

**POLPERRO DEVELOPMENT  
BOUNDARY**

Cell	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
	Down End to The Warren	South & east of Eddystone View	Football field	Killigarth Manor holiday park	East of Killigarth Manor	Killigarth Manor Holiday Lodges	East of Claremont Falls	East of Bridals Lane	Northeast of Bridals Lane	North of Bridals Lane	West of Pleydon Close/Upper Pound	West of Carey Park/Lower Pound	West of Little Garth	East of Talland Hill	Hobbs Hill east	Hobbs Hill west	East of The Coombes	Hobbs Hill north	
<b>Environmental Assessment</b>																			
Topography	Steep > 50%, south facing cliffside	Flat, upland	Flat, upland	Shallow south and west, to steep, sloping down to northeast	Steep sided valley, sloping down north and south	Flat, upland	Steep, sloping down to southeast	Shallow to steep, sloping down to southeast	Shallow, sloping down to east	Shallow, sloping down to east	Shallow, sloping down to northwest	Flat to shallow	Flat to shallow	Steep, sloping down to southeast	Flat to shallow, sloping down to south	Steep > 50%, sloping down to southwest	Partly steep, east side of valley	Flat to shallow, upland	
Drainage						if developed, moderate risk of runoff downstream					if developed, severe risk of runoff & flooding downstream		if developed, moderate risk of runoff downstream					moderate risk of runoff downstream	
Flood Zones 2 / 3														Local knowledge indicates flood risk to Warren					
Environmental protection	AONB, CWS	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	AONB	
Valued historic and cultural places	None	Possible site of Bronze Age barrow, visible as cropmarks; important, high-quality and distinctive 3+m high old stone Cornish hedge	None	Adjacent to Killigarth Manor, listed building	Adjacent to Killigarth Manor, listed building	Adjacent to Killigarth Manor, listed building	None	None	None	None	None	None	Field bank of medieval or later date, visible as cropmarks	Post medieval extraction pit, visible as earthworks; Polperro Conservation Area	Settlement of Playton first recorded in 1362, possibly site of medieval playing place; undated enclosure, circular feature 21m across, visible as cropmarks; adjacent to Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	Prehistoric sub-oval enclosure, 91m x 74m, visible as low earthworks; adjacent to Polperro Conservation Area	
Ecological assets	BAP Priority Habitat – maritime cliffs & slopes	Adjacent to BAP Priority Habitat	TPO points on northern boundary	TPO points on western boundary	TPO points adjacent to Killigarth Manor	TPO points on southern boundary	None	None	None	None	None	None	TPO points on eastern boundary?	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland & young trees	
Agricultural grade of land	3	3	3	4	4	3	3 – 4	4	4	3	3	3	3	3	3 – 4	4	4	3	
Field and woodland pattern	No woodland, no fields, no hedges	No woodland Large field Unusual slate Cornish hedge, overgrown, sculpted by exposure	No woodland Medium field Hedgerow and Cornish hedge, overgrown, buffer vegetation	No woodland Medium field Cornish hedge, hedgerow, overgrown	No woodland Large field Hedgerow, overgrown, large mature trees	No woodland Scattered trees Cornish hedge on 3 boundaries	No woodland Medium field Hedgerow with large trees	No woodland Medium field Hedgerow with large trees	No woodland Medium field Hedgerow with large trees	No woodland Medium field Cornish hedge and hedgerow, with trees Buffer vegetation	No woodland Medium field Cornish hedge, managed, sculpted by exposure, large trees	No woodland Medium field Cornish hedge, managed, sculpted by exposure	No woodland Medium field Cornish hedge, managed, sculpted by exposure	Woodland Medium field Very overgrown, Cornish hedge, buffer vegetation	No woodland, but adjacent to woodland in cell 16 Medium field Cornish hedge, sculpted by exposure	Woodland on valley side, native trees and conifers Medium field	Woodland on valley side, native trees and conifers Small field	Partly woodland Large field Cornish hedge, unmanaged, sculpted by exposure	
<b>Accessibility Assessment</b>																			
Transport pattern	No road Track down side of Brentfields to cliff steps, overgrown, little used	Adjacent to Sand Hill single track lane, straight, no pavement	Killigarth Lane single track lane to E with tree tunnel, no pavement, also Sand Hill single track lane to S	Adjacent to Killigarth Lane, single track with tree tunnel, no pavement, also Sand Hill single track lane to S	Indirect access from field off Sand Hill single track lane to S No ProW	Adjacent to Killigarth Lane, two lane, no pavement	Narrow track off Killigarth Lane, poor condition, unadopted	Access from Bridals Lane, single track, no pavement Adjacent to 'green lane' mid section of Bridals Lane	Access from Bridals Lane, single track, no pavement	Access from field next to bus stop, adjacent to Killigarth Lane, two lane, single pavement	Access from A387 to N (steep, winding), Killigarth Lane (2 lane) and Pleydon Lane (single track) to E, no pavements	Access from Pleydon Lane (single track) to E, no pavement	Access from Pleydon Lane (single track) to E, no pavement	Access from Talland Hill (steep, single track) to NW, tree tunnel, no pavement	Access from Talland Hill (steep, single track) to NW, tree tunnel, no pavement	No road access No ProW	No road access No ProW	Indirect road access via cell 13 No ProW	
Access	no direct road access	access from single track lane	access from single track lane	access from single track lane	indirect road access	access from two lane road & indirect access from single track Pleydon Lane	access from narrow track	access from single track lane	access from single track lane	access from two lane road	access from two lane road	access from single track lane	access from single track lane	access from single track lane	access from single track lane	no direct road access	no direct road access	indirect road access	
Public Transport																			
Distance to 73 bus stop	1.2 km	1.1 km	1.1 km	1.1 km	1.1 km	600m	600 m	400 m	400 m	200 m	200 m	500 m	700 m	1 km	1 km	600 m	300 m	1 km	
Facilities																			
Distance to Polperro village centre – pedestrian only	900 m	800 m	800 m	1.2 km	1.3 km	1 km	1.5 km	1.5km	1.6 km	1.5 km	1.3 km	1 km	800 m	400 m	400 m	100 m	400 m	500 m	
difficulty	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	
School																			
distance to Polperro Primary School – pedestrian	400 m	100 m	100 m	300 m	400 m	200 m	1 km	1.1 km	1.2 km	1.2 km	900 m	600 m	300 m	500 m	500 m	800 m	1.2 km	400 m	
difficulty																steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	
distance to Polperro Primary School – by car	no direct road access	100 m	100 m	300 m	indirect road access	300 m	1 km	1.1 km	1.2 km	1.2 km	900 m	500 m	300 m	500 m	500 m	no direct road access	no direct road access	indirect road access	

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Cell	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Down End to The Warren	South & east of Eddystone View	Football field	Killigarth Manor holiday park	East of Killigarth Manor	Killigarth Manor Holiday Lodges	East of Claremont Falls	East of Bridals Lane	Northeast of Bridals Lane	North of Bridals Lane	West of Pleydon Close/Upper Pound	West of Carey Park/Lower Pound	West of Little Garth	East of Talland Hill	Hobbs Hill east	Hobbs Hill west	East of The Coombes	Hobbs Hill north
<b>Other - methodology tba</b>																		
Biodiversity	Birds and wildlife, no hedges, cliffside plants & shrubs, no trees	Birds and wildlife, some hedges with vegetation	Birds and wildlife, hedges with large trees, inc sycamore	Birds and wildlife, some hedges with vegetation, large trees inc sycamore	Birds and wildlife, some hedges with vegetation, large mature trees inc sycamore	Birds and wildlife, hedgerows	Birds and wildlife, hedgerows, undergrowth, line of large mature trees	Birds and wildlife, hedgerows with trees, field margin	Birds and wildlife, hedgerow with large trees inc sycamore	Birds and wildlife, hedgerow with trees, inc sycamore	Birds and wildlife, hedgerow with trees, large trees	Birds and wildlife, Cornish hedges, hedgerows	Birds and wildlife, Cornish hedges	Birds and wildlife, Cornish hedge, sycamore, semi-natural habitat	Birds and wildlife, hedgerows	Birds and wildlife among unmanaged trees	Birds and wildlife among unmanaged trees	Birds and wildlife, hedgerows with trees
Land cover and land use	Scrub, cliffside, unused other than South West Coast path	Farmland, used for pasture and crops	Grassland, football pitch used by Polperro AFC	Grassland, part of Killigarth Manor Holiday Park, static caravan site	Grassland, used for pasture	Part of Killigarth Manor Holiday Park, holiday lodges	Farmland, used for pasture	Farmland, used for pasture and crops	Farmland, used for pasture. Also contains large soakaway in lowest eastern part pumped from Seaview Holiday Park	Farmland, used for pasture	Farmland crops, arable	Farmland crops, arable	Farmland crops, arable	Woodland, unused except for paths to the Warren	Farmland crops, arable	Woodland, unused	Woodland, unused	Farmland crops, arable
Building distribution	Adjacent to 1 isolated dwelling, also to gardens running down to cliff from Brentfields	Adjacent to clustered dwellings in Brentfields and Eddystone View	Changing rooms & derelict buildings adjacent to primary school and Killigarth Manor lodges / caravans	Static caravans and adjacent to listed building Killigarth Manor	Adjacent to 1 isolated dwelling	Lodges, static caravans and 2 single storey buildings, adjacent to Carey Park estate, Brentwartha, Pleydon and primary school	Adjacent to cluster of dwellings on Claremont Falls and Bridals Lane	Adjacent to dwelling on Bridals Lane	Adjacent to scattered dwellings on Bridals Lane	Adjacent to scattered dwellings on Bridals Lane and Killigarth Lane	Adjacent to clustered dwellings at Pleydon Close & Carey Park estate	Adjacent to large estate of dwellings at Carey Park	Adjacent to scattered dwellings on Talland Hill	Adjacent to rear gardens of dwellings on The Warren and dwellings on Talland Hill	Adjacent to gardens of dwellings on Talland Hill	Adjacent to Upper Coombes car park, backs of dwellings on The Coombes, Fore Street & Talland Hill	Adjacent to backs of dwellings on The Coombes	None adjacent
Historic features	None	Possible site of Bronze Age barrow, visible as cropmarks, unusual slate Cornish hedge	None	None	None	None	None	None	None	None	None	None	Field bank of medieval or later date, visible as cropmarks	Post medieval extraction pit, visible as earthworks;	Settlement of Playton first recorded in 1362, possibly site of medieval playing place; undated enclosure, circular feature 21m across, visible as cropmarks	None	None	Prehistoric sub-oval enclosure, 91m x 74m, visible as low earthworks;
Condition	National Trust land	Managed farmland	Managed for recreation & sports	Managed as holiday park	Managed farmland	Well managed as holiday park	Managed farmland	Managed farmland	Managed farmland	Managed farmland	Managed farmland	Managed farmland	Managed farmland	Unmanaged, overgrown woodland National Trust land	Managed farmland	Unmanaged, overgrown woodland	Unmanaged, overgrown woodland	Managed farmland
Aesthetic and sensory	Calm & undisturbed, birdsong, Exposed, windswept from SW	Calm & undisturbed, birdsong, occasional traffic Exposed, windswept from SW	Calm & undisturbed, birdsong, occasional traffic schoolchildren Sheltered	Calm & undisturbed, birdsong, occasional traffic Sheltered	Calm & undisturbed, birdsong Sheltered	Quiet, peaceful, occasional traffic	Calm & undisturbed, birdsong Sheltered	Calm & undisturbed, birdsong, occasional noise from holiday park Exposed, remote, windswept from SW Light pollution from holiday park 24 hr	Calm & undisturbed, birdsong, occasional noise from holiday park Exposed, remote, windswept from SW Light pollution from holiday park 24 hr	Calm & undisturbed, birdsong, occasional noise from holiday park Exposed, remote, windswept from SW Light pollution from holiday park 24 hr	Calm & undisturbed, birdsong, some traffic noise Exposed, remote, windswept from SW	Calm & undisturbed, birdsong Exposed, remote, windswept from SW	Calm & undisturbed, birdsong Exposed, remote, windswept from SW	Calm & undisturbed, birdsong Sheltered, enclosed	Calm & undisturbed, birdsong, remote, windswept from SW	Calm & undisturbed, birdsong, some traffic noise Sheltered Some light pollution from village	Calm & undisturbed, birdsong, some traffic noise Sheltered Some light pollution from village	Calm & undisturbed, birdsong Exposed, remote, windswept from SW
Distinctive features			Football pitch, tree tunnel on Killigarth Lane	Power lines, tree tunnel on Killigarth Lane	Power lines Boundary line of large mature trees		Boundary line of large mature trees		Power line in Bridals Lane	Power line in Bridals Lane			Tree tunnel on Talland Hill	Tree tunnel on Talland Hill			Power lines	Adjacent to telecoms mast
Views	Views along cliffs and out to sea	Views out to sea	View across AONB valley bowl	View across AONB valley bowl and to Talland Bay		View across AONB valley and to Talland Bay	View across AONB valley and to Talland Bay	View across AONB valley and to Talland Bay	View across AONB valley and to Talland Bay	View across AONB valley and to Talland Bay			Views to Polperro harbour and to sea	Views across Polperro and to sea	Views across Polperro and to sea	Views across Polperro	Views to sea	
Photographs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
By	RH / SH	RH / SH	RH / SH	RH / SH	RH / SH	MR / JL	RH / SH	RH / SH	RH / SH	RH / SH	AF / AG	AF / AG	AF / AG	AG / SH	AF / AG	AG / SH	AG / SH	AF / AG
Date of Survey	30/05/17	30/05/17	30/05/17	30/05/17	30/05/17	03/11/17	30/05/17	30/05/17	30/05/17	30/05/17	30/05/17	30/05/17	30/05/17	03/06/17	30/05/17	03/06/17	03/06/17	30/05/17

**POLPERRO DEVELOPMENT  
BOUNDARY**

Cell	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
	Northeast of Crumplehorn 1	Northeast of Crumplehorn 2	Northeast of Crumplehorn 3	East of car park	North of car park	North of Longcombe Lane	West of Longcombe Lane	North of Kellow Hill	North of Greville Walk	West of Langreek bungalows	East of Little Langreek	South of Langreek Lane	East of Langreek Lane	South of Millys Cottage	West of The Coombes 1	West of The Coombes 2	Northeast of Landaviddy Lane	North of Landaviddy Lane	
<b>Environmental Assessment</b>																			
Topography	Steep east side of valley, sloping to northwest	Steep east side of valley, sloping to northwest	Steep east side of valley, sloping to northwest	Steep east side of valley with the River Pol at the bottom	Steep west side of valley with the River Pol at the bottom	Steep west side of valley	Steep > 50%, west side of valley	Gentle slope at the north end, steep slope to the south	Steep > 50%, adjacent to Greville Walk and a small stream	Steeply sloping land above a stream	Steep north-facing slope	Steep > 50% north-facing slope	Steep > 50% north-facing slope	Steep > 50% west side of valley	Steep > 50% west side of valley	Steep west side of valley	Steep > 50% north side of valley	Shallow to steep north side of valley	
Drainage																			
Flood Zones 2 / 3												Adjacent to cell 31	Area of disused quarry is Flood Zone 2	Adjacent to cell 31					
Environmental protection	AONB	AONB	AONB	Adjacent to AONB	Vicinity of AONB	Vicinity of AONB	Vicinity of AONB	Vicinity of AONB	Vicinity of AONB	Adjacent to AONB	AONB	AONB	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	
Valued historic and cultural places	None	None	None	None	None	None	None	None	None	None	None	Adjacent to Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area	
Ecological assets	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland	None	None	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat – deciduous woodland	BAP Priority Habitat – deciduous woodland TPO area	BAP Priority Habitat – deciduous woodland	BAP Priority Habitat – deciduous woodland	BAP Priority Habitat – deciduous woodland	BAP Priority Habitat – deciduous woodland	BAP Priority Habitat – deciduous woodland	Adjacent to BAP Priority Habitat	
Agricultural grade of land	4	3	3	3	4	4	4	2	2	4	4	4	4	4	4	4	4	4	
Field and woodland pattern	Woodland on valley side, native trees Small field	Dwelling Small field	Woodland on valley side, native trees, overgrown hedges Small field	Woodland along the river bank, gorse along the boundary hedge Medium field	Woodland along the river bank Small field	Small field bordered by unmanaged Cornish hedges Adjacent to woodland in cell 25	Medium field partly woodland, bordered by unmanaged Cornish hedges	Divided into small fields with hedges as boundaries Adjacent to woodland in cell 27	Small wooded area, fenced from adjacent houses and farmland Small	Fields bordered by hedges and fences Medium field Adjacent to woodland in cell 27	Small wooded area adjacent to Langreek Lane	Divided into one large grazed field and two small fields with woodland	Woodland, sheltered valley side, native trees Small field	Woodland, sheltered valley side, native trees Small field	Woodland, sheltered valley side, native trees Small field	Woodland, sheltered valley side, native trees Small field	Woodland, sheltered valley side, native trees Small field	Sheltered valley side, some native trees Medium field Cornish hedge overgrown large trees Adjacent to woodland in cell 35	
<b>Accessibility Assessment</b>																			
Transport pattern	Access from A387, steep, winding, verge, no pavement	Access from A387, steep, winding, verge, no pavement	Access from A387, steep, winding, verge, no pavement	Below and adjacent to a winding A-class road without direct access	Below and adjacent to Longcombe Lane	Above and adjacent to Longcombe Lane	Above and adjacent to Longcombe Lane	Above and adjacent to Kellow Hill	No direct road access, but ProW – below and adjacent to Kellow Hill	The western half is adjacent to Langreek Lane	Adjacent to Langreek Lane, a public bridleway passes close to the southern boundary	Adjacent to Langreek Lane with access on foot up a steep slope	Adjacent to Langreek Lane, winding single track lane	Adjacent to The Coombes, straight flat minor road, pavement in places	No road, no ProW	No road, no ProW	No road, narrow track to 2 dwellings	Adjacent to Landaviddy Lane, single track lane, tree tunnel, spring from Holy Well on Landaviddy Lane	
Access	access from two lane road	access from two lane road	access from two lane road	access from car park	access from single track lane	access from single track lane	access from single track lane	access from single track lane	indirect road access	access from single track lane	access from single track lane	access from single track lane	access from single track lane	access from two lane road	no direct road access	no direct road access	access from narrow track	access from single track lane	
Public Transport																			
Distance to 73 bus stop	100 m	200 m	200 m	600 m	500 m	500 m	300 m	300 m	600 m	800 m	800 m	500 m	50 m	100 m	300 m	400 m	1 km	1 km	
Facilities																			
Distance to Polperro village centre – pedestrian only	700 m	800 m	800 m	1.3 km	1.2 km	1.2 km	1 km	1 km	1.3 km	1.5 km	1.5 km	1.2 km	700 m	600 m	500 m	400 m	400 m	400 m	
difficulty	steep winding A road without pavement	steep winding A road without pavement	steep winding A road without pavement					steep single lane road, no pavement											
School																			
distance to Polperro Primary School – pedestrian	1.6 km	1.7 km	1.7 km	1.8 km	1.9 km	1.9 km	1.6 km	1.8 km	1.8 km	2 km	2 km	1.7 km	1.5 km	1.4 km	1.3 km	1.2 km	1.5 km	1.5 km	
difficulty	steep winding A road without pavement	steep winding A road without pavement	steep winding A road without pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	
distance to Polperro Primary School – by car	2.2 km	2.1 km	2.1 km	2.5 km	2.9 km	no direct road access	no direct road access	2.8 km	indirect road access	3.1 km	3.1 km	2.4 km	2.4 km	2.6 km	no direct road access	no direct road access	3.4 km	3.5 km	



**POLPERRO DEVELOPMENT  
BOUNDARY**

Cell	37	38	39	40	41
	South of Landaviddy Lane	West of Brackenside	East of Hard Head	Southwest of Brackenside	Chapel Hill to Hard Head
<b>Environmental Assessment</b>					
Topography	Shallow sloping south side of valley	Steep > 50%, sloping down to northeast	Flat to steep	Steep > 50%, sloping down to northeast	Steep > 50%, cliffside facing north and woodland on south side of valley
Drainage	Spring adjacent to Elm Cottage				
Flood Zones 2 / 3					
Environmental protection	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	AONB, Heritage Coast	AONB, SSSI, SAC, Heritage Coast
Valued historic and cultural places	Polperro Conservation Area & G2 listed building - medieval Holy Well	Polperro Conservation Area	Early medieval extraction pit, visible as earthworks; adjacent to Polperro Conservation Area	Polperro Conservation Area	Polperro Conservation Area
Ecological assets	Adjacent to BAP Priority Habitat	BAP Priority Habitat - deciduous woodland	Adjacent to BAP Priority Habitat	BAP Priority Habitat - deciduous woodland TPO area	BAP Priority Habitat - deciduous woodland
Agricultural grade of land	4	4	4	4	4
Field and woodland pattern	Two dwellings with large gardens, Cornish hedge, native trees	Sheltered valley side, some native trees Overgrown Large trees	No woodland but adjacent to woodland in cell 43 & 45 Medium field Cornish hedge Managed, sculpted	Sheltered valley side, some native trees Overgrown Large trees	Sheltered valley side, some native trees Overgrown Large trees
<b>Accessibility Assessment</b>					
Transport pattern	Adjacent to Landaviddy Lane, single track lane	Brackenside single straight track Woodland path, not well used	No road, no ProW	Brackenside single straight track Woodland path, not well used	No road Cliff paths well used & woodland paths less well used
Access	access from single track lane	access from single track lane	no direct road access	access from single track lane	no direct road access
Public Transport					
Distance to 73 bus stop	1 km	1 km	1 km	1 km	1 km
Facilities					
Distance to Polperro village centre - pedestrian only	400 m	400 m	400 m	400 m	400 m
difficulty					
School					
distance to Polperro Primary School - pedestrian	1.5 km	1.5 km	1.5 km	1.5 km	1.5 km
difficulty	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement	steep single lane road, no pavement
distance to Polperro Primary School - by car	3.5 km	3.5 km	no direct road access	3.6 km	no direct road access

**POLPERRO DEVELOPMENT  
BOUNDARY**

Cell	37	38	39	40	41
	South of Landaviddy Lane	West of Brackenside	East of Hard Head	Southwest of Brackenside	Chapel Hill to Hard Head
<b>Other - methodology tba</b>					
Biodiversity	Birds and wildlife, Cornish hedge & small trees	Birds and wildlife, Cornish hedge & small trees	Birds and wildlife, Cornish hedge & small trees	Birds and wildlife, semi-natural habitat, inc sycamore	Birds and wildlife, semi-natural habitat, inc sycamore, rhododendron
Land cover and land use	Farmland Pasture	Dwellings and gardens	Farmland Pasture	Woodland unused, adjacent to Brackenside	Woodland unused
Building distribution	Isolated, 2 dwellings	Adjacent to scattered buildings on Brackenside	Adjacent to scattered buildings on Brackenside	Adjacent to scattered buildings on Brackenside	Isolated, 2 derelict buildings in woodland
Historic features	G2 listed building - medieval Holy Well	None	Early medieval extraction pit, visible as earthworks	None	None
Condition	Dwellings and gardens, well managed	Unmanaged natural woodland behind properties on Brackenside	Managed pasture on farmland	Unmanaged natural woodland behind properties on Brackenside	Cliff paths are well managed Unmanaged natural woodland, bluebell wood
Aesthetic and sensory	Calm and undisturbed, birdsong, peaceful, occasional traffic	Calm and undisturbed, birdsong, peaceful Woodland is sheltered, quiet	Calm and undisturbed, birdsong, peaceful Windswept from SW	Calm and undisturbed, birdsong, peaceful Woodland is sheltered, quiet	Calm and undisturbed, birdsong, peaceful Cliff exposed, windswept from SW woodland sheltered
Distinctive features	Tree tunnel on Landaviddy Lane, cascade from spring at side of lane		Telecoms mast at edge of farmland		Distinctive slate boundary wall around Mont St Pierre on clifftop Remains of slate wall within woods
Views		Views across Polperro	Views across Polperro and out to sea	Views across Polperro	Views across Polperro and out to sea and east to the cliffs and coast beyond
Photographs	Yes	Yes	Yes	Yes	Yes
By	AG / SH	AG / SH	AG / SH	AG / SH	AG / SH
Date of Survey	30/04/17	30/04/17	30/04/17	30/04/17	30/04/17