

From: [REDACTED]
To: [External Email for Local Plans](#)
Cc: Gavin.williamson.mp@parliament.uk
Subject: Concerns Over the Local Plan Review for Wombourne
Date: 10 December 2022 18:08:48

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Dear Sir/Madam,

I am writing with regards to the Local Planning Review for my area. After reading the published report I am concerned that little consideration has been made for the concerns local residence have raised previously - illustrated in Wombourne Parishes own response, in which they indicate 400 complaints had been made. My local Parish themselves voted unanimously against the proposed plan in its current form and I urge you to read in detail their response.

My concerns are for the whole of Wombourne as so many houses are still planned in the surrounding areas even after the previous consultation in which concerns were raised. However, I will be focusing on one area where I feel there is no soundness to the planning and that is along Poolhouse Road.

Infrastructure:

- The roads in the village centre already regularly face immense usage.
- The local bus services do not go near Poolhouse Road so new residents will not benefit unless they are willing to walk into the village (which is a steep hill) or to Brickbridge Road, which are both quite a distance.
- Poolhouse Road/Ounsdale Road goes into a dip with a bridge over the canal which is not suitable for excessive/heavy traffic and I am concerned how more usage could affect the condition of the bridge over time.
- The dip at the bottom of Poolhouse Road has recently had numerous houses, flats and buildings already built in recent months that have already contributed to more traffic in the local area and more usage of roads that weren't widened or made safer for pedestrians during building.

Work and Play:

- No new jobs will be created in the local area as a direct result of these numerous dwellings, nor new schools built or positions made available in the local area.

People and communities:

- There are no new plans for new doctor surgeries in the area to cope with the already large sums of patients. The two doctors surgeries in the village already deal with several thousand patients each and it can take weeks to get a Non emergency appointment. More patients for an already struggling system would be dangerous for existing residents.
- There has also been no mention of additional social care help with the influx of new residence or the impact this will have on an increase in crime in the area.

There is no preparedness genuinely outlined or granted in the plans for the huge influx of new residents or the impact it will have on those already living here and as such it is not justified.

I acknowledge new affordable housing is needed however the plans for my local area show no understanding of the needs of Wombourne and the effect such huge numbers would

have on local service and our infrastructure. The village already has huge parking issues for shoppers and visitors as it is and with hundreds of new homes planned in this one area of Wombourne alone it will make the situation far worse - not to mention the roads are very small so poses risk to pedestrians. There is already parking on double yellow lines and pavements in the area which poses danger already to partially sighted individuals, the disabled and elderly and parents with young children - which will only get worse.

Though a new supermarket is being built on the old land of Wombourne Windows (off Bridgnorth Road) which will provide more options for shopping for local residents, it will also generate more traffic leading through Wombourne and will make access onto Poolhouse more dangerous - baring in mind, if you look at historical figures, there have been numerous terrible accidents on that stretch of the road. This danger will be further worsened by the hundreds of new residents who will need to access Poolhouse for their homes.

As such the plans as they stand show little effectiveness in keeping the area safe for those currently living here - nor, in fact for those who wish to join our community.

Furthermore, these plans are not sustainable - the damage building upon the fields along Poolhouse (as well as other areas) will be detrimental to not only the wellbeing of residents living opposite and further down the road but also to local wildlife. Let's not forget, it has also been proven that 'green areas' benefit individuals mental wellbeing - but these are being destroyed or encroached upon.

We already have bad flooding along the roads around Wombourne - the area around the pub in the ditch at the end of Poolhouse road/Ounsdale Road (The Round Oak) regularly floods and with the surface runoff generated by so many green areas being destroyed will worsen this.

Also, Bridgenorth road near Poolhouse regularly floods in heavy rain, adding to more danger for new residents using this road and those travelling through.

The local wombrook, which is accessabile by Giggetty Lane (where a new housing estate has already recently been built) off Poolhouse Road has also suffered the impacts of flooding and often raw sewage has been found in its waters. More excessive building will only worsen this problem, which is not being dealt with (and no mention of it being dealt with) is not sustainable for the health of our local area or its residents.

I urge you to take my concerns, other residents and our local Parish Councils seriously. We acknowledge the government has need for affordable housing however the impact of the current proposed plans would be detrimental to our Tier 2 Village - a Tier 2 village, I might add, that is having to take on a considerably higher percentage of new dwellings than any other in South Staffordshire - I don't know about others boroughs.

Yours Sincerely,

Miss Elizabeth Marshall

