



*Our plan –
Our future*



The Callaughton Lane Affordable Housing Proposal

How did we respond to your comments?

We have held three consultation events in Much Wenlock in November 2015, February 2016 and May 2016 and received other comments outside of these meetings. We took careful note of all that was said and this is how we responded.

Comments	Did we action and how
Lettings and Tenure	
Local wage levels mean shared ownership is not affordable in Much Wenlock. This scheme is what Wenlock needs - affordable homes to rent. Modern approaches to energy use and conservation are to be welcomed.	Our plans include for affordable rented dwellings. However, interest has been expressed by members of the community in shared ownership. There will be a local lettings policy which will help ensure that people who have a strong local connection will have priority for renting the houses.
Mix of tenure perhaps 1 Ownership to 5 Rental/No to Shared Ownership on this site/ Would prefer properties solely for renting - not shared equity/Definite preference for rented rather than shared ownership housing/We support your scheme and would be very interested in shared ownership.	Our proposals now include one shared ownership and eleven affordable rent homes. As noted above final tenure mix will be determined by local demand.
Need work for local people.	Agree, but not something housing can deliver alone.
Could there be 3 and 4 bedroom homes for rent for larger families.	The plans include 3 bedroom rent homes, no immediate need for 4 bedroom.
Current shared ownership houses in Wenlock are not affordable for young people starting on property ladder.	Noted, proposals now include 1 shared ownership dwelling.
You need housing that local young people can buy at a reasonable price, a lot of the time shared ownership is dearer than full mortgage.	Agreed, SHG is providing a range of products to the market. This scheme provides rented homes and one shared ownership home.
Homes for key workers.	Agreed, those in housing need should be encouraged to register on Shropshire.

	Homepoint.
I agree with the definition of affordable housing.	Noted.
Indicative rental cost required/Please can we have housing for rental at affordable prices for the young Wenlock people.	Rents will vary dependant on delivery, however presently they are set at 1B House - £106 pw, 2B House - £117 pw, 3B House - £135 pw. However Government policy may influence rent levels through the Welfare Reform agenda, and in particular Local Housing Allowance cap.
Why have the newly built houses at Styche Close not been released for sale yet? I thought people for desperate for houses.	We cannot comment on Styche Lane as this is not our scheme.
More accommodation for single people to rent.	Support noted.
The Right To Buy for Housing Association tenants is on the statue book and although SHG have to be self financing the current government thinking only has to change, then 7 to 12 years time these houses will be privately owned, sold at a discount, the stock will have gone and the need to build more will be again an issue.	Not as Shropshire Housing understand the emerging policy, however, there are never any guarantees.
Needs to be housing for genuine local people - shared ownership is too expensive and not appropriate.	Agreed, SHG is providing a range of products to the market. This scheme provides rented homes and one shared ownership home. Will consider one more shared ownership if demand exists.
What Wenlock needs is affordable housing for locals with a family connected to Wenlock.	There will be a Local Lettings Policy which will help ensure that people who have a strong local connection receive priority for renting the homes.
Incorporate local connection requirement and local lettings plan into planning permission.	This will be form part of the planning application.
Less rented places as rent is quite expensive and does not help people get on the market.	Proposals include 1 shared ownership home and rent is set around Local Housing Allowance: 1B house - £106pw, 2B house - £117pw, 3B house - £135pw
Please ensure houses remain affordable rent and are not sold off in the future.	The site is an exception site and SHG has no desire to sell off. However legislation can change.
Wenlock still needs accommodation for single ageing and young 2 person type - this does not really cater for this population.	Comments noted, may be something for future partnership.
Site/Traffic	
Need for traffic calming to deal with additional traffic/ Traffic from Callaughton	Consideration being given to extending the 30mph zone on A458 but needs the

<p>Ash joining Bridgnorth Road (A458) has difficulty now; with extra traffic it will be worse. It is the amount of traffic on A458 as well as speed/Move speed signs further out/Good reason to extend the 30 mph zone down Bridgnorth Road also zebra crossing with lights to primary school. Use CL and S106 money/There is excessive traffic speed through Much Wenlock/ Traffic junction worries, 20 mph limit not enough, need to do more e.g. shift signs/ The speed of the traffic on Bridgnorth Road needs addressing.</p>	<p>agreement of Shropshire Council.</p>
<p>Access to Callaughton Lane needs to be considered - very narrow lane. A lot of water lies at bottom of road despite recent unblocking/Safe crossing from development to Primary School needs to be addressed /Traffic and control need to be addressed particularly with children crossing the road/Vehicular access to and from Callaughton Lane needs to be addressed especially at busy times/ Junction A458 is not only inadequate but also dangerous/Consider change to road priority and remove give way markings from Oakfield Park and place give way markings on to Callaughton Lane/new site/ Pedestrian crossing required for extra children that are crossing the Bridgnorth Road/Junction with Bridgnorth Road needs to be improved, particularly when turning left into Callaughton Lane. New development will add more cars/Crossing for children is already bad without an extra 20 cars using the junction that is already dangerous/Crossing over from Oakfield Park to primary school is dangerous already/Concern over increased level of traffic onto Bridgnorth Road, need to lower speed. In favour of project but the junction with the main road needs looking at. Dec, Jan, Feb 8 - 9 am low sun and rush hour, traffic is difficult even now. Traffic on main road needs sorting with speed and access off Callaughton Lane needs to be better/ Safety of children crossing the main road/ Callaughton Lane to entrance of new development definitely needs to be widened for 2 cars/Already difficult to exit</p>	<p>Consideration in design to junction, however Shropshire Council Highways department are not concerned. Consideration is being given to additional signage.</p>

junction towards Bridgnorth Road at busy times.	
As the new housing is mostly going to attract younger people the proximity to the school is good provided good crossings are provided on the Bridgnorth Road.	Existing crossings to remain, consideration to enhanced signage.
Is pedestrian access to town suitable or capable of being improved?	We are liaising with Shropshire Council to fully determine the requirements although we do not expect need to improve pedestrian access.
Site 2 totally unacceptable - Callaughton Lane - crossing to school needed.	Difference of opinion - no action will alter outcome for either party.
From the new development to the main road should be widened and sufficient pedestrian walkway.	We are liaising with Shropshire Council to fully determine the requirements although we do not expect need to improve pedestrian access.
Speed limit for lane into Callaughton.	Consideration to extending the 30mph zone on A458. Will look into Callaughton Lane.
A roundabout for the safety of children.	This is financially unviable and not warranted.
Review all access, parking footpath associated with junction, school drop off etc, safety issues.	The site is served by a footpath link.
Concerns over residents parking more than 2 cars on site.	Presently we provide 2 parking spaces per home.
Control parking by contractors during build period, to avoid disturbing residents.	This will be addressed in the procurement of our contractor.
12 homes will make little difference to the speed of traffic.	Noted.
Primary school is already full, where will the children go to school.	Not something housing can resolve alone.
Concerned that this site could keep expanding and expanding /12 today - how may next year and in the future. Safety - school children in particular, flooding, parking particularly at school time. Are there plan to further develop the proposed site/Concerns over 'sprat to catch mackerel', lead to more housing development.	Yes the site could be expanded but this will be a choice for the community and decided within the framework of , the Neighbourhood Plan. This plan calls for 130 dwellings between 2013-2026 and to meet local demand for affordable houses.
Where would extra cars be able to park, if they have more than the spaces they have been allocated.	Presently we provide 2 parking spaces per home.
Need affordable housing for young first time. Also worried about flooding issues on Hunters Gate.	Support noted. We do not anticipate any impact from this development to Hunters Gate. Indeed this is the main reason for assessing our approach through the Mouchel model.

Original scheme 2 now acceptable than the new revised scheme.	Noted, but design development has progressed determined by the site constraints – most notably the existing levels and drainage requirements.
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.	Consideration in design to junction, however Shropshire Council Highways department are not concerned. Consideration is being given to additional signage.
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.	A roundabout is financially unviable and not warranted. Consideration to extending the 30mph zone on A458.
What measures are planned to minimise disruption to Oakfield residents during construction - construction traffic and noise.	This will be addressed in the procurement of our contractor, who will be required to undertake a design access statement as part of planning application.
Extension of speed restriction on main A458.	Consideration to extending the 30mph zone on 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.	Consideration is being given to signage.
Speed restriction through village of Callaughton.	Consideration to extending the 30mph zone on A458.
Pedestrian crossing needed on A458.	Shropshire Council Highways department are not concerned. Consideration is being given to additional signage.
What provisions are being made for the road on to Callaughton, the road off A458 opposite Merryman Lane.	Consideration to extending the 30mph zone on A458.
Could a flashing sign be put on the main road telling people to slow if they are speeding like other school areas have.	Consideration is being given to signage.
Callaughton Lane should have traffic priority.	Shropshire Council Highways department are not concerned. Consideration is being given to additional signage.
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.	Shropshire Council Highways department are not concerned. Consideration is being given to additional signage.
Speed restriction through village of Callaughton	Consideration to extending the 30mph zone on A458.
A flashing 30mph sign required on A458, cheap, solar powered and very effective.	Consideration is being given to signage.
Callaughton Lane junction with A458 - needs to be a roundabout. Turning right onto A458 is a bad junction.	A roundabout is financially unviable and not warranted. Consideration to extending the 30mph zone on A458.

Not a bigger road, people on Oakfield will not have the access to walk on to the field.	Highways are designed to Shropshire Council standards and no public rights of way are affected.
A flashing 30mph sign required on A458, cheap, solar powered and very effective.	Consideration is being given to signage.
Drainage	
Where will sewage go?	Into existing system at points shown on drainage plan.
The Callaughton Road already floods. New buildings will only push surface water further out on the A452 and beyond / Flooding problem from designated field next to Oakfield Park needs to be considered/Flooding at the bottom of Oakfield Park, increased traffic on junction of Bridgnorth Road/Trouble with flooding on Callaughton already, massive trouble with drainage and light for Oakfield Park/ Drainage from site under main road may need addressing/Not convinced in the flood prevention plan/Run off from field to site. Run off from site to lower field (adjacent to school playing field). Foul water into existing inadequate sewer/ Area 16 - possible drainage problems (flooding) after heavy or persistent rain	Drainage will have complied with Mouchel model and have taken recognisance of adjacent fields. Rainwater from the development will be attenuated on site as shown on drainage plan.
Drainage on junction with A458 not on view with run off from Callaughton Lane plus site.	Drainage will have complied with Mouchel model and have taken recognisance of adjacent fields. Rainwater from the development will be attenuated on site as shown on drainage plan.
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.	Drainage will have complied with Mouchel model and have taken recognisance of adjacent fields. Rainwater from the development will be attenuated on site as shown on drainage plan.
Layout/Design/Landscaping	
No open market garage space.	None provided.
Why the increase from 10 to 12.	The natural evolution of the design and evidenced by greater housing need.
If possible, cars should be parked out of view and visitor parking allowed for.	Design has been amended where possible.
Important that there's a mixture of types of tenure reflecting local needs so both rental, shared equity (if needed) and full ownership.	Noted, but strong desire for first scheme of houses to be affordable rent.
Sensible location for small development. Need for rented housing for young	Support noted.

people/families.	
Ensure planning permission granted is observed by the developer.	As a responsible not for profit local landlord, this is our minimum obligation.
I agree with site choice.	Support noted.
Excellent, good progress.	Support noted.
I support the scheme - prefers tenure to be rented.	Support noted.
We support this housing development and think the housing should be mostly for young people to rent or shared ownership.	Support noted.
How can we make it easier and cheaper for people to build affordable houses on their own land?	Shropshire Council's planning policies are one of the most innovative in England.
Please can we have passive house standards.	That is our ambition, subject to cost.
All fine - we need to see what they look like. Should fit with existing architecture.	Support noted, the design will reflect local architecture and materials.
Designs should not be pastiche/quaint. We need good, modern design using all the materials already to be found here. Houses in scale with existing dwellings.	Noted and architect briefed.
Local people have limestone and some traditional materials will be used.	We will endeavour to provide a blend of materials.
Make attenuation ponds safe from children and animals. Hedgehogs need a slope or step or they will drown.	Attenuation ponds will be dry most of the time, health and safety is a key consideration. Wildlife issues noted.
Some design proposals would be good to see and landscape design. Innovative and passive criteria to be incorporated.	For future consultations.
Number 1 would be the preferred option.	Noted, but design development has progressed determined by the site constraints – most notably the existing levels and drainage requirements.
Layout 2 preferred option, maybe create ponds for wildlife in wet areas, using local stone for the building materials would be best.	Noted.
Not timber cladding.	Noted, however Pasivhaus standard will need light weight structure.
Like Is there a possibility of using next generation solar roof tiles.	Noted, will consider.
Would like to see a little Wenlock stone used in some of the houses - not timber cladding (cheap and unsightly).	Noted, will consider.
The use of timber - can be colour stained or not.	Noted.
Not keen on the timber cladding suggested in the advertising, not in keeping with surround, high on maintenance, looks poor	Noted.

quality and will need replacing, would like to see some Wenlock stone used.	
Brick or local stone preferred.	Noted.
I'm pleased to see the home will be built to high environmental standards.	Support noted.
Option with 12 houses best, trees to be planted needs thought.	Support noted.
Proposal 2 seems a better option to blend with existing housing.	Support noted.
There should be more use of traditional building material, please reduce the amount of timber cladding.	Noted.
Original scheme 2 now acceptable than the new devised scheme.	Noted.
The design pleases me, it look stylish.	Noted.
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.	Other sites had been investigated thoroughly and discounted for viable reasons
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.	Comment noted but site choice will not be changed.
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.	Noted.
William Brookes looks like this.	Noted.
Love the design, the wood will look beautiful in this area.	Noted.
Good to see the use of timber on elevations and structure.	Noted.
Too crowded.	The density proposed is in compliance with the Neighbourhood Plan.
Pv panel roof tiles automatically built into all houses.	Noted, will consider.
Please make tree belt between Oakfield	Noted.

Park and development.	
Perhaps good hedging as opposed to cheap fencing.	Noted.
Keep as small development and do not extend in future.	Noted, although affordable housing for local people is a priority.
Still looks like you're leaving the door open for further development. Respect the 175m contour line per local sentiment.	Noted, although affordable housing for local people is a priority.
Pleased with changes made from original plans but more changes required.	Noted, please explain further changes.
Why no photo voltaic panels on the new houses.	Cost implication.
Some houses very close to existing ones in Oakfield Park.	Distance from existing dwellings is 13 metres at a minimum.
Please no extension to development in the future.	Noted, although affordable housing for local people is a priority.
I am not keen on the wooden cladding, it wont match adjoining estate.	Noted, however Passivhaus standard will need light weight structure.
I feel that the houses will be too imposing on the nearby bungalows, not in keeping with the existing housing.	Noted, the design will reflect existing architecture and materials.
Beyond ugly, not appropriate for Much Wenlock	An opinion not shared by Shropshire Housing Group.
Very ugly buildings not in keeping with Wenlock.	The design will reflect existing architecture and materials.
House construction - why not brick or is this as I suspect - cost.	Noted, however Passivhaus standard will need light weight structure
Awful timber cladding, need the development to reflect historic Wenlock	The design will reflect existing architecture and materials.
Have you seen the wood on Theatre Severn, Shrewsbury.	Yes, please explain.
Do the rock weirs need to be flat topped, concern for children playing - can you slope them.	Will consider.
More green landscaping.	Will consider.
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.	Noted, maybe something for a future partnership.
Who pays to maintain the trees.	The cost will form part of a service charge to tenants.
More trees please.	Will consider.
Lots of green - we need it.	Noted.
Plantings in rear of development need to be of sufficient height to shield views of new homes from higher up Oakfield Park.	Noted.
Glad to see that some of our comments have been taken on board.	Noted.
Don't do it.	Not an option.

Is Callaughton Lane a good site?	
Seems to be a good site for Wenlock people - particularly younger ones	Support noted.
Has potential but must be 1) not too large 2) mixed, vernacular design (not like Oakfield Park)	Noted, site size is being determined by need, Neighbourhood Plan and consultation. Design is influenced by Neighbourhood Plan and Passivhaus ambition.
The site has some advantages but needs sensitive development	Agreed and we will endeavour to achieve this.
Callaughton Lane is great for young people but not for older ones	Support noted.
Many jobs rely on transport out of Much Wenlock	Noted, but not an issue housing can resolve alone.
A disabled bungalow would be good but priority for the affordable first. Hope you get a lot of interest	Noted, maybe something for future partnership.
Preferred site looks ok, please be mindful of ecology	Noted and is built into our process.
Why the increased from 10 to 12.	The natural evolution of the design and evidenced by greater housing need.
Compulsory purchase of estate land to free up better sites for homes.	Not something a Housing Association can do but future allocations and their delivery can be considered as part of the review of the Neighbourhood Plan.
This is a wholly worthwhile plan, in line with the Much Wenlock Neighbourhood Plan.	Support noted.
According to the local estate agent this proposed development will remove the open aspect, reduce privacy, peace and quiet and at night produce light pollution and will reduce the value of my property by between £25-£30k and will also reduce the value of other properties on Oakfield Park (by not as much) but reduce their value never the less due to the proximity of a social housing site.	This is an opinion, one not shared by Shropshire Housing Group.