



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 4 (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.

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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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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