



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

CLUN
[28CLN]

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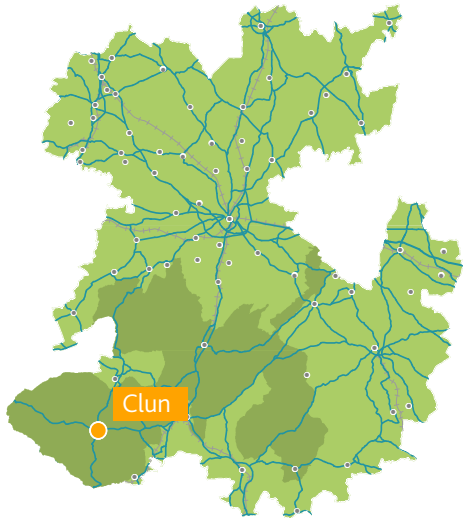
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28. CLUN [28CLN]



LOCATION AND DESCRIPTION

Clun is a small town in south Shropshire and it takes its name from the river upon which it stands. According to research conducted by the Campaign for the Protection of Rural England, it is one of the most tranquil places in England. The village is divided in two by the 15th century Packhorse Bridge and it is overlooked by the ruined Norman-era Clun Castle. The population is 760. This settlement has been divided into 4 parcels for the purpose of this assessment.



CLUN A [28CLN-A]

LOCATION AND CHARACTER

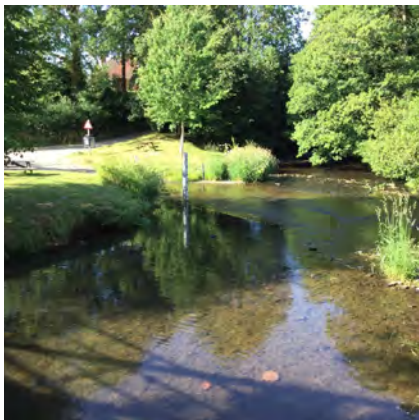
Parcel A is located entirely within the AONB to the northwest of Clun. A small area is also allocated as parcel A to the south settlement edge and Conservation Area. The parcel boundary follows the A488 to the north and B4368 to the south, with the remainder following field boundaries and landform. The topography of the parcel is flat to gently rolling, overlain with clustered settlements, farmlands and woods. The parcel is characterised by the historic remains of Clun Castle Scheduled Monument, as well as the Conservation Area and Local Wildlife Site to the north.



1. VIEW NORTHEAST ACROSS FIELDS TOWARDS CLUN CASTLE REMAINS



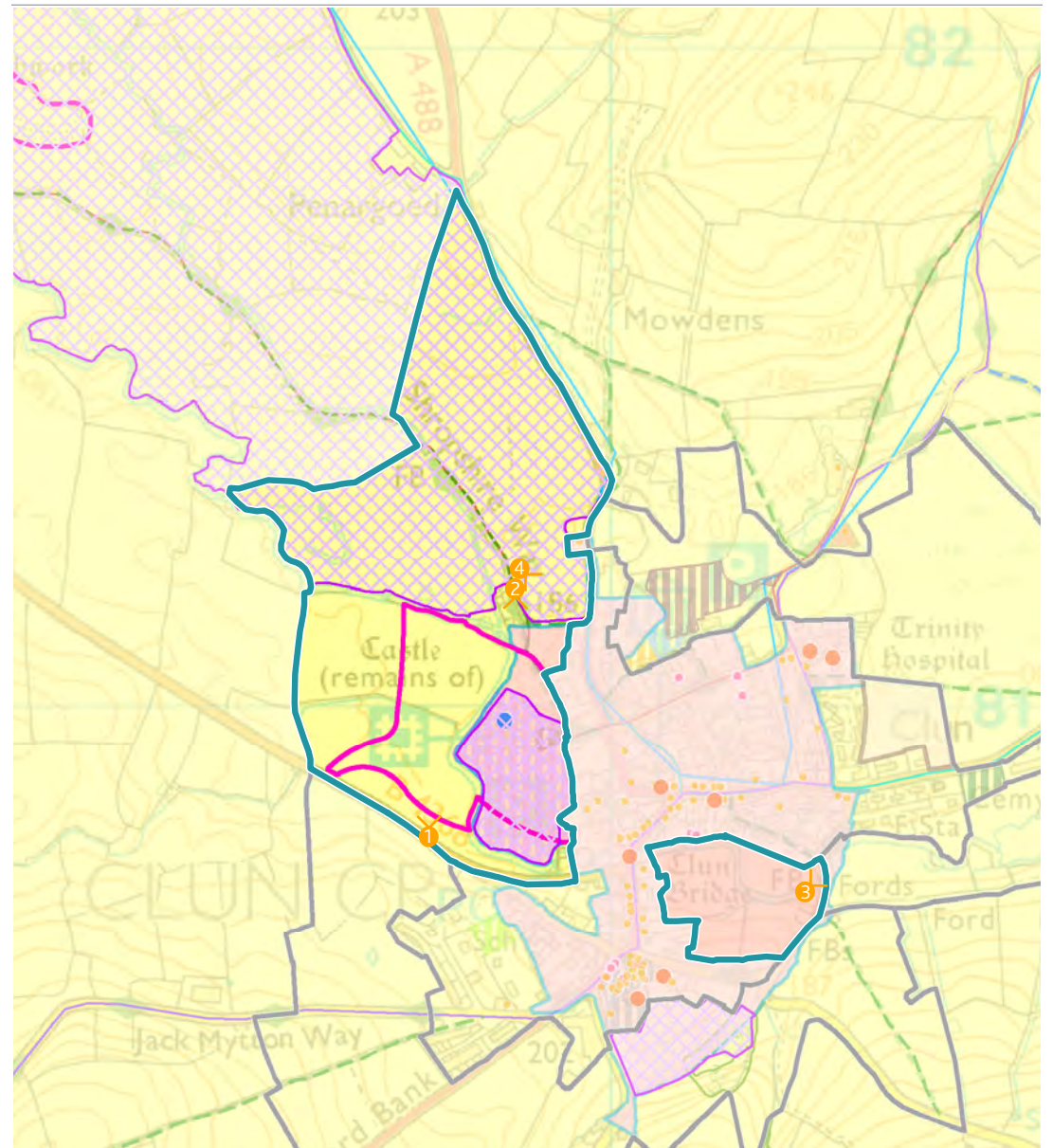
2. VIEWS ALONG SHROPSHIRE WAY WITHIN THE PARCEL LOOKING SOUTH TOWARDS CLUN CASTLE



3. VIEW LOOKING EAST ACROSS A FORD SOUTHEAST OF CLUN SETTLEMENT EDGE



4. VIEW LOOKING EAST FROM SHROPSHIRE WAY TOWARDS CLUN SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a very strong rural character and is in good condition, with high levels of rarity associated with its historic, heritage and nature conservation designations. Nature conservation value is high with good connectivity to the LWS to the north of the parcel and riparian habitat of the River Clun and other strong vegetated linear features. Field boundaries are relatively open and there is a high presence of dense linear vegetation and prominent visual foci within the landscape pattern. These natural features along with the historic and cultural features are of good quality, and express special qualities of the AONB. The Shropshire Way regional trail runs through the parcel in the north running alongside the river to crossing it to the east and into the settlement. Clun Castle and organised access and interpretation by English Heritage, adds to the recreational and heritage value and enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

The landscape topography varies from flat to undulating, with pockets of prominent landform including Clun Castle's motte that would be susceptible to alteration of ground levels associated with development. The landscape pattern is of an irregular form which is fairly intimate due to tall vegetated linear forms. Pastoral farmland also found within the parcel is of a medium to small scale. There is a strong sense of remoteness and tranquility throughout the parcel that would be vulnerable to disturbance from new development, however this sense of remoteness and tranquility is reduced in closer proximity to Castle Road and the B4368. Existing settlement within the parcel is comprised of a few dwellings along the Shropshire Way which lie just outside the Conservation Area that would be vulnerable to noticeable changes to settlement pattern.

LANDSCAPE SENSITIVITY

The historic, cultural and nature conservation value of the parcel combined with its value for recreation means the sensitivity of the landscape to change arising from new housing is high and to employment is very high.



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

VISUAL VALUE

Views within and beyond the parcel including views towards landscapes outside the parcel are associated with the Shropshire Hills AONB. Long and mid distance views of the AONB also provide a backdrop setting to Clun Castle. Views within the parcel are of high value including views towards Clun Castle itself and Clun Conservation Area. Views are varied from being open to framed, but are intact with very few detracting features.

VISUAL SUSCEPTIBILITY

Generally there are views towards the AONB throughout the parcel that would be particularly susceptible to introduction of new features. Views to and from heritage assets and settings have an increased susceptibility to new development, with the distinctive feature of Clun Castle a strong visual focus and forming part of the skyline. There are open views facing north within the parcel out towards the AONB and strong intervisibility with Parcel C that would be vulnerable to noticeable change across the view. Views south from the Shropshire Way are less susceptible, being generally screened by vegetation. Views to the part of the Conservation Area within the parcel are open, however views to and from Clun settlement edge (also part of the Conservation Area) tended to be more framed or filtered. The access to this parcel is frequent with residential and recreational receptors susceptible to changes to their surroundings. The Shropshire Way in particular is an important route with fairly high use by walking groups, therefore there is a fairly high frequency of users experiencing these views.

VISUAL SENSITIVITY

This parcel has a typically rural character particularly scenic views in and out of the LWS, Clun Castle and Clun Conservation Area which are locally valued which means overall the views experienced are of very high sensitivity to change as a result of new housing and new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CLUN B [28CLN-B]

LOCATION AND CHARACTER

Parcel B is located entirely within the Shropshire Hills AONB to the east of Clun settlement. The parcel boundary generally follows field boundaries and the settlement edge. Topography within the parcel is gently rolling, with a small linear settlement extending from Clun settlement along the B4368, which runs central through the parcel. The landscape is characterised by arable and pastoral land uses surrounding the settlement, with the River Clun a feature to the south.



1. VIEW FROM THE SOUTH OF THE PARCEL LOOKING NORTHWEST TOWARDS CLUN SETTLEMENT EDGE



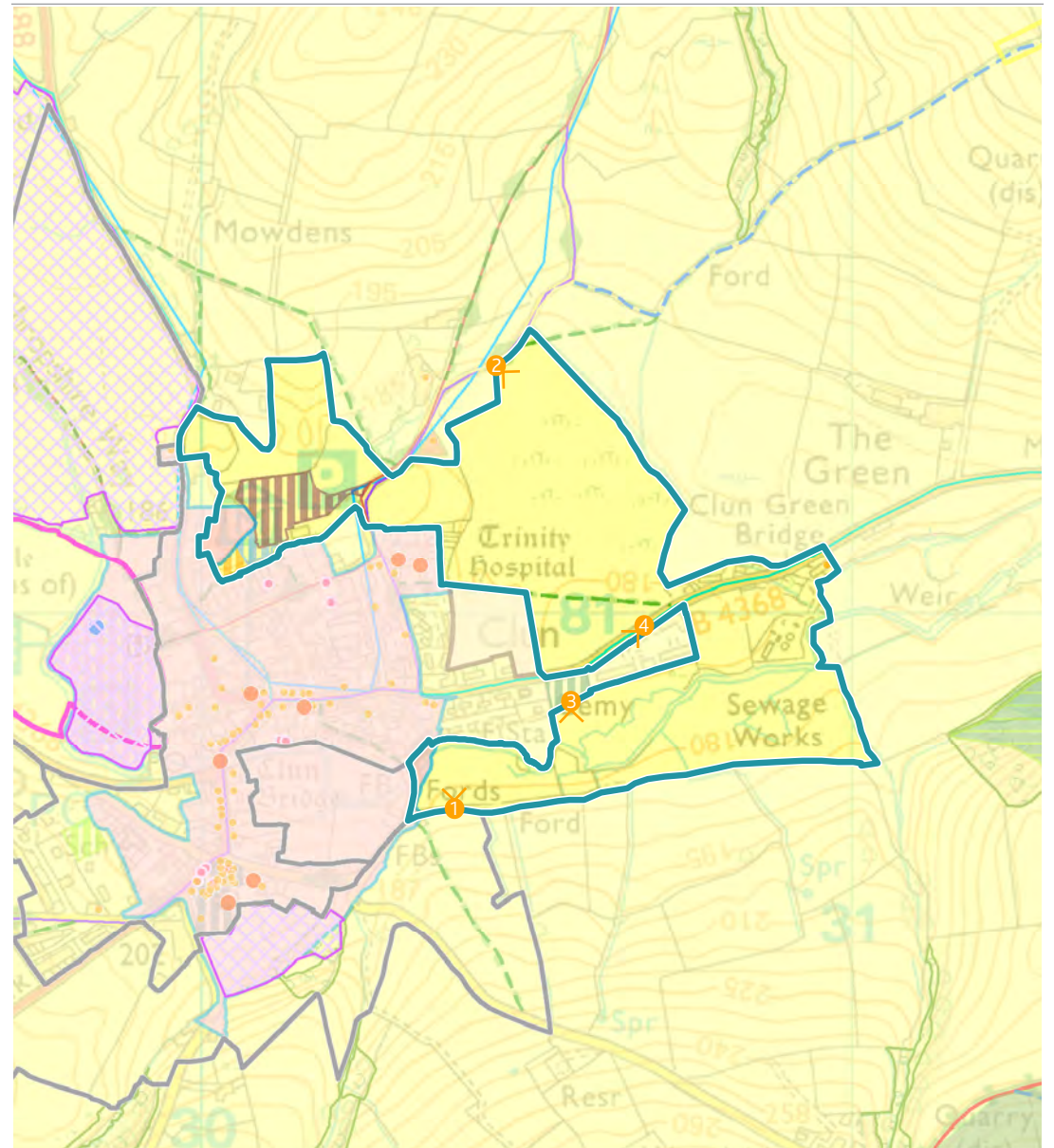
2. VIEWS FROM THE NORTH OF THE PARCEL LOOKING NORTHEAST OVER THE AONB



3. VIEW FROM CENTRE OF PARCEL LOOKING SOUTH



4. VIEW FROM CENTRE OF PARCEL LOOKING WEST TOWARDS CLUN SETTLEMENT



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a moderate strength character and although the parcel is within the AONB only some of the special qualities are expressed. There is good connectivity with robust hedgerows and riparian habitat of the River Clun enhancing nature conservation value. Clun Conservation Area extends to the east of the settlement edge and includes the site of Trinity Hospital with associated listed buildings. PRoW are limited but recreational value is increased by Clun Memorial Hall and Playing Fields to the north of the parcel and the Shropshire Way regional route with the landscape contributing to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This fairly flat landscape forms part of the flood plain and valley of the River Clun. The landscape pattern is irregular and complex in parts and intimate to large scale. Smaller field patterns to the east near Clun Green Bridge would be particularly susceptible to enlargement. There is a medium level of tree cover within this mixed arable and pastoral landuse, that is greater in to the west and would be vulnerable to loss. Hedgerows are sparser to the east with areas of flatter landform less susceptible to development but vegetation would be vulnerable to further loss. Some of the parcel retains a strong rural character and sense of place, particularly to the southwest of the parcel and in relation to Clun Conservation Area, but reduces to the northeast of the parcel. There is a moderate level of tranquility that would be vulnerable to erosion by noise and visual disturbance from development.

LANDSCAPE SENSITIVITY

This parcel has variable character and sense of place, generally being more positive and strong in both towards the south west and becoming more degraded towards the northeast which combined with the presence of some tree cover and good connectivity means the sensitivity of the landscape to change arising from new housing is medium and to new employment is medium-high.



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

VISUAL VALUE

Views within the parcel and views to landscapes outside the parcel are associated with the Shropshire Hills AONB. Long and mid distance views of the AONB are visible from within the parcel on the more elevated and open areas to the north. Other views of high value including views into and out of Clun Conservation Area. Views are varied from being open to framed with very few detracting features.

VISUAL SUSCEPTIBILITY

Views in the north and north east of the parcel tended are open, with views out towards the AONB across a wide valley and would be vulnerable to noticeable change in the view. Views in the south and west of the parcel are more filtered with intact tall hedgerows and tall linear wooded areas potentially offering some enclosure for new development that would screen views from sensitive receptors, however this should be balanced against increased scenic quality. There are views between parcel A and B in the south of the parcel where parcel B meets the edge of the Conservation Area and Clun settlement edge. Intervisibility at this point is filtered. The parcel forms part of a skyline at points, however it is not a prominent feature and only due to lower topography in the south. Access within the parcel is frequent and is related to the settlement of Clun, Shropshire Way and other well utilised PROW within the parcel and such sensitive receptors would be susceptible to changes in their surroundings.

VISUAL SENSITIVITY

Generally there is higher visual sensitivity towards the southwest of the parcel due to increased scenic quality with more open views to the north east that combined with views of the AONB and Conservation mean views experienced are of medium sensitivity to change from new housing and medium-high to new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CLUN C [28CLN-C]

LOCATION AND CHARACTER

Parcel C is located entirely within the Shropshire Hills AONB to the south of Clun settlement. The parcel boundary is formed by the B4368 to the north and elsewhere follows field boundaries and local roads. The parcel consists of sloping ground between the high enclosed plateau of the Clun Forest and the flat floodplains of the River Clun. There are pockets of steep landform within the wider undulating to gently rolling topography. Farmland is a mix of arable and mainly pastoral within an intimate to large scale pattern, with hedgerows field boundaries and scattered field trees.



1. VIEW LOOKING NORTHEAST TOWARDS CLUN CASTLE AND CLUN SETTLEMENT EDGE



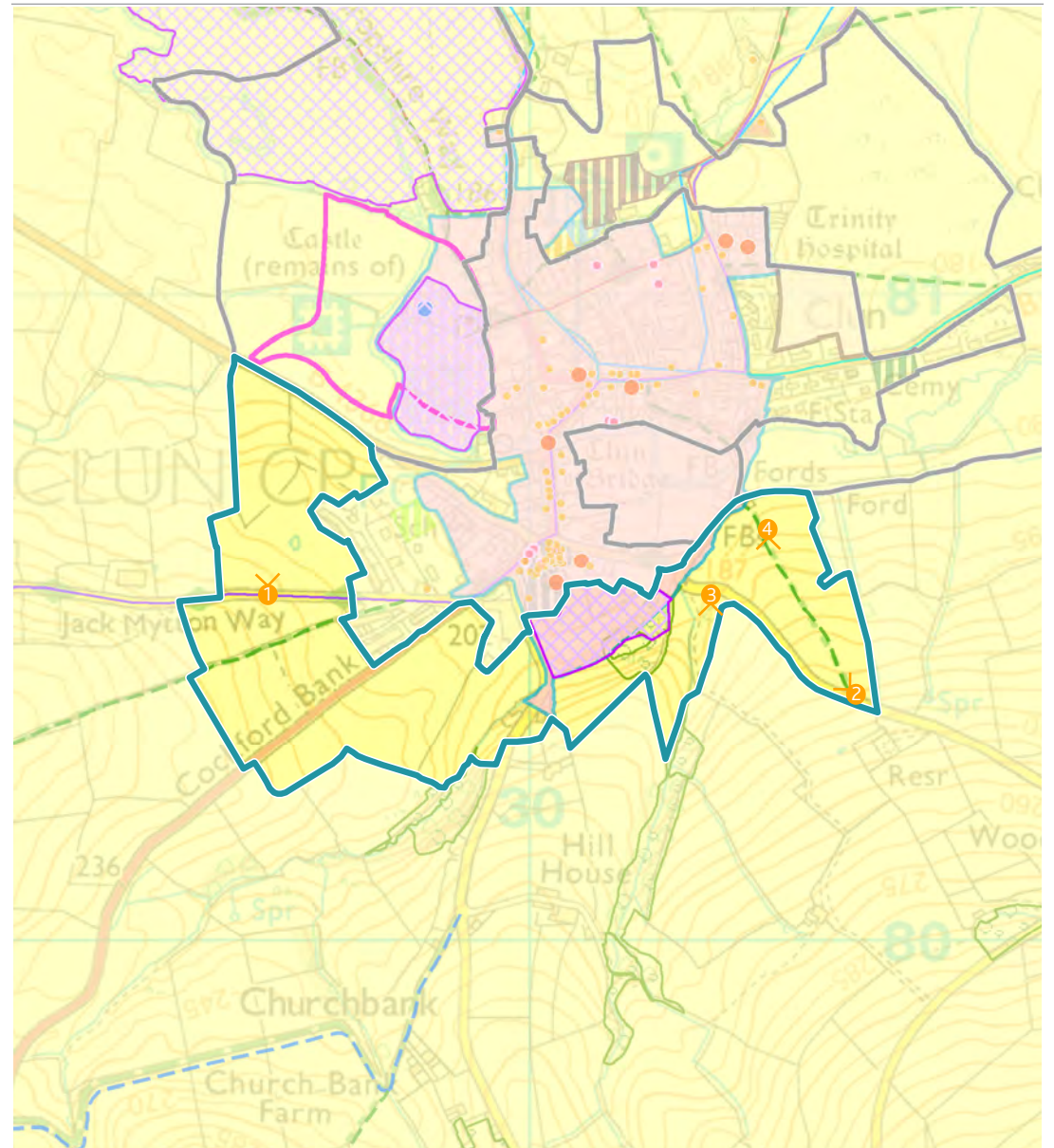
2. VIEW EAST OF THE PARCEL LOOKING NORTH WEST OVER CLUN WITH VIEWS TO THE AONB



3. VIEW FROM THE EDGE OF CLUN CONSERVATION AREA AND LOCAL WILDLIFE SITE LOOKING SOUTH



4. VIEW FROM PROW IN EAST OF THE PARCEL LOOKING SOUTH



LANDSCAPE

LANDSCAPE VALUE

Parcel C has a positive and moderately strong character, expressing some special qualities of the AONB. The typical rural landscape has a distinctive landform with some historic field patterns and generally good connectivity of robust hedgerows, although tree cover is relatively low. The Clun Conservation Area and Local Wildlife Site extend south into the parcel from the settlement edge and increase the historic and nature conservation value of the parcel. PRow connect into the settlement and include the Jack Mytton Way to the west.

LANDSCAPE SUSCEPTIBILITY

Prominent and distinctive hills are notable features in the parcel and greatly contribute to landscape character and would be particularly vulnerable to alteration of ground levels as a result of development. The parcel is partially integrated with Clun settlement, however there are some noticeably prominent housing along a ridgeline in the northwest of the parcel, which reinforces the vulnerability of the topography. The field pattern of arable and pastoral landcover is both complex and irregular with varying scales. There is a strong rural character, sense of place and tranquility in this parcel, especially within and around the LWS that would be vulnerable to noise and visual disturbance as a result of new development, particularly as road systems are relatively quiet.

LANDSCAPE SENSITIVITY

Parcel C has a positive rural character, expressing some special qualities of the AONB and possessing features of historic and nature conservation value that means overall the sensitivity of the landscape to change arising from new housing is high and to new employment is very high.



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

VISUAL VALUE

Views within the parcel and views to landscapes outside the parcel, are associated with the Shropshire Hills AONB. Long and mid distance views of the AONB are visible from within the parcel on the more elevated and open areas in the north and south of the parcel. Views within the parcel take in the special qualities of the AONB, Clun Castle, Clun Conservation Area and Clun's Local Wildlife Site. Views are varied from with very few detracting features.

VISUAL SUSCEPTIBILITY

The varying topography creates open views that are particularly vulnerable to noticeable change as a result of new developments. This undulating landform creates localised skylines in many locations and development on this high ground would be noticeable within the view. Views at lower levels are more enclosed typically in the east surrounding the settlement, but are generally views are open and elevated. Low levels of tree cover and well maintained low hedgerows allow more open views increasingly visual susceptibility in some locations. There are views between parcel C and A in the west and parcel C and B in the east, and often strong intervisibility with the settlement from elevated points, although these are occasionally filtered by trees.

VISUAL SENSITIVITY

The distinctive undulating landform contributes to open elevated views. Locally valued views in and out of Clun's LWS and Clun Conservation Area are combined with scenic views of the AONB and although the relative number of sensitive receptors in the parcel is low the views experienced are of high sensitivity to change resulting from new housing and very high to employment.



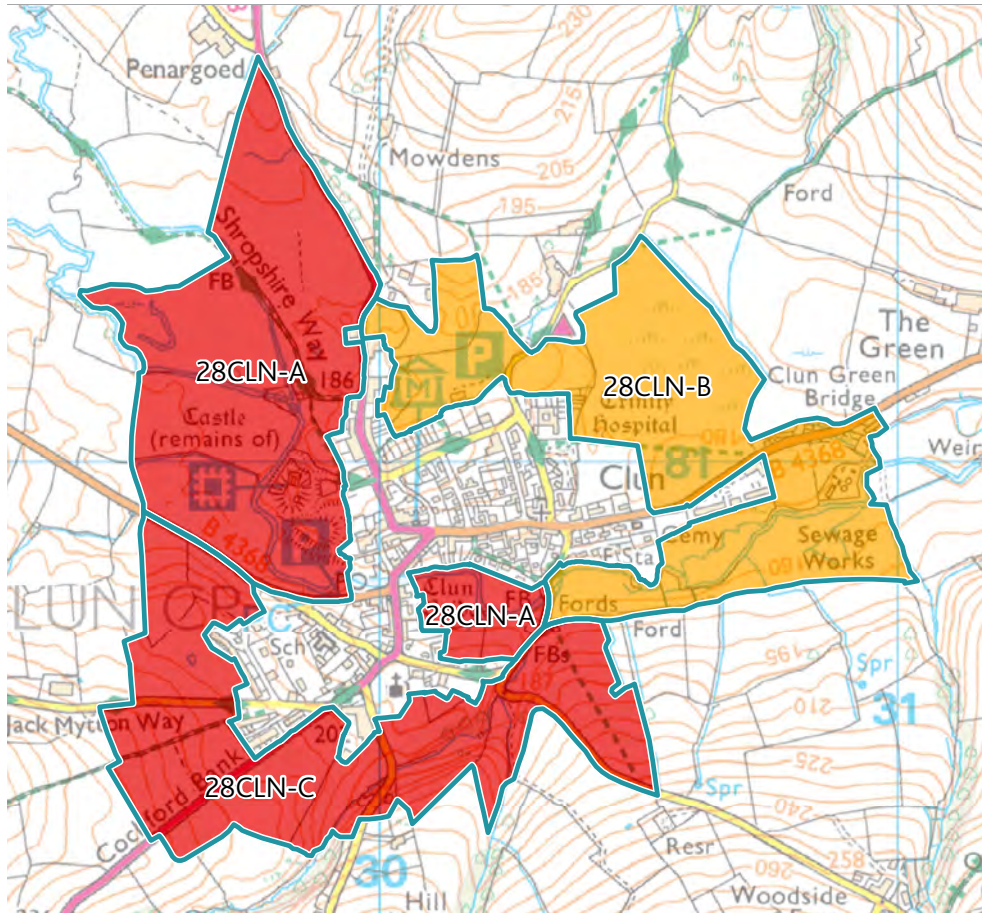
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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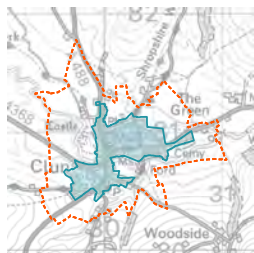
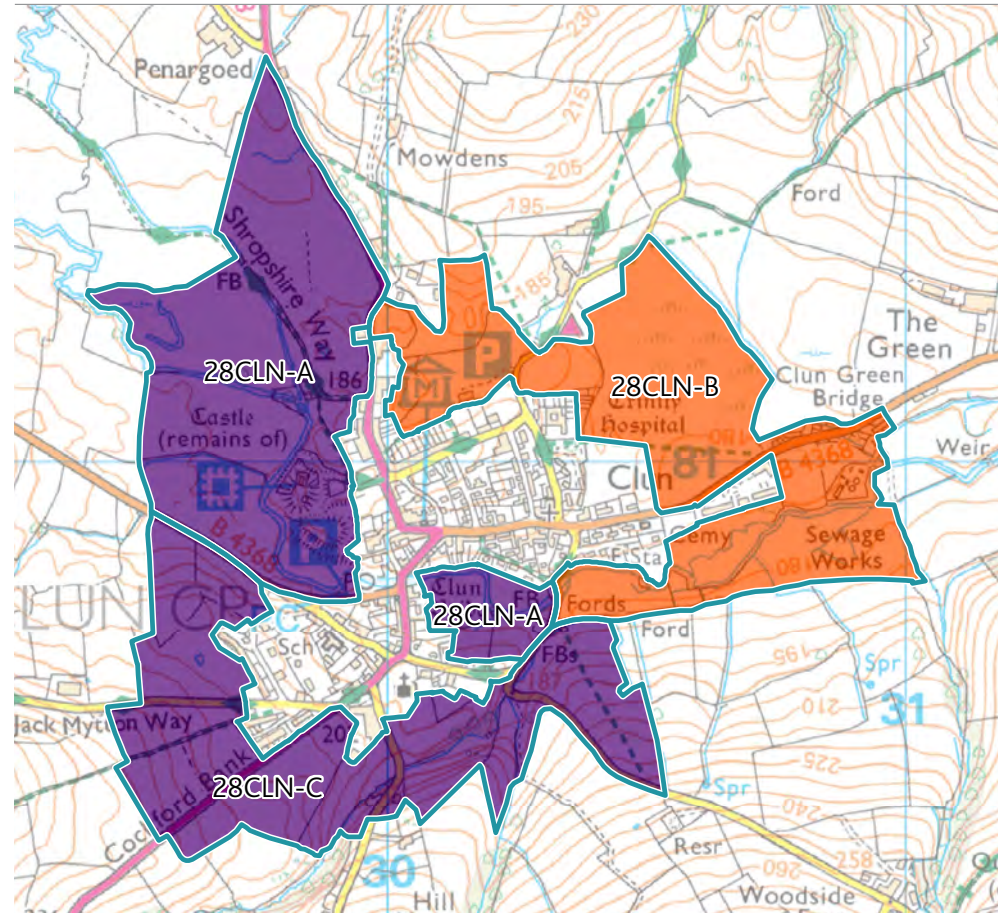
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CLUN LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

MEDIUM

LOW

DESIGN GUIDANCE FOR CLUN

[28CLN]

3 SENSITIVITY PARCELS



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

