specific Flood Risk Assessment in accordance with national planning policy.
- Policy LP28: Establishes a presumption that Sustainable Drainage Systems (SuDS) will be incorporated within new development on greenfield and brownfield sites.

## 4.0 Planning

### 4.3 Kirklees Local Plan 2019 (Continued)

- Policy LP30: Seeks to protect and enhance biodiversity and geodiversity within Kirklees.
- Policy LP32: Requires proposals to take account of and seek to enhance the landscape character of the area.
- Policy LP33: Requires trees of value or importance to be retained and protected throughout the construction phase of development.
- Policy LP34: Seeks to conserve and enhance the water environment, ensuring there is no deterioration to watercourses or water bodies and protecting Source Protection Zones from contamination.
- Policy LP35: Seeks to protect any designated heritage asset affected by development proposals. Proposals should preserve or enhance the significance of the asset.
- Policy LP47: Supports the creation of healthy, active and safe communities and seeks to reduce inequality.
- Policy LP49: States that where development may impact education or health provision, the Council will work proactively with applicants to resolve key planning issues prior to submission.
- Policy LP51: Requires development proposals to demonstrate that they will not result, directly or indirectly, in an unacceptable increase in air pollution affecting people or the natural and built environment.
- Policy LP52: Seeks to protect and improve environmental quality and prevent adverse impacts relating to noise, vibration, light and dust.
- Policy LP53: Requires development proposals to be accompanied by a land contamination assessment.

There are no policies in the local plan relevant for proposed residential development within the Green Belt. Section 19.1.1 of the Kirklees Local Plan 2019 relates to development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances exist that would outweigh the harm caused.

#### **Kirklees Supplementary Planning Documents**

Kirklees Council have adopted a number of SPDs to provide clarity and deliver a higher standard of design in developments within Kirklees. It is acknowledged that proposals which comply with the guidance are more likely to progress through the planning process quickly and successfully. The SPDs relevant to the determination of this application are as follows:-

- Highways Design Guide SPD (2019)
- Housebuilders Design Guide SPD (2021)
- Open Space SPD (2021)
- Affordable Housing and Housing Mix SPD (2023)

## 4.0 Planning

### 4.4 Material Considerations

#### National Planning Policy Framework

The latest version of the NPPF was published on 12<sup>th</sup> December 2024 and forms the relevant policy guidance at the national level for the determination of all planning applications. The NPPF is a material consideration which must be taken into account in all planning decisions.

Paragraph 2 of the NPPF states:-

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

There are three objectives (Para 8) of sustainable development comprising the **economic, social** and **environmental** roles.

Paragraph 10 sets out that at the heart of the NPPF is a presumption in favour of sustainable development.

So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF identifies how this presumption is to be applied in making decisions on individual applications stating:-

“For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so will significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

*Beyond Chapter 4 of the NPPF there are 13 topic areas (as well Annex 1 and 2) which form the NPPF document; those topic areas considered of relevance to this pre-application enquiry are set out below:*

**Chapter 2:** *Achieving sustainable development;*

**Chapter 4:** *Decision-making;*

**Chapter 5:** *Delivering a sufficient supply of homes;*

**Chapter 8:** *Promoting healthy and safe communities;*

**Chapter 9:** *Promoting sustainable transport;*

## 4.0 Planning

### 4.5 Material Considerations (Continued)

**Chapter 11:** Making effective of land;

**Chapter 14:** Meeting the challenge of climate change, flooding and coastal change;

**Chapter 15:** Conserving and enhancing the natural environment; and

**Chapter 16:** Conserving and enhancing the historic environment.

#### Planning Practice Guidance (March 2014)

The National Planning Practice Guidance (PPG) was published as a live ‘working’ document on 6<sup>th</sup> March 2014. The PPG forms the Government's guidance into specific categories relating to different aspects of the planning system.

#### Kirklees Five Year Housing Land Supply and Housing Delivery Test

The most up to date five year housing land supply position for Kirklees Council is set out in the 2023 update and stated 3.96 years of housing supply. This falls short of the requisite five years as required by paragraph 78 of the NPPF.

The Housing Delivery Test (HDT) is published by Government each year. The HDT is an annual measurement of housing delivery for each local authority area against the number of homes required for the last three years. The latest publication, the 2023 measurement, identifies just 54% delivery.

#### Kirklees Interim Housing Position Statement to Boost Supply (February 2024)

In February 2024, acknowledging the lack of ability to demonstrate a five-year housing land supply, the Council released an Interim Housing Position Statement to Boost Supply. The Statement acknowledges that the lack of five-year housing land supply triggers a presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF, also known as the tilted balance.

#### Emerging Kirklees Local Plan

The Council launched a Kirklees Local Plan Early Engagement in late 2024. The consultation ran from 25 November to 28 February 2025. Feedback from this consultation will help shape the vision and objectives and help the Council identify what are to be the main challenges and opportunities when we are planning for the future of Kirklees.

To date, there are no strategies or proposals from an emerging Plan that could carry any weight in the determination of the application.

#### Draft NPPF

The Government published a draft NPPF on 16<sup>th</sup> December 2025. A consultation period was held from that date until 10<sup>th</sup> March 2026, with adoption of the document anticipated in Summer 2026. While only limited weight can currently be attributed to the draft NPPF in decision-making, it is a material consideration for the determination of the application on this site, as it constitutes the Government’s direction of travel.

## 4.0 Planning

### 4.6 National Design Guide

The National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

#### Building For a Healthy Life

Building for a Healthy Life (BHL) is England's design tool for creating places that are better for people and nature. The 12 point structure and underlying principles forms a design code to help people improve the design of new and growing neighbourhoods.



#### Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



# Building For a Healthy Life

# 5.0 Design Proposal

## 5.1 Precedent Images

Due to the nature of this proposed application, the design of the properties is yet to be developed. However, it is important that the proposed development reflects the principles of the surrounding dwellings and incorporates the local vernacular previously identified, ensuring a harmonious relationship between the existing context and the proposed scheme.

Displayed to the right is a curated selection of images capturing the essence of the local vernacular, characterised by stone façades, prominent chimneys, natural slate roofs, and traditional gable-end detailing. Together, these elements form a material and architectural palette that strongly reflects the site’s rural character and traditional identity.

Landscaping should act as a sound buffer between the proposed development and Penistone Road to the west of the site, whilst also providing extra security from the surrounding network of pedestrian footpaths. The road networks should help to service the proposed site and create connections between the development and it’s wider context.

It is expected that properties would be a maximum of 2.5 storeys allowing for room in the roof to align with the scale of built form surrounding the site.



Mix of stone and render façades



Chimneys



Mix of stone and render façades



Pitched roofs with gable ends



Slate Roofs



Stone Effect Façade with light window treatments

# 6.0 Design Proposal

## 6.1 Parameters Plan

As described in previous sections of this report so far, the proposed use of the development is for residential purposes. This is aligned with the local area of Birdseye which consists mainly of residential units and therefore the proposed development will appear to fit in with the surrounding context it is found within.

The parameters plan follows a landscape led design approach which looks to incorporate pedestrian connections through Public Open Space as well as a route linked with the Beck to the North. The framework layout has been carefully arranged to take advantage of views towards the north and north-east of the site, while also positively addressing Penistone Road to enhance the overall street scene.



# 6.0 Design Proposal

## 6.2 Layout

The proposed parameters plan layout has been designed using an organic, landscape-led approach that responds sensitively to the site's natural characteristics and surrounding context. The arrangement of development parcels follows the existing landscape structure, creating a varied and attractive streetscape with generous green corridors and open spaces integrated throughout the development.

Development parcels have been carefully positioned and orientated to maximise views across the site and towards surrounding landscape. The design response will need to be designed to minimise direct overlooking between properties through considered separation distances, building orientation and the strategic use of landscaping.

The development structure has also been informed by Secure by Design principles, promoting a safe and secure environment for future residents.



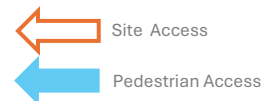
Red Line Boundary (3.17ha)  
BNG Area

# 6.0 Design Proposal

## 6.3 Access, Movement & Parking

Vehicular and pedestrian access to the site will be taken from via Penistone Road.

The proposals adopt a landscape-led approach, retaining and reinforcing existing hedgerows where possible and incorporating new planting, open space and green infrastructure. This ensures that the development responds positively to the surrounding countryside and maintains a strong visual and ecological connection with the site's natural environment.



# 6.0 Design Proposal

## 6.4 Landscaping

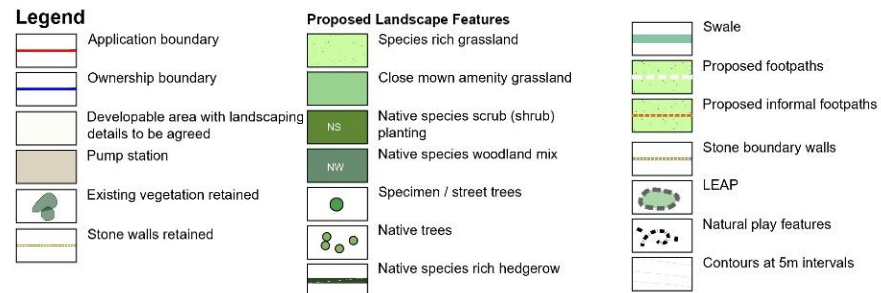
The proposed development seeks to optimise the use of land while maintaining a strong emphasis on landscape quality and environmental enhancement to enhance local flora and fauna.

Many existing trees around the site will be retained to help maintain the natural character of the landscape and support local biodiversity. New landscaping will strategically link with existing established hedgerows to strengthen ecological connectivity across the site. Potential connection points have been identified to ensure these green corridors function effectively.

Existing hedgerows along the boundaries will be retained and reinforced, preserving the site's rural character and providing natural screening. Supplementary planting, including shrubs, bushes, and trees, will be introduced throughout the site to enhance privacy, soften built form, and create a cohesive transition between the development and its surroundings.

Pedestrian routes within the site, and connections to the wider pedestrian network within Birdledge, will be essential to ensuring the development is well integrated with the existing settlement and promotes sustainable patterns of movement. The parameters plan has therefore been designed to provide safe, convenient, and attractive pedestrian connections throughout the site, linking residential areas with open spaces, key routes, and surrounding local amenities.

Within individual plots, private gardens are expected to remain largely neutral in design, allowing residents the flexibility to adapt these spaces to their own preferences. This approach fosters a stronger sense of ownership and personal connection to the development, contributing positively to the overall residential environment.



# 6.0 Design Proposal

## 6.5 Sustainability and Biodiversity

### Increasing Biodiversity

Planting new trees and plants within the site will help to increase biodiversity. A biodiversity area has been included as part of the parameters plan, this area will provide a managed transition between the proposed residential use and public open space and the wider countryside context.

### Retention of existing trees and hedgerows

Trees and hedgerows should be retained where possible to ensure there is limited loss of biodiversity.

### Health & Wellbeing

The proposals should aim to increase the health and wellbeing of residents through the design of the dwellings and creating sufficient outdoor amenity space for access to nature, the ability for children to play. In line with the Local Plan requirements a LEAP has been provided along with a 20m stand off from nearest residential development parcel.

The main living areas should be designed with generous glazing to maximise the amount of natural light as this has positive effects on the occupant's wellbeing and comfort.

### Energy Strategy

This development should adopt passive design measures and a fabric first approach to lower carbon emissions, reduce energy demand and improve energy security. By prioritising energy-efficient and low-embodied carbon building materials and systems, each dwelling can be inherently low-carbon without relying on costly renewable technologies as add-ons.

Following this approach will minimise the energy requirements of each dwelling, thereby reducing the proportion of renewable energy required. This fabric-first strategy will enhance the sustainability credentials of the development.

### Additional Measures

- Heating systems should include independent controls to help residents manage consumption.
- Low-energy lighting should be installed throughout all dwellings.

### Sustainable Travel

The site is in close proximity to local bus stops, with the nearest located at the South Western boundary.

The nearest train station is approximately 6m Drive at Denby Dale, which lies on the Penistone train line giving connections to Huddersfield to the North and Barnsley to the East. These connections provide great wider connections to the wider British transport network.

### Sustainable Drainage & Water Use

Sustainable urban drainage systems should be incorporated to reduce the risk of localised flooding and burden on public sewers and watercourses.

The proposals should aim to minimise hard, impermeable surfaces and instead promote natural or permeable materials.

The dwellings should be designed to increase water efficiency and reduce consumption. Water use should meet Approved Document G standards, with a target of no more than 125 litres per person per day.

### Pollution During Construction

The chosen contractors must take all reasonable steps to control dust, air emissions, noise and vibrations, water pollution, fumes, run-off, soil contamination and light pollution.

The contractors will be expected to follow key principles of the waste hierarchy, including ordering materials accurately to reduce waste, reusing and recycling waste, arranging take-back schemes with suppliers and procedures for handling hazardous waste.

# 7.0 National Design Guide Response

## 1. Context – Enhances the Surroundings

The proposed Parameters Plan looks to respect and enhance the existing character and context of the area. The design considers historical significance of the surroundings.

The framework response proposes a rural and landscape-led scheme which focuses on the natural environment as the defining element of the development. The Parameters Plan seeks to respond positively to the site's existing landscape features, topography, vegetation and rural setting, ensuring that the development integrates sensitively within its surroundings and reinforces the character of the local area.

## 2. Identity – Attractive and Distinctive

The Parameters Plan proposal adheres to the National Design Guide's principle of creating an attractive and distinctive identity for the development.

## 3. Built Form – Landscape - Oriented Development

The proposal responds sensitively to its rural setting by promoting a softer, landscape-led approach to development. Rather than presenting a rigid urban form, the Parameters Plan is shaped by the surrounding countryside and existing landscape features. The Parameters Plan seeks to integrate development into its rural context through planting, buffering and more natural parcel edges that reflect the character of the agricultural landscape.

Key elements of this approach includes, Landscape buffers along all site boundaries adjoining agricultural fields to provide visual screening and reinforce the rural edge. Structural landscape planting along the southern and north-western boundaries where the site adjoins the mill, helping to soften the interface between uses and Softer, more irregular development parcel edges defined by planted buffers, hedgerows, and landscape features that reflect the character of the surrounding rural environment. Together, these measures ensure the development sits comfortably within the landscape, strengthening its rural character while creating a well-integrated and visually sensitive scheme.

## 4. Movement – Accessible And Easy To Move Around

The Parameters Plan incorporates pedestrian connectivity within the site and wider area with a direct route to the bus stop off Penistone Road and vehicular access that prioritises safety and convenience. The Parameters Plan carefully considers all users, including individuals with disabilities, ensuring that the proposal integrates appropriate, crossings, and other inclusive features.

## 5. Nature – Enhanced and Optimised

The proposed development seeks to assimilate existing green spaces within and on the edge of the site to create green links and landscaped areas for screening. Additionally, the development offers an overprovision of Public Open Space (POS), and Local Equipped Area for Play (LEAP) in the eastern area of the site ensuring ample recreational and leisure areas for community use.

## 7.0 National Design Guide Response

### **6. Public Spaces – Safe, Social and Inclusive**

Public open space has been located throughout the development to provide equal access, and provides opportunity for formal and recreation play, dwellings should be orientated to overlook areas of public open space to provide a safe environment for users.

### **7. Uses – Mixed and Integrated**

The Parameters Plan ensures a functional and harmonious relationship between different activities, with the adjoining pedestrian route to the bus stop on Penistone Road encourages walkability, and reduces the need for long-distance travel, promoting sustainable and active modes of transportation.

The Parameters Plan encourages social and economic integration by creating opportunities for collaboration and interaction among different user groups. By providing shared spaces and public amenities, it promotes a sense of belonging and encourages social cohesion among residents, workers, and visitors.

### **8. Homes And Buildings – Functional, Healthy And Sustainable**

In terms of health, the Parameters Plan emphasises the creation of environments that promote well-being and enhance the quality of life for residents. Additionally, the Parameters Plan incorporates access to outdoor spaces, which contribute to a healthy and pleasant living environment.

To promote sustainability, the Parameters Plan encourages connectivity with public transportation networks. It also incorporates green spaces, such as communal outdoor areas, to enhance biodiversity, provide natural habitats, and improve the overall ecological balance of the development.

### **9. Resources – Efficient And Resilient**

The Parameters Plan considers the efficient use of land and space. It optimises the layout of the development to minimise land consumption and promote walkability, ensuring that amenities and services are easily accessible to residents and reducing the need for long-distance travel.

### **10. Life Span – Made To Last**

The developed design will need to incorporate high-quality materials, robust construction techniques and rigorous building standards to ensure durability.

# 8.0 Crime Analysis

## Current Crime Levels

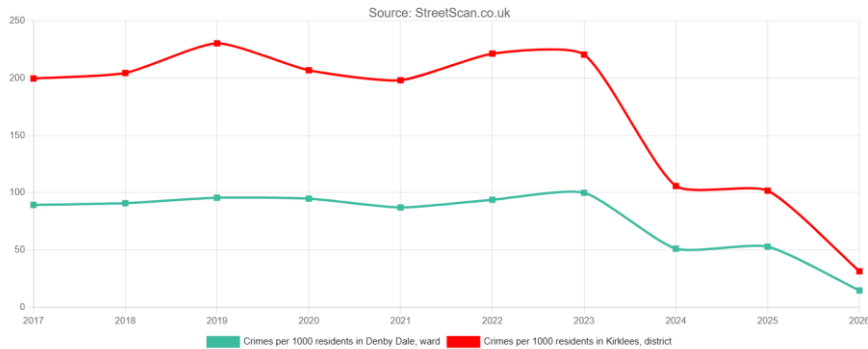
Kirklees has the 5th lowest crime rate of 15 districts in Yorkshire and The Humber region and the 99th highest crime rate district of 318 districts in England and Wales. Within the region (Yorkshire and The Humber), it has the 5th lowest crime rate of 15 districts.

The overall crime rate in Kirklees in the last 12 months was 100.8 per 1,000 residents and was 9.3% lower than the Yorkshire and The Humber region average (111.1 per 1,000 residents). In the last 12 months, Kirklees's most reported crimes were *Violence and sexual offences* with 19,068 offences recorded. The least common crime was *Bicycle theft* with 115 cases, down -8.7% compared to 2025. The fastest-growing crime category was *Drugs* (7.0% YoY). The sharpest decline was *Theft from the person* (-9.5% YoY).

Birdsedge is in the Denby Dale ward: Denby Dale has the 2nd lowest crime rate of 23 wards in Kirklees district and the 2832nd lowest crime rate ward of 7,541 wards in England and Wales. Across the region (Yorkshire and The Humber), it has the 91st lowest crime rate of 410 wards.

The overall crime rate in Denby Dale in the last 12 months was 51.4 per 1,000 residents and was 49.0% lower than the Kirklees district average (100.8 per 1,000 residents). In the last 12 months, Denby Dale's most reported crimes were *Violence and sexual offences* with 385 offences recorded. The least common crime was *Robbery* with 2 cases, down -33.3% compared to 2025. The fastest-growing crime category was *Possession of weapons* (25.0% YoY). The sharpest decline was *Robbery* (-33.3% YoY).

All Crimes - Denby Dale, ward vs. Kirklees



Birdsedge

### Crime rate per 1000 residents

All crimes	51.4	4/10
Violent crimes	28.8	5/10
Violence and sexual offences	23.0	5/10
Anti-social behaviour	5.8	3/10
Public order	5.4	7/10
Burglary	4.4	9/10
Criminal damage and arson	3.2	3/10
Other theft	2.8	3/10
Vehicle crime	2.3	5/10
Other crime	1.9	7/10
Drugs	1.1	4/10
Shoplifting	1.1	3/10
Possession of weapons	0.3	2/10
Robbery	0.1	1/10
Bicycle theft	0.0	1/10
Theft from the person	0.0	1/10

Values shown per 1,000 residents - May 2025 - Apr 2026

Rating compares this ward to UK peers of the same type.

# 8.1 Crime Prevention Statement

## Designing out Crime

Whilst a parameters plan has been produced for the site the final layout is yet to be concluded and approved for the site, the intention of this security strategy is to provide principles for the design and specification of the proposed development.

## Site Layout

The layout should seek to provide clear distinction between private, semi-private and public spaces.

- Layouts should seek to create **Defensible Space**, through the creation of private and semi-private spaces, by seeking to optimise the passive surveillance available and by restricting ease of access to vulnerable areas.
- Layouts will typically provide semi-private defensible spaces to the fronts of dwellings, with fully private, secure spaces to the rear.
- Care should be taken to minimise rear private spaces abutting public open space.
- The proposed layout should encourage **Natural Surveillance** and minimise the creation of 'dead end' spaces.
- **Safe Permeability** should be created at boundaries between public and semi-private spaces such as front gardens to ensure high visibility from dwelling frontages to encourage natural surveillance.
- Dwelling types and occupancy's levels should be varied throughout the site to help to support suitable levels of 'all day' occupancy.
- Blind gables which adjoin public or semi-public spaces should be avoided, Dual aspect plots can be utilised to ensure passive surveillance.
- Maximising natural surveillance is a fundamental means of discouraging intrusion.
- Dwellings orientated towards access points and routeways will optimise observation.
- Existing and new head rows and plating will be incorporated to help create private rear spaces and stop overlooking of neighbouring dwellings.



Permeable separation between public and semi-private spaces created using boundary fencing and landscaping.

# 8.2 Security Strategy

## Public Space

- Public open spaces shall be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space shall be clearly defined and open spaces must have features which prevent unauthorized vehicular access. Communal open space should not immediately abut residential buildings.
- Vehicle, Cycle and pedestrian routes must be straight, well lit, as wide as possible, and devoid of hiding places. They should be overlooked by surrounding buildings and activities and well maintained to enable natural surveillance along the path and its borders, this includes existing public rights of way and newly created footpaths. Where it is expected that a footpath will be in constant use, it shall be lit in accordance with BS 5489 1:2020
- Vehicular and pedestrian routes shall be designed to ensure that they are visually open, direct, well-used and shall not undermine the defensible space of neighbourhoods. Physical barriers may also have to be put in place where ‘desire’ lines (unsanctioned direct routes) place users in danger, such as at busy road junctions. It is important that the user has good visibility along the route of the footpath.
- Public footpaths should not run to the rear of, and provide access to, gardens, rear yards or dwellings as these have been proven to generate crime.
- Adequate mechanisms and resources must be put in place to ensure its long-term future management, such as landscaping and maintenance.

Public Space and Footpaths to be well lit to BS 5489-1:2020

Dual aspect properties



## Plot Layout / Design

- Semi-private front garden spaces should have clear separation via a visually permeable boundary such as wall or fence at a maximum of 1m high, landscaping should be placed to not obscure the view of the main entrance.
- Side and rear boundary fencing should be a minimum height of 1.8 meters to reduce the risk of crime. Divisional fencing between property gardens should be a minimum height of 1.5 metres.
- Secure lockable gates should be provided to the rear of properties at a minimum high of 1.8m to match the adjacent boundary.
- Parking areas are to be located to be visible from public spaces to achieve passive surveillance and any dwelling with side parking must have a side window providing surveillance of the parking spaces.
- Boundary walls, bins, fuel stores, meter boxes, street furniture, trees, low flat roofs, car ports or balconies shall be designed and located so that they do not provide climbing aids into the property.
- Any utility meters should ideally be located as close to the front elevations as possible so access into secure/private areas is not required to read the meters.
- It is preferable that footpaths are not located at the rear of properties. If they are essential to give access to the rear of properties (such as terrace dwellings) they must be gated. The gates must be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street. Where possible the street lighting scheme shall be designed to ensure that the gates are well-illuminated.

Public open spaces shall be designed to allow natural surveillance from nearby dwellings

Seating to be in line with section 8.20 of Secured by Design – Residential (Homes) guide 2025

The type of fencing and security measures will need to vary to suit the area. A single dedicated entry and exit point will enable parental/guardian control and supervision. Fencing at a minimum height of 1.2m can often discourage casual entry, provide a safe clean play area and reduce damage to the equipment.

## 8.3 Specification

### Dwellings and Specification

- **Approved Document Q** provides a security element into Building Regulations which applies to all new dwellings and creates security requirements in relation to entrance doors, garage doors (where there is a connecting door to the internal dwelling); all ground floor, basement and easily accessible windows and any easily accessible roof-lights. All products used must have been manufactured to a design that has been tested to an acceptable security standard.
- **Door and Window Specifications:** All front, rear and communal entrance doors alongside all ground floor or perceived vulnerable windows; shall be certified and accredited to British Standard PAS24 or similar equivalent and be installed by competent installers in compliance with Approved Document Q.
- Glazing adjacent to doorsets should be placed on the opposite side to the lock to prevent potential access.
- A door chain or opening limiter and door viewer should be provided to all front doorsets.
- **Letter delivery:** Letter plates should have a maximum aperture of 260mm x 40mm and be located to hinder anyone attempting to remove keys with sticks or inset their hands by incorporating a flap.
- External mounted letter boxes should be avoided where possible.
- **Lighting:** Lighting is required to illuminate all elevations containing a doorset, car parking and garage areas and footpaths leading to dwellings and should be operated on a dusk to dawn setting. BS 5489-1:2020 is to be followed for lighting of public spaces.
- Rear gardens should contain motion activated lighting to provide early detection of an intruder.
- **Cycle Storage:** Secure cycle storage should be provided to the rear of properties.
- **Design out Climbing Aids:** Preventing easy access onto the roof of the buildings or upper-level openings should be considered during the design phase of the development. Rainwater pipes can be used as climbing aids and should be either square or rectangular in section, flush fitted against the wall or ideally contained within a wall cavity or covered recess. Over door canopies can be used as climbing aides to upper floor windows, so these should be avoided, or be of pitched design.
- **Alarm Systems:** If wired or wireless intruder alarm systems are to be incorporated within the development then the system should aim to be dual technology and comply with BS EN 50131

## Secured by Design



## Police Preferred Specification



## 9.0 Further References

[South Pennine Moors SPA/SAC Planning Framework SPD | Bradford Council](#)

[Google Maps](#)

[Conservation area maps and appraisals | Kirklees Council](#)

[Birdsedge.co.uk](#)

[HistoricEngland.org.uk](#)

[British Listed Buildings](#)

[Welcome to Denby Dale Parish Council - Denby Dale Parish Council](#)

[Town and Village Guide - Birds Edge in West Yorkshire - United Kingdom](#)

[Validation Requirements for the Submission of Planning Applications](#)