

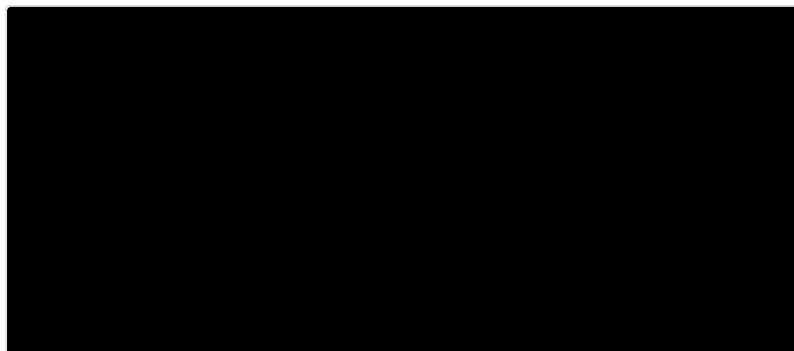
From: [REDACTED]
To: [External Email for Local Plans](#)
Subject: Regulation 19 Publication Plan Consultation
Date: 08 December 2022 13:00:37
Attachments: [Local Plan - Dec. 2022.doc](#)

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

I wish to record my objection to the loss of even more Green Belt in Wombourne. In particular I refer to the proposed development of sites 284 & 463.

These sites form a soft/green gateway into the village. Any new building at these locations will harm our quality of life by destroying the character & feel of this rural approach to the historic church & conservation area around our village centre. The visual impact (looking south west from traffic island at junction of Billy Buns Lane/Stourbridge Road), which we & visitors enjoy, will be destroyed & gone forever if the plan is not changed.

The Local Plan should be considered to be unsound because it has not been prepared in accordance with requirements set out in the latest document on South Staffordshire Council's planning website: ([Conservation Areas South Staffordshire Council \(sstaffs.gov.uk\)](http://sstaffs.gov.uk))



Conservation Areas South Staffordshire Council

In this section, find out more about Conservation Areas.

The Microsoft Word Document highlights, in red font , parts of the Wombourne Conservation Area Management Plan (WCAMP) to be used in my argument (see attachment).

The Local Plan is unsound, in respect of sites 284 & 463, for the following reasons: (reference numbers are taken from WCAMP)

2.7.1 The Historic Environment Champion has not ensured that there isn't harmful effect on the historic environment of Wombourne village.

2.7.2 & 2.8.2 The Parish Council & many local residents responded to the consultation circa December 2021 but did not receive any feedback

to any suggestions put forward.

2.1.3, 3, 3.1.6, 3.3.1, Appendix 1.1, 3.3.1, 3.3.2, 5.2.1, 8.1.1, & 8.3.1 all refer to maintaining a rural character & the importance/need for a 'buffer zone' to the east & north east of the conservation area & to the east of the Vine Public House & Wombourne Village Hall.

Site 463 contains a working farm which not only provides a family home but also employs local people. I enquired about the loss of this home at a meeting with Planners but was informed that it is not a planning matter. That may be so but the eviction of this tenant & family could result in homelessness which should be a concern to the Council.

Perhaps you can confirm that my comments will be passed to the Planning Inspector.

Regards
Mrs Jenny Higgins



Wombourne

Conservation Area Management Plan

South Staffordshire Council
Adopted 11 November 2010.

The following are extracts from parts of the above document:

2.1 Policy

2.1.3 **Overarching aim: to maintain** the urban character of village centres and **the rural character on the periphery of conservation areas**

2.7 Historic Environment Champions/Parish Councils

2.7.1 **The Historic Environment Champion is a senior member of the Council, usually an elected member who is nominated to promote historic environment issues at the highest level of the organisation.**

2.7.2 Parish Councils & other local bodies are also useful contributors to the process & are consulted for their opinion of planning applications in their localities. **The wealth of knowledge contained within Parish Councils is a valuable resource when identifying local character** & strong ties with the conservation section are encouraged.

2.8.2 **Action:** **The Council will seek stronger ties with local bodies & interest groups & promote the continued involvement of the local community in managing & enhancing the character of its conservation areas.**

3 Wombourne Conservation Area – Specific Actions

In addition to the general proposals, which are to **preserve & enhance** the conservation areasthe **following actions relate specifically to Wombourne Conservation Area.**

Buffer Zones

3.1.6 **Action:** The following areas are proposed to be added to the existing Conservation Area boundary to serve as *Buffer Zones*:

(Two of Six Bullet Points)

- **Area to the east & north-east of conservation area;**
- **Land & meadows to the east of The Vine Public House & Wombourne Village Hall;**

3.3 Setting, views, gateways & buffer zones

3.3.1 The setting for a conservation area is very important. It has been established that developments that affect views into & out of a conservation area can affect its special architectural or historic interest. Development that impacts in a detrimental way upon the immediate setting & longer views into & from a conservation area can detract from its special character. The proposal therefore includes the identification of areas of land around a conservation area as buffer zones.

Appendix 1: Wombourne Conservation Area appraisal

1. Summary

1.1 It is the conclusion of this Character Appraisal of the Wombourne Conservation Area that its **key characteristics are:**

(Three of Twelve Bullet Points)

- A large **rural village** lying on the edge of the large industrial conurbation of the Black Country;
- A fine **historic parish church situated next to a large open space** resembling a village green;
- Rural tracks which bisect the village & provide a peaceful setting while affording **extensive views across the countryside**;

3.3 Relationship of the Conservation Area to its surroundings

3.3.1Although Wombourne lies six miles to the west of the centre of Dudley, the town has spread so much that **only a small green corridor & the A449 separates the two**. As a result, some urban character has spilt over into the village....

3.3.2 However, **despite the introduction of a density & design of infill development that is not characteristic of a rural village, Wombourne has resisted some forms of change**. The visual focus of the community is still centred on the church & the existence of generous open areas around it have not been completely lost.

5.2 Landmarks, focal points & views

5.2.1 **St Benedict Biscop's Church is the principal landmark** in the area & provides a focal point for the centre of the village. **The tower,.....a handsome structure that can be seen from many key points throughout the village & beyond**

8. Issues

8.1 Key issues

8.1.1following are considered to be the **principle issues** in the Wombourne Conservation Area:

(Five of Fifteen Bullet Points)

- **Traffic issues** – busy & hard to cross roads;
- **Pressure for housing** development;
- **Need for revision of the Conservation Area boundary**;
- **Lack of amenity space due to restricted access to the green**;
- **The need for buffer zones.**

8.2 Conservation Area boundary review

8.2.1 A number of **boundary revisions** would improve the extent to which the **designation accurately reflects the special character of Wombourne**:

8.3.1 Also, **the identification of a number of 'Buffer Zones'** would recognise the **impact that development in these areas could have on the neighbouring designated conservation area**:

Buffer Zones:

- **Area to the east & north-east of the conservation area**;
- **Land & meadows to the east of the Vine Public House & Wombourne Village Hall**

(Two of Six Bullet Points)