

Much Wenlock Literal Comments Analysis

Providing Houses

A7 Are there any locations which you think are suitable for new houses?

Along main roads	5	Morris Corfield	54
Around Gaskell	15	Oakfield Park	3
Barclays Bank (next to)	1	Old Bus Station	1
Barrow Street	4	Old Gasworks	1
Bourton	1	Old Railway Line	6
Bourton Road	5	Old Racecourse	3
Bridge Street	1	Opp Shop/Garage	6
Bridgnorth	1	Outside MW	1
Bridgnorth Road	60	Police station site	1
Broseley Road	5	Primary School (around)	28
Brownfield	12	Priory area	3
Buildwas Road	1	Priory walled garden	2
Callaughton	1	Quarries	28
Cattle Market	2	Rural, low value land	1
Church Stretton Road	1	School sites (near to)	2
Cornfield Garage	1	Shrewsbury Road	1
Craven Arms Road	1	Skolstocks Yard	16
Cressage	1	Smithfield Road	3
Cuttlin Field	1	South & south east	1
Dark Lane area	6	Southfield Road	7
Derelict Properties	1	Station Road	9
Edge of town	5	Stretton Road	10
Farley/ Farley Rd	4	Surrounding Villages	4
Fire Station	1	Sytch Lane	8
Harley	2	Telford	4
Havelock Crescent	3	Travis Perkins/BT Exchange	15
High Street	1	Valley to east of town	1
Hodge Croft	1	Walton Hills	3
Homer	3	Wenlock Road	2
Homer Road	1	Wheatland Garage (opp)	1
Hunters Gate	28		
Infill	12	No	46
Limekiln Bank	1	No Comment	1
Linden Field	1	Don't know	14
Merrywell Lane	1	Several	1

Additional comments include:

- Only where sewage/drainage is not an issue
- Parking is already an issue, any development needs to be mindful of this
- Only where all services can support them
- Prefer to refurb/demolish and rebuild old houses
- Why this survey – 2007 survey has already got this information

A8 Are there any locations where houses should not be built?

AONBs /Cons Area/SSIs	7	Potential flood risk areas	24
Barrow St	3	Potential overcrowding	1
Barton Road	1	Priory area/parkland	14
Bourton	2	Quarries	2
Bourton Road	2	Rural villages	9
Bridgnorth Road/Boundary	6	School Playing Fields/areas	3
Bullring	3	Scenic areas	4
Craven Arms Road	1	Sites of Historic interest	6
Cressage Road	1	Sheinton St	4
Farley Road	6	Shropshire Way	1
Gaskell Field	11	Southfield Road	13
Greenfield/belt/farm land	73	Stretton Road	4
Havelock Crescent	1	Sytche Lane	5
High Ground	4	Walton Hills	3
Homer	15	Wenlock Edge Boundary	11
Hunters Gate	8	Wigwig	1
Infill e.g. gardens	9	William Brookes area	1
In water catchment area	1	Windmill Hill	4
Linden Fields	2	Within town boundary	9
Main roads	1	Woodland	2
Much Wenlock area/centre	65		
Much Wenlock 'Bowl'	9	No	8
My backyard	1	Don't know	1
Oakfield Park	6	Yes	2
Open space	9	Anywhere	7
Outside town boundary	32	Everywhere	3
Potential congestion areas	1	Does it matter	1

Additional Comments:

- Various comments about concerns/need for any development to be sympathetic to character of Much Wenlock
- Some comments about problems with drainage/sewage

A9: Any other comments on housing

Design

Design complimentary to existing town	17
Environmental/sustainable construction/development	8
Flat pack type construction to reduce costs	1
High Standard of design	7
Renewable Energy	6
Room sizes – sufficient/usable	4
Surface water drainage	2
Sympathetic planting to enhance local scenery/wildlife	4
Use local materials	3
Variety of styles/designs	3

Housing Needs Comments

Adjacent to existing developments	1
Affordable housing for local people/young families	32
Apartments/flats	7
Garages/Parking spaces	10
Housing at the right price	3
Housing for local people	18
Mix of sizes/types of accommodation & ownership	9
Multi storey dwellings	1
Open space/gardens should be included	3
Private properties	1
Rented properties	15
Self-build plots	2
Shared ownership options	3
Sheltered Housing e.g. McCarthy & Stone type/homes for disabled	13
Single storey dwellings	5
Small scale development across area	7
Starter Homes	6
Tree planting	3
Use brownfield sites	5

General Comments/Concerns/Issues

Ability to walk to amenities	7
Affordable should mean affordable	7
Avoid town centre area	1
Business premises also needed	2
Bypass needed	1
Character of town important	21
CIL and how it is used	3
Community facilities need improvement	2
Compound existing traffic problems, parking etc	27
Concern re flooding risk/problems with current drainage	36
Council housing should also be included	4
Current affordable housing standing empty	1
Development only within the boundary	2
Improved infrastructure needed	18
Improved public transport needed	4
Infill in outlying villages	2
Lack of development could encourage commuting from surrounding area	1

Local wages too low to support local house purchases	3
Maintaining countryside views	1
Need more employment before new housing	7
Need to attract young people/families	11
New drainage and sewage systems required first	19
No automatic right to live in Much Wenlock	6
No big supermarkets	1
No development along major roads	1
No large scale developments	14
No large scale social housing	2
No large houses (4+ bedrooms)	14
No more housing	23
Not shared equity	2
On any redundant land	1
Preserve beauty of countryside	1
Quality not quantity	4
Renovate/convert existing premises e.g. flats above shops	3
Rented accommodation prioritised for local people	5
Services to improve e.g. health clinics, job opportunities, schools etc	9
Small houses not needed	3
Social/affordable housing separate to market rate housing	2
Space limited by hills and quarries	1
Stop people only focussing on profits	3
Too many houses/properties standing empty	4
Too many promises broken by planners	3
Too much housing = threat to character of Much Wenlock	20
Tourism factors should not be compromised	2
Town needs not developer needs	7
Variety needed e.g. for downsizing, new families etc	8

Additional Comments

- In the 1990s there was a moratorium on all development in Much Wenlock on account of poor drainage. Since then there have been more houses and no improvements to drainage. The Local Authority in fact compromised existing drainage by making the town culvert smaller. No one takes responsibility for the attenuation tanks of new developments such as Falcons Court. The LA seems incapable of enforcing of approval contraventions by developers seems impossible (Queens Court impermeable surfaces). The LA is perhaps not a fit body to grant planning permission in the first place. The Town Referendum of 2007 voted for no more development until drainage and traffic problems are resolved. Over 400 residents voted to support this. Only 13 objected.
- I can't answer the above as having lived in Much Wenlock for 35 years I would not like to see it expand any more than it has. If it is to retain its essential attraction as a market town I think it has already burst its limit on new buildings. The town's resources cannot cope with continual expansion. This may seem a NIMBY argument but it saddens me that Wenlock is changing out of all recognition and is in danger of losing its character. I am leaving Wenlock soon and in fact won't be sad to not have to see it being spoilt any further.
- Some low cost homes have been bought by private individuals to rent out. Should this be allowed?
- Development management has proved to be woefully inadequate in the face of housebuilders' apparent disregard for planning conditions. A far more rigorous adherence to approved plans should be enforced.
- Is infrastructure sufficiently robust to support more people?
- A referendum was held by the residents of Much Wenlock stating no new building should take place until the drainage and traffic issues of the town have been resolved. The vote was overwhelmingly won (90+ %). This was approximately 3 to 4 years ago and no material changes have been made. NO

BUILDING SHOULD TAKE PLACE UNTIL THIS HAS HAPPENED. I am filling this questionnaire but do not believe that my views will be taken into account.

- The only reason developers want to build in Wenlock is because they can make more profit than elsewhere. e.g. Telford.
- Our children will not be able to afford housing in this area, and will be forced out if only "for sale" houses are built. A lot of local "social" housing is bungalows and flats designed for the over 55's only. There is very little housing for younger people / families. I have been registered on Shropshire Homepoint for some time, and no local housing is ever available. I was outraged that the new local development by William Brookes School only had ONE allocation for rental!
- There is the need for all types and tenure of housing if a vibrant local community is to be sustained.
- Wenlock has a good spread of existing houses across the range of values (owner occupied). It is interesting to note that of the 35 properties sold in Wenlock between March 2011 and March 2012 (Land Registry figures) 14 sold for less than £200k, 10 sold for 200-250k, 5 for 250-300k and 6 for over 300k. This can be interpreted in many ways but it does show that there is both healthy demand and supply at the "affordable" end of the market. The primary school is well attended and the right balance of homes seems to fit.
- Why have the affordable houses that were permitted outside the town boundary (Sytche Close) not been built? If there was that much demand they would have been built by now. I think the only way you can provide affordable housing is through housing association ownership, but I'm not sure that that is what people mean when they talk of affordable housing. Should you have a right to live where you are brought up? What if you were born in Chelsea, should you have a right to live there cheaply? I don't think so. On a separate point houses seem to be crammed in wherever possible which is the downside of keeping housing in the town boundary.
- I accept that we need more houses, but we will never be able to meet the demands of everyone who wants to move to Much Wenlock. We should not allow greedy developers to cram too many large four bedroomed houses on too small plots. Lady Forester Gardens is a disaster, and so is Falcon's Court. We should try to ensure attractive and well-designed houses of varying sizes are built, and that green spaces are left around them; Hunter's Gate is a good example of the kind of development Much Wenlock needs more of.
- I believe that we are pursuing the wrong agenda by considering the idea of multiple new builds in Much Wenlock. This is a small historic town and a major part of its beauty is in its small size and historic centre. This is not a town with acres of unused industrial land ripe for conversion to housing estates, nor is it a town with a long term interest in becoming a business hub for medium to large scale businesses. This is a town which supports small scale businesses and tourism and houses a reasonable sized community within a limited space development area.
- I am not afraid to say that for those who cannot afford to live here, Telford is not a great distance away and can provide cheaper alternatives - and this is from someone who has a child as young adult who is obviously struggling with the standard of living.
- New housing does NOT have to be nondescript boxes or slavish pastiche of historic styles. As long as it is respectful of its context and setting, by being appropriately scaled, using appropriate materials and being designed to harmonise with the streetscape, there is every reason to encourage high quality design which acknowledges contemporary design. This is not the same as merely being 'in keeping'. The courtyard house situated on Barrow Street directly opposite The Raven Hotel is an excellent example and this type of approach to design should be actively encouraged. Likewise a high quality of design thinking should be expected for all proposals that impact upon the town's character and amenities, including affordable housing and multi-unit sites.
- Much Wenlock is a unique and beautiful historic town of national importance. Its integrity should be protected by not allowing for constant expansion through housing schemes. Further development will change the inherent quality of the town as current services will be inadequate and will need to be expanded also. If the plan allows for further housing development, the town will become crowded and unattractive - thus no longer attracting tourists and visitors on which the town relies.
- These numbers feel like a bit of a guess. To help inform my estimates more accurately it would be really helpful to know how many houses are needed by those currently here and something about

projected population increase and how our own parish population figures may increase in line with national figures.

- The general public are not aware of what restrictions could apply to land usage. Therefore our ideas are uninformed. For instance the Morris Corfield site which was for sale as a development site some years ago could have designated usage. The plan needs to consider what provisions are currently inside the boundary that could be moved to the fringes (Travis Perkins) to allow housing development within walking distance of shops and amenities.
- The town has outstanding importance for its history, townscape and landscape heritage which is of regional and national importance. It is approaching a development threshold whereby this outstanding legacy could be fatally undermined. New development should be of limited scale and of exemplary design.
- Like most people in Much Wenlock I suspect, I am not privy to the information required to make sensible, informed decisions on housing needs. As for looking ahead to 2026, the uncertainties regarding the economy and such things as fuel prices increase exponentially with time.
- On 18th December 2007 following flooding to at least 60 houses on 25th June 2007 caused by a 1 in 8 flood event (not a 1 in 200 as spun by the Council and Environment Agency) a referendum under the local government act 1972 was held. 461 electors voted for no further development until flooding/drainage problems have been resolved. The vote for such development was 13. Why is this plan trying to undermine that referendum? The flooding issues have been ignored by both Much Wenlock Town Council and Shropshire Council in supporting and allowing further major development since 2007. Sheer Negligence.
- We understand outline planning has been granted for houses outside the development boundary, if so, how many?
- Evidence based research is required to ascertain the number and type of housing required to keep/make the town an attractive and viable place to live
- A variety of comments complaining about the design of 2 recent developments at Falcon Court and Lady Foresters.
- I question the description of 'affordable housing' any house that sells is therefore 'affordable'. Would any developers build 'unaffordable' houses? If it means houses that might be affordable to young people the answer is still 'no'. They should be encouraged to leave MW where there is and never will be worthwhile employment for youngsters seeking a rewarding career
- The town council has comprehensive documentary on these above which should have informed the population before undertaking this survey. To withhold information such as this is undemocratic

Jobs and the Local Economy

B1: What types of employment should the plan encourage? Other

Activities

Retail ideas:	10
Wedding Dress shop, named retailers e.g. Waitrose, Holland and Barratt, Florist, Greengrocers, Dress Shop, Supermarket, Petrol Station, Pubs, Wine Bar, cycle shop.	
Professional Services:	3
New Media, IT, Consultancy, Legal,	
Environmental/green/traditional activities:	5
Education/field trips for schools etc., biomass, wood pellet production, local goods, traditional skills.	
Agricultural/farming/food:	4
Link to farming community, specialist/local food production	
Household services:	2
Plumbers, electricians, launderette	
Homeworking:	2
Office space to rent by the hour/day,	
Other:	5
Physio, OT, Stroke support, Meals on wheels, transport, factory work, tourism	
All types:	6
Light industrial in limited area e.g. Stretton Road	5

Concerns

Heavy Traffic	5
Must be financially viable	3
Jobs should be for local people/support youth employment	3
None	3
Too many shops	2
Should be high-tech, low impact	1
Shops for working class people	1
No new shops, fill the empty ones first	1
Low paid jobs dominate the area	1
Focus on tourism – usually low paid, minimum wage	1
No supermarkets	1

B8: What would encourage new businesses to locate in Much Wenlock Parish? Other

Affordable/competitive rent and rates	30
Better educated workforce with the right skills and qualifications	4
Better infrastructure e.g. utilities, telecommunications, traffic	1
Better mobile phone/broadband	12
Better transport links e.g. access roads, parking, public transport	34
Bring more people in	1
Build on the areas strengths	1
Don't encourage it	1
Don't know	4
Ease planning restrictions	3
Encourage local people to set up businesses	1

Encourage use of redundant buildings	5
Factory Work	1
Higher expectations	1
Higher wages	1
Improve existing facilities	1
Local people need to buy local produce	1
More housing/affordable housing	5
More space	1
Nothing	1
Pedestrianise the high street	1
Promotion of the area by Shropshire Council and Town Council	4
Retain character of the town	5
Shared accommodation/meeting space for small businesses	4
Short term renting of business space	1
Small industrial estate	1
Strong local workforce	1
Subsidies/grants/financial support	8
Subsidised housing	1
Thriving High Street	1
What is Much Wenlock's USP?	1
Younger population	1

B9 Additional comments on jobs and employment

Acknowledge some skills and employers are from outside Wenlock	4
Change image away from being retirement town	7
Character of Much Wenlock should be protected	18
Currently thriving – don't change it	3
Don't know	4
Economic development only small scale due to infrastructure	17
Education based business	1
Employment needed to keep Much Wenlock viable	11
Encourage jobs and training opportunities esp for young people	19
Encourage people to stay longer in the town	2
Enough cafes and tea rooms	3
Environmental considerations for any development	1
Family friendly facilities needed e.g. a pub	1
High-tech/web based industry	6
Home working support	4
Improved broadband/mobile speeds and reliability needed	11
Improvement to highways/parking needed	14
Improved public transport needed	13
Incentives for businesses needed to start up & employ local people	4
Incubator units to encourage business start up	4
Limited opportunities in Wenlock	12
Little or no work in the area	5
Local jobs for local people	17
Major employment not needed	1
Make most of towns assets – heritage/setting	7

More cafes etc to provide part time job opportunities	2
More opportunities exist in surrounding towns	24
MW does not have to grow	3
Need new businesses	9
New business should meet the needs of the community	12
New business shouldn't be a burden to the community	3
New housing developments should include short term starter units	1
No more industry	2
Nursing homes as growth area	1
Office based activities	2
Open shops on Wednesdays	3
Opportunities for farming/farming service businesses	3
Other areas e.g. Telford offer greater incentives	4
Outdoor venue for music events	1
Outside the control of the Town Council	1
Priority for affordable housing by low paid	2
Promote inward investment & expansion	12
Provision of high-quality serviced premises to rent	1
Quality jobs, not unskilled	4
Rents too high	4
School could develop enterprise links with industry & commerce	1
Subsidised business rates	8
Support existing businesses as well as encouraging new ones	9
Sustainable economy needed	1
Town market	1
Tourism is viable option for town	14
Use and promote local produce/commodities	8
Use of brownfield sites	6
Use of quarry sites for light industry/leisure	8
Wages too low	5
What are social enterprises?	1
Wider range of products in retail outlets (not all tourism items)	10
Young people unlikely to find what they want in Wenlock	1

Additional comments:

- This plan should not assume that new jobs, shops, offices are required. Why?. Wenlock's successful industries are: retirement spending, health facilities, commuter housing, education and leisure, tourist retailing, professional services. Outside Wenlock it is agriculture and "dirty" industries (reuse of quarries, Grange fencing creosote, scrap,). Has anyone measured and/or predicted the employment situation
- Again, we have no statistics concerning jobs and employment in Much Wenlock. We do not know * how many unemployed people there are * how many local jobs are filled by local people, and how many are filled by 'outsiders' * how many local people commute to places like Telford and Shrewsbury for jobs. * What vacancies and opportunities currently exist in local businesses?
- We are a small software house in Much Wenlock with 5 employees. We are just about to expand but cannot find suitable premises do more purpose built premises would be good. We could convert the 'overflow car park' in Stretton road to mixed office/industrial units please
- It is not clear what meaning is being attached to 'local' within what area do you define local? Without this information and without knowing how many people resident in Much Wenlock actually work in Much Wenlock and how many people commute to Much Wenlock to work, it is useless to attempt constructive suggestions

PROTECTING OUR ENVIRONMENT

C2 Should the Neighbourhood plan aim to protect and enhance the quality of the built environment by promoting the following? Other, please specify

Awareness of noise disturbance in residential areas, from local business	1
Consider conservation status to protect historic sites	1
Consideration of access to any employment site	1
Disabled/wheelchair access	2
Do something about monstrosity on high st	1
Environmental factors – joint heating, rainwater harvesting, solar pv	5
High quality everything	1
Improved/free parking	5
Less dog fouling/more dog waste bins	1
Local materials makes things expensive	1
More seating in town	1
Not giving too much power to planning officers to prevent reasonable development	1
Pedestrianise the high st	1
Places for dog walking	1
Prefab offsite build	1
Reduction in street lighting	1
Remedial work to bring structures/shop fronts in line with existing styles	4
Removing non-essential/ugly signage	7
Should meet design statement	1
Should reflect modern styles – has always fitted with styles of times	6
Spacious and sympathetic development – retail & housing	10
Street lighting should reflect character of Much Wenlock	1
Traffic calming, limiting retail deliveries	3
Traffic lights by Gaskell Arms	1
Updated drainage required	1
Upkeep of town paths, verges and roads	1
Use local builders & trades	3

Additional comments:

Re 'Minimum standards' – would rather living space was better than minimum	
Recent designs have been very poor	3

C3 Should the Neighbourhood Plan aim to promote the following: Other, please specify

Flood prevention/defences improvements	7
Improved infrastructure e.g. public services	1
Improved wildlife protection	2
Maintain existing or develop new green spaces	3
More use of Abbey	1
Pedestrian/cycle access from surrounding villages	1
Protection of views/countryside	4
Protection of/and preservation of MW	2
Should have variety of architecture	1
Traffic issues, e.g. weight restrictions, use of traffic lights, parking	9
Tree planting, e.g on new housing schemes	4

Upgrade sewage/drainage system	7
Use quarries to create employment/improve landscape	9
Wenlock Park – remove boundary trees	1

C4 Are there any buildings, places or views which you believe are important to protect?

Abbey	18	Museum	1
All mature trees	2	No	3
Allotments	1	Oakfield Park	2
Alms Houses	1	Old Barclays Bank	7
Ashfield Hall	3	Old Mill	1
Barrow Street	15	Old Railway Line footpath	7
Bourton	1	Open green spaces	21
Bullring	8	Pinefields	4
Buttermarket	1	Play area	1
Cemetery	1	Raven	1
Churches & areas around	54	Red House	1
Corn Exchange	14	Reynolds Mansion	4
Corvedale	1	Shadwell Quarry	1
Cutlins	1	Sheinton Street	10
Everything in consv area	21	Southfield Road	3
Farley Road	3	Surrounding Views	27
Gaskell Field	34	Town Centre	30
George & Dragon	1	Townsend meadow	1
Green Hill	1	Victoria Road Properties	2
Guildhall	37	Walton Hill Views	6
Havelock Crescent	1	Wenlock Edge & wood	52
High Street	54	Wenlock Park	2
Historic/traditional buildings	64	Wenlock Priory	43
Homer	1	Whole of MW	3
Lady Forrester Home	1	Wheatland	1
Library	1	Whitmore St	1
Linden Field	29	Wilmore St	2
Listed buildings	21	Windmill Hill & view	70
Market Hall	1	Wyke area	1

C5 Own comments on protecting the environment including e.g. flood prevention

Additional construction should have minimal visual impact	3
Become a plastic bag free zone	1
Build in policies to protect environment	3
Compromise – development vs environment	2
Construction of a relief road/bypass	4
Creation/enhancement of wildlife areas e.g. verges	2
Design to reflect the history and rurality of the area	3
Development should be fit for purpose	1
Environmental considerations for development needed	19
Extend AONB (Windmill Hill, woods behind Southfield Rd, villages)	2

Farmers could do more to protect/maintain the landscape	11
Free parking for residents	1
Flood Prevention and warning measures needed	92
Improvements needed to drainage and sewage treatment plant	42
Improve car parking/parking charges	6
Improve design of social housing	1
Improve road signs	2
Improve walking routes	1
Install reservoirs to hold water after heavy rainfall	1
Keeping streets clear so surface water can drain away	8
Land for allotments	1
Landscaping/screening e.g. around caravan, on high st	3
Limit hard landscaping	4
Limit housing development	3
Litter picking schemes	1
Local recycling centre	1
Maintenance of roads and footpaths	1
Maintain town boundaries	1
More footpaths/cycle paths created	5
No development of green space	8
No wind turbines, pylons, masts	2
Play areas for children	1
Preserve what we have; character, buildings, countryside	17
Protect and effectively manage SSSI and AONB	2
Protect hedgerows	6
Retain biodiversity	9
Reduce pollution into the rivers	3
Tidy up the town e.g. signage, shop fronts etc.	1
Traffic calming e.g. one way system, weight restrictions	14
Tree planting around the area	4
Use quarries for recreation, tourism, employment	1

Additional Comments:

- The phrase 'In Keeping' is poor. It implies pastiche and copy. 'Respectful to the existing context' is preferable, allowing for well-proportioned modern design.
- Flooding has been an issue for decades. In the 1990s a policy was adopted not to allow any more development until flooding issues were resolved. They were not. Further developments were granted. 2007 saw severe flooding. Despite the referendum on 18/12/2007 where residents overwhelmingly voted for no further development until flooding issues had been resolved (461 to 13) major developments have been approved and some built. How can that be sensible. It appears to me to verge on the reckless side.

IMPROVING COMMUNITY SERVICES

D2 If improved public toilet facilities are needed tell us where. Other, please specify

Barclays Bank	1
Bullring area	3
Bus Terminal	4
By the park/playground	8
Falcons Court, High St	2
Gaskell Field	1
Green toilet on allotments	1
High St	3
King St	7
Linden Field	1
Queen St Toilets	7
School Field	1
St Marys Rd Car Park	3
Telford	1
Use leisure centre	1
Use pubs	3
Wenlock Edge Car Park	1
Wenlock Priory	2
Need to be clean	3
Need to be open	2
Need to be checked regularly	2
None	2
Not automatic ones	5
Traditional ones	12

D3 If improved public transport is needed tell us how it should be improved. Please give details:

Bus Services on a Sunday	8
Cheaper fares	2
Concessions before 09.30	1
Early morning services to surrounding towns	5
Encourage use of public transport generally	1
Evening/late night services	23
Expand Friendly Bus service for old & disabled	4
Friendly Bus Service to work with Broseley closer	1
Improved service to RSH & PRH Hospitals	5
Introduce return tickets	1
More regular/frequent/direct services to surrounding towns	37
Most people use cars	1
Need real-time info on when buses due etc	1
No experience of public transport	1
No issues	5
Nowhere to park in MW to then use public transport	1
Oyster Card/season ticket type payment accepted by all	2

Reliable public transport needed	8
Service to Stourbridge	2
Services between surrounding villages	3
Services to support working people/students at college	23
Smaller buses for more flexible/off-peak routes	5
Taxi Service	1
Train service or link to train service at Telford	8
Tram system	1
Vandalism of bus shelter	2
Vital that public transport is maintained	3
Wider promotion of services	3

Surrounding towns include:

Telford, Shrewsbury, Bridgnorth, Broseley, Ironbridge, Church Stretton, Wellington, Dawley, Madeley

D4 If vehicle parking facilities need improving tell us how ...

Charge for parking on roads	6
Cheaper parking	17
Create parking with all new developments	4
Designated short stay parking	2
Disabled spaces on high street	6
Don't know	10
Employee parking permits for businesses	1
Encourage off street parking	1
Edge of town on approach roads	1
First hour free	7
Free parking in car parks	49
Free parking for local people	8
Improve coach parking	10
Improve condition of car parks	5
Improved public transport	2
Improve signage	7
Improve technology, allow card payments	1
Individuals allowed to create parking on land outside their homes	1
In town centre	5
Make roads one way	3
Marking spaces for on street parking	1
Measures needed e.g. fines to stop illegal parking	7
More parking needed	15
Need to find alternate transport, not be car reliant	1
No additional parking needed	11
No time limits on town centre parking	1
Park and Ride Service	17
Pedestrianise the High St	5
Prohibit on street parking	14
Reduce number of cars coming into town	1
Residents Parking Scheme/permits	27
Remove congestion around school site	6
Stretton Rd – close parking – not used	1
Within walking distance of high st	3

Additional parking sites suggested:

- Bridgnorth Road
- Brownfield Sites
- Bullring extension
- By church
- Corn Exchange
- Edge of town
- Falcons Court – one way access via Barclays Bank site
- Former rail yard/railway line
- Gaskell Field
- Linden Field
- Make temporary car parks permanent
- Morris Corfield Site
- Multi-storey car park
- New Road
- Old Gas works
- Opposite Shell Garage
- Priory car park when not open
- Priory hall site
- Quarry sites
- School car park at weekends & holidays
- Scoltocks Yard
- Siding on Station Road
- Station Road Youth Club
- Stretton Road
- Telephone exchange
- The Abbey
- Travis Perkins yard
- Underground parking
- Wenlock Edge

Additional comments:

- Review costs of managing car parks versus income. I would estimate that the car parks are not raising any revenue when all costs are taken into account (collecting money, servicing costs, etc).

D5 If you think that better leisure and recreational facilities (for example green spaces, sports and play areas etc) are needed, please tell us how and where this could be achieved.

Access from Gaskell Field to Sports Centre	5
Access to athletics field would be good	1
Activities on grassed areas around church e.g. Boules, Croquet, putting green	1
Additional sports grounds needed	1
Adventure playground in woods behind Gaskell ground	2
Basketball Court	1
Benches and seats/picnic areas for walks	3
Better playgrounds with toilets	8
Consideration given to access for disabled	2
Create green spaces on brownfield sites	1
Cricket Club should buy own land	2
Cycle routes and safe bike parking for all ages	5
Danger that some clubs are too elitist	2
Develop the quarries	2

Dog fouling on Gaskell Field	3
Facilities are good/excellent	16
Fencing to stop dogs getting onto playground	1
Gaskell Board of management should be made up of people who use it	5
Golf course with restaurant/hotel facilities	1
Greater access to new school's facilities (physical, pricing, activities)	37
Greater use of Gaskell Field	6
Holiday Clubs/activities for children	1
Improve facilities to the south of the town	2
Increase footpaths	2
Keep them affordable	1
Leisure centre to open on Bank Holidays/alter opening times	11
Link to Bullring car park	1
Moisture absorbing planting needed	1
More sports activities	5
Mountain biking routes	1
Need a park	1
New pavilion on Gaskell Field for all sports	1
No cricket pavilion on Gaskell Field	1
No cars on Gaskell Field	2
No idea	7
No more needed	11
Open playing fields at primary school during non-school times	2
Open space should be included with all planning apps	5
Permanent football field	2
Possible pond and flower gardens	2
Promote all events and activities	3
Protection and preservation of all facilities	22
Remove fences from recreation areas	1
Replace priory hall with purpose built community facility	4
Skateboard Park	2
Variety of activity on Gaskell field e.g. music events	3
Variety of new open spaces e.g. Falcon's Court, High Street	7
Variety of play equipment	2
Wildlife type activities	4
Youth club/cafe	4

Concerns:

Use of leisure centre will be lost if school becomes an academy
 Concern that part of Gaskell field has been lost to the school
 Concern that Gaskell field should be run by local people not the school, and not the council – town or county.

D6 If facilities for young people need improving say how and where this could be achieved

Affordable housing	1
A new Community Centre that provides more for young people	8
Ask experts – they know	1
Better access & availability of facilities at the school	21
Better public transport, esp evenings	4
Biking/skateboarding park	16
Cheap cinema nights e.g. at the Edge	6
Cheaper facilities/activities	3

Computer clubs	1
Corn exchange as youth shelter	1
Cubs/scouts/brownies/guides	5
Don't know	5
Encourage employment opportunities/work experience/ career development	3
Encourage use of school for activities and facilities	10
Encourage young people to join in	1
Facilities for listening/playing/rehearsing music	1
Holiday clubs/activities	1
Indoor play facility	2
Internet café	3
More places/areas to socialise, day & evening	31
MUGA type facility	1
Multi generation activities	2
Need a park – somewhere for children to play, sit, talk.	4
Need specific surveys for young people to answer this question.	17
Not to adversely affect other residents	2
None	2
Organised activities	5
Outdoor activities for young people	1
Playground improvements/development	4
Safe cycling area/routes	3
Seems Ok	11
Sports clubs/activities	4
Subsidised transport for work opportunities outside MW	2
Subsidised activities	2
Use quarries for supervised outdoor activities	4
Wide variety of activities, not just sport	3
Young people need to be accepted as valued members of community	3
Young People's representative in local govt	1
Youth café/drop in/internet cafe in centre of town	18
Youth club/centre revival and funding	56

D7 The space below is for you to make any other comments on improving community services

Adult leisure & study at the school	2
Already well provided for	1
Ban cars from town centre.	1
Better broadband	1
Better cricket club	1
Better recycling – plastic, cardboard etc	3
Bigger/better bus shelter	1
Build a new community hall/renovate existing hall	8
Car share schemes	1
Community groups should work together more	1
Community input & access to leisure facilities	1
Develop 2 way communication opportunities	1
Develop a community garden	1
Develop a town corporate plan for the shopping area, with unique brand	1
Develop the Wenlock Herald to aid communication	1
Enforce parking regulations	3
Expand Walking for Health type groups to evenings and weekends	1
Gaskell Field – better access from leisure centre (evenings & weekends)	2

Gaskell Field – community run not school run	1
Improve/widen pavements (wheelchairs & prams)	5
Improve parking e.g. coach parking, sports field parking	8
Improve youth club building & make available for other groups to use	1
Investigate a local mutual to deliver services	1
Larger GP practice and health centre	9
Locally manned police station – everyday	1
Library open more often	2
Limit parking in town to short stay only.	1
Local composting sites	1
Longer opening hours for tourist office	1
More activities for 11 – 16's	6
More clubs for a wider age range	3
More benches/seats in town centre	1
More cycle paths and bike parking	1
More job prospects and employment opportunities	1
More open spaces available	1
More regular community activities e.g. Charter Day	3
No	1
One way system for town	1
Pedestrianise the town centre, even just at weekends	2
Pedestrian crossing by primary school	1
People have to engage with what's provided and each other	3
People have to feel comfortable and safe	1
Promotion/improvement of public transport	7
Put Police and Fire Service into one building	1
Public toilets should be free	1
Register of vulnerable/elderly residents to check on them	1
Regular social events	2
Rescue centre for when flooding occurs	1
Revise age limit for gym use (to 14, not 16)	1
Safeguard Penny-Brookes library – poss transfer to museum or archive	1
Stop people dropping litter	1
Support older people	1
Support PCC for upkeep of Church Green	1
Threat to services (Edge/Leisure centre) if school becomes an Academy	2
Traffic calming	4
Use school facilities and car parks out of school hours	4
Weight restrictions on vehicles through town	1

Additional Comments:

- I applaud this survey - people need to be involved and - even more - they need to feel they have a voice which is heard. The crux of a truly working community town might be majorly put down to TWO WAY communication.

CREATING A SUSTAINABLE COMMUNITY

E1 Why is there no comments box for this question?

E2 Other, please specify

Access from fire station	1
Air pollution	2
By the primary school	1
Bypass needed	5
Danger for cyclists	2
Drivers parking on pavements	6
Excessive farm waste on roads	2
Exit from Racecourse Lane	1
Flow of traffic/congestion through town	9
Free parking needed	1
Intimidation of pedestrians by vehicles	5
Lack of support for residents' concerns	1
Motorcycles	2
Narrow roads and pavements, pedestrians queue onto roads	9
Noise	1
None	5
One way system needed	7
Parking issues	20
Pedestrianise the high street	1
Road condition	1
Road crossings needed	3
Speed restrictions needed	25
Too many HGVs/large vehicles	28
Traffic calming/control e.g. traffic lights, roundabout	8
Unsuitable vehicles on town centre streets	1
Whole town cluttered	1
BOURTON: speed limit only for part of village	1

Bottle neck at new Sheinton St (not wide enough)

Will 'peak oil' change the traffic flow and reduce it in the future?

The new development at Lady Forester Gardens has seen the road narrowed and placing new houses directly onto the road. this will cause traffic bedlam. How did the planners approve it?

More road humps

Too narrow streets - whole flow needs amending

On Farley Road through to Gaskell Arms

E3 In which areas of Much Wenlock do the traffic problems yo...

A458	36	None	3
A4169	26	Outside schools	17
All Roads	16	Queen Street	2
Back Lane	6	Racecourse Lane	5
Baron Street	1	Raven Corner	1
Barrow Street	121	Sheinton Street	124
Bourton Road	5	Shrewsbury Road	23
Bridge Road	3	Smithfield Road	24
Bridgnorth Road	43	Southfield Road	11
Broseley Road	3	Station Road	5
Buildwas Road	6	St Mary's Lane	6
Craven Arms Road	1	St Mary's Road	29
Farley Road	55	Stretton Road	24
Forester Avenue	2	Telford Road	5
Gaskell Arms Junction	111	The Crescent	7
High Street	103	The Square	3
Homer Road	2	Town Centre	15
Ironbridge Street	1	Victoria Road	15
King Street	7	WigWig Road	1
Mardol Terrace	1	Wilmore Street	26
New Road	23	Witburn Street	1

Specific issues

- Parking
- Large vehicles
- Deliveries to shops
- Speeding vehicles
- Narrow footpaths

E4 If you consider that traffic in Much Wenlock is a problem...

20 mph limits	21	Limited delivery times	3
30 mph speed limits	2	More double yellow lines	11
40 mph on approach roads	4	More parking	1
Ban lorries	5	More walking/cycling routes	5
Better pavements	7	No traffic problems	4
Better public transport	3	No transport companies	5
Bypass	76	Noise reduction surface	2
Community transport	1	One way system in town	56
Discourage more development	5	Park and ride system	2
Disabled parking only on high st	4	Parking restrictions on roads	18
Enforce existing measures	7	Pedestrian crossings	20
Fines for illegal parking	13	Pedestrianise the high st	32
Free parking	15	Plan can do nothing	1
HGV routes around town	1	Relief/ring Road	19
Improve parking	23	Residents only parking permit	5
Improved road junctions	6	Restrict HGVs	10
Improve road safety	1	Road widening	1
Improved signage	6	Speed control/warning	66

Traffic calming	25
Traffic lights/roundabout (Gaskell)	33

Weight restrictions	25
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E5 How could the Neighbourhood Plan encourage more walking o...

Advertising	12	More traffic control	1
Already good	6	Mountain bike trails	1
Better public transport	1	New developments close to town	1
Broseley Road footpath	1	No more housing	2
Build a bypass	1	No more parking	1
Bypass	1	No problem	15
Cafes/pubs/restaurants	3	Old railway line as safe route	9
Circular routes	4	One way system	1
Clean up dog mess	1	Open up existing rights of way	2
Clubs/groups	9	Outdoor shop	1
Crossing points	4	Park and Ride	1
Cycle hire shop	3	Pedestrianise town centre	17
Cycling not safe because of roads	7	Reduce amount of HGVs	4
Designated routes	11	Reduce traffic speeds	18
Don't know	2	Remove street furniture	2
Fill in potholes	2	Restrict each house to one car	1
Green routes to town	8	Rewards	1
Handrails	1	Road crossing points	2
Improve pavements/footpaths	30	Routes for disabled people	3
Improve parking	6	Safe routes (school children)	32
Improve public conveniences	1	Secure parking for cycles	27
Improve views	1	Shuttle buses to different routes	1
Improve walking/cycling routes	14	Signs for routes	19
Include horse riding	1	Suitability for all ages/abilities	5
Individual preference	3	Too many hills	1
Led walks	1	Town too old	1
Linking routes	4	Traffic calming	4
Make town traffic free	1	Walking/cycling guides	14
Maintain routes properly	7	Walking for health	5
More walking/cycle routes	50	You can't	11

E7 Can you help us by telling us what a Sustainable Communit...

A future for everyone	4
Access to green/open spaces	4
Allotments/community garden	18
Balance and people of all ages	14
Balance of retail outlets	12
Bartering between residents	1
Being ambassadors of and for Wenlock	1
Better public transport	6
Bulk purchasing schemes e.g. fuel	1
Community consciousness (car sharing, shopping locally)	12
Community plan for emergencies	1
Creating local employment	33
Create more	1

Development proposals – not for sake of development	2
Don't know	4
Encourage markets/farmers markets	7
Encourage walking/cycling	1
Encourage young people to stay in the town	7
Environmental responsibility and awareness	66
Everything in balance	2
Flavour of the month – means nothing	9
Free parking, encourage people to stay local	1
Generate own power (mainly small scale)	32
Generate sufficient income so don't need external funding	1
Global, interdependent community	2
Good facilities for everyone e.g. education, medical	9
Grow your own	12
Growth for the future, taking the best of now	2
High quality of life in safe surroundings	4
Housing is affordable for all in a variety of ways	13
Impact of decisions is considered for generations to come	4
Improved communication	4
Inclusive of everyone	1
Individuals take responsibility	10
Less traffic	1
Local produce/food/crafts/business	65
Meets needs economically and socially	3
Must be as part of bigger/global picture	3
Must be commercially viable	1
No windfarms	1
Not putting pressure on existing resources/properties	6
Plan for parking	1
Play areas for children	1
Prevent urbanisation	1
Protect resources for future generations	22
Providing for itself in all things	3
Reduce reasons to travel	21
Resourceful	2
Respect for everyone and their needs	15
Retain history, beauty and character of the area	19
Sharing what we have	1
Small scale, community owned but making a difference	3
Social events/activities for people to get involved	6
Stimulate local assets/business	6
Support local community and each other	43
Surviving on your own/self sufficiency	29
Town coming together	9
Use precept to achieve aims	1
Value tourism (to aid town sustainability)	8
Wenlock already is sustainable	7
Where people want to work, live and spend their time	20

F3 If 'yes', how many people?

1	10
2	7
3	4
4	1

F4 If 'yes' how many people are in this situation?

1	25
2	15
3	3
4	1

Key Issues

Community

- Clubs/activities especially for young people, holiday clubs etc
- Community café – for art, music etc with seasonal food
- Foster community spirit, not profit
- Gaskell Field needs proper drainage
- How is the balance of ages/incomes etc to be managed?
- Important to provide care for the elderly
- Need a better village hall
- Needs to be more inclusive
- Need to get people involved and supporting MW
- Older population increasing, and needs to be considered for the future
- Please put the lights on the tree at Christmas by the Church
- Provide for young people
- Should not become just a commuter town
- Sometimes disproportionate interests of older people represented
- Town seems less friendly now, people are less inclined to get involved
- What support is there for volunteering, gaining grants/fundraising?

Economic

- Need to create sustainable employment
- Prices in MW are too high, inflated for tourists.

Environment

- AONB – do not damage
- Centre for recycling needed
- Countryside needs to be fit for purpose e.g. walkers, cyclists
- Dog waste bins needed
- Hydro power on local streams?
- Lack of ecological considerations
- Need trees, green spaces, seating in town, flowers
- No large wind turbines
- Stop flytipping

Flooding

- Become worse as result of new building
- Many are probably unaware of the problems
- More housing could make flooding worse
- Need reassurances that flooding will not happen before any further development takes place

General

- Developments in Telford should not encroach into Wenlock
- Economic stimulation is needed across the county, not just in MW
- I don't want the town to change
- It is increasingly expensive to live/work in MW – rates, rents etc are all sky high
- Leave in good condition for future generations
- Much Wenlock is a gem
- Nearly losing our unique character
- Preserve the unique character of MW and the surrounding countryside

- Protect the character and style of this unique place
- Shropshire Council services are expensive and poor
- There is no where I would rather live, but that's because of the people
- Unique character is because of its mixed heritage and architecture
- We are very fortunate to live here – don't destroy it
- We should protect what makes MW special
- Wenlock needs to be conserved and protected, it needs to remain special
- Wenlock should be a place to live, not a museum
- What did Lady Forester give land for?
- What is most important, value for money or a sustainable community

Planning/Development

- Affordable housing needed
- Any housing should fulfil a need, not just be built because there is space
- Avoid large, bland housing estates
- Before any further housing is considered implications of additional traffic need to be worked out
- Better infrastructure needed before any development takes place
- Can the Neighbourhood Plan monitor what developers do?
- Can the property on Gaskell corner be renovated – currently an eyesore
- Could small blocks of apartments/flats be considered?
- Danger with too much development is that MW becomes a dormitory town or retirement town
- Development has many knock on effects e.g. pressure on parking in town etc
- Development limits reached
- Don't allow new developments to make existing problems worse
- Don't let this be only about only those who can pay – but who bring nothing to the community life of this town
- Do not extend the town planning boundaries
- Emotion should not cloud judgement
- Feel let down and overlooked re housing
- History of lack of control of planning conditions
- Homer is not suitable for any development
- How does MW safeguard against inability to take action when things go wrong?
- How do we support young people who want to stay in MW?
- It is not our responsibility to provide homes for anyone who wants them
- Level of development proposed by Shropshire Council is completely unsustainable
- Medical services will need to expand if more homes are built
- Modern design can be exciting and attractive, but requires thought and money
- No more residential housing
- Over development in recent years
- People who object to new housing, need to think about the other side of the story
- Planners will do exactly what they want to do, regardless
- Plans should consider a variety of needs, not just standard family homes
- Pointless to provide housing, if there are no jobs to support them
- Priority should be for smaller (2/3 bed) family homes to encourage younger people to live in MW
- Sheltered housing is needed close to town
- Shropshire Council's suggestion of 500 houses is senseless – we can say no!
- Small scale, environmentally sympathetic development only
- There must be a need and it must be sustainable
- There should not be change for changes sake.
- This is 21st Century not middle ages – individuals must take responsibility for themselves
- Town is in danger of losing its identity if development continues in the way it has over the last 10 yrs

- Use brownfield sites first
- Use old quarries to expand MW
- Wenlock must grow and adapt to the future
- Wenlock should be a place to aspire to
- What about those who wish to downsize?
- Why are taxpayers being asked to pay towards homes for other people?
- Why does new development have to be modern – why can't it be in keeping with what's already there?

Tourism

- All decisions need to reflect MW as a tourist destination
- Dependent on parking for cars/coaches, improved public toilets and a range of shops
- Encourage people to stay longer – better signs to car parks, less traffic in centre
- More walks needed around the beautiful countryside
- Need to think about how the town looks to people visiting or passing by
- Tourism should not be forgotten – think about why people come here
- What about Wenlock memorabilia/souvenir – not just the Olympics ones? A Wenlock brand

Town

- Can something be done about the undeveloped plot of land in the high street
- Greater variety of shops – not charity shops
- Keep it as the thriving little town it is now
- Landscape area next to old Barclays Bank
- More choice of shops needed to serve local needs, not tourists
- Need a fish and chip shop
- Need a permanent police station
- Need office based accommodation for organisations to share (VCO's)
- Need to encourage local people to use the town rather than go elsewhere
- No large retail developments
- No more tea shops/cafes – they are of no use to residents
- No supermarket
- Pedestrianise the High St – reduces traffic and pollution and makes it nicer for shoppers
- Positive – that shops are small independent retailers, not chains or franchises
- Town needs TLC – pavements, buildings, hedges, toilets, open spaces
- We are not here to compete with Telford/Shrewsbury etc – keep it small and rural
- Wenlock is a beautiful town, let's keep it that way – it needs to be kept alive by diversifying and expanding sensitively
- What about a Saturday street market to bring people into the town?
- Why isn't MW town in the AONB?

Town Council

- Needs to be more in touch with local people
- Town Councillors are too far removed from the town to make the right decisions

Traffic

- Allow cars to park part on the pavement to keep roads free
- Bypass for MW is essential
- Improve public transport – would specifically help young people to access services/education
- More parking needed
- Not safe to cross roads, or walk on pavements
- One way traffic system
- Parking issues need to be resolved or people will go elsewhere

- Remove bridge leading to Southfield Rd
- Traffic calming measures needed
- Traffic issues have been around a long time
- Variety of issues incl: cars on pavements, large vehicles in the town

Survey

- A pity the questions don't allow us to rank our opinions
- Allow flexibility in the plan – don't tie every detail down
- Are the committee strong enough to stand up to developers and landowners.
- Be careful that good ideas are not shouted down before they are given a chance
- Can you keep people better informed about progress?
- Concerned that others will learn from the mistakes in MW
- Congratulations to all those who have tried to make a difference to this town
- Congratulations to the group who formulated this questionnaire
- Have completed form as part of civic duty, but no confidence it will change anything
- Each case should be judged on its own merits – Neighbourhood Plan should not exclude all other possible options – still need to think about progress
- Engagement of all residents is vital
- Go for a legacy to be proud of
- Have the school children been consulted – seek the views of the next generation
- Hope all comments will be taken into account
- How is this survey different – nothing constructive ever happens
- Is the first question in section F right?
- Issues are incredibly complex – don't feel have enough information to answer all questions
- It is likely only adults will complete this survey
- Need evidence based research on what makes small towns viable, without what makes them special being lost.
- Need good leadership and communication to develop a balanced view the get community support for it
- No question on whether young people who have left the area would like to move back and why they can't?
- No question on the needs of older or disabled residents and their needs for accommodation
- Please allow sufficient time for people to get involved – for various reasons we only had 1 day to complete it.
- Please remove the signs advertising this project – they serve no purpose – was planning permission sought to put them up
- Poorly constructed with areas of ambiguity
- Survey completed jointly (as a couple) – several comments made
- Survey has potential to be of little or limited use
- Survey is about physical aspects – what about services?
- Survey is pointless – it doesn't confront over population or over employment in the public sector
- Survey states all can complete but only one per household delivered.
- Thank you for the chance to put our views
- Thank you for the opportunity to participate and for preparing the survey
- Thank you to all the volunteers
- The plan has already been decided, and this survey is just letting us think we've had a say
- The resulting plan should be very clear, with no loopholes
- There are many different views even within households
- There is a concern this is a 'tick box' exercise and views will not be taken seriously or acted on.
- This is the first information received about the Neighbourhood Plan, knew nothing about it before this survey
- This plan is too narrow a focus

- This should be driven by the residents of the town not town councillors
- This survey should have been sent to every individual.
- Too much time talking – let's see action and results
- We have been through this before and nothing has changed
- Website is excellent, but not everyone has access to internet or computers.
- What a stupid survey
- What you are doing seems sensible
- Will this survey be added to the responses from all the other surveys in the last 5 years
- Why are there no questions about schools
- Why is this survey any different? Previous referendum was ignored by everyone especially planners