

Introduction

The purpose of this report is to provide a detailed analysis of the need for accommodation and care provision within the Leek area of Staffordshire Moorlands (a district in the county of Staffordshire), with a view to determining the potential future use of a specific site available for development. The site is located on an old British army camp, formerly known as the Anzio camp.

This report has been commissioned by Simon Van Herrewege, Director of New Developments at Prime Life Ltd and has been compiled following analysis of several documents within the public domain, including:

- Staffordshire Moorlands District Council: Comprehensive Area Assessment Report (2009).
- Staffordshire Moorlands District Council: Housing Strategy, Community Strategy and Local Development Framework (2009-2011).
- The Joint Strategic Needs Assessment (Report 1): Health and Social Care Profile of Staffordshire (2008).
- Working Together for Better Health. Joint Strategic Needs Assessment – The story so far (2010).
- Staffordshire County Council: Older People's Extra Care Needs Analysis (aged over 65) Evidence Base (1.12.08).
- Staffordshire County Council: Older People's Extra Care Needs Assessment and Data Analysis (aged over 65) Executive Summary (1.12.08)
- Older People's Housing Needs Survey: High Peaks Borough Council (2009).
- Reports produced by the Care Quality Commission (CQC) in relation to residential and nursing care homes within a five mile radius of the site.

In addition, this report contains information provided by a number of key individuals and agencies, including:

- Sandra Daniels, Service Delivery Lead, Staffordshire County Council
- Helen Trousdale, County Commissioner, Prevention and Independence, Staffordshire County Council
- Emily Skeet, Housing Enablement Manager, Staffordshire County Council
- NHS North Staffordshire (access to website)
- Staffordshire Moorlands District Council (access to website)

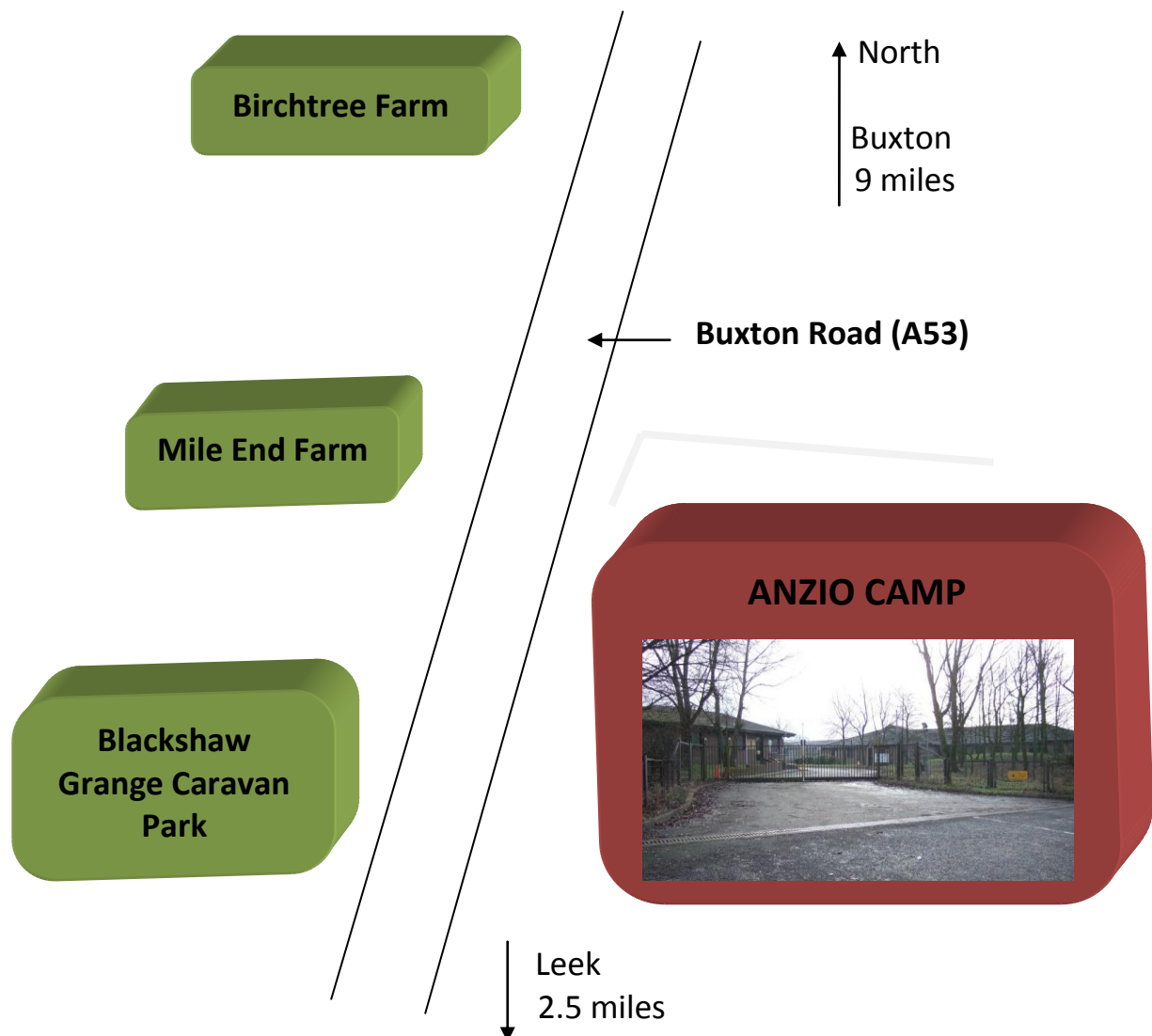
My thanks go to all of these individuals and agencies for their helpful insights in to the care, accommodation and service provision needs within the Leek area.

Setting the Context

Location of the Site

The 26 acre site is located at Blackshaw Moor, on the main Leek to Buxton Road (A53) 2.5 miles north of Leek town centre. The site is a former British army camp and incorporates 17 buildings, many of which are double storey, ranging from large accommodation blocks and officers messes to smaller offices and armouries.

Leek (population 19,880) is the principal town in Staffordshire Moorlands District with a wide range of facilities. It stands below the open moorland of the Peak District and serves a large rural area, yet it lies only 10 miles east of the North Staffordshire conurbation. It is a traditional market town with a large number of listed buildings and a strong sense of identity and has become a recognised national centre for antiques and fine arts. The town has an industrial heritage, with a large number of former textile mills and streets of pre-1919 terraced housing.



The site is owned by Enhanced Developments Limited. Their intention is to create a mix of developments on the site, in conjunction with one or more developer/operator partner[s] credible and experienced in the intended components of the development mix. As the proposed development mix includes specialist residential care and extra care housing, Prime Life Ltd – as an approved provider of Extra Care Housing for Staffordshire County Council – has been approached by Enhanced Developments Ltd, in order to consider whether the site is suitable for a “care village” type development.



Considerable planning and preliminary technical and design work was previously undertaken during 2008-9 by Enhanced Developments Ltd. This included a planning application based on the (then) partner, English Courtyard. Unfortunately the Courtyard business subsequently folded, which impaired the planning application, which was subsequently refused. However, Enhanced Developments Ltd suggests that much was established at this time in terms of the appropriate design, technical and sustainability parameters of the site. They also suggest that a further planning application will work best if timed to coincide with the examination in public of the Core Strategy. The District Council hopes to formally adopt the Core Strategy during December 2010.

Enhanced Developments Ltd has reviewed the feedback from the 2008 planning application and is ready to proceed with the essential work for a planning application and the supporting environmental statement.



As well as developing specialist residential care and extra care housing, Enhanced Developments Ltd are also considering building a number of rural affordable housing units, live/work units and some tourist accommodation on the site.



In terms of housing needs and demand analysis, Enhanced Developments Ltd previously commissioned a study of the area from Peter Fletcher Associates, in order to shape the re-development of the site. Reference is made to this study in this report, where appropriate.

Setting the Context

A range of information is provided in this section in support of the proposed development. This includes details of a significant increase in the older population in Staffordshire and Staffordshire Moorlands, an increase in the number of people with a diagnosis of dementia, a need to develop more affordable housing within the district for all client groups and the need for a range of new, innovative and integrated services to be developed in accordance with [Staffordshire Cares](#), the vision for future care developed by Matthew Ellis, the lead Cabinet member for Adult Social Care in Staffordshire.

The County of Staffordshire

Staffordshire is one of four shire counties in the West Midlands region and is both a rural and an urban county, which brings a number of different challenges for service delivery. Approximately three quarters of the county land area is rural. However, only one quarter of the population live in these rural areas, with some areas being very sparsely populated. The main *urban* centres of Staffordshire include: Stafford, Lichfield, Tamworth, Cannock, Burton-upon- Trent, Newcastle-under-Lyme, Biddulph, Leek and Codsall/Bilbrook.

The County is split into eight District and Borough Councils:

Cannock Chase; East Staffordshire; Lichfield; Newcastle-under-Lyme; South Staffordshire; Stafford; Tamworth and Staffordshire Moorlands.

With an estimated population of 822,600 people in 2006, Staffordshire has the eighth largest population of the shire counties in England. Population change in Staffordshire will present the area with some of its greatest opportunities and challenges over the next decade and it is predicted that by 2026, the population of Staffordshire will have risen to approximately 845,000 people.

The population growth, however, is likely to be experienced in very different ways between age groups. For example, the 20 and under age group is likely to have declined by the year 2026, whereas the number of older people will increase rapidly by 76,200 people, from 138,600 people in 2006 to 214,800 people in 2026 (an increase of 55%).

Such changing population dynamics will mean that the County Council and local partners will need to carefully consider how they will deliver their services over the coming years to address the changing demographic patterns.

Staffordshire Moorlands District Council

Interesting facts and Key issues

Staffordshire Moorlands is in northeast Staffordshire, bordered by Cheshire to the northwest, Derbyshire to the east and Stoke-on-Trent to the southwest. The district covers an area of 57,624 hectares and has a population of 95,400 (2007 mid-year estimate), half of which lives in the three market towns of Leek, Biddulph and Cheadle. The black and minority ethnic (BME) population accounts for 0.8 per cent of the total population.

A third of the district lies inside the Peak District National Park - the Peak District National Park Authority represents the special interests of this Park. Of the remainder of the Moorlands, around 30 percent is designated as Green Belt. During the period 2009 - 2010, the Council has been focusing on commissioning and procuring services in partnership with High Peak Borough Council. It has subsequently created a Strategic Alliance with High Peak Borough Council, which is run by a joint Chief Executive and joint senior management team. For information, High Peak Borough Council is situated in the north west of Derbyshire. To the immediate south lies Derbyshire Dales and Staffordshire and, farther on, the West Midlands conurbation. Cheshire and Greater Manchester lie to the immediate North West, whilst to the east are West and South Yorkshire. The Borough has a population of 92,800 (2007

Office for National Statistics). High Peak is an area of 539 sq kms of which more than two-thirds lies within the National Park. However, only 7% of the population lives within the Park, with the majority (93%) of the population living outside, mainly within a small number of urban settlements including Glossop and Buxton, a town nine miles north of the Anzio site.

Staffordshire Moorlands district also has close links to parts of Cheshire as well as to the City of Stoke-on-Trent, which exerts a strong influence on the west of the district and provides significant employment opportunities and services for many people.

The district ranks 182nd out of 354 on the indices of multiple deprivation (where 1 is most deprived). There are three key areas of deprivation - Biddulph East, Haregate in Leek and Hammersley Hayes in Cheadle. Traditional industries such as farming, textiles and mining have now declined in these areas, leading to fewer employment opportunities. Unemployment at 1.2 per cent is, however, lower than the regional and national averages.

One of the Council's key priorities is the regeneration of the market towns. The Council's research has shown that up to two-thirds of people in Biddulph leave the town to shop, often to Stoke-on-Trent, thereby transferring wealth outside of the district. It is recognised that there is a need for improvement to the towns, to create jobs through heritage projects to attract tourists as well as shopping facilities to create more service jobs. The Council also seeks to reduce the District's over-reliance on three major employers - Britannia Building Society, JCB and Alton Towers.

While unemployment is low, the average household income is below the regional and national averages. House price to income ratio is high, causing younger people to move out of the district, which in turn is leading to an increasingly ageing population. This is driving the Council to seek to provide more affordable housing. Another related trend is for people to live in the scenic surroundings of the district but commute to work in Stoke-on-Trent or to the Cheshire area, given the good road links. The Council is concerned that the area may become a place where people live but not work, and so wishes to bring in more jobs.

Overall, deprivation is low but there are health inequalities. In the most deprived fifth of wards in the district life expectancy is 75.8 years, whereas in the least deprived fifth it is 81.8 years. Staffordshire Moorlands District Council has worked with local people and agreed five priorities for improvement for the next five years. These five priorities for improvement are:

- Provide decent and affordable housing by increasing supply of affordable homes and facilitating improvement in the conditions of existing properties.
- Protecting the environment with effective planning policies and a robust response to the challenge of climate change.
- Developing a strong economy by developing sustainable towns and rural communities with work opportunities and excellent public amenities.
- Improving community safety by reducing crime and fear of crime, and
- Improving health by effective health improvement and by increasing participation in sport & physical activity at all levels and abilities to ensure equality.

The Housing Strategy

The Strategic Housing Market Assessment identifies the District as part of the North Housing Market Area (HMA). In terms of migration flow, it is closely tied to Stoke-on-Trent and of the five North Housing Market Area districts, is most influenced by its HMA partners.

Staffordshire Moorlands splits between the non-National Park west, whose towns are part of a market that draws in population from Stoke-on-Trent, Newcastle-under-Lyme and the towns of Congleton and Macclesfield, and the National Park, which is a non-centred rural area operating independently of the rest of the District. Demand from migration constituted 70.4% of the total demand for housing in 2007.

There were 43,396 houses in the District as of April 2007. According to the 2001 Census 83.1% of households owned their own dwelling and 0.7% of the housing stock was second/holiday homes and another 3.7% were vacant. The average household size is currently estimated to be 2.4 persons per household. The predominant type of housing in Staffordshire Moorlands is detached - the level of terraced stock is particularly low at 16.7%, against a regional level of 23.9%. The proportion of social rented households (9%) and private rented households (7.6%) in Staffordshire Moorlands is also the lowest in the North HMA. The largest Registered Social Landlord is Moorlands Housing, following the transfer of Local Authority stock in 2001, with a stock base of around 3,700 properties principally located in the Leek, Cheadle and Biddulph areas.

House prices have been rising steeply in Staffordshire Moorlands over the last decade. In 2001, the mean overall price for a home in Staffordshire Moorlands was £83,149; by June 2008 this had risen by 120% to £182,700. The price of terraced homes, which represent the main supply of first entry level homes, rose from £45,532 to £119,100 between 2001 and 2008. The ratio of lower

quartile house prices to incomes more than doubled in Staffordshire Moorlands from 3.39 in 1997, to 7.37 in 2006. Affordability ratios across the District range significantly from 1:4 in Biddulph East, to 1.10 in Caverswall - five of the ten wards with the highest mean income to house price ratio in the North HMA are in Staffordshire Moorlands.

In relation to current tenure patterns in Staffordshire Moorlands District, 91.8% of people aged 55 to 64 years are owner occupiers – this is high in comparison to the rest of Staffordshire, the West Midlands and England average. More people also live in detached houses and bungalows in the District and significant numbers of older people have considerable equity tied up in their properties.

Ensuring the provision of Decent and Affordable Housing is a priority outcome in the Council's Corporate Plan 2009-2011. In addition, the priorities for housing within the District have been agreed as:

- Increasing the provision of affordable housing
- Ensuring all residents have access to a decent home
- Ensuring all communities have a choice in meeting their housing needs
- Supporting people to remain in their own home.

A number of other key local strategic frameworks also link closely with the Housing Strategy:

Community Strategy

Staffordshire Moorlands Community Strategy outlines the long-term vision for the district to 2020 and was developed by Moorlands Together, the Local Strategic Partnership (LSP). The vision set out within the strategy is that:

“By 2020 Staffordshire Moorlands will be recognised as a vital part of a regenerated North Staffordshire sub-region. All our communities will enjoy an excellent quality of life, including access to affordable housing and excellent public services. Our vibrant market towns will be home to a range of successful retail, visitor and knowledge based businesses. We will have a highly skilled and entrepreneurial workforce. Our natural environment will be protected and our carbon emissions reduced.”

The strategy sets out five key outcomes to achieve this vision:

Invest in children and young people – Improve life for the most vulnerable children, tackle anti social behaviour, improve health, raise aspirations and educational attainment, and provide affordable housing for future generations.

Support the quality of community life – Improve community safety, reduce the fear of crime, develop locally responsive public services, support community empowerment, encourage community cohesion, and tackle deprivation.

Respond to the needs and aspirations of an ageing population and other adults at risk of exclusion – Better understand the aspirations and needs of people aged 50 and over, improve access to employment opportunities, meet changing housing needs, develop services which maintain people's social contact and independence, and provide choice. Establish positive intergenerational contacts. Improve health and tackle inequalities.

Enhance conditions for business growth and sustainability – Increase the availability of a highly skilled workforce, business space, and business support. Develop a successful North Staffordshire Sub Region, including enhanced transport & connectivity. Realise the potential for tourism and visitor related businesses, enhancing town centres. Foster a genuinely sustainable local economic and community network.

Protect the environment and respond to the threat of climate change – Take steps to dramatically reduce carbon emissions by individuals, communities and businesses, protect and enhance our natural environment, reduce waste.

The Local Development Framework (LDF)

Part of the emerging Local Development Framework is a Supplementary Planning Document on Housing. The guidance relates to the provision and control of all forms of housing by developers on housing sites within the District. As such it sets out:

- The Council's definition of housing for local needs, including affordable housing, and specific site requirements, as well as guidance on development considerations and the means of securing their provision.
- The Council's requirements for achieving mixed and balanced communities including the housing needs of specific groups.
- The Council's policies in respect of housing land supply and the methods and measures it will use to manage the supply of housing land in accordance with these policies.

The LDF Core Strategy asserts that unless more affordable housing is provided, there is a real danger that those on lower and middle incomes, particularly younger people, will be forced to leave the District in increasing numbers. As a result "communities will be damaged and the District's age and social structure will become even more biased towards older and wealthier people."

The LDF Core Strategy identifies the need for 6,000 new dwellings to be built in Staffordshire Moorlands between 2006 and 2026, including 429 affordable housing units to be created per year to address the current backlog. Staffordshire County Council's Extra Care Strategy also suggests that – in addition to the need to develop a substantial number of extra residential and residential nursing home placements across the District – a total of 710 additional units of sheltered accommodation will need to be provided for older people, during this period.

Older People in Staffordshire

Interesting facts and Key issues

The profile of the population in Staffordshire is projected to continue to age, with a significant decline in the number of young people and an even more significant increase in the older population. The 2004 Sub-National population projections show an overall population increase of 3.5% in the County between 2006 and 2026. However, there is a projected reduction of 8.9% in the number of people below 14 years of age during the same period. In contrast, the population aged over 65 years of age is projected to increase by 48.7%, with the number of older people aged 85+ projected to more than double.

The Over 65 population

The implications of an ageing population are important when considering the delivery of services to older people. According to the 2008 Mid Year estimates, the 50 year old and over population makes up about a third of the total population in Staffordshire County. Those Districts with an above average proportion of over 50 year olds include Staffordshire Moorlands (40.5%). Staffordshire Moorlands population projection profile shows smaller growth in all groups except 75-79 years when compared with the County's profile and because of this, the increase in those aged 65 years and over is 47.1% compared to the county's average of 48.7%.

Table 1 overleaf provides a population projection for groups aged 65 years and over in Staffordshire Moorlands District.

Age group	Year					Population change 2008 – 2025	
	2008	2010	2015	2020	2025	Nos	%age increase
65 - 69	5600	6200	7400	6400	6700	1100	19.6%
70 - 74	4700	4900	5700	6900	6000	1300	27.7%
75 - 79	3600	3700	4300	5100	6200	2600	72.2%
80 - 84	2600	2700	3000	3600	4300	1700	65.4%
85+	2200	2400	2800	3400	4300	2100	95.5%
> 64	18700	19900	23200	25400	27500	8800	47.1%

Table 1: Population projection for groups aged 65 years and over in Staffordshire Moorlands District
Source: ONS

The Demographic Context of Staffordshire: An Increasing Number of People with Dementia

The number of people with dementia in the UK is steadily increasing. The report *Dementia UK*, published in February 2007, provides the most up to date evaluation of the number of people with dementia currently in the UK and projections of the number of people with dementia in the future, as well as the prevalence of dementia.

When talking about demography, it is important to distinguish between **prevalence** – the frequency with which dementia occurs in the population and **incidence** – the number of new cases of dementia in a given time period. The well-established prevalence rates for dementia in the UK are provided in Table 2 overleaf.

Age in years	Prevalence of Dementia
40 to 64	1 in 1400
65 to 69	1 in 100
70 to 79	1 in 25
80+	1 in 6

Table 2: Prevalence rates for Dementia in the United Kingdom

It is estimated that by 2021, there will be approximately 940,000 people with dementia in the UK and this is expected to rise to over 1.7 million people with dementia by 2051.

Using the prevalence and estimated average cost figures in the *Dementia UK* report and also population projections, it is estimated that there may be 20,685 people aged 65+ with dementia in Staffordshire at the present time and that this figure may rise to over 23,000 people by 2012.

The prevalence of dementia increases with age, doubling with every five-year increase across the age range. The Staffordshire Joint Strategic Needs Assessment (Health and Social Profile of Staffordshire - Adults), published in 2008 provides the number of people aged 65+ with Dementia in Staffordshire and in Staffordshire Moorlands District and with estimated costs.

Table 3 below provides a summary of these figures, with projections to 2012.

	2007 Numbers	2007 Cost: £m	2012 Numbers	2012 cost: £m
Staffordshire	8,519	217	9,688	246.6
Staffordshire Moorlands	1,123	28.6	1,264	32

Table 3: Estimated Dementia Costs and projection to 2012

Estimating future demand and capacity requirements for adult social care services.

Using methodologies developed by the Care Services Efficiency Delivery (CSED) programme, it is possible to consider future growth issues within adult social care. The Projecting Older People Population Information system (POPPI) and Projecting Adult Needs and Service Information (PANSI) websites provide information with regard to government predictions of future populations' experiences of a range of health conditions likely to require input from any new services developed.

The general population increase for older people across Staffordshire Moorlands has already been noted in table 1 (page 10). By 2015, there will be a 20% increase in the number of older people living within the Moorlands area. There is considerable evidence that people with dementia are high users of services, have extended hospital admissions and – as numbers are expected to increase markedly (see table 4 below) – there will be a need to develop additional services, including intermediate care (step up and step down facilities) and specialist dementia support for people living at home or in need of specialist care within a residential setting.

Year	2009	2010	2011	2012	2013	2015	2030
Over 65's with Dementia	1,309	1,318	1,362	1,395	1,431	1,509	2,482

Table 4: Actual and projected numbers of people with dementia, living within the Staffordshire Moorlands area

In terms of need, the incidence of Chronic Obstructive Pulmonary Disease (COPD) in the North Staffordshire area has been noted as having a significant impact on the health of the population. Whilst the mining industry is no longer a major employer in the area, smoking cessation has not been as effective as in other areas and is likely to remain a key health problem for the local population.

A document collated by the Service Delivery Lead in Adult Social Care in Staffordshire Moorlands, also provides evidence of increasing levels of need within the area in relation to stroke and falls prevention and a need to develop a range of options to enable older people, in particular, to lead as independent lives as possible – this includes the development of more extra care accommodation to buy, rent or part own.

Extra Care Housing within Staffordshire Moorlands

Extra Care Housing is by its very nature a fusion of housing, support and care services and its development in Staffordshire is dependent upon the partnership arrangements between the County Council, local District Councils, housing, health and care providers. “Lifetime Homes, Lifetime Neighbourhoods” (DoH, 2008) encourages local authorities to focus on preparing communities to safely manage the many challenges posed by an ageing population to:

“.....future proof our society so that it does not alienate or exclude and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible.”

The production of the County Council’s first Extra Care Housing strategy in December 2008 estimated that a total of 4,796 extra care bed units will be required by 2025 across the County with all 8 districts needing to develop considerably more extra care units than the current baseline of services. These numbers relate to all extra care developments and include all schemes described by their provider as extra care, close care, assisted living, and continuing care, or similar. In addition serious consideration needs to be given to the mix of tenure within new developments in line with the tenure profile of Staffordshire Moorlands population shown in table 5 below:

	Staffordshire Moorlands	Staffordshire
Owned	501	3712
Rented from Council	21	449
Other social rented	32	357
Private rented or living rent free	30	278
Totals	584	4,796

Table 5: Estimated number of additional Extra Care bed units needed by 2025, broken down by housing tenure type.

Current Care Provision within the Leek area of Staffordshire Moorlands

The Extra Care Housing Strategy suggests that an additional 450 nursing home beds and 235 residential care beds will need to be developed by 2025, taking into account the increase in the older population highlighted in table 1 (page 11).

In relation to analysis of current care provision within Staffordshire Moorlands, the Care Quality Commission (CQC) website suggests that there is a mix of providers within a five mile radius of the proposed site development on Buxton Road and also that there are a number of homes that do not have en-suite facilities within the accommodation. Full details are given in table 6 below.

Name of facility	Registration Categories	Number of Places	CQC Rating	Comments
Hillesden House	Care home only (dementia and old age)	22	Adequate *	Some en-suite
Abbey Court	Care home with nursing (mental disorder, dementia and physical disability)	52	Excellent ***	Some en-suite
Dairy Close	Care home only (Learning Disability)	4	Excellent***	En-suite
Pine Meadows	Care home with nursing (dementia, old age and physical disability)	70	Adequate*	Some en-suite

Ladydale	Care home only (physical and learning disabilities and mental health)	54	Good**	45 en-suite
Beech Dene	Care home only (Dementia, old age and physical disability)	35	Excellent***	6 single en-suite
Wall Hill Road	Care home only (Dementia, old age and physical disability)	31	Adequate*	26 en-suite
63 Junction Road	Care home only (physical and learning disability)	5	Excellent***	3 en-suite
Greenfield House	Care home only (learning disability)	10	Excellent***	No en-suite
Basford Hurst Care Home	Care home with nursing (Dementia, old age and physical disability)	85	Not yet rated	All en-suite

Table 6: List of residential care and care homes within a five mile radius of the proposed site development

A number of people interviewed for this report suggested that there was a variable level of quality within homes for people with dementia and this would seem to be borne out in the chart above, with a number of homes receiving a one star (adequate) rating from the Care Quality Commission and only one home having full en-suite facilities.

There also appears to be a consistency of opinion (supported by the various strategies and policies of both Staffordshire County Council, Staffordshire Moorlands District Council and NHS North Staffordshire) that the priorities for the development of appropriate accommodation and adult social care facilities within the Staffordshire Moorlands area are as follows:

Extra Care Housing

Extra Care Housing for People with Dementia

Specialist residential care for people with dementia

Sheltered Units

A range of accommodation options for younger learning and physically disabled people

A range of support services to promote health and well-being

Intermediate care facilities (both step up and step down schemes)

Day services and carers support.

Summary

The Local Development Framework Core Strategy states that the former Anzio camp is an established large scale institutional residential site, which provides significant regeneration and redevelopment opportunities.

Information obtained from the various policies and strategies of Staffordshire County Council, Staffordshire Moorlands District Council and High Peaks Borough Council confirms the following key factors that need to be taken into account when planning any social care and housing developments within the area:

- There will be a significant increase in the older population in Staffordshire County and Staffordshire Moorlands and an increase in the number of older people with a diagnosis of dementia.
- Significantly more older people are owner occupiers in Staffordshire Moorlands, in comparison to the rest of the County, the West Midlands and England.
- More people also live in detached houses and bungalows in the District and significant numbers of older people have considerable equity tied up in their properties.
- Ensuring the provision of Decent and Affordable Housing is a priority outcome in the Council's Corporate Plan 2009-2011.
- The Staffordshire Moorlands Community Strategy outlines the long-term vision for the district to 2020 and confirms the need to:

“Better understand the aspirations and needs of people aged 50 and over, improving access to employment opportunities, meet changing housing needs, develop services which maintain people's social contact and independence, and provide choice.”

- The Local Development Framework (LDF) Core Strategy asserts that unless more affordable housing is provided, there is a real danger that those on lower and middle incomes, particularly younger people, will be forced to leave the District in increasing numbers. In addition, the Core Strategy identifies the need for 6,000 new dwellings to be built in Staffordshire Moorlands, between 2006 and 2026, including 429 affordable housing units to be created per year to address the current backlog.
- The Staffordshire County Council Extra Care Needs Analysis acknowledges that the level of owner occupation is high in Staffordshire Moorlands and that, of 584 extra care units required by 2025, 501 (85%) should be for sale thus enabling owner occupiers to protect their equity (see table 5 on page 14).
- The Extra Care Housing Strategy also suggests that an additional 450 nursing home beds and 235 residential care beds will need to be developed by 2025.

In summary, there is a need to develop more affordable housing within the district for all client groups and the need for a range of new, innovative and integrated services to be developed in accordance with [Staffordshire Cares](#), the vision for future care developed by Matthew Ellis, the lead Cabinet member for Adult Social Care in Staffordshire.

Issues to be Addressed

Whilst there appears to be overall support for such a development on the Anzio site, a number of key issues will need to be addressed, prior to making any revised planning application. These include:

- The relative isolation of the site: consideration needs to be given about how best to link with the existing rural community, as well as with the nearest town (Leek), which is some two and a half miles away. In order for the site to be sustainable, it is likely that it will be necessary to develop a number of shops/businesses alongside the range of accommodation options and to ensure that transport facilities are available.
- The size / mix of the site: The need to ensure that the site does not become a care “ghetto” and that there is an acceptable mix of specialist dementia care, extra care and affordable housing, live/work units and some tourist accommodation.
- A concern that any proposals for development of the Anzio site will be in “competition” with a County Council owned site, namely Knivedon Hall which is located on the outskirts of Leek. Whilst the County and District

Councils are yet to agree what the future development plans are for this site, there will be a need to work with both authorities to avoid possible duplication in the future.

Conclusion

The proposed development of accommodation and support for older people, older people with dementia and younger physical and learning disabled people on the Anzio site is supported by the priorities highlighted in a number of key County and District Council strategies, the Joint Strategic Needs Assessment and the Local Development Framework Core Strategy.

There is broad agreement between key stakeholders that the priorities for development within any new scheme should include Extra Care housing (to buy, rent or on a shared ownership basis), high quality dementia care and different forms of accommodation and support for people with learning and/or physical disabilities.

John Bull
August 2010