

Resident No.	Comment	Support CAAMP document	Support boundary Y/N	Support Article 4 Y/N	Officer response to comments
1	<p>Surprisingly, the documents do not refer to the Council's proposals in relation to the low traffic neighbourhood area. I would make the following observations.</p> <p>1 the Council has concluded that it is desirable to preserve and enhance the character and appearance of St Agnes Conservation Area.</p> <p>2 the Council is under a duty to formulate proposals to preserve and enhance the conservation area.</p> <p>3 the consultation documentation expressly acknowledges that even existing traffic levels in Oxford Road detract from the character and appearance of the conservation area.</p> <p>4 the measures introduced by the Council to promote an LTN, including the closure of School Road, have led to a material increase in traffic on Oxford Road which must detract from the character and appearance of the conservation area.</p> <p>5 it follows that the Council will be acting unlawfully if it implements an LTN which results in detriment to the character and appearance of the conservation area.</p> <p>I have made a number of other points to your colleagues dealing with the LTN and the proposed traffic regulation order , but I am copying this to Joe Green and to the Councillors to draw their attention to the conclusion already drawn by the Council that traffic levels are already having a detrimental effect upon the conservation area.</p> <p>It is obviously of paramount importance that the Council's City Design Manager and team engage with the LTN proposals to ensure that issues relating to the conservation area are properly considered and that the Council does not err in its public law duties.</p>	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y/ no objection	Y/no objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.
2	<p>I live in Grove Avenue. On the Draft Consultation Paper Article 4 the following addresses are listed as included, but on the map they are cut off from the Cotton Lane end of Grove Avenue. I assume the map is correct and we are not included in the proposed conservation area.</p> <p>54 Grove Ave</p> <p>56 Grove Ave</p> <p>58 Grove Ave</p> <p>60 Grove Ave</p>	Y/no objection	Y/ no objection	Y/ no objection	<p>The addresses in question are proposed to be included in the amended boundary. There was a placement error on the proposed boundary changes map but the proposed boundary changes map at Plan 1 of the document, as consulted on, is correct and the residents were informed of the proposed inclusions by letter.</p> <p>After further discussion the respondent has confirmed no objection to inclusion in the conservation and merely</p>

					required clarification on the proposed position.
3	I have looked at the proposed extension to the boundary for St. Agnes CA. Any extension is welcome, but in my opinion, this does not go anywhere near far enough from Cotton lane onwards, it should continue to include part of School Road where there are many fine as yet unspoiled period houses on the left side and for the boundary to run further down Oxford road to the church even	Y/ no objection	Y/ no objection	Y/no objection	To include further areas would require a further consultation period. Recommend these areas are looked at as part of the next review of the St. Agnes CA.
4	Whilst I would love to see the beautiful houses here conserved there is an elitist whiff about this. I live in Grove Avenue in a house converted into 3 flats by Birmingham city council. I bought my flat plus the freehold because I love living here but would never be able to afford a house here. The houses are enormous, my flat has 3 bedrooms and more floor space than my previous house. It means families who can't afford £650 k can live in a nice area. Surely it's the job of the planning department to ensure sympathetic construction or modification of the buildings and trees can have protection orders placed on them.	Y/ no objection	Y/ no objection	y/ no objection	
5	I live in Grove Avenue and was surprised to receive your recent letter proposing to include mine and neighbouring properties in the conservation area. Our house was built in 2003 as was 2b and 3,5,7 opposite are also modern. Having reviewed the proposed boundary changes map and the Society's map in their review online it appears that you are proposing to add modern properties at the Wake Green Road end of Grove Avenue while excluding those Victorian properties at the Cotton Lane end. This is contrary to the map and directions provided by the Society. Please could you confirm if an error has been made on the proposed boundary changes map?	Y/No objection	Query but overall no objection	Y/no objection	The proposed boundary changes will not include Nos. 2a or 2b or Nos. 3, 5 and 7 Grove Avenue. There was a placement error on the proposed boundary changes map. The proposed boundary changes map at Plan 1 of the document is correct.
6	<p>I was the citizen who raised the issue of houses in Manor Park Close being affected by proposed changes during tonight's consultation.</p> <p>I stand corrected in that I suggested that the boundary was being withdrawn to exclude houses on the Manor Park Close estate development, in fact the map on page 13 of the draft Character Appraisal and Management Plan and narrative on page 7 suggest the houses are considered for removal from Article 4 direction as being post World War II and presumably of less merit.</p> <p>You will see from my contact details below that I am one of the residents affected by this specific proposal.</p>	Y/no objection	Y/no objection	Y/no objection	The houses on Manor Park Estate remain in the conservation area and will not be considered further for removal from the Article 4 Direction

	<p>I am not the original owner of this 2002 house but my understand that the aesthetics and sizing of this and neighbouring houses were positively influenced by being in the conservation area, while other houses on the estate outside the boundary are less sympathetic to the local vernacular.</p> <p>Elsewhere in the draft (pages 21, 28 and 29) the Manor Park Close estate is mentioned as a positive addition to the conservation area, and indeed the Moseley Society mentions the Manor Park Close development favourably and pictures my own house in their literature.</p> <p>For the avoidance of doubt I am opposed to the removal of conservation area protection from the houses that currently enjoy it on Manor Park Close estate give the trouble taken to make them sympathetic to the local characteristics in the first place and the good regard they are now held in. Equally I am opposed to the exemption of post-World War II houses within the conservation area more generally, because they are distributed widely across the area and any removal of protection for these numerous properties would devalue the overall benefit of enforcing more rigorous standards on their immediate neighbours.</p>				
7	I wish to offer my unreserved support for the retention and extension of the St Agnes Conservation area here in Moseley. I value what this status provides for the area and appreciate the effort that has gone into sustaining this much values project	Y/ No objection	Y/ No objection	Y/ No objection	
8	I am writing in regard to the consultation on the St Agnes Conservation area. As a Moseley resident I believe this to be incredibly important to the heritage of the area and strongly support the continuation of it.	Y/ No objection	Y/ No objection	Y/ No objection	
9	I am a resident on St Agnes Road. I would support any measures to maintain the Conservation Area Status for this area. The work from STARA, the Moseley Society and BCC has been invaluable maintaining the period character of the properties in the Conservation Area and in my opinion it is essential that the status in continued.	Y/ No objection	Y/ No objection	Y/ No objection	
10	We live within the above conservation area. We fully support both the conservation area and the proposed St Agnes Character Appraisal and Management plan.	Y/ No objection	Y/ No objection	Y/ No objection	
11	Please accept this email in support of the St Agnes Conservation Area. Huge amounts of work have been undertaken over many years to protect and preserve the integrity and history of this part of Moseley. I would also like to emphasise my support for the proposed St Agnes Character Appraisal and Management Plan.	Y/ No objection	Y/ No objection	Y/ No objection	

12	<p>I believe you are having a review of the conservation status I moved to this are because of the beautiful houses and the way they are kept that way, with no alterations, extensions etc which would spoil the general look of the area. I have attended residents meetings and heard about some of the planning applications, which would alter the appearance of buildings and been horrified at the lack of respect some of these proposals have. The area is a real gem both locally and in Birmingham and the people who work so hard to keep it that way should have the back-up of the council, especially with the slack rules nationwide on planning. I</p> <p>In previous times, especially the 1980's several changes were allowed, for example 30 St Agnes road, which had a really ugly addition on its front, so a group was formed to make it a conservation area and this has enhanced the protection of the properties, so let's not take a retrograde step and slacken off the vigilance needed.</p>	Y/ No objection	Y/ No objection	Y/ No objection	
13	<p>I am writing following recent information that the St Agnes conservation area is currently part of a consultation process. This is extremely valuable to our area and as a local resident I am personally in support of retaining the St Agnes Conservation area. Please include this within your review.</p>	Y/ No objection	Y/ No objection	Y/ No objection	
14	<p>I understand you are reviewing the St Agnes Road, Moseley, conservation area. As a resident of the area I fully support maintaining it as a conservation area. The reasons for this are as follows: During "lockdown" residents and local walkers found the place to be an unspoilt "haven". This helped people relax and reduced their pandemic stress levels. The houses are of historic importance and being in a conservation area any changes to properties have to be reviewed by the council. This prevents "monstrous" developments which are not in keeping with the area and spoil our heritage. Adjacent roads do not enjoy conservation status and beautiful old houses are being destroyed. By looking after the area, and showing other people that we care, demonstrates the passion in some people to preserve what we have. Hopefully other areas in Birmingham will follow our example and start to look after their area eg not drop litter and be respectful to nature. Please do continue to keep the conservation area protected. Thank you.</p>	Y/ No objection	Y/ No objection	Y/ No objection	
15	<p>We are extremely supportive of the importance of STARA to the local residents and to the wider local community. There suburban environment covered by STARA has historic significance to Birmingham too thanks to the vision of the city 100 plus years ago and we need champions to ensure this legacy is maintained and the lessons learnt for local communities for future generations.</p>	Y/ No objection	Y/ No objection	Y/ No objection	
16	<p>Just a quick email to confirm my wholehearted support for retaining the St Agnes Conservation area in its current form. This is a unique and valuable heritage asset which shouldn't be compromised in any way</p>	Y/ No objection	Y/ No objection	Y/ No objection	

17	As a resident of the St Agnes CA, I would like to express my strong wish that the CA status of this area be maintained as a result of the forthcoming Appraisal. Over the years the local Residents Association (STARA) has instigated many projects, financed by members, to enhance the area and maintain the style and elegance of its' housing and surrounds. I believe that conservation status is vital for the area to remain such a shining example of the Arts and Crafts movement from its' inception in the early 20th century, and trust that this will continue to be the case.	Y/ No objection	Y/ No objection	Y/ No objection	
18	This is to confirm that I am in favour of maintaining St Agnes Road as a conservation area.	Y/ No objection	Y/ No objection	Y/ No objection	
19	I am concerned there may be a possibility that we may lose our Conservation Area status. I wish to express my support of retaining the St Agnes Conservation Area.	Y/ No objection	Y/ No objection	Y/ No objection	
20	We would like to support the retention of the St Agnes Conservation area in Moseley. We have been residents of this area for over thirty years and really appreciate the unique nature of this area.	Y/ No objection	Y/ No objection	Y/ No objection	
21	I'm aware that Birmingham City Council is currently undertaking a Consultation process regarding the St Agnes Conservation area in Moseley. As residents of Dyott Road, we are strongly in favour of retaining the conservation area and are aware that a lot of work which will support this has already been undertaken by STARA members, reducing the burden on the Council. Please could you register our support, we look forward to seeing the outcome of the consultation.	Y/ No objection	Y/ No objection	Y/ No objection	
22	I'm concerned about, The Appraisal and Management Plan, by Birmingham City Council regarding St. Agnes Road Conservation Area Areas like this are few and far between, so it's important that these areas are appreciated and preserved by the City Council. It's Birmingham's history. People neighbours friends have work tirelessly to maintain this area & its history. It's a close-knit community, therefore this must be considered	Y/ No objection	Y/ No objection	Y/ No objection	
23	Sending this email to confirm our full support of the St Agnes Conservation Area.	Y/ No objection	Y/ No objection	Y/ No objection	
24	I personally support the St Agnes Conservation Area and think it is a very special place.	Y/ No objection	Y/ No objection	Y/ No objection	
25 Victorian Society	<p>Thank you so much for the St Agnes Conservation Area consultation presentation on Wednesday It was excellent and the document reads well I attended on behalf of Tim Bridges for the Victorian Society</p> <p>Apologies for the questions about the paragraphs on Page 6 concerning consideration of possible withdrawal of Area 4 directions from WWII properties and thank you for answering them I misread the first sentence below to infer that all WW11 properties within the area might have Area 4 directions removed. Thank you for confirming that</p>	Y/ No objection	Y/ No objection	Y/ No objection	<p>There is a blanket Article 4(2) Direction on the St. Agnes Conservation Area. It is not proposed to cancel any part of the Article 4 area.</p> <p>Text amended on P.48 as per comments.</p>

	<p>that possibility would only be considered for the 3 infill areas described below and that Area 4 directions for the rest of the WWII properties in the area would remain. Perhaps the paragraphs below could be rewritten to make that clearer.</p> <p>"The Local Authority might consider removing the Article 4 Direction from the modern developments of infill housing within the Conservation Area so as to reduce the management costs of planning applications made within those areas. The areas are Manor Park Close, Mulberry Drive, and St Agnes Close. The houses built in Billesley Lane on the rear of the former Lucas Training Centre (Nos.12 and 32-38) are also modern. The full array of post-WWII houses within the Conservation Area are shown on Plan 1"</p> <p>Thank you also for agreeing to correct P48 to state that Article 4 direction planning applications will require a fee</p>				
26	I would like to support the St. Agnes Residents Conservation Area. (STARA) They do a wonderful job being proactive in very many ways including security and looking after the environment through our chairman, Peter Leadbetter. I am a member and cannot stress too strongly that nothing should be changed.	Y/ No objection	Y/ No objection	Y/ No objection	
27	I am in support of retaining the conservation area of St Agnes In Moseley it is one of the reasons I moved to the area.	Y/ No objection	Y/ No objection	Y/ No objection	
28	I listened to the presentation with interest and as a resident of Grove Avenue, I support the inclusion of the road in the St Agnes Conservation area. I live in a 1970's house and was interested in the discussion about the planning applications for modern properties.	Y/ No objection	Y/ No objection	Y/ No objection	
29	I write to add my support to that of our neighbours in ensuring that the St. Agnes Conservation Area status is maintained. We value the work our STARA committee perform on our behalf and the protections the current conservation status provides us with.	Y/ No objection	Y/ No objection	Y/ No objection	
30	I am writing to support the St Agnes Conservation area. Having lived in the area for 10 years I can only support and praise the benefits of living in a conservation area. The added protection to the wonderful buildings and green spaces is invaluable	Y/ No objection	Y/ No objection	Y/ No objection	
31	<p>I am writing in response to the Draft Character Appraisal and Management Plan for the St Agnes Moseley Conservation Area.</p> <p>My comments are general ones and relate to the description of traffic levels in the area. While I accept that "[t]raffic and its speed has been an increasing problem over the past two decades and the noise, visual intrusion and air pollution caused by streams of</p>	Objection to Wording of character of Oxford Road	Y/ No objection	Y/ No objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.

	<p>vehicles, especially in the morning and evening rush hours, considerably detracts from the character of the Conservation Area...Billesley Lane, Oxford Road and Dyott Road are most affected" (p. 30), I am concerned that, without explanation, such descriptions of the area in the plan might negatively affect the ability of Birmingham City Council to take measures to protect the character of the Conservation Area as containing "quiet suburban residential street[s]' and, indeed, to take measures to resist this threat and protect the Area against proposed developments that would have the effect of perpetuating these problems.</p> <p>I also feel that the document should recognise the currently abnormal levels of traffic in the area since the closure of a few streets to through traffic rather than leaving open the possibility that these exceptional levels are a norm.</p>	regarding traffic and LTN.			
32	I'm very much in support of maintaining the St Agnes Conservation area. This is a beautiful part of Moseley containing excellent examples of Arts and Craft style buildings. It would be sacrilege if the ethos of the area was destroyed leading to unwelcome changes and developments.	Y/ No objection	Y/ No objection	Y/ No objection	
33	I wish to retain the Conservation Area and accept the proposed extension etc.	Y/ No objection	Y/ No objection	Y/ No objection	
34	I support the Conservation Area and the proposed changes	Y/ No objection	Y/ No objection	Y/ No objection	
35	My partner and I wanted to express to you how important we think it is to retain the conservation area. We love walking around the church and surrounding area and it's vital that it is looked after and protected for the wider community to stroll around.	Y/ No objection	Y/ No objection	Y/ No objection	
36	I am writing to comment on the inaccuracy of the traffic on Oxford Road. The road has always enjoyed a low level of traffic. The traffic volume has increased in the last 6 months specifically due to the school road modal filter. Please can this be corrected?	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y/ No objection	Y/ No objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.
37	I would like the references to historically high rates of traffic on Oxford Road, within the conservation area consultation, to be amended. Oxford Road did not used to suffer from high levels of traffic. The levels have dramatically increased as a result of the modal filter on School Road. It is unacceptable to write off Oxford Road as 'historically'	Objection to Wording of character of Oxford	Y/ No objection	Y/ No objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.

	<p>a 'rat-run'. It did not used to be. The traffic on the road should be strongly mitigated in order to conserve the previous character of the road.</p>	Road regarding traffic and LTN.			
38	<p>As a resident in the St Agnes Moseley Conservation Area, I am writing to object to the characterisation and image portrayed of Oxford Road.</p> <p>The St Agnes Moseley Conservation Area Character Appraisal and Management Plan gives the impression that Oxford Road regularly experiences high levels of traffic, particularly at rush hour. It describes the traffic situation as follows e.g. pg. 21 'Despite their origin as quiet suburban residential streets there is a considerable flow of traffic through the Conservation Area. Traffic is heaviest during weekday rush hours where these routes provide 'rat-runs to avoid heavier traffic on the main roads' and pg. 26 'Oxford Road is an alternative link between Moseley Village and Yardley Wood Road. Consequently, it suffers from quite high traffic levels during the rush hours.'</p> <p>I firmly believe that these assumptions are inaccurate and false, the level of traffic we are suffering is a recent phenomenon and not long-standing.</p> <p>We renounce the above references and ask for them to be withdrawn and correctly redrafted.</p> <p>The recent introduction of the LTN has been restricting and redirecting traffic to alternative side roads and streets. The barriers have impacted various roads positively, such as Cambridge Road, drastically reducing the pollution and heavy stream of vehicles. Other roads such as Oxford road have experienced the opposite effect and traffic is exceeding the usual volume.</p> <p>Although the intentions of the LTN were well-intended, this has changed the traffic flow dynamic of Oxford Road. BCC has a statutory duty to pay particular attention to the desirability of preserving and enhancing the character or appearance of a CA; this goes beyond just decisions on permissions and applies to the exercise by BCC of all its other functions under the planning acts. The extra traffic on OR is detracting from the character and appearance of the CA, through the noise, air pollution and the visual impact of increased activity: it is further losing its character as a 'quiet suburban residential street'. The CA also contains listed buildings (LB), e.g. nos. 110 & 112 OR, outside of which queueing traffic is now common. BCC has a statutory duty to have particular regard for the desirability of preserving LBs and their environments. The increase in queueing traffic is detracting from the setting of these LBs.</p>	<p>Objection to Wording of character of Oxford Road regarding traffic and LTN.</p>	Y/ No objection	Y/ No objection	<p>Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.</p>

	<p>I would also point you towards the statement on pg. 30 ('Pressures on the Conservation Area') 'Traffic and its speed has been an increasing problem over the past two decades and the noise, visual intrusion and air pollution caused by streams of vehicles, especially in the morning and evening rush hours, considerably detracts from the character of the Conservation Area. Billesley Lane, Oxford Road and Dyott Road are most affected.' The School Rd modal filter has significantly added to traffic and speeding, and BCC confirms that 'streams of vehicles' have an adverse effect on the character and appearance of the CA, contrary to the statutory duty.</p>				
39	<p>Thank you for the very full report on the conservation area around St. Agnes church in Moseley.</p> <p>We have lived in Oxford Road for 40year and I would have to say that it has not always been a road with a great deal of traffic. To state that in your report is grossly inaccurate and will give the council an excuse to validate their present policy. I would ask that para 21 is changed to be true to the actual situation in Oxford road which is that the increase in traffic is a recent phenomenon.</p> <p>In fact if the council intend to keep areas such a this as being 'conservation' it should work as hard as possible to maintain the peace and tranquility of the neighbourhood. I fail to see why it would be called a conservation area if nothing is being done to maintain its quality of living. Since the council's scheme to put in LTN's in school road and other nearby roads, the pollution, traffic, noise and speeding has significantly increased. This is not consistent with the area you are trying to create.</p> <p>It is incorrect to saying para 21 that this has always been the case. It is only in the last months that life here has been particularly different. I would point out that the bumps in the road make almost no difference to the present speeding and Billesley Lane continues to experience high speeds which are in danger of causing serious accidents. Please will you amend this in your report.</p>	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y/ No objection	Y/ No objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.
40 Moseley Society	<p>We should begin by declaring an interest in this subject because The Moseley Society is not a neutral observer but has been an active participant in the process that has led to this draft document. Having been involved in the extended period of work that has resulted in this consultation, we understand, welcome and support:</p> <p>The document as a whole. We regard the speedy adoption of the Appraisal and Management Plan as essential for the long-term protection of this special area of Moseley and of the City of Birmingham.</p> <p>The Management Plan with its guidance, recommendation for enhancement and for ongoing management, and the opportunities for positive future change.</p>	Y/ No objection	Y/ No objection	Y/ No objection	There is a blanket Article 4(2) Direction on the St. Agnes Conservation Area. It is not proposed to cancel any part of the Article 4 area.

	<p>The proposal to extend the Conservation Area and the Article 4(2) Direction to include most of Grove Avenue and also the narrow strip of land in front of the modern houses at the extreme eastern end of St Agnes Road, in order to give the historic sandstone wall and a group of fine trees some protection.</p> <p>The proposal, included in the section on Enforcement, to undertake an annual review of the Conservation Area.</p> <p>We are not in favour of removing the Article 4 Direction from the modern developments of infill housing within the Conservation Area. Some of those houses have been designed with care to complement the character of the St Agnes area. Others may have no special architectural merit but still retain original sandstone front boundary walls and front gardens that would, if removed, damage the character and appearance of the Conservation Area.</p> <p>We understand the reasons for proposing the removal of 25-27 Shelsley Drive and also the new house that has been built on land at the rear of 50 Cotton Lane, now known as 48 Cotton Lane, and have no objection to this part of the proposal.</p> <p>We hope the CAAMP will soon be adopted as 'material consideration' in the planning process and look forward to continuing to work with you and your colleagues to ensure that, as Cllr Martin Straker-Welds sets out, this very special part of Birmingham 'endures for the enjoyment of future generations'.</p> <p>We also wish to record our profound thanks to Dr Terry Slater and to Bob Edmonds for the many hours of skilled work that they have devoted to the production of this document.</p>				
41	<p>We wish to add our support for the adoption of this draft document as a 'material consideration' in the planning process, and in particular the proposal to include 36 Grove Avenue in the Conservation Area.</p> <p>We moved here in 1983 and our surveyor told us that we would need additional beams added into our roof space because a WWII bomb had nearly dislodged the purlins and under a heavy weight of snow the roof might collapse. We've therefore always been aware that our house has a history, and we are glad that the original front windows, and especially the stained glass, survived the bombing. We no longer have the original open porch – our predecessors had had it enclosed with sliding Everest glass doors but twenty years ago we had those replaced with a more traditional porch.</p>	Y/ No objection	Y/ No objection	Y/ No objection	

	<p>As I type I can look across to a skip in front of No. 37 Grove Avenue. Last week I watched with sadness as the chimney was demolished and the bricks added to the skip, knowing that without the protection of Conservation Area status, including an Article 4 Direction, there was no reason for the chimney to be restored and retained.</p> <p>We have a large lime tree at the bottom of our garden, and we come under pressure from people living in the School Road houses that we back onto to have the tree pollarded, if not felled. We have just had work done on it for the second time since we moved in – but it is already regrowing, and we hope that it will outlive us all! We think it might have been part of a row of trees that lined the entrance drive to The Grove, shown on the 1888 map, as many of the houses on our side of Grove Avenue have mature trees in their gardens. Some of those trees suffered extensive damage in the 2005 tornado and have since been felled, but those that survived are mostly thriving and we look forward to the protection that inclusion in the Conservation Area will give them.</p>				
42 Moseley Regeneration Group	<p>We are pleased to see the draft CAAMP for the St Agnes Conservation area. As one of the most important and coherent residential areas in Moseley it is entirely appropriate that proactive steps should be taken (i) to record in detail the nature of what is already there and (ii) establish what steps are necessary for conserving and enhancing the status quo. The draft document does this in full, and we believe the policy guidance for planning to be especially helpful. The recent and forthcoming changes to the planning frameworks at national level leave areas such as St Agnes exposed to alterations and developments, many under Permitted Development Rights, that would cause irreversible damage and loss. For this reason, the Article 4 direction is also especially welcome. The draft plan is consistent with the aims and objectives articulated in the Moseley SPD and for that reason the Moseley Regeneration Group supports the document unreservedly.</p>	Y/ No objection	Y/ No objection	Y/ No objection	
43	<p>I write in respect of the above consultation to OBJECT to the following –</p> <ul style="list-style-type: none"> • Conservation Area Appraisal and Management Plan (CAAMP) and • Proposed boundary amendments to the designation. <p>I have no comments to make on the Article 4 Direction, other than to request greater enforcement as there have been plastic windows put in a few of the properties in the last few years and roofing materials have been changed, presumably without reference to yourselves.</p> <p>I also request that consideration is given to widening the St Agnes Conservation Area to include other fine examples of late Victorian and Edwardian housing.</p>	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y/ no objection but recommend inclusion of more areas.	Y/ no objection	<p>Response to point 1- description of character and appearance of conservation area: Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.</p> <p>Response to point 2- drafting errors in document and plans: There was a placement error on the proposed boundary changes map. The proposed</p>

	<p>My representations are set out below –</p> <p>Incorrect description of the prevailing character of the Conservation Area</p> <p>The CAAMP gives the impression that Oxford Road normally suffers high levels of traffic, especially at rush hour. It incorrectly describes the traffic situation as follows e.g. pg. 21 ‘Despite their origin as quiet suburban residential streets there is a considerable flow of traffic through the Conservation Area... Traffic is heaviest during weekday rush hours where these routes provide ‘rat -runs’ to avoid heavier traffic on the main roads’ and pg. 26 ‘Oxford Road is an alternative link between Moseley Village and Yardley Wood Road. Consequently it suffers from quite high traffic levels during the rush hours.’</p> <p>These are incorrect descriptions of the situation that existed <u>prior</u> to the introduction of the initiatives under ‘Places for People’ in Kings Heath and Moseley where a number of roads have been blocked off by modal filters including nearby School Road and Cambridge Road. The introduction of the modal filters has meant that Oxford Road is currently experiencing abnormally high levels of displaced traffic, but this was not the case prior to the installation of the modal filters. As you may know, the measures introduced were emergency measures, without consultation, and there has been a lot of negative feedback locally as the amount of traffic displaced onto Oxford Road has been detrimental in many ways.</p> <p>It is important that this incorrect reference to the character of the St Agnes Conservation Area is amended, as the Foreword states the CAAMP will ‘define its [the CA’s] character’ and the Introduction states it will, inter alia, provide a sound basis for the determination of planning applications within the Conservation Area and the formulation of proposals for its preservation and enhancement.’ The character of the St Agnes Conservation Area is one of low traffic – the huge increase in traffic is a recent phenomenon we are suffering.</p> <p>The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, which goes beyond just decisions on permissions and applies to the exercise by BCC of all its other functions under the planning acts. The extra traffic currently displaced on to Oxford Road is detracting from the character and appearance of the Conservation Area, through noise, air pollution and the visual impact of increased activity: it is losing its character as a ‘quiet suburban residential street’. The Conservation Area also</p>				<p>boundary changes map at Plan 1 of the document is correct.</p> <p>Response to point 3- inclusion of new areas: To include further areas would require a further consultation period. Recommend these areas are looked at as part of the next review of the St. Agnes CA. To include further areas would require a further consultation period. Recommend these areas are looked at as part of the next review of the St. Agnes CA.</p>
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	<p>contains Listed Buildings, e.g. nos. 110 & 112 Oxford Road, outside of which queueing traffic is now common. The Council has a statutory duty to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural or historic interest which they possess. The increase in queueing traffic is detracting from the setting of these Listed Buildings.</p> <p>Please note that I do support the reference in the CAAMP at pg. 30 ('Pressures on the Conservation Area') which states: "Traffic and its speed has been an increasing problem over the past two decades and the noise, visual intrusion and air pollution caused by streams of vehicles, especially in the morning and evening rush hours, considerably detracts from the character of the Conservation Area...Billesley Lane, Oxford Road and Dyott Road are most affected.' As above, the significant increase in traffic has been a result of the emergency introduction of modal filters elsewhere in Kings Heath and Moseley; however, reference in the CAAMP to the fact that the noise, visual intrusion and air pollution caused by streams of vehicles considerably detracts from the character of the Conservation Area is agreed and whilst not entirely relevant to the current consultation, it is incumbent on the Council which has a statutory duty in relation to the exercise of its functions that it does not undertake actions that conflict with that duty. I consider the introduction of the referenced modal filters and the consequent increased in vehicular activity, including queueing and beeping horns along Oxford Road, as well as the reduced air quality, have a negative effect on the character and appearance of the Conservation Area, contrary to the statutory duty.</p> <p>Drafting errors in the CAAMP and accompanying plans</p> <p>It is noted that the plan in the CAAMP showing the boundary of the existing St. Agnes Conservation Area is not commensurate with the existing boundary shown on the standalone proposed Boundary changes plan. It excludes existing parts of the Conservation Area and implies that currently excluded areas are already within it. This error is confirmed in the text of the CAAMP, e.g. on the proposed boundary changes plan, no. 18 Grove Avenue is shown to be included in the existing Conservation Area boundary, whereas in the original plan, it is excluded. In addition, there is a photograph of no. 18 Grove Avenue included in CAAMP at pg. 7 under Designation and boundary changes' with a title 'It is suggested these houses be included in the Conservation Area'.</p> <p>It is also noted that the plan on pg. 8 is inconsistent with the standalone plan. It appears the boundary overlay on the standalone plan has been drafted in error, e.g. St</p>				
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	<p>Agnes Church Hall is referenced in the document as included, and shown as such on the plan on pg. 8, but is excluded in the standalone plan.</p> <p>Suggested boundary amendments to the Conservation Area designation</p> <p>In addition to the above comments, I consider that additional parts of Moseley should be included in the Conservation Area - or be included in a standalone designation. These include other roads in the Moseley 'Triangle', a term coined by local people as having a uniform character of large properties/ villas in a verdant setting. I consider the late-Victorian and Edwardian developments on Greenhill Road, Prospect Road and Blenheim Road should be included, as well additional parts of the southwestern end of Cotton Lane, School Road and the top of Grove Avenue. I set out below some photographs of these areas. I consider these roads have a special character which, whilst not necessarily part of the St. Agnes Conservation Area's character and style, are equally worthy of protection to stop any further erosion of character by loss of windows, front walls, loss of trees and the addition of hardstanding. It is noted that some of these roads do contain modern housing developments, but it is also noted that the existing Conservation Area includes more modern housing development, e.g. Mulberry Drive, St Agnes Close and Manor Park. Inclusion of the suggested additional roads will ensure that inappropriate development of these properties and their plots can be better resisted. I would urge you to visit these roads and walk around them with a view to extending the Conservation Area to include these, or consider an additional designation, to include these examples.</p> <p><u>Conclusions</u></p> <p>In summary, I object to wording in the St Agnes Conservation Area Appraisal and Management Plan (CAAMP) which incorrectly describes Oxford Road as normally suffering from high levels of traffic; this is a recent phenomenon which has been created by the 'Places for People' initiative in Kings Heath and Moseley. It is important that this incorrect reference to the character of the Conservation Area is amended as the CAAMP seeks to define the Conservation Area's character and provide a sound basis for the determination of planning applications within it, as well as the formulation of proposals for its preservation and enhancement. The character of the St Agnes Conservation Area is one of low traffic. I support the acknowledgement in the CAAMP of the adverse impact of extra traffic on the Conservation Area.</p>				
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	<p>I also request that the drafting errors in the CAAMP and the accompanying plans are rectified, for the avoidance of doubt.</p> <p>Finally, I urge you to look at extending the Conservation Area to the wider area to include more of the Moseley Triangle, including more of Cotton Lane, Grove Avenue, Greenhill Road, Prospect Road, School Road and Blenheim Road. I consider the late-Victorian and Edwardian developments on these roads are equally worthy of protection.</p>				
44 Birmingham Civic Society	BCS are very supportive of this work and our only query was whether parts of School Road should be included	Y- No objection	Y- No Objection but recommend more areas included.	Y- No objection	To include further areas would require a further consultation period. Recommend these areas are looked at as part of the next review of the St. Agnes CA.
45	<p>Having read the draft St Agnes Conservation Area Action & Management Plan (CAAMP) and having resident in Oxford Road for 27 years we wish to make the following points.</p> <p>1) The CAAMP falsely gives the impression that Oxford Road has ordinarily suffered from high levels of traffic, especially at rush hour over a considerable period of time. Therefore any plan drawn up on the basis of this fallacy is likely to be incorrect.</p> <p>In fact the level of traffic has increased enormously since the introduction of the Low Traffic Neighbourhood (LTN) measures, which included closing School and Cambridge Roads, which resulted in significantly more traffic in Oxford Rd. The extra LTN traffic on Oxford Road is detracting from the character and appearance of the CA, through noise, air pollution and the visual impact of increased activity: it is further losing its character as a 'quiet suburban residential street'.</p> <p>We particularly object to the wording on pg. 30 ('Pressures on the Conservation Area') that "Traffic and its speed has been an increasing problem over the past two decades and the noise, visual intrusion and air pollution caused by streams of vehicles, especially in the morning and evening rush hours, considerably detracts from the character of the Conservation Area...Billesley Lane, Oxford Road and Dyott Road are most affected.'</p> <p>Again it is the recent introduction of the LTN that has significantly added to traffic and speeding, and the Council has confirmed that 'streams of vehicles' have a negative effect on the character and appearance of the CA, contrary to the statutory duty."</p>	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y- No objection	Y-no objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.

46	<p>Traffic</p> <p>There are two comments (page 21 and 26) in the proposed CAAMP that imply that Oxford Road (OR) normally suffers from high traffic. I would like to state that the character of OR is that of a quiet suburban road and it is the planning and transport decisions of Birmingham City Council over the last 1-3 years that have resulted in the road becoming more used by vehicles and in particular since the modal filter was installed on the neighbouring School Road (in 2020) become a major rat run where it now has heavy vehicles and significant number of cars. The introduction of a right turn on Wake Green Road to facilitate traffic to the new Marks and Spencer supermarket at the corner of Wake Green Road and OR has also facilitated vehicles entering OR and using it as a rat run. I would like the CAAMP to describe the character of the area as it is "a quiet suburban street" and for the objectives of the CAAMP to clarify that planning decisions should be taken to return it to its original character before the implementation of planning decisions which have negatively impacted on the character of the conservation area.</p> <p>On page 26 the term "alternative link" is used to imply that it is the role of the road to act as a link between Moseley and Yardleywood Road. I object to this term and implication. OR is a residential road which links together other residential roads such as Greenhill Rd, Grove Road, and Cotton Lane. It is not a link between a major shopping centre and a B road (Yardley Wood Road), that link is Wake Green Road. It is being used as a rat run because of planning decisions taken by the Council (modal filter and right turn). In particular it is being used as a rat run because the Council has not taken steps to protect the character of the area such as a modal filter and instead has actively put in place decisions that impact detrimentally on the character of the CA.</p> <p><u>Pressures on Conservation Area</u></p> <p>I support the statement on page 30 which refers to "Traffic and its speed....streams of vehicles...significantly detracts from the character of the Conservation Area" While I may argue the timeframe in which this has occurred there is no doubt that especially since the School Road modal filter and the right hand turn onto OR from WGR these high levels of traffic have emerged. I believe that it is the responsibility of the CAAMP to clearly state that this situation has impacted negatively on the character of the CA (quiet suburban road) and a planning objective is to return its character a few years ago. Surely the Council cannot make decisions to negatively impact on the character of the CA and then after they have done this say "oh well the character is now X" having actively changed it from Y.</p>	Objection to Wording of character of Oxford Road regarding traffic and LTN.	Y/No objection	Y/no objection	Text on pages 21, 26 and 30 in relation to the character of Oxford Road amended in document to reflect comments.
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	<p>The noise, pollution and general character of the CA is being seriously impacted by the increased traffic due to the modal filter. It is just not possible to protect houses in this area from the effects of the pollution (particularly the listed buildings) and in particular residents cannot put in appropriate double glazing to sound proof their houses. If the Council stops caring about the CA there is always the risk that residents will as well and may think why are we following all the rules and applying for planning permission to change a window or a drive when clearly the Council is not concerned.</p> <p>I hope that you and the conservation team do all you can to protect the buildings and character of St Agnes conservation area. We rely on you.</p>				
47	<p>Article 4 Direction</p> <p>I am concerned as to why No88 Oxford Road is not included in the Third Schedule. Although this house is built to a different design to others immediately surrounding it, it is still a very important house in the street setting and I feel that it is vital for it to be included in the Third Schedule along with all the other houses.</p> <p>Is this an oversight or is there a specific reason for this?</p> <p>No88 is in rather poor condition but it is likely to be turned into a single dwelling house before too long. I feel that it is vital to the street scene of Oxford Road for this house to be improved in a manner appropriate for the Conservation Area. I would ask for this house to be included in the Third Schedule.</p> <p>Draft Management Plan</p> <p>Page 16 makes two references to Plan 6 but I couldn't find a Plan 6?</p> <p>On page 26 under the top photograph the spelling of J Brewin Holmes is 'Homes'</p> <p>The photograph on page 36 has attributed the design to W de Lacy Aherne. This house (no84 - our attached neighbours) was designed by J Brewin Holmes (I have a copy of the plans).</p> <p>I am concerned by the various references to the traffic on Oxford Road -</p> <p>High levels of traffic certainly detract from the character of the Conservation Area. However, the way this is referenced in the Plan gives the impression that it has become acceptable for Oxford Road to be a busy road. I do not feel that high levels of</p>	<p>Objection to Wording of character of Oxford Road regarding traffic and LTN.</p>	<p>Y/ No objection</p>	<p>Query but Y/ No objection</p>	<p>Text amendments made to document to reflect comments.</p> <p>To include further areas would require a further consultation period. Recommend these areas are looked at as part of the next review of the St. Agnes CA.</p> <p>No. 88 Oxford Road is covered by the Article 4 direction.</p>

	<p>traffic are acceptable and I would like references to the busy traffic to be reframed to make it clear that this level of traffic is inappropriate for, and considerably detracts from, the Conservation Area, in the same way as, for example, 1960s dormers or windows, or the loss of garden walls for driveways etc are referenced as being inappropriate or as detracting from the character of the area.</p> <p>It is also the case that the current higher levels of traffic are due to the 'modal filter' on School Road and this is further detracting from the character as the 'quiet suburban residential street'. There are higher levels of traffic than previously at all times. Before the installation of this filter the road was much quieter. Higher levels of traffic certainly lead to a poorer sense of 'belonging' and community and this could in turn lead to an erosion of the care that residents take with their properties, leading to an erosion of the character of the Conservation Area.</p> <p>I worry that if references to high levels of traffic on the road are not all qualified as 'inappropriate' or 'undesirable' or 'detracting from the character of the Conservation Area' - or just removed -, this may give the impression that these levels of traffic are acceptable to the officers of the conservation department, and may mean future development that would create further traffic will not be able to be turned down on the basis of the extra traffic that would be created, further eroding the character of the Conservation Area.</p> <p>I am concerned by the references to Oxford Road being an 'alternative route' (page 21) and 'alternative link' (page 26) between Moseley Village and Yardley Wood Road. I do not want to see these references included as it implies this situation is acceptable to the Conservation Department. It is fundamentally unacceptable that traffic uses Oxford Road as a cut-through when there is a road - Wake Green Road - designated for this purpose. Oxford Road was designed as quiet residential road and this quiet suburban character is exactly what the Management Plan should be doing its utmost to maintain or enhance.</p> <p>I object to any references that may imply that high levels of traffic on Oxford Road are normal or acceptable.</p>				
48	<p>We are writing as residents of Grove Avenue. Moseley in response to the proposal to extend the St Agnes Conservation area. The changes as set out in the consultation documents and Conservation Area Management Plan would include our property within the extended conservation area. We support this principle and the proposal.</p>	Y/No objection	Y/No objection Support for inclusion	Y/ No objection	

	We attended the online meeting about the proposals and found this session information.		from Grove Avenue resident		
49	<p>I am strongly in favour of the retention - and promotion - of the St Agnes Conservation Area. I am a resident. We have a long-established ethos of community collaboration, with strong voluntary support for initiatives that seek to make the St Agnes Conservation area a pleasant and safe place.</p> <p>For example:</p> <p>We work closely with WMP. We have an excellent roster of volunteers for our WMP Street watch patrols.</p> <p>We work with the Council. We collect up - at an early stage - the rubbish that is regularly jettisoned from passing - or parked - cars . We also alert the Council promptly about fly-tipping matters. In this way, we strive to make our area a more pleasant place for anyone who lives and works, or cycles or walks through.</p> <p>Well-being. We have our own community bench (with tubs of flowers) near St Agnes Church which many people « passing through » use for relaxation, contemplation and conversation.</p> <p>These are but two examples where the existence of a Conservation Area encourages a broad spectrum of collaborative initiatives that contribute to community cohesion. It goes far, far wider that the important issues of conservation of our important built environment which has been so ably documented by residents and people who care</p> <p>I urge the continuation of support for the St Agnes Conservation Area.</p>	Y/ No objection	Y/ No objection	Y/No objection	
50	<p>The proposal has been very carefully documented and is an eminently sensible change on existing parameters. The modest changes are logical improvements that form a coherent whole in preserving a collection of houses that are mainly from the period 1890-1920. There have been considerable alterations in the past, with conversion to multiple occupancy and building not in keeping with the original ethos. However, there remains remarkable unity of character and a singleness of purpose that makes the area unique.</p> <p>The chief reason for the conservation's integrity is the St. Agnes Residents Association: it holds three meetings a year to keep residents aware of local issues it sponsors a weekly Street watch patrol that notes petty crime, including fly-tipping, littering, possible drug dealing, speeding traffic, and lapses in property security; it</p>	Y/No objection	Y/No objection	Y/ No objection	

	<p>cooperates with West Midlands Police but its role is purely advisory, it complements the Moseley Society, with a very specific local focus</p> <p>The chief benefit of the conservation area status is that gives its residents a sense of identity. To give one example: individuals collect litter, and not merely outside their own houses. At a time when, with continual cuts in public services through reduced funding and increased costs, voluntary efforts are significant, and without conservation area status, that effort will become weaker</p>				