

P/2023/00416 Abbots Bromley School For Girls High Street Abbots Bromley Staffordshire WS15 3BW | Partial demolition of the former Abbots Bromley School Buildings, conversion and extension of the remaining school buildings to form 60 dwellings (27 for over 55s), erection of 58 dwellings and garaging (8 for over 55s) and a detached Community Store

P/2023/00417 Abbots Bromley School For Girls High Street Abbots Bromley Staffordshire WS15 3BW | Listed Building Consent for the partial demolition of the former Abbots Bromley School Buildings, internal and external alterations to facilitate the conversion and extension of the remaining school buildings to form 60 dwellings (27 for over 55s)

Representations of CPRE Staffordshire (Campaign to Protect Rural England), registered charity number 219443. We work to promote and encourage the protection and improvement of the countryside of Staffordshire, its towns, villages and rural environment.

CPRE Staffordshire **supports** this application in principle, and does not object to the conversion of disused buildings into housing. The site is within the Abbots Bromley settlement boundary and would be within walking distance of the shops and amenities in the village (the construction of a community store is also welcome). It would also be close to public transport. Increasing the amount of residential property available in the centres of towns and villages will reduce the pressure to develop greenfield land. Such developments often lead to car-dependency and a corresponding increase in traffic congestion.

With regards to the housing mix, we welcome the development of new housing specifically targeted at older people. As Staffordshire has an ageing population, a trend that is set to continue, an increasing amount of housing targeted at older residents will be needed; this will also make it easier for people to downsize from larger properties. We also hope that the developer will take the opportunity to construct the new houses to the highest possible standards of energy-efficiency. However, we regret that there is no requirement for affordable housing to be incorporated within the scheme either on-site or by means of an off-site contribution.

With regards to transport, in order to reduce future residents' reliance on cars, we hope that the development will include good pedestrian and safe, segregated cycle lanes. Furthermore, as councils are increasingly using Section 106 orders to mandate developers to provide car clubs to mitigate car use/ownership in new developments, there is an opportunity to trial this with this development. This would be a good opportunity to link up with a company such as HiyaCar to allow residents to have the option of car-sharing rather than car-ownership.