



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 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 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**
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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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