

**From:** [REDACTED]  
**To:** [External Email for Local Plans](#); [REDACTED]  
**Subject:** Regulation 19 objection  
**Date:** 23 December 2022 06:56:48

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION-THIS EMAIL WAS SENT FROM OUTSIDE THE COUNCIL. DONT OPEN LINKS OR ATTACHMENTS UNLESS YOURE SURE YOU CAN TRUST THIS SENDER!

Good Morning

I am formally objecting to regulation 19 and further development of Wombourne village, not only is the flooding in the area atrocious when we have heavy rain but the road networks will not sustain future developments, my husband has to leave at ridiculous time to travel to Dudley for work if not it takes in excess of 45 mins to an hour to make a 6 mile journey. The road and pavement conditions are also horrendous and adding additional pressure to these is creating additional hazards. The local schools are not designed for such an increased intake in children the road network can not sustain addition traffic at drop off and pick up times as well as the infrastructure of the schools themselves and there is no public funding or space in the schools vicinity to make these adaptations for an increased intake. We came home yesterday and were nearly ploughed through by an array of vehicles coming down the lane at ridiculous speeds by the one new development and had to wait ages to get back into the village to get home with our children.

The doctors surgeries are full to capacity and the 8am phone dash to try and nab an appointment is soal destroying, this pressure from the surgeries then falls into the hospital's when you can get an appointment and can't you see the NHS is crumbling as it is. On the hospital note our nearest accessable hospital for appointments is New Cross which can be a good 45 mins journey with traffic I have even had to go to Cannock for a MRI scan as this was my closest facility, another 50min one way trip for care. These houses, will they be ring fenced for the siblings and relatives of the local area, will they 100% be affordable housing will they not be subject to Right to buy? These additional properties will not just the needy or vulnerable they will be occupied by people who will purchase after a period of time to become private housing. Does the local authority own all of the proposed development land or are there CPO or will the land have to be leasehold and ground rented. These developments will do nothing but cripple this area, what you need to do is put pressure on all the biy to let landlords who own a vast amount of property in the area and rent for ridiculous amounts of money and make the houses affordable.

There have been many developers is Wombourne in the years we have lived here why have some of these properties not been held for social/affordable housing why has the stock rule not been applied to these developments rather than cramming more housing stock on precious green belt and farming land, we need all the agriculture we can get to provide food for our communities support our local farming and businesses but more developments will kill this as more housing means more people and more need for schools, doctors, shops, waste disposal (and we all know that breaches when we have heavy rain and sewerage sprawls all over the road and the brook) and where will all this land come from? Or are you expecting the new residents who are of social housing requirements to travel out for there education and healthcare provision?

Mrs Harper-Turner