

**Callaughton Lane, Much Wenlock Consultation
Comments - 04/05/16****Lettings/Tenure**

What about full ownership at a reasonable price, with a clause that they must be connected to Wenlock

It would be better if there were bungalows.

More bungalows - ageing population.

More shared ownership to help first time buyers get on the market.

All houses should be for rent, not shared ownership.

Needs to be housing for genuine local people - shared ownership is too expensive and not appropriate.

What Wenlock needs is affordable housing for locals with a family connected to Wenlock.

Incorporate local connection requirement and local lettings plan into planning permission.

Less rented places as rent is quite expensive and does not help people get on the market.

Please ensure houses remain affordable rent and are not sold off in the future.

Wenlock still needs accommodation for single ageing and young 2 person type - this does not really cater for this population.

Site/Traffic

I am concerned that the access onto the lane is too narrow and joining from the Bridgnorth direction is already very dangerous with extra traffic.

Junction with A458 needs roundabout due to traffic turning right, also it will act as a traffic calming measure into Wenlock plus 30mph sign will need moving

What measures are planned to minimise disruption to Oakfield residents during construction - construction traffic and noise.

Extension of speed restriction on main A458.

With increased traffic coming in and out of Much Wenlock, please can we have flashing 30mph signs on A458 as we had before as they work.

Speed restriction through village of Callaughton.

Pedestrian crossing needed on A458.

What provisions are being made for the road on to Callaughton, the road off A458 opposite Merryman Lane.

Could a flashing sign be put on the main road telling people to slow if they are speeding like other school areas have.

Callaughton Lane should have traffic priority.

Some traffic calming entering the town is very important. People see a clear road and overtake on wrong side of bollards. Is a pedestrian crossing with lights a possibility.

A flashing 30mph sign required on A458, cheap, solar powered and very effective.

Callaughton Lane junction with A458 - needs to be a roundabout. Turning right onto A458 is a bad junction.

Drainage

Drainage on junction with A458 not on view with run off from Callaughton Lane plus site.

In flood periods/undue weather conditions, what provision is there for excess water to flow - towards open fields/Hunters Gate. Not clear - does this fit town's flood plan.

Layout/Design/Landscaping

The design pleases me, it look stylish.

Having been to the priory hall and seen the proposals, I don't understand why they are in an elevated field and not in the field on the opposite side of Callaughton lane. I understand that this other field is owned by the same farmer, it is a level field adjacent to the a458, which was where residents thought new properties should be built. Residents did not approve building on the hills surrounding much Wenlock. Because of the elevation of the field currently being proposed, the bungalows which the back on to this would suffer a significant invasion of privacy from being overlooked by 2 storey houses. I would be happy with the development IF it were built on the other side of Callaughton lane.

I really do not like the timber cladding, despite being reassured no extra fire risk why can't we have brick built homes that will blend in better with existing properties on Oakfield Park. Timber cladding fades and in my opinion looks shabby.

William Brookes looks like this.

Love the design, the wood will look beautiful in this area.

Good to see the use of timber on elevations and structure.

Too crowded.

Pv panel roof tiles automatically built into all houses.

Please make tree belt between Oakfield Park and development.

Perhaps good hedging as opposed to cheap fencing.

Keep as small development and do not extend in future.

Still looks like you're leaving the door open for further development. Respect the 175m contour line per local sentiment.

Pleased with changes made from original plans but more changes required. Why no photo voltaic panels on the new houses.

Some houses very close to existing ones in Oakfield Park.

Please no extension to development in the future.

I am not keen on the wooden cladding, it wont match adjoining estate.

Glad to see that some of our comments have been taken on board.

House construction - why not brick or is this as I suspect - cost.

Don't do it

Beyond ugly, not appropriate for Much Wenlock.

Very ugly buildings not in keeping with Wenlock.

Still very imposing on bungalows backing onto it, I know you need 3 beds but I still think even dormer bungalows would have been more acceptable.

Who pays to maintain the trees.

Moor trees please.

Plantings in rear of development need to be of sufficient height to shield views of new homes from higher up Oakfield Park.

More green landscaping.

Lots of green - we need it.

Do the rock weirs need to be flat topped, concern for children playing - can you slope them.

I feel that the houses will be too imposing on the nearby bungalows, not in keeping with the existing housing.

Awful timber cladding, need the development to reflect historic Wenlock.

Have you seen the wood on Theatre Severn, Shrewsbury.

Not a bigger road, people on Oakfield will not have the access to walk on to the field.