



# Paddock Road, Kirkburton.

## Building for a Healthy Life Assessment

On Behalf of Persimmon, West Yorkshire  
October 2026



# Building for a Healthy Life

## Introduction

This statement has been prepared by Pegasus group on behalf of Persimmon Homes to provide a professional assessment of residential development on land at Paddock Road, Kirkburton.

Building for a Healthy Life (BHL) is a design code to help improve the design of new and growing neighbourhoods. It has been created for use by a range of stakeholders, including local communities, local councillors, developers and local authorities. This allows them to focus on the factors that are most important in helping create good places to live.

Building for a Healthy Life is organised across three key themes, covering 12 considerations for high quality design and place-making. These 12 considerations are effective when discussed at the start of the design process, helping to set high standards of design from the beginning, providing good design that has emerged through time, thought and consideration of the design process.

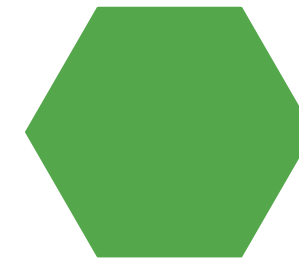
Building for a Healthy Life is a design process structure rather than a scoring system. Examples of good practice are highlighted by a green light, whilst poor practice is highlighted with a red light and must be reconsidered. An amber light is assigned when there is potential to rethink and redesign that particular aspect in order to achieve a more positive outcome. However in some cases an amber light cannot be avoided due to circumstances beyond the control of the local authority of developer.

This Building for a Healthy Life Assessment has been prepared in support of an Outline Planning Application. The assessment has therefore considered the Development Framework Plan, parameter plans, access proposals and illustrative masterplan rather than detailed architectural or landscape design. Future Reserved Matters applications will demonstrate how the detailed proposals accord with the placemaking principles established by the outline permission and Design & Access Statement.

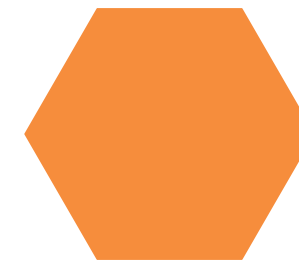
*The objective of the assessment is to:*

- » **Secure as many 'green' lights as possible**
- » **Minimise the number of 'amber' lights**
- » **Avoid 'red' lights**

*The more green lights secured, the better the proposed development will be.*



Green : the proposal performs well against the consideration. A green light allows you to move forward.



Amber : performance varies — strong in some places, weaker in others. An amber light signals where further work is needed to turn it green.



Red : the proposal performs poorly and the issue is fundamental. A red light is a clear warning — a prompt to pause, rethink and rework the proposals.



# Building for a Healthy Life

## Integrated neighbourhoods assessment

PARTIAL COMPLIANCE/  
SCOPE FOR IMPROVEMENT

NO COMPLIANCE/  
REDESIGN REQUIRED



FULL COMPLIANCE

### 1. Natural connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» Existing hedgerows, dry stone walls, mature trees and Public Right of Way KIR/70/10 have informed the Development Framework Plan.</li><li>» Green corridors are proposed along the western boundary and through the centre of the site, creating connections between public open spaces and surrounding landscape features.</li><li>» Existing vegetation and higher-quality trees will be retained where practicable and integrated within the green infrastructure framework.</li><li>» Biodiversity enhancements, habitat creation and SuDS features can be incorporated within the proposed green corridors and open spaces.</li><li>» Future Reserved Matters applications will establish the detailed design of ecological enhancements and green infrastructure.</li></ul> |

### 2. Getting around

Short trips of up to three miles can be easily made on foot or by bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The site benefits from a sustainable location on the edge of Kirkburton with access to schools, local facilities and public transport services.</li><li>» A single point of access is proposed from Moor Lane, creating a clear and legible point of arrival.</li><li>» Existing bus stops on Paddock Road are located within easy walking distance of the site and provide connections to Huddersfield and Denby Dale.</li><li>» Existing Public Rights of Way, including KIR/70/10, are retained and incorporated into the movement network.</li><li>» The Development Framework Plan includes a circular pedestrian route around the site with connections to the wider village and surrounding countryside.</li><li>» Pedestrian and cycle links are proposed to connect residents with Gregory Playing Fields, local facilities and existing routes.</li></ul> |

### 3. Facilities, services and stewardship

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The site is located within walking distance of shops, schools, healthcare facilities, public transport and community facilities within Kirkburton.</li><li>» Gregory Playing Fields, tennis courts and recreation facilities are located immediately adjacent to the site.</li><li>» A network of attractive walking routes is proposed throughout the development, including the central green corridor and perimeter paths, connecting residents to Gregory Playing Fields, surrounding Public Rights of Way and local facilities within Kirkburton.</li><li>» Public open spaces are integrated throughout the Development Framework Plan to support recreation and community activity.</li><li>» The development is intended to function as a natural extension to Kirkburton rather than a standalone neighbourhood.</li><li>» Long-term stewardship of green infrastructure, public open space and communal landscape features will be secured through future management arrangements.</li></ul> |

### 4. Homes for everyone

A range of homes that meet local community needs.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The outline application seeks permission for up to 160 dwellings capable of accommodating a range of household sizes and needs.</li><li>» The Development Framework Plan is capable of accommodating a range of dwelling typologies including terraced, semi-detached and detached homes.</li><li>» Affordable housing will be provided across the development, with provision proposed at 15% above the minimum policy requirement.</li><li>» The site's accessible location allows future residents to access local services, schools and recreation opportunities without reliance on the private car.</li><li>» Detailed housing mix, tenure distribution and affordable housing provision will be established through Reserved Matters applications.</li></ul> |

# Building for a Healthy Life

## Distinctive places assessment

PARTIAL COMPLIANCE/  
SCOPE FOR IMPROVEMENT

NO COMPLIANCE/  
REDESIGN REQUIRED



### 5. Making the most of what's there

Understand and respond to the site and its requirements by allowing time for well considered design.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The Development Framework Plan responds directly to the site's sloping landform, existing vegetation, dry stone walls and wider landscape setting.</li><li>» Existing dry stone walls have informed the location of green corridors and public open spaces.</li><li>» Mature trees and landscape features are incorporated within the proposed green infrastructure network where practicable.</li><li>» A substantial green corridor along the western edge provides a landscape buffer to existing residential properties at Public Right of Way KIR/70/10 and Gregory Playing Fields, helping to integrate the development into its surroundings.</li><li>» Development responds to the setting of the adjacent Grade II listed farmhouse through landscape buffers and separation distances.</li><li>» Key views, topography and existing site features have influenced the evolution of the framework plan.</li></ul> |

### 6. A memorable character

Creating places that are memorable.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The proposals draw upon the landscape character and architectural context of Kirkburton.</li><li>» A tree-lined entrance boulevard from Moor Lane establishes a strong sense of arrival. Existing landscape features, green corridors and open spaces create a distinctive framework for future development.</li><li>» Character areas have been identified to respond to the site's edges and central green corridor.</li><li>» The arrangement of streets, open spaces and landscape features creates opportunities for memorable views and focal points.</li><li>» Retained and proposed dry stone walls form an important part of the site's identity, reinforcing local distinctiveness and helping to create memorable streets, spaces and landscape edges.</li></ul> |

### 7. Well defined streets and spaces

Creating a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» Development parcels are structured around a clear hierarchy of streets, shared surface routes, private drives and public open spaces.</li><li>» The framework promotes outward-facing development, ensuring streets, green corridors and public open spaces are overlooked and benefit from natural surveillance.</li><li>» A central green corridor and perimeter landscape buffers form key structuring elements within the development, helping to define spaces and reinforce local character.</li><li>» Existing and proposed dry stone walls, tree planting and green infrastructure help create well-defined streets and spaces throughout the site.</li><li>» Boundary treatments will be used to clearly distinguish public and private spaces and contribute to a coherent streetscape.</li><li>» The proposed framework establishes a strong relationship between built form, landscape and public realm.</li></ul> |

### 8. Easy to find your way around

Use legible features to help people find their way around a place.

| Score | Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"><li>» The principal access from Moor Lane provides a clear point of entry into the development.</li><li>» The proposed tree-lined avenue establishes a strong movement spine through the site. Existing landscape features and open spaces assist with orientation and wayfinding.</li><li>» The central green corridor and perimeter walking routes provide a clear and legible structure.</li><li>» Key vistas and focal buildings can be incorporated through future Reserved Matters applications.</li></ul> |

# Building for a Healthy Life

## Streets for all assessment

PARTIAL COMPLIANCE/  
SCOPE FOR IMPROVEMENT

NO COMPLIANCE/  
REDESIGN REQUIRED



FULL COMPLIANCE

### 9. Healthy streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

| Score | Key Points |
|-------|------------|
|-------|------------|

- 
- » Walking and cycling are supported through connections to existing Public Rights of Way and village facilities.
  - » Green infrastructure is integrated throughout the movement network and public realm. Shared surface streets around key public spaces can promote pedestrian priority.
  - » Opportunities exist for street trees, landscape planting and attractive walking routes throughout the site.
  - » The framework promotes active lifestyles through connections to Gregory Playing Fields, open spaces and recreational routes.

### 10. Cycle and car parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well designed streets will also provide sufficient and well integrated car parking.

| Score | Key Points |
|-------|------------|
|-------|------------|

- 
- » The Development Framework Plan demonstrates sufficient capacity to accommodate parking alongside landscape and placemaking objectives.
  - » Lower density edge parcels and larger family housing areas provide flexibility for on-plot parking solutions.
  - » Opportunities exist to provide convenient cycle storage throughout the development. Parking can be integrated alongside tree planting, landscaping and public realm improvements.
  - » Detailed parking layouts, cycle storage and EV charging infrastructure will be developed through Reserved Matters applications.

### 11. Green and blue infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key player in achieving the net gain in biodiversity sought by the 2020 environment bill.

| Score | Key Points |
|-------|------------|
|-------|------------|

- 
- » Green infrastructure is a defining element of the Development Framework Plan, integrating landscape, movement and drainage throughout the Site.
  - » Existing trees, hedgerows and drystone walls will be retained where practicable and incorporated within a network of green corridors and public open spaces that support biodiversity, recreation and local character.
  - » A western green corridor will provide a landscape buffer to Public Footpath KIR/70/10 and Gregory Playing Fields, whilst a central green corridor and informal orchard will create a focal feature within the development. The landscape framework has also been designed to support active travel by integrating pedestrian and cycle routes with green infrastructure.
  - » Surface water runoff will be managed through a sustainable drainage strategy incorporating attenuation storage and flow control measures. Infiltration drainage has been discounted following site-specific testing and surface water will discharge at a restricted rate to the existing surface water sewer network. The detailed drainage strategy will be developed through the discharge of planning conditions and may incorporate permeable paving and other appropriate SuDS features where feasible.
  - » Together, these measures will support biodiversity, visual amenity and long-term climate resilience.

### 12. Back of pavement, front of home

Garden cities, towns and suburbs use hedges to define public and private spaces, helping to create characterful and bio-diverse places. The space between the back of the pavement and the face of buildings has a significant impact of the quality of a place, Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

| Score | Key Points |
|-------|------------|
|-------|------------|

- 
- » The framework promotes active frontages onto streets, green corridors and areas of public open space.
  - » Development parcels are arranged to provide natural surveillance of the public realm.
  - » Character area principles establish a framework for attractive frontage design and boundary treatments.
  - » Detailed frontage treatments, refuse storage and boundary design will be determined through future Reserved Matters applications.



**Office Location**  
5th Floor (East)  
Capitol  
Russell Street  
Leeds  
LS1 5SP  
leeds@pegasusgroup.co.uk

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@pegasusgroup

  
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