

New Local Plan

Settlement Assessment

July 2018

Appendix B

Settlement Profiles

NB Bus timetables correct at time of publication

Settlement Assessment July 2018

Executive Summary

The Settlement Profiles within this Appendix provide further information linked to the Settlement Assessment, which sets out the proposed settlement hierarchy for Stafford Borough.

The settlement hierarchy is a way of categorising the towns and villages in the Borough, grouping together those that have similar characteristics. The Settlement Profiles summarise the services and facilities within each settlement, including community infrastructure, health care, and recreational and leisure amenities. Furthermore, the proximity of settlements to key employment locations has been identified, together with transport links and environmental constraints.

The Borough's principal settlement is Stafford which is the County town, and Stone being the largest market town. These towns are not featured within the document, as a separate assessment of the services and facilities available within these settlements will be undertaken. Walton-on-the-Hill or Doxey have not been included due to their locality within the Stafford urban area.

Similarly, those settlements in the north of the Borough which form part of the North Staffordshire urban areas have not been included, due to services and facilities available across the Borough's boundary in neighbouring areas.

Smaller settlements with fewer than 50 dwellings, or where there is no clearly definable village nucleus, are not included.

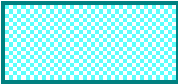

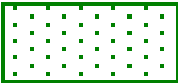




It is important to note that the assessment of the settlements is based on a snap shot in time of services and facilities, including the availability of public transport routes and may be subject to change in the future.

This document features the following settlements in alphabetic order:

Adbaston	Fulford	Moreton
Aston-By-Stone	Gayton	Norbury
Barlaston	Gnosall	Norton Bridge
Barlaston Park	Great Bridgeford	Oulton
Bradley	Great Haywood	Ranton
Brocton	Haughton	Salt
Brocton A34	Hilderstone	Seighford
Church Eaton	Hixon	Stallington
Cold Meece	Hopton	Swynnerton
Cotes Heath	Hyde Lea	Tittensor
Creswell	Ingestre	Weston
Croxton	Little Haywood & Colwich	Woodseaves
Derrington	Milford	Yarnfield
Eccleshall	Milwich	

Settlement Assessment July 2018

Environmental Constraints Key

	:	Flood Zone 2
	:	Flood Zone 3
	:	Green Belt
	:	Conservation Area
	:	Site of Special Scientific Interest
	:	Special Area of Conservation
	:	Area of Outstanding Natural Beauty

Adbaston

Number of Dwellings

Number of Dwellings: **78**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Flood plain to the west of the village
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain National Character Area (NCA), Adbaston is a nucleated settlement that occupies land within an ancient clay farmlands County Character Area (CCA). This is a small settlement comprising predominantly post war housing, with some older Victorian and inter-war buildings. Listed buildings include the Grade II Adbaston Hall and the Grade II* Church of St Michael and all Angels.
Agricultural land	The settlement is surrounded by grade 3 agricultural land except to the south where land is grade 2.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A41 which passes the village 7.6km to the south west.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

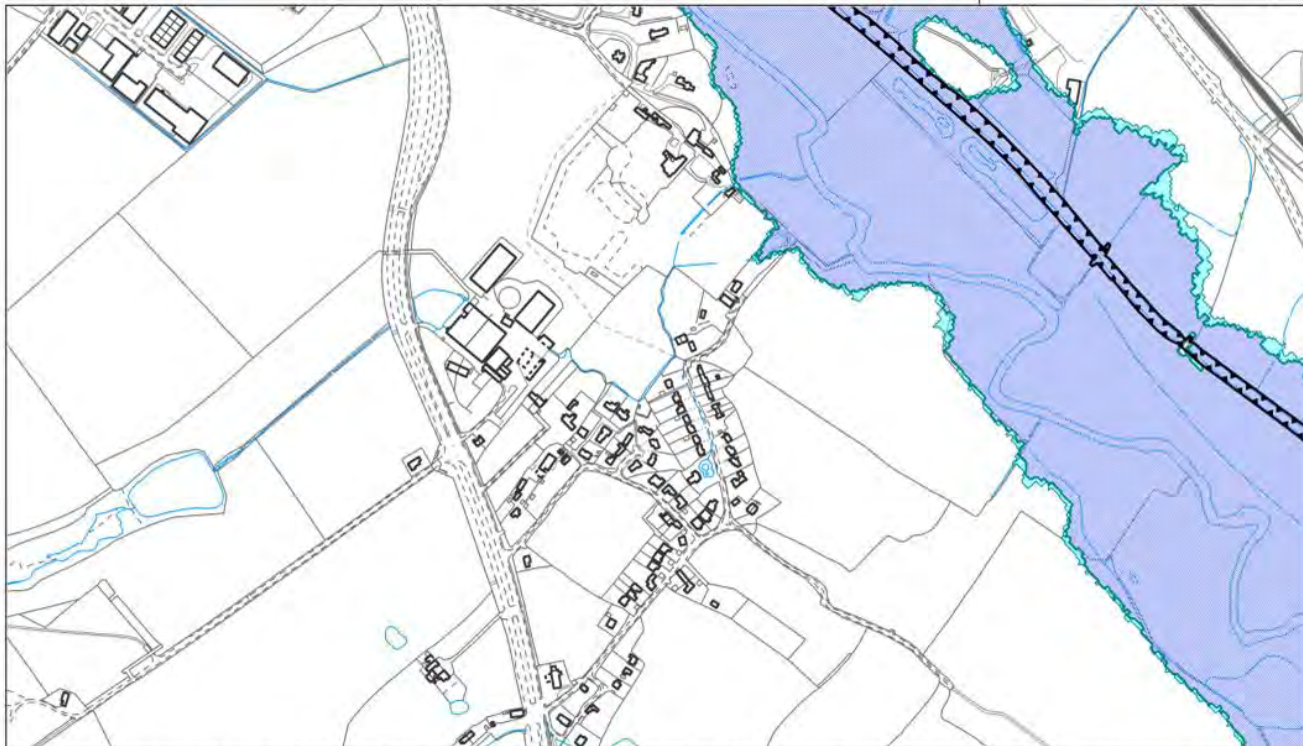
Call for sites 2018	None submitted
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Aston-by-Stone

Aston-by-Stone Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stone, and the employment opportunities offered.
Convenience Store	0	General Medical Practice/Dentist	0
School	Preparatory private	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

Restaurant, two places of worship, village hall, one educational facility within 1 km, two sports facilities, very good bus service.

Aston-by-Stone

Number of Dwellings

Number of Dwellings: **95**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	Flood plain to the north of the village.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Yes – the Trent and Mersey Canal Conservation Area, which was first designated in 1988, runs through the north of the village.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Aston-by-Stone is a dispersed settlement that occupies land within a settled farmlands CCA. The settlement is mainly composed of post war housing development, interspersed with some older residential developments. Listed buildings include the Grade II Yew Tree cottage, the Grade II Aston Hall and the Grade II Church of st Saviour.
Agricultural land	The settlement is surrounded by Grade 2 land to the west and grade 3 land to the east.
Other constraints	Not applicable

Accessibility

Road network	Aston by Stone can be accessed immediately from the A34 from the west.
Bus network	82 buses stop in Aston-by-Stone on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

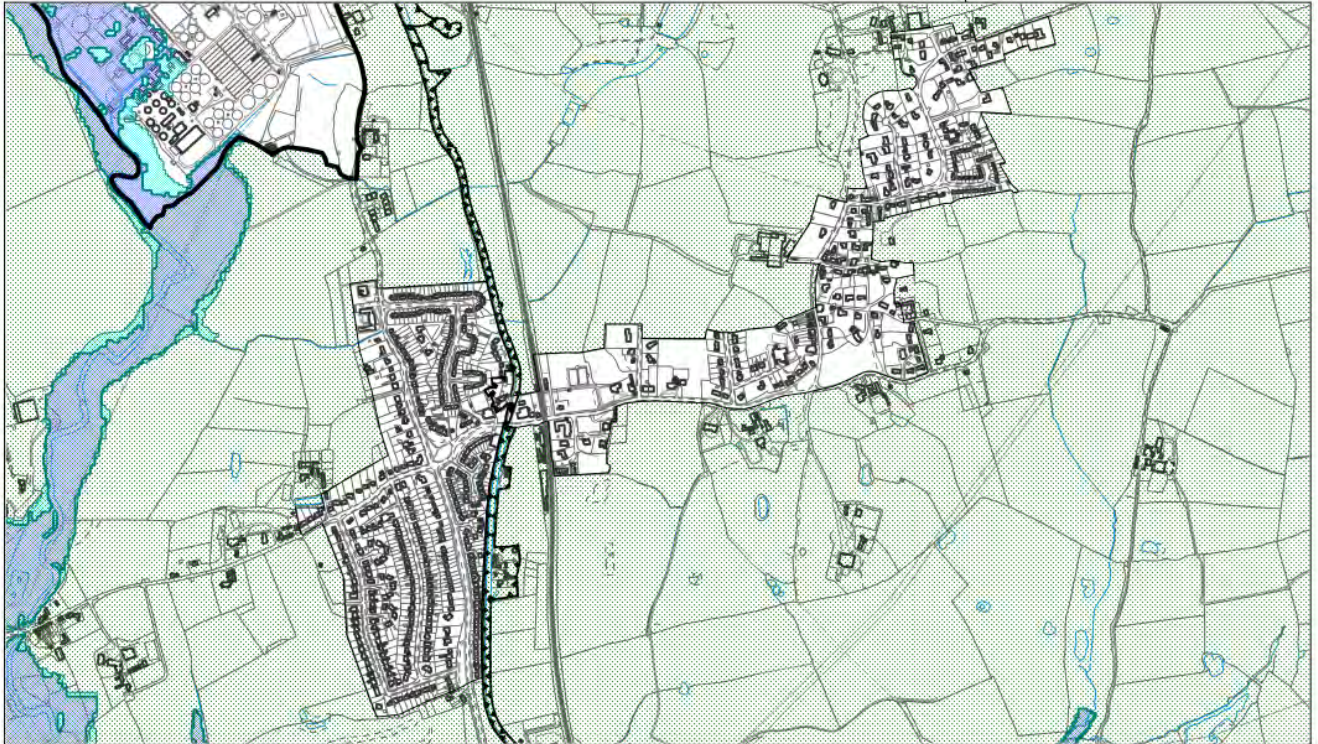
Call for Sites 2018	None submitted
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Barlaston

Barlaston Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Wedgwood and North Staffordshire Urban Area
Convenience Store	2	General Medical Practice/Dentist	1 General medical practice, 1 dentist
School	Barlaston C of E First School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One post office, two convenience stores, multiple other shops/retail services, one restaurant, one public house, one doctor's surgery, one dentist, two places of worship, village hall, primary school, two sports facilities, public access to green space/recreation ground, good bus service, visited by the mobile library once every two weeks.

Barlaston

Number of Dwellings

Number of Dwellings: **756**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **16**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, runs through the village.
Green Belt	Surrounded by Green Belt
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain and the Potteries & Churnet Valley NCA, Barlaston occupies land within a coalfield farmlands CCA. The settlement is mainly composed of 20th century housing development, with some older buildings interspersed throughout. Listed buildings include the Grade I Barlaston Hall and the Grade II Church of St John the Baptist.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34 which is approximately 1.9km to the west.
Bus network	22 buses stop in Barlaston on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for Sites 2018	BAR02 – Land at Old Road, Barlaston
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Barlaston Park

Barlaston Park Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Wedgwood and North Staffordshire Urban Area
Convenience Store	1	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One convenience store, one restaurant, public access to green space/recreation ground.

Barlaston Park

Number of Dwellings

Number of Dwellings: **298**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Potteries & Churnet Valley NCA, Barlaston Park is a stand alone model village, and occupies a coalfield farmland CCA. The settlement is composed of an inter-war residential development.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34, which is approximately 3.8km to the west.
Bus network	2 buses stop in Barlaston Park on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Ultrafast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

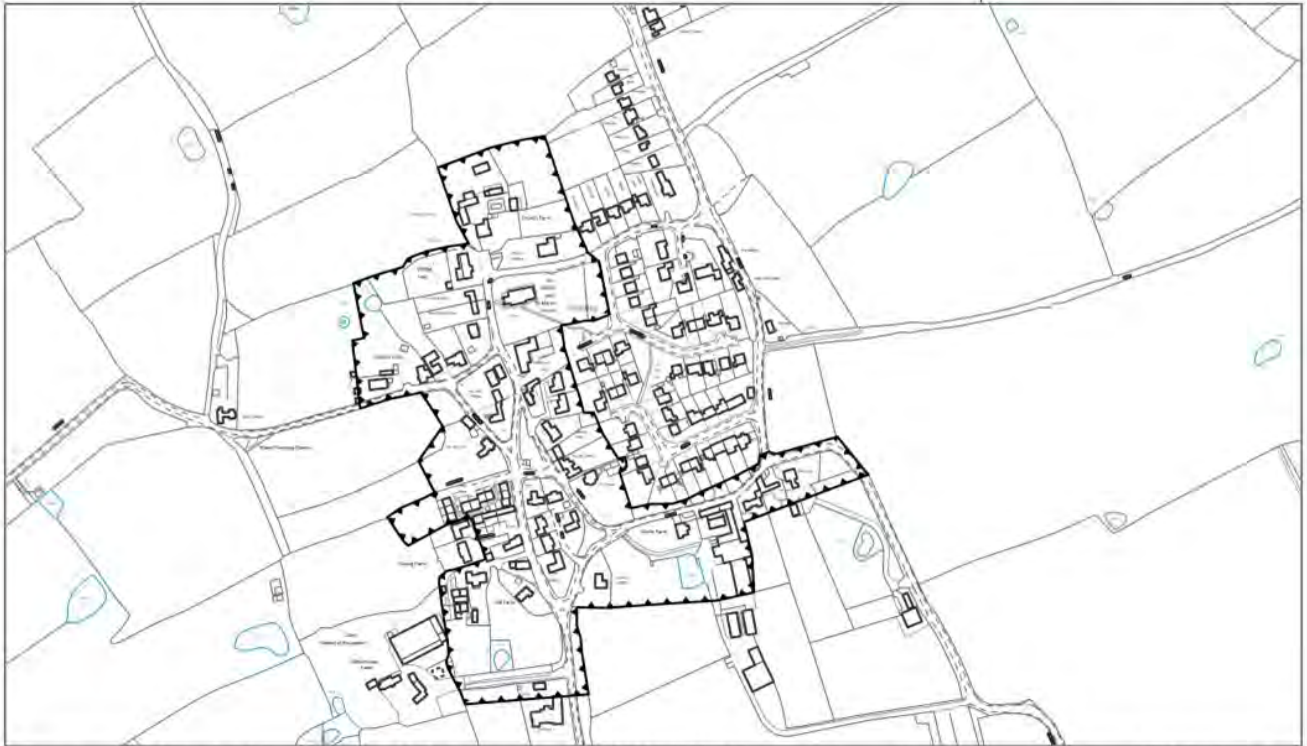
Call for sites 2018	None submitted
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Bradley

Stafford Bradley Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Wells Farm Dairy and Packaging
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, visited by the mobile library once every three weeks, limited bus service.

Bradley

Number of Dwellings

Number of Dwellings: **106**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Bradley lies within the Bradley conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Bradley is a nucleated settlement, that occupies land within an ancient redlands CCA. The settlement is composed of two sections, one of which contains older 19th and 20th century buildings, whilst the other is occupied by a mid 20 th century residential development.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34, which is approximately 0.7km to the south west.
Bus network	6 buses stop in Bradley on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	BRA01 – Land at Mitton road, Bradley
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Brocton


Stafford Brocton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one convenience store, one public house, one place of worship, one village hall, one sports facilities, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Brocton

Number of Dwellings

Number of Dwellings: **284**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **9**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Yes – Brocton falls within both a SAC and a SSSI. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Brocton is a sprawling settlement, which occupies land within a settled farmlands CCA. Brocton has a historic centre, which contains a number of listed buildings including the Grade II Brocton Hall and the Grade II Village farmhouse. Brocton has undergone significant post-war development on its outer edges, and thus is composed of a mixture of older and more recent developments.
Agricultural land	Woodland
Other constraints	AONB

Accessibility

Road network	The nearest main road is the A34, which is approximately 0.7km to the south west..
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast available to some (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

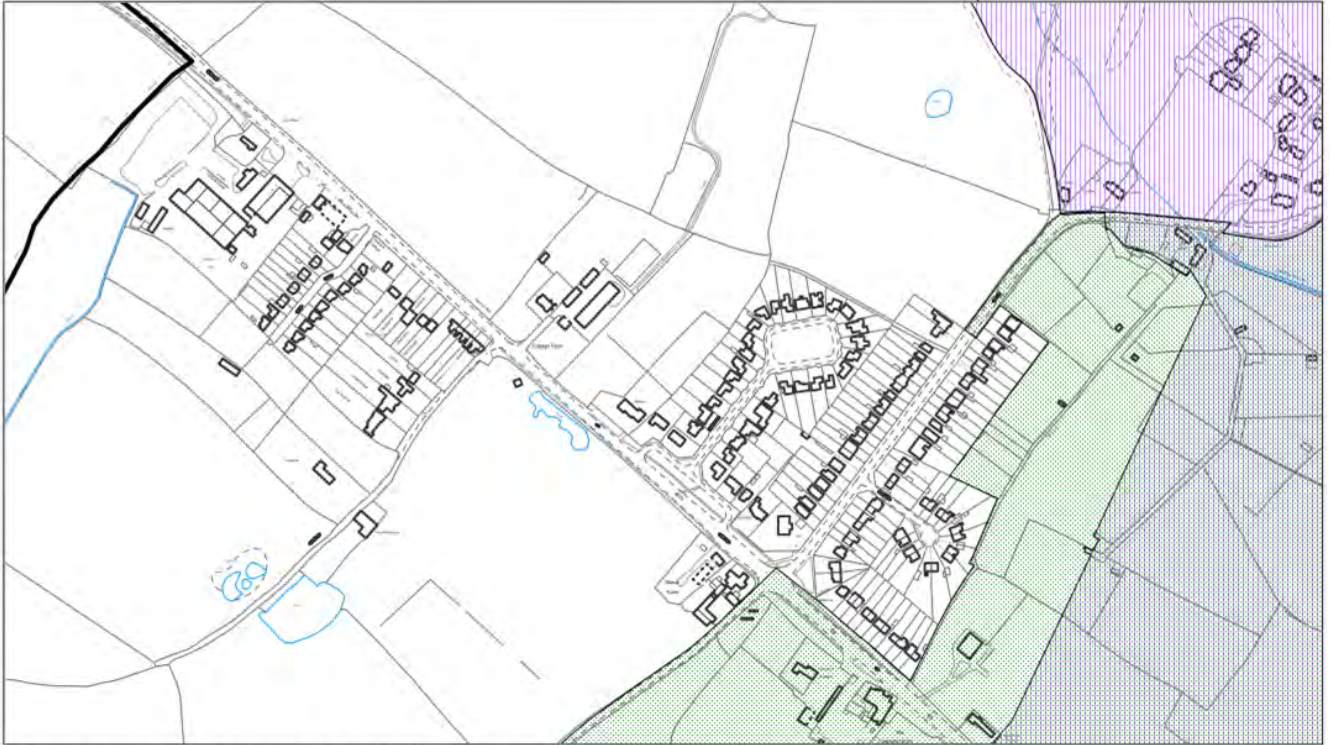
Call for sites 2018	BRO02 – Land at Sawpit Lane, Brocton
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Brocton A34

Stafford **Brocton A34 Environmental Constraints**
BOROUGH COUNCIL

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One public house, public access to green space/recreation ground, limited bus service.

Brocton A34

Number of Dwellings

Number of Dwellings: **294**

Medium village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	The Green Belt abuts the south of the settlement.
Landscape and townscape	Lying within the Cannock chase & Cank Wood NCA, Brocton A34 is an isolated settlement that occupies land within a settled farmland CCA. Brocton A34 is composed of inter and post war residential developments.
Agricultural land	Woodland
Other constraints	Not applicable

Accessibility

Road network	Brocton A34 is accessible immediately from the A34, which lies to the west.
Bus network	54 buses stop in Brocton A34 on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast available to some (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

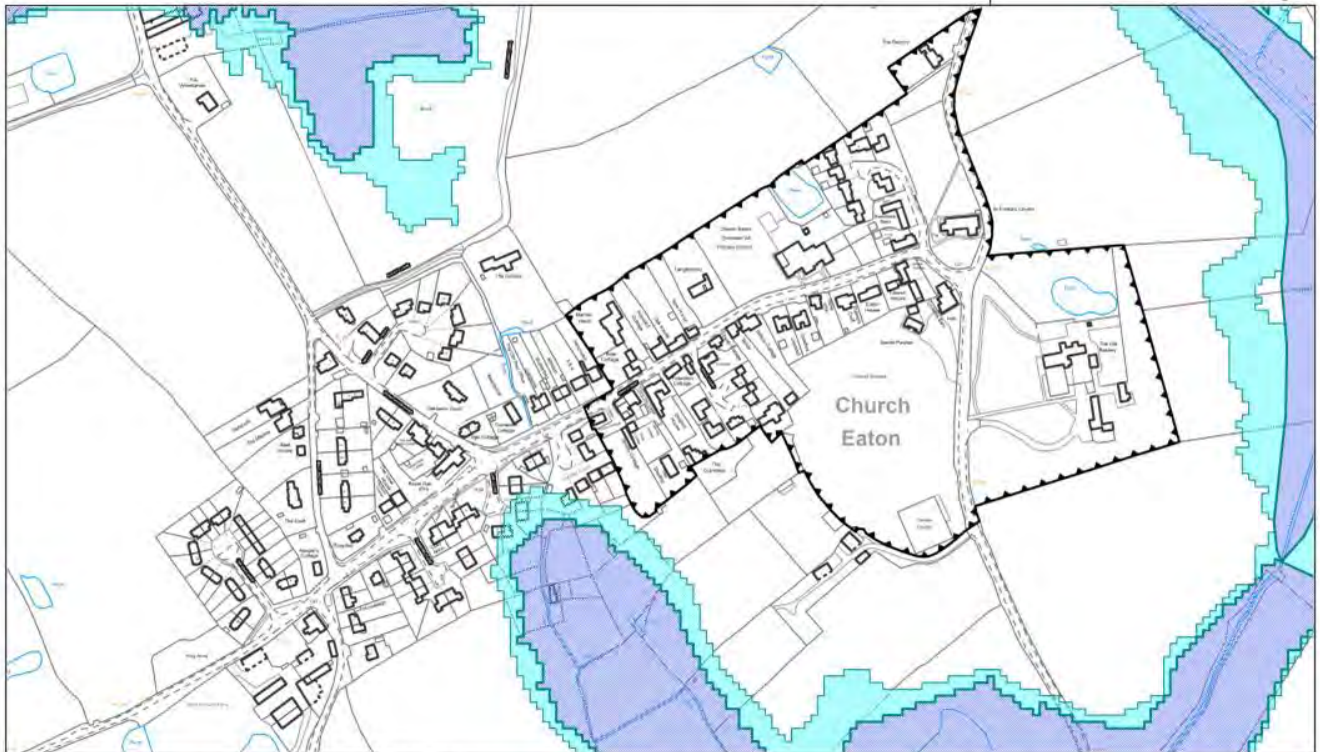
Call for sites 2018	BRO01 – Land at Bank Farm Cottage
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Church Eaton

Church Eaton Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Church Eaton Endowed Primary School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, one primary school, one sports facility, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Church Eaton

Number of Dwellings

Number of Dwellings: **141**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Yes – the settlement is surrounded by the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Church Eaton lies within the Church Eaton Conservation Area, which was first designated 1973.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire NCA, Church Eaton is a linear settlement that occupies land within an ancient clay farmlands CCA. The settlement is composed of 2 halves; the older eastern half, which consists of Victorian era buildings, and the more recent western half, which is comprised of mid-late twentieth century developments. Listed buildings include the Grade II Old Rectory, Grade II Dolphin House and the Grade II* Church of St Editha.
Agricultural land	The settlement is covered mainly by grade 3 agricultural land, except from to the east which is grade 4.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which is approximately 3.9km to the north.
Bus network	9 buses stop in Church Eaton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and part Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

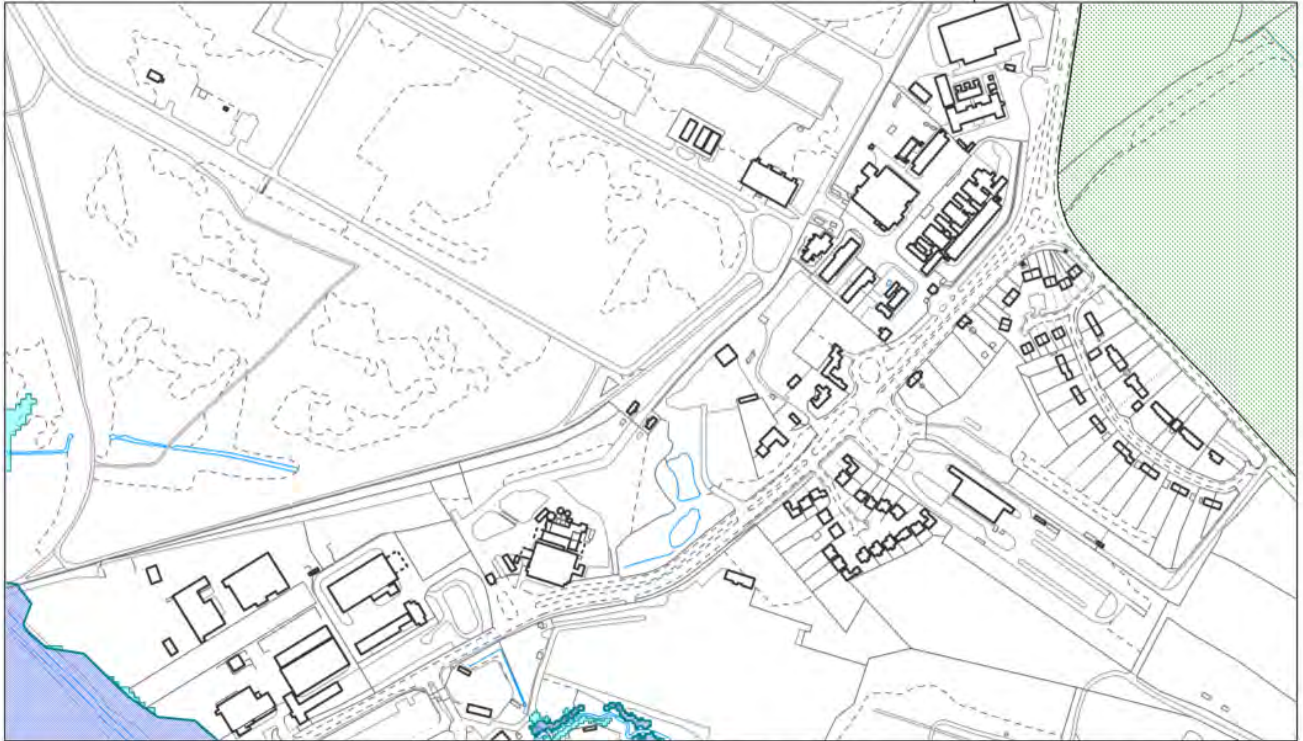
Call for sites 2018	CHU01 (Site a and b) – Land off Malthouse Lane & High Street, Church Eaton CHU02 – Land off Church Eaton Road
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Cold Meece

Stafford Cold Meece Environmental Constraints
BOROUGH COUNCIL

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Orbital Systems Ltd, Brookside Business Park, Raleigh Hall RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	0

Limited bus service.

Cold Meece

Number of Dwellings

Number of Dwellings: **74**

Cold Meece

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies to the south west of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt lies to the north east of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain, Cold Meece is a linear settlement that occupies land within a settled farmlands CCA. The settlement is composed of 18 th century buildings, as well as more recent 20th century residential dwellings.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A519, which is approximately 3.7km to the south west.
Bus network	22 buses stop in Cold Meece on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	ECC10 – Former MoD Test Firing Ranges, Cold Meece ECC11 – Brookside Business Park ECC15 – Birchhouse Lane Industrial Estate, Cold Meece CHE03 – Baden Hall Farm, Swynnerton Road
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Cotes Heath

Stafford Cotes Heath Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Moorfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility, public access to green space/recreation ground.

Cotes Heath

Number of Dwellings

Number of Dwellings: **138**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt covers the north portion of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Cotes Heath is a nucleated settlement that occupies land within a lowland village farmlands CCA. The settlement is composed of 19th and 20th century buildings, as well as more recent post war residential developments. Listed buildings include the Grade II Church of St James.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	Cotes Heath is accessible immediately from the A519 to the east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	STAN01 – Land at Nelson’s Crescent
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Creswell



Creswell Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stafford, and the employment opportunities there.
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	0

Limited bus service.

Creswell

Number of Dwellings

Number of Dwellings: **145**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain abuts the north-west boundary of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Creswell is a linear settlement that occupies land within a settled farmland CCA. The settlement is a typical ribbon of development, typical of the inter-war period, which has undergone some post war development. Listed structures include the remains of Creswell Chapel.
Agricultural land	The settlement consists of mainly grade 3 agricultural land, except from to the east, which is grade 2.
Other constraints	Not applicable

Accessibility

Road network	Creswell is positioned immediately off a roundabout with access points to the A34 and the M6.
Bus network	23 buses stop in Creswell on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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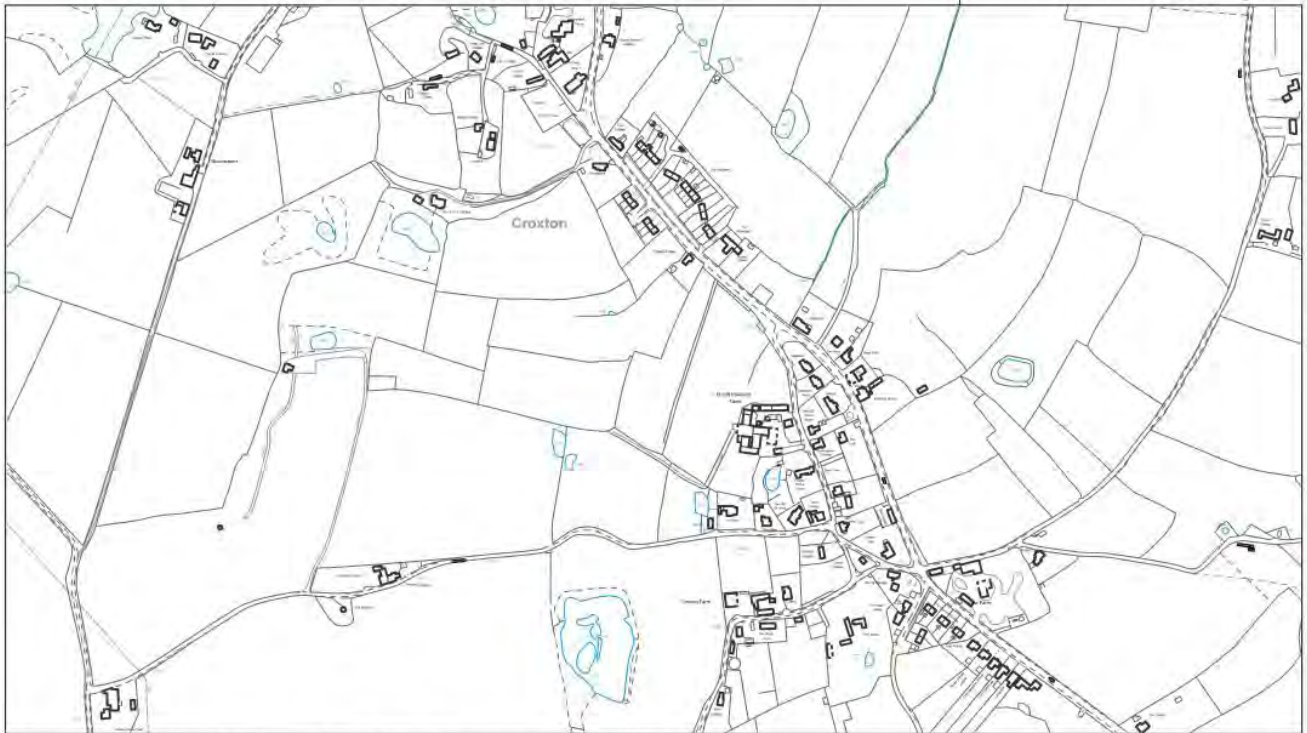
Croxton



Croxton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	1	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One post office, one convenience store, one other shop/retail service, two places of worship, one village hall, one sports facility, public access to green space/recreation ground.

Croxton

Number of Dwellings

Number of Dwellings: **81**
Small village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Croxton is a dispersed settlement which occupies land within a wooded hills and farmland CCA. The settlement has two core areas, Croxton Bank to the north and Croxton to the south. The northern area consists mainly of local authority housing, whilst the southern area consists mainly of older buildings. Listed buildings include the Grade II Church of St Paul.
Agricultural land	The settlement consists mainly of grade 3 agricultural land, except from to the north and south west, which is grade 2.
Other constraints	Not applicable

Accessibility

Road network	Croxton is positioned immediately on the B5026.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Derrington

Derrington Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Boons Industrial Estate, within 3km of Stafford and the employment opportunities there.
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one public house, two places of worship, one village hall, one sports facility, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Derrington

Number of Dwellings

Number of Dwellings: **320**
Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Yes – the east of the settlement falls in the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Derrington is a nucleated settlement which occupies land within an ancient clay farmlands CCA. The settlement consists of a mixture of older and more recent residential developments. The older parts of the settlement have been isolated from each other by the construction of post-war residential developments. Listed buildings include the Grade II Derrington Hall and the Grade II Blue Cross Farmhouse.
Agricultural land	The settlement consists mainly of grade 3 agricultural land, except from to the north which is grade 4.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which is 1.5km to the south.
Bus network	9 buses stop in Derrington on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Eccleshall



Eccleshall Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Raleigh Hall RIE
Convenience Store	2	General Medical Practice/Dentist	1 general medical practice, 1 dentist.
School	Bishop Lonsdale C of E Primary Academy	Library	Yes
Public House	4+	Sports or recreation ground	Yes
Place of worship	4+	Village hall/community meeting place	1

One post office, two convenience stores, multiple other shops/retail services, multiple takeaways/restaurants, multiple public houses, one doctors surgery, one dentist, one library, multiple places of worship, one village hall, one primary school, four sports facilities, public access to green space/recreation ground, good bus service.

Eccleshall

Number of Dwellings

Number of Dwellings: **1,541**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **265**

Physical Characteristics

Flood Risk	The flood plain sits to the north of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	Eccleshall lies within the Eccleshall Conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Eccleshall is a nucleated settlement which occupies land within an ancient clay farmland CCA. Eccleshall has a historic core, with a ribbon of buildings pre-dating the Victorian era forming the main high street. A significant number of buildings on the high street are listed. However, the settlement has seen significant expansion in more recent years, with pre and post war residential developments now being found to the north of the high street. Listed buildings include the Grade II Bell Inn, the Grade II Crown Inn, the Grade II* Eccleshall Castle and the Grade I Church of the Holy Trinity.
Agricultural land	The settlement consists of grade 3 agricultural land in the centre, Grade 2 land to the east and grade 4 to the north.
Other constraints	Not applicable

Accessibility

Road network	Eccleshall forms the intersection for the A5013, A519, B5026 and multiple minor roads.
Bus network	24 buses stop in Eccleshall on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	<p>ECC01 – Land at Cross Butts</p> <p>ECC02 – Land to the south of Stone Road</p> <p>ECC03 – Land off Green Lane</p> <p>ECC05 – Land off Shaw Lane</p> <p>ECC06 – Land between Stone & Stafford Road</p> <p>ECC07 – Land to the north of Stone Road and east of the Burgage</p> <p>ECC08 – Land off the A519 to the south of Eccleshall</p> <p>ECC09 – Land off Shaw's Lane</p> <p>ECC12 – Land north of the Burgage</p> <p>ECC14 – Land north of Shaw's Lane, Eccleshall</p> <p>ECC16 – Eccleshall Police Station</p> <p>ECC18 – Land east of Castle Street</p>
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Fulford

Fulford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Fulford Primary School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One farm shop, one public house, one village hall, one primary school, public access to areas of green space/recreation ground, limited bus service.

Fulford

Number of Dwellings

Number of Dwellings: **286**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	Fulford lies within the Fulford Conservation Area, which was first designated in 1978.
Green Belt	The greenbelt surrounds the settlement.
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Fulford is a nucleated settlement which occupies land within two CCA's; sandstone hills & heaths and settled farmlands. The settlement consists of substantial post war development and Victorian era buildings. Listed buildings include the Grade II Fulford Hall, the Grade II Old House Farmhouse and the Grade II Church of St Nicholas.
Agricultural land	The settlement consists of grade 3 agricultural land to the east and grade 4 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5066, which is approximately 1.4km to the west.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

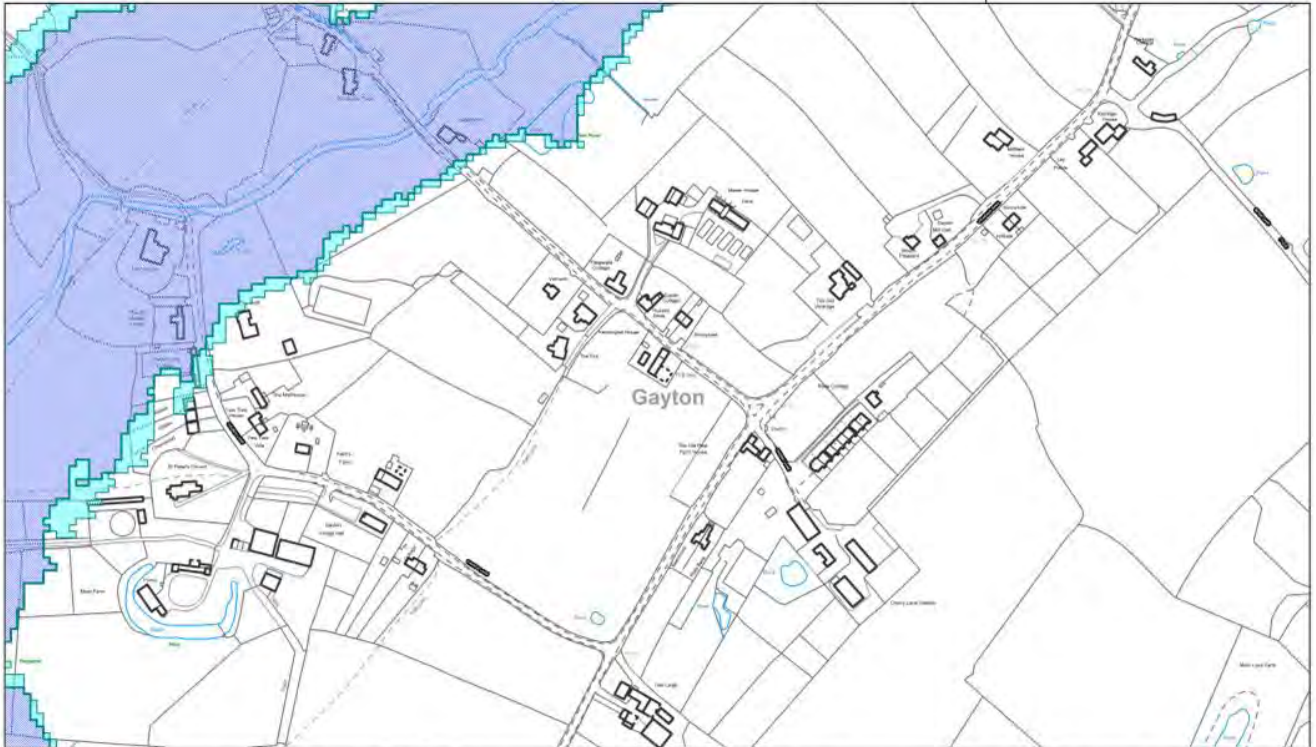
Call for sites 2018	None submitted
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Gayton

Stafford **Gayton Environmental Constraints Map**
BOROUGH COUNCIL

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Weston House Business Complex, Hixon Airfield, Hixon Industrial Estate
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall.

Gayton

Number of Dwellings

Number of Dwellings: **51**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain sits at the north west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Gayton is a linear settlement which occupies land within a settled farmland CCA. The settlement consists of Victorian era buildings, interspersed with post-war and inter-war residential developments. Listed buildings include the Grade II Wetmoor Farmhouse, the Grade II Sandon Park and the Grade II* Church of St Peter.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which lies approximately 1.4km to the south.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

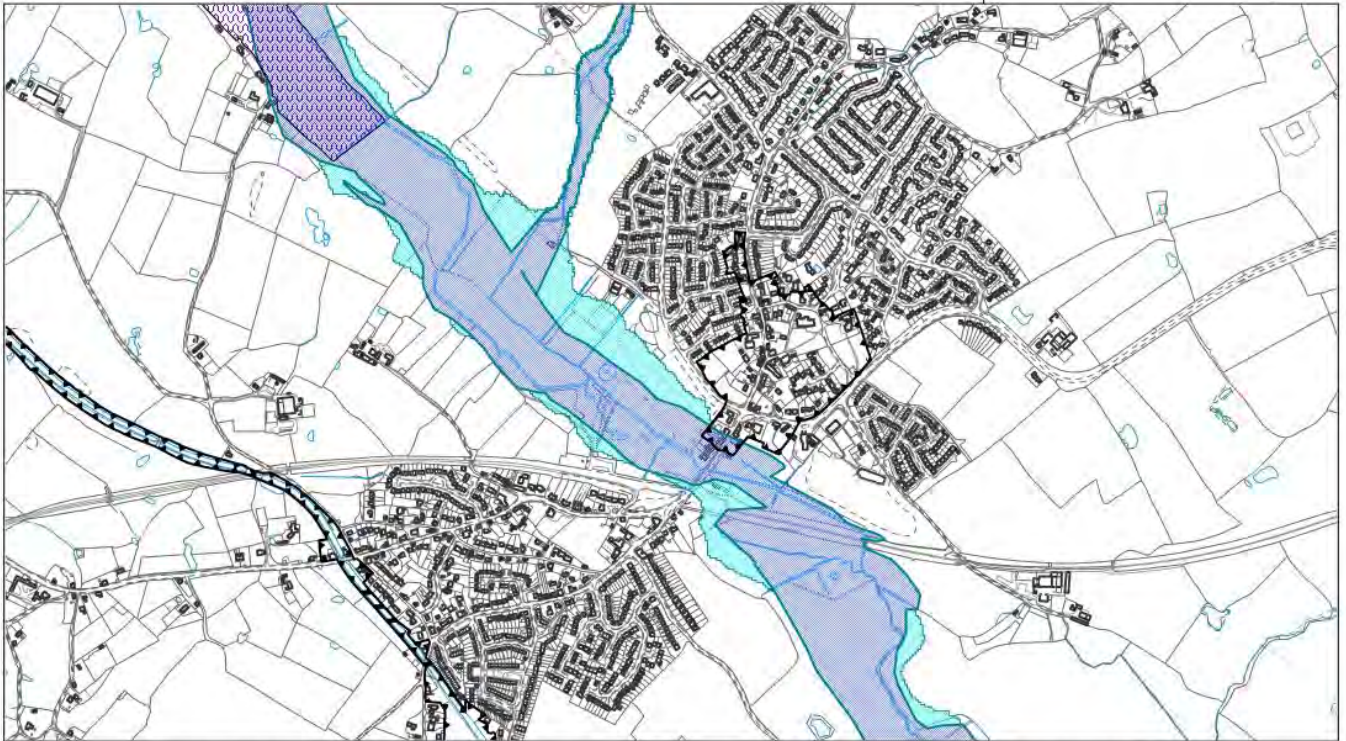
Call for sites 2018	None submitted
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Gnosall

Gnosall Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	3	General Medical Practice/Dentist	1 general medical practice, 2 dentists
School	Gnosall St. Lawrence C of E Primary Academt & Gnosall St Lawrence Pre-School	Library	Mobile
Public House	4+	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, three convenience stores, two other shops/retail services, multiple takeaways/restaurants, multiple public houses, one doctor's surgery, two dentists, two places of worship, two village/church halls, one primary school, four sports facilities, public access to areas of green space/recreation ground, visited by the mobile library once every week, good bus service.

Gnosall

Number of Dwellings

Number of Dwellings: **1,903**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **152**

Physical Characteristics

Flood Risk	The flood plain surrounds the settlement on the western boundaries.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Gnosall lies within the Gnosall Conservation Area, which was first designated in 1971.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Gnosall is a nucleated settlement which occupies land within an ancient clay farmlands CCA. The settlement is comprised of two halves; to the north lies Gnosall, which is comprised of inter-war and Victorian era buildings, and to the south lies Gnosall Heath, which is primarily comprised of post war residential developments. Listed buildings include the Grade II windmill tower on Broadhill, the Grade II Walnut Tree Farmhouse and the Grade II Church Cottage.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 5 to the west and Grade 2 to the north.
Other constraints	Not applicable

Accessibility

Road network	The A518 runs sits immediately to the south.
Bus network	58 buses stop in Gnosall on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Standard and Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	GNO02 – Land at Bank Top Garage GNO03 – Land at the Romping Cat GNO04 – Land at Manor Farm GNO05 – Land at the Horseshoe, Audmore GNO06 – Land off Brookhouse Road
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Great Bridgeford

Great Bridgeford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	1

One public house, one village hall, two sporting facilities, public access to areas of green space/recreation ground, good bus service.

Great Bridgeford

Number of Dwellings

Number of Dwellings: **304**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	Yes – the flood plain intersects the settlement .
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Chesire & Staffordshire Plain NCA, Great Bridgeford is a nucleated settlement which occupies land within a settled farmland CCA. The settlement is divided into two distinct parts by the River Sow and its floodplain, and the West Coast Mainline. The settlement consists of inter war ribbon development along the A5013, Whitgreave Road and the B5903 Newport Road. A post war estate of considerable size has been developed to the south of the A5013. Listed buildings include the Grade II Bridgeford Hall.
Agricultural land	The settlement consists of Grade 2 agricultural land to the west and grade 4 to the east.
Other constraints	The West Coast Mainline runs through the centre of Great Bridgeford.

Accessibility

Road network	Great Bridgeford sits at the intersection of the A5013 and the B5405.
Bus network	35 buses stop in Great Bridgeford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	SEI04 – Land at Bridgeford Hurst SEI05 – Land to the south east of the b5405 SEI08 – Land on the outskirts of Great Bridgeford SEI09 – Land to the south of the village hall
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Great Haywood

Great Haywood Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Elms, Business Centre, Pasturefields RIE.
Convenience Store	1	General Medical Practice/Dentist	1 general medical practice, 1 dentist
School	St John's RC Primary, Anson c of E Primary school	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, two takeaways/restaurants, one public house, one doctor's surgery, one dentist, two places of worship, two village/church halls, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, good bus service.

Great Haywood

Number of Dwellings

Number of Dwellings: **998**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **224**

Physical Characteristics

Flood Risk	The flood plain lies to the west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Great Haywood lies within the Great Haywood and Shugborough Conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Great Haywood is a nucleated settlement that occupies land within a settled farmlands CCA. The settlement has a historic core, which is found on the Main road and Trent Lane, with buildings dating back to medieval times. However, many of the Georgian, Victorian and medieval buildings have been replaced by more recent post-war residential developments. However, some examples of older buildings remain extant. Listed buildings include the Grade II Haywood House, the Grade II Great Haywood Post Office, the Grade II Abbey House and the Grade I Shugborough Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Bordered by the AONB on its western boundary, as well as the West Coast Mainline, which forms the boundary of the AONB. Furthermore, the northern section of the settlement lies within the 500 metre HS2 buffer.

Accessibility

Road network	Great Haywood can be accessed immediately from the A51, which sits to the north.
Bus network	28 buses stop in Great Haywood on a daily basis.
Additional access	Voluntary Car Scheme

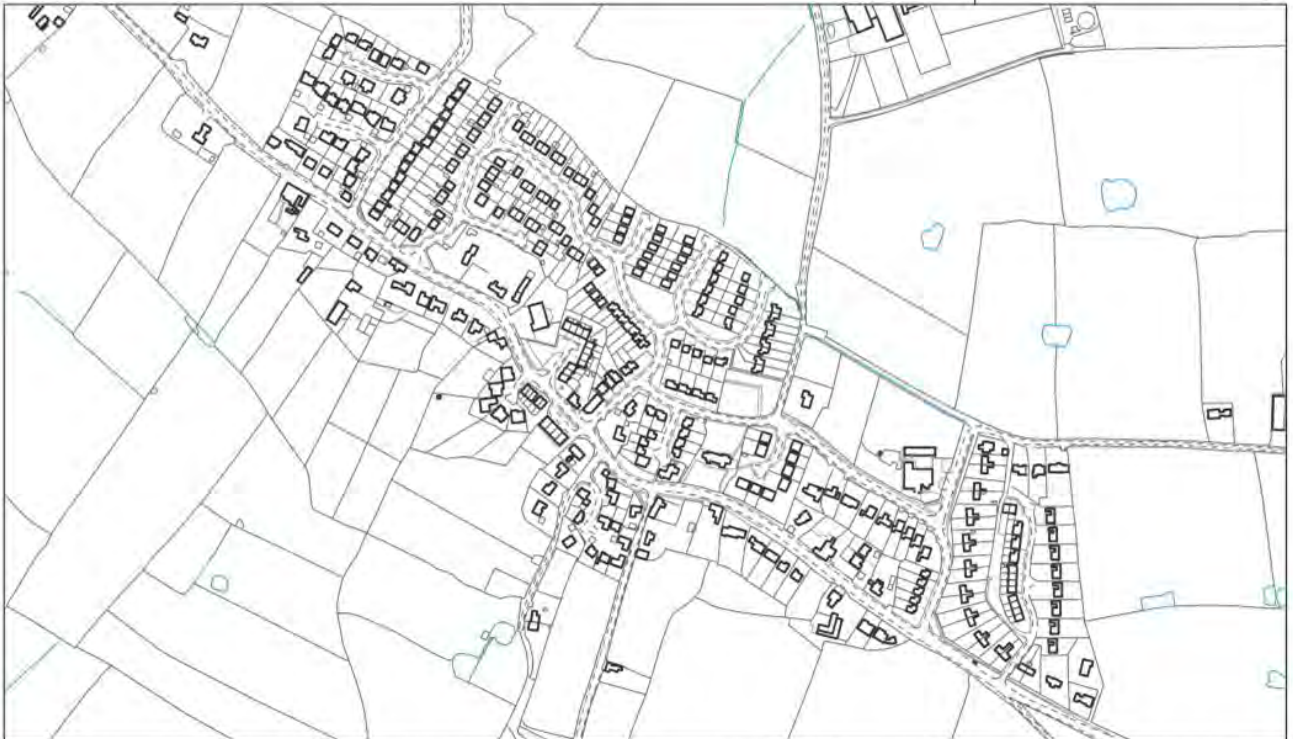
Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	COL06 – Land at Tixall Lane COL07 – Land at Mill Lane COL08 – Land at Mill Lane
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Houghton



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Houghton St. Giles Cof E Primary Academy	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one convenience store, three other shops/retail services, one takeaway/restaurant, one public house, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Haughton

Number of Dwellings

Number of Dwellings: **342**
Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **11**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Haughton is a linear settlement that occupies land within an ancient clay farmlands CCA. The older part of the settlement lies either side of the main road. Listed buildings include the Grade II Haughton Villa, the Grade II Church of St Giles and the Grade II* Haughton Old Villa.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The A519 runs directly through the centre of the village.
Bus network	66 buses stop in Haughton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

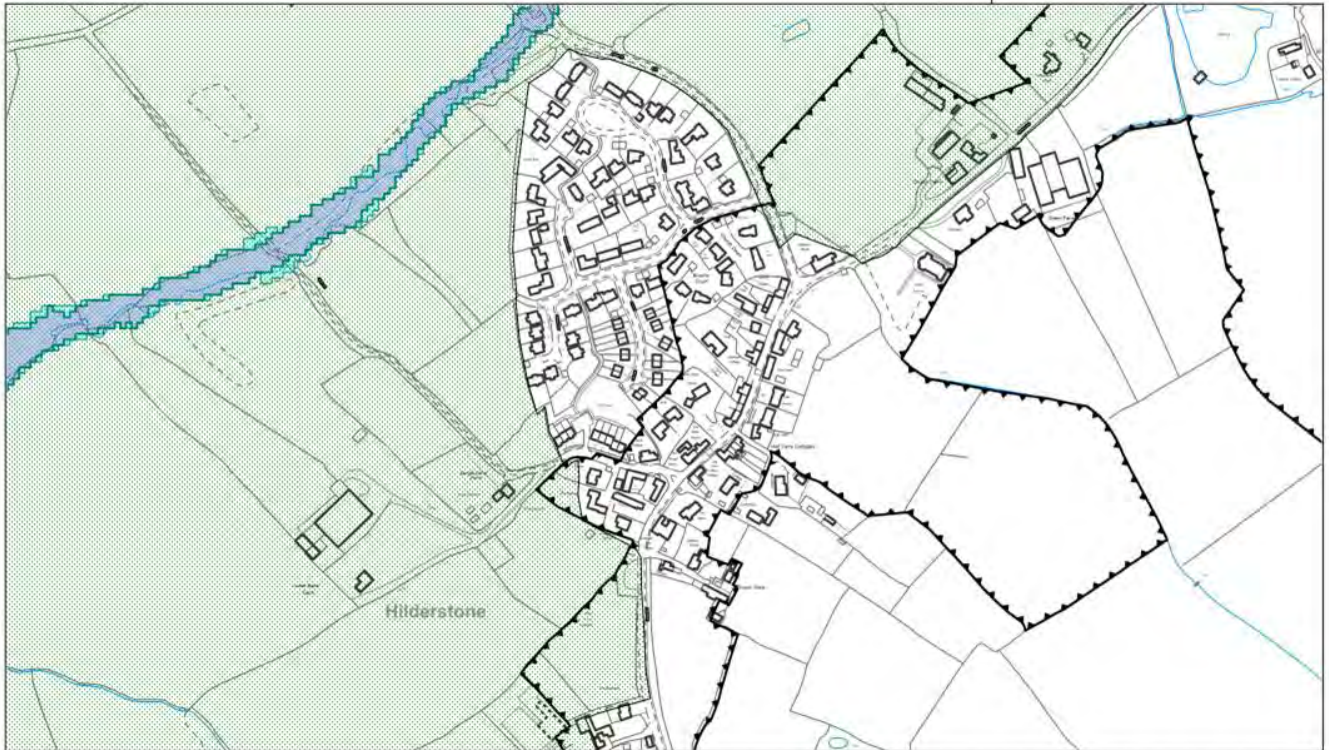
Call for sites 2018	BRO02 – Land at Sawpit Lane, Brocton
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Hilderstone

Stafford Hilderstone Environmental Constraints
BOROUGH COUNCIL
Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	0

One public house, one place of worship, one village hall, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Hilderstone

Number of Dwellings

Number of Dwellings: **164**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	The flood plain lies to the north west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Hilderstone lies within the Hilderstone conservation Area, which was first designated in 1977.
Green Belt	The Green Belt surrounds the settlement on its north and west edges.
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Hilderstone is a nucleated settlement that occupies land within a settled plateau farmland CCA. The focal point of the settlement is the junction of the roads to Cheadle and Stone. Around this junction is the church and former school. Listed buildings include the Grade II Hilderstone Hall, the Grade II Hilderstone House and the Grade II Lower Farmhouse.
Agricultural land	The settlement consists of grade 3 agricultural land to the east and grade 4 to the west.
Other constraints	Not applicable

Accessibility

Road network	Hilderstone sits directly on the B5066.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

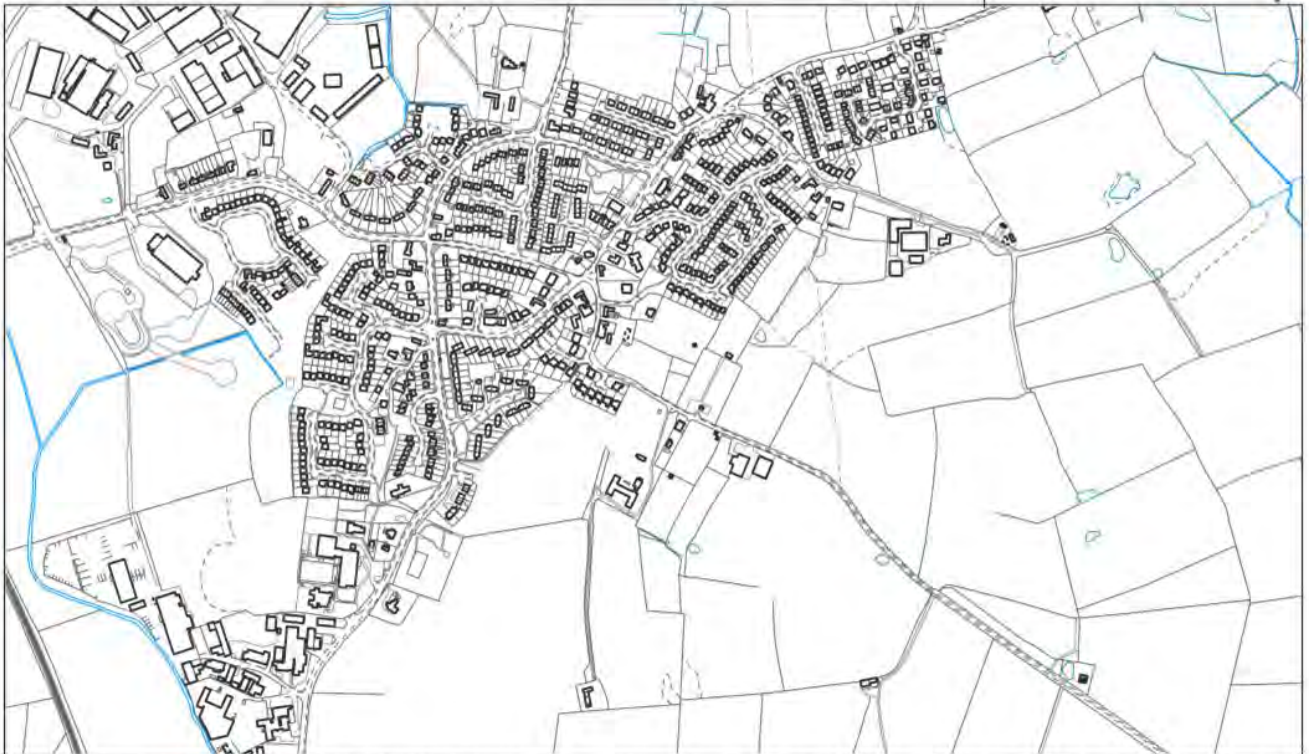
Call for sites 2018	HIL01 & HIL02 – Hedgehog House, Dingle Lane
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Hixon

Hixon Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Pasturefields RIE, Hixon Airfield, Hixon Industrial Estate, Abnormal Load Engineering, Weston House business Complex
Convenience Store	1	General Medical Practice/Dentist	0
School	St. Peter's C of E Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, two takeaways/restaurants, two public houses, one place of worship, two village/church halls, one primary school, one secondary school, one sports facility, public access to areas of green space, visited every three weeks by the mobile library, good bus service.

Hixon

Number of Dwellings

Number of Dwellings: **819**
Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **163**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Hixon is a nucleated settlement that occupies land within a settled farmlands CCA. The settlement has undergone considerable post-war residential developments, but some older buildings remain. Listed buildings include the Grade II Mount Pleasant, the Grade II Bank House Public House and the Grade II Church of St Peter.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A51, which sits approximately 1.6km to the west.
Bus network	26 buses stop in Hilderstone on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

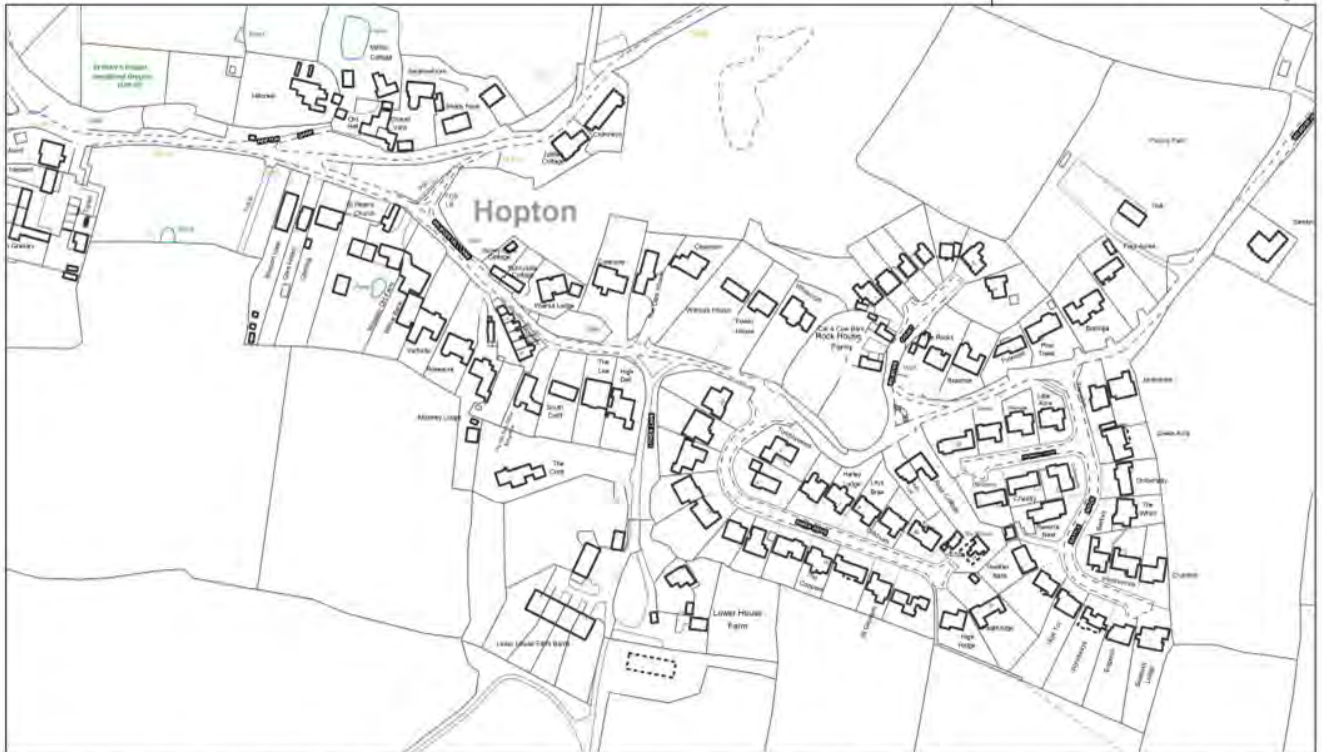
Call for sites 2018	HIX01 – Grange Hill Farm, Church Lane HIX02 – Land west of Church Lane HIX03 – Land east of Church Lane HIX04 – Land west of Egg Lane HIX05 – Land north of Hixon HIX07 – Former Hixon Airfield HIX08 – Former Hixon Airfield HIX09 – Land off Puddle Hill HIX10 – Land off Puddle Hill
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Hopton

Hopton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stafford, and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Hopton

Number of Dwellings

Number of Dwellings: **104**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Hopton is a linear settlement that occupies land within two CCAs; one a settled farmland, and the other sandstone hills and heaths. The settlement is comprised of 18 th and 19 th century buildings which have been interspersed with post war residential development. The listed site of the Battle of Hopton Heath Battlefield lies to the north east of the settlement.
Agricultural land	The settlement consists of grade 4 agricultural land to the west and grade 3 agricultural land to the east.
Other constraints	The designated HS2 route runs through the centre of Hopton.

Accessibility

Road network	The nearest main road is the B5066, which is approximately 0.9km to the west.
Bus network	9 buses stop in Hopton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

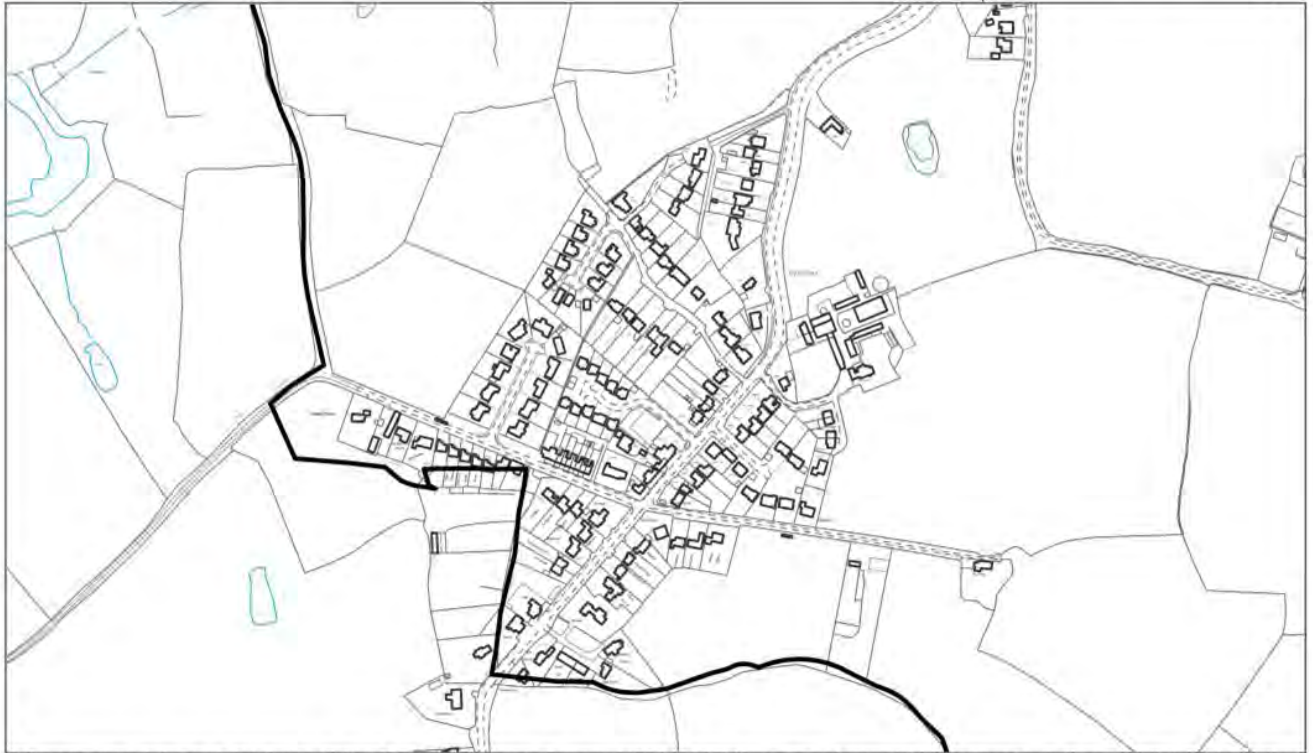
Call for sites 2018	HOP07 – Land at Wilmore Lane
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Hyde Lea

Hyde Lea Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Boons Industrial Estate, within 3km of Stafford and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	Stafford Grammar School	Library	0
Public House	1	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	1

One public house, one village hall, one primary school, one secondary school, limited bus service.

Hyde Lea

Number of Dwellings

Number of Dwellings: **142**
Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Hyde Lea is a nucleated settlement that occupies land within a settled farmland CCA. The settlement consists of post-war buildings interspersed with older buildings. Listed sites include the scheduled ancient monument moated and ancillary enclosure, located to the south west of Stafford Castle.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is A449, which is approximately 2km to the east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

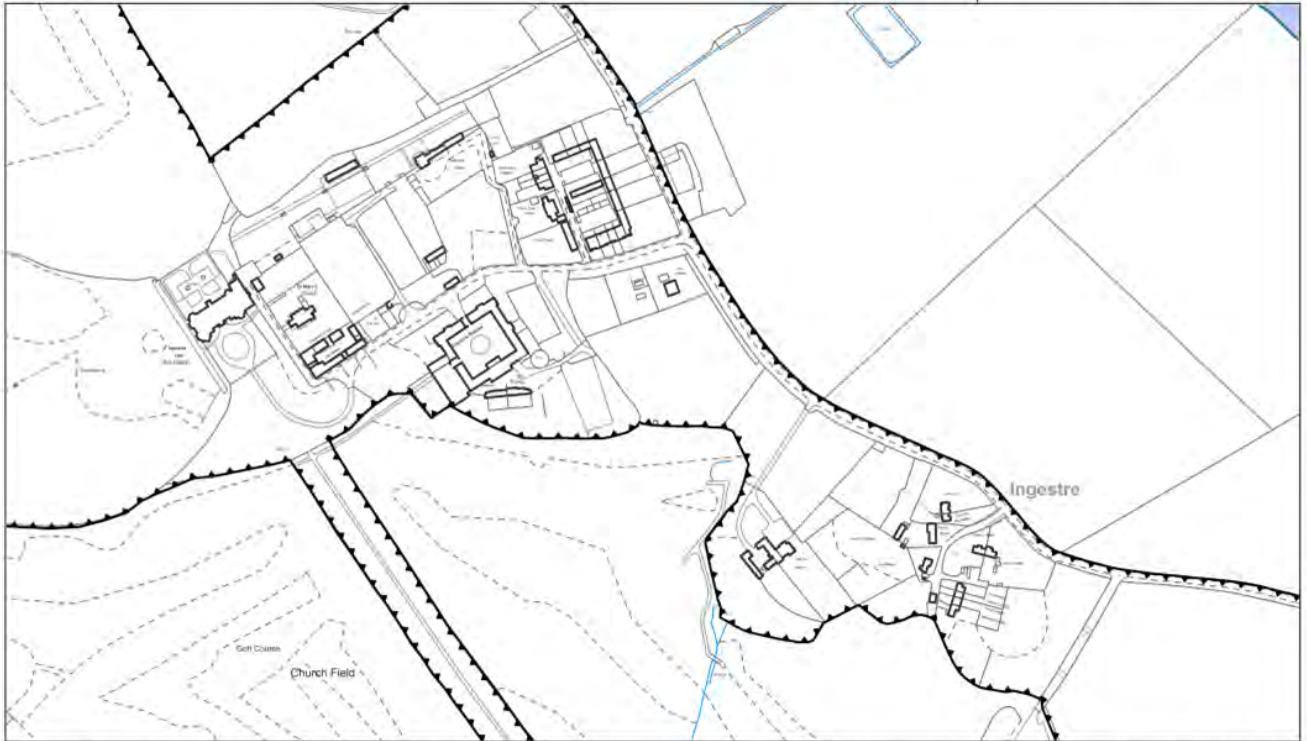
Call for sites 2018	None submitted
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Ingestre

Ingestre Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Pasturefields RIE, Elms Business Centre, Hixon Airfield, Hixon Industrial Estate, Weston House Business Complex, Abnormal Load Engineering
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility.

Ingestre

Number of Dwellings

Number of Dwellings: **72**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Ingestre lies within the Ingestre Conservation Area, which was first designated in 1970.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Ingestre is a dispersed settlement that occupies land within a settled pastoral upland CCA. The settlement is comprised of buildings dating back to the 17 th century, and is interspersed with more recent residential buildings. Listed buildings include the Grade II* Ingestre Hall, the Grade II Pavilion in Ingestre Park and the Grade I Church of St Mary.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Ingestre is adjacent to the 500 metre HS2 buffer.

Accessibility

Road network	The nearest main road is the A51, which is approximately 1.6km to the north east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and parts have Ultrafast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Settlement Assessment July 2018

Little Haywood & Colwich

Little Haywood & Colwich Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre
Convenience Store	0	General Medical Practice/Dentist	1 dentist
School	Colwich C of E Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

Two comparison stores, two public houses, one dentist, one place of worship, one village hall, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, good bus service.

Settlement Assessment July 2018

Little Haywood & Colwich

Number of Dwellings

Number of Dwellings: **966**
 Large Village

Number of Dwellings granted during the
 PFSB 2011-2031 as at 31st March 2017: **11**

Physical Characteristics

Flood Risk	The flood plain lies to the south of the settlement .
Biodiversity (SAC/SSSI)	Grade I Site of Biological/Geological Interest at Colwich Brick Works. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Little Haywood & Colwich lies within the Colwich and Little Haywood Conservation Area, which was first designated in 1974, whilst the Trent and Mersey Canal Conservation Area, which was first designated in 1988, follows the line of the valet and towards Cannock Chase.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Little Haywood & Colwich is a nucleated settlement that occupies land within a settled farmland CCA. The West Coast Mainline divides the two settlements and the eastern limits of the settlement is framed by the A51. Whilst both settlements have undergone significant expansion, their centres fall within conservation areas. Little Haywood has a number of listed buildings, including the Lamb and Flag public house and St. Mary's Abbey. Listed buildings in Colwich include the church of St Michael and All Angels. Listed buildings includes the Lodge to the Grade II Shugborough Hall and the Grade II The Yeld.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the south.
Other constraints	Bordered by the AONB on its southern boundaries, as well as the West Coast Mainline, which forms the boundary of the AONB.

Accessibility

Road network	Little Haywood is accessible immediately off the A51, which runs along the eastern edges.
Bus network	75 buses stop in Little Haywood & Colwich on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

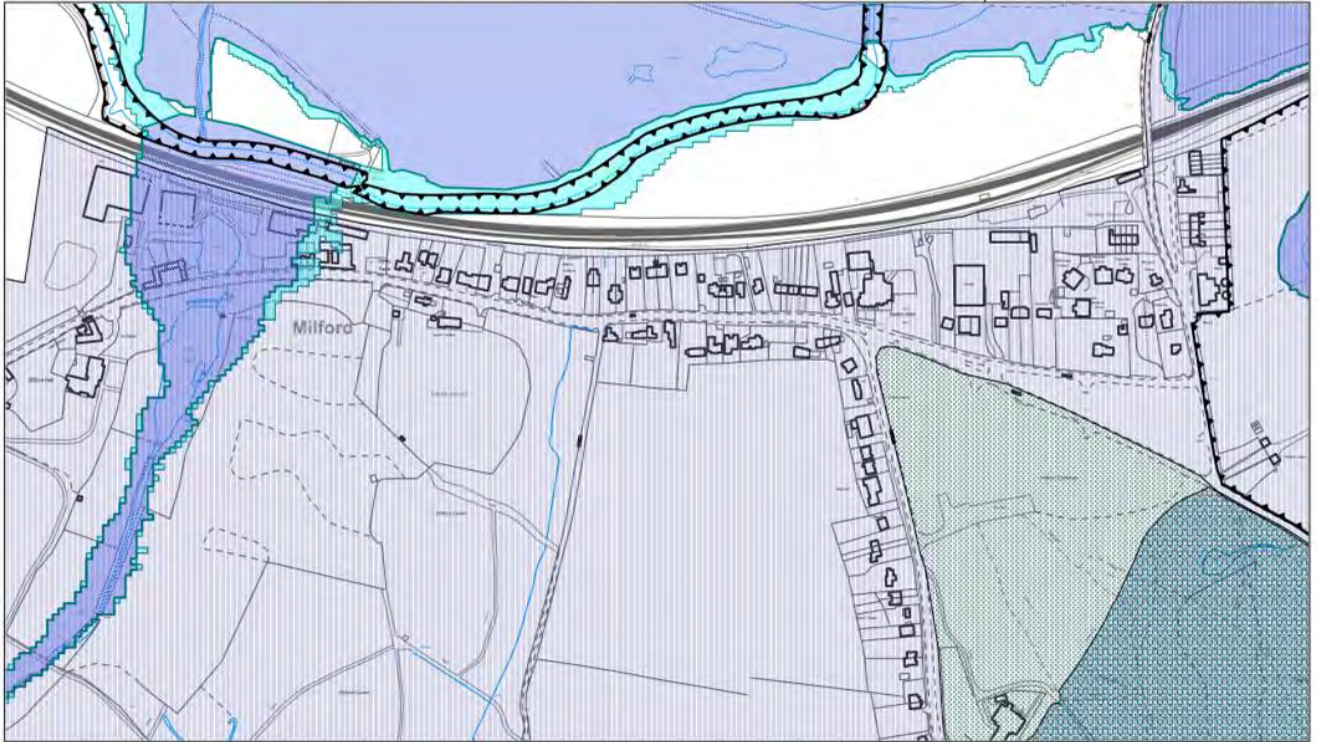
Call for sites 2018	COL02 & COL05 – Land adjoining Anson Row COL03 – Overdale Farm COL04 –Land at Back Lane COL09 – Land at Overdale Farm COL10 – Land adjacent to Shenley Cottage
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Milford

Milford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre, Baswich Business Park, Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

Four comparison stores, multiple restaurants/cafes, one public house, one primary school, one sporting facility, public access to areas of green space/recreation ground, limited bus service.

Milford

Number of Dwellings

Number of Dwellings: **103**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement, and intersects it on the eastern section.
Biodiversity (SAC/SSSI)	A SSSI lies to the south east of the settlement. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	The Staffordshire and Worcestershire Canal Conservation Area, which was first designated in 1978 lies to the North of the settlement, which was first designated in 1988, whilst the Colwich and Little Haywood Conservation Area abuts the settlement on its eastern boundary, which was first designated in 1974.
Green Belt	The Green Belt abuts the settlement along its eastern boundary.
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Milford is a linear settlement that occupies land within a settled farmland CCA. The settlement is spread along the main Stafford to Rugeley Road, and at the eastern end there are a number of commercial properties that are related to Cannock Chase. Listed buildings include the Grade II Milford Hall.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 to the north.
Other constraints	AONB. The West Coast Mainline defines the boundary to Milford.

Accessibility

Road network	The A513 runs directly through the centre of Milford.
Bus network	63 buses stop in Milford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

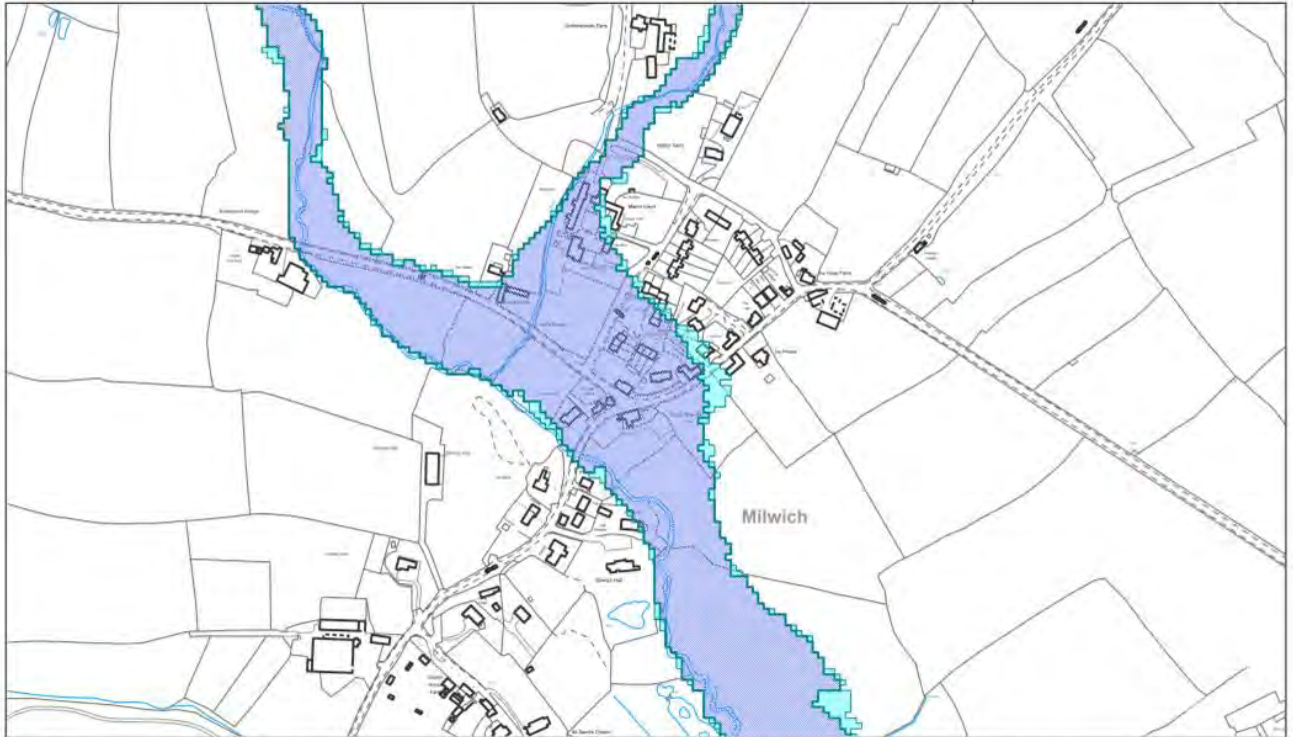
Call for sites 2018	None submitted
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Milwich

Milwich Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre, Baswich Business Park, Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One post office, two public houses, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks.

Milwich

Number of Dwellings

Number of Dwellings: **53**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Yes – the centre of the settlement lies within the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Milwich is a nucleated settlement that occupies land within a settled farmland CCA. The nucleated core is within the valley at the bottom of the Wheatlow Brook, and buildings stretch southwards up the valley along Sandon Road. There is a significant amount of early post-war residential development, together with some more recent developments in the settlements core. Listed buildings include the Grade II Milwich Hall, the Grade II Former School, the Grade II Round House and the Grade II* church of All Saints. There are also a number of buildings along the Stone to Uttoxeter Road, which although are not listed, contribute to the villages setting.
Agricultural land	The settlement consists of grade 3 agricultural land, with a strip of grade 4 land running through the centre.
Other constraints	Not applicable

Accessibility

Road network	Milwich is directly accessible from the B5027.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

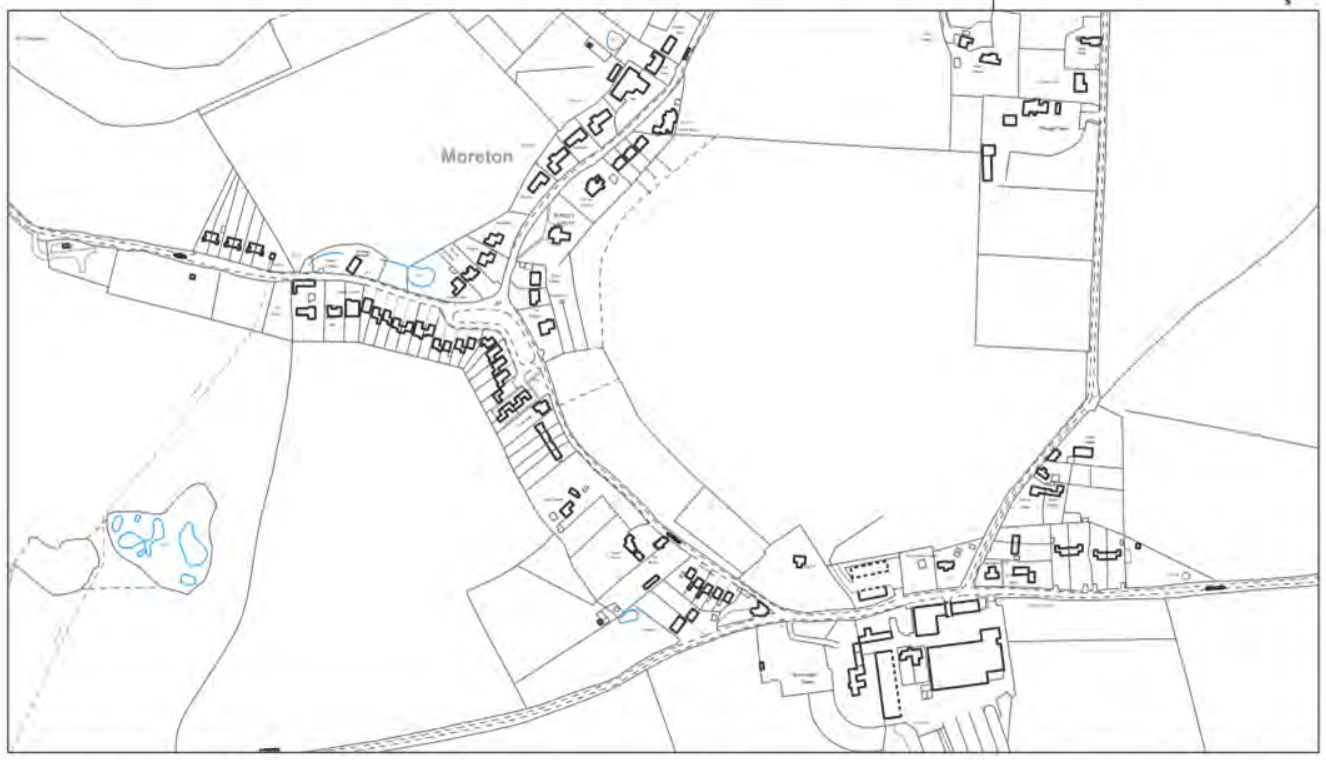
Call for sites 2018	MIL01 – Land in Milwich Centre MIL02 – Land between Cromer Lodge and Milwich Hall MIL03 – Land to the southwest of Ivy House
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Moreton

Moreton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	0

One place of worship, visited by the mobile library once every three weeks.

Moreton

Number of Dwellings

Number of Dwellings: **92**
Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Moreton is a linear settlement that occupies land within an ancient clay farmlands CCA. The settlement is comprised of a mixture of 18 th century buildings with some post-war residential developments.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which lies approximately 3.3km to the north.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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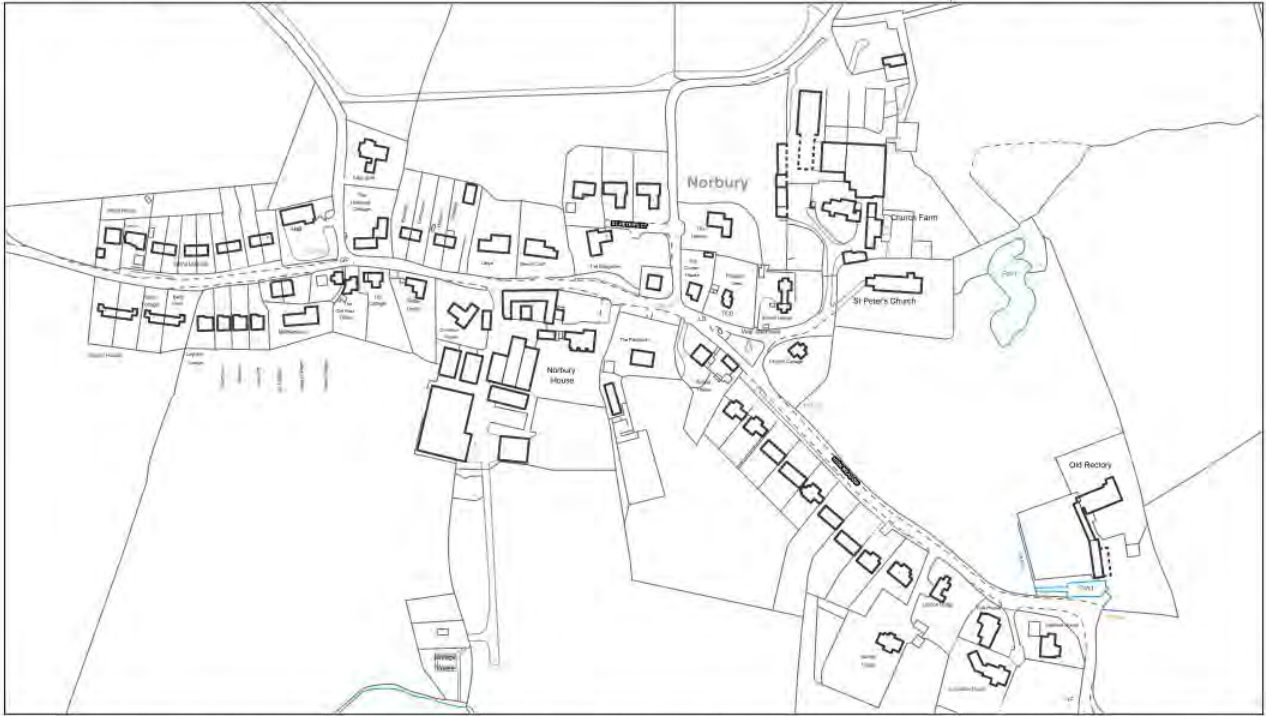
Norbury



Norbury Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One village hall, visited by the mobile library once every three weeks, limited bus service.

Norbury

Number of Dwellings

Number of Dwellings: **62**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Norbury is a linear settlement that occupies land within an ancient clay farmland CCA. The settlement comprises a mixture of 18 th and 19 th century buildings and post war residential developments, as well as a more modern development which lies to the south west of the settlement. Listed buildings include the Grade II Norbury Park, the Grade II Post Office and the Grade II Loynton Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A519, which is approximately 0.6km to the north.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Norton Bridge

Norton Bridge Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	Closed	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	0

One takeaway/café, one place of worship, public access to areas of green space/recreation grounds, visited by the mobile library once every three weeks, limited bus service.

Norton Bridge

Number of Dwellings

Number of Dwellings: **85**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies to the east of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Norton Bridge is a nucleated settlement that occupies land within a settled farmland CCA. The settlement comprises a mixture of 18 th and 19 th century buildings, as well as inter and post war residential developments. Listed buildings include the Grade II Hammerhouse Farm and the Grade II Junction House.
Agricultural land	The settlement consists of grade 4 agricultural land, with grade 3 land to the west.
Other constraints	Norton Bridge sits between two lines of the West Coast Mainline.

Accessibility

Road network	The nearest main road is the B5026, which is approximately 0.4km to the north.
Bus network	11 buses stop in Norton Bridge on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	CHE01 – The former Railway public house
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Oulton

Oulton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stone and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	Oulton C of E First School	Library	0
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One restaurant/takeaway, one public house, one comparison store, two places of worship, one village hall, one primary school, one sports facility, public access to areas of green space/recreation ground.

Oulton

Number of Dwellings

Number of Dwellings: **241**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **15**

Physical Characteristics

Flood Risk	The flood plain lies to the south east of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Oulton is a nucleated settlement that occupies land within two CCAs; one a sandstone hills & heaths and the other a settled farmlands. The historic core of the village is the Kibblestone to Stone road, which includes the Grade II Old Hall, which is built from local sandstone. At the centre of the village is Oulton Abbey residential home. Post-war residential developments on the eastern side of the settlement. Listed buildings include the Grade II St Mary's Abbey and the Grade II* Chapel of St Mary's Abbey.
Agricultural land	The settlement consists of grade 3 agricultural land to the south, and grade 4 land to the north.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A520, which is approximately 0.6km to the west.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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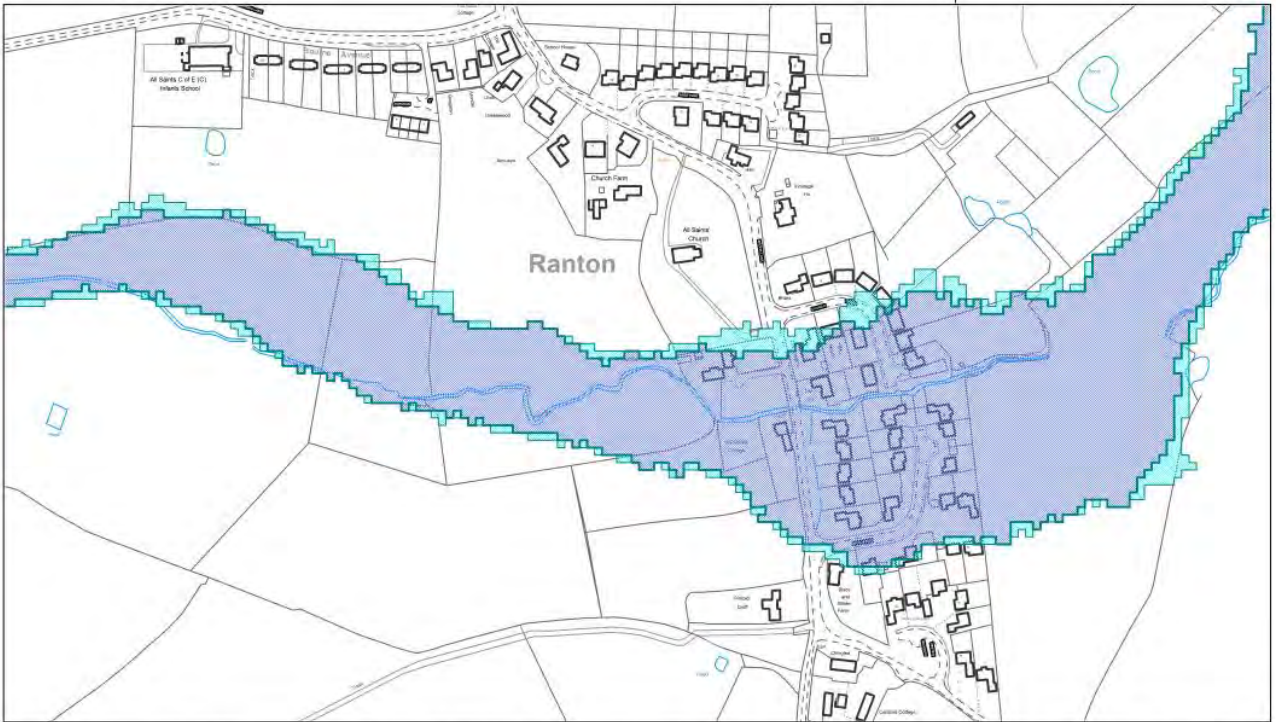
Ranton



Ranton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	All Saints C of E Controlled Infant School	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one primary school.

Ranton

Number of Dwellings

Number of Dwellings: **91**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies across the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Ranton is a linear settlement that occupies land within an ancient clay farmlands CCA. An important feature of the core area include the Grade II Church of All Saints, the Grade II thatched Cottage and the Grade II* Tower at Ranton Abbey. A modern estate development is located to the north and south of the settlement.
Agricultural land	The settlement consists of Grade 2 agricultural land, and grade 3 land to the south.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5405, which is approximately 1.3km to the north.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

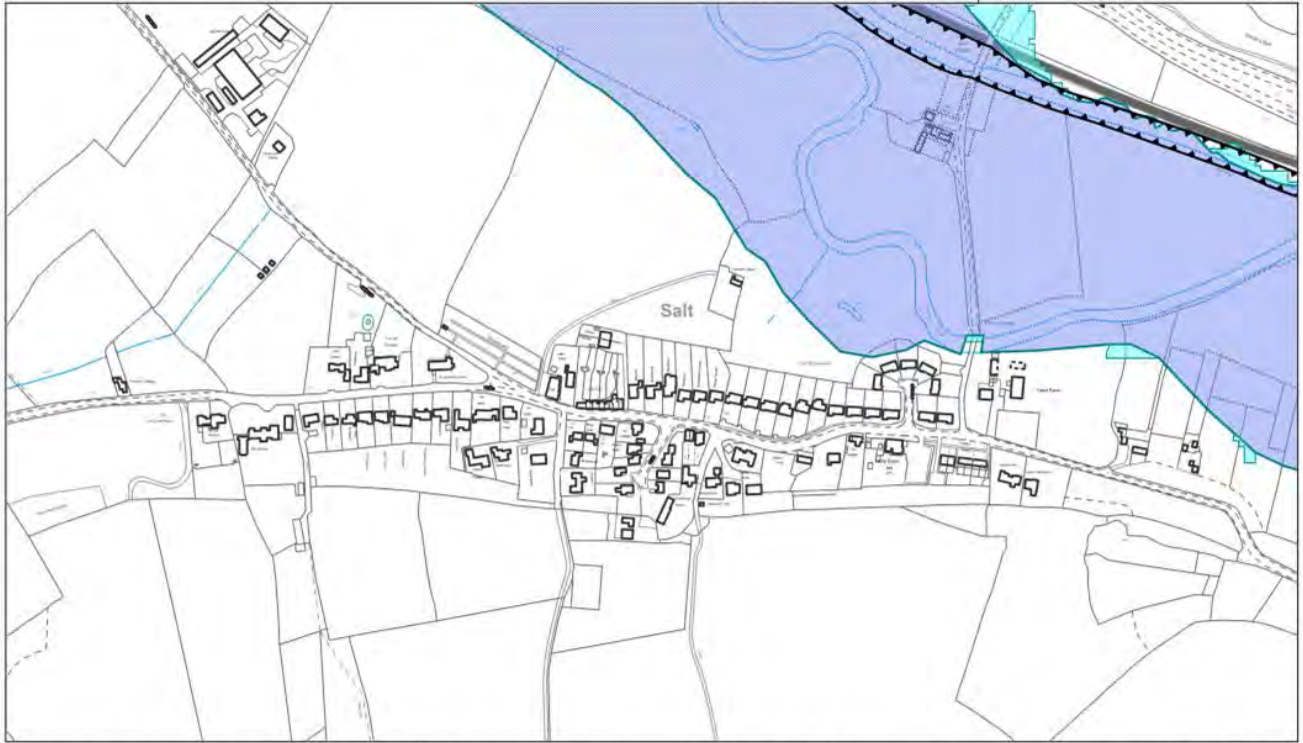
Call for sites 2018	None submitted
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Salt

Salt Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Weston House Business Complex
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, visited once every three weeks by the mobile library, limited bus service.

Salt

Number of Dwellings

Number of Dwellings: **92**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **2**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Salt is a linear settlement that occupies land within two CCA's; the first a sandstone hills & heaths, and the second a river meadowlands. The settlement mainly consists of post-war residential developments, but some historic buildings remain extant. Listed buildings include the Grade II Church of St James.
Agricultural land	The settlement consists of grade 3 agricultural land, and grade 4 land to the north.
Other constraints	The West Coast Mainline runs to the north of Salt.

Accessibility

Road network	The nearest main road is the A51, which is approximately 0.7km to the north.
Bus network	9 buses stop in Salt on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

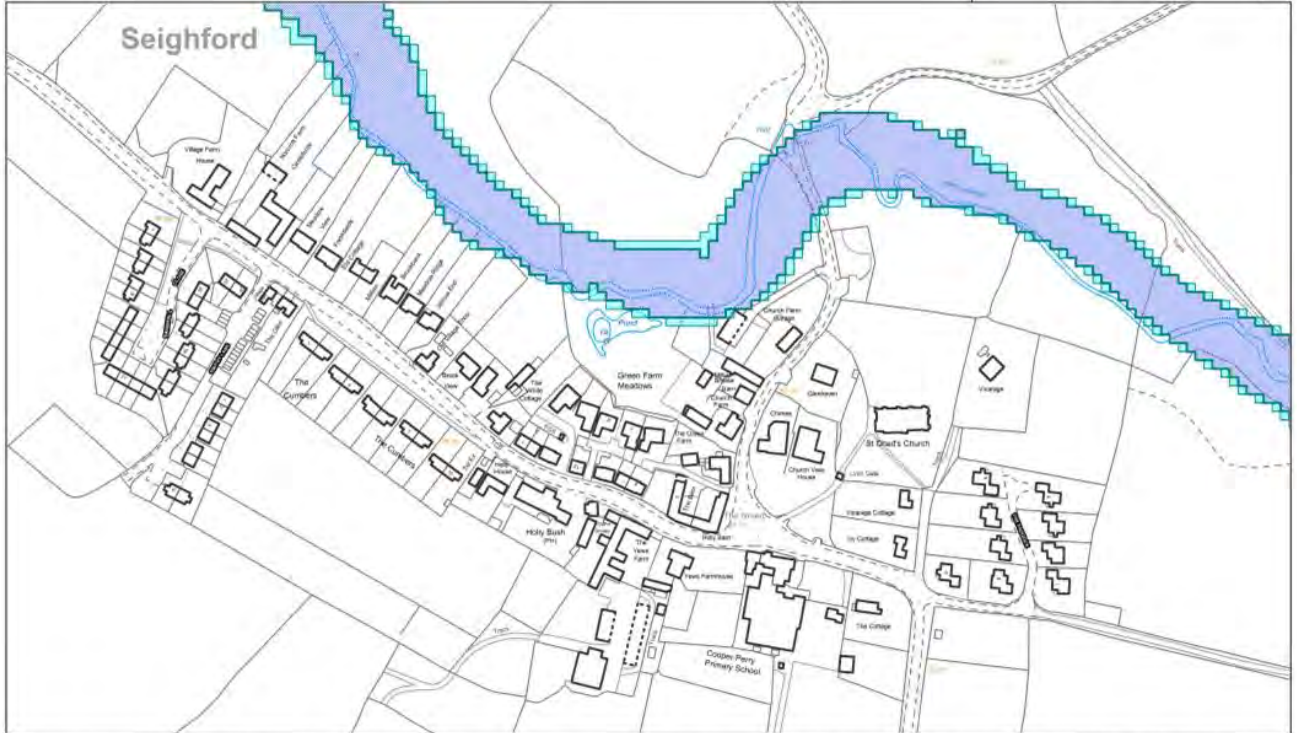
Call for sites 2018	SAL01 – Salt Hall Farm
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Seighford

Stafford Seighford Environmental Constraints Map
BOROUGH COUNCIL

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE, Prologis Park Stafford
Convenience Store	0	General Medical Practice/Dentist	0
School	Cooper Perry Primary School	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, one primary school, visited once every three weeks by the mobile library, limited bus service.

Seighford

Number of Dwellings

Number of Dwellings: **100**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **18**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire NCA, Seighford is a linear settlement that occupies land in an ancient clay farmland CCA. The original part of the settlement, which is comprised of several farms, cottages and a school, is grouped around the stone built church. More recent post war development has taken place to the west and east of the village core. Listed buildings include the Grade II Holly Bush Farmhouse and the Grade II* Church of St Chad.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 land to the east.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5405, which is approximately 2.2km to the north west.
Bus network	11 buses stop in Seighford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	SEI03 – Vicarage Paddock, Seighford SEI10 – Land at Smithy Lane SEI11 – Land to the east of The Paddock SEI12 - Land to the south of The Paddock
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Stallington

Stallington Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Fords Farm Industrial Estate
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

Public access to areas of green space, recreation ground, limited bus service.

Stallington

Number of Dwellings

Number of Dwellings: **198**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Stallington is a nucleated settlements that occupies land within two CCA's; the first a sandstone hills & heaths and the second a settled farmlands. A post-war housing estate forms the nucleus of the settlement, whilst older buildings can be found on the periphery. The village takes its name from the Grade II Stallington Hall, which is located in its own parkland and served by a number of farms including the Grade II Stallington Farmhouse.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5066, which is approximately 1.4km to the south west.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Swynnerton

Swynnerton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Moorfields RIE, Orbital Systems Ltd
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	No
Place of worship	2	Village hall/community meeting place	1

One post office, one convenience store, one public house, two places of worship, one village hall, one primary school, two sports facilities, limited bus service.

Swynnerton

Number of Dwellings

Number of Dwellings: **234**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **2**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	Swynnerton lies within the Swynnerton Conservation Area, which was first designated in 1970.
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain, Swynnerton is a nucleated settlement that occupies land within a wooded hills and farmland CCA. At the centre of the village is the Grade I Swynnerton Hall, sitting in parkland that includes two churches, including the Grade II* Chapel of Our Lady of the Assumption, a village hall and a public house. During the 20 th century, a residential estate was built on the former kitchen gardens to the hall. Listed buildings include the Grade II Old Post Office, Grade II* Chapel of our Lady of the Assumption and the Grade I Swynnerton Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Swynnerton is adjacent to the 500 metre HS2 buffer.

Accessibility

Road network	The nearest main road is the A51, which is approximately 1.2km to the south east.
Bus network	11 buses stop in Swynnerton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	SWY05 – Land north of Early Lane, Swynnerton SWY15 – Land at Beswick Green SWY16 – Land at Park View
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Tittensor

Tittensor Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	1	General Medical Practice/Dentist	0
School	Tittensor C of E First School	Library	Mobile
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, one place of worship, two village/church halls, one primary school, one sports facility, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, very good bus service.

Tittensor

Number of Dwellings

Number of Dwellings: **311**
Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **15**

Physical Characteristics

Flood Risk	The flood plain lies to the south and east of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	Trentham Conservation Area, which was first designated in 1995 abuts Tittensor on its northern boundary.
Green Belt	The Green Belt surrounds the settlement
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Tittensor is a nucleated settlement that occupies land within two CCA's; the first an ancient clay farmlands and the second a wooded hills and farmland. The settlement is comprised of post-war and modern residential developments, whilst a ribbon of 18 th and 19 th century houses runs through the centre of the settlement. Listed structures include the Grade II* Sutherland Monument and the Grade II* Tittensor War Memorial.
Agricultural land	The settlement consists of grade 4 agricultural land, with grade 3 land to the north east and south west.
Other constraints	Not applicable

Accessibility

Road network	The A34 runs directly through the centre of Tittensor.
Bus network	77 buses stop in Tittensor on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

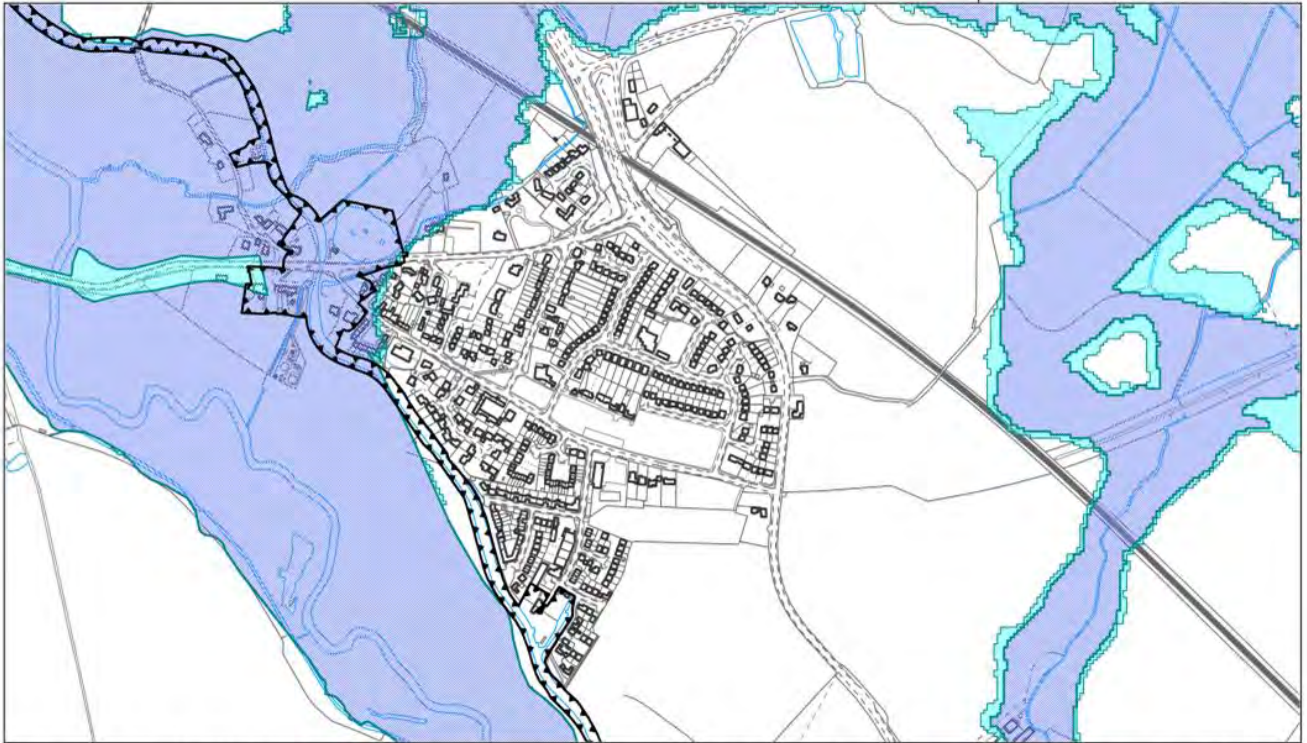
Call for sites 2018	SWY01 – Land at the Farm, Tittensor
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Weston

Weston Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Weston House Business Complex, Hixon Airfield, Hixon Industrial Estate, Pasturefields RIE, Abnormal Load Engineering
Convenience Store	0	General Medical Practice/Dentist	0
School	St Andrews Church of England Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, three takeaways/restaurants, two public houses, two places of worship, two village/church halls, one primary school, public access to areas of green space/recreation ground, visited one every three weeks by the mobile library, limited bus service.

Weston

Number of Dwellings

Number of Dwellings: **458**
Medium Village

Number of Dwellings granted during the
 PFSB 2011-2031 as at 31st March 2017: **10**

Physical Characteristics

Flood Risk	The flood plain surrounds the settlement on the north, east and west boundaries.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, form the western boundary of the settlement.
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Weston is a nucleated settlement that occupies land within a settled farmlands CCA. Weston has a large village green which is an important focal point within the settlement. Listed buildings include the Grade II Manor House, the Grade II* Weston Hall and the Grade II* St Andrew's Church.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 to the south.
Other constraints	The West Coast Mainline runs to the north of Weston.

Accessibility

Road network	Weston sits directly between the intersection of the A519 and the A51.
Bus network	13 buses stop in Weston on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	WES01 – Land off Stafford Road WES02 – Land south-west of the A51 WES03 – Land off Green Road
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Woodseaves

Woodseaves Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Woodseaves C of E Primary Academy	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office combined with a convenience store, two public houses, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, good bus service.

Woodseaves

Number of Dwellings

Number of Dwellings: **288**
Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **34**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying in the Shropshire, Cheshire & Staffordshire Plain NCA, Woodseaves is a nucleated settlement that occupies land within an ancient clay farmlands CCA. The settlement was once linear in nature, demonstrated by the oldest section being the ribbon of buildings that form the centre of the town. However, significant post war development has taken place, and thus the settlement now features post-war and more recent residential developments around its nucleus.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the north.
Other constraints	Not applicable

Accessibility

Road network	The A519 runs directly through the centre of Woodseaves.
Bus network	13 buses stop in Woodseaves on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	HIG05 – Oldhouse Farm HIG06 – Oldhouse Farm HIG07 – Land off A519 HIG08 – The Cottage, Glebefields HIG09 – Land to rear of Woodseaves C of E school HIG10 – Land adjacent to the Croft HIG12 – Springfields, The Green
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Yarnfield



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Brookside Business Park, Orbital Systems Ltd
Convenience Store		General Medical Practice/Dentist	0
School	Springfields First School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office and convenience store combined, one public house, one place of worship, one village hall, one primary school, three sports facilities, public access to areas of green space, visited once every three weeks by the mobile library, limited bus service.

Yarnfield

Number of Dwellings

Number of Dwellings: **787**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **263**

Physical Characteristics

Flood Risk	The flood plain lies to the south of the settlement, and intersects the settlement at the northern end.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying in the Shropshire, Cheshire & Staffordshire Plain NCA, Yarnfield is a nucleated settlement that occupies land within a settled farmlands CCA. The south western portion is the oldest part of the settlement, which is centred on the Green, where Gorsty Hill Farm and Yew Tree Farm can be found. However, the settlement has undergone significant expansion, and is now dominated by inter and post war developments. Listed buildings include the Grade II Boundary Cottages.
Agricultural land	The settlement consists of Grade 2 agricultural land to the east, with grade 3 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5026, which is approximately 2.7km to the south.
Bus network	22 buses stop in Yarnfield on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	SWY02 – White House, Ash Lane SWY03 – Land to the west of Yarnfield SWY06 – Leisure Complex, Yarnfield Park SWY08 – Land north of Summerfields and Fieldside SWY09 – Land west of Meadowview SWY10 – Land north of Yarnfield Lane SWY11 – Land to the north-west of Yarnfield SWY12 – Wellbeing Park, Yarnfield Lane SWY13 – Land south of Yarnfield Lane
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Settlement Assessment July 2018

Bibliography

Number of dwellings: Stafford Borough Council

Services & Facilities: Parish council questionnaire returns, supplemented with observationally recorded data.

Physical Constraints (Flood risk, biodiversity, conservation area, green belt): Environment Agency, Natural England.

Landscape & Townscape: Stafford Borough Local Plan 2001, The Staffordshire Village Book (Staffordshire Federation of Women's Institute), Historic England, Staffordshire County Council, Natural England. Staffordshire Federation of Women's Institute (1988). *The Staffordshire Village Book*. England: Countryside Books. 1-192.

Turner, C., et al. (2015). Homes through the decades, the making of modern housing. *NHBC Foundation*. 62, pp: 3-43.

Stafford Borough Local Plan 2001. Stafford: Stafford Borough Council, pp. 1-308.

Agricultural Land: Natural England

Road Network: Highways Agency

Bus Network: Staffordshire County Council