

# St. Endellion Village Planning Study

For Land Adjacent to Glebe Farm, St Endellion, Cornwall



(to be read with: 'Preliminary Landscape Visual Assessment Report'- 21 05 2023 rev 1- 17 06 2023

Westley Design Ltd.

&

Appendices- Landscape & Visual Assessment Study For Land Adjacent to Glebe Farm, St Endellion,  
Cornwall PL29 3TP Westley Design Ltd. 21 05 2023

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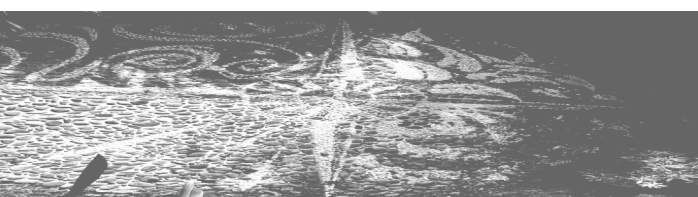
&

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

Produced for:

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

Date: May 21<sup>st</sup>, 2023 rev-1 17 06 2023



...wellbeing by design

**Westley Design Ltd**

Carlton House 5 Belmont Terrace  
Devoran, Truro, Cornwall TR10 8FG U.K.  
+44(0)1326 259817/ 07818 218879  
mike@westleydesign.co.uk  
www.westleydesign.co.uk

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## 2. Taken from LVA ('Preliminary Landscape Visual Assessment Report'- 21 05 2023 Westley Design Ltd) Executive Summary

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

- a. 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.
- b. 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.
- c. 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. 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 and Community Asset, St. Endellion Hall.
- d. 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.
- e. 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.
- f. 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.
- g. 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. Taken from LVA ('Preliminary Landscape Visual Assessment Report'- 21 05 2023 Westley Design Ltd) Executive Summary**

**2.2 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 Trelights 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 implications for the prominence of new built forms on the Site landform need to be tested by modelling.



### The Site Context - Landscape Visibility Characteristics- Summary

Strategically, in a lanform 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 lanform 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 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 lanform 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 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.

**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

Westley Design Ltd  
 Carlton House 5 Belmont Terrace  
 Devonon, Truro, Cornwall TR9 6PX U.K.  
 +44(0)1326 259617/ 07616 218879  
 mike@westleydesign.co.uk  
 www.westleydesign.co.uk

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# Landscape & Visual Amenity- Context Analysis

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



## Views Schedule – Views from within Site location

### Site location/ viewpoint



**Figure 7- Baseline – Landscape Visual Amenity Context- View A-**  
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**Not to Scale:**

### View A- Looking west 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.

**Figure 10– Landscape Visual Amenity Context- View A-**  
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# Landscape & Visual Amenity- Context Analysis

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 B



Site location/ viewpoint



Figure 7- Baseline – Landscape Visual Amenity Context- View A-  
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Not to  
Scale:

## Views Schedule – Views from within Site location

View B- Looking northwest from eastern edge buildings group, across recent agricultural / workshop buildings within the St. Endellion 'Churchown' area of site.

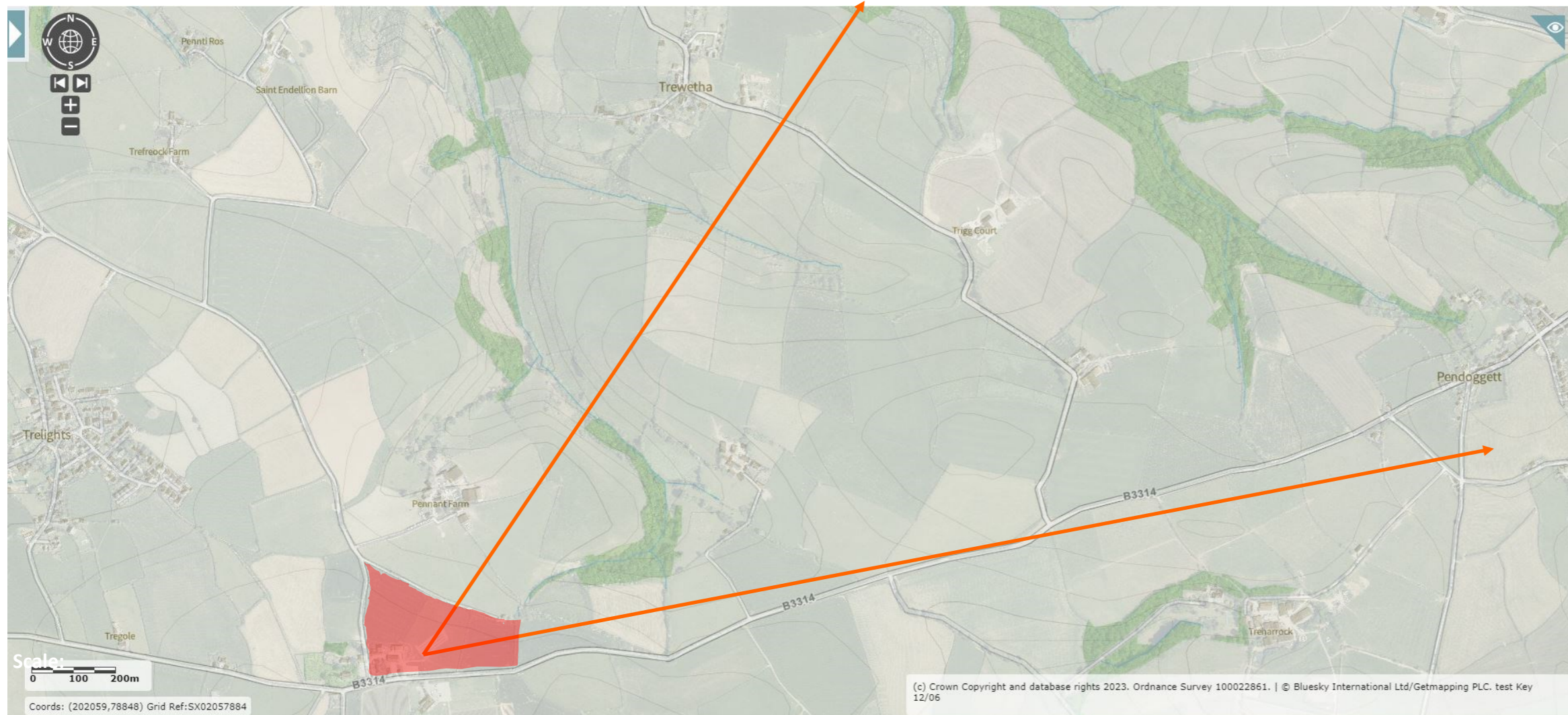
- Elements of a cluster of existing buildings comprising part of the 'Church-town' Character Area of St. Endellion hamlet, situated to the east of the minor road to Port Quin, which road runs to the east of the Church Glebe and Village Hall, immediately to the north of the B3314 road.
- This cluster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

Figure 11– Landscape Visual Amenity  
Context- View B-  
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# Landscape & Visual Amenity- Context Analysis

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—C



Site / Viewpoint

# Views Schedule – Views from within Site location

## View A- 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 an 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 Pendoggett (7) can be seen in the middle distance (3km away) below the eastern horizon of hills in the undulating north Cornish coastal plateau.

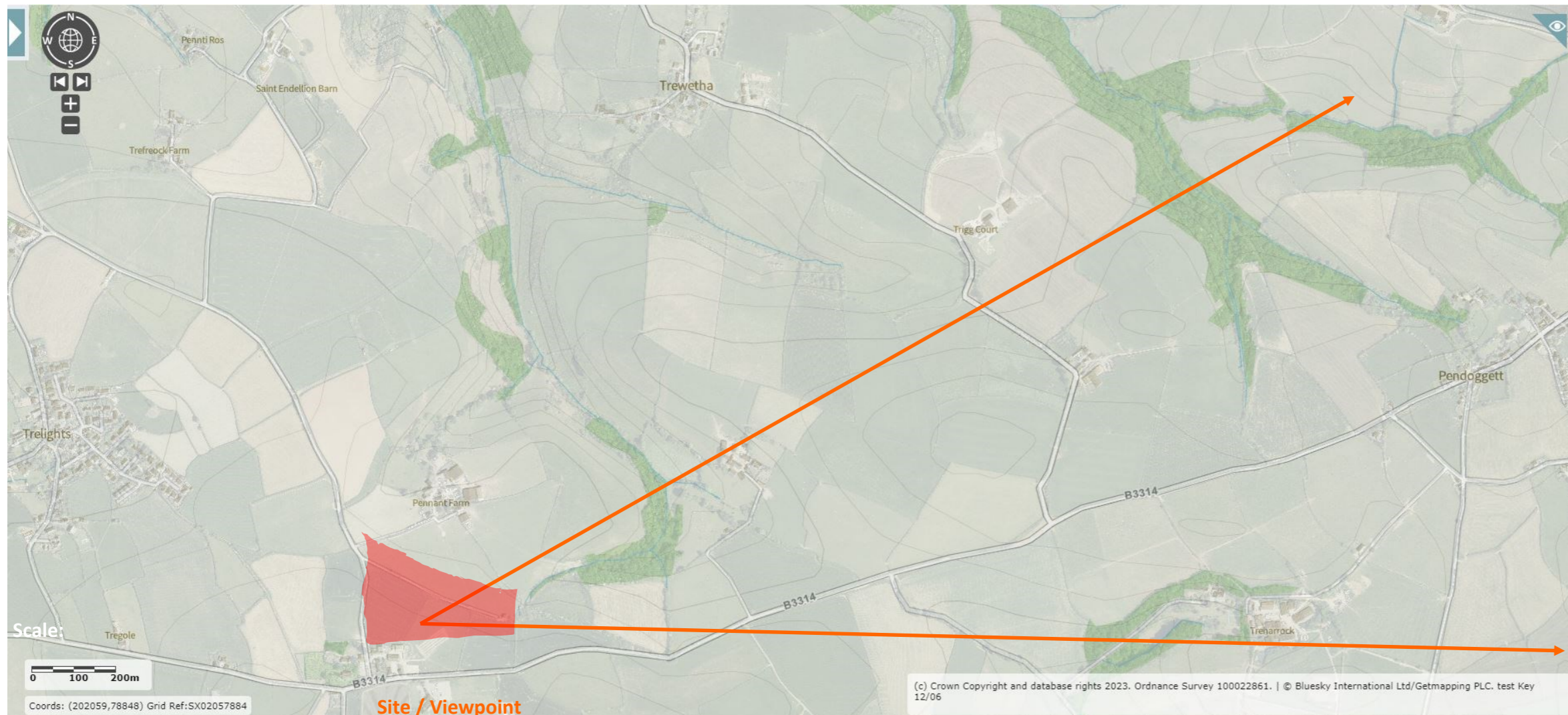
Figure 12- Baseline – Landscape Visual Amenity Context- View C- (c) Crown Copyright and database rights 2023. Ordnance Survey



# Landscape & Visual Amenity- Context Analysis

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—D



# Views Schedule – Views from within Site location

**View A- 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 Pendoggett, 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 an 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.

**Figure 13- Baseline – Landscape Visual Amenity Context- View D-**  
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### KEY- Site Analysis

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



bar scale 1000 metres

## St. Endellion Village Planning Study

### 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.: SIE 23 M1-01-21/05/2023  
 Rev. no.: rev-

Westley Design Ltd  
 Carlton House 5 Belmont Terrace  
 Devoran, Truro, Cornwall TR3 6PX U.K.  
 +44(0)1326 259817/ 07818 218879  
 mike@westleydesign.co.uk  
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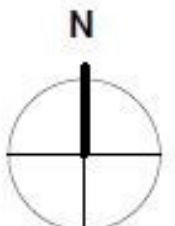
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## KEY- Site Analysis

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



bar scale 1000 metres

## St. Endellion Village Planning Study

### Site Location- LVA Viewpoints 1 to 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 M1-01a-21/05/2023  
 Rev. no.: rev-

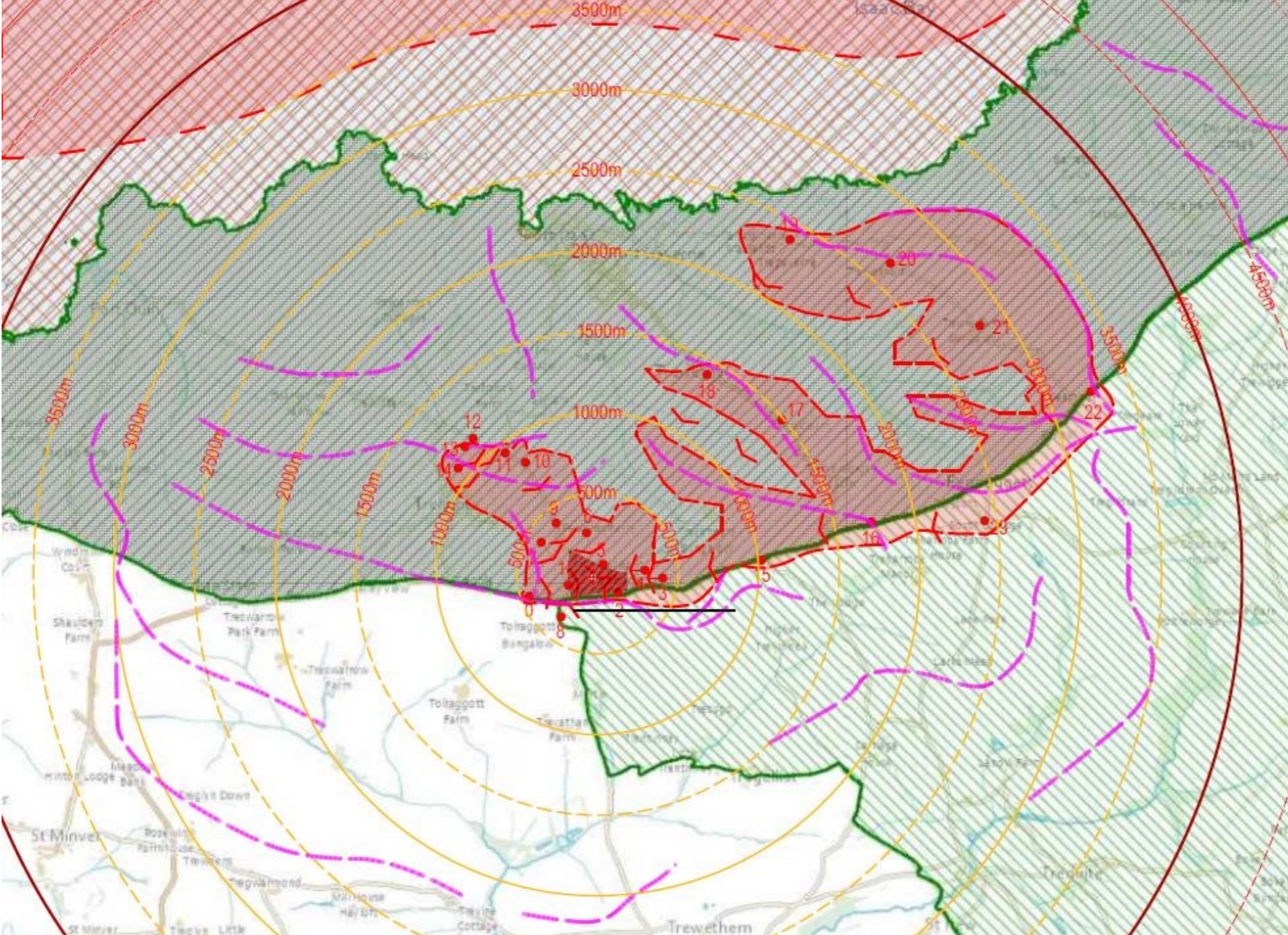
Westley Design Ltd  
 Carlton House 5 Belmont Terrace  
 Devoran, Truro, Cornwall TR3 6PX U.K.  
 +44(0)1326 259817/ 07818 218879  
 mike@westleydesign.co.uk  
 www.westleydesign.co.uk



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## KEY- Site Analysis

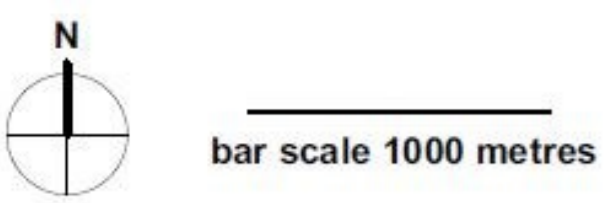
- Study Area
- Proposals Area
- 4000m LVA Distance markers
- 3500m LVA Distance markers
- 9 LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

## 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.



## St. Endellion Village Planning Study Landscape Designations

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

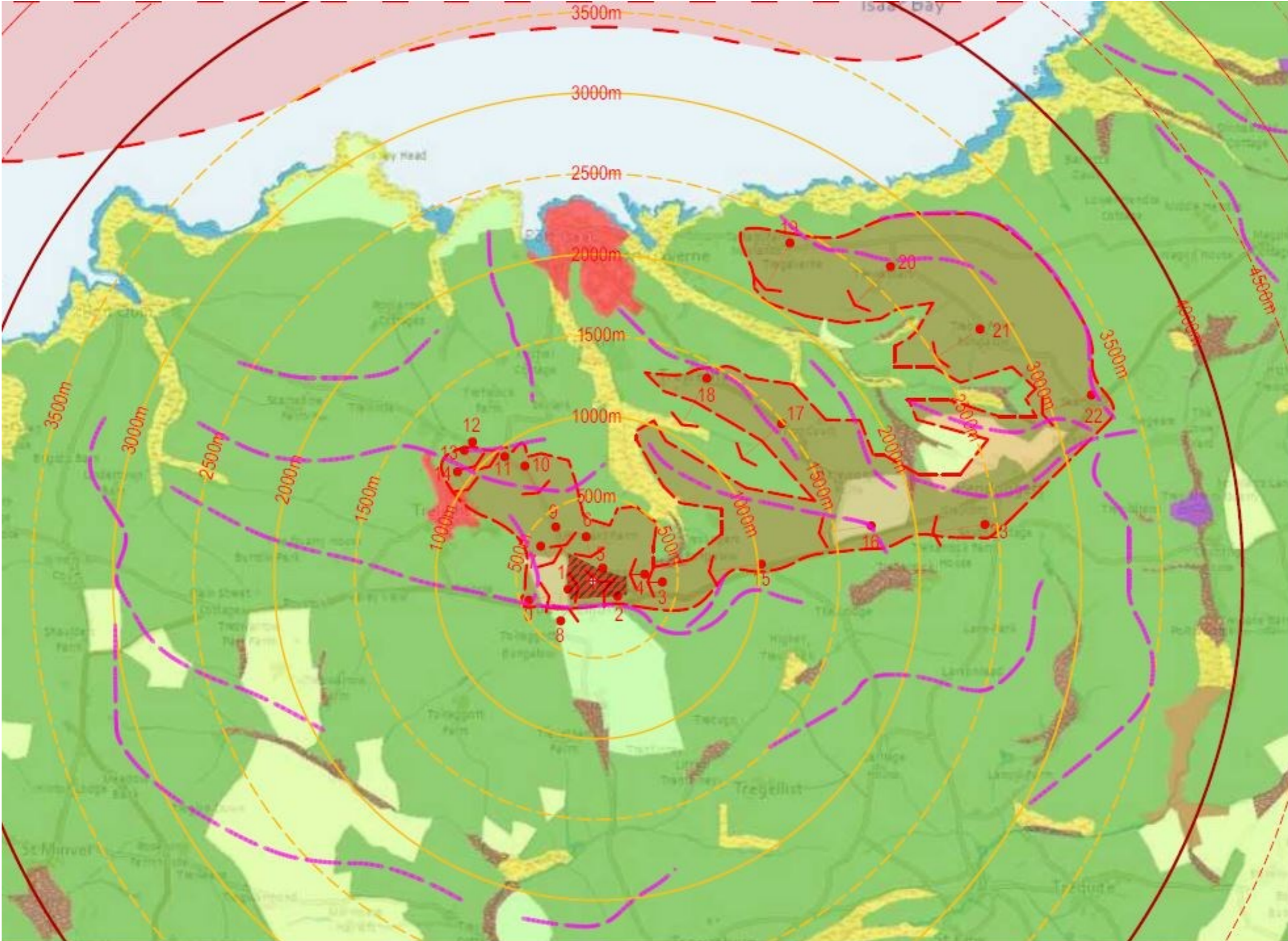
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### KEY- Site Analysis

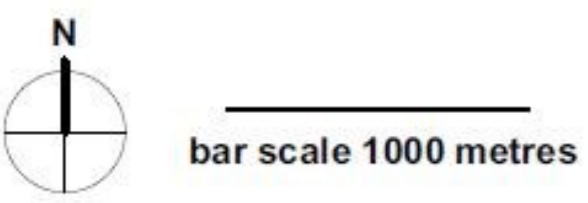
-  Study Area
-  Proposals Area
-  4000m LVA Distance markers
-  3500m LVA Distance markers
-  LVA Viewpoints locations & key numbers
-  Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

### KEY- Historic Landscape Character

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

### Findings

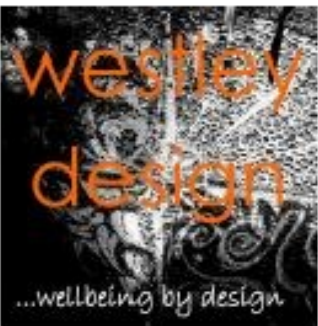
**Historic Landscape Character-** (N.B. for the detailed implications regarding Heritage Assets- Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and, Conservation Areas. See- *Access Planning and Design Ltd. s Heritage Impact Assessment (23 04 2025)* The three fields comprising the 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 17<sup>th</sup> 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.



## St. Endellion Village Planning Study Historic Landscape Character

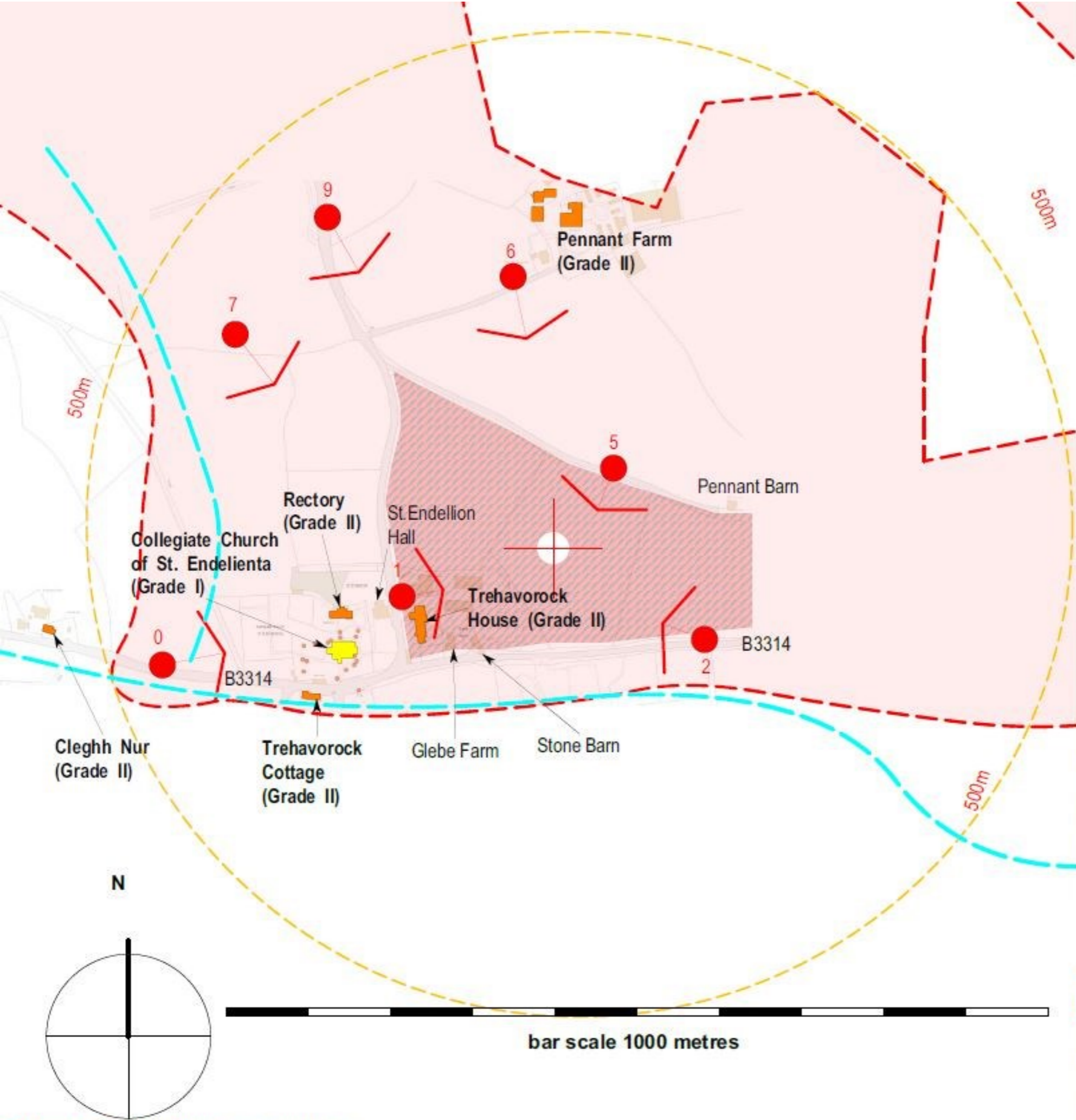
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 Carlton House 5 Belmont Terrace  
 Devoran, Truro, Cornwall TR3 6PX U.K.  
 +44(0)1326 259817/ 07818 218879  
 mike@westleydesign.co.uk  
 www.westleydesign.co.uk



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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

-  Proposals Area
-  4000m
-  3500m
-  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- Listed Buildings

-  Listed Buildings (Grade I Listing)
-  Listed Buildings (Grade II Listing)

### 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. Endellientia**, **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.

## St. Endellion Village Planning Study Listed Buildings within 500m 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.: SIE 23 M1-04-21/05/2023  
Rev. no.: rev-



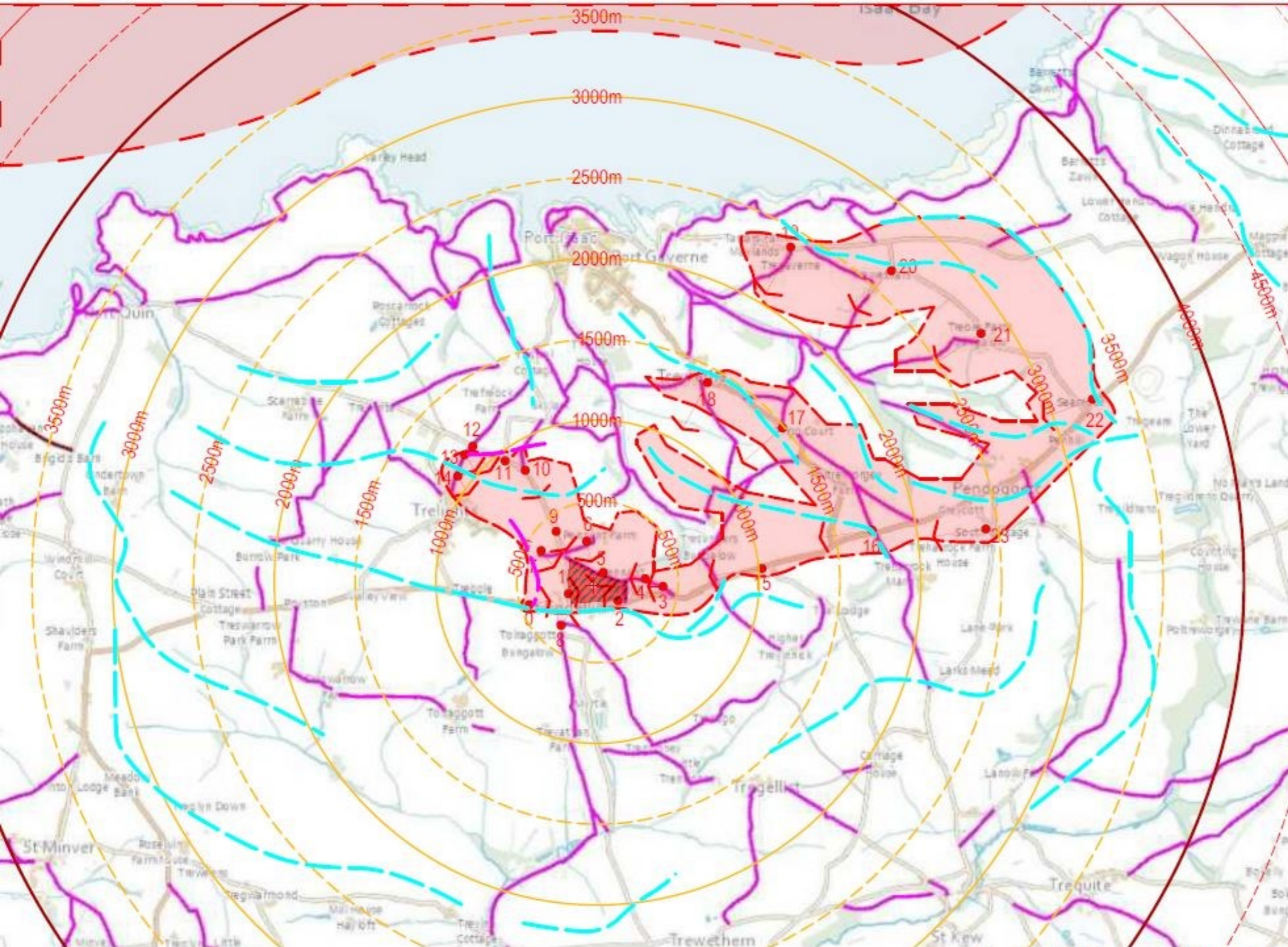
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Carlton House 5 Belmont Terrace  
Devoran, Truro, Cornwall TR3 6PX U.K.  
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### KEY- Site Analysis

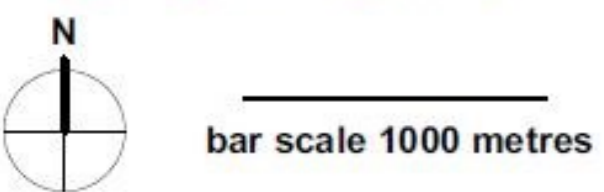
- Study Area
- Proposals Area
- 4000m LVA Distance markers
- 3500m LVA Distance markers
- 9 LVA Viewpoints locations & key numbers
- Main landform ridgelines, limiting views of the Site within Study Area
- Principal zone of landscape visible from the highest points within the Site

### KEY- 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.



## St. Endellion Village Planning Study 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  
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 Drg. no.: SIE 23 M1-05 -21/05/2023  
 Rev. no.: rev-

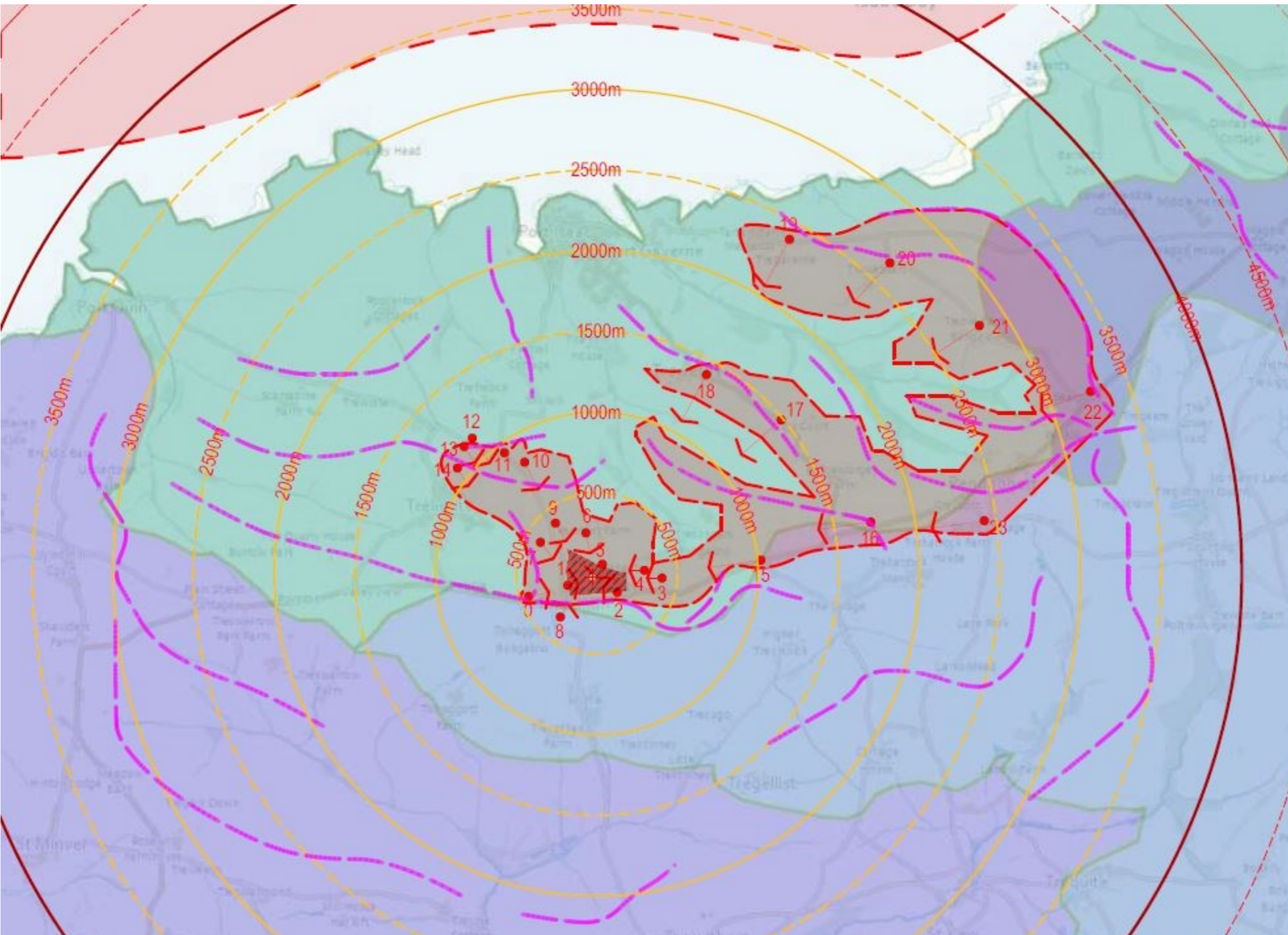
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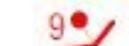


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### KEY- Site Analysis

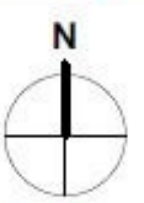
-  Study Area
-  Proposals Area
-  4000m LVA Distance markers
-  3500m LVA Distance markers
-  LVA Viewpoints locations & key numbers
-  Main landform ridgelines, limiting views of the Site within Study Area
-  Principal zone of landscape visible from the highest points within the Site

### KEY- Landscape Character

 **LCA35 Kellan Head to Millook Haven Coast**  
[https://map.cornwall.gov.uk/report\\_s/landscape\\_chr/areaCA35.pdf](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.



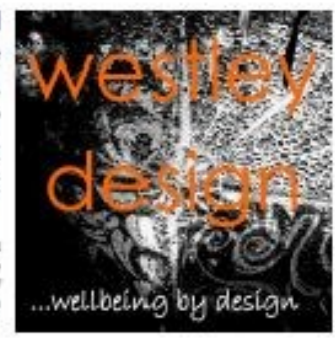
bar scale 100 metres

## St. Endellion Village Planning Study 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.: SIE 23 M1-06-21/05/2023  
 Rev. no.: rev-

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 Carlton House 5 Belmont Terrace  
 Devoran, Truro, Cornwall TR3 6PX U.K.  
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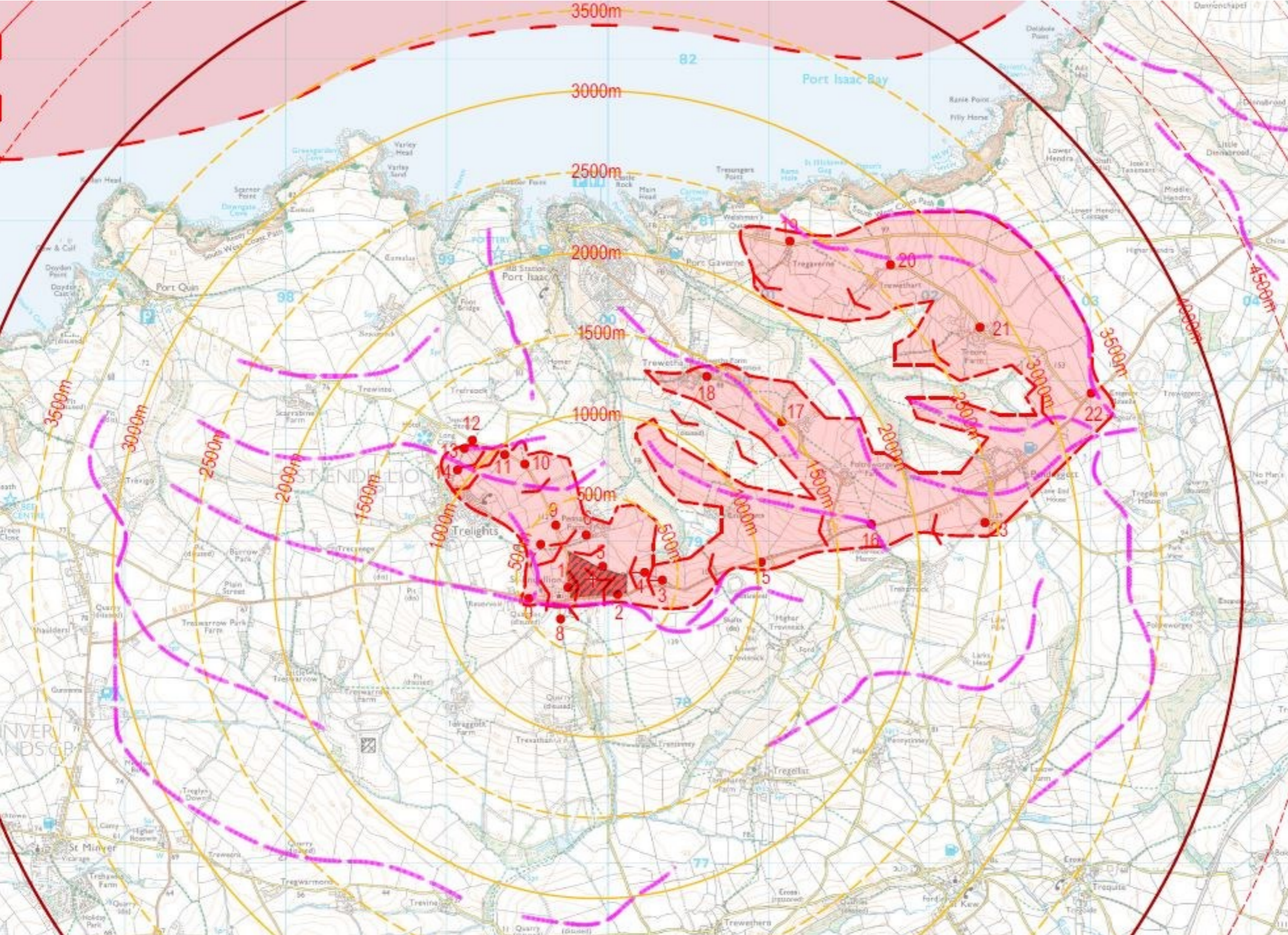
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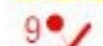


### Reference to supporting documentation:

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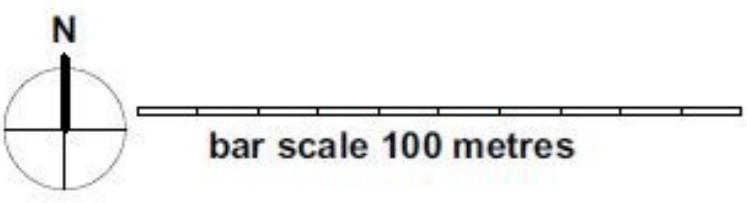


### KEY- Site Analysis

-  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

### Site Visibility- Summary

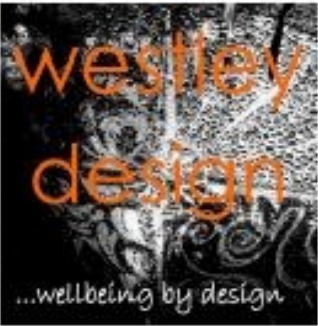
Strategically, the Site lies to the north of a ridge/ saddle in the local landform, which carries the B3314 road. To the south of the B3314, this landform rises further to a rounded ridge, rising towards the east. To the north of the B3314 road, the Site falls to the northeast across both fields, from 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.



## St. Endellion Village Planning Study 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.: SIE 23 M1-07- 21/05/2023  
 Rev. no.: rev-

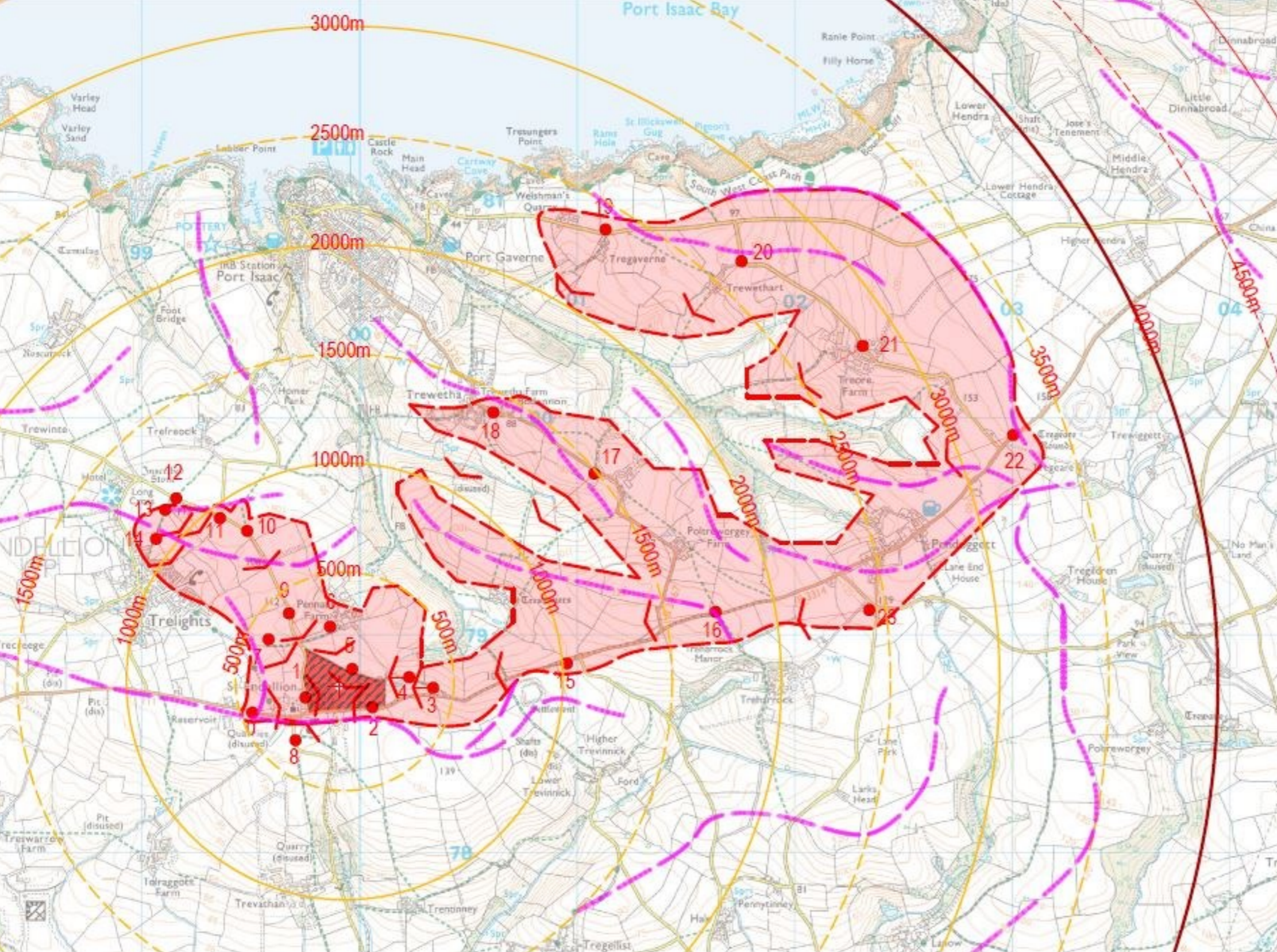
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 Carlton House 5 Belmont Terrace  
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### KEY- Site Analysis

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

### Site Visibility- Summary

Strategically, 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.

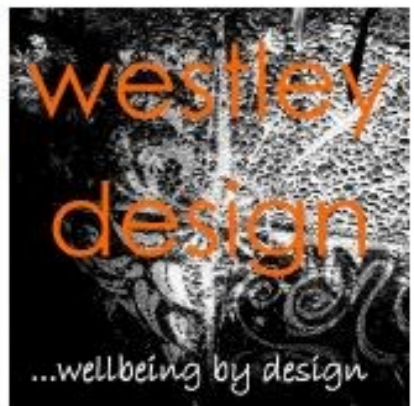


## St. Endellion Village Planning Study

### Visual Context - LVA Viewpoints 1 - 23 (Within 4 km of Site)

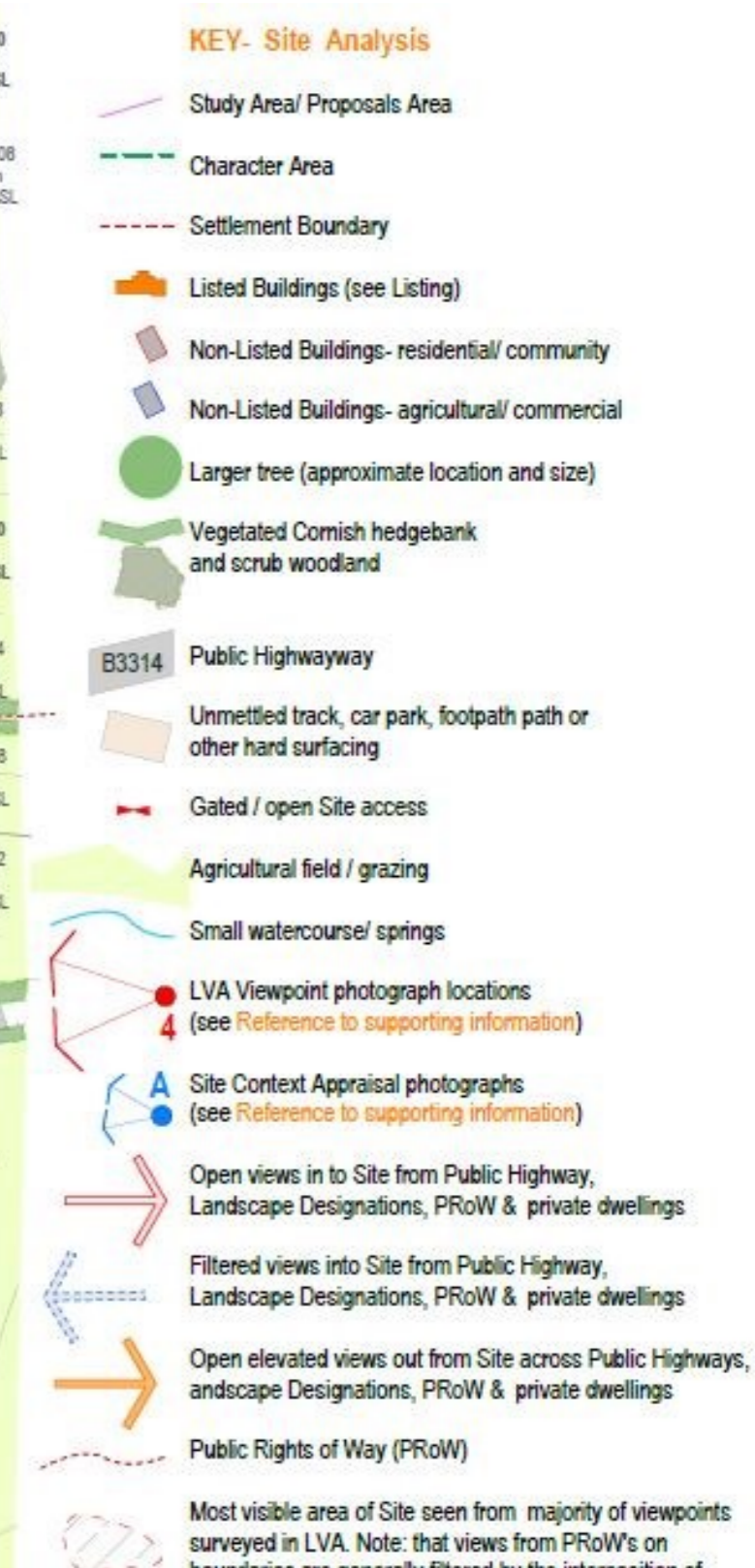
Client: St. Endellion Parish Council  
 10 Silvershell Road, Port Isaac PL29 3SN .  
 Origin Date: 21/05/2023  
 Scale (s): as indicated  
 Drawn/ checked by: MEW  
 Drg. no.: StE 23 M1-07a- 21/05/2023  
 Rev. no.: rev-

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### 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:  
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### 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  
 Drg. no.: StE 23 M1-09-21/05/2023  
 Rev. no.: rev- 1 - 17/06/2023



**Westley Design Ltd**  
 Carlton House 5 Belmont Terrace  
 Devoran, Truro, Cornwall TR3 6PX U.K.  
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# St. Endellion Village Planning Study– Masterplan Options– 1-6.

In summary the findings of ‘Preliminary Landscape Visual Assessment Report’- 21 05 2023 Westley Design Ltd., 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 8- Site Appraisal Plan & Figure 9 SWOT Analysis 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 Eastern Settlement Boundary of the Churchtown.**

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.

## **Issues/Opportunities (SWOT) (*Access Planning and Design Ltd.* )**

### **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 Trehaverock House.
- Inappropriate use of materials, colour and lighting.
- Overengineered suburban highway proposals.
- Continued car domination in settlement and on site.

# St. Endellion Village Planning Study

## Sketch Masterplan Study Option – Landscape Strategy

**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.*

### Site Development Impact Mitigation Strategy

The Landscape Strategy on this drawing sets out the functions of the key landscape components elements in support of enhanced landscape character, improved site biodiversity, high quality living environments and visual impact mitigation of the development itself as experienced from the surrounding landscape.

**These further design guidelines are additionally recommended for the proposed development,**

- a. The materiality and colour palette of the proposed development will 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. Vernacular slate/ stone facades, and roofs, and muted colours for all window and doorframes, and rainwater goods.
- b. Dark sky characteristics of this sparsely inhabited landscape will be maintained by careful consideration is given to the design of lighting, avoiding light pollution 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 includes design consideration of the vehicular and pedestrian infrastructure, as well as the proposed buildings themselves.
- c. The form of proposed development will 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 will be in keeping with the scale of the landscape and other built settlement form in the locality.  
The proposed workshop forms, inserted into the existing group of buildings east of the Church will be orientated to harmonise with the existing retained built form, and will be positioned to create a clear intelligible infrastructure, replacing the existing muddled arrangement.

# St. Endellion Village Planning Study

## Sketch Masterplan Study Option – Landscape Strategy (continued)

**These further design guidelines are additionally recommended for the proposed development:**

- d. The height of proposed built form will not extend above the existing line of built forms associated with the hamlet of St. Endellion and will be positioned so as not to visually impact the Heritage Asset landscape feature of the turreted St. Endellion Church tower.
- e. The least prominent area of the site in the wider landscape, is the northern half of the two westernmost fields, growing less prominent as the field surface levels fall to the northeast. Proposed development will be mainly located away from St. Endellion hamlet's Listed Buildings group to reduce visual impact into views from the north and east.
- f. The proposal will maximise the visual impact / screening potential of existing hedgerows/ trees and woodland in mitigating potential development impact through substantial additional tree planting, which will both screen the proposed development and enhance the existing landscape feature comprising the clump of trees around St. Endellion Church Glebe.
- g. The visual mitigation potential of the existing hedgebanks/ hedgerows will be enhanced by stopping the harsh existing flailing regime to allow the native trees and shrubs growing on them to grow to an appreciable size. Retention and repair of boundary hedges and restoration of their vegetation will 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.
- h. Where Public Footpaths run adjacent to and outside the Site's boundary hedgebanks, additional tree and shrub planting will be implemented inside of the boundaries to reduce site area visibility, and to create biodiverse green corridors across and surrounding the Site.
- i. The overall impact of the development will be reduced by a strategy of compartmentalisation of the development within the pattern of existing hedgebanks, augmented by a program of additional woodland screen planting.
- j. The site landform slopes to the north east, therefore, to reduce and mitigate the apparent visibility of the development-built forms will be set slightly into the contours of the landform. This will involve the design and installation of planted earth landforms and of additional Cornish hedgebanks planted with indigenous trees and shrubs.

# St. Endellion Village Planning Study

## Sketch Masterplan Study Option – Landscape Strategy (continued)

These further design guidelines are additionally recommended for the proposed development, (continued)

### Hard Landscape Strategy

**SuDS Compliant-** The selection of materials is driven by responsible handling of water on site. Wherever possible surface materiality selection features a high degree of SuDS compliance in respect of surface water permeability.

**Vernacular & Contemporary-** At a detailed level the palette of hard landscape material will be drawn from those vernacular materials, sourced locally. These will be deployed in both a traditional manner as well as show cased through more contemporary modes of presentation.

**Future Restorative-** The materials selection audit intends going beyond net zero to a future restorative carbon balance for the site, whilst respecting and nurturing existing natural systems.

**Geology-** There will be a conscious reference to the underlying geology and drift geology distinctive to the site environs.

### Water Strategy

**Water storage-** All rainwater falling on the site, and its buildings will be treated as a resource supporting the needs of the site and the sustainable lifestyle of its human community. Surface water run-off will be managed by green roofs and SuDS compliant surfaces, it will be collected in water butts for use in allotment irrigation and any excess will be stored in both surface water balancing volumes. Replenishment of the groundwater aquifer will continue to happen, nett of the human user needs, including plant irrigation.

**Storm water event buffering-** The site landscape and its buildings will contain a system of SuDS elements, including absorbent swales and balancing volumes to safely retain storm water events and channel to specific uses.

**Waste water treatment-** There is potential for installation of a reedbed treatment system located in the eastern field of the site for the treatment of domestic grey water generated by the proposed dwellings.

**Habitat diversification-** Temporary and permanent surface water features will provide valuable wetland and aquatic habitats supporting diverse plant and animal communities.

**Aesthetics & Wellbeing-** The woodland sheltered wetland of the balancing volume will directly support wildlife and human wellbeing, sited close to the path system creating access to the meadow / woodland amenity space in the easternmost site field.



# St. Endellion Village Planning Study

## Sketch Masterplan Study Option – Landscape Strategy (continued)

These further design guidelines are additionally recommended for the proposed development, (continued)

### Tree & Shrub Planting Strategy

The objective is to create a mosaic of native woodland types, glades and meadows, connecting to existing boundary hedge planting and creating a program of vistas with the development. Planting will also screen views of the proposed development from sensitive landscape and from visual receptors, that enjoys views of the site from the surrounding landscape. This is particularly relevant to the landscape to the north and east of the site within the visual envelope described in the "Landscape Visual Assessment Report- May 2023 - Westley Design Ltd."

**Underpinning Ecosystems-** Enhancing endemic plant communities- Enriching and managing the existing hedgerows, and creating new woodland frameworks, hedgerows, and herb layers. Enriched, extended plant flowering profile on site supporting diverse invertebrate populations including extending the foraging seasons and range for honeybee and bumble bee communities. Creating woodland glades as to provide foraging corridors for bats.

**Enhancing and safeguarding vernacular plant types-** Cornish vernacular orchard fruit tree species planting will be used to create a gene bank of local provenance specimens.

**Food production-** This will include forest gardening along woodland edges, vernacular species fruit orchards and, productive vegetable growing allotment areas.

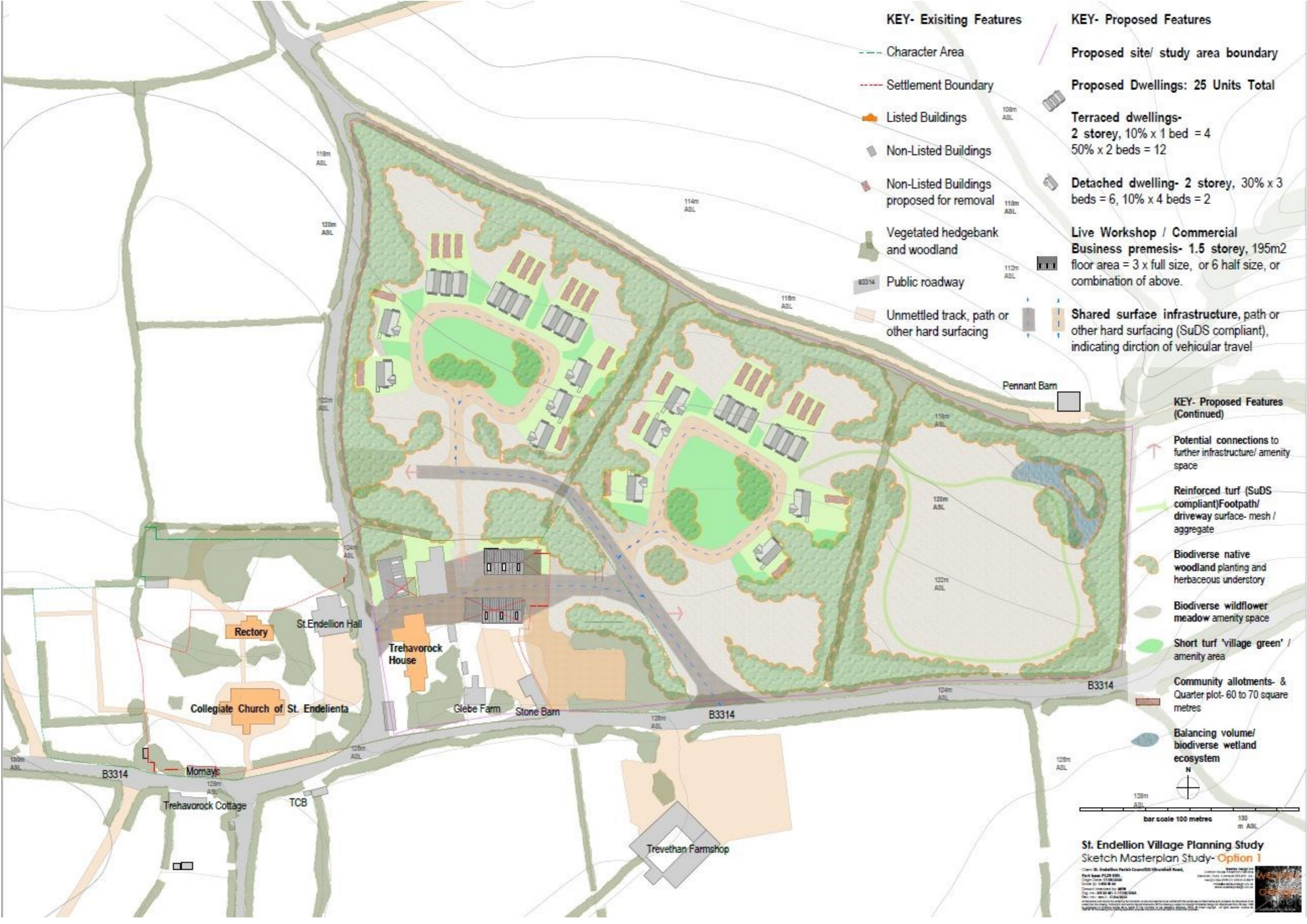
**Energy Production and Carbon Capture-** there is potential to introduce coppicing of hazel in the site's woodlands and hedgerows to generate fuel.

**Aesthetics & Wellbeing-** Creating a powerful framework of vistas out into the surrounding landscape. Multisensory engagement with the mosaic of endemic and vernacular plant communities will directly support human wellbeing.,

### Seeding and Sward Management Strategy

The aim is to produce mosaic of indigenous, low maintenance wildflower/ herb layer habitats across the site landscape. Sown with an appropriate seed mix for maximum biodiversity value, extending across woodland, hedging and open sward areas.

**Underpinning Ecosystems-** Enhancing endemic plant communities- Enriching the existing meadow biodiversity, and creating new enriched, extended plant flowering profile on site supporting diverse invertebrate populations including extending the foraging seasons and range for honeybee and bumble bee communities. Creating woodland glades as to provide foraging corridors for bats.



**KEY- Existing Features**

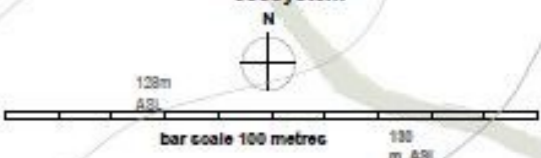
- Character Area
- Settlement Boundary
- █ Listed Buildings
- █ Non-Listed Buildings
- █ Non-Listed Buildings proposed for removal
- █ Vegetated hedgebank and woodland
- █ Public roadway
- █ Unmettled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 storey, 10% x 1 bed = 4  
50% x 2 beds = 12
- Detached dwelling- 2 storey,** 30% x 3 beds = 6, 10% x 4 beds = 2
- Live Workshop / Commercial Business premises-** 1.5 storey, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- █ Biodiverse native woodland planting and herbaceous understorey
- █ Biodiverse wildflower meadow amenity space
- █ Short turf 'village green' / amenity area
- █ Community allotments- & Quarter plot- 60 to 70 square metres
- █ Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study Sketch Masterplan Study- Option 1**

Client: St. Endellion Parish Council (St. Endellion Road), Cornwall, PL28 8JG  
 Project Name: St. Endellion Village Planning Study  
 Date: 11/08/2022  
 Drawing No: 1000-001  
 Drawing Title: Sketch Masterplan Study- Option 1  
 Scale: 1:1000  
 Author: [Name]  
 Date: 11/08/2022



**KEY- Existing Features**

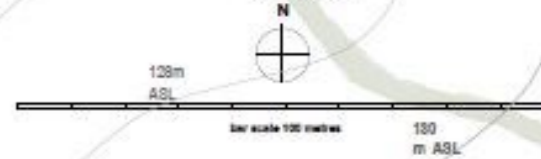
- Character Area
- Settlement Boundary
- █ Listed Buildings
- █ Non-Listed Buildings
- █ Non-Listed Buildings proposed for removal
- █ Vegetated hedgebank and woodland
- █ Public roadway
- █ Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 story, 10% x 1 bed = 3  
50% x 2 beds = 12
- Detached dwelling- 2 story,** 30% x 3 beds = 6, 10% x 4 beds = 2
- Live Workshop / Commercial Business premises-** 1.5 story, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- █ Biodiverse native woodland planting and herbaceous understory
- █ Biodiverse wildflower meadow amenity space
- █ Short turf 'village green' / amenity area
- █ Community allotments- & Quarter plot- 60 to 70 square metres
- █ Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study  
Sketch Masterplan Study- Option 2**

Client: St. Endellion Parish Council 50 Churchhill Road,  
 Postcodes PL29 8SL,  
 Cornwall, UK PL29 8SL  
 Contact: 01578 844444  
 Email: info@stendellion.org.uk  
 Website: www.stendellion.org.uk

Prepared by: [Logo]  
 Date: [Date]  
 Scale: 1:1000



**KEY- Existing Features**

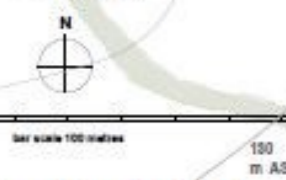
- Character Area
- Settlement Boundary
- █ Listed Buildings
- █ Non-Listed Buildings
- █ Non-Listed Buildings proposed for removal
- █ Vegetated hedgebank and woodland
- █ Public roadway
- █ Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- █ Proposed Dwellings: 25 Units Total
  - Terraced dwellings- 2 storey, 10% x 1 bed = 3
  - 50% x 2 beds = 12
- █ Detached dwelling- 2 storey, 30% x 3 beds = 6, 10% x 4 beds = 2
- █ Live Workshop / Commercial Business premises- 1.5 storey, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- ↑ Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- █ Biodiverse native woodland planting and herbaceous understorey
- █ Biodiverse wildflower meadow amenity space
- █ Short turf 'village green' / amenity area
- █ Community allotments- & Quarter plot- 60 to 70 square metres
- █ Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study Sketch Masterplan Study-Option 3**

Client: St. Endellion Parish Council, 2018 Church Road, St. Endellion, Cornwall PL28 8BN  
 Project No: 15/04/2018  
 Date: 15/04/2018  
 Design: 15/04/2018  
 Drawn: 15/04/2018  
 Scale: 1:1000  
 Author: [Name]  
 Date: 15/04/2018



**KEY- Existing Features**

- Character Area
- Settlement Boundary
- █ Listed Buildings
- █ Non-Listed Buildings
- █ Non-Listed Buildings proposed for removal
- █ Vegetated hedgebank and woodland
- █ B3314 Public roadway
- █ Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 storey, 10% x 1 bed = 3  
50% x 2 beds = 12
- Detached dwelling- 2 storey, 30% x 3 beds = 6, 10% x 4 beds = 2**
- Live Workshop / Commercial Business premises- 1.5 storey, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.**
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- ↑ Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- █ Biodiverse native woodland planting and herbaceous understory
- █ Biodiverse wildflower meadow amenity space
- █ Short turf 'village green' / amenity area
- █ Community allotments- & Quarter plot- 60 to 70 square metres
- █ Balancing volume/ biodiverse wetland ecosystem



Bar scale 100 metres  
100 m ASL

**St. Endellion Village Planning Study  
Sketch Masterplan Study- Option 4**

Client: St. Endellion Parish Council (St. Endellion Road),  
Project Name: P228 0316,  
Origin Date: 15/06/2024  
Scale: 1:500 @ A3  
Drawn/checked by: [Name]  
Date: 15/06/24 @ 17:00  
Revision: 01/06/24

Design: [Name]  
Project Manager: [Name]  
www.westcoastdesign.co.uk

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**KEY- Existing Features**

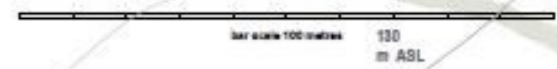
- Character Area
- Settlement Boundary
- Listed Buildings
- Non-Listed Buildings
- Non-Listed Buildings proposed for removal
- Vegetated hedgebank and woodland
- Public roadway
- Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 storey, 10% x 1 bed = 3  
50% x 2 beds = 12
- Detached dwelling- 2 storey,** 30% x 3 beds = 6, 10% x 4 beds = 2
- Live Workshop / Commercial Business premises-** 1.5 storey, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- Biodiverse native woodland planting and herbaceous understory
- Biodiverse wildflower meadow amenity space
- Short turf 'village green' / amenity area
- Community allotments- & Quarter plot- 60 to 70 square metres
- Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study**  
**Sketch Masterplan Study- Option 5**

Client: St. Endellion Parish Council (10 Woodhall Road, St. Endellion, Cornwall PL28 8JL)  
 Project No: P128 855  
 Design Date: 11/06/2024  
 Drawn by: JLB/MS  
 Checked by: JLB/MS  
 Design prepared by: JLB/MS  
 Design No: 08/24/01/01/00000000  
 Rev No: 00/1/01/00000000

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**KEY- Existing Features**

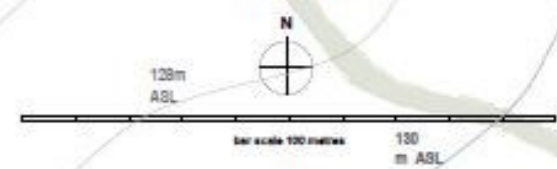
- Character Area
- Settlement Boundary
- █ Listed Buildings
- █ Non-Listed Buildings
- █ Non-Listed Buildings proposed for removal
- █ Vegetated hedgebank and woodland
- █ Public roadway
- █ Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 storey, 10% x 1 bed = 3  
50% x 2 beds = 12
- Detached dwelling- 2 storey,** 30% x 3 beds = 6, 10% x 4 beds = 2
- Live Workshop / Commercial Business premises- 1.5 storey,** 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- █ Biodiverse native woodland planting and herbaceous understory
- █ Biodiverse wildflower meadow amenity space
- █ Short turf 'village green' / amenity area
- █ Community allotments- & Quarter plot- 60 to 70 square metres
- █ Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study  
Sketch Masterplan Study- Option 6**

Client: St. Endellion Parish Council (Overland Road),  
 Parish Area: 1120 0000,  
 Origin Date: 11/04/2024  
 Scale: 1:1000  
 Drawing prepared by: [Name]  
 Date: 11/04/2024

www.sallymurray.co.uk  
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 01453 850001  
 01453 850002  
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 01453 850009  
 01453 850010

# St. Endellion Village Planning Study

For Land Adjacent to Glebe Farm, St Endellion, Cornwall



(to be read with: 'Preliminary Landscape Visual Assessment Report' - 21 05 2023 rev 1- 17 06 2023  
Westley Design Ltd.

&  
Appendices- Landscape & Visual Assessment Study For Land Adjacent to Glebe Farm, St Endellion,  
Cornwall PL29 3TP Westley Design Ltd. 21 05 2023  
Appendix 1. Illustrations & Figures from Report; 1 – 9.  
Appendix 2. Photo Record- Viewpoints; 1 - 23)

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

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

Date: May 21<sup>st</sup>, 2023 rev-1 17 06 2023

