
Meeting Note



Date of meeting	5 th June 2023
Place of meeting	Staffordshire Moorlands Office
Attendees	Gail Edwards (GE)– Staffordshire County Council Ben Haywood (BH)– Staffordshire Moorlands District Council Chris Johnston (CJ)– Staffordshire Moorlands District Council Phil Vincent (PV) – Bagnall Heights Vicky Vincent (VV) – Bagnall Heights Caroline Payne (CP) – Emery Planning
Site	The Old Bowling Green, Leek Road, Cellarhead, Staffordshire Moorlands, ST9 0HX
Project	Pre-Application to the above
Client	Bagnall Heights Limited – Phil Vincent

Re: Pre-Application Meeting – 5th June 2023 – 2pm

1. CJ explained that the very special circumstances case requires two elements to be met, first that there is a need and second that this is the best location to meet that need.
2. PV/VV explained that the need for extra care accommodates has changed considerably in terms of the demographic from starting 18 years ago. Originally people in late 50's and now 80's and 90's.
3. GE explained that she is the Strategic Delivery Manager for SCC. There is a gap of 121 units to in Staffordshire Moorlands to bring it in line with the average for extra care. GE confirmed that the Bagnall Heights is extra care. SCC may intervene in market to provide needed provision, but the county council is keen as far as possible to ensure developers will take on the role of delivering the housing needed. GE accepts that not all extra care provision needs to be in town centre locations, accessibility is not essential and the provision of choice is important. Very much liked the Bagnall Heights model as explained in terms of end of life care. Agreed with what is said on shared staff and management model across satellite models.
4. GE explained that Staffordshire Moorlands isn't the worst but not the best in the county in terms of the provision of extra care accommodation. There is a shortage of this type of provision in Werrington and Cheadle and no concern was raised on the location of the proposed extra care accommodation.
5. GE was asked if she had any thoughts on the site search that had been undertaken by the applicant and submitted with the pre-ap. She said that the site at Ashbank Road site in Werrington site is the only one

that jumps out as being suitable. It was confirmed that this site is not available. The only other site GE considered may be suitable is the Cheadle depot. GE referenced Community Impact Assessment in terms of providing choice and morality.

6. BH - advised that a resubmission needs to (a) define search area (b) set out the logic behind the catchment and (c) include an agents search as well as a review of the SHLAA and other council documents. It was also requested that additional information was provided in terms of access to the workforce and the synergies with the existing business and the transport connections between the site for special occasions and links with the community.
7. GE – concluded by saying that there is a demand for extra care. Report to go to cabinet in September. The SCC would support it and that self-financing schemes are ideal.