



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

CLEE HILL
[26CHL]

CONTENTS

- SETTLEMENT OVERVIEW3
- PARCEL A4
- PARCEL B6
- PARCEL C8
- LANDSCAPE SENSITIVITY10
- VISUAL SENSITIVITY11
- DESIGN GUIDANCE12

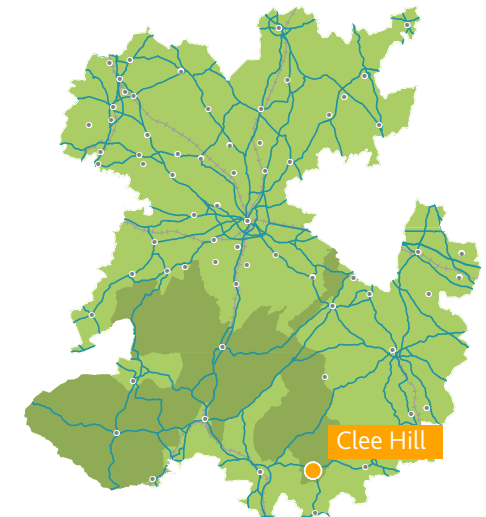
ALL MAPPING IN THIS REPORT IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT AND DATABASE RIGHTS 2018 ORDNANCE SURVEY 100049049.
AERIAL IMAGERY: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY

26. CLEE HILL [26CHL]



LOCATION AND DESCRIPTION

Clee Hill is a village in south Shropshire and is located on the slope of Titterstone Clee Hill. It is one of the highest settlements in the county lying between 1,120 and 1,250 feet above sea level. The village has its own football club: Clee Hill United. The population of Clee Hill is 670. This settlement has been divided into 3 parcels for the purpose of this study.



CLEE HILL A [26CHL-A]

LOCATION AND CHARACTER

Parcel A is located within the AONB to the west of Clee Hill. The parcel boundary follows the settlement edge and field boundaries. The character consists of a prominent topography in which the historical association with mining and quarrying are still apparent. The sloping hillside supports a mixed landuse of rough open ground and improved grassland where much of the units have been enclosed. The relatively high elevation of the settlement and distinctive south facing slopes of Titterstone and Clee Hill give the parcel a strong association with its surroundings and the AONB.



1. VIEW SOUTH/SOUTHWEST ACROSS THE AONB WITH VIEWS OF THE BRECON BEACONS AND WALES



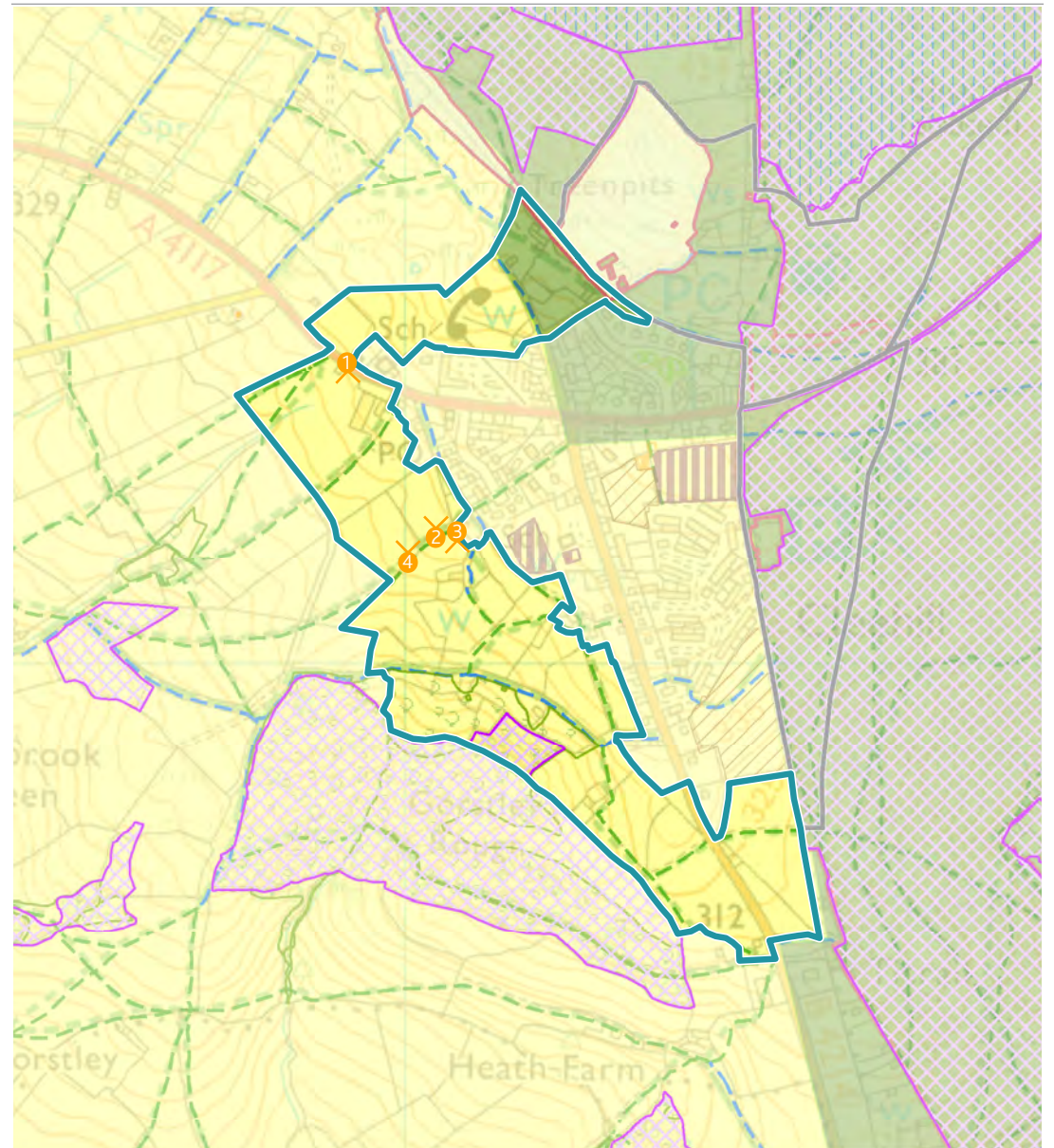
2. VIEWS NORTH FROM WITHIN THE PARCEL TO CLEE HILL SETTLEMENT EDGE



3. FROM PROW, VIEW SOUTH ACROSS GORSTLEY ROUGH WOODLAND LWS



4. FROM PROW LOOKING NORTH TOWARDS CLEE HILL SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a moderately strong character, expressing some of the special qualities of the Shropshire Hills AONB. Aside from the hillside setting and elevation, the parcel has few notable features. There is good connectivity of hedgerows throughout the parcel and with Gorstley Rough LWS to the south. PRoW access is good with a well connected network within and beyond the parcel which greatly contributes to recreational value.

LANDSCAPE SUSCEPTIBILITY

The parcel is relatively steep and forms part of a much wider prominent hillside, lying at high altitude on the distinctive south west facing slopes of Clee Hill and would be highly susceptible to alterations in ground levels. The parcel has a regular and small scale field pattern utilised for pastoral farming that would be vulnerable to change in pattern as a result of development. Lower level vegetation along the northern edge of the parcel means that there is an abrupt settlement edge, which offers opportunities for improvement. Field boundaries or hedgerow and trees are dense to overgrown and intact, and the good connectivity of the parcel would be susceptible to fragmentation. The elevation and location of the parcel are distinctive features which provide a strong sense of place for the parcel. This parcel has some sense of tranquility particularly in areas away from the A4117.

LANDSCAPE SENSITIVITY

The distinctive landform and aspect of the parcel, good connectivity of nature conservation features and extensive PRoW network mean the sensitivity of the landscape to change arising from new housing is medium and to employment is very high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

VISUAL

VISUAL VALUE

There are panoramic and long distant views from the parcel and Shropshire Hills AONB towards Snowdonia and Brecon Beacons National Parks. In addition views towards the Forest of Dean, Malvern Hills and the Cotswolds AONBs add to visual value. These views are more prominent in the north of the parcel. Both the views within the parcel and views to landscapes outside the parcel are associated with the Shropshire Hills AONB and take in some of its special qualities.

VISUAL SUSCEPTIBILITY

To the north of the parcel views in and out tended to be more open and elevated, however presence of tree cover, dense vegetation and hedgerows often mean these views are filtered or limited. This is particularly true in the south of the parcel where the lower topography reduces available views over the surrounding landscape. Elevated views afford intervisibility between this parcel, Clee Hill Settlement, and Parcels B and C. Open views are particularly far reaching as the parcel sits at a high elevation and would be vulnerable to noticeable change as a result of development. Some high vegetation and tree cover creates a skyline in lower levels, however this is not prominent, otherwise the parcel does not form a significant part of the skyline. There are detractors towards the north of the parcel but generally the parcel is of good scenic quality. Receptors to the area are frequent and PRoW well used locally and provide access to several panoramic views.

VISUAL SENSITIVITY

Views into and from the parcel are both of high value and frequent and combined with type and frequency of receptors means views experienced are of medium sensitivity to change arising from new housing and very high sensitivity arising from new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

CLEE HILL B [26CHL-B]

LOCATION AND CHARACTER

Parcel B is located entirely within the AONB to the north of Clew Hill. The parcel boundaries follow local roads, field and woodland boundaries. The landscape is characterised by undulating topography in which the historical land uses of mining and quarrying are still apparent. Directly adjacent to the parcel on its northern side is a disused quarry and operational Clew Hill Quarry. Habitats are varied including woodland and succession of moorland and grassland with areas of mining use and associated waste ground. Settlement expansion has slightly eroded the cultural pattern.



1. VIEW OF SCRUBBY AND DISTINCTIVE MOUNDING WITHIN THE PARCEL



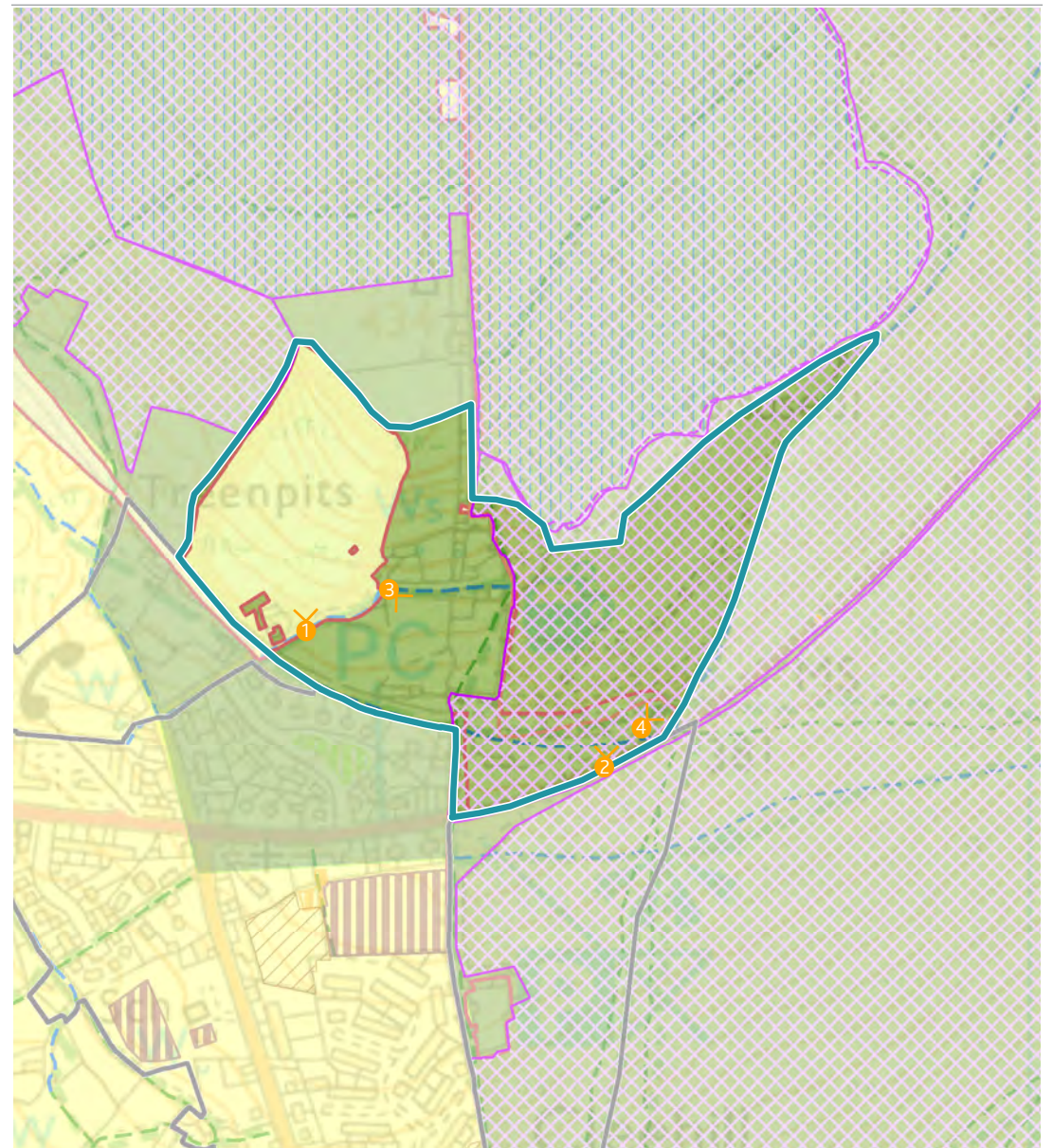
2. VIEW NORTH OF MINING ACTIVITY



3. VIEW SOUTHEAST FROM CENTRAL SOUTH EDGE OF THE PARCEL TOWARDS SETTLEMENT EDGE



4. PANORAMIC VIEW SOUTH TOWARDS MARY HILL AND MONMOUTHSHIRE



LANDSCAPE

LANDSCAPE VALUE

The complex and undulating topography of the parcel and generous coverage of vegetation are strong visual features. Quarrying activity strongly influences the character and some special qualities of the Shropshire Hills AONB are expressed. The quality and condition of the landscape however is poor, as human influence has resulted in agricultural fly tipping and incongruous built form in the landscape. This degradation is correlated with the decline of the quarrying and coal mining industry once prevalent in the area. The local coal mining and quarrying industry has been present in the area since the 1400s, and has largely diminished apart from Clee hill Quarry which resumed in the 1980s. Much of the parcel is common land with open range sheep grazing which adds to the recreational value. Tree and scrub cover is higher with good connectivity of varied habitats adding to nature conservation value.

LANDSCAPE SUSCEPTIBILITY

The topography of the parcel is highly susceptible to development as it is comprised of undulating ground and pockets of steeply sloping landform. The east of the parcel is designated as a Local Wildlife Site, potentially associated with previous mining uses and would be vulnerable to loss of features. The susceptibility of which is increased by the strong connectivity throughout the parcel, and to the wider natural landscape. The landscape pattern is varied and small to medium within the parcel. There is some pastoral enclosure within the parcel, which tend to have post and rail and gappy eroded hedgerows that would be susceptible to further loss. Generally there is an eroded rural character, however the unique bleak characteristics and elevation create a strong sense of place. There is low sense of tranquility next to road although this improves to the north. The partially integrated settlement edge could be improved.

LANDSCAPE SENSITIVITY

This parcel has unique bleak character and sense of place derived from its elevation and historic mining activities which combined with the good vegetation cover and connectivity of natural features and publicly accessible land means over the sensitivity of the landscape to change arising from new housing and new employment is high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

VISUAL

VISUAL VALUE

There are long distant views from the parcel and Shropshire Hills AONB towards Snowdonia and Brecon Beacons National Parks. As well as this there are views towards the Forest of Dean, Malvern Hills and the Cotswolds AONBs. Both the views within the parcel, and views to landscapes beyond are associated with the Shropshire Hills AONB and take in some of its special qualities. However, there is a high instance of detractors in the view.

VISUAL SUSCEPTIBILITY

Views vary from open and elevated to framed and filtered, due to the localised steep and distinctive topography, dense vegetation and the built form of Clee Hill settlement edge. The parcel has a high level of intervisibility with Clee Hill settlement, as well as with parcel A and C. The parcel forms part of a skyline, both within the parcel and from lower altitudes within Clee Hill settlement and the surrounding landscape and would be susceptible to noticeable changes in the view. The parcel has strong visual features and focal points including distinctive topography, however numerous detractors are present. Residential receptors at the settlement edge and dispersed properties would be typically susceptible to changes to their surroundings. Minor road and PRoW users are frequent and associated with the settlement edge.

VISUAL SENSITIVITY

Detracting elements within the view reduce visual sensitivity of an otherwise scenic parcel, however there are valued views within and beyond the AONB to other designated landscapes which means overall the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

CLEE HILL C [26CHL-C]

LOCATION AND CHARACTER

Parcel C is located entirely within the AONB to the east of Clee Hill. The parcel boundaries follow the A4117 to the north, settlement edge to the west and landform to the east. It lies on south facing hill slopes at relatively high altitude. The sloping ground is overlain by moorland, low growing scrubby vegetation, varying grassland habitats and supports upland grazing. Due to this openness, the parcel has a connection with its historical setting and associated mining and quarrying activities. The open moorland character becomes fragmented along the eastern edge of the settlement.



1. VIEW LOOKING ACROSS SCRUBBY OPEN MOORLAND TOWARDS THE SETTLEMENT EDGE



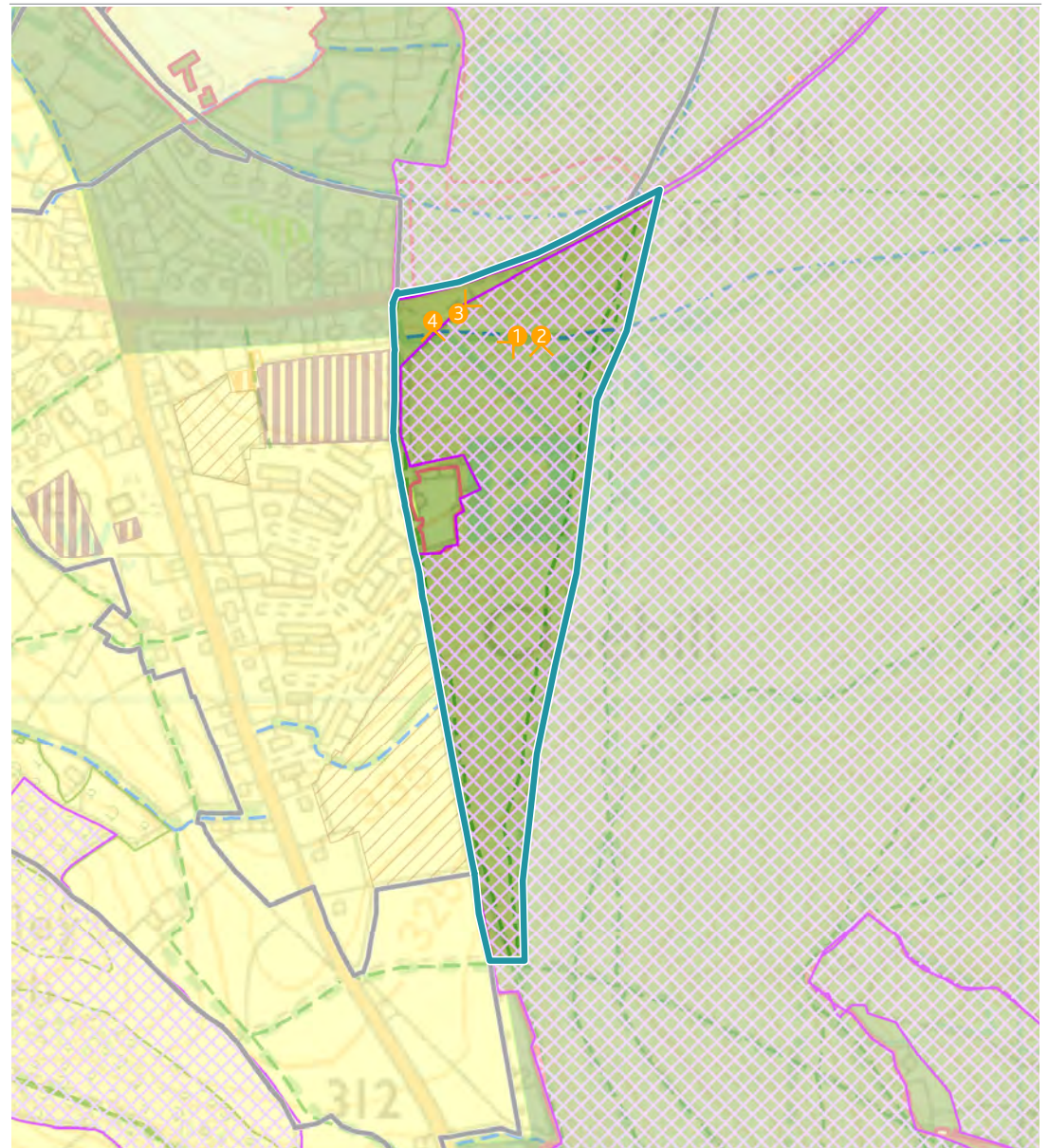
2. FROM DESIGNATED VIEW POINT, VIEW SOUTH OVER WORCESTERSHIRE



3. VIEW EAST FROM VISITORS CARPARK ASSOCIATED WITH DESIGNATED VIEWPOINT



4. FROM CAR PARK LONG DISTANT VIEWS SOUTH VIEW SOUTH



LANDSCAPE

LANDSCAPE VALUE

Parcel C has strong character, expressing some special qualities of the AONB being of moderate to good quality and condition, with some rarity as it is part of a wider landscape of open moorland. This moorland and designated Local Wildlife Site provides good connectivity for a variety of priority habitats consisting of heathland scrub and grassland. There is a designated viewpoint within this parcel which provides high recreational value. There is notable historic and cultural associations with quarrying and mining that influence the landscape and character.

LANDSCAPE SUSCEPTIBILITY

The parcel is relatively steep and part of a much wider prominent hillside, lying at relatively high altitude on a distinctive south facing slopes of Titterstone and Clee Hill. The parcels simple pattern is also part of a vast landscape of open moorland that would be highly susceptible to any development. The abrupt relationship between the parcel and Clee Hill settlement edge reinforces the susceptibility of the landscape to development with general absence of tree cover to aid integration into the landscape. There is a strong sense of place with a relatively unique rural character influenced by the land use and vegetation. There are detracting features, notably the A4117 which reduces tranquility within the parcel.

LANDSCAPE SENSITIVITY

Parcel C has a strong character expressing some special qualities of the AONB, sensitive nature conservation designations and habitats and valued open access land that means overall the sensitivity of the landscape to change arising from new housing and new employment is very high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

VISUAL

VISUAL VALUE

Views from within this parcel are panoramic and long distance and visible for the majority of the parcel and highly valued for recreational and visual amenity. A designated viewpoint and associated public car parking are found within the parcel affording extensive views as far as Snowdonia, Brecon Beacons, Black Mountains, Forest of Dean, Malvern Hill, and the Cotswolds. The majority of the parcel is openly accessible and views to landscapes outside the parcel are associated with the Shropshire Hills AONB. The view from Clee Hill is depicted in the poem A Shropshire Lad, by E A Housman created in 1887, and, Clee Hill itself is one of the few places to be noted in the Mappa Mundi Hereford, believed to have been created in 1300.

VISUAL SUSCEPTIBILITY

The views described are elevated and open, aside from along the existing settlement edge. There is intervisibility both in and out of the parcel from Clee Hill Settlement, parcel A and parcel B. The varying topography noted within the parcel creates views that are highly vulnerable to new developments. Close range views have opportunities for improvement as elements of the settlement edge are a detracting feature. Mid and long distant views however are too distant in range to discern various detracting features. There is a constant level of residential and recreational receptors of which many are road users appreciating views of the landscape and would be susceptible to noticeable changes to their surroundings. Frequent receptors also include those utilising the designated viewpoint and PROW. There is a high frequency of receptors utilising the recreational facilities present in this parcel, relative to other parcels surrounding Clee Hill.

VISUAL SENSITIVITY

This parcel has highly distinctive visual features and vast openness affording panoramic views that take in numerous landscape designations. Although there are some detracting features both within the parcel, the uniqueness of the views are highly sensitive which means overall the views experienced are of very high sensitivity to change arising from new housing and new employment.



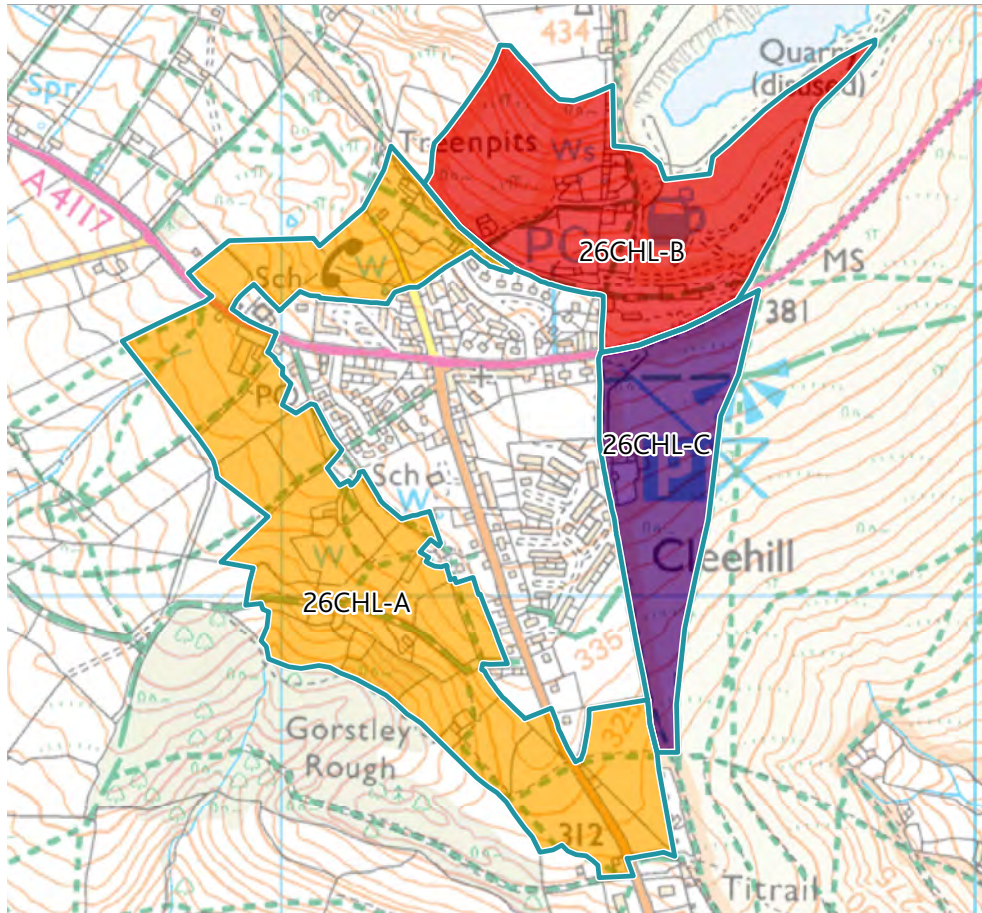
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



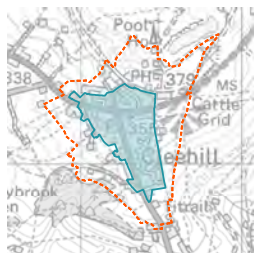
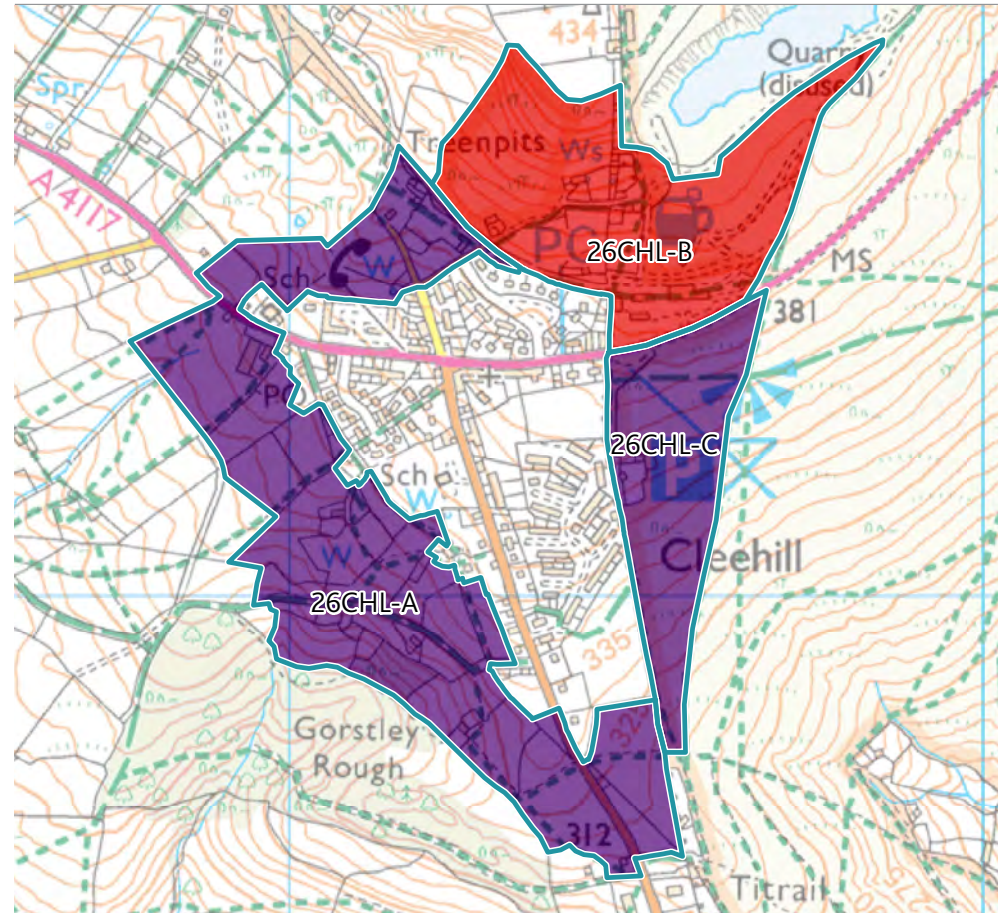
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

CLEE HILL LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

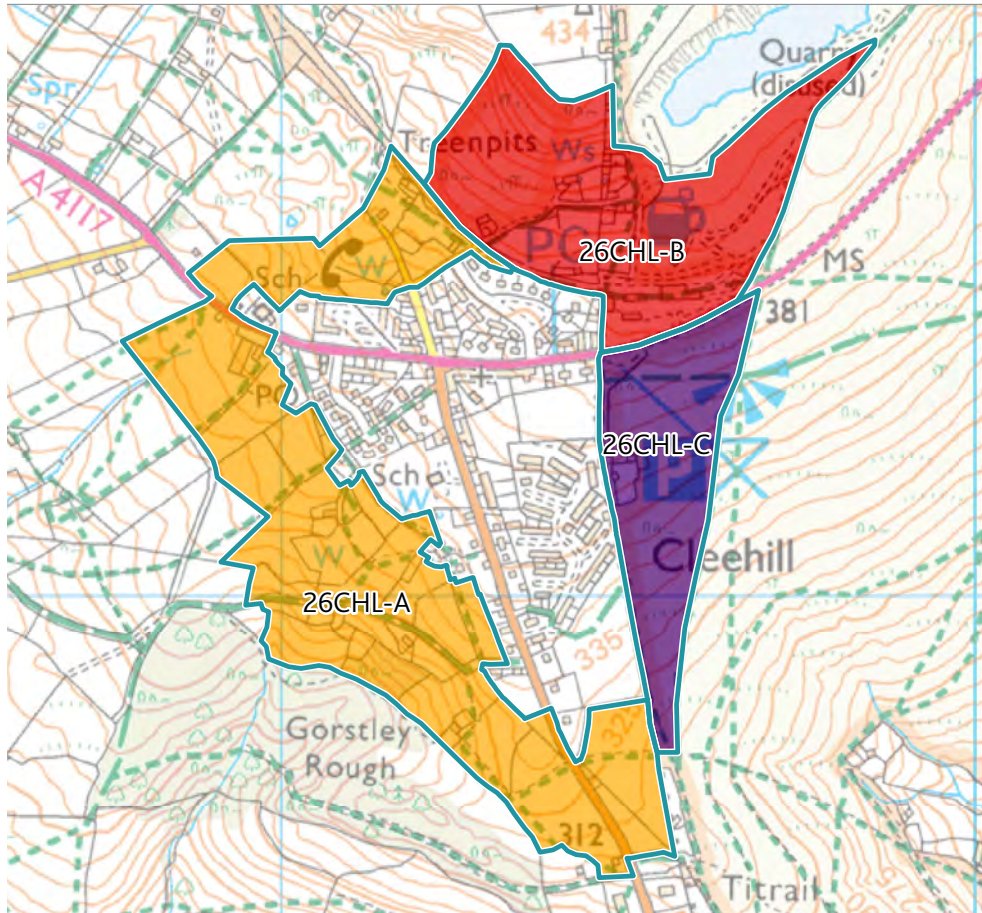
 HIGH

 MEDIUM

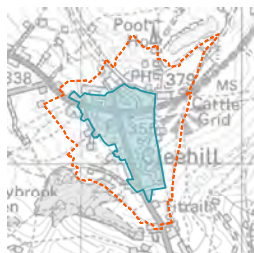
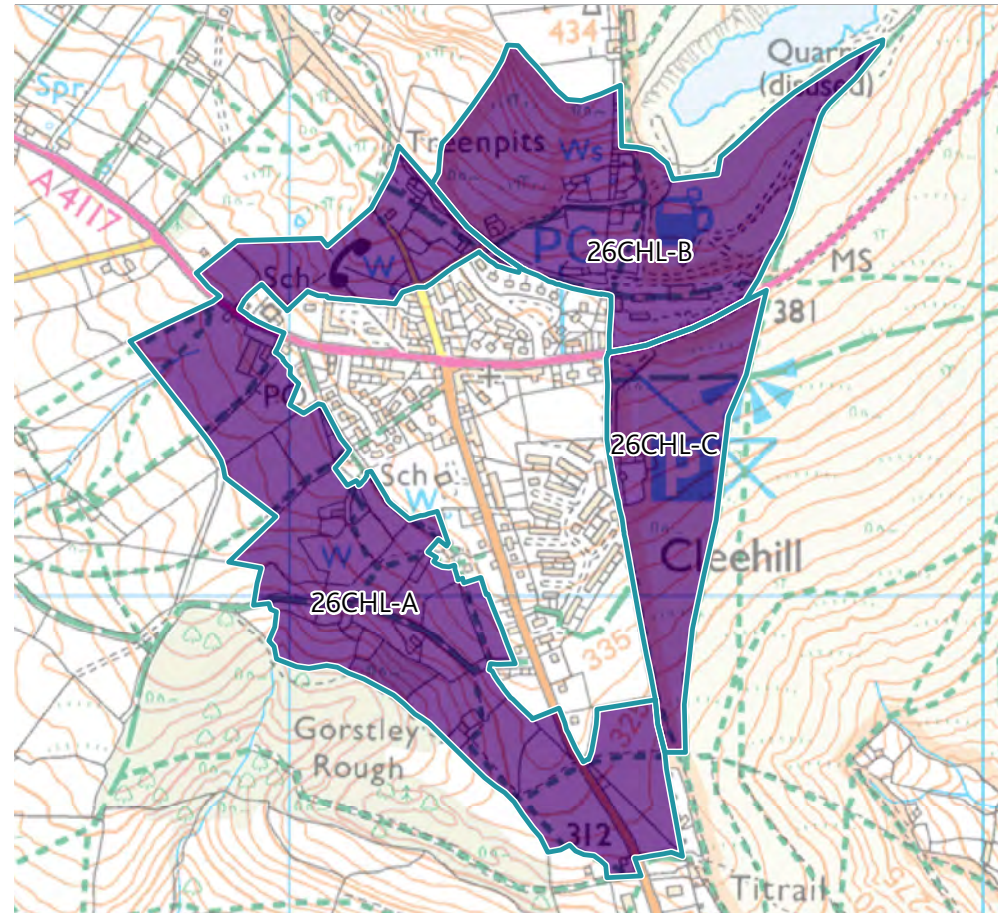
 LOW

CLEE HILL VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

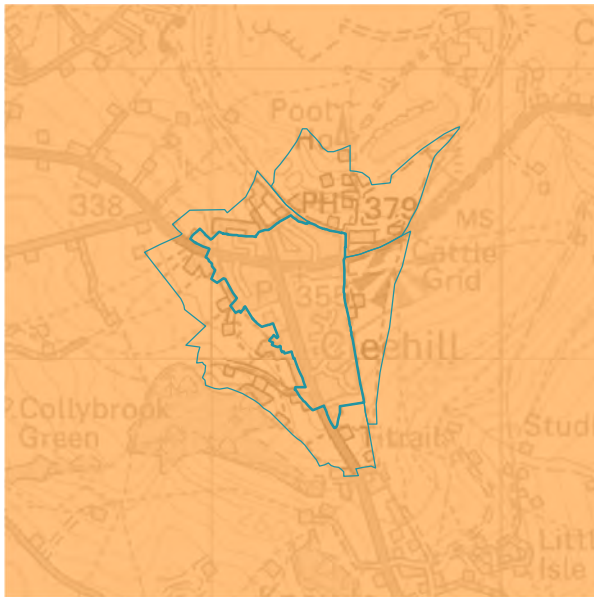
MEDIUM

LOW

DESIGN GUIDANCE FOR CLEE HILL

[26CHL]

3 SENSITIVITY PARCELS



AONB

KEY



PARCEL BOUNDARY



SETTLEMENT



HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT



HIGHER VISUAL SENSITIVITY TO DEVELOPMENT



VIEWS TO BE PROTECTED



DESIGNATED FEATURES WHERE THE SETTING SHOULD BE CONSIDERED



VISITOR DESTINATION WHERE THE SETTING SHOULD BE CONSIDERED



IMPORTANT LANDSCAPE FEATURE WHICH SHOULD BE RETAINED

