

Preliminary Landscape Visual Assessment

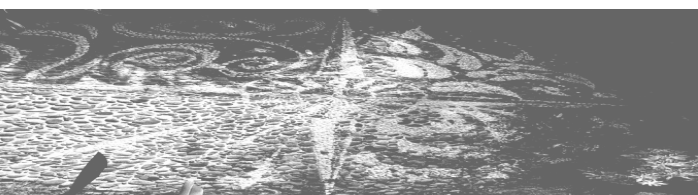
For Land Adjacent to Glebe Farm, St Endellion, Cornwall, Cornwall PL29 3TP



(to be read with: 'Appendices- Landscape & Visual Assessment Study For Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP Westley Design Ltd. 21 05 2023 rev 1 17 06 2023
Appendix 1. Illustrations & Figures from Report; 1 – 13.
Appendix 2. Photo Record- Viewpoints; 1 - 23)
&
Access Planning and Design Ltd.'s Heritage Impact Assessment (23 04 2025),
&
St. Endellion Village Planning Study - For Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP
Westley Design Ltd. 21 05 2023a rev1-17 06 2023

Produced for:
Clerk to the Parish Council)- St. Endellion Parish Council, 10 Silvershell Road, Port Isaac,
Cornwall PL293SN.

Date: May 21st, 2023 rev1– 17 06 2023



...wellbeing by design

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**Preliminary Landscape Visual Assessment Report-
For Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP
Grid Reference (site centre point) SW99895 78771**

**Produced for: Clerk to the Parish Council)- St. Endellion Parish Council—10 Silvershell Road, Port Isaac, Cornwall PL29 3SN.
Date: May 21st, 2023. rev1– 17 06 2023**

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Preliminary Landscape Visual Assessment

1. Introduction

The Commission, Document Control & Disclosure

- Westley Design Ltd. were commissioned in February 2023 by Mrs. Beth Kendall (Clerk to the Parish Council- St. Endellion Parish Council), (the client) to prepare a Preliminary Landscape and Visual Appraisal (LVA) for a proposed mixed-use development, including employment, mixed use and residential development, with related infrastructure and landscape context (the development) at Land Adjacent to Glebe Farm, St Endellion, Cornwall (the site).
- The report was prepared, and appraisal undertaken, by Michael Westley CMLI, Chartered Landscape Architect & Director at Westley Design Ltd.
- The report will be produced to comply with current standards as set out in “Guidelines for Landscape & Visual Impact Assessment” Third Edition, produced by Landscape Institute and Institute of Environmental Management & Assessment” 2013.
- The proposed development is supported in principle by the St. Endellion (adopted) Neighbourhood Development Plan.
- The preliminary LVA will help inform the design aspects of the scheme and project planning decision-making. Document Control
- The landscape appraisal was undertaken, and Michael Westley CMLI, Landscape Architect and Director of Westley Design Ltd. have prepared this Preliminary LVA report.
- The opinions expressed in this document and the findings presented represent a professional and objective analysis of the landscape appraised and of its legislative framework.
- This report has been prepared for the use of the client (see above) for the purpose as stated above and may not be used for purposes other those originally intended. This report or any part of its contents, may not be copied, altered, revised or in any way used by anyone without the express permission of Westley Design Ltd.

Scope of the Preliminary Landscape and Visual Appraisal

This preliminary appraisal will be prepared for the purpose of identifying those aspects of the site’s landscape and visual context that may form a constraint on development or provide an opportunity for enhancement. The LVA is presented as a three-part report as follows:

1.2.1 Policy and Designations

Examining planning policy and designated assets in the study area to inform the LVA and determine constraints defined by these topics as well as ascertaining value that may apply to certain landscape and visual attributes in the study area. (For the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- Access Planning and Design Ltd. ‘s Heritage Impact Assessment (23 04 2025)

1.2.2 Baseline

Landscape and Visual Resources – providing a description of the site, study area and key landscape and visual receptors likely to experience effects resulting from development of the site for residential purposes.

1.2.3 Baseline Analysis - Constraints and Opportunities

Constraints and Opportunities – outlining key findings of the desk study and site work, outlining key constraints and opportunities in relation to key landscape and visual receptors. This will include the implications of the relationship of the site to the visible presence in the Site’s landscape context of the following:

Public Highways, Public Rights of Way and other Public Realm spaces,
water features such as streams and ponds,
significant vegetation and landscape structures such as woodland and hedgebanks,
significant Landscape Designations, such as Area of Outstanding Natural Beauty (AoNB), and Heritage Coast
Wildlife and other environmental designations, such as Local Nature Reserves (LNR)

- Heritage assets- (N.B. for the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- Access Planning and Design Ltd. ‘s Heritage Impact Assessment (23 04 2025) Such as Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. Listed Buildings.
- N.B. Heritage Assets on the site comprise Grade II listed Trehavorock House and Community Assets: Stone Barn and Glebe Farm.
- N.B. Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endellion, Grade II listed St. Endellion Rectory, Grade II listed Trehavorock Cottage and Community Asset, St. Endellion Hall. Together these comprise the ‘Church town’ of St. Endellion.
- All of the above features will be considered only where a clear visual relationship with the site and its potential development is established.

1.3 Methodology (See Also Appendix 4)

The LVA structure, methodology and the production of Views for visual analysis follows industry standard guidance set out in the Guidelines or Landscape and Visual Impact Assessment in relation to the collection and presentation of baseline information and the identification of key receptors. The report is accompanied by a series of illustrations, figures and photographs that illustrate the site. Figures included are set out below and are provided in the Appendices of this report:

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Figure 2- StE 23 M1 0102 Landscape Designations 21 05 2023 Westley Design Ltd

Figure 3- StE 23 M1 0103 Historic Landscape Character 21 05 2023 Westley Design Ltd

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Site appraisal photography has been used to illustrate the site from a series of Viewpoints to illustrate how the site is viewed from within its immediate and wider landscape context. The location of site appraisal photographs and viewpoints are identified on the Site Appraisal Plan and Visual Context Plan and in the photo record Appendix.

1.4 Consultation

TBC.

1.5. Sources of Information/ references

‘Landscape Receptors’ and ‘Visual Receptors’ were identified by review and analysis from the following information:

- OS base mapping
- www.magic.gov.uk – national landscape designations and character areas
- <https://www.cornwall.gov.uk/environment-and-planning/planning-policy/> adopted-plans local landscape designations, character areas and planning policy context.
- Historic Landscape Character Areas (Cornwall Council, 2008)
- National Character Area descriptions, full National Character Area profiles can be found on the Government website.
- LCA35 Kellan Head to Millook Haven Coast (https://map.cornwall.gov.uk/reports_landscap_chr/areaCA35.pdf)
- St. Endellion Neighbourhood Plan 2019-2030 (April 2019).
- <https://www.google.com/earth/index.html>
- Guidelines for Landscape and Visual Impact Assessment. Third Edition. Landscape Institute and Institute of Environmental Management & Assessment. Routledge. April 2013.

2.0 LVA (Preliminary Landscape Visual Assessment) Executive Summary

2.1 The Site Location and Study Area - Location & Description of Landscape Components.

- a. A study area was set at 4km radius to ascertain the presence of landscape designations, landscape character areas and visual receptors within the surrounding landscape context surrounding the site. This was determined through a scoping analysis of site visibility in the landscape, related to the prominence of the site, its visual watershed, and the likely scale and typology of the proposals.
- b. The location of the site and study area is identified on Figure 1 Site Location Plan. It comprises a cluster of existing buildings comprising part of the 'Church-town' Character Area of St. Endellion hamlet, situated to the east of the minor road to Port Quin, which road runs to the east of the Church Glebe and Village Hall, immediately to the north of the B3314 road.
- c. This cluster of existing buildings on the site comprises an area of 1.066 Ha., containing single and two storey buildings (residential, agricultural, social and small business uses), and the yards and access infrastructure surrounding them.
- d. The buildings and structures of the Character Area range widely in terms of heritage value and materiality, and are strongly connected, visually and historically to the significant Heritage Asset/ Listed Building of St. Endellion Church. Heritage Assets on the site comprise Grade II listed Trehavorock House and Community Assets Stone Barn, and Glebe Farm. Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed St. Endellion Rectory, Grade II listed Trehavorock Cottage & Community Asset, St. Endellion Hall.
- e. The buildings at the north-eastern corner of the site comprise late 20th Century / early 21st Century agricultural barns and workshops of no intrinsic heritage value, but with high prominence within the local landscape context.
- f. The buildings within the Character Area as a whole, including the Site area comprise part of a powerfully recognisable landscape feature, combining with the Church itself and the mature trees of the Churches Glebe and graveyard space, when observed from the landscape context to the north and east of the site.
- g. The majority of the site comprises three agricultural fields located to the north and (mostly) to the east of the aforementioned buildings comprising an area of 5.326 Ha. The fields (See Site plan) are located immediately to the north of the B3314 road, and slope gently down toward the north / northeast, (except for the limited plateau area of level ground, adjacent to the buildings cluster, which has been created by recent infilling). The fall across the site down from the southern to the northern boundary averages an 8m fall across the average width of the site of circa 130m, from an average of 124m AMSLN to an average low point of 116m AMSLN.
- h. The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m:
 - The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing.
 - The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.
 - The hedgebanks along the northern Site boundary comprise a 'Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the 'Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5 – 2.00 metres below adjacent Site levels on its northern boundary.
 - The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

2.2 The Site Context - Landscape Visibility Characteristics- Summary

- a. Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.
- b. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.
- c. To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,
- d. To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Trelights and beyond to Port Quin.
- e. Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.
- f. The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.
- g. This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 at Pendoggett.
- h. A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.
- i. The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.
- j. The implications for the prominence of new built forms on the Site landform needs to be tested by modelling.

(see overleaf)

Figure 8- StE 23 M1-08-21/05/2023 Site Appraisal Plan- 21 05 2023 Westley Design Ltd.

Figure 10– Landscape Visual Amenity Context- View A-

Figure 11– Landscape Visual Amenity Context- View B-

Figure 12- Landscape Visual Amenity Context- View C-

Figure 13- Landscape Visual Amenity Context- View D-



KEY- Site Analysis

- Study Area/ Proposals Area
- Character Area
- Settlement Boundary
- Listed Buildings (see Listing)
- Non-Listed Buildings- residential/ community
- Non-Listed Buildings- agricultural/ commercial
- Larger tree (approximate location and size)
- Vegetated Cornish hedgebank and scrub woodland
- B3314 Public Highwayway
- Unmettled track, car park, footpath path or other hard surfacing
- Gated / open Site access
- Agricultural field / grazing
- Small watercourse/ springs
- LVA Viewpoint photograph locations (see Reference to supporting information)
- Site Context Appraisal photographs (see Reference to supporting information)
- Open views in to Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Filtered views into Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Open elevated views out from Site across Public Highways, Landscape Designations, PRoW & private dwellings
- Public Rights of Way (PRoW)
- Most visible area of Site seen from majority of viewpoints surveyed in LVA. Note: that views from PRoW's on boundaries are generally filtered by the interposition of vegetated Site boundary hedgebanks.

The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.

To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.

To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,

To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Treights and beyond to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.

The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.

This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett.

A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.

The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.

The Site Boundaries & Access- Summary

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m. The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing. The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

The hedgebanks along the northern Site boundary comprise a Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5-2.00 metres below adjacent Site levels on its northern boundary.

The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.

The existing Site includes the junction of the Minor Road to Treights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.

Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.

Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 "Land at Glebe Farm, St Endellion- Landscape Visual Assessment on behalf of: St Endellion Parish Council"- May 2023 - Westley Design Ltd.
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

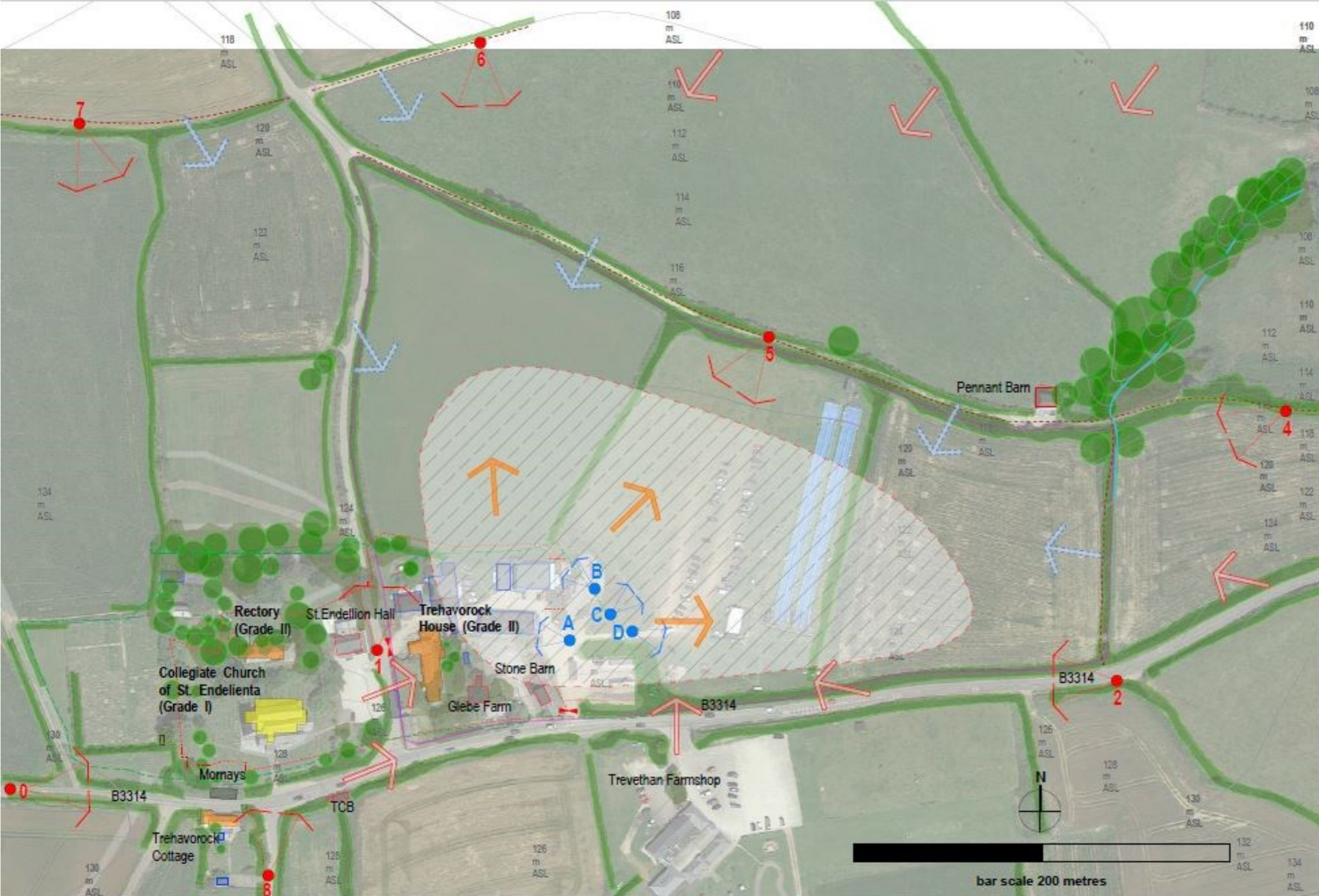
St. Endellion Village Planning Study Site Appraisal

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN.
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: SHE 23 M1-08-21/05/2023
 Rev. no.: rev-1-17 06 2023



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KEY Site Analysis

- Study Area/ Proposals Area
- Character Area
- Settlement Boundary
- Listed Buildings (see Listing)
- Non-Listed Buildings- residential/ community
- Non-Listed Buildings- agricultural/ commercial
- Larger tree (approximate location and size)
- Vegetated Cornish hedgebank and scrub woodland
- B3314 Public Highwayway
- Gated / open Site access
- Small watercourse/ springs
- LVA Viewpoint photograph locations (see Reference to supporting information)
- Site Context Appraisal photographs (see Reference to supporting information)
- Open views in to Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Filtered views into Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Open elevated views out from Site across Public Highways, Landscape Designations, PRoW & private dwellings
- Public Rights of Way (PRoW)
- Most visible area of Site seen from majority of viewpoints surveyed in LVA. Note: that views from PRoW's on boundaries are generally filtered by the interposition of vegetated Site boundary hedgebanks.

The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.

To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.

To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,

To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Treights and beyond to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.

The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.

This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett.

A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.

The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.

The Site Boundaries & Access- Summary

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m. The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing. The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

The hedgebanks along the northern Site boundary comprise a Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5-2.00 metres below adjacent Site levels on its northern boundary.

The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.

The existing Site includes the junction of the Minor Road to Treights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.

Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.

Reference to supporting documentation:

Please refer to the following documentation when reading this drawing:

- "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "Appendix Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 06 2023
- "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Site Appraisal- Aerial

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN.
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: SHE 23 M1-08a-21/05/2023
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Landscape & Visual Amenity- Context Analysis VIEW A

Site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions are referred to as landscape receptors. Users of landscapes which would be affected by changes to their views and visual amenity are referred to as visual receptors.



View A- Looking west from within Site location, from eastern edge buildings group, west across the St. Endellion "Churchown" area of site

Elements of a cluster of existing buildings comprising part of the "Church-town" Character Area of St. Endellion hamlet, situated to the east of the minor road to Port Quin, which road runs to the east of the Church Glebe and Village Hall, immediately to the north of the B3314 road.

This cluster of existing buildings on the site comprises an area of 1.066 Ha., containing single and two storey buildings (residential, agricultural, social and small business uses), and the yards and access infrastructure surrounding them.

The buildings and structures of the Character Area range widely in terms of heritage value and materiality, and are strongly connected, in both visual terms and historically to the significant Heritage Asset/ Listed Building of St. Endellion Church (1). Heritage Assets on the site comprise Grade II listed (2) Trehavorock House and Community Assets Stone Barn, and Glebe Farm. Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed St. Endellion Rectory (3), Grade II listed Trehavorock Cottage and Community Asset, St. Endellion Hall.

The buildings at the north-eastern corner of the site comprise late 20th Century / early 21st Century agricultural barns and workshops of no intrinsic heritage value, but with high prominence within the local landscape context (4).

The buildings within the Character Area as a whole, including the Site area comprise part of a powerfully recognisable landscape feature, combining with the Church itself and the mature trees of the Churches Glebe and graveyard space, when observed from the landscape context to the north and east of the site.

Reference to supporting documentation:

Please refer to the following documentation when reading this drawing:
 Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
 Appendix Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
 St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP Westley Design Ltd. 21 05 2023
 Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of St Endellion Parish Council - April 2023- Access Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Landscape & Visual Amenity- Context Analysis View A

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN.
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Figure 10 Location Landscape Visual Amenity Context- View A- (c) Crown Copyright and database rights 2023. Ordnance Survey Not to Scale:



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Landscape & Visual Amenity- Context Analysis VIEW B

Site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions are referred to as landscape receptors. Users of landscapes which would be affected by changes to their views and visual amenity are referred to as visual receptors .



Figure 10 Location Landscape Visual Amenity Context- View B-
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View B- Looking northwest from eastern edge buildings group, across recent agricultural / workshop buildings within the St. Endellion "Churchown" area of site.

Elements of a cluster of existing buildings comprising part of the "Church-town" Character Area of St. Endellion hamlet, situated to the east of the minor road to Port Quin, which road runs to the east of the Church Glebe and Village Hall, immediately to the north of the B3314 road.

This cluster of existing buildings on the site comprises an area of 1.066 Ha., containing single and two storey buildings (residential, agricultural, social and small business uses), and the yards and access infrastructure surrounding them.

The buildings and structures of the Character Area range widely in terms of heritage value and materiality, and are strongly connected, in both visual terms and historically to the significant Heritage Asset/ Listed Building of St. Endellion Church (1) . Heritage Assets on the site comprise Grade II listed (2)

Trehavorock House and Community Assets Stone Barn, and Glebe Farm. Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endellientia, Grade II listed St. Endellion Rectory (3), Grade II listed Trehavorock Cottage and Community Asset, St. Endellion Hall.

The buildings at the north-eastern corner of the site comprise late 20th Century / early 21st Century agricultural barns and workshops of no intrinsic heritage value, but with high prominence within the local landscape context (4).

The buildings within the Character Area as a whole, including the Site area comprise part of a powerfully recognisable landscape feature, combining with the Church itself and the mature trees of the Churches Glebe and graveyard space, when observed from the landscape context to the north and east of the site.



Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
 Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
 St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP Westley Design Ltd. 21.05.2023
 Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of St Endellion Parish Council- April 2023- Assess Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Landscape & Visual Amenity- Context Analysis View B

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
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Landscape & Visual Amenity- Context Analysis **VIEW C**

Site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions are referred to as landscape receptors. Users of landscapes which would be affected by changes to their views and visual amenity are referred to as visual receptors .



Figure 10 Location Landscape Visual Amenity Context- **View C-**
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View C- Looking northeast from eastern edge buildings group,

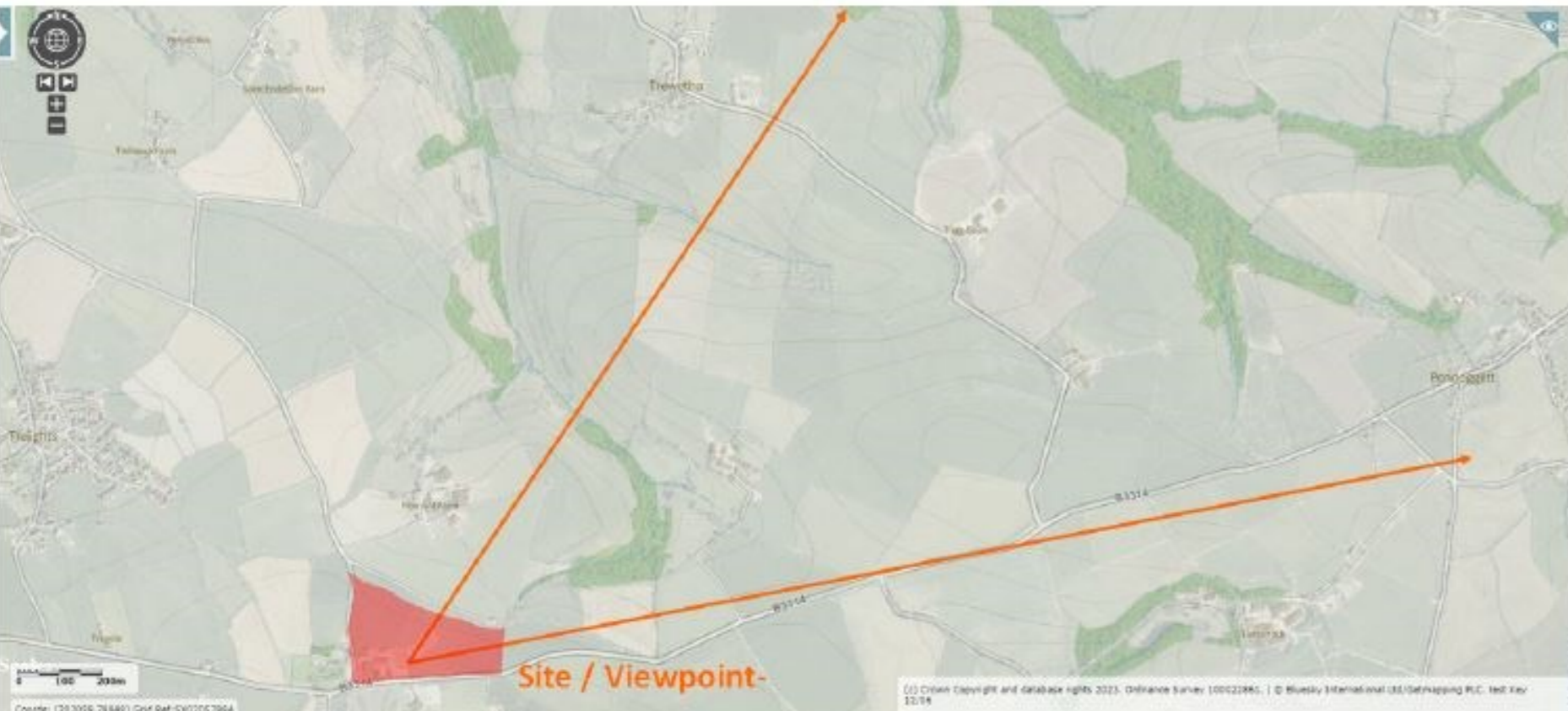
Looking from the Site towards the northeast, beyond the rising ground on the coast there are distant views (11km) of the headland and island at Tintagel (5), along with views of the intervening sea. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this view shed.

The majority of the site comprises three agricultural fields located to the north and (mostly) to the east of the aforementioned buildings comprising an area of 5.326 Ha. The fields (See Site plan) are located immediately to the north of the B3314 road, and slope gently down toward the north / northeast, (except for the limited plateau area of level ground, adjacent to the buildings cluster, which has been created by recent infilling).

The fall across the site down from the southern to the northern boundary averages an 8m fall across the average width of the site of circa 130m, from an average of 124m AMSLN to and average low point of 116m AMSLN.

The hedgebanks along the northern Site boundary comprise a "Green Lane" containing a Public Footpath. The hedgebanks bordering either side of the "Green Lane" are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5 2.00 metres below adjacent Site levels on its northern boundary.

Pennant Barn (6), a non- listed residential property can be seen north of this site boundary.
The village of Pendogget (7) can be seen in the middle distance (3km away) below the eastern horizon of hills in the undulating north Cornish coastal plateau.



Reference to supporting documentation:
Please refer to the following documentation when reading this drawing:
Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
Appendix Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP May 2023- Westley Design Ltd.
St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP Westley Design Ltd. 21 05 2023
Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council- April 2023- Access Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP
Landscape & Visual Amenity- Context Analysis View C

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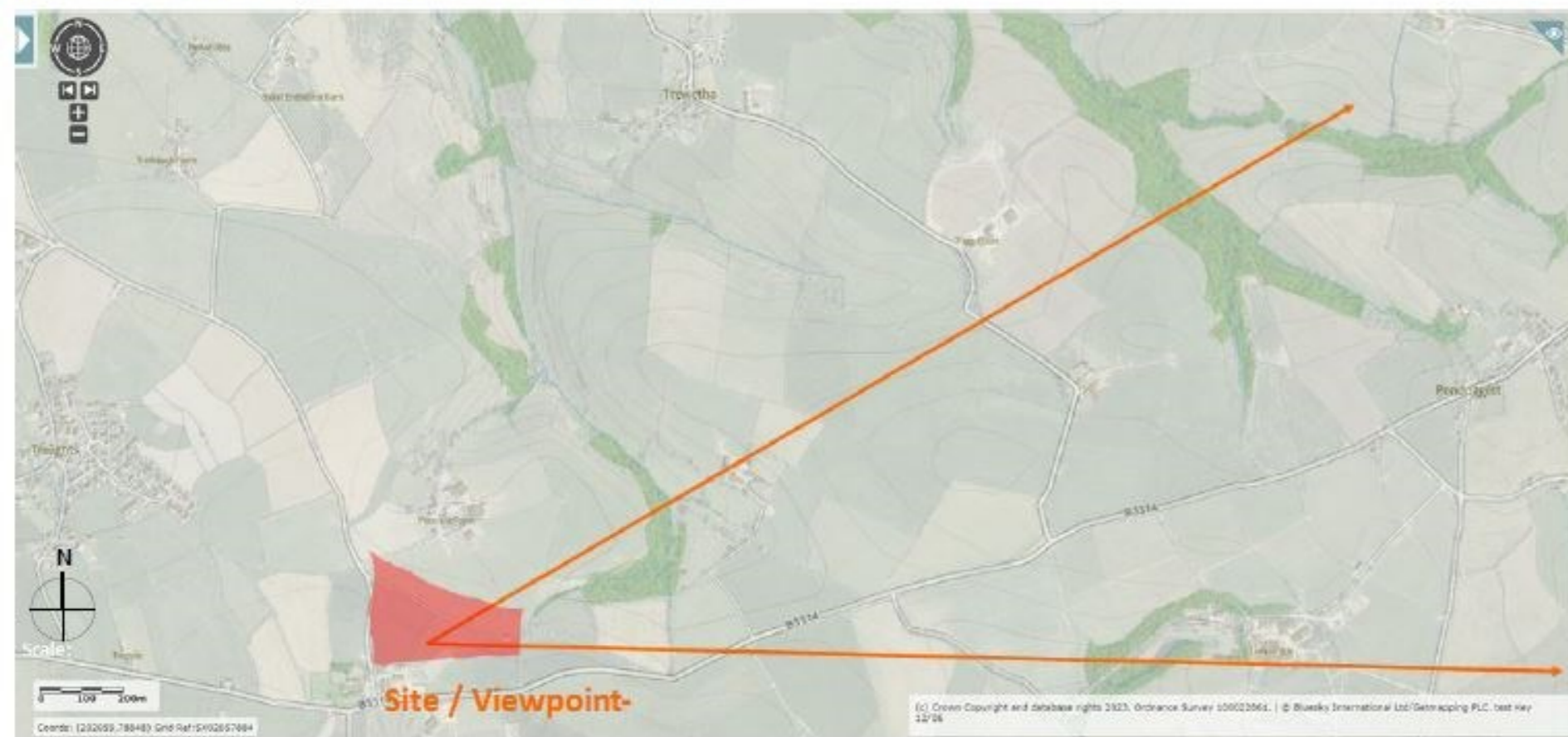
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Landscape & Visual Amenity- Context Analysis VIEW D

Site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions are referred to as landscape receptors. Users of landscapes which would be affected by changes to their views and visual amenity are referred to as visual receptors .



Figure 10 Location Landscape Visual Amenity Context- View D-
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View D Looking east from eastern edge of the buildings group on Site.

Looking from the Site towards the east, the village of Pendogget (8) can be seen in the middle distance (3km away) , just below the eastern horizon of hills in the undulating north Cornish coastal plateau.

Beyond the saddle of rising ground running from the coast, south and inland, past Pendogget, there are distant views (15km distant) of the hills of Brown Willy and Roughtor, on Bodmin Moor (9) It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.

The majority of the site comprises three agricultural fields located to the north and (mostly) to the east of the aforementioned buildings comprising an area of 5.326 Ha. The fields (See Site plan) are located immediately to the north of the B3314 road, and slope gently down toward the north / northeast, (except for the limited plateau area of level ground, adjacent to the buildings cluster, which has been created by recent infilling). The fall across the site down from the southern to the northern boundary averages an 8m fall across the average width of the site of circa 130m, from an average of 124m AMSLN to and average low point of 116m AMSLN.

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m:

The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing. The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.(10)

The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary. (11)

Pennant Barn (12) a non- listed residential property can be seen north of this site boundary.

Reference to supporting documentation:
Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Please refer to the following documentation when reading this drawing:
 *Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP" May 2023- Westley Design Ltd.
 *Appendix Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP" May 2023- Westley Design Ltd.
 *St Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP" Westley Design Ltd. 21 05 2023
 *Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of St Endellion Parish Council". April 2023- Access Planning & Design Ltd.

Client: St. Endellion Parish Council
10 Silvershell Road, Port Isaac PL29 3SN .
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2.2 The Site Context - Landscape Visibility Characteristics-

(continued)

Figure 1- StE 23 M 01- 01 Site Location- LVA Viewpoints 1 to 23 21 05 2023 Westley Design Ltd

Figure 1a - StE 23 M 01- 01 Site Location- LVA Viewpoints 1 to 23 21 05 2023 Westley Design Ltd

(see overleaf)

2.2.1 Site Visibility- Close Range (within 1km of the Site)- Summary

- Partial glimpses of the buildings on the site inside the western site boundary are visible at close range, looking east from the B3314 Road 100m to the south of St. Endellion Church. **View: 0- Grid reference SW99495 78648.**
- Clear views into the Site exist from where the minor Road leaves the B3314 for 50m, heading north, where the minor road forms the Site boundary, adjacent to the collection of buildings and yards, which comprise the western section of the Site. **View: 1- Grid reference SW99756 78700**
- The Site is visible at close range from the B3314 road, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the southern boundary of the Site. **View: 2- Grid reference SX00122 78679**
- The Site is visible at close range from the Public Footpath, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the eastern boundary of the Site. **View: 3- Grid reference SX00361 78743**
- The Site is visible at close range from the Public Footpath, set down on average 1.5 m below adjacent Site ground levels from the 'green lane', running along the northern Site boundary. Looking west and north over the Site filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane. **View: 4 - Grid reference SX00294 787777, 5- Grid reference SW99985 78832**
- The Site is visible at close range from the Public Footpath, running along the entrance drive to Pennant Farm, looking back north across an intervening field to the Site's northern boundary filtered views are possible through intervening established tree and shrub growth on the green lane's hedgebanks **View: 6a- Grid reference SW99885 79026, b- Grid reference SW99845 79014, & c- Grid reference SW99786 78990.**
- The Site is visible at close range from the Public Footpath, running from the Minor Road adjacent to the entrance to Pennant Farm, west over fields toward the eastern edge of Trelights village. Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks. **View: 7- Grid reference SW99750 78959.**
- Glimpses of the southwestern site boundary and buildings beyond are visible at close range, looking north from the junction of the Minor Road and Public Footpath, 50m to the south of St. Endellion Church. **View: 8- Grid reference SW99701 78586.**
- Filtered views are possible of the northern Site boundary through intervening established tree and shrub growth on the hedgebanks, looking southeast toward the Site from different points along the Minor Road, north of the entrance drive to Pennant, running from St. Endellion to Port Quin. **View: 9- Grid reference SW99684 79098, 10- Grid reference SW99489 79473, 11- Grid reference SW99364 79545.**

2.2.2 Site Visibility- Between One and Two Kilometres of Site- Summary

- Filtered views are possible of the northern Site boundary through intervening established tree and shrub growth on the hedgebanks, looking southeast toward the Site from different points along the Minor Road, north of the entrance drive to Pennant, running from St. Endellion to Port Quin. **View: 9- Grid reference SW99684 79098, 10- Grid reference SW99489 79473, 11- Grid reference SW99364 79545.**
- The Site is visible from the northwest at between 1.1 and 1.3km from the Public Footpath, running from the northern edge of Trelights village north over open pasture for 200m to the Minor Road adjacent to the barn called 'Gordons Land' and an 'Inscribed Stone', 100m east of Long Cross. Looking south-east towards the site clear views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks. **View: 12-Grid reference SW99155 79625, 13- Grid reference SW99102 79549, 14- Grid reference SW99060 79460.**

- From the east, beyond one kilometre from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from the lay-by at 1.4km from the site. **Views: 15- Grid reference SX00907 78868.**
- At a distance of 1.8 kilometres northeast of the site, there are a limited number of glimpsed views back towards the Site, over intervening Cornish hedgebanks and hedgerow vegetation from the B3267 road. These views are possible; from the road's junction with the B3314 road, as far as the southern edge of the hamlet of Trewetha. **Views: 17- Grid reference SX01066 79765, 18- Grid reference SX00647 80015.**

2.2.3 Site Visibility- Between Two and Three Kilometres of Site- Summary

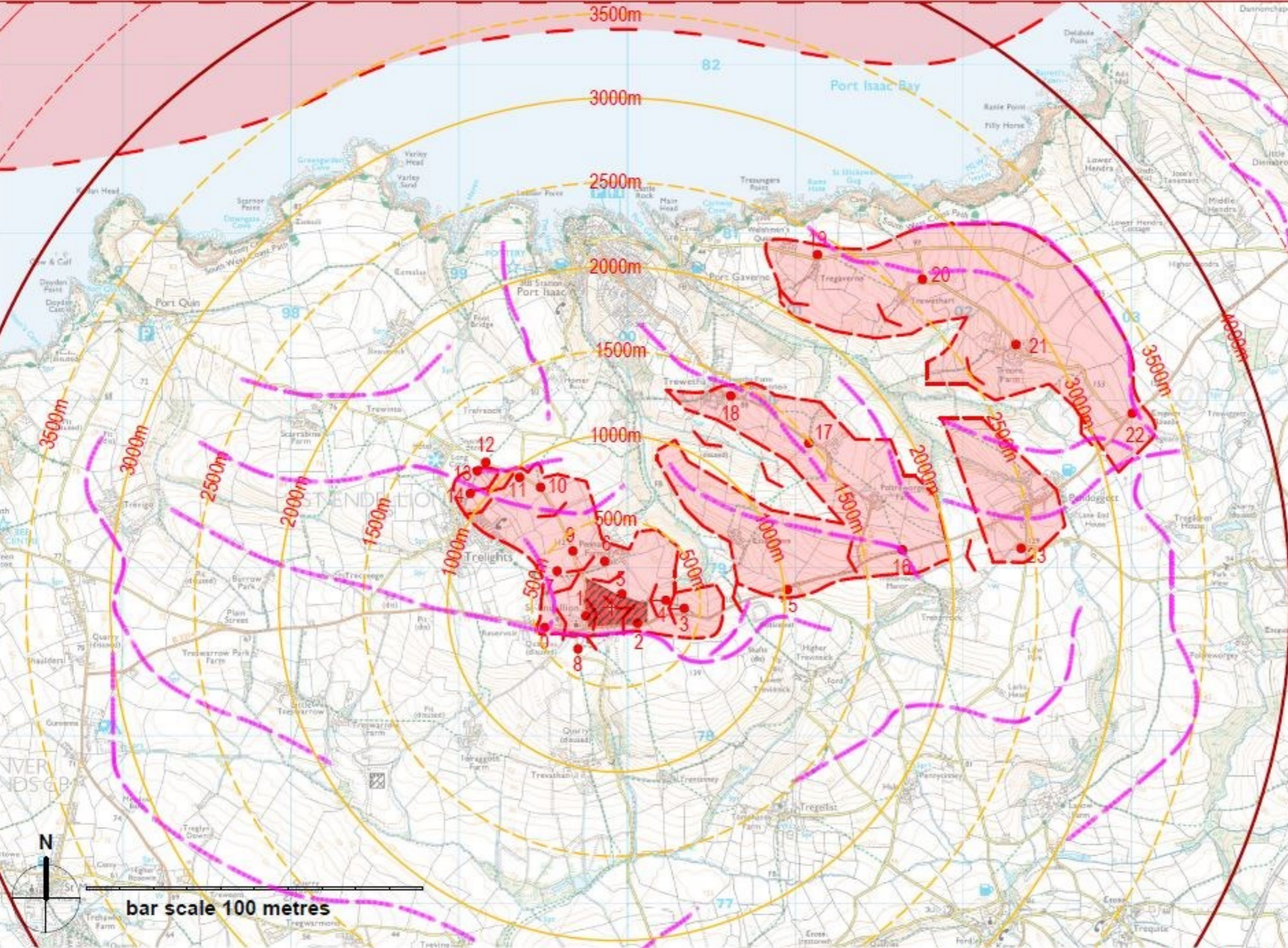
- From the east, beyond two kilometres from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from 2.1km from the site at the junction with the Public Footpaths heading north to Poltreworgey Farm and south to Treharrock Manor. **Views: 16- Grid reference SX01473 79058.**
- At a distance of 2.75km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the Minor Road, which runs from Port Gaverne east along the coastal ridge toward Delabole. These glimpses are possible from the buildings called Welshman's Quarry, and from the junction of the Minor Road, with a Public Footpath at Tregaverne Farm. **Views: 19- Grid reference SX01121 80838.**
- From the east, at 2.8 kilometres from the site there is a distant glimpsed view back towards the Site, from the Minor Road to St. Minver, at its junction with the access drive to Treharrock Manor, over intervening Cornish hedgebanks and hedgerow vegetation. **Views: 23- Grid reference SX02334 79162.**

2.2.4 Site Visibility- Between Three and Four Kilometres of Site- Summary

- At distances of between 3km and 3.2km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the junction of the Minor Road, with a Public Footpath at Trewethart Farm (View 20), and at the junction with the Public Footpath joining the Minor Road at Treore Farm (View 21). **Views: 20- Grid reference SX01748 80701, 21- Grid reference SX02311 80315.**
- At distances of between 3.5km and 3.2km east of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the layby on the B3314, 50m east of the junction of the Minor Road with the B3314 to the east of Pendoggett Village. **Views: 22- Grid reference SX02956 79871.**

2.2.5 Site Visibility- From Three Kilometres to Distant Horizon Views- Summary

- The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site.
- Looking from the Site towards the northeast, beyond the rising ground on the coast there are distant views (11km) of the headland and island at Tintagel, along with views of the intervening sea. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.
- Looking from the Site area towards the east, beyond the saddle of rising ground running from the coast, south towards Pendoggett, there are distant views (15km) of the hills of Brown Willy and Roughtor, on Bodmin Moor. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.



KEY- Site Analysis

- Study Area
- Proposals Area
- LVA Distance markers
- 4000m
- 3500m
- LVA Viewpoints locations & key numbers
- 9
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

Site Visibility- Summary - The Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east. To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site. To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Trelights and on to Port Quin. Beyond the narrow eastern end of the Site, the Site falls into a small stream valley. The Site's landform context results in Site surface visibility being limited to a view shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site. This view-shed extends around to the east, north-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett. A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion. Rising ground to the north of the B3314 and west of the Site's western boundary prevent views west or south from the Site surface.



Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Visual Context - LVA Viewpoints 1 - 23

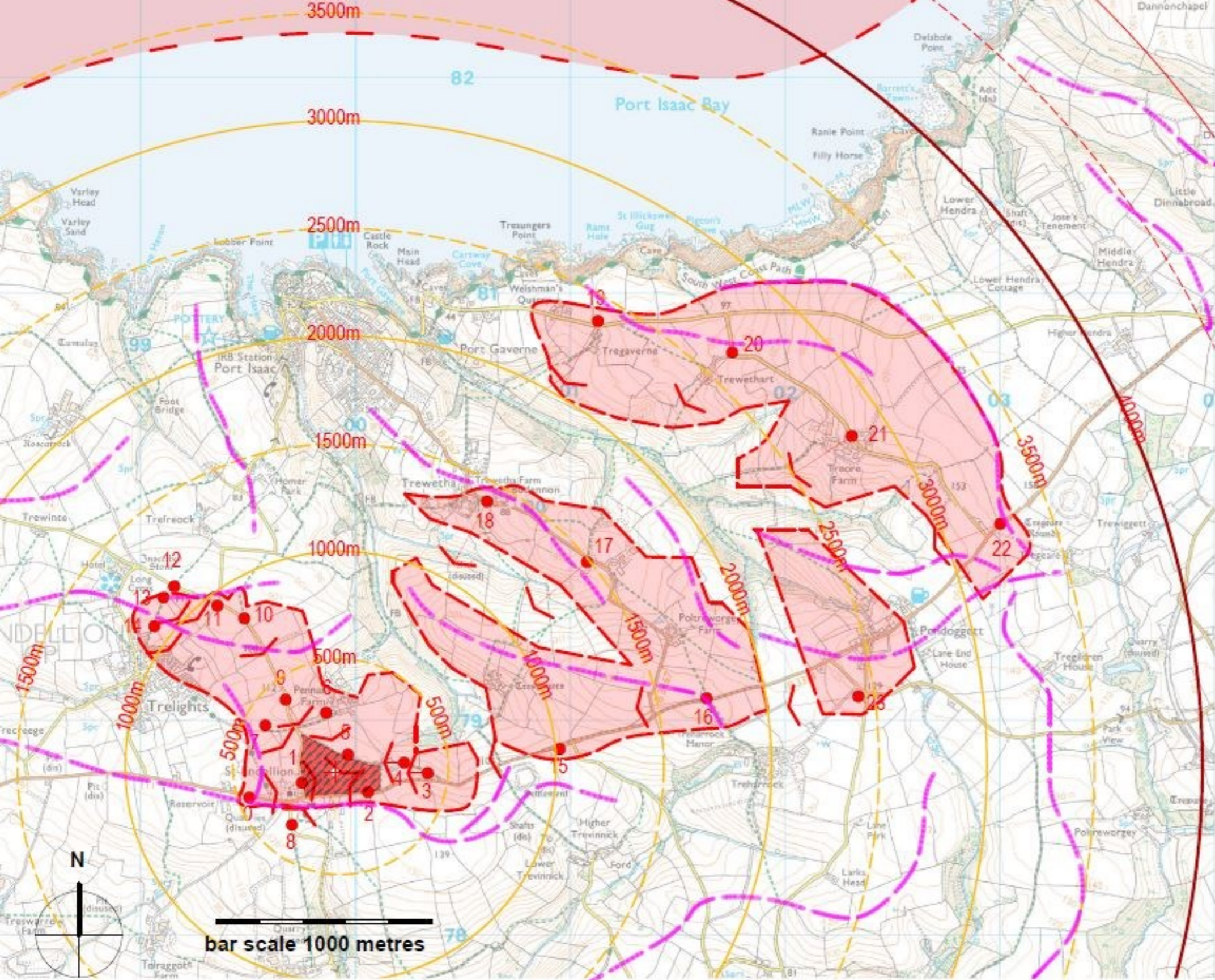
Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: StE 23 M1-07- 21/05/2023
 Rev. no.: rev-

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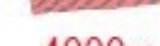




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Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 05 2023
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.



KEY- Site Analysis

-  Study Area
-  Proposals Area
-  4000m LVA Distance markers
-  3500m LVA Distance markers
-  LVA Viewpoints locations & key numbers
-  9 Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

Site Visibility- Summary - The Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east. To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site. To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Trelights and on to Port Quin. Beyond the narrow eastern end of the Site, the Site falls into a small stream valley. The Site's landform context results in Site surface visibility being limited to a view shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site. This view-shed extends around to the east, north-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett. A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion. Rising ground to the north of the B3314 and west of the Site's western boundary prevent views west or south from the Site surface.

Reference to supporting documentation:

- Please refer to the following documentation when reading this drawing:
- "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 05 2023
- "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Visual Context - LVA Viewpoints 1 - 23 (Within 4 km of Site)

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: StE 23 M1-07a- 21/05/2023
 Rev. no.: rev-

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2.3 Site Analysis- Summary - Implications for Site Development Mitigation

The following factors require careful consideration in the planning and the design of the development proposals. Addressing these challenges and developing on the opportunities listed below could nevertheless make it possible to propose a high-quality development that is respectful of and successful within its landscape context.

2.3.1 Landscape Context & Site Environs, Site Visibility Site & Development Character:

- Although the Site area is most immediately visible from Public Rights of Way and Public Highways on its boundaries, the Site's presence in the wider landscape is mostly limited to the quarter of the compass from north-northeast around to east. The views back to Site are mostly experienced over intervening hedgerows and are only observable within three kilometres of the Site. Beyond this distance to the northeast and to the east, very distant views are possible from visually remote locations over 10 kilometres away.
- The buildings within the Site area comprise the most visibly prominent elements of the Site. Viewed from the north, and the east, these buildings combine with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space to produce a locally recognisable landscape feature. Listed Buildings / Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endellion, Grade II listed church St. Endellion Rectory, St. Endellion Hall. Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located. The Site itself contains Grade II listed Trehavorock House, and Heritage and Community Assets: Stone Barn, and Glebe Farm.
- The constraint must therefore be to avoid visual intrusion into views arising between the Heritage Assets of the existing buildings on Site and adjacent to it, and from Public Rights of Way, Public Highways and from sensitive Designations and Visual Receptors to the north and east in the landscape context. This can be achieved through sensitive siting of development within the site landform, and by considerate architectural design, and materials finishes (See section 5.2 of this report).
- Given the settlement pattern within the landscape context, the constraint must be to avoid large-scale built form, which does not fit with the form, mass or grain of the landscape context, or which does not reflect or enhance local character and vernacular.

2.3.2 Site Boundaries & Access

- The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.
- The existing Site includes the junction of the Minor Road to Trelights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.
- Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.
- The constraint must therefore be to retain and enhance the existing hedgebanks and their tree and shrub growth and to locate and design proposed vehicular access to minimise Highways impacts and to avoid visual intrusion. (See section 5.2 of this report).

2.3.3 Site Topography

- The two fields of the Site area, east of the buildings are the largest element of the Site, but the least visually prominent, when seen from the viewpoints described above.
- The surfaces are of improved ryegrass pasture of low biodiversity value. The fields gently slope to the north and northeast, away from the two roads, which lie beyond the northern and southern boundaries, reducing their apparent visibility from these visual receptors.
- The constraint must therefore be to enhance the existing vegetation to achieve Biodiversity Net Gain and to ensure that any development proposed is located in the least visually prominent areas of the topography. (See section 5.2 of this report).

2.3.4 Site Vegetation and Drainage

- The Site's vegetation is almost entirely confined to the hedgebanks and hedgerows that comprise the site boundaries, whilst substantial in size themselves these structures are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.
- A spring and small culverted watercourse rise and flow from the lower slopes of the westernmost of the Site's two fields. The constraint must therefore be to retain and protect well-established hedgerows, trees, shrubs and to carefully plan to and enhance the possibilities for maximising biodiversity offered by the site hedgebanks and watercourses. (See section 5.2 of this report).

2.3.5 Materials & Design

- The majority of the buildings themselves are broadly vernacular in character; two stories, constructed of local 'Dunstone' and granite construction and slate, double pitched roofs, orientated either east to west (reflecting the Church roof) or north to south. The resultant neutral colour palette and low reflectivity of these building's materiality reduces their apparent visibility in the wider landscape.
- Exceptionally, a recent, two storey barn structure that is part of the site buildings group, has been roofed in a bright, light green material across its broadly curved roof. From the viewpoints described above, this structure is the most visible element of the whole landscape feature centred on the turreted church tower, described above.
- The constraint must therefore be to avoid use of highly reflective, non-vernacular materials and materials of surface finishes out of character with the local vernacular. In addition, it must be essential to avoid light pollution and negative impact in the immediate sensitive context and in the wider landscape to the north and east of the site (See section 5.2 of this report).

2.4- Recommendations for Site Development

- Considering the above factors, combined with the findings of Access Planning and Design Ltd. 's *Heritage Impact Assessment (23 04 2025)*, the following conclusions might be drawn regarding design guidelines for any future proposed development, in support of landscape character and visual impact mitigation:
- The materiality and colour palette of the proposed development should reflect those of the older existing vernacular buildings, which have a low degree of visual prominence/ low reflectivity in the immediate and more distant landscape context. Efforts should be made to include the use of vernacular slate/ stone facades, and roofs, and muted colours for all window and doorframes, and rainwater goods. The AONB guidance describes characteristic local building and hedging material as primarily slate, in vernacular patterns and varying colours including Delabole. These should be selected as part of the proposed development's palette, to fit better into the vernacular landscape colour palette.
- It is imperative that the dark sky characteristics of this sparsely inhabited landscape are maintained that careful consideration is given to the design of lighting associated with both the proposed development's infrastructure and from the windows of proposed built forms. The avoidance of light pollution must be considered in terms of its potential impact on both the hamlet of St. Endellion and its Heritage Assets, as well as from the landscape designations and special elements within the visual watershed to the north and east of the Site.
- This approach should be extended to the design consideration of the vehicular and pedestrian infrastructure, as experienced against the backcloth of proposed elevations and curtilages, including surfaces and furnishings, as well as the locations of parked vehicles.
- The form of proposed development should not significantly alter the locally recognisable landscape feature, comprising the buildings combined with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space, when viewed from the north, and the east of the site. Built development should be in keeping with the scale of the landscape and other built settlement form and with the vernacular architecture in the locality
- The height of proposed built form should not extend above the existing line of built forms associated with the hamlet of St. Endellion and will need to be carefully positioned so as not to visually impact the Heritage Asset landscape feature of the turreted St. Endellion Church tower.
- The least prominent area of the site in the wider landscape, visible within three kilometres of the site itself, from selected viewpoints to the north and east of the site, is the northern half of the two fields, growing less prominent as the field surface levels fall to the northeast. Proposed development should be located away from St. Endellion hamlet's Listed Buildings group to reduce visual impact into views from the north and east.
- If proposed development is to be considered within the St. Endellion hamlet cluster, then to minimise visual impact it should be configured to harmonise with existing features and attributes to assimilate into the surrounding landscape, including infrastructure and existing built form. The proposal should also maximise the visual impact / screening potential of existing hedgerows/ woodland in mitigating potential development impact.
- The visual mitigation potential of the existing hedgebanks/ hedgerows could be enhanced if management practices were changed to allow the native trees and shrubs growing on them to grow to an appreciable size, by implementing a coppicing with standards tree management type. Retention and repair of boundary hedges and restoration of their vegetation should be a key objective of the proposed development's impact mitigation strategy, to safeguard and enhance this locally valued, characteristic element of the landscape, and to maximise its capacity to screen views into and across the site. Where hedgebanks are damaged, or their vegetation has become degraded, it will be necessary to carry out 'gapping' refurbishment.

(continued)

- Where Public Footpaths run adjacent to and outside the Site's boundary hedgebanks, additional tree and shrub planting could be implemented inside of the boundaries to reduce site area visibility, and to create biodiverse green corridors across and surrounding the Site. This could include new habitat creation including open watercourse and ponds arising from the spring that rises on the southern Site boundary, and through the improvement of the existing hedgerow network around the Site boundaries and across the site to compartmentalise the proposed development, and further mitigate its impact on the landscape character and visual aspects of the setting.
- Since the majority of views into the site occur from the east of the site, compartmentalisation of the site by implementing additional hedgebank construction and belts of screen planting, running north to south across the site should be considered. This might comprise native tree and shrub planting to help integrate proposed built form into the landscape context and to mitigate harsh building lines, seen from public rights of way, public highways and other sensitive receptors in the landscape context.
- Since the site landform slopes to the north east, it may be possible to reduce and mitigate the apparent visibility of any development by setting it into the site contours. This may involve the design and installation of planted earth landforms and of additional Cornish hedgebanks planted with indigenous trees and shrubs. It might also include the design of semi earth sheltered built form.
- The existing Site includes the junction of the Minor Road to Trelights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314. The access point from the west through the existing buildings group offer an opportunity for access to the proposed development in the Site's fields to the east. This would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure. This also presents an opportunity to retain and enhance the existing hedgebanks and their tree and shrub growth, and to locate and design proposed vehicular access to minimise Highways impacts on the B3314, and to avoid visual intrusion in the immediate and wider landscape context.

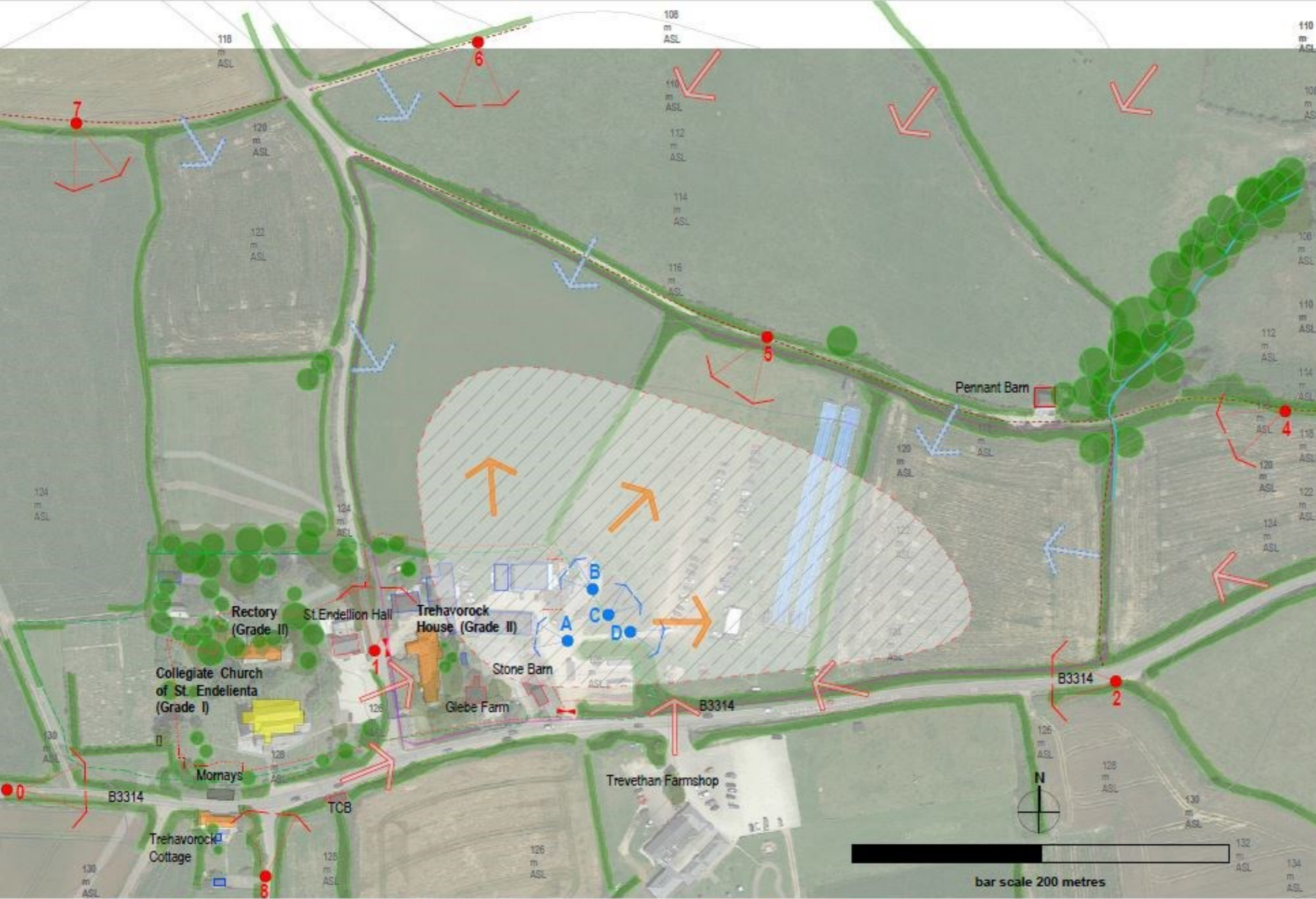
Summary

In summary the findings of this report, combined with the findings of Access Planning and Design Ltd. 's *Heritage Impact Assessment (23 04 2025)*, suggest that the following approaches might be considered to balance the mitigation of *Landscape Character, Visibility and Heritage* in respect of the strategic arrangement of development on the Site. The three strategic alternatives suggested below would need to be tested by more detailed design and impact analysis studies, in order to compare and contrast their relative merits. Please refer to • Figure 9- Site Appraisal Plan. In respect of these alternatives.

1. Development arranged along northern boundary of the three fields comprising the site.
 - The benefits of this approach in Landscape Character and Visibility, and in Heritage terms would be that the development is sited in the sections of the site which is least visible in the wider landscape and is furthest from the main Heritage Assets on, and adjacent to the Site.
 - The drawbacks of this approach in Heritage and Planning terms are that the proposed development would have no cogent or locally vernacular formal relationship with the Churchtown of St. Endellion and its Heritage and non-listed components. Also, it would mean that the development was spread across a wider area of the Site.
2. Development arranged solely in the westernmost of the three fields comprising the Site.
 - The benefits of this approach in Landscape Character and Visibility, and in Heritage terms would be that the development is concentrated in a smaller area of the Site, and that the field in question is, on balance the least visible in the wider landscape. Although this location is not furthest from the main Heritage Assets on, and adjacent to the Site, it is set down lower in the landscape than the middle field of the 3 fields comprising the Site and has the opportunity to establish a cogent relationship with the urban form of the Churchtown of St. Endellion and its Heritage and non-listed components.
 - The drawbacks of this approach in Planning terms is that the proposed development would have less immediate access to the B3314 as an access point.
3. Development arranged along northern boundary of the three fields.
 - The benefits of this approach in in Heritage terms would be that it moved the development to the area of the Site, which is closest to the main Heritage Assets on, and has the opportunity to establish the most direct and cogent relationship with the urban form of the Churchtown of St. Endellion and its Heritage and non-listed components.
 - The drawback of this approach in Landscape Character and Planning terms is that the development would be sited in the most widely visible of the alternatives in the wider landscape context and would require the greatest degree of mitigation from these areas of interest.

(see overleaf)

Figure 9- StE 23 M1-09-21/05/2023 SWOT Appraisal Plan- 21 05 2023 Westley Design Ltd.



- ### KEY- Site Analysis
- Study Area/ Proposals Area
 - Character Area
 - Settlement Boundary
 - Listed Buildings (see Listing)
 - Non-Listed Buildings- residential/ community
 - Non-Listed Buildings- agricultural/ commercial
 - Larger tree (approximate location and size)
 - Vegetated Cornish hedgebank and scrub woodland
 - B3314 Public Highwayway
 - Gated / open Site access
 - Small watercourse/ springs
 - LVA Viewpoint photograph locations (see Reference to supporting information)
 - Site Context Appraisal photographs (see Reference to supporting information)
 - Open views in to Site from Public Highway, Landscape Designations, PRoW & private dwellings
 - Filtered views into Site from Public Highway, Landscape Designations, PRoW & private dwellings
 - Open elevated views out from Site across Public Highways, Landscape Designations, PRoW & private dwellings
 - Public Rights of Way (PRoW)
 - Most visible area of Site seen from majority of viewpoints surveyed in LVA. Note: that views from PRoW's on boundaries are generally filtered by the interposition of vegetated Site boundary hedgebanks.

The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.

To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.

To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,

To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Treights and beyond to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.

The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.

This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett.

A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.

The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.

The Site Boundaries & Access- Summary

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m. The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing. The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

The hedgebanks along the northern Site boundary comprise a Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating failed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5-2.00 metres below adjacent Site levels on its northern boundary.

The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards. The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.

The existing Site includes the junction of the Minor Road to Treights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.

Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.

Reference to supporting documentation:

Please refer to the following documentation when reading this drawing:
 "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "Appendix Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 06 2023
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Site Appraisal- Aerial

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN
 Origin Date: 21/05/2023
 Scale (s): as indicated
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 Drg. no.: SHE 23 M1-08a-21/05/2023
 Rev. no.: rev-

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- STRENGTHS**
- * The settlement already has a strong cultural identity.
 - * Strong local heritage, still a legible Church Town'
 - * Centre for internationally renowned musical events.
 - * Existing development on site already provides a mix of residential, accommodation, employment, retail, and entertainment uses.
 - * Planning policy supports enhancement/growth.
 - * Planning consent previously granted for enhancing some facilities.
 - * Site is the most logical location for expanding/enhancing the existing mixed-use offer.
 - * Scope to reuse and or redevelop underutilised existing buildings on site.
 - * Vehicular accesses into site already exist as does a vehicular through route.

- WEAKNESSES**
- * Site not within one landownership.
 - * Highway and vehicle movement dominates within the site and wider settlement creating an illegible, poor, and unsafe environment for pedestrians.
 - * Existing site accesses have limited visibility.
 - * Most building entrances hidden from view.
 - * Remoteness from some facilities.
 - * No mains sewerage.
 - * Underutilised spaces and buildings.

- OPPORTUNITIES**
- * Model of sustainable rural development.
 - * Pedestrian priority development.
 - * Improve pedestrian connections between site and settlement.
 - * Further reduce speed limit on roads in settlement to avoid need for heavily engineered solutions.
 - * Scope to improve highway access.
 - * Utilise sustainable methods of construction and resource management.

- THREATS**
- * Ad-hoc and uncoordinated development.
 - * Adverse impact on setting of Grade I listed Church.
 - * Further deterioration and collapse of heritage structure attached to Trehavorock House.
 - * Inappropriate use of materials, colour and lighting.
 - * Overengineered suburban highway proposals.
 - * Continued car domination in settlement and on site.

Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 "Land at Glebe Farm, St Endellion- Landscape Visual Assessment on behalf of: St Endellion Parish Council- May 2023 - Westley Design Ltd.
 "Land at Glebe Farm, St Endellion- initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

St. Endellion Village Planning Study
SWOT Analysis
 Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
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 Rev. no.: rev- 1 - 17/04/2023

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3.0 Planning Policy and Designations- Description & Significance to Site & for Development Proposals

3.1 Policy Context

This section examines planning policy and designated assets in the study area to inform the LVA and determine constraints defined by these topics as well as ascertaining value that may apply to certain landscape and visual attributes in the study area. This will include reference to Historic Landscape Designations.

(For the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- Access Planning and Design Ltd. 's Heritage Impact Assessment (23 04 2025)

3.1.1 National Planning Policy Framework (NPPF)

“Policy 5- Delivering a Sufficient Supply of Homes; Rural Housing- Para 79: Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- The development would represent the optimal viable use of a heritage asset would be appropriate enabling development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential dwelling; or...
- the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”

“Policy 12- Achieving well designed places; requires developments to be visually attractive, sympathetic to local character and history (including the built environment and landscape setting). Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”

“Policy 15: Conserving and enhancing the natural environment - They should recognise the intrinsic character and beauty of the countryside, the wider benefits of natural capital and ecosystems (including trees and woodlands) and maintains the character of the undeveloped coast. Great weight should be given to conserving and enhancing Areas of Outstanding Natural Beauty (AONB), Heritage Coast and other value landscapes (such as those identified in development plans i.e. Areas of Great Landscape Value (AGLV). Planning decision should protect and enhance valued landscapes with great weight placed on the AONB.”

3.1.1 Cornwall Council Local Plan

“Objective 10- Local natural, landscape and historic character and distinctiveness should be enhanced and reinforced. The distinctive character of Cornwall’s landscapes should be maintained.”

Policies 2: Spatial Strategy Policy 12: Design- These are concerned with maintaining and protecting Cornwall’s character through design and show that context has been clearly considered throughout the design process.

Policy 23: Natural environment- Concerned with maintaining local distinctiveness and character; the protection and enhancement of the natural environment, AONBs and AGLVs.”

3.2. Designations and Assets (landscape only)

Figure 2-. StE 23 M1 01- 02 Landscape Designations 21 05 2023 Westley Design Ltd

Figure 3- StE 23 M 01- 03 Historic Landscape Character 21 05 2023 Westley Design Ltd

Figure 4- StE 23 M1-04 Listed Buildings Within 500m of Site 21 05 2023 Westley Design Ltd

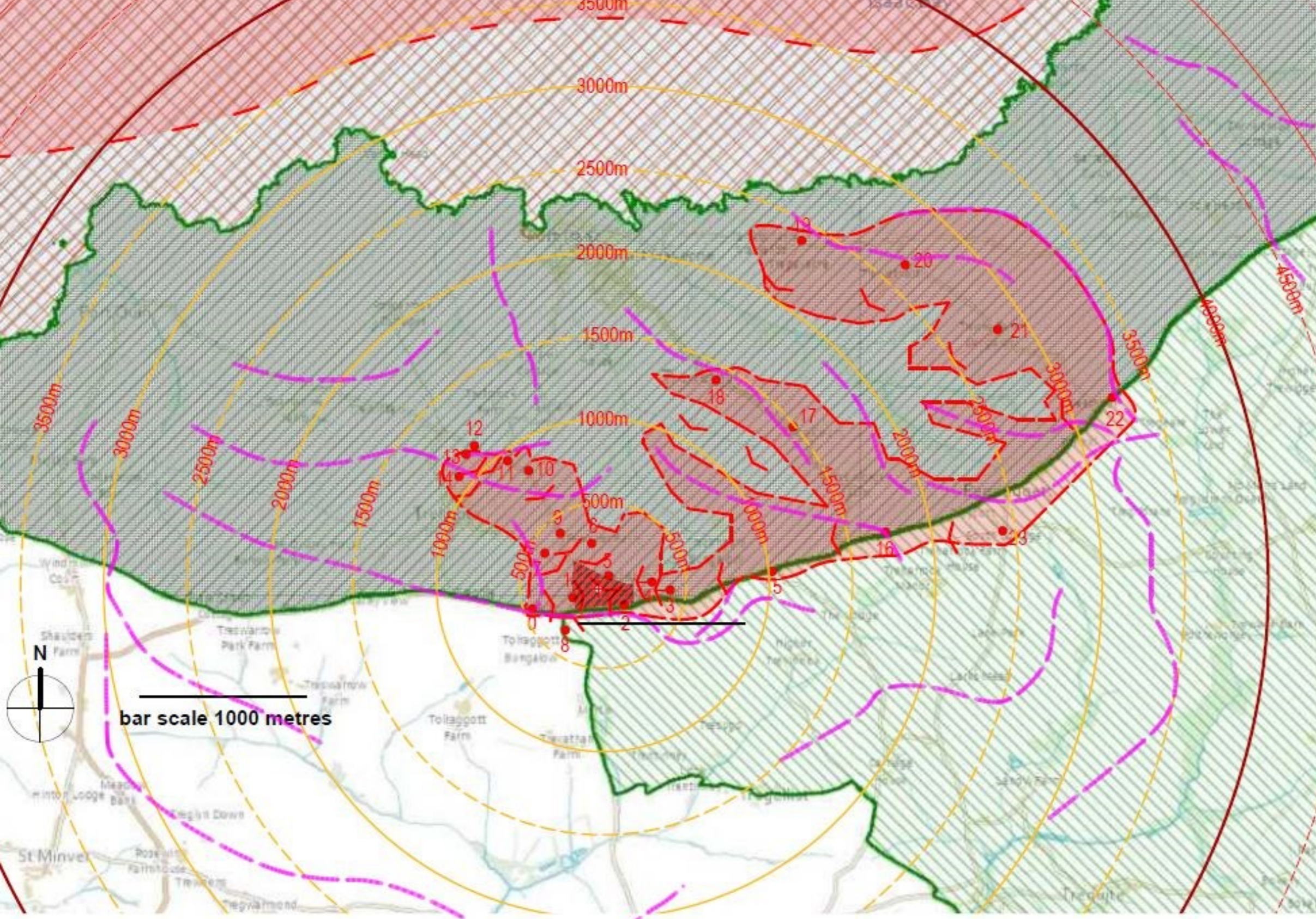
(see overleaf)

The buildings within the Site area comprise the most visibly prominent elements of the Site. Viewed from the north, and the east, these buildings combine with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space to produce a locally recognisable landscape feature. Listed Buildings / Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endellion, Grade II listed church St. Endellion Rectory, St. Endellion Hall. Grade II listed Trehavorock Cottage and the ‘Church town’ settlement in which they are located. The Site itself contains Grade II listed Trehavorock House, and Heritage and Community Assets: Stone Barn, and Glebe Farm.

3.2.1 National Designations

3.2.1.1 Cornwall Area of Outstanding Natural Beauty (AONB) (Pentire Point to Widemouth Section)

- The Site area itself, and the landscape to the north, northwest and northeast of the B3314 road local to the Site, is all designated as both AoNB and Heritage Coast.
- The Cornwall Area of Outstanding Natural Beauty Management Plan contains the following policies and guidance, germane to the Site proposal, which provide that all development located within the setting of the AONB will be high in quality and sustainable and will satisfy AONB design and management criteria:
 - “Policy CC7- ... to promote high levels of peace and tranquillity in the AONB with dark night skies by minimising noise, intrusive development and light pollution.”**
 - “Policy MD9- Any necessary development in or within the setting of the AONB will be high quality sustainable development that is: appropriately located, of an appropriate scale and a dress landscape sensitivity and capacity); comparable with distinctive character described by the Landscape Character Assessment (Cornwall) and with particular regard to setting of settlements and the rural landscape; does not compromise the special qualities and characteristics of the AONB designation; maintains natural corridors; promotes conservation of the historic environment as a whole and designated assets and their settings in particular; designed to respect the quality of the place in use of distinctive local building styles and materials, dark skies and tranquillity; and protect trees, other important landscape features and semi-natural habitats to they contribute to the conservation and enhancement of the natural beauty of the protected landscape..**
- The AoNB **“Statement of Significance”**, lists the following key / valued characteristic attributes, as being relevant to the Site environs (See underlined text below):
 - “Craggy and dramatic contorted cliffs and interesting coastal features (rock stacks, arches, headlands, caves and blow holes).**
 - Behind the coastline, undulating coastal plateau with valleys extending well inland creating a secluded landscape with small farming hamlets. Land use tends to be mainly limited to arable and pasture inland.**
 - Important historical features.**
 - Steep seaward sloping cliffs dissected by short, ‘V’ shaped valleys.**
 - Noticeable lack of tree cover.**
 - Small to medium-sized fields of medieval origin with evidence of modern farming practices resulting in some large field systems (such as at Port Quin.)”**
- Site context analysis has identified a clear visual relationship between the Site area (itself designated AoNB landscape), and other areas of the AONB setting. These range from nearby, with glimpsed views back to the site from the north and east over a distance within 3 kilometres, and beyond to long distance views north to coastal landscapes, and east to the peaks of Bodmin Moor. Within these locations the site may be glimpsed over intervening hedgerows and eminences in the landscape from a number of vantage points.
- From these locations, the Site forms a small component in panoramic views west. The main focus in such views is the turreted tower of St. Endellion Church, located immediately to the west of the western Site boundary. Situated on the horizon this dominates the view and comprises a characteristic landscape feature.
- Although the group of existing buildings comprising the western end of the site are clearly visible in such views, clustered in front of the Church Glebe with its woodland clump, they do not break the skyline, from distances over one kilometre from the centre of the site.
- At this distance, and up to 3 kilometres from the Site in this context, the two fields located on northeast-facing slopes east of the site, are less perceptible.
- Other perceptual and experiential special qualities characteristic of the AONB landscape, and present in the Site within the vicinity is negatively impacted by the busy B3314, and the presence of recent built development, such as the farm shop, located immediately south of the Site.
- An analysis of the context would suggest that the development proposals of the type and scale proposed by the client is unlikely to cause substantial negative impacts to the AONB landscape character and visual properties if the proposals are sensitively located and designed to reflect the vernacular character of the landscape.**



KEY- Site Analysis

-  Study Area
-  Proposals Area
-  4000m LVA Distance markers
-  3500m LVA Distance markers
-  9 LVA Viewpoints locations & key numbers
-  Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

KEY- Landscape Designations

-  Area of Outstanding Natural Beauty (AoNB) & Heritage Coast
-  Area of Great Landscape Value (AGLV)

Findings

The Site falls within the Area of Outstanding Natural Beauty (AoNB) & Heritage Coast Designations and its surface area and built forms can be seen from the locations noted within these designations. The site can only be glimpsed from very limited locations within the Area of Great Landscape Value (AGLV) Designation.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Landscape Designations

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s):
 Drawn/ checked by: MEW
 Drg. no.: StE 23 M1-02-21/05/2023
 Rev. no.: rev-

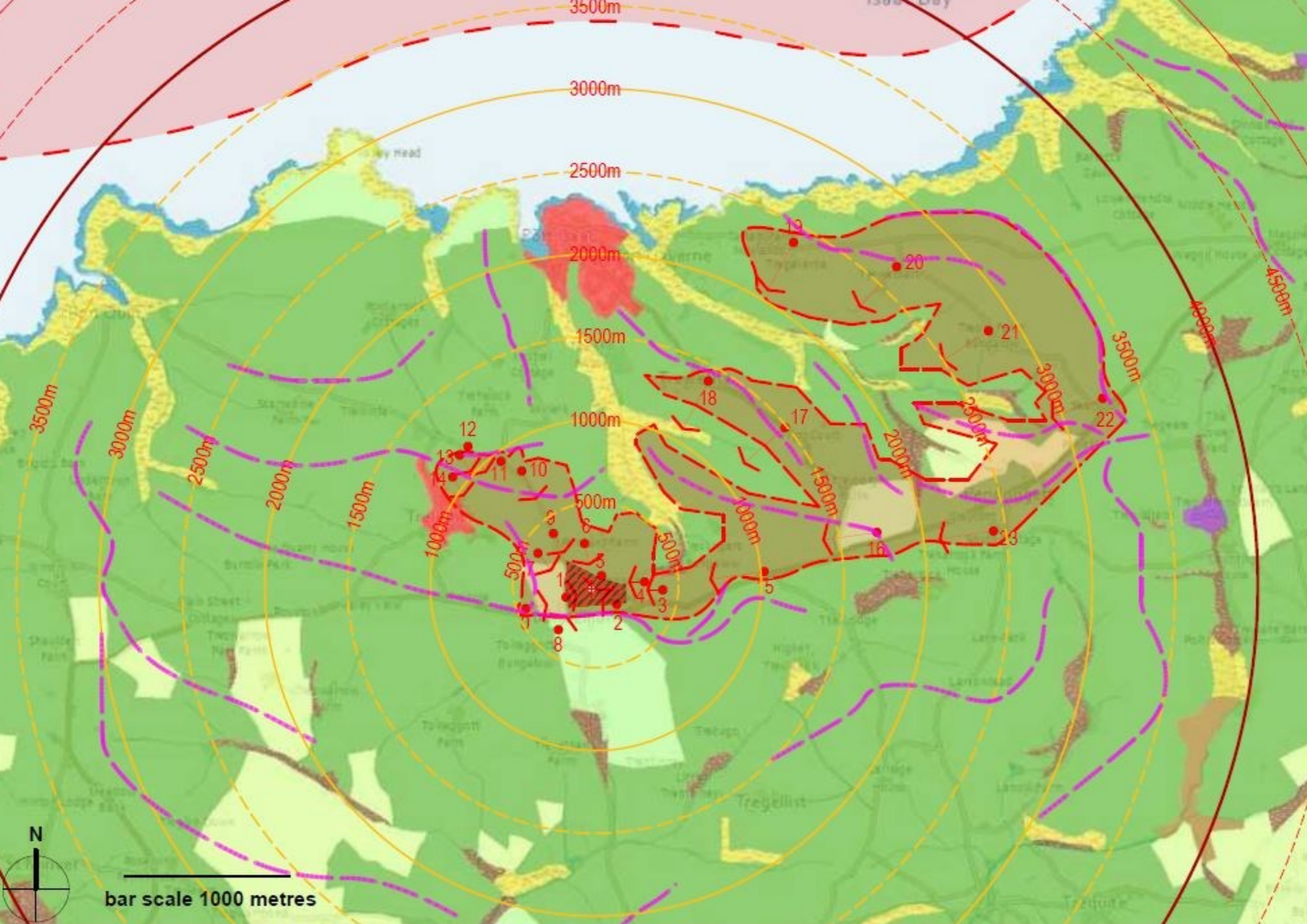
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Reference to supporting documentation:

Please refer to the following documentation when reading this drawing:
 "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 05 2023
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.



KEY- Site Analysis

- Study Area
- Proposals Area
- 4000m LVA Distance markers
- 3500m LVA Distance markers
- LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

KEY- Historic Landscape Character



Farmland: Medieval HLCA' <https://map.cornwall.gov.uk/>

Findings

Historic Landscape Character- (N.B. for the detailed implications regarding **Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas.** See- *Access Planning and Design Ltd. s Heritage Impact Assessment (23 04 2025)* The three fields comprising the Site and those of the Site's immediate surroundings are identified in Historic Landscape Character Areas (Cornwall Council, 2008) Farmland: Medieval HLCA', having farming settlements documented before the 17th Century. This condition describes the majority of the wider the agricultural context. The fields of the Site are of improved grassland pasture. Their hedgerows are described elsewhere in this report.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP
Historic Landscape Character

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
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 Drg. no.: StE 23 M1-03-21/05/2023
 Rev. no.: rev-

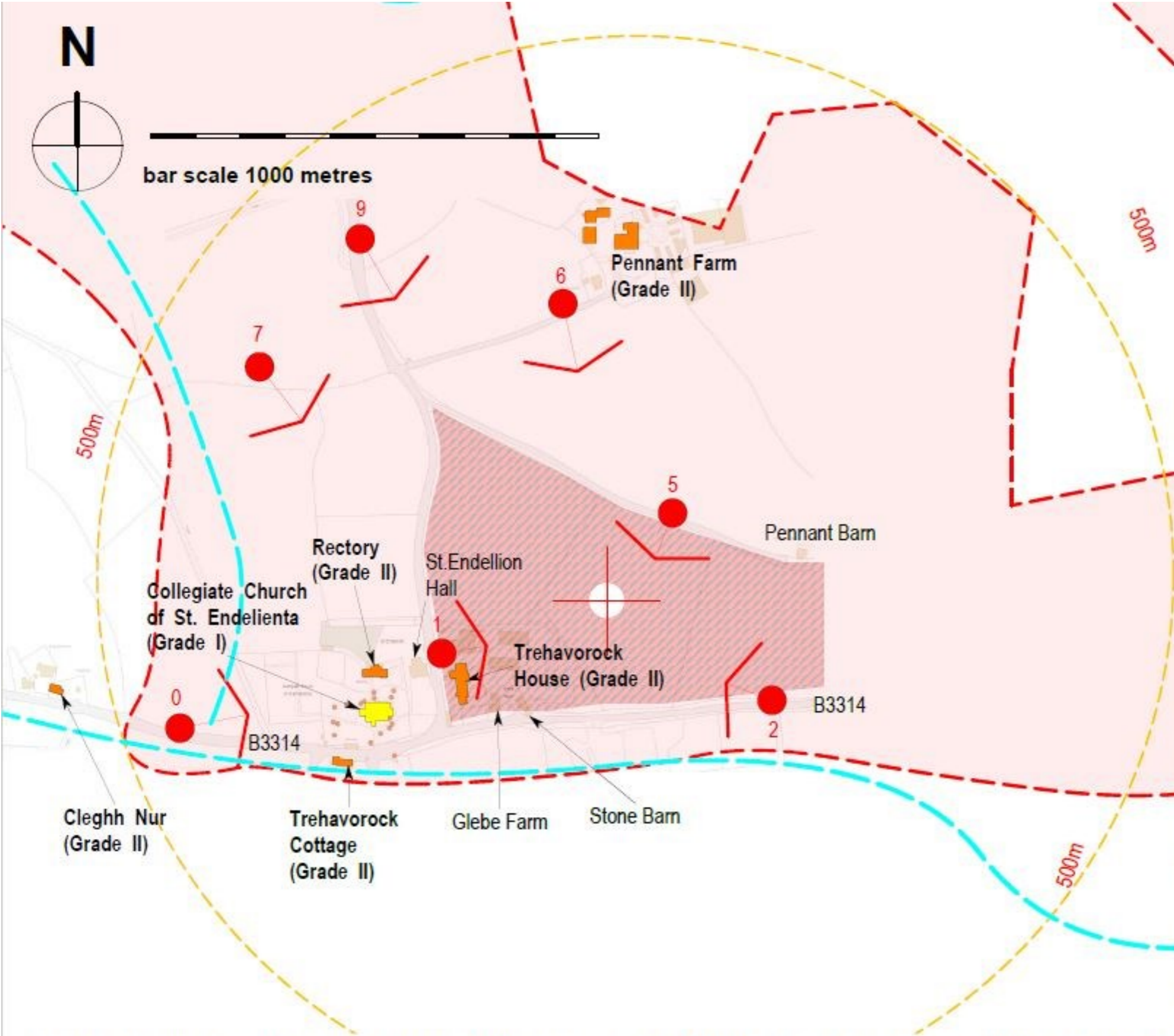
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- "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.



KEY- Site Analysis **KEY- Listed Buildings**

- Proposals Area
- Listed Buildings (Grade I Listing)
- Listed Buildings (Grade II Listing)
- 4000m LVA Distance marker
- 3500m LVA Distance marker
- LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

Findings

Listed Buildings

This cluster of existing buildings on the site comprises an area of 1.066 Ha., containing single and two storey buildings (residential, agricultural, social and small business uses), and the yards and access infrastructure surrounding them. The buildings and structures of the Character Area range widely in terms of heritage value and materiality, and are strongly connected, visually and historically to the significant Heritage Asset/ Listed Building of St. Endellion Church.

Heritage Assets on the site comprise Grade II listed Trehavorock House and Community Assets Stone Barn, and Glebe Farm. Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed St. Endellion Rectory, Grade II listed Trehavorock Cottage & Community Asset, St. Endellion Hall. 300m north of the northern Site boundary is Pennant Farm (Grade II Listed). Clegh Nur (Grade II Listed), is 400m to the west of the western Site boundary.

The buildings within the Character Area as a whole, including the Site area comprise part of a powerfully recognisable landscape feature, combining with the Church itself and the mature trees of the Churches Glebe and graveyard space, when observed from the landscape context to the north and east of the site.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
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 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

Listed Buildings within 500m of Site

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN
 Origin Date: 21/05/2023
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(continued)

3.2.1.2. Heritage Coast / South West Coastal Foot Path

- The Heritage Coast shares its purposes and management practices with the AONB, and is considered with the AONB in this report.
- The South West Coastal Foot Path follows the cliff tops of the coastal ridge which runs broadly southwest to north east at distances of between 2.5 and 5 kilometres north and north east of the Site.
- From along its route there are very few locations from where the tower of St. Endellion Church can be glimpsed over intervening hedges and eminences in the local landform.
- **However, the fields comprising the site area are barely discernible, and the group of buildings on site are of low visibility, and do not break the local skyline.**

3.2.2.3 Scheduled Monuments & Listed Buildings and Structures

- (For the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- Access Planning and Design Ltd. 's Heritage Impact Assessment (23 04 2025)
- The buildings within the Site area comprise the most visibly prominent elements of the Site. Viewed from the north, and the east, these buildings combine with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space to produce a locally recognisable landscape feature. Listed Buildings / Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, St. Endellion Hall. Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located. The Site itself contains Grade II listed Trehavorock House, and Heritage and Community Assets: Stone Barn, and Glebe Farm.

3.2.2 Local Designations

3.2.2.1. AGLV: Camel and Allen Estuaries

The AGLV is located to the south of the site, beyond the local ridge in the landscape, which rises just beyond the Site's southern boundary, along the B3314 road. **Site analysis confirms that no views of the site are possible from within the AGLV from publicly accessible locations, due to the intervening landform. The designation is therefore not considered within the remit of this report.**

3.2.2.2. St. Endellion Neighbourhood Plan 2019-2030

The sets of policy with a bearing on the Site and the intended project development proposals are as follows:

"Policy 6- Safeguarding and Enhancing Valued Landscape and Seascapes- Development must demonstrate how it responds to natural and landscape characteristics of the Parish through following relevant landscape evidence base documents covering the area (with the website linking to an evidence base containing Cornwall and Isles of Scilly Landscape Character Assessments (LCAs) 2008; and the AONB Management Plan."

"Policy E7 Safeguarding and Enhancing Biodiversity and the Natural Environment through Development- Proposals should enhance biodiversity and green infrastructure through retained and enhanced wildlife areas and green spaces and the connection between them. This includes opportunities to create, expand, buffer and link semi-natural habitats on-site."

7 NDP Policies

7.1.8 Nevertheless, the majority of residents believe that a small increase in housing in the key settlements within the plan period can help to support the retention and even the growth of the limited public and social facilities currently available without altering the extremely rural character of the parish. In addition to factual evidence, public consultation feedback has indicated that this is the most fundamental issue to be addressed by the NDP .

7.1.10 The main focus for delivering the housing will be through allowing small scale housing within specified settlements and small scale rural exception sites (please refer to Policy 1 of the NDP). This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Parish.

7.2.7 St Endellion is a smaller settlement, but is the location of the St Endelienta cultural activities and supports associated small scale growth. This settlement has its own specific policy.

Policy 1: Locations and Scale for New Housing Development 1. New housing development, in the parish of St Endellion will be supported in principle where: a) proposals are within the Settlement Boundaries of Port Isaac, Port Gaverne, Trelights or St Endellion (as shown on Figures 3-5), and constitute infill, rounding-off or development on previously developed land (as defined in by LP:SP Paragraphs 1.65 and 1.68) and accord with the relevant character area requirements of Policies 6A-6R

Policy objectives for the Character Area 7.25.1

To maintain the character of the area and give due consideration to:

- a) Recognising the dominance of the church tower in the wider landscape and ensuring any new development does not exceed existing ridge heights or adversely impact on any significant views of the church from the wider landscape.
- b) Recognising the prominence of this Character Area generally in views from the surrounding landscape
- c) The setting of the listed buildings within and around the Church.
- d) The need to maintain or enhance public event spaces.
- e) The need to maintain and reinforce existing hedgerow planting and boundary features that help define the character area.
- f) Encouraging any redevelopment of existing buildings to retain and/or re-introduce authentic period details such as sash windows, ornate ridge tiling, doors, etc. g) The appropriate use of materials suitable to this historic and exposed environment and the sensitive and sympathetic use of colour in building finishes. h) Managing the impact of lighting and building signage in the area to avoid adverse impact within the areas and on views from the surrounding landscape.

Policy 6R Character Area – St Endellion 1.

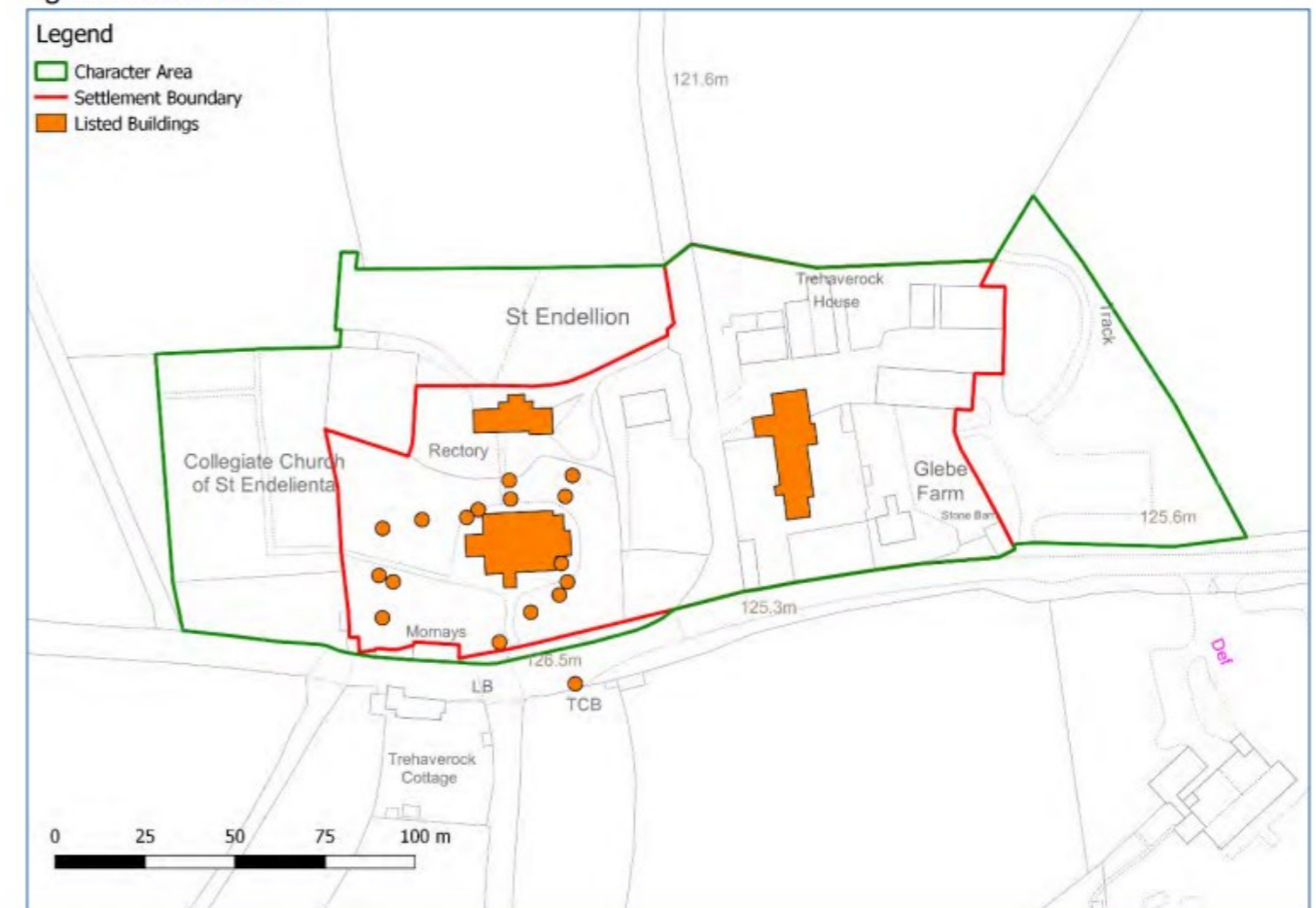
Within the St Endellion Character Area as shown on Figure 24 St Endellion development or re development will be supported where it: remains within the settlement boundary established by Policy 1; complies with the requirements of Policy 10; and providing:

2. The design and layout of development:

- a. maintains or enhances the existing long-distance views of the church tower
- b. enhances the setting of the listed buildings around the church
- c. where appropriate maintains and or enhances provision of public event space
- d. where appropriate involves the investigation and recording on historic building structures that will be affected by the development proposal;
- e. maintains conformity with the existing roofscape and does not exceed existing ridge heights;
- f. maintains or enhances the established boundary enclosures and rural streetscape;
- g. reflects the existing dominant material palette in the character area, where appropriate seeks to maintain, repair or recreate authentic details, and utilises appropriate methods when maintaining or repairing existing structures;
- h. respects and reflects the general window/wall proportions of the historic buildings in the area and avoids the inappropriate use of colour, extensive glazing, panoramic windows, balconies, dormer windows, roof lights, solar panels and aerials; and
- i. utilises sympathetic and appropriate low-key signage, lighting and cabling schemes

7.25 Policy 6R St Endellion

Figure 24 St Endellion



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3.2.3. Public Rights of Way (PRoW's) (including Public Footpaths and Bridleways)

PRoW's within the Site's immediate landscape context were identified using OS mapping, the Cornwall Council (interactive mapping) website and field observation. Those with significant views of the Site are discussed below.

Figure 5- StE 23 M 01 - 06 Public Rights of Way PRoWs- 21 05 2023 Westley Design Ltd.

(see overleaf)

3.2.3.1. PRoW's located within 1 kilometre of the Site, & with significant views of the Site.

Analysis & Commentary

A. PRoW (Parish/path no./link no. : 537/19/1 Priority (gold/silver/bronze) : Silver) –

- immediately north of the site. This PRoW Footpath was identified as running west to east from the Minor Road comprising the western boundary of the site, along the northern boundary of the two fields comprising the majority of the Site.
- At its western end the PRoW meets the Minor Road at the junction of the Minor Road with the access drive to Pennant Farm, 200m to the north of the Site boundary.
- The footpath route itself, and the sections with views into the site are located within the AoNB designation.
- The footpath runs along an access track leading to Pennant Barn, the residential property located just outside the north-eastern corner of the site.
- The double line of hedgebanks along the northern Site boundary comprise a 'Green Lane' containing this Public Footpath.
- The hedgebanks bordering either side of the 'Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5 – 2.00 metres below adjacent Site levels on its northern boundary.
- The PRoW has glimpsed views south, through intervening vegetation and over the hedgebank (where possible) to sections of the site, as it rises toward its southern boundary.
- Beyond Pennant Barn, Field studies identified that this route is not in regular use and is partially blocked by unmanaged vegetation and the un-cleared, fallen limbs of trees, as it runs a further 300m east to its junction with the B3314.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Treavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia and Grade II listed church St. Endellion Rectory.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being clear and substantial.**
- The proposed development of the Site would be clearly visible through the intervening screen of well planted Cornish Hedgebanks. However, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, the effects of development proposed may be mitigated. Development located close to the Site boundary will however have a substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site.

B- PRoW Parish/path no./link no.: 537/20/1 Priority (gold/silver/bronze) : Silver)

- This PRoW Footpath was identified immediately east of the site. running north to south from the PRoW (Parish/path no./link no. : 537/19/1 Priority (gold/silver/bronze) : Silver) comprising the northern boundary of the site, along the eastern boundary of the easternmost of the two fields comprising the majority of the Site.
- The footpath runs outside of a hedgebank from the north-eastern corner of the site, adjacent to Pennant Barn, the residential property located just outside the site boundary. The southern end of the PRoW ends at its junction with the B3314.
- The footpath route itself, and the sections with views into the site are located within the AoNB designation.
- The single line of hedgebank along the eastern Site boundary is vegetated with native tree and shrub species, managed by heavy flailing.
- The public footpath surface level is on average the same as the adjacent Site levels on its eastern boundary.
- As a result, the PRoW has clear views over the site looking west, from its entire length as the site rises towards the southwest.
- Field studies identified that this route is not in regular use, being poorly marked, and blocked by unmanaged vegetation at its junction with the B3314 to the south, and with the 'Green Lane' / PRoW (Parish/path no./link no. : 537/19/1 Priority (gold/silver/bronze) : Silver), at its northern end.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Treavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia and Grade II listed church St. Endellion Rectory.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being clear and moderate.**
- The proposed development of the Site would be clearly visible through the intervening screen of well planted Cornish Hedgebanks. However, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, the effects of development proposed may be mitigated. Development located close to the Site boundary will however have a substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site.



KEY- Site Analysis

- Study Area
- Proposals Area
- 4000m LVA Distance markers
- 3500m LVA Distance markers
- LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site
- KEY- HPublic Rights of Way (PRoWs)
- Footpaths/ Bridleways

Findings
Public Rights of Way (PRoW's) (including Public Footpaths and Bridleways)
 PRoW's within the Site's immediate landscape context were identified using OS mapping, the Cornwall Council (interactive mapping) website and field observation. Those with significant views of the Site are discussed in detail within *"Land at Glebe Farm, St Endellion- Landscape Visual Assessment on behalf of: St Endellion Parish Council- "-May 2023- Westley Design Ltd.*

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP
Public Rights of Way (PRoWs)

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 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: StE 23 M1-05-21/05/2023
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"Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"-
 April 2023- Access Planning & Design Ltd.

3.2.3.1. PRoW's located within 1 kilometre of the Site, & with significant views of the Site. Analysis & Commentary (continued)

C- PRoW (Parish/path no./link no. : 537/21/1 Priority (gold/silver/bronze) : Bronze) –

- This PRoW Footpath was identified as running east to west across fields, from the junction of the Minor Road with the access drive to Pennant Farm, 200m to the north of the Site boundary.
- The footpath route itself is located within the AoNB designation.
- The footpath runs to the north of a well vegetated hedgebank, west to its junction with the Bridleway leading from the B3314 west of St. Endellion, northwest towards Trelights).
- Although the Minor Road has glimpsed views, southeast over the southernmost of the two Site fields, from the eastern end of views toward the Site from the PRoW itself are blocked by the intervening hedgebank and its tree and shrub growth.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia and Grade II listed church St. Endellion Rectory.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being glimpsed and partial.**
- The proposed development of the Site would be clearly visible through the intervening screen of well planted Cornish Hedgebanks. However, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, the effects of development proposed may be mitigated. Development located close to the Site boundary will however have a substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site.

D- PRoW (Parish/path no./link no. : 537/22/1 Priority (gold/silver/bronze) : Bronze) –

- This PRoW Footpath/ Bridlepath was identified as running northwest from its junction of the B3314 Road to the south-eastern environs of Trelights.
- The route itself is located within the AoNB designation.
- At its southern end at his junction with the B3314, the Bridlepath runs parallel to the west of a field within the St. Endellion Church Glebe. Although views east toward the Site from the PRoW have clear views of St. Endellion Church tower and turrets, views of the site itself are blocked by the intervening, buildings, hedgebanks and their tree and shrub growth, and by the trees of the Church Glebe.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being glimpsed and partial.**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

E- PRoW (Parish/path no./link no. : 537/23/1 Priority (gold/silver/bronze) : Silver) –

- This PRoW Footpath was identified as running northwest to southeast from the junction of the Minor Road, junction with the B3314 in the centre of St. Endellion, across fields, to the farm at Trendinney.
- From its junction point with the B3314, PRoW has clear views, of St. Endellion Church, and northeast has glimpsed views over the building group at the western end of the Site.
- However, these views are swiftly lost as the landform on which it runs falls away to the south, and intervening forms of the Farm Shop buildings, hedgebanks and their tree and shrub planting obscure further views of the site.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located, and which includes other Heritage and Community Assets: Stone Barn and Glebe Farm.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, of the Public Footpath, the farming community of the land immediately to the south of the B3314 and the staff and customers of the Trevathan Farm Shop, immediately to the south of the B3314 opposite the Stone Barn building.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being glimpsed and partial.**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the relative elevations between the Site and the feature described.

3.2.3.2. PRoW's located between 1 and 3 kilometres of the Site, & with significant views of the Site.

Analysis & Commentary

A- PRoW (Parish/path no./link no. : 537/26/3 Priority (gold/silver/bronze) : Gold) –

- This PRoW Footpath was identified as running from the northern edge of Trelights north over open pasture for 200m to the Minor Road adjacent to the barn called 'Gordons Land' and an 'Inscribed Stone', 100m east of Long Cross. Looking south-east towards the site clear views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.
- From its junction point with the B3314, PRoW has glimpsed views, of St. Endellion Church tower, Glebe tree group, and the buildings on the western end of the Site over the intervening, landform undulations, hedgebanks and their tree and shrub planting, which obscure further views of the site. However, these views are swiftly lost as the landform on which the PRoW runs, falls away to the south.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endellion.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being distant, glimpsed and partial.**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

B- PRoW (Parish/path no./link no. : 537/18/3 Priority (gold/silver/bronze) : Silver) –

- These PRoW Footpaths were identified as branching west and southeast from the B3267 Road, at Trewetha, south-east of Port Isaac, west into the valley of Port Isaac and south-east, across the undulating landform of fields to the Heritage Asset of Tresungers Farm. From its junction point with the B3267, the PRoW's have distant glimpsed views, of St. Endellion Church tower, Glebe tree group, and the buildings on the western end of the Site, as a horizon feature, seen over the intervening, landform undulations, hedgebanks and their tree and shrub planting, which obscure further views of the site.
- However, these views are swiftly lost as the landform on which the PRoW runs, falls away to the south.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endellion.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being distant, glimpsed and partial..**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

C- PRoW (Parish/path no./link no. : 537/3/1 Priority (gold/silver/bronze) : Gold, Parish/path no./link no. : 537/11/1 Priority (gold/silver/bronze) : Bronze, Parish/path no./link no. : 537/4/3 Priority (gold/silver/bronze) : Bronze –

- These PRoW Footpaths were identified as running northeast to southwest from the Minor Road, at Trewenhart Farm, east of Port Gaverne.
- Looking southwest, across the undulating landform of fields, the PRoW has distant glimpsed views, of St. Endellion Church tower, Glebe tree group, and the buildings on the western end of the Site, seen as a horizon feature, over the intervening, landform undulations, hedgebanks and their tree and shrub planting, which obscure further views of the site. However, these views are swiftly lost as the landform on which the PRoW runs, falls away to the south.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endellion.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being distant, glimpsed and partial..**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

D- PRoW (Parish/path no./link no.: 537/5/1 Priority (gold/silver/bronze) : Bronze

- These PRoW Footpaths were identified as running northeast to southwest from the Minor Road, at Treore Farm, east of Port Gaverne and west of Pendogget.
- Looking southwest, across the undulating landform of fields, the PRoW has distant glimpsed views, of St. Endellion Church tower, Glebe tree group, and the buildings on the western end of the Site, seen as a horizon feature, over the intervening, landform undulations, hedgebanks and their tree and shrub planting, which obscure further views of the site. However, these views are swiftly lost as the landform on which the PRoW runs, falls away to the south.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endellion.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being distant, glimpsed and partial..**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

3.2.3.2. PRoW's located over 2.5 kilometres of the Site, & with views of the Site.

Analysis & Commentary

E- The South West Coastal Foot Path (Parish/path no./link no.: 537/10/4 Priority (gold/silver/bronze): Gold CP)

- The South West Coastal Foot Path follows the cliff tops of the coastal ridge which runs broadly southwest to north east at distances of between 2.5 and 5 kilometres north and north east of the Site.
- From along its route there are very few locations from where the tower of St. Endellion Church can be distantly glimpsed over intervening hedges and eminences in the local landform.
- However, the fields comprising the Site area are not discernible, and the group of buildings on site are of low visibility, and do not break the local skyline.
- The clearest glimpsed and partial view of the Site is from 2.75Km distant, northwest of the site, adjacent to the Minor Road, north of Trewenhart, 1.5km east of Port Gaverne.

Commentary on Landscape Character and Visual Impact of Proposed Site Development on Landscape & Visual Receptors on the PRoW-

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endellion.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being distant, glimpsed and partial..**
- The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on Landscape & Visual Receptors on sections of the footpath with a visual connection to the Site, due to the distance between the Site and the feature described.

4.0 Baseline

- This section explores Landscape and Visual Resources – providing a description of the site, study area and key landscape and visual receptors likely to experience effects resulting from development of the site for residential purposes. The existing conditions and characteristics of the landscape in the study area are described in terms of landscape character, visual amenity, and views. Policy and designated assets, and landscape features are also discussed where appropriate.
- These are referred to as Landscape Receptors, when they involve physical site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions.
- The term Visual Receptors defines the human users and user types of landscapes, who would be affected by changes to their views and visual amenity.
- Only Visual and Landscape Receptors with a clear physical, character or visual relationship with the site are discussed in this report.

4.1 Site Description

4.1.1 Site Landscape Elements

- Elements of a cluster of existing buildings comprising the ‘Church-town’ of St. Endellion hamlet, situated to the east of the minor road to Port Quin, which road runs to the east of the Church Glebe and Village Hall, immediately to the north of the B3314 road.
- This comprises single and two storey buildings (residential, agricultural, social and small business uses), and the yards and access infrastructure surrounding them.
- The buildings within the Site area comprise the most visibly prominent elements of the Site. Viewed from the north, and the east, these buildings combine with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space to produce a locally recognisable landscape feature. Listed Buildings / Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, St. Endellion Hall. Grade II listed Trehavorock Cottage and the ‘Church town’ settlement in which they are located. The Site itself contains Grade II listed Trehavorock House, and Heritage and Community Assets: Stone Barn, and Glebe Farm.
- From the key views into the site from the north, around to the east of the site, (see below) the buildings within the site area comprise part of a powerfully recognisable landscape feature, combining with the Church itself and the mature trees of the Churches Glebe and graveyard space.
- Two agricultural fields located to the north and (mostly) to the east of the buildings. Both fields (See Site plan) are located immediately to the north of the B3314 road. Both fields slope gently down toward the north, except for a limited plateau area of level ground, adjacent to the buildings cluster, created by infilling.

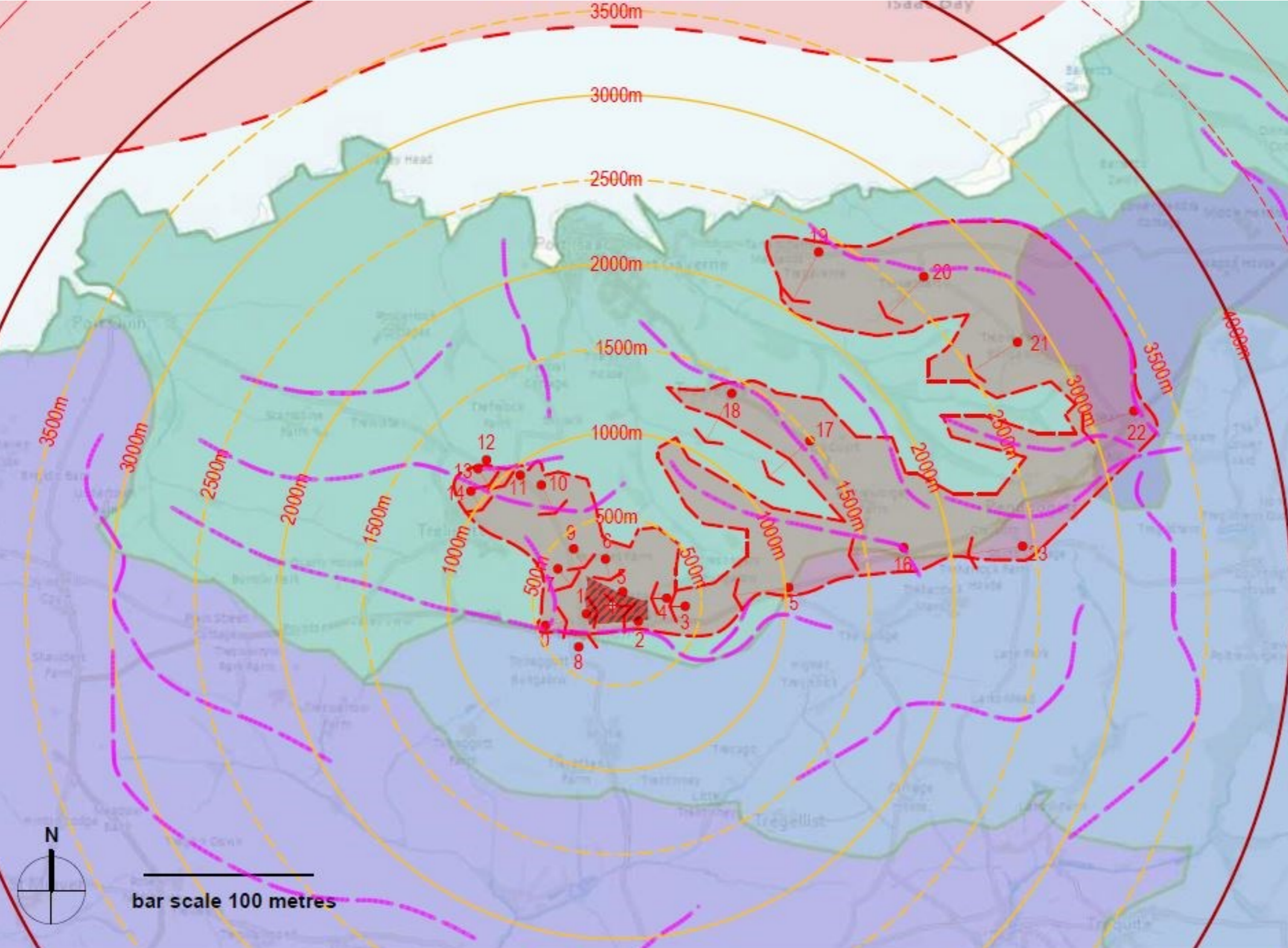
4.1.2 The Site’s boundaries

- The Site’s boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2 metres.
- The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing.
- The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.
- The hedgebanks along the northern Site boundary comprise a ‘Green Lane’ containing a Public Footpath. The hedgebanks bordering either side of the ‘Green Lane’ are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5 – 2.00 metres below adjacent Site levels on its northern boundary.
- The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are gradually regenerating as coppicing with standards.

4.2 Landscape Character

Figure 6- StE 23 M1 01- 03 Landscape Character- 21 05 2023 Westley Design Ltd

(see overleaf)



KEY- Site Analysis

- Study Area
- Proposals Area
- 4000m LVA Distance markers
- 3500m LVA Distance markers
- LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

KEY- Landscape Character

LCA35 Kellan Head to Millook Haven Coast

https://map.cornwall.gov.uk/report_s/landscape_chr/areaCA35.pdf

Findings

The a. At a local level the site, and majority of the study area, falls within LCA35 Kellan Head to Millook Haven Coast. Immediately bordering the saddle of landform west of St. Endellion Churchyard, and to the south of the ridge of landform carrying the B3314 road lies the LCA33 Camel and Allen Valleys. LCA33 focusses on the basin of land and associated watershed of the Camel and Allen Rivers, located south of the study area, and contains few features diagnostic to the Site. Neither is LCA33 visible from the site.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Landscape Character

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: STE 23 M1-06-21/05/2023
 Rev. no.: rev-

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All dimensions and sizes to be verified by the Contractor on site discrepancies to be verified with the Landscape Architect before work proceeds. No dimensions to be scaled from this drawing. Contractors must work to figured dimensions. © This drawing is subject to copyright of Westley Design Ltd. Reproduced from OS map 1:500 by permission of Ordnance Survey © on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. License No 100018715. This drawing is for planning application purposes only and is not to be used for construction purposes.

Reference to supporting documentation:

- Please refer to the following documentation when reading this drawing:
- "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
- "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 05 2023
- "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

4.2 Landscape Character

Figure 6- StE 23 M1 01- 03 Landscape Character- 21 05 2023 Westley Design Ltd

4.2.1. NCA152 Cornish Killas

- The National Character Area for the Site and its environs is 'NCA152 Cornish Killas. At this scale of classification, the NCA contains many landscape features, only some of which apply to the Site and its environs, but which are developed in detail more specific to the site within the local landscape character scale of assessment.
- It will therefore be under this more Site-specific scale of character assessment that the small scale and development typology of the proposals advanced in this report will be analysed.

4.2.2 LCA35 Kellan Head to Millook Haven Coast https://map.cornwall.gov.uk/reports_landscape_chr/areaCA35.pdf

- At a local level the site, and majority of the study area, falls within LCA35 Kellan Head to Millook Haven Coast.
- However, immediately bordering the saddle of landform west of St. Endellion Churchyard, and to the south of the ridge of landform carrying the B3314 road lies the LCA33 Camel and Allen Valleys. LCA33 focusses on the basin of land and associated watershed of the Camel and Allen Rivers, located south of the study area, and contains few features diagnostic to the Site. Neither is LCA33 visible from the site, and so will not be considered further in this report.
- In addition, 2km to the west of the saddle of landform west of St. Endellion Churchyard lies the LCA34 Camel Estuary. LCA34 focusses on the low-lying Camel estuary (which is located south and west of the study area) and contains few features diagnostic to the Site, the area of the LCA most closely resembling the LCA35 special characteristics is not visible from the site and so LCA 34 will not be considered further in this report.
- The following are extracts from the above referenced document. Footnoted sections (e.g. (1)) relate to either characteristics of the Site, or visible from the site, and are discussed below in relation to the Landscape Character and Visual impact implications for the Site and its development.

“Location:

Northern coastal strip centred on Tintagel and Boscastle.

Description

This dramatic coastline incorporates the highest cliffs in Cornwall at 240mAOD and some of the most indented and complex with cliffs, (1) promontories, inlets, coves, islands, and stacks. The coastal strip has extensive semi-natural habitats, and much is a SAC. The narrow band of land slopes from the plateau to the south and east and is incised with short, narrow valleys (2) which offer a sheltered and intimate contrast to the open land with woodland (Some is Ancient Woodland) in some places and features such as fords over streams. The area is open and exposed, wild in places and the climate exerts an influence on vegetation with the few trees being wind sculpted. The field pattern is small scale medieval in places (3) with small patches of rectilinear medium grain enclosed coastal rough ground in others. Cornish hedges mainly use local slate, sometimes in distinctive herringbone patterns. The area is best known for the medieval castle on the island at Tintagel, with its mythical connections to King Arthur, which is a tourist magnet. There are several nucleated settlements of medieval origin, some of which expanded as small ports during the postmedieval slate mining period, some also used for fishing. Remains of slate mining are still in evidence at the coast.

Key Landscape Characteristics

- (1) Exposed coastline of complex slate and shales geology with rugged high cliffs with coves, promontories, stacks, and small islands including the highest cliffs in Cornwall.
- (2) Sloping landform from plateau to east with lower landform to the west.
- (3) Strong influence of coastal winds, restricting tree growth with hedgerow trees adopting sculptured forms. Combination of medieval enclosed land, often around settlements to medium rectilinear enclosed land, some from coastal downland.

Landscape Character Area Description

Woodland occurring only in incised valleys.

Coastal heath along cliffs and steep valley inlets.

(4) Distinctive small, nucleated villages often associated with the coast as former ports.

Slate mining remains on the coast.

Tintagel castle, a major landmark (5).

Geology and soils

Predominantly Upper and Middle Devonian slates with pillow lava in places with Lower Carboniferous slates with thin limestones and shales including the Tintagel Volcanic formation. Sandstones are evident towards the north. The geology is particularly striking at the coast and in the cliffs around Tintagel. The geology of the area gave rise to many slate quarries, the last of which finished working in 1937. Many of the quarries were worked directly into the cliff face and, as a result, this section of coast bears extensive remains of quarry workings. Cuts into the rock face and platforms used for loading direct to boats moored at the cliff bottom are still clearly identifiable. Soils are shallow hard rock soils.

Topography and drainage

The land lies between the Delabole plateau (Landscape Character Area 36) and the coast. The character of the coastline falls into three main sections. To the southwest, the cliffs are a combination of vertical or chamfered rising to around 85m AOD. Small, incised valleys run at right angles to the coast, and it is primarily concave in shape with Port Quin Bay and Port Isaac Bay. The middle section centred on Tintagel has a more complex geology, much folded and faulted the hardened rocks form stacks, small islands and features such as Tintagel Island, a rounded headland connected by a narrow isthmus to the main coastline. The scale is similar to the southerly section. To the north east where the plateau in the form of Tresparrett Down borders the coast, the cliffs rise to up to 240m AOD, the highest in the county. The profiles are tumbled and slumped on the less stable shales and sandstones as at Rusey and High Cliffs. Deeply incised valleys with large streams run down to the coast at Boscastle (River Valency), Crackington Haven and Millook Haven. St Nectan's Glen and the Rocky Valley are popular local features near Tintagel (5).

Biodiversity

Most of the Landscape Character Area is farmed (3) with improved grassland and some arable on the higher flatter areas and semi-natural habitats in the valleys and along the coast. The many small and deeply incised valleys almost all have areas of broadleaved woodland, with some of these Ancient Woodland, with Upland Oakwood (as at Dizzard Wood and Minster and Peter's Wood near Boscastle), Upland Mixed Ashwoods, and Wet Woodland. There are small, fragmented areas of Fens, Purple Moor Grass and Rush Pastures within wetland areas associated with the valleys, especially towards the upper reaches of the streams. The more open sides of the valleys that have escaped intensive cultivation have large areas of scrub, bracken, and neutral grassland. These habitats form important corridors and link to the coastal seminatural habitats of maritime cliff, scrub, bracken and neutral grassland, and fragmented areas of coastal Lowland Heathland. From Start Point to Millook the coastal strip is a SAC, forming part of the Tintagel Marsland-Clovelly Coast SAC which extends along the coast into LCA 38(Bude Basin) and 37 ((Western Culm Plateau). The network of Cornish hedges form important ecological corridors between the farmed land and the semi-natural habitats. (3)

Land Cover

The land cover is predominantly improved grassland/pasture (2) with some arable mainly to the south. Woodland, scrub, bracken, and neutral grassland is mainly confined to the steep valleys in the north of the area. Rough ground and coastal heath cover the cliffs.

Land Use

The land use is mainly pasture for beef, dairy and sheep, but there are areas of arable cropping. Enclosure is over 60% medieval. Fishing is still carried out from Port Isaac although tourism is more important to the local economy here and in other small settlements along the coast including Tintagel, Bossiney and Boscastle.

Field and woodland pattern

The open coastal landscape consists mainly of pasture and some arable land (3). To the north, the sinuous, treeless hedges and stone walls of the medieval derived anciently enclosed fields form a strong network which emphasises the rolling landform (3). Slate walls built with alternating diagonal courses create a herringbone pattern locally called 'curzyway'. The slates are tightly packed and hedge vegetation is much sparser and consists of more drought-tolerant plants than many of the hedges and banks elsewhere in the county. The medieval open field system at Forrabury, the Forrabury Stitches, is a distinctive feature and an important historic survival. The area includes numerous examples of fossilised stripfield systems. There are small patches of Recently Enclosed Land on former coastal rough ground, often extending into the Landscape Character Area from the enclosure of downland rough ground in the adjacent areas; this forms a medium rectilinear pattern with trees at lower levels. Broadleaved woodland is mainly limited to the steep valleys such as the Valency and adjacent valleys, and Rocky Valley near Bossiney. Species include Sessile Oak with Bilberry. The intimate sheltered character of these areas contrasts with the open exposed landscape of the upper slopes and coast. The exposed nature of the coast is emphasised by the unusual dwarf oak woodland on the cliffs at Dizzard.

(continued)

Settlement pattern

The rural settlement pattern is based on dispersed medieval farm settlement clusters set within the distinctive landscape of Anciently Enclosed Land. There are a few nucleated settlements, some of which focus on small harbours or landing places (Port Quin, Port Isaac, Crackington Haven) with historic trades in fishing and later limestone, slate, and coal. Others (Bossiney, Tintagel) lie on the plateau behind the coastal cliffs, with small historic havens at the foot of steep-sided stream valleys below them. Boscastle combines the two forms and has historic centres on the coastal slope and around its picturesque harbour. Port Isaac has charming 18th and 19th century cottages and narrow streets, alleys and 'opes' winding down the slopes. Here and at Port Gaverne, Boscastle and Port Quin, there are significant remains of the former fishing industry. The slate industry created some enlarged medieval farm settlements on the flatter more exposed land behind the coast (Treknow, Trewarmett) and this zone has also seen expansion of settlements from the rise of tourism from the mid-19th century and increase in housing in the later 20th century; this area behind the coast is also the location for caravan and camp sites. The use of slate, with some rendered buildings and red brick details, is characteristic throughout the area. Cob also occurs as a building material; a technique using wet clay with straw and lime. Cob buildings are rendered or slatehung for weatherproofing.

Transport pattern

B roads wind their way along part of the coast serving the above settlements. They run inland at points leaving sections of coastline poorly accessed such as south of Tintagel. Narrow lanes, often on steep gradients, serve farmsteads and scattered dwellings. These often run between high hedges. Some of the older lanes are sunken into the land with high banks on either side. The South West Coast path follows the coastline.

Historic features

The highest profile feature is the early thirteenth century castle at Tintagel, on the site of an early medieval royal centre. This complex extends across Tintagel Island and the adjacent mainland and is a place of myth and legend associated with King Arthur, having a strong sense of place. Willapark headland, above Boscastle harbour, is a spectacular Iron Age cliff castle; another possible cliff castle, more probably a medieval deer park lies on Tintagel's Willapark headland. A further late prehistoric earthwork in a commanding position is at Castle Point, St Gennys. There are medieval castle sites at Boscastle and Bossiney and the upper settlement at Boscastle retains much of the historic topography of its origins as a medieval planned settlement. Forrabury Stitches is an important well-preserved medieval open stripfield system close to Boscastle. Tintagel, Trevalga and Forrabury churches form important landmarks on the coastal plateau; Minster church is secluded in a charming woodland setting and was the location of medieval monastery. The harbours and much of Boscastle and Port Isaac are listed; here, and at Port Gaverne and Port Quin, there are significant remains of the post-medieval fishing industry. The remains of the slate industry form interesting coastal features.

Condition

Moderate to good in most places although areas of tourism development degrade some areas around Tintagel and Boscastle.

Pressures

Tourism development and visitor pressure particularly around (5) Tintagel. Loss of hedges.

Aesthetic and sensory

The area has a wild and exposed coastline with dramatic cliffs and breathtaking views. Small coves and islands create a complex, varied landscape character. Steep, narrow and sometimes wooded valleys, contrast with open hillsides and coast.

Distinctive features

The castles, port villages and hamlets with remains of slate mining. Strong Cornish hedges with slate detailing; the striking geology of the coast; Rocky Valley and St Nectans Glen; coastal woodland at Dizzard.

Visions and objectives

The wild and dramatic nature of the coastline together with the link with King Arthur makes this area a magnet for tourism. The objective must be to conserve and if possible, enhance the existing Landscape Character of the medieval field pattern and related Cornish hedges, broadleaved woodland in the valleys, coastal rough ground including heath, narrow hedged and banked lanes and the coastal settlements whilst mitigating the effects of tourism and recreation.

Planning and Land Management Guidelines

Prepare village plans and design statements for the villages.

Prepare management plans for the conservation and maintenance of the natural environment.

Develop tourism strategy for coastal areas especially for (5) Tintagel and Boscastle to mitigate the visual impact.

Maintain importance of historical features and medieval field pattern using local materials and construction techniques in the reconstruction of hedges.

Manage the broadleaved woodlands of the steep-sided valleys to maintain landscape character.

Manage traffic to retain the landscape character of lanes including widths, banks and hedges.”

(continued)

Commentary on Landscape Character and Visual Impact of Proposed Site Development Regarding Distinctive Features from LCA 55

- The following footnotes (See **(1)** in the text above) relate to either locally distinctive characteristics of the Site or refer to characteristic/ distinctive features in the landscape visible from the site and are discussed below in relation to the Landscape Character and Visual impact implications for the Site and its development.
- **(1)** The cliff top sections of the AoNB and the South West Coast Path that runs along them can be distantly glimpsed at between 2.5 – 2.75km from the site. The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on this landscape feature, due to the distance between the Site and the feature described.
- **(2)** The coastal plateau's undulating landscape of improved pasture is typical of the site. The proposed development of the Site will replace the improved pasture of the site with built form. However, the mitigation (landscape) measures suggested in this document, will increase site Biodiversity substantially and have no substantive effect on this landscape setting described within its wider context.
- **(3)** The small-scale field pattern with its network of Cornish hedgebanks, kept low by either high winds or the recent agricultural practice of close-cut, rotary flailing is typical of the site and its boundaries. The mitigation (landscape) measures for the proposed development of the Site suggested in this document (see Section 5.2), will increase site Biodiversity substantially by improved management, and replanting ('gapping') of the Site's hedgebanks/ hedgerows, and consequently will have no substantive effect on this distinctive landscape element, as described within its local or wider context.
- **(4)** The small hamlet of St. Endellion clustered around its Church and Glebe is distinctive of the small, nucleated settlements referred to in the document. . The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive negative effect on this landscape feature, in its wider landscape or local context.
- **(5)** The prominent headland and island of Tintagel is distantly glimpsed (11km away) to the north east of the site across an intervening distant view of the sea. The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested in Section 5.2 of this document, will have no substantive effect on this landscape feature, due to the distance between the Site and the feature described.

4.2.3. Historic Landscape Character-

(N.B. for the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- Access Planning and Design Ltd. 's Heritage Impact Assessment (23 04 2025)

The three fields comprising the Site and those of the Site's immediate surroundings are identified in Historic Landscape Character Areas (Cornwall Council, 2008) 'Farmland: Medieval HLCA', having farming settlements documented before the 17th Century. This condition describes the majority of the wider the agricultural context. The fields of the Site are of improved grassland pasture. Their hedgerows are described elsewhere in this report.

4.3 Views and Visual Amenity

Figure 7- StE 23 M 01- 07 Visual Context- Viewpoints 1 to 23 21 05 2023 Westley Design Ltd
Figure 7-a StE 23 M 01- 07a Visual Context- Viewpoints 1 to 23 21 05 2023 Westley Design Ltd

(see below)

- This section explores the visual sensitivity of the site within its landscape context in order to assess the likely impacts of proposed development. In analysing this context, the following terminology is used to define the likely effects of development on the site and to discuss the potential mitigation of these effects.
- **Landscape Receptors** are physical site elements and features, landscape character areas and designated assets that might be affected by alteration of baseline landscape conditions.
- **Visual Receptors** defines the human users and user types of landscapes, who might be affected by changes to their views and visual amenity. Only Visual and Landscape Receptors with a clear visual relationship with the site are discussed in this section of the report.

4.3.1. Site visibility- Close Range (within 1km of the Site)- Analysis of Viewpoints- Summary Figure 5- Views & Visual Amenity at Close Range within 1km of the Site)

- **View: 0- Grid reference SW99495 78648.**

Partial glimpses of the buildings on the site inside the western site boundary are visible at close range, looking east from the B3314 Road 100m to the south of St. Endellion Church.

- **View: 1- Grid reference SW99756 78700**

Clear views into the Site exist from where the minor Road leaves the B3314 for 50m, heading north, where the minor road forms the Site boundary, adjacent to the collection of buildings and yards, which comprise the western section of the Site.

- **View: 2- Grid reference SX00122 78679**

The Site is visible at close range from the B3314 road, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the southern boundary of the Site.

- **View: 3- Grid reference SX00361 78743**

The Site is visible at close range from the Public Footpath, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the eastern boundary of the Site.

- **View: 4 - Grid reference SX00294 787777, View: 5- Grid reference SW99985 78832**

The Site is visible at close range from the Public Footpath, set down on average 1.5 m below adjacent Site ground levels from the 'green lane', running along the northern Site boundary. Looking west and north over the Site filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.

- **View: 6a- Grid reference SW99885 79026,**

Site is visible at close range from the Public Footpath, running along the entrance drive to Pennant Farm, looking back north across an intervening field to the Site's northern boundary filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.

- **View: 7- Grid reference SW99750 78959.**

The Site is visible at close range from the Public Footpath, running from the Minor Road adjacent to the entrance to Pennant Farm, west over fields toward the eastern edge of Trelights village. Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.

- **View: 8- Grid reference SW99701 78586.**

Glimpses of the southwestern site boundary and buildings beyond are visible at close range, looking north from the junction of the Minor Road and Public Footpath, 50m to the south of St. Endellion Church.

- **View: 9- Grid reference SW99684 79098, 10- Grid reference SW99489 79473, 11- Grid reference SW99364 79545.**

Filtered views are possible of the northern Site boundary through intervening established tree and shrub growth on the hedgebanks, looking southeast toward the Site from different points along the Minor Road, north of the entrance drive to Pennant, running from St. Endellion to Port Quin.

4.3.2 Views: at Close Range (within 1km of the Site)- Analysis of Viewpoints

4.3.2.1. View 1- Analysis- View looking east from Minor Road, along the western Site boundary, through St. Endellion (on western Site boundary)

- Clear views into the Site exist from where the minor Road leaves the B3314 for 50m, heading north, where the minor road forms the Site boundary, adjacent to the collection of buildings and yards, which comprise the western section of the Site.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located, and which includes other Heritage and Community Assets: Stone Barn, Glebe Farm, and St. Endellion Hall.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the Minor Road itself, and the B3314 road, the farming community of the land immediately to the north of the B3314, and the users of the Church and Rectory, immediately to the west of the Minor Road. The small businesses with premises on the Site, and community groups and charitable groups such as Endelientia would also be visually effected.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being clear and substantial.**

4.3.2.2. View 2 Analysis- View looking north / northeast/ northwest, from the B3314 road. (On western site boundary and to 1km to the east of the Site)

- The Site is clearly visible over the Site boundary Cornish hedgebanks, from several locations along the B3314 road, from where it runs along the site boundary, to within 1km distant east of the site. and then over the intervening tree and shrub growth on the hedgebanks, where these define the southern boundary of the Site.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located, and which includes other Heritage and Community Assets: Stone Barn, Glebe Farm, and St. Endellion Hall. This grouping of buildings together with the clump of mature trees surrounding them in the Church Glebe form a significant skyline feature from this location.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, the farming community of the land immediately to the south and to the north of the B3314 and the staff and customers of the Trevathan Farm Shop, immediately to the south of the B3314 opposite the Stone Barn building.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being clear and substantial.**



The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.

To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.

To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,

To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Treights and beyond to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.

The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.

This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett.

A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.

The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.

The Site Boundaries & Access- Summary

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m.

The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close felling.

The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

The hedgebanks along the northern Site boundary comprise a Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating felled native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5-2.00 metres below adjacent Site levels on its northern boundary.

The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary felling. This reduces their potential for screening the site area and their inherent biodiversity.

The existing Site includes the junction of the Minor Road to Treights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.

Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.

Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 "Land at Glebe Farm, St Endellion- Landscape Visual Assessment on behalf of: St Endellion Parish Council"- May 2023 - Westley Design Ltd.
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

St. Endellion Village Planning Study Site Appraisal

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN
 Origin Date: 21/05/2023
 Scale (s): as Indicated
 Drawn/ checked by: MEW
 Drg. no.: SHE 23 M1-08-21/05/2023
 Rev. no.: rev- 1- 17 04 2023

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KEY- Site Analysis

-  Study Area
-  Proposals Area
-  4000m
-  3500m
-  LVA Viewpoints locations & key numbers
-  Listed Buildings (see Listing)



bar scale 1000 metres

Reference to supporting documentation:

Please refer to the following documentation when reading this drawing:
 "Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
 "St. Endellion Village Planning Study - Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP" Westley Design Ltd. 21 05 2023
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

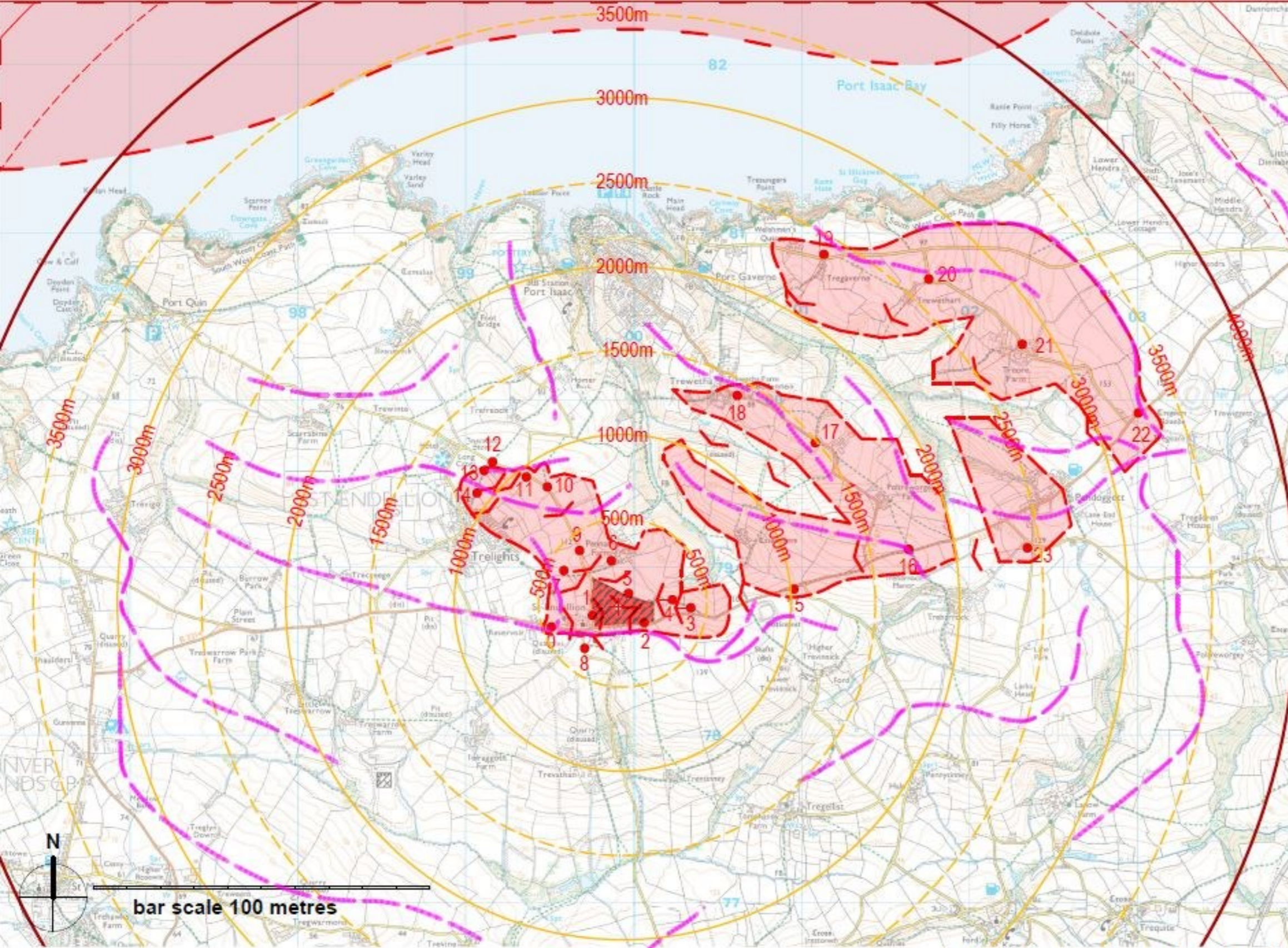
Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Site Location- LVA Viewpoints 1 to 23

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: StE 23 M1-01-21/05/2023
 Rev. no.: rev-





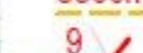

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KEY - Site Analysis

-  Study Area
-  Proposals Area
-  LVA Distance markers
-  LVA Viewpoints locations & key numbers
-  Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

Site Visibility- Summary - The Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east. To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site. To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Trelights and on to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls into a small stream valley. The Site's landform context results in Site surface visibility being limited to a view shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site. This view-shed extends around to the east, north-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett. A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion. Rising ground to the north of the B3314 and west of the Site's western boundary prevent views west or south from the Site surface.

Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

Visual Context - LVA Viewpoints 1 - 23

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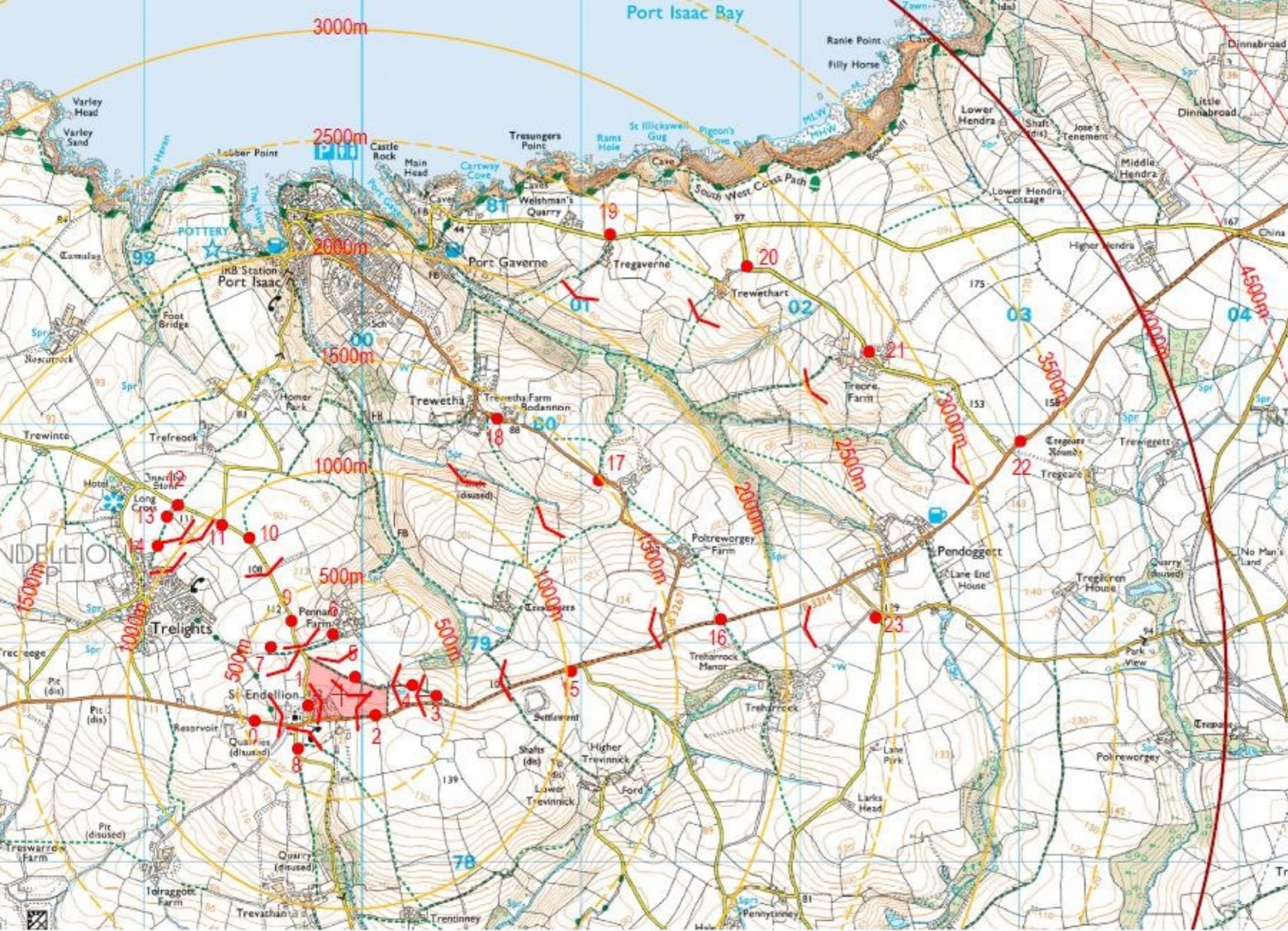
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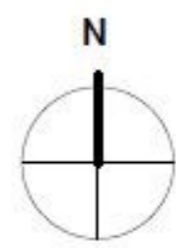
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- "Appendices Preliminary Landscape Visual Assessment (LVA) - Land Adjacent to Glebe Farm, St Endellion-, St Endellion, Cornwall PL29 3TP" May 2023- Westley Design Ltd.
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- "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.



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bar scale 1000 metres

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Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP

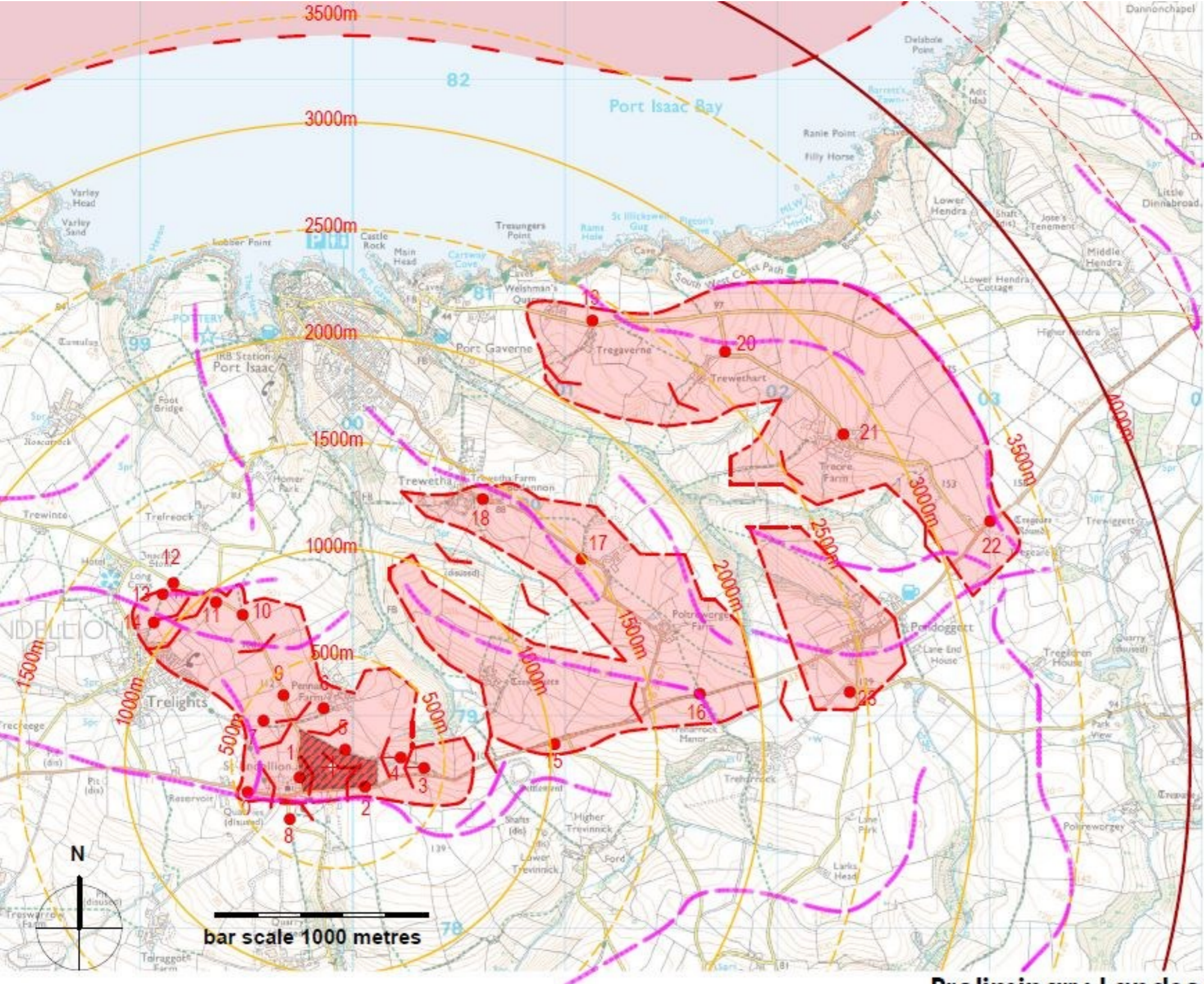
Site Location- LVA Viewpoints 1 to 23 (Within 4 km of Site)

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN .
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KEY- Site Analysis

-  Study Area
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-  4000m
-  3500m
-  LVA Distance markers
-  LVA Viewpoints locations & key numbers
-  9
-  Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

Site Visibility- Summary - The Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east. To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site. To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Trelights and on to Port Quin. Beyond the narrow eastern end of the Site, the Site falls into a small stream valley. The Site's landform context results in Site surface visibility being limited to a view shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site. This view-shed extends around to the east, north-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Pendoggett. A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion. Rising ground to the north of the B3314 and west of the Site's western boundary prevent views west or south from the Site surface.

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Preliminary Landscape Visual Assessment (LVA)-Land Adjacent to Glebe Farm, St Endellion, Cornwall, PL29 3TP Visual Context - LVA Viewpoints 1 - 23 (Within 4 km of Site)

Client: St. Endellion Parish Council
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 Origin Date: 21/05/2023
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4.3.2.3. View 3 Analysis - View looking west, from the Public Footpath where it junctions with the B3314. (0.3 km from the nearest Site boundary)

- Partial views of the site are possible from the Public Footpath, where it junctions with the B3314 0.8 kilometres east of the site, looking west over an intervening field to the eastern Site boundary comprising a Cornish hedgebank.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the eastern site boundary. The top half of the tower of the Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to moderate.**

4.3.2.4. Views 4,5 Analysis - View looking west / southwest, from Public Footpath along the northern site boundary. (On northern Site boundary)

- Glimpsed, partial views are possible from the Public Footpath, looking west over the Site boundary comprising Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the eastern boundary of the Site.
- Views are generally experienced from below the level of the site, from the Public Footpath which runs along a 'Green Lane', whose surface is sunken below the level of adjoining land between higher, well vegetated hedgebanks.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe which form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath and of the shared drive to Pennant Barn.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being moderate to large.**

4.3.2.5. Views 6a, b & c Analysis - Views looking south, from the Public Footpath to Pennant Farm. (0.2 km from the nearest Site boundary)

- The Site is visible at from the Public Footpath, running along the entrance drive to Pennant Farm, looking back north across an intervening field to the Site's northern boundary filtered views are possible through intervening tree and shrub growth on the hedgebanks of the green lane.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe which form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath and of the shared drive to Pennant Barn.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being moderate to large.**

4.3.2.6. View 7 Analysis - View looking southeast, viewed from the Public Footpath to Trelights. (0.3 km from the nearest Site boundary)

The Site is visible at close range (within 1km) from the Public Footpath, running from the Minor Road adjacent to the entrance to Pennant Farm, west over fields toward the eastern edge of Trelights village. Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.

Landscape receptors that would be affected by the proposed development in the context of this view, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. The top half of the tower of Grade I listed church Collegiate Church of St. Endelientia, St. Endellion Rectory, and the woodland in the Church Glebe, Grade II Listed Treharrow Farm and adjacent farm buildings form a significant skyline feature from this location. These views would not be directly affected by the development of the site, though they might be visible to the east of this skyline grouping.

Visual receptors who would be affected by the proposed development in the context of this view, would include the pedestrian users of the Public Footpath.

Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.

4.3.2.7. View 8 Analysis - View looking southeast, viewed from the Public Footpath Junction with the Minor Road 50m South of St. Endellion (0.1 km from the nearest Site boundary)

Glimpses of the southwestern site boundary and buildings beyond are visible at close range (within 1km), looking north from the junction of the Minor Road and Public Footpath, 50m to the south of St. Endellion Church.

Landscape receptors that would be affected by the proposed development in the context of this view, might potentially comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself if development of the site were to be visible above the southern site boundary. Grade II listed Trehavorock House, Stone Barn, Glebe Farm, which are located on the Site's western boundary, in St. Endellion might potentially be affected by any proposed development of the site adjacent to them.

Visual receptors who would be affected by the proposed development in the context of this view, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, and minor road at its junction in St Endellion. The farming community of the land immediately to the south of the B3314 and the staff and customers of the Trevathan Farm Shop, immediately to the south of the B3314 opposite the Stone Barn building might also be visually affected.

Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.

4.3.2.8. Views 9, 10, 11 Analysis- Views looking south / southeast, viewed from the Minor Road, running along the western Site boundary, from St. Endellion hamlet to a point on the road 0.3km north of Trelights village. (View 9- 0.5 km, View 10- 0.8 km, View 11- 1 km from the nearest Site boundary)

Filtered views are possible of the northern Site boundary through intervening established tree and shrub growth on the hedgebanks, looking southeast toward the Site from different points north of the entrance drive to Pennant along the Minor Road, from St. Endellion to Port Quin.

Landscape receptors that would be affected by the proposed development in the context of this view, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. The tower of Grade I listed church Collegiate Church of St. Endelientia, St. Endellion Rectory and Hall, and the woodland in the Church Glebe, form a significant skyline feature from this location. These views would not be directly affected by the development of the site, though they might be visible to the east of this skyline grouping.

Visual receptors who would be affected by the proposed development in the context of this view, would include the pedestrian users of the Public Footpath.

Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.

4.3.3. Site Visibility- Between One & Two Kilometres of Site- Analysis of Viewpoints- Summary

- **View: 12-Grid reference SW99155 79625, 13- Grid reference SW99102 79549, 14- Grid reference SW99060 79460.**

The Site is visible from the northwest at between 1.1 and 1.3km from the Public Footpath, running from the northern edge of Trelights village north over open pasture for 200m to the Minor Road adjacent to the barn called 'Gordons Land' and an 'Inscribed Stone', 100m east of Long Cross. Looking south-east towards the site clear views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.

- **Views: 15- Grid reference SX00907 78868.**

From the east, beyond one kilometre from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from the lay-by at 1.4km from the site.

- **Views: 17- Grid reference SX01066 79765, 18- Grid reference SX00647 80015.**

At a distance of 1.8 kilometres northeast of the site, there are a limited number of glimpsed views back towards the Site, over intervening Cornish hedgebanks and hedgerow vegetation from the B3267 road. These views are possible; from the road's junction with the B3314 road, as far as the southern edge of the hamlet of Trewetha.

4.3.4. Views: Between One & Two Kilometres of Site - Analysis of Viewpoints

4.3.4.1. Views 12,13, 14 Analysis- View looking Southeast, viewed from the Public Footpath running north From Trelights to Minor Road 0.3km north of Trelights (View 12- 1.3 km, View 13- 1.25 km, View 14- 1.1 km from the nearest Site boundary)

- The Site is visible from the Public Footpath, running from the northern edge of Trelights village north over open pasture for 200m to the Minor Road adjacent to the 'Gordons Land' barn and an 'Inscribed Stone', 100m east of Long Cross.
- Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. The tower of Grade I listed church Collegiate Church of St. Endelientia, St. Endellion Rectory and Hall, and the woodland in the Church Glebe, form a significant skyline feature from this location. These views would not be directly affected by the development of the site, though they might be visible to the east of this skyline grouping.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath.
- **Landscape & Visual Impact resulting from development in the context of the view are assessed as low /moderate.**

4.3.4.2. View 15- Analysis- View looking West, viewed from Lay-by on B3314 Road. (1.4 km from the nearest Site boundary)

- From the east, there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from the lay-by at 1.5km from the site.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. The top half of the tower of Grade I listed church Collegiate Church of St. Endelientia, an adjacent barn on the site together with the clump of mature trees surrounding the Church Glebe form a significant skyline feature from this location, which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, the farming community of the land immediately to the east and to the north of the B3314.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to moderate.**

4.3.4.3. Views 17,18 Analysis- View looking Southwest, viewed from B3267 Road. (View 17- 1.9 km, View 18- 1.8 km, from the nearest Site boundary)

- To the northeast of the site, there are a limited number of glimpsed views back towards the Site, over intervening Cornish hedgebanks and hedgerow vegetation from the B3267 road. These views are possible; from the road's junction with the B3314 road, as far as the southern edge of the hamlet of Trewetha.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. West of the site, the tower of Grade I listed church Collegiate Church of St. Endelientia, and St. Endellion Rectory within the clump of mature trees surrounding the Church Glebe are visible as distant skyline features. Visually adjacent to these, on the site itself Grade II Listed Trehavorock House and the Stone Barn together with the collection of adjacent barns, together form a significant skyline feature from this location, which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3267 road, the farming community of the land immediately to the east of the site north of the B3314.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to moderate.**

4.3.5. Site Visibility- Between Two and Three Kilometres of Site- Analysis of Viewpoints- Summary

- **Views: 16- Grid reference SX01473 79058.**

From the east, beyond two kilometres from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from 2.1km from the site at the junction with the Public Footpaths heading north to Poltreworgey Farm and south to Treharrook Manor.

- **Views: 19- Grid reference SX01121 80838.**

At a distance of 2.75km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the Minor Road, which runs from Port Gaverne east along the coastal ridge toward Delabole. These glimpses are possible from the buildings called Welshman's Quarry, and from the junction of the Minor Road, with a Public Footpath at Tregaverne Farm.

- **Views: 23- Grid reference SX02334 79162.**

From the east, at 2.8 kilometres from the site there is a distant glimpsed view back towards the Site, from the Minor Road to St. Minver, at its junction with the access drive to Treharrook Manor, over intervening Cornish hedgebanks and hedgerow vegetation.

4.3.6. Views: Between Two and Three Kilometres of the Site- Analysis of Viewpoints

4.3.6.1. View 16- Analysis- View looking west, from B3267 Road. (2.1 km from the nearest Site boundary)

- From the east, beyond two kilometres from the site there are serial limited glimpsed views back towards the Site, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the village of Pendoggett.
- Representative view shown are at 2.15km from the junction with the Public Footpaths heading north to Poltreworgey Farm and south to Treharrook Manor.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. West of the site, the upper half of the tower of Grade I listed church Collegiate Church of St. Endelientia, within the clump of mature trees surrounding the Church Glebe are visible as distant skyline features. which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, and the Footpath users crossing the adjacent agricultural land.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.**

4.3.6.2. View 19- Analysis- View looking Southwest from Minor Road and Public Footpath (2.75 km from the nearest Site boundary)

- At a distance of 2.75km the northeast of the Site there are very distant, glimpsed views towards the Site, viewed over intervening hedgerows from the Public Footpath, running south from Tregaverne and the Minor Road, which runs from Port Gaverne east along the coastal ridge toward Delabole.
- These glimpses are possible from the buildings called Welshman's Quarry, and from the junction of the Minor Road, with a Public Footpath at Tregaverne Farm.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context adjacent to the site. West of the site, the tower of Grade I listed church Collegiate Church of St. Endelientia, and St. Endellion Rectory within the clump of mature trees surrounding the Church Glebe are visible as a very distant skyline feature. Visually adjacent to these, on the site itself Grade II Listed Trehavorock House and the Stone Barn together with the collection of adjacent barns, together form a skyline feature from this location, which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the Public Footpath, Minor Road, the farming community of the land immediately to the east of the site.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.**

4.3.6.3. View 23- Analysis- View looking west, viewed from Minor Road. (2.8 km from the nearest Site boundary)

- From the east, at 2.8 kilometres from the site there is a distant glimpsed view back towards the Site, from the Minor Road to St. Minver, at its junction with the access drive to Treharrowck Manor, over intervening Cornish hedgebanks and hedgerow vegetation.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. West of the site, the top of the tower of Grade I listed church Collegiate Church of St. Endelientia, within the clump of mature trees surrounding the Church Glebe are visible as distant skyline features. which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the Minor Road, and the users of the drive to Treharrowck.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to insignificant.**

4.3.7 Site Visibility- From Three Kilometres to Four Kilometres from the Site- Analysis of Views- Summary

- **Views: 20- Grid reference SX01748 80701, 21- Grid reference SX02311 80315.**

At distances of between 3km and 3.2km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the junction of the Minor Road, with a Public Footpath at Trewethart Farm (View 20), and at the junction with the Public Footpath joining the Minor Road at Treore Farm (View 21).

- **Views: 22- Grid reference SX02956 79871.**

At distances of between 3.5km and 3.2km east of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the layby on the B3314, 50m east of the junction of the Minor Road with the B3314 to the east of Pendogget Village.

4.3.8. Views: Between Three and Four Kilometres from the Site- Analysis of Viewpoints

4.3.8.1. Views 20,21 Analysis- View looking west, viewed from Minor Road. (View 6- 3.1km, View 7- 3.3km from the Site boundary)

- At distances of between 3km and 3.2km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the junction of the Minor Road, with a Public Footpath at Trewethart Farm (View 6), and at the junction with the Public Footpath joining the Minor Road at Treore Farm (View 7).

- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located, and which includes other Heritage and Community Assets: Stone Barn, Glebe Farm, and St. Endellion Hall.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, the farming community of the land immediately to the south of the B3314 and the staff and customers of the Trevathan Farm Shop, immediately to the south of the B3314 opposite the Stone Barn building.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to insignificant.**

4.3.8.2. View 22 Analysis- View looking west, viewed from Minor Road. (3.5 km from the nearest Site boundary)

- At distances of between 3.5km and 3.2km east of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the layby on the B3314, 50m east of the junction of the Minor Road with the B3314 to the east of Pendogget Village.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. West of the site, the upper half of the tower of Grade I listed church Collegiate Church of St. Endelientia, within the clump of mature trees surrounding the Church Glebe are visible as distant skyline features. which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the Minor Road, and the users of the drive to Treharrowck.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being insignificant.**

4.3.9 Site Visibility- From Four Kilometres to Distant Horizon - Analysis of Visibility- Summary

- The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site.
- Looking from the Site towards the northeast, beyond the rising ground on the coast there are distant views (11km) of the headland and island at Tintagel, along with views of the intervening sea. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context.
- Looking from the Site area towards the east, beyond the saddle of rising ground running from the coast, south towards Pendoggett, there are distant views (15km) of the hills of Brown Willy and Roughtor, on Bodmin Moor. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.

5. Baseline Analysis – Constraints and Opportunities

Figure 8- StE 23 M1-08-21/05/2023 Site Appraisal Plan- 21 05 2023 Westley Design Ltd.

Figure 09- StE 23 M1-09-21/05/2023 SWOT Appraisal Plan- 21 05 2023 Westley Design Ltd.

5.1. Key Findings-

5.1.1. Constraints and Opportunities- Designations

5.1.1.1 AoNB

- Site context analysis has identified a clear visual relationship between the Site area (itself designated AoNB landscape), and other areas of the AONB setting. These range from nearby, with glimpsed views back to the site from the north and east over a distance within 3 kilometres, and beyond to long distance views north to coastal landscapes, and east to the peaks of Bodmin Moor. Within these locations the site may be glimpsed over intervening hedgerows and eminences in the landscape from a number of vantage points (these are detailed in Section 4.3 of this report).
- From these locations, the Site forms a small component in panoramic views west. The main focus in such views is the turreted tower of St. Endellion Church, located immediately to the west of the western Site boundary. Situated on the horizon this dominates the view and comprises a characteristic landscape feature.
- Although the group of existing buildings comprising the western end of the site are clearly visible in such views, clustered in front of the Church Glebe with its woodland clump, they do not break the skyline, from distances over one kilometre from the centre of the site.
- At this distance, and up to 3 kilometres from the Site in this context, the two fields located on northeast-facing slopes east of the site, are less perceptible.
- Other perceptual and experiential special qualities characteristic of the AONB landscape, and present in the Site with in the vicinity is negatively impacted by the busy B3314, and the presence of recent built development, such as the farm shop, located immediately south of the Site.
- **An analysis of the context would suggest that the development proposals of the type and scale proposed by the client is unlikely to cause substantial negative impacts to the AONB landscape character and visual properties if the proposals are sensitively located and designed to reflect the vernacular character of the landscape.**

5.1.1.2 PRoW's & Heritage Coast / South West Coastal Foot Path (Analysis of Visibility- Summary)

A- Site visibility from PRoW's- Close Range (within 1km of the Site)- Analysis of Viewpoints-

View: 3- Grid reference SX00361 78743

- The Site is visible at close range from the Public Footpath, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the eastern boundary of the Site.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the eastern site boundary. The top half of the tower of the Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to moderate.**

View: 4 - Grid reference SX00294 787777, 5- Grid reference SW99985 78832

- The Site is visible at close range from the Public Footpath, set down on average 1.5 m below adjacent Site ground levels from the 'green lane', running along the northern Site boundary. Looking west and north over the Site filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe which form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath and of the shared drive to Pennant Barn.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being moderate to large.**

View: 6a- Grid reference SW99885 79026, b- Grid reference SW99845 79014, & c- Grid reference SW99786 78990.

- The Site is visible at close range from the Public Footpath, running along the entrance drive to Pennant Farm, looking back north across an intervening field to the Site's northern boundary filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, and the woodland in the Church Glebe which form a significant skyline feature from this location. These views might be affected by the development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath and of the shared drive to Pennant Barn.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being moderate to large.**

View: 7- Grid reference SW99750 78959.

- The Site is visible at close range from the Public Footpath, running from the Minor Road adjacent to the entrance to Pennant Farm, west over fields toward the eastern edge of Trelights village. Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. The top half of the tower of Grade I listed church Collegiate Church of St. Endelientia, St. Endellion Rectory, and the woodland in the Church Glebe, Grade II Listed Treharrook Farm and adjacent farm buildings form a significant skyline feature from this location. These views would not be directly affected by the development of the site, though they might be visible to the east of this skyline grouping.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.**

B- Site Visibility from PRow's- - Between One & Two Kilometres of Site- Analysis of Viewpoints- Summary

- **View: 12-Grid reference SW99155 79625, 13- Grid reference SW99102 79549, 14- Grid reference SW99060 79460**
- The Site is visible from the northwest at between 1.1 and 1.3km from the Public Footpath, running from the northern edge of Trelights village north over open pasture for 200m to the Minor Road adjacent to the barn called 'Gordons Land' and an 'Inscribed Stone', 100m east of Long Cross. Looking south-east towards the site clear views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself, development of which might be visible above the northern site boundary. The tower of Grade I listed church Collegiate Church of St. Endelientia, St. Endellion Rectory and Hall, and the woodland in the Church Glebe, form a significant skyline feature from this location. These views would not be directly affected by the development of the site, though they might be visible to the east of this skyline grouping.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian users of the Public Footpath.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to moderate.**

C— Site Visibility from PRow's- - Between Two and Three Kilometres of Site- Analysis of Viewpoints- Summary

- **View: 16- Grid reference SX01473 79058.**
- From the east, beyond two kilometres from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from 2.1km from the site at the junction with the Public Footpaths heading north to Poltreworkey Farm and south to Treharrock Manor.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context to the north and east of the site. West of the site, the upper half of the tower of Grade I listed church Collegiate Church of St. Endelientia, within the clump of mature trees surrounding the Church Glebe are visible as distant skyline features. which might be affected by intervening development of the site.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, and the Footpath users crossing the adjacent agricultural land.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.**

- **View: 19- Grid reference SX01121 80838.**
- At a distance of 2.75km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the Minor Road, which runs from Port Gaverne east along the coastal ridge toward Delabole. These glimpses are possible from the buildings called Welshman's Quarry, and from the junction of the Minor Road, with a Public Footpath at Tregaverne Farm.
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself and the landscape context adjacent to the site. West of the site, the tower of Grade I listed church Collegiate Church of St. Endelientia, and St. Endellion Rectory within the clump of mature trees surrounding the Church Glebe are visible as a very distant skyline feature. Visually adjacent to these, on the site itself Grade II Listed Trehavorock House and the Stone Barn together with the collection of adjacent barns, together form a skyline feature from this location, which might be affected by development.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the Public Footpath, Minor Road, the farming community of the land immediately to the east of the site.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low.**

D- Site Visibility from PRow's- From Three Kilometres to Four Kilometres from the Site- Analysis of Views- Summary

- **View: 20- Grid reference SX01748 80701, 21- Grid reference SX02311 80315.**
- At distances of between 3km and 3.2km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the junction of the Minor Road, with a Public Footpath at Trewethart Farm (View 20), and at the junction with the Public Footpath joining the Minor Road at Treore
- **Landscape receptors that would be affected by the proposed development in the context of this view**, would comprise the Area of Outstanding Natural Beauty (AoNB) and Heritage Coast status of the site itself. Grade II listed Trehavorock House, which is located on the Site's western boundary, in St. Endellion. Also, the Listed Buildings / Heritage Assets immediately to the west of the Site: Grade I listed church Collegiate Church of St. Endelientia, Grade II listed church St. Endellion Rectory, Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located, and which includes other Heritage and Community Assets: Stone Barn, Glebe Farm, and St. Endellion Hall.
- **Visual receptors who would be affected by the proposed development in the context of this view**, would include the pedestrian, cyclist, and motor vehicle users of the B3314 road, the farming community of the land immediately to the south of the B3314 and the staff and customers of the Trevathan Farm Shop, immediately to the south of the B3314 opposite the Stone Barn building.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being low to insignificant.**

E- Site Visibility from PRow's- - From Four Kilometres to Distant Horizon - Analysis of Visibility- Summary

- The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site.
- Looking from the Site towards the northeast, beyond the rising ground on the coast there are distant views (11km) of the headland and island at Tintagel, along with views of the intervening sea. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.
- Looking from the Site area towards the east, beyond the saddle of rising ground running from the coast, south towards Pendoggett, there are distant views (15km) of the hills of Brown Willy and Roughtor, on Bodmin Moor. It is reasonable to assume that views back to the site are possible from publicly accessible vantage points within this viewshed. However, the distance involved would render the sight area insignificant against the wider landscape context of such views.
- **Landscape & Visual Impact resulting from the development in the context of the view are assessed as being insignificant/ nil.**

5.1.2. Constraints and Opportunities- Landscape Character - LCA35 Kellan Head to Millook Haven Coast

Commentary on Landscape Character and Visual Impact of Proposed Site Development Regarding Distinctive Features of LCA35.

- The following footnotes (See **(1)** in Section 4 above) relate to either locally distinctive characteristics of the Site or refer to characteristic/ distinctive features in the landscape visible from the site and are discussed below in relation to the Landscape Character and Visual impact implications for the Site and its development.
- **(1)** The cliff top sections of the AoNB and the South West Coast Path that runs along them can be distantly glimpsed at between 2.5 – 2.75km from the site. **The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested will have no substantive effect on this landscape feature, due to the distance between the Site and the feature described.**
- **(2)** The coastal plateau’s undulating landscape of improved pasture is typical of the site. The proposed development of the Site will replace the improved pasture of the site with built form. **However, the mitigation (landscape) measures suggested in this document, will increase site Biodiversity substantially and have no substantive effect on this landscape setting described within its wider context.**
- **(3)** The small-scale field pattern with its network of Cornish hedgebanks, kept low by either high winds or the recent agricultural practice of close-cut, rotary flailing is typical of the site and its boundaries. **The mitigation (landscape) measures for the proposed development of the Site suggested in this document will increase site Biodiversity substantially by improved management, and replanting (‘gapping’) of the Site’s hedgebanks/ hedgerows, and consequently will have no substantive effect on this distinctive landscape element, as described within its local or wider context.**
- **(4)** The small hamlet of St. Endellion clustered around its Church and Glebe is distinctive of the small, nucleated settlements referred to in the document. **The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested will have no substantive negative effect on this landscape feature, in its wider landscape or local context.**
- **(5)** The prominent headland and island of Tintagel is distantly glimpsed (11km away) to the north east of the site across an intervening distant view of the sea. **The proposed development of the Site, if sensitively delivered, with the mitigation (landscape) measures suggested, will have no substantive effect on this landscape feature, due to the distance between the Site and the feature described.**

5.2. Constraints- Summary - Implications for Site Development Mitigation

5.2.1 Landscape Context & Site Environs, Site Visibility Site & Development Character:

- Although the Site area is most immediately visible from Public Rights of Way and Public Highways on its boundaries, the Site's presence in the wider landscape is mostly limited to the quarter of the compass from north-northeast around to east. The views back to Site are mostly experienced over intervening hedgerows and are only observable within three kilometres of the Site. Beyond this distance to the northeast and to the east, very distant views are possible from visually remote locations over 10 kilometres away.
- The buildings within the Site area comprise the most visibly prominent elements of the Site. Viewed from the north, and the east, these buildings combine with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space to produce a locally recognisable landscape feature. Listed Buildings / Heritage Assets immediately to the west of the Site comprise: Grade I listed church Collegiate Church of St. Endellion, Grade II listed church St. Endellion Rectory, St. Endellion Hall. Grade II listed Trehavorock Cottage and the 'Church town' settlement in which they are located. The Site itself contains Grade II listed Trehavorock House, and Heritage and Community Assets: Stone Barn, and Glebe Farm.
- The constraint must therefore be to avoid visual intrusion into views arising between the Heritage Assets of the existing buildings on Site and adjacent to it, and from Public Rights of Way, Public Highways and from sensitive Designations and Visual Receptors to the north and east in the landscape context. This can be achieved through sensitive siting of development within the site landform, and by considerate architectural design, and materials finishes (See section 5.2 of this report).
- Given the settlement pattern within the landscape context, the constraint must be to avoid large-scale built form, which does not fit with the form, mass or grain of the landscape context, or which does not reflect or enhance local character and vernacular.

5.2.2 Site Boundaries & Access:

- The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.
- The existing Site includes the junction of the Minor Road to Trelights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.
- Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.
- The constraint must therefore be to retain and enhance the existing hedgebanks and their tree and shrub growth and to locate and design proposed vehicular access to minimise Highways impacts and to avoid visual intrusion.

5.2.3 Site Topography:

- The two fields of the Site area, east of the buildings are the largest element of the Site, but the least visually prominent, when seen from the viewpoints described above.
- The surfaces are of improved ryegrass pasture of low biodiversity value. The fields gently slope to the north and northeast, away from the two roads, which lie beyond the northern and southern boundaries, reducing their apparent visibility from these visual receptors.
- The constraint must therefore be to enhance the existing vegetation to achieve Biodiversity Net Gain and to ensure that any development proposed is located in the least visually prominent areas of the topography. (See section 5.2 of this report).

5.2.4 Site Vegetation and Drainage:

- The Site's vegetation is almost entirely confined to the hedgebanks and hedgerows that comprise the site boundaries, whilst substantial in size themselves these structures are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.
- A spring and small culverted watercourse rise and flow from the lower slopes of the westernmost of the Site's two fields. The constraint must therefore be to retain and protect well-established hedgerows, trees, shrubs and to carefully plan to and enhance the possibilities for maximising biodiversity offered by the site hedgebanks and watercourses.

5.2.5 Materials & Design:

- The majority of the buildings themselves are broadly vernacular in character; two stories, constructed of local 'Dunstone' and granite construction and slate, double pitched roofs, orientated either east to west (reflecting the Church roof) or north to south. The resultant neutral colour palette and low reflectivity of these building's materiality reduces their apparent visibility in the wider landscape.
- Exceptionally, a recent, two storey barn structure that is part of the site buildings group, has been roofed in a bright, light green material across its broadly curved roof. From the viewpoints described above, this structure is the most visible element of the whole landscape feature centred on the turreted church tower, described above.
- The constraint must therefore be to avoid use of highly reflective, non-vernacular materials and materials of surface finishes out of character with the local vernacular. In addition, it must be essential to avoid light pollution and negative impact in the immediate sensitive context and in the wider landscape to the north and east of the site (See section 5.2 of this report).

5.4- Recommendations for Site Development

- Considering the above factors, combined with the findings of Access Planning and Design Ltd. 's *Heritage Impact Assessment (23 04 2025)*, the following conclusions might be drawn regarding design guidelines for any future proposed development, in support of landscape character and visual impact mitigation:
- The materiality and colour palette of the proposed development should reflect those of the older existing vernacular buildings, which have a low degree of visual prominence/ low reflectivity in the immediate and more distant landscape context. Efforts should be made to include the use of vernacular slate/ stone facades, and roofs, and muted colours for all window and doorframes, and rainwater goods. The AONB guidance describes characteristic local building and hedging material as primarily slate, in vernacular patterns and varying colours including Delabole. These should be selected as part of the proposed development's palette, to fit better into the vernacular landscape colour palette.
- It is imperative that the dark sky characteristics of this sparsely inhabited landscape are maintained that careful consideration is given to the design of lighting associated with both the proposed development's infrastructure and from the windows of proposed but forms. The avoidance of light pollution must be considered in terms of its potential impact on both the hamlet of St. Endellion and its Heritage Assets, as well as from the landscape designations and special elements within the visual watershed to the north and east of the Site.
- This approach should be extended to the design consideration of the vehicular and pedestrian infrastructure, as experienced against the backcloth of proposed elevations and curtilages, including surfaces and furnishings, as well as the locations of parked vehicles.
- The form of proposed development should not significantly alter the locally recognisable landscape feature, comprising the buildings combined with St. Endellion Church itself, and the mature trees of the Churches Glebe and graveyard space, when viewed from the north, and the east of the site. Built development should be in keeping with the scale of the landscape and other built settlement form and with the vernacular architecture in the locality
- The height of proposed built form should not extend above the existing line of built forms associated with the hamlet of St. Endellion and will need to be carefully positioned so as not to visually impact the Heritage Asset landscape feature of the turreted St. Endellion Church tower.

5.4- Recommendations for Site Development (continued)

- The least prominent area of the site in the wider landscape, visible within three kilometres of the site itself, from selected viewpoints to the north and east of the site, is the northern half of the two fields, growing less prominent as the field surface levels fall to the northeast. Proposed development should be located away from St. Endellion hamlet's Listed Buildings group to reduce visual impact into views from the north and east.
- If proposed development is to be considered within the St. Endellion hamlet cluster, then to minimise visual impact it should be configured to harmonise with existing features and attributes to assimilate into the surrounding landscape, including infrastructure and existing built form. The proposal should also maximise the visual impact / screening potential of existing hedgerows/ woodland in mitigating potential development impact.
- The visual mitigation potential of the existing hedgebanks/ hedgerows could be enhanced if management practices were changed to allow the native trees and shrubs growing on them to grow to an appreciable size, by implementing a coppicing with standards tree management type. Retention and repair of boundary hedges and restoration of their vegetation should be a key objective of the proposed development's impact mitigation strategy, to safeguard and enhance this locally valued, characteristic element of the landscape, and to maximise its capacity to screen views into and across the site. Where hedgebanks are damaged, or their vegetation has become degraded, it will be necessary to carry out 'gapping' refurbishment.
- Where Public Footpaths run adjacent to and outside the Site's boundary hedgebanks, additional tree and shrub planting could be implemented inside of the boundaries to reduce site area visibility, and to create biodiverse green corridors across and surrounding the Site. This could include new habitat creation including open watercourse and ponds arising from the spring that rises on the southern Site boundary, and through the improvement of the existing hedgerow network around the Site boundaries and across the site to compartmentalise the proposed development, and further mitigate its impact on the landscape character and visual aspects of the setting.
- Since the majority of views into the site occur from the east of the site, compartmentalisation of the site by implementing additional hedgebank construction and belts of screen planting, running north to south across the site should be considered. This might comprise native tree and shrub planting to help integrate proposed built form into the landscape context and to mitigate harsh building lines, seen from public rights of way, public highways and other sensitive receptors in the landscape context.
- Since the site landform slopes to the north east, it may be possible to reduce and mitigate the apparent visibility of any development by setting it into the site contours. This may involve the design and installation of planted earth landforms and of additional Cornish hedgebanks planted with indigenous trees and shrubs. It might also include the design of semi earth sheltered built form.
- The existing Site includes the junction of the Minor Road to Trelights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314. The access point from the west through the existing buildings group offer an opportunity for access to the proposed development in the Site's fields to the east. This would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure. This also presents an opportunity to retain and enhance the existing hedgebanks and their tree and shrub growth, and to locate and design proposed vehicular access to minimise Highways impacts on the B3314, and to avoid visual intrusion in the immediate and wider landscape context.

5.4- Recommendations for Site Development (continued)

- In summary the findings of this report, combined with the findings of Access Planning and Design Ltd. 's *Heritage Impact Assessment (23 04 2025)*, suggest that the following approaches might be considered to balance the mitigation of *Landscape Character, Visibility and Heritage* in respect of the strategic arrangement of development on the Site. The three strategic alternatives suggested below would need to be tested by more detailed design and impact analysis studies, in order to compare and contrast their relative merits. Please refer to • Figure 9- Site Appraisal Plan. In respect of these alternatives.

1- Development arranged along northern boundary of the three fields comprising the site.

- The benefits of this approach in Landscape Character and Visibility, and in Heritage terms would be that the development is sited in the sections of the site which is least visible in the wider landscape and is furthest from the main Heritage Assets on, and adjacent to the Site.
- The drawbacks of this approach in Heritage and Planning terms are that the proposed development would have no cogent or locally vernacular formal relationship with the Churchtown of St. Endellion and its Heritage and non-listed components. Also, it would mean that the development was spread across a wider area of the Site.

2- Development arranged solely in the westernmost of the three fields comprising the Site.

- The benefits of this approach in Landscape Character and Visibility, and in Heritage terms would be that the development is concentrated in a smaller area of the Site, and that the field in question is, on balance the least visible in the wider landscape. Although this location is not furthest from the main Heritage Assets on, and adjacent to the Site, it is set down lower in the landscape than the middle field of the 3 fields comprising the Site and has the opportunity to establish a cogent relationship with the urban form of the Churchtown of St. Endellion and its Heritage and non-listed components.
- The drawbacks of this approach in Planning terms is that the proposed development would have less immediate access to the B3314 as an access point.

3- Development arranged along northern boundary of the three fields.

- The benefits of this approach in Heritage terms would be that it moved the development to the area of the Site, which is closest to the main Heritage Assets on, and has the opportunity to establish the most direct and cogent relationship with the urban form of the Churchtown of St. Endellion and its Heritage and non-listed components.
- The drawback of this approach in Landscape Character and Planning terms is that the development would be sited in the most widely visible of the alternatives in the wider landscape context and would require the greatest degree of mitigation from these areas of interest.



KEY- Site Analysis

- Study Area/ Proposals Area
- Character Area
- Settlement Boundary
- Listed Buildings (see Listing)
- Non-Listed Buildings- residential/ community
- Non-Listed Buildings- agricultural/ commercial
- Larger tree (approximate location and size)
- Vegetated Cornish hedgebank and scrub woodland
- B3314 Public Highwayway
- Unmettled track, car park, footpath path or other hard surfacing
- Gated / open Site access
- Agricultural field / grazing
- Small watercourse/ springs
- LVA Viewpoint photograph locations (see Reference to supporting information)
- Site Context Appraisal photographs (see Reference to supporting information)
- Open views in to Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Filtered views into Site from Public Highway, Landscape Designations, PRoW & private dwellings
- Open elevated views out from Site across Public Highways, Landscape Designations, PRoW & private dwellings
- Public Rights of Way (PRoW)
- Most visible area of Site seen from majority of viewpoints surveyed in LVA. Note: that views from PRoW's on boundaries are generally filtered by the interposition of vegetated Site boundary hedgebanks.

The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a landform context, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road.

To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east.

To the north of the B3314 road, the Site falls to the northeast across both fields, from a high point at the building cluster plateau, located at the west end of the Site,

To the west of the Site's western boundary hedge, a local saddle in the landform rises west of the minor road, which runs from St. Endellion to the northern environs of Treights and beyond to Port Quin.

Beyond the narrow eastern end of the Site, the Site falls to the into a small stream valley.

The Site's landform context results in Site surface visibility being limited to a view-shed extending north at its eastern end, to the coastal ridge, two and half kilometres away from the west end of the Site.

This view-shed extends around to the east-nor-east, where it is contained three kilometres to the east, by a ridge of local landform, which runs south from the northern coastal ridge to where it meets the B3314 road at Penloggett.

A series of glimpsed views back to the Site are then possible from the B3314 road, as it returns west to St. Endellion.

The rising ground to the north of the B3314 road and west of the Site's western boundary prevent any views west or south from the Site surface.

The Site Boundaries & Access- Summary

The Site's boundaries, enclosing the Site, largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2.5m.

The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing.

The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

The hedgebanks along the northern Site boundary comprise a 'Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the 'Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5-2.00 metres below adjacent Site levels on its northern boundary.

The hedgebanks along the western Site boundary border the minor road to Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

The hedgebanks that comprise the site boundaries, whilst substantial in size themselves are generally poorly vegetated, owing to a combination of the site elevation and exposure, but primarily to the agricultural practice of scalping the vegetation as low as possible to the hedgebank upper surface by rotary flailing. This reduces their potential for screening the site area and their inherent biodiversity.

The existing Site includes the junction of the Minor Road to Treights with the B3314 at the western end of the Site. There is an additional vehicle access point, into the eastern end of the existing group of Site buildings from the B3314.

Both of these access points offer an opportunity for access to the proposed development that would not entail the loss of existing hedgebanks and hedgerows, by utilising the existing infrastructure.

Reference to supporting documentation:
 Please refer to the following documentation when reading this drawing:
 "Land at Glebe Farm, St Endellion- Landscape Visual Assessment on behalf of: St Endellion Parish Council"- May 2023 - Westley Design Ltd.
 "Land at Glebe Farm, St Endellion- Initial Heritage Assessment on behalf of: St Endellion Parish Council"- April 2023- Access Planning & Design Ltd.

St. Endellion Village Planning Study Site Appraisal

Client: St. Endellion Parish Council
 10 Silvershell Road, Port Isaac PL29 3SN
 Origin Date: 21/05/2023
 Scale (s): as indicated
 Drawn/ checked by: MEW
 Drg. no.: SIE 23 M1-08-21/05/2023
 Rev. no.: rev- 1- 17 06 2023

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Appendices

Appendix 1. Figures (see separate Appendices document)

Figure 1- StE 23 M 01- 01 Site Location- LVA Viewpoints 1 to 23 21 05 2023 Westley Design Ltd

Figure 2-. StE 23 M1 01- 02 Landscape Designations 21 05 2023 Westley Design Ltd

Figure 3- StE 23 M 01- 03 Historic Landscape Character 21 05 2023 Westley Design Ltd

Figure 4- StE 23 M1-04 Listed Buildings Within 500m of Site 21 05 2023 Westley Design Ltd

Figure 5- StE 23 M 01 - 06 Public Rights of Way PRowS- 21 05 2023 Westley Design Ltd.

Figure 6- StE 23 M1 01- 03 Landscape Character- 21 05 2023 Westley Design Ltd

Figure 7- StE 23 M 01- 07 Visual Context- Viewpoints 1 to 23 21 05 2023 Westley Design Ltd

Figure 8- StE 23 M1-08-21/05/2023 Site Appraisal Plan- 21 05 2023 Westley Design Ltd.

Figure 09- StE 23 M1-09-21/05/2023 SWOT Appraisal Plan- 21 05 2023 Westley Design Ltd.

Figure 10– Landscape Visual Amenity Context- View A

Figure 11– Landscape Visual Amenity Context- View B

Figure 12– Landscape Visual Amenity Context- View C

Figure 13– Landscape Visual Amenity Context- View D

Appendices

Appendix 2. Landscape Photographic Appraisal Record

(see separate Appendices document)

4.3.1. Site visibility- Close Range (within 1km of the Site)- Analysis of Viewpoints- Summary

Figure 5- Views & Visual Amenity at Close Range within 1km of the Site)

- **View: 0- Grid reference SW99495 78648.**

Partial glimpses of the buildings on the site inside the western site boundary are visible at close range, looking east from the B3314 Road 100m to the south of St. Endellion Church.

- **View: 1- Grid reference SW99756 78700**

Clear views into the Site exist from where the minor Road leaves the B3314 for 50m, heading north, where the minor road forms the Site boundary, adjacent to the collection of buildings and yards, which comprise the western section of the Site.

- **View: 2- Grid reference SX00122 78679**

The Site is visible at close range from the B3314 road, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the southern boundary of the Site.

- **View: 3- Grid reference SX00361 78743**

The Site is visible at close range from the Public Footpath, looking west over the Site boundary Cornish hedgebanks, through intervening variable tree and shrub growth on the hedgebanks, where these forms define the eastern boundary of the Site.

- **View: 4 - Grid reference SX00294 787777, View: 5- Grid reference SW99985 78832**The

The Site is visible at close range from the Public Footpath, set down on average 1.5 m below adjacent Site ground levels from the 'green lane', running along the northern Site boundary. Looking west and north over the Site filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.

- **View: 6a- Grid reference SW99885 79026, b- Grid reference SW99845 79014, & c- Grid reference SW99786 78990.**

Site is visible at close range from the Public Footpath, running along the entrance drive to Pennant Farm, looking back north across an intervening field to the Site's northern boundary filtered views are possible through intervening established tree and shrub growth on the hedgebanks of the green lane.

- **View: 7- Grid reference SW99750 78959.**

The Site is visible at close range from the Public Footpath, running from the Minor Road adjacent to the entrance to Pennant Farm, west over fields toward the eastern edge of Trelights village. Looking south-east towards the site views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.

- **View: 8- Grid reference SW99701 78586.**

Glimpses of the southwestern site boundary and buildings beyond are visible at close range, looking north from the junction of the Minor Road and Public Footpath, 50m to the south of St. Endellion Church.

- **View: 9- Grid reference SW99684 79098, 10- Grid reference SW99489 79473, 11- Grid reference SW99364 79545.**

Filtered views are possible of the northern Site boundary through intervening established tree and shrub growth on the hedgebanks, looking southeast toward the Site from different points along the Minor Road, north of the entrance drive to Pennant, running from St. Endellion to Port Quin.

Appendices

Appendix 2. Landscape Photographic Appraisal Record (continued)

(see separate Appendices document)

4.3.3. Site Visibility- Between One & Two Kilometres of Site- Analysis of Viewpoints- Summary

- **View: 12- Grid reference SW99155 79625, 13- Grid reference SW99102 79549, 14- Grid reference SW99060 79460.**

The Site is visible from the northwest at between 1.1 and 1.3km from the Public Footpath, running from the northern edge of Trelights village north over open pasture for 200m to the Minor Road adjacent to the barn called 'Gordons Land' and an 'Inscribed Stone', 100m east of Long Cross. Looking south-east towards the site clear views are possible of the buildings comprising the western element of the Site and of the northern site boundary over tree and shrub growth of the intervening hedgebanks.

- **Views: 15- Grid reference SX00907 78868.**

From the east, beyond one kilometre from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from the lay-by at 1.4km from the site.

- **Views: 17- Grid reference SX01066 79765, 18- Grid reference SX00647 80015.**

At a distance of 1.8 kilometres northeast of the site, there are a limited number of glimpsed views back towards the Site, over intervening Cornish hedgebanks and hedgerow vegetation from the B3267 road. These views are possible; from the road's junction with the B3314 road, as far as the southern edge of the hamlet of Trewetha.

4.3.5. Site Visibility- Between Two and Three Kilometres of Site- Analysis of Viewpoints- Summary

- **Views: 16- Grid reference SX01473 79058.**

From the east, beyond two kilometres from the site there are serial glimpsed views back towards the Site, from the B3314 road, over intervening Cornish hedgebanks and hedgerow vegetation, as far as the western edge of the village of Pendoggett Village. Representative views shown are from 2.1km from the site at the junction with the Public Footpaths heading north to Poltreworgey Farm and south to Treharrock Manor.

- **Views: 19- Grid reference SX01121 80838.**

At a distance of 2.75km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the Minor Road, which runs from Port Gaverne east along the coastal ridge toward Delabole. These glimpses are possible from the buildings called Welshman's Quarry, and from the junction of the Minor Road, with a Public Footpath at Tregaverne Farm.

- **Views: 23- Grid reference SX02334 79162.**

From the east, at 2.8 kilometres from the site there is a distant glimpsed view back towards the Site, from the Minor Road to St. Minver, at its junction with the access drive to Treharrock Manor, over intervening Cornish hedgebanks and hedgerow vegetation.

4.3.7 Site Visibility- From Three Kilometres to Four Kilometres from the Site- Analysis of Views- Summary

- **Views: 20- Grid reference SX01748 80701, 21- Grid reference SX02311 80315.**

At distances of between 3km and 3.2km the northeast of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the junction of the Minor Road, with a Public Footpath at Trewethart Farm (View 20), and at the junction with the Public Footpath joining the Minor Road at Treore Farm (View 21).

- **Views: 22- Grid reference SX02956 79871.**

At distances of between 3.5km and 3.2km east of the Site there are limited, glimpsed views towards the Site, viewed over intervening hedgerows from the layby on the B3314, 50m east of the junction of the Minor Road with the B3314 to the east of Pendoggett Village.

Appendix 3. Methodology

A3.1. LVA Methodology

- The Preliminary Landscape and Visual Appraisal methodology is based on the principles outlined in the Guidelines for Landscape and Visual Assessment (GLVIA) vii, and the Landscape Character Assessment Guidance by Scottish Natural Heritage (SNH).

A3.1.1. Study area

- GLVIA stipulates that the study area extent should be *“based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly.”*
- The study area should enable all landscape and visual receptors that may experience noticeable effects related to the development to be considered.

A3.1.2. Landscape Character Based Assessment Process

- LVAs use a landscape character-based assessment approach, evaluating the landscape as a whole, based on a review of the individual elements and how they interact within a given landscape context.
- **Landscape character can be defined as the combination of the inherent physical elements, and perceived elements that make a place distinctive.**
- The GLVIA sets out what should be described as part of the landscape character sections in an LVA report:
- *“the elements that make up the landscape in the study area, including:*
 - *physical influences – geology, soils, landform, drainage and water bodies, land cover, including different types of vegetation and patterns of trees cover.*
 - *the influence of human activities, including land use and management, the character of settlements and buildings, and pattern and type of fields and enclosure.*
 - *the aesthetic and perceptual aspects of the landscape – such as, scale, complexity, openness, tranquillity, or wildness.*
- *the overall character of the landscape in the study area, including any distinctive Landscape Character Types or areas that can be identified, and the combinations of elements and aesthetics and perceptual aspects that make each distinctive, usually by identification of key characteristics of the landscape”.*
- Visual appraisal is related to this in that character is part of what defines a view, but the experience of that view is also influenced by subjective personal values and interpretation, weather, distance, time spent exposed to the view etc.
- **A visual impact requires a viewer to perceive it and those viewers are separate visual receptors.**
- **Landscape character exists, and changes to that landscape character are significant regardless of whether they observed, and should be assessed.**
- **If views of the change are possible the effects on visual receptors should be assessed.**

A3.1.3. Professional Judgement.

- The GLVIA requires that “...the rationale for the overall judgement must be clear’ and is based on professional expertise and a set of criteria around which to base reasoning, to do achieve comparability.

A3.1.4. Receptors

- **Landscape Receptors** are **landscape elements, landscape character areas**, designated areas or assets potentially being affected in their setting as a result of the proposals.
- **Visual receptors** are **humans users of the landscape** of different types (workers, residents, visitors) potentially experiencing change to their views and visual amenity. Landscape and visual receptors are considered as separate entities.

- **Assessing the sensitivity of the receptors** forms part of the LVA assessment process. Descriptive word scales are used against assessment criteria:
 - The **susceptibility of the receptor** to the type of change arising from the proposal.
 - and
 - The **value attached to the receptor.**
- Assessing the **magnitude of the effect of change** made up of judgements about:
 - The **size and scale** of the effect –complete loss of a landscape element or minor change.
 - The **geographical extent** of the area that will be affected.
 - The **duration of the effect and its reversibility.**
- **These criteria combine into a comprehensive assessment of the Degree of Effect** for LVIA/ LVA scale projects (or **significance** for EIA scale projects).
- **Valuing of Receptors is integral to the assessment process.**
- Assigning values to landscapes includes designated and undesignated landscapes, to whole landscapes or elements of it, can be designated or of importance for the local community. It can be at community, local, national or international level.
- Value is receptor specific and not dependant on the nature of the proposals.

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

A3.1.4. Values

Guidelines for Landscape Value Determination

Value	Typical Criteria	Typical Scale	Typical Examples
Exceptional	High Importance (or Quality) and Rarity. No or very limited potential for substitution	International, National	World Heritage Site, National Park, Area of Outstanding Natural Beauty (AONB)
High	High Importance (or Quality) and Rarity. Limited potential for substitution	International, National, Regional, Local	World Heritage Site, National / regional designations such as National Park, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) in very good condition
Medium	Medium Importance (or Quality) and Rarity. Limited potential for substitution	Regional, Local	Regional or local designations incorporated into development plans (such as AGLV) or undesignated, but value perhaps expressed through non-official publications or demonstrable use.
Low	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming features and possibly identified for improvement.
Very Low	Low Importance (or Quality) and Rarity	Local	Areas identified for recovery

Guidelines for Visual Value Determination

Value	Typical Criteria	Typical Examples
Exceptional	High Importance (or Quality) and Rarity. No or very limited potential for substitution.	Key vistas across landscapes and heritage views published or otherwise noted with national importance, for example unobstructed views of and from St Michaels Mount or between Tors on the Moors with near pristine amenity
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	County / regional level views or those in a local context involving nationally designated assets, for example of local churches or from assets in AGLV areas Residential views from designated assets / areas National scenic routes
Medium	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Residential views of good quality, those from local trails and from local vantage points not included in the higher categories. Local scenic routes
Low	Low Importance (or Quality) and Rarity	Views and visual amenity already affected by other elements of devaluing character those fore shortened by other elements, for example views over a business park or industrial estate
Very Low	Low Importance (or Quality) and Rarity	Views with seriously compromised visual amenity, such as dumps, dilapidated landscape

A3.1.4. Susceptibility

Landscape Susceptibility- Landscape susceptibility to change is defined as *“The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”.*

Susceptibility (Landscape Receptors) Guidance Criteria

High	Proposals have potential to substantially alter landscape character, condition, or quality, and are likely to be at odds with the scale of the landscape. Strong design and location justification likely to be required. Increased direct effects or extensive setting effects likely.
Medium	Proposals have potential to partially alter landscape character, condition, or quality, and could be at odds with the scale of the landscape depending on design development and integration of proposals with local landscape. Some direct effects or setting effects likely.
Low	Proposals have potential to cause very minor or minor alteration to landscape character, condition, or quality, and are largely in keeping with landscape scale. Direct effects minimal and setting effects limited to small areas.

Visual susceptibility to change is defined in the GLVIA as: *“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing the view in particular locations, and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”*

Susceptibility (Visual Receptors) Guidance Criteria

High	<p>Groups of receptors more likely to be of high susceptibility are:</p> <ul style="list-style-type: none"> Residents at home with good existing views People engaged in outdoor recreation where part of this is landscape appreciation in nationally designated landscapes (AONB and National Parks) Visitors to heritage assets where views are an important contributor to experience Users of designated scenic routes <p>Receptors are more likely to have high susceptibility in a given project context if:</p> <ul style="list-style-type: none"> Proposals have the potential to cause a major alteration to visual amenity for the receptor. Receptor looks directly at the development and the development is likely to be prominent or strongly detracting in this view. Residential receptors particularly susceptible if these occur from key living areas. Proposals are likely to affect a large area / number of users and / or key views in a designated area.
Medium	<p>Groups of receptors more likely to be of medium susceptibility are:</p> <ul style="list-style-type: none"> Residents at home with some existing views but of reduced quality due to other elements in view People engaged in outdoor recreation in good quality undesignated landscapes or locally designated landscapes (such as AGLV) Communities where views contribute to the landscape setting enjoyed by the residents Users of local roads / transport in designated landscape areas. Leisure users. <p>Receptors are more likely to have medium susceptibility in a given project context if:</p> <ul style="list-style-type: none"> Proposals have the potential to cause some alteration to visual amenity for the receptor. Receptor has partial views of the development and the development is likely to be more or less visible, it may detract from the existing amenity of the view. Proposals may affect a number of receptors and would alter local key views in a way that affects their amenity.
Low	<p>Groups of receptors more likely to be of low susceptibility are:</p> <ul style="list-style-type: none"> Residents with no view from their properties People engaged in outdoor sport or recreation that does not involve landscape appreciation People at place of work where setting is not important to quality of working life Travellers on road, rail and other transport routes in undesignated areas and where the main purpose is to travel from A to B for work <p>Receptors are more likely to have low susceptibility in a given project context if:</p> <ul style="list-style-type: none"> Proposals have the potential to cause only minor alteration to visual amenity for the receptor. Glimpsed views from the receptor. Receptor may perceive the development as a new feature / additional element, but without notable change to visual amenity. Visual amenity may already be affected by existing development in a prominent and defining way, or existing degraded views experienced by the receptor.

Combining Judgements on Value and Susceptibility into Sensitivity

The above judgements on Value and Susceptibility are then combined into a judgement on the **Sensitivity of the Receptor (Landscape or Visual)**.

Combining Value and Susceptibility into a Sensitivity Judgement

		Susceptibility		
		High	Medium	Low
Values	Exceptional	Very high	High	Medium / High
	High	High	Medium / high	Medium
	Medium	Medium / high	Medium	Low
	Low	Medium	Low	Very low
	Negligible	Low	Very low	Very low

A3.2. Viewpoints and Photography Methodology All site photography for appraisal and representational purposes has been completed using a Canon 5D Mk. II Camera, fitted with a Canon 50mm Lens and using a tripod set at 1.60m above ground level.

Preliminary Landscape Visual Assessment

For Land Adjacent to Glebe Farm, St Endellion, Cornwall, Cornwall PL29 3TP



(to be read with: 'Appendices- Landscape & Visual Assessment Study For Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP Westley Design Ltd. 21 05 2023 rev 1 17 06 2023

Appendix 1. Illustrations & Figures from Report; 1 – 13.

Appendix 2. Photo Record- Viewpoints; 1 - 23)

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Access Planning and Design Ltd.'s Heritage Impact Assessment (23 04 2025),

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St. Endellion Village Planning Study - For Land Adjacent to Glebe Farm, St Endellion, Cornwall PL29 3TP

Westley Design Ltd. 21 05 2023a rev1-17 06 2023

Produced for:

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