



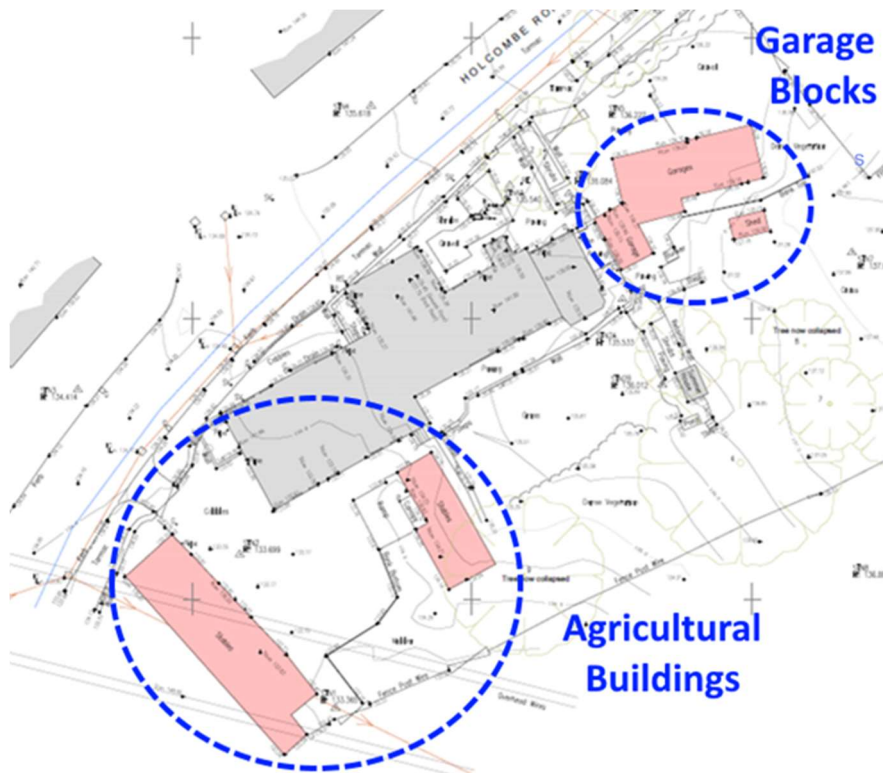
**REPLACING EXISTING BUILDINGS AT
BROOKHOUSE FARM
VISUAL IMPACT ASSESSMENT**

Introduction

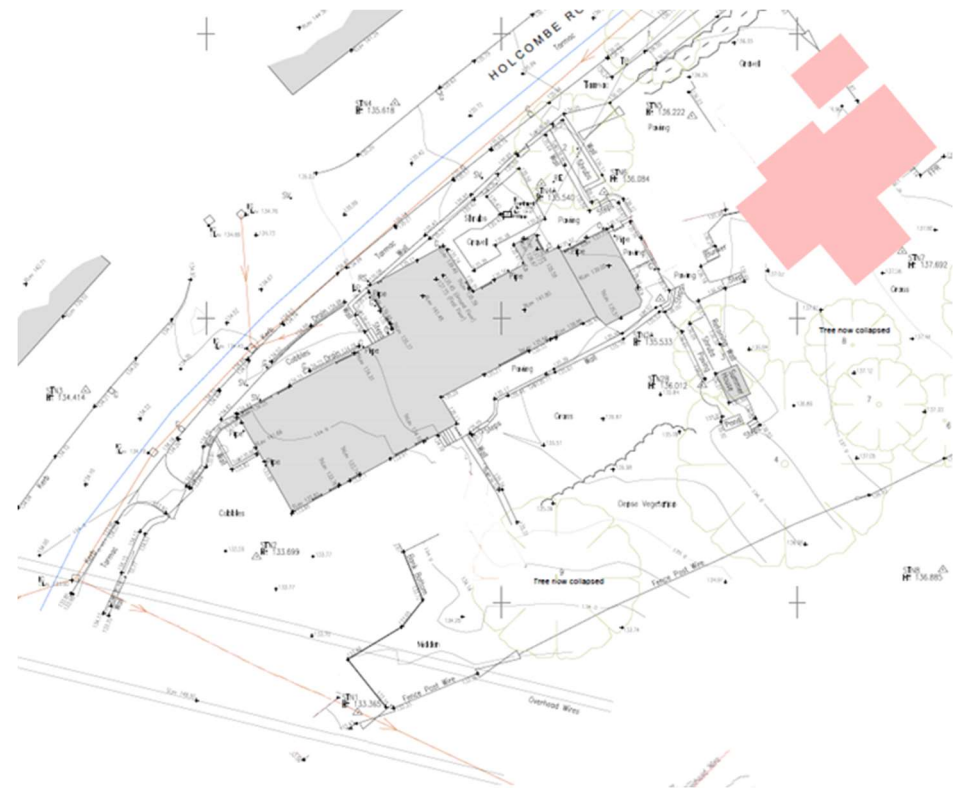
The proposal will remove a series of 5 buildings (garage blocks and dilapidated former agricultural buildings), to be replaced by a single low-built house of traditional stone construction echoing the design features of the adjacent farmhouse and barn. The new dwelling will be situated on the site of the existing garage blocks within a defined development curtilage.

This document presents an assessment of the visual impact of the existing dilapidated agricultural buildings and garage blocks (all proposed for removal) and proposed new property, from all surrounding highway / footpath aspects.

Buildings to be removed

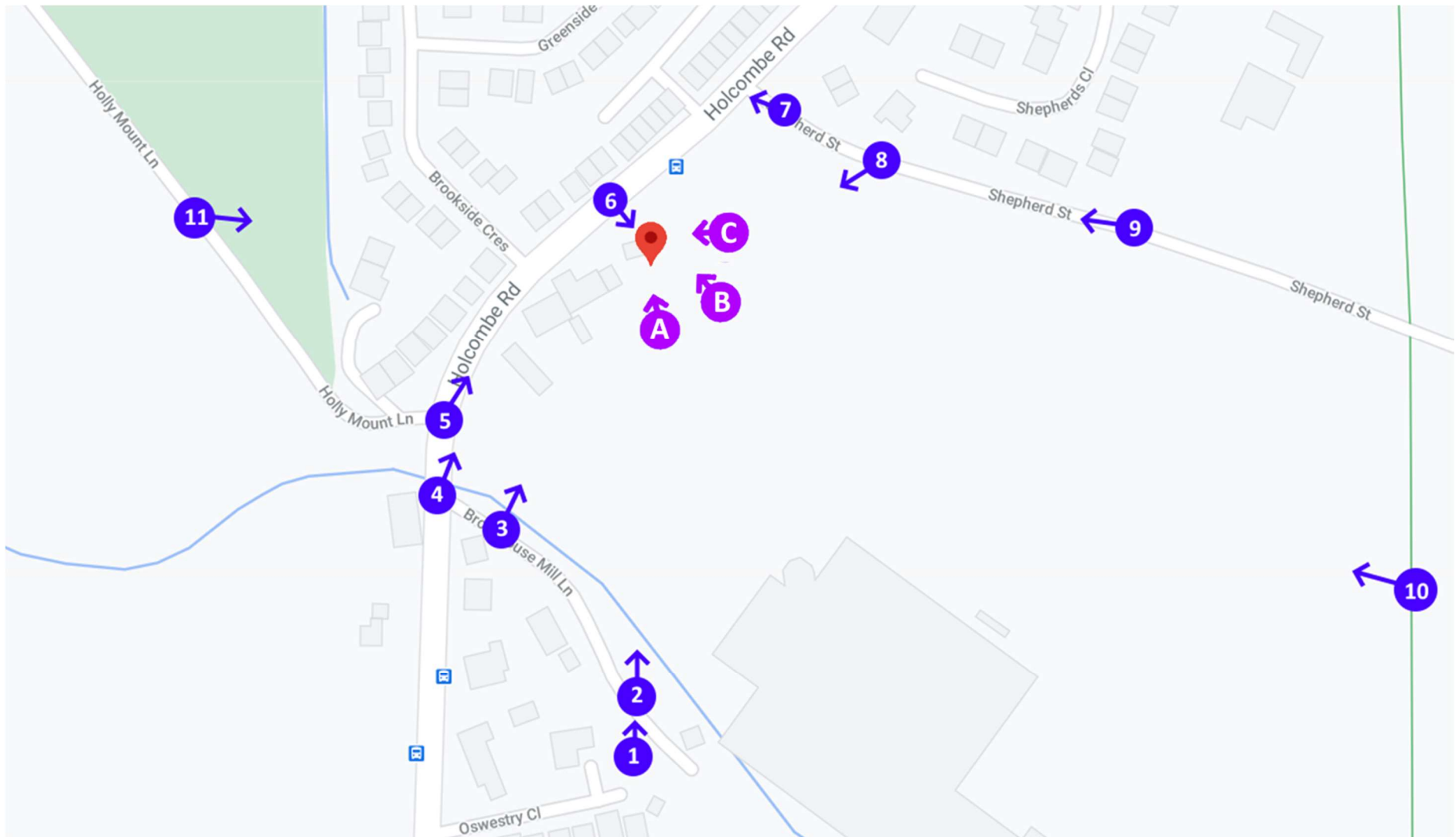


Replacement property



Assessment Sites

The visual impact from all surrounding footpaths and roads has been considered with 11 vantage points assessed, as follows:



Assessment Sites – Summary Findings

The visual impact from the 11 vantage points can be summarised as follows:

Visual impact colour coding and scores:

No visual impact (0)

Partial visibility (1)

Full visibility (2)

Assessment site	Buildings to be removed		Replacement Property
	Agricultural Buildings	Garage Blocks	
1			
2	1		
3	1		
4			
5	2		
6		1	1
7			
8			
9			
10			
11			
	4	1	1

The net visual impact of the proposed scheme can be considered beneficial, with the replacement property (visual impact score 1) having a lesser visual impact than the buildings to be removed (total visual impact score 5).

Assessment No. 1 – Footpath from Quakers Field to Brookhouse Mill Lane

A narrow pedestrian public footpath descends from Quakers Field to Brookhouse Mill Lane with restricted views. The site is situated in a Northerly direction.



Buildings to be removed

- Agricultural Buildings at a distance of c.160m are not visible
- Garage Blocks at a distance of c.200m are not visible

Replacement property

- Replacement property at a distance of c.200m is not visible

Assessment No. 2 – Brookhouse Mill Lane at Cormar Carpets entrance

Brookhouse Mill Lane is an unadopted road adjacent to the Kirklees Brook river and predominantly provides site access to the Cormar Carpets factory, as well as serving as a public footpath. The site is situated in a Northerly direction with adjacent mature trees on the river bank.



Buildings to be removed

- Agricultural Buildings located at a distance of c.150m are clearly visible
- Garage Blocks at a distance of c.190m are obscured by trees / mature hedgerows / dense vegetation (see proposed development / garage block perimeter vantages A, B and C, from private land)

Replacement property

- Replacement property situated at a distance of c.190m is obscured by trees / mature hedgerows / dense vegetation on the development curtilage perimeter (see proposed development / garage block perimeter vantages A, B and C, from private land)

Assessment No. 3 – Brookhouse Mill Lane towards Holcombe Road

Brookhouse Mill Lane is an unadopted road adjacent to the Kirklees Brook river and predominantly provides site access to the Cormar Carpets factory, as well as serving as a public footpath. The site is situated in a North-Easterly direction with adjacent mature trees on the river bank.



Buildings to be removed

- Agricultural Buildings located at a distance of c.60m are clearly visible
- Garage Blocks at a distance of c.120m are obscured by trees / mature hedgerows / dense vegetation (see proposed development / garage block perimeter vantages A, B and C, from private land)

Replacement property

- Replacement property situated at a distance of c.120m is obscured by trees / mature hedgerows / dense vegetation on the development curtilage perimeter (see proposed development / garage block perimeter vantages A, B and C, from private land)

Assessment No. 4 – Holcombe Road at junction of Brookhouse Mill Lane

Holcombe Road is a 30mph adopted road from Tottington to Holcombe Brook. The site is situated in a North-Easterly direction.



Buildings to be removed

- Agricultural Buildings located at a distance of c.50m are obscured by trees and not visible
- Garage Blocks at a distance of c.120m are not visible

Replacement property

- Replacement property at a distance of c.120m is not visible

Assessment No. 5 – Holcombe Road at junction of Holly Mount Lane

Holcombe Road is a 30mph adopted road from Tottington to Holcombe Brook. The site is situated in a North-Easterly direction.



Buildings to be removed

- Agricultural Buildings located at a distance of c.30m are clearly visible with open road frontage
- Garage Blocks at a distance of c.100m are not visible

Replacement property

- Replacement property at a distance of c.100m is not visible

Assessment No. 6 – Holcombe Road adjacent to garage block site

Holcombe Road is a 30mph adopted road from Tottington to Holcombe Brook. The site is situated in a South-Easterly direction.



Buildings to be removed

- Agricultural Buildings located at a distance of c.65m are not visible
- Garage Blocks at a distance of c.25m are broadly obscured by mature hedge rows / vegetation

Replacement property

- Replacement property at a distance of c.25m is broadly obscured by mature hedge rows / vegetation

Assessment No. 7 – Shepherd Street towards Holcombe Road

Shepherd Street is an unadopted road primarily used as a public footpath. At this position, Shepherd Street is elevated with respect to the South-Westerly located site and is lined with mature hedgerows of height circa 1.8m.



Buildings to be removed

- Agricultural Buildings located at a distance of c.135m are not visible
- Garage Blocks at a distance of c.70m are not visible

Replacement property

- Replacement property at a distance of c.70m is not visible

Assessment No. 8 – Shepherd Street at field gate

Shepherd Street is an unadopted road primarily used as a public footpath. At this position, Shepherd Street is elevated with respect to the South-Westerly located site and is lined with mature hedgerows of height circa 1.8m. The hedgerow opening at the field gate presents a Southerly view.



Buildings to be removed

- Agricultural Buildings located at a distance of c.150m are not visible
- Garage Blocks at a distance of c.85m are obscured by trees / mature hedge rows and vegetation (see proposed development / garage block perimeter vantages A, B and C, from private land)

Replacement property

- Replacement property at a distance of c.85m is obscured by trees / mature hedgerows / dense vegetation on the development curtilage perimeter (see proposed development / garage block perimeter vantages A, B and C, from private land)

Assessment No. 9 – Shepherd Street towards Kirklees Trail

Shepherd Street is an unadopted road primarily used as a public footpath. At this position, Shepherd Street is elevated with respect to the Westerly located site and is lined with mature hedgerows of height circa 1.8m.



Buildings to be removed

- Agricultural Buildings located at a distance of c.280m are not visible
- Garage Blocks at a distance of c.240m are not visible

Replacement property

- Replacement property at a distance of c.240m is not visible

Assessment No. 10 – Kirklees Trail

The Kirklees Trail footpath and cycle way connects Greenmount to Bury. The site is situated in a Westerly direction with adjacent mature trees, hedgerows and vegetation lining the Kirklees Trail.



Buildings to be removed

- Agricultural Buildings located at a distance of c.345m are not visible
- Garage Blocks at a distance of c.320m are not visible

Replacement property

- Replacement property at a distance of c.320m is not visible

Assessment No. 11 – Holly Mount Lane towards Whipney Lane

Holly Mount Lane is an unadopted private road and also serves as a public footpath. The site is situated in an Easterly direction across Greenmount Golf Course and on the far side of an existing housing development.



Buildings to be removed

- Agricultural Buildings located at a distance of c.140m are not visible
- Garage Blocks at a distance of c.175m are not visible

Replacement property

- Replacement property at a distance of c.175m is not visible

Private Land – Proposed Development / Garage Block Perimeter Vantages

Perimeter vantage A



Perimeter vantage B



Private Land – Proposed Development / Garage Block Perimeter Vantages

Perimeter vantage C

