

**Much Wenlock Neighbourhood Plan  
Delivering Affordable Housing for Local Needs  
Community Consultation - 28<sup>th</sup> November 2015**

Much Wenlock Town Council, Much Wenlock local community representatives and Shropshire Housing have been working together to deliver on the commitment in the Neighbourhood Plan for more affordable housing to meet local needs. The Project Board held its first public consultation event on Saturday 28<sup>th</sup> November. The event was held to advise the community of work accomplished to date through this partnership. The display showed the community of the search for sites and the proposal of a preferred site, in Callaughton Lane, opposite the Primary School.

Over 75 people attended the event which was hosted by community volunteers and staff of Shropshire Council and Shropshire Housing. The event was held at the Methodist Church in King Street, Much Wenlock. Here is the feedback the community gave us in their own words on the proposals so far:

### **Lettings**

- 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
- Mix of tenure perhaps 1 Ownership to 5 Rental
- Need work for local people
- Could there be 3 and 4 bedroom homes for rent for larger families
- Current shared ownership houses in Wenlock are not affordable for young people starting on property ladder
- 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
- Homes for key workers
- I agree with the definition of affordable housing
- Indicative rental cost required
- Why have the newly built houses at Styche Close not been released for sale yet? I thought people for desperate for houses

### **Traffic/Drainage/Landscape**

- Need for traffic calming to seal with additional traffic
- Safe crossing from development to Primary School needs to be addressed
- Where will sewage go?
- Traffic from Callaughton 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
- Flooding problem from designated field next to Oakfield Park needs to be considered
- 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

- Is pedestrian access to town suitable or capable of being improved?
- Traffic and control need to be addressed particularly with children crossing the road
- Safe crossing from Oakfield Park development is needed
- Vehicular access to and from Callaughton Lane needs to be addressed especially at busy times
- Good reason to extend the 30 mph zone down Bridgnorth Road also zebra crossing with lights to primary school. Use CL and S106 money
- Site 2 totally unacceptable - Callaughton Lane - crossing to school needed

### **Layout and Design**

- No open market garage space
- If possible, cars should be parked out of view and visitor parking allowed for
- Important that there's a mixture of types of tenure reflecting local needs so both rental, shared equity (if needed) and full ownership
- Sensible location for small development. Need for rented housing for young people/families
- Already difficult to exit junction towards Bridgnorth Road at busy times
- Area 16 - possible drainage problems (flooding) after heavy or persistent rain
- Ensure planning permission granted is observed by the developer
- I agree with site choice
- Excellent, good progress
- I support the scheme - prefers tenure to be rented
- We support this housing development and think the housing should be mostly for young people to rent or shared ownership
- How can we make it easier and cheaper for people to build affordable houses on their own land?
- Another person agreeing with above comment
- Please can we have passive house standards
- All fine - we need to see what they look like. Should fit with existing architecture
- 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
- Would prefer properties solely for renting - not shared equity
- Definite preference for rented rather than shared ownership housing
- Local people have limestone and some traditional materials will be used
- Callaughton Lane to entrance of new development definitely needs to be widened for 2 cars
- Some design proposals would be good to see and landscape design. Innovative and passive criteria to be incorporated
- We support your scheme and would be very interested in shared ownership

## **Is Callaughton Lane a good site?**

- Seems to be a good site for Wenlock people - particularly younger ones
- Has potential but must be 1) not too large 2) mixed, vernacular design (not like Oakfield Park)
- The site has some advantages but needs sensitive development
- Callaughton Lane is great for young people but not for older ones
- Many jobs rely on transport out of Much Wenlock
- Access to Callaughton Lane needs to be considered - very narrow lane. A lot of water lies at bottom of road despite recent unblocking
- Make attenuation ponds safe from children and animals. Hedgehogs need a slope or step or they will drown
- A disabled bungalow would be good but priority for the affordable first. Hope you get a lot of interest
- Preferred site looks ok, please be mindful of ecology

## **What happens next?**

The display material used on the 28<sup>th</sup> November will be available to view on-line and we welcome further comments. The Project Board met on the evening of 1<sup>st</sup> December 2015 to review the feedback and to plan the next steps to take the provision of affordable housing forward. The feedback we have received so far has been generally very positive about proceeding with the proposal. The detailed comments will now inform further work on the design of the development to advise the Project Board of how the issues raised can be addressed. We will keep the Town Council informed and intend to hold further consultation events in January or February.

Progress with the project and the advertising of events will be posted on the Shropshire Housing, Town Council and Neighbourhood Plan websites;

<http://www.shropshirehousinggroup.co.uk/muchwenlockcommunity>

<http://www.wenlockplan.org/>

[www.muchwenlock-tc.gov.uk/](http://www.muchwenlock-tc.gov.uk/)

We will also be developing a twitter feed and continue to promote this work via other channels of communication such as the Much Wenlock Herald and posters on Town Council notice boards. Comments and ideas can be sent to the Town Clerk at the Town Council, Corn Exchange, High St., Much Wenlock TF13 6AE (tel. 01952 728246) or via <http://www.shropshirehousinggroup.co.uk/muchwenlockcommunity>