

**Clun: Submission**

**Stage 1 Assessment:**

**Summary Sheet:**

**Stage 1 Assessment**

**Settlement: Clun**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
CLUN001	LLwyn Rd SW of Clun	<b>Yes</b>	
CLUN002	Turnpike Meadow B4368 east of Clun	<b>Yes</b>	

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**Stage 1 Assessment:**

**Stage 1 Site Assessment: CLUN**

Site ref: CLUN001		Site Name: LLwyn Rd SW of Clun	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.9 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to dev boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

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### Stage 1 Site Assessment: CLUN

Site ref: CLUN002		Site Name: Turnpike Meadow B4368 east of Clun	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## **Clun: Submission**

### **Note for Stage 1 assessment:**

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
  - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
  - iv) Shropshire Council's Employment Land Review

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**Housing Site Assessment: Stage 2a**

**Settlement: Clun**

Site ref: CLUN001		Site Name: Llwyn Road SW of Clun		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of a Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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Site ref: CLUN001		Site Name: Llwyn Road SW of Clun		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site within 300m of a Conservation Area
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	-	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

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**Site Assessment: Stage 2a**

**Settlement: CLUN**

Site ref: CLUN002		Site Name: B4368 east of Clun		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Western side of site within 480m of natural and semi-natural open space
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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Site ref: CLUN002		Site Name: B4368 east of Clun		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site within 300m of a Conservation Area
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Southern two-thirds of the site are grade 3 agricultural land, the remainder is grade 4
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	



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### Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

	<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
5.	Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
	Ramsar site	1 km	Wildlife Site	250 m
	National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
	Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

for Shrewsbury, Bridgnorth and Oswestry

Air Quality  
Management  
Areas have only  
been declared

## Clun: Submission

### Housing Site Assessment: Stage 2b

<b>Site Ref:</b> CLUN001	<b>Site Name:</b> Llwyn Road SW of Clun
<b>Size (ha)</b>	0.9
<b>Indicative capacity</b>	27.19
<b>General location</b>	Site lies off Llwyn Road on south western edge of Clun adjoining existing development on Mount Pleasant.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within a Mineral Safeguarding Area
<b>Current use</b>	Agriculture. Grazing/pasture
<b>Topography</b>	Site is undulating with general slope downwards from south to north. Site is elevated above adjoining development at Mount Pleasant. Remnant/Filled in pond in north west corner of site.
<b>Adjoining land uses and boundary features</b>	Part of a wider area of agricultural use to north, south and west. To east adjoins Mount Pleasant residential development. Separated from Llywn Road by established hedgerow. Immature hedgerows separating site from gardens of Mount Pleasant properties.
<b>Local highway capacity/ constraints</b>	Access acceptable  Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Needs improvement
<b>Other critical infrastructure constraints<sup>1</sup></b>	Upgrade to sewage treatment works required.
<b>Inherent landscape character <sup>2</sup></b>	<b>Landscape sensitivity</b> high/medium The area lies on a sloping hillside to the southwest of the settlement and forms part of a larger improved pasture field within the AONB. It is relatively open with low-cut hedges on its southern boundary, a high hedge to the north, no western boundary and housing at a lower level to the north east.  <b>Housing capacity</b> low The area has no capacity for housing due to its location higher up the slope from adjacent housing on a major approach to the town. Housing would clearly extend the town to the west up the hill in a prominent location and this is not desirable. There are no natural boundaries for housing to the south west.
<b>Planning history or designations</b>	Site was considered through the South Shropshire Local Plan 2004 but not allocated. Site in AONB
<b>Land ownership, land agreements and delivery statements</b>	Promoted by owner. Site in single ownership.
<b>Access to services/employment areas</b>	With the exception of the school existing facilities and services are in the centre of Clun some distance from the site and up/down the valley side. Likely to promote car journeys rather than walking/cycling.
<b>Other constraints</b>	Site is unserviced

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<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	N/a
<b>Strategic fit</b>	Greenfield site, in 'Hub' settlement with facilities.
<b>Other relevant information</b>	None

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1</li> <li>• Bats</li> <li>• Great Crested Newts</li> <li>• Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zone of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with policy CS17.</p> <p>An HRA is required as site is 10 km from Clun SAC- possibly not due to site of allocation.</p>
<b>Trees</b>	Minor tree & hedgrows constraints. Boundary hedgerows & internal tree & pond?
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	Parish Council and community support for new development in Clun to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work
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	opportunities and therefore support for limited amount of new housing development. Little support expressed at Issues and Options stage in favour of this site.
<b>Statutory bodies responses to date</b>	None

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space and an amenity green space and flood risk. It is negative for access to bus transport, the other three amenities and facilities, landscape sensitivity (which is high), proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

## Conclusion

<b>Potential windfall site</b>	No – Greenfield site outside current development boundary.
<b>Realistic site</b>	Yes.

## Recommendation

<b>Preferred option</b>	No – Site occupies visually prominent position and would be conspicuous from the river valley and higher ground on the opposite side of the valley. It is of a higher elevation than the adjacent development on Mount Pleasant and is likely therefore to impact on the setting of Clun Castle. The Sustainability Assessment is also poor in terms of access to certain amenities and facilities, landscape sensitivity and proximity to sensitive sites. Additional development to the south of Clun would also place further strain on the ability of Clun Bridge to cope with additional traffic movements, as majority of facilities and services bar the school are located to the north of the bridge.
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## Clun: Submission

<b>Site Ref:</b> CLUN002	<b>Site Name:</b> B4368 east of Clun (Turnpike Meadow)
<b>Size (ha)</b>	1.6
<b>Indicative capacity</b>	47.06
<b>General location</b>	Site to the east of Clun and rear of Doctor's Surgery, north of B4368.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within a Mineral Safeguarding Area
<b>Current use</b>	Agricultural. Grazing/paddock.
<b>Topography</b>	Generally flat, with some undulations, slight fall to west and north adjoining existing development.
<b>Adjoining land uses and boundary features</b>	Existing residential development to south and west including Doctors Surgery to south. North and East adjoining agricultural land currently grazing/pasture. Western boundary has well established hedgerow separating residential gardens from the site.
<b>Local highway capacity/ constraints</b>	Access acceptable  Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Needs improvement
<b>Other critical infrastructure constraints<sup>1</sup></b>	Upgrade to sewage treatment works required.
<b>Inherent landscape character <sup>2</sup></b>	<p><b>Landscape sensitivity</b> medium</p> <p>The area lies within the AONB on a gently undulating valley floor on the eastern edge of the settlement and consists of an improved pasture bounded by a fence and a public footpath to the north with part of an arable field to the north. The area has low cut hedges on other boundaries and is overlooked by housing to the west. The B4368 lies to the south and has glimpse views across the area to the backcloth of hills to the north and to the listed almshouses to the north west although the latter are partly screened by trees. Also to the south lie an industrial estate which is fairly well screened by trees, and a cemetery. Dispersed linear rural development lies to the east. Its sensitivity is slightly higher than the the LDU sensitivity average as the area is in an AONB, is highly visible from an approach road to the to the town and close to the Trinity Hospital.</p> <p><b>Housing capacity</b> high/medium The area has capacity for housing providing it does not adversely affect the setting of Trinity Hospital to the north west and does not extend generally further north than the public footpath or the northern boundary of the property to the east.</p>
<b>Planning history or designations</b>	The site has been promoted for many years and was the subject of a SSDC Planning Brief in the mid-1990's. It was not allocated in the 2004 Local Plan. Site in AONB.

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<b>Land ownership, land agreements and delivery statements</b>	Promoted by agents Halls on behalf of owners.
<b>Access to services/employment areas</b>	Although the site is on the eastern edge of Clun existing facilities and services are easily accessible. School is further away located south of river .
<b>Other constraints</b>	Public Right of Way across northernmost edge of site. Site is unserviced
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Greenfield site, well related to existing development, in 'Hub' settlement with facilities.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Possible setting issues for listed buildings (Trinity Hospital/ almshouses).
<b>Biodiversity</b>	<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>Extended Phase 1</li> </ul> <p>The site is not in, adjacent to or within a buffer zone of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is 10 km from Clun SAC- possibly not due to site of allocation.</p>
<b>Trees</b>	Boundary hedges but no tree and hedgerow constraints to development.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	2.55% of the site is susceptible to 30 year Deep zone surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).

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<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	Additional up-to-date information regarding the risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that the proposed development cannot be accommodated within the Flood Zone 1 area of the allocated site. There is potential to move the eastern boundary of the proposed allocation to create a sufficient developable area of land, within the same ownership, to accommodate the proposed scale of development on this site. A specific Flood Risk Assessment will be required to determine the suitability of specific development proposals for this site.
<b>Community consultation response</b>	Parish Council and community support for new development in Clun to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development. Some general support at Issues and Options stage for this site to be developed.
<b>Statutory bodies responses to date</b>	None

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and flood risk. It is negative for access to the primary school, landscape sensitivity (which is high), proximity to a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

## Conclusion

<b>Potential windfall site</b>	No – large Greenfield site outside current development boundary
<b>Realistic site</b>	Yes

## Recommendation

<b>Preferred option</b>	Yes - site forms a natural extension, and is well related to, existing residential development on eastern edge of Clun. The SA rating of the site is fair, in the local context it is close to facilities and services within the village and outside the conservation area and unlikely to have significant impact on the Scheduled Ancient Monument of Clun castle. There is some support in the community for Clun to have some modest housing growth and for this site to be developed. Potential housing development will take account of the character and setting of the nearby Trinity Almshouses and its setting within the AONB.
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### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.