



Local Plan 2020-2040

Revised Settlement Assessment and Profiles Topic Paper (Preferred Options Stage)

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1. Introduction

- 1.1 The purpose of this report is to establish the methodology to be used to determine the settlement hierarchy, which will ensure that sustainable locations for new development are identified as part of Stafford Borough Council's Local Plan 2020-2040.
- 1.2 This revised settlement hierarchy methodology supports the settlement hierarchy presented in the Preferred Options.
- 1.3 National planning policy seeks to direct development to the most sustainable locations, which contain a variety of services, community facilities and where reasonable public transport services exist.
- 1.4 The settlement hierarchy is a way of categorising the towns and villages in the borough and grouping together those that have similar characteristics. At the top of the hierarchy are the larger settlements that have the most infrastructure in terms of facilities and services and are the most accessible by sustainable forms of travel. These can be deemed as the most sustainable locations for new development. Whereas, the smaller settlements have less facilities, services and access to public transport, so are at the bottom of the hierarchy.
- 1.5 In accordance with national policy this report sets out the methodology the council has used to assess the towns and villages in the borough in terms of availability of services and facilities and the level of public transport provision.
- 1.6 This study presents the analysis, evidence and recommendations, which underpin the settlement hierarchy.
- 1.7 As part of this review of the settlement hierarchy, the methodology utilises the responses received from the parish councils in October and December 2017, when they were contacted to complete a survey of the facilities and services within their parish. This has been used as part of the assessment to establish the availability of service and facilities in each settlement.
- 1.8 It is not the role of this paper to set a firm description of the capacity of each settlement, or to advise on the likely quantum of growth which each settlement should accommodate. The purpose is to identify the settlement categories and then assess each settlement against them.

2. Planning Policy Context

National Planning Policy

2.1 The National Planning Policy Framework (2021; NPPF) sets out national planning policies and includes key principles which are relevant when considering the sustainability of settlements in the Borough.

2.2 A key message throughout the NPPF is the delivery of sustainable development, with the following being a key paragraph:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.” (Para 84).

2.3 In addition, the most relevant aspects of the NPPF in relation to settlement strategy and hierarchy matters include:

- “All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure” (Para. 11.a)
- “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.” (Para. 79)
- However, the NPPF also notes that “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.” (Para. 85)

- “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services” (Para. 93.e)
 - “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.” (Para. 105)
 - “Planning policies should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities” (Para. 106.a)
- 2.4 The NPPF also maintains that new housing development should be avoided in isolated locations unless there are special circumstances.
- 2.5 The Planning Practice Guidance (PPG) adds further context to the NPPF, and it is intended that the two documents should be read together.
- 2.6 The PPG recognises that (from the Housing needs of different groups, under the subtopic of Rural Housing):
- “People living in rural areas can face particular challenges in terms of housing supply and affordability, while the location of new housing can also be important for the broader sustainability of rural communities. Strategic policies will need to be informed by an understanding of these needs and opportunities.”
 - “A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.”

Local Planning Policy

- 2.7 The Plan for Stafford Borough (adopted 14 June 2014) establishes in Policy SP3 the sustainable settlement hierarchy for the Borough, this being Stafford, Stone and the Key Service Villages (Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield). The settlements at the top of the hierarchy namely Stafford and Stone are the most sustainable and will therefore receive the largest proportion of development accordingly (as identified in Policy SP4).

2.8 In addition, the Plan for Stafford Borough Part 2 (adopted 31 January 2017) establishes the settlement boundaries for Stafford, Stone and the Key Service Villages.

2.9 The previous Stafford Borough Local Plan 2001 (adopted October 1998), identified Residential Development Boundaries for 42 settlements, within which housing development would generally be permitted. These are listed below.

- Adbaston
- Aston-by-Stone
- Barlaston*
- Barlaston Park*
- Blythe Bridge*
- Bradley
- Brocton*
- Brocton A34*
- Church Eaton
- Clayton*
- Cotes Heath*
- Creswell
- Croxton
- Derrington
- Eccleshall
- Fulford*
- Gnosall
- Great Bridgeford
- Great Haywood
- Haughton
- Hilderstone*
- Hixon
- Hopton
- Hyde Lea
- Little Haywood and Colwich
- Meir Heath / Rough Close*
- Milford*
- Milwich
- Norbury
- Oulton*
- Ranton
- Salt
- Seighford
- Stafford
- Stallington*
- Stone
- Swynnerton*
- Tittensor*
- Trentham
- Weston
- Woodseaves
- Yarnfield

*These settlements are either located within or adjacent to the Green Belt.

2.10 However, in addition to those settlements identified in the Stafford Borough Local Plan 2001 (adopted 1998), there are also other settlements in the borough that needed to be assessed after suggestions from the parish councils such as Stowe-by-Chartley, Moddershall, and Chebsey.

3. Methodology

- 3.1 Since the publication of the settlement assessment and hierarchy in 2018, which was included in the Issues and Options consultation document, the methodology used to determine the settlement hierarchy has been modified.
- 3.2 The following same steps have been followed:
1. Identify all potential settlements in the borough, this includes those villages identified Stafford Borough Local Plan 2001, additional villages identified by parish councils, and those settlements in the north of the borough which form part of the North Staffordshire Urban Areas.
 2. Identify the criteria to be used in allocating each settlement into one of the categories.
 3. Apply the criteria to each settlement using published data and other relevant sources of information, including where provided, the parish council survey.
- 3.3 Please note, only settlements which have 50 or more dwellings, a definable nucleus to the settlement and are not washed over by the Green Belt were considered for inclusion in the settlement hierarchy.
- 3.4 The first three tiers of the settlement hierarchy were straightforward to establish with these being: Tier 1: Stafford, Tier 2: Stone and Tier 3: Meecebrook Garden Community (which is proposed in the Preferred Options).
- 3.5 To determine how the remaining settlements were split a simple scoring system was used whereby each settlement received one point for each of the services and facilities it has within the proposed settlement boundary.
- 3.6 In the cases where services and facilities were located directly adjacent to the settlement boundary these were also given a point.
- 3.7 In addition, the settlement size, location compared to other settlements, and whether the settlement has the potential for growth in the future (of particular importance for settlements located in the Green Belt) was considered.
- 3.8 The settlements were then split into two tiers, Tier 4: large settlements and Tier 5: small settlements.
- 3.9 In general, the settlements were split by applying the rules:
- A settlement which had a total score of 8 or above and had at least 250 dwellings = Tier 4
 - A settlement which had a total score of 7 or less and / or had less than 249 dwellings = Tier 5

4. Categories for Assessment

- 4.1 In order to undertake the assessment for each settlement the following information has been collated and detailed in Appendix 3.

Population

- 4.2 The Census 2011 is only ward based, it does not breakdown into parishes and in many instances, it includes one or more settlements. Therefore, it only provides specific data for the towns of Stafford and Stone.

The number of dwellings in each settlement

- 4.3 As stated above, Census information is Ward based and, in many instances, it includes one or more settlements, so is misleading. The number of dwellings has been calculated for each settlement using the Ordnance Survey data as of 12 January 2018. This information provides a best estimate of the number of houses at the start of this local plan process.
- 4.4 The number of dwellings was calculated by using the Ordnance Survey data to extract the number of addresses in a particular settlement. Only houses were counted, as business and commercial properties were removed.

The relationship of the settlement with the highway network

- 4.5 It is an important consideration, in terms of the site's accessibility, whether the settlement is served by a trunk road and primary route (A roads), a collector route (B roads) or minor roads.

Access to employment opportunities up to 3km

- 4.6 Local employment opportunities provide a positive indicator of vibrant, sustainable settlements. The NPPF acknowledges that within rural areas, employment opportunities and community services and facilities are important for sustainable rural communities as they can help enhance the community and reduce the number of trips made by car.
- 4.7 This category seeks to identify if the settlement has one or more local employers. The UK government defines Small Medium Enterprises as follows:
- Micro Business = 0 to 9 employees and an annual turnover under £2 million
 - Small Business = 10 to 49 employees and an annual turnover under £10 million
 - Medium Business = 50 to 250 employees and an annual turnover under £50 million

- 4.8 The presence of employment offers the potential for a settlement to be more sustainable. This is also the case if there is a reasonable source of employment within 3km of the settlement, such as those falling within the Class E (Commercial, Business and Service), Class B2 (General Industry) and Class B8 (Storage and Distribution).
- 4.9 Furthermore, local businesses can provide economic benefits to their local community as employees may spend more within the area, consequently helping to maintain local shops and services.
- 4.10 The relationship that the settlement has with a Recognised Industrial Estates (RIE) is also important, as it reduces the need to travel and provides an opportunity to work closer to home. Within rural areas the RIE's are important for sustainable rural communities, and whilst there is no certainty that these local employment opportunities are taken up by local residents, it is nevertheless important that these opportunities exist and are in relatively close proximity.
- 4.11 The employment criteria has therefore been developed to include: within a settlement, adjacent to a settlement and proximity to other employment locations. With the point being focussed on whether there are employment locations within 3km of the settlement, whether this be at a nearby settlement, RIE or Major Developed Site etc.

Key facilities

- 4.12 This assessment criteria takes account of the services and facilities that are considered 'key' and essential for a sustainable settlement and those which although important are not vital. This approach reflects advice in the NPPF, which is shown in Table 1 below.
- 4.13 The NPPF does not define sustainability, but it does identify core principles and key aspects of sustainability and community facilities namely; shops, meeting places, general medical facilities, sports venues, cultural buildings, public houses, places of worship, libraries, post offices and schools. These have been grouped and classed as 'key facilities'.

Table 1: The NPPF Guidance on key aspects of sustainability and community facilities.

Guidance	Sustainability Indicator Used
Achieving Sustainable Development – Para. 8.b “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:	General Medical Facility Library Post Office

<p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”</p>	
<p>Supporting a prosperous rural economy – Para. 84.d “...the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p>	<p>Shops Meeting places Sports venues Cultural buildings Public houses Places of Worship</p>
<p>(Promoting Sustainable Transport – Para. 105 “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”</p>	<p>Public Transport Provision</p>
<p>Promoting healthy and safe communities – Para. 93.a, c and e “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”</p>	<p>General Store Community facility Public House Employment Opportunities</p>
<p>Promoting healthy and safe communities – Para. 95 “It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”</p>	<p>Primary Schools Secondary Schools</p>

<p>Promoting healthy and safe communities – Para. 98 “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.”</p>	<p>Sports Recreation Ground Children’s Play Area</p>
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Accessibility of settlements

- 4.14 The availability and frequency of public transport is an important factor in determining the most sustainable locations, notably in providing a service as an alternative to the car to enable people in rural communities to access services and facilities such as shops, doctors, leisure activities and employment opportunities.
- 4.15 Accessibility is based upon the following criteria:
 - Distance to Stafford, Stone, Eccleshall and the North Staffordshire Urban Area where there is a range of retail, employment, education and community services, also referred to as the ‘main settlements’.
 - Accessibility, particularly by public transport to the settlements identified above.
 - Frequency of bus services and train services (where applicable).
- 4.16 Settlements with a good provision of services and facilities and / or good public transport links will encourage easier and more sustainable access to services and are more capable of supporting the rural community without access to a car than those settlements where one or both are absent.
- 4.17 The close proximity to a main settlement, i.e. Stafford or Stone, in terms of access to their level of facilities and services is an important sustainability consideration. There are some villages that do not have many services or facilities within them but are relatively sustainable because of their proximity to the main settlements. In these cases, where the distance is less than 3 km, there is potential for cycling or walking via suitable road, cycle or footway.
- 4.18 As part of this assessment, all parish councils were sent a village facilities and services survey form to complete. Appendix 1 shows a list of the parish councils who submitted responses together with the survey form they were asked to complete. This is an important source of information that feeds into the scoring system and also included settlements that were not considered in the 2001 Stafford Borough Local Plan.
- 4.19 It is important to note that the assessment of the sustainability of settlements is based on a snapshot in time of services and facilities. Where possible the

assessment of the sustainability of settlements has been reassessed as part of this review, but the availability and provision of the existing services and facilities may be subject to change in the future, particularly the availability and routes of public transport.

Education

- 4.20 The presence of a school in a settlement, particularly a primary school (or first school), is considered a 'key facility' as it provides an opportunity to reduce the need to travel by car.

Rural Issue: Reliance on the car

- 4.21 One key sustainability issue, which affects all settlements in the borough to some extent, is the reliance on the car either for employment or other services and facilities. This is due to the rural nature of the borough and limited public transport opportunities.
- 4.22 This issue is greater in the smaller settlements which generally have lower provision of employment, and little or no services or facilities.
- 4.23 The availability of local community services, retail and employment opportunities along with good public transport links can contribute towards delivering sustainable communities. Furthermore, the existence of such facilities within or in close proximity to rural settlements can reduce commuting distances associated with a range of important daily activities, thereby decreasing the need and likelihood to travel by car.
- 4.24 However, there are a number of initiatives within the borough to help residents in rural settlements who may not be able to drive themselves such as the Community Transport / Volunteers' Car Scheme, which are supported by both Staffordshire County Council and Stafford Borough Council. These enable people to live independently, participate in their community and to access education, employment, health and other services through a dial-a-ride service.

Technological Changes: Challenges and Opportunities

- 4.25 The benefits that broadband brings to rural communities through improved local services and improved business opportunities have been well-documented. Technological improvements have changed the way that people live, work and shop, a growing trend which has since accelerated in part due to the Covid-19 pandemic.

- 4.26 In light of the Covid-19 pandemic, many companies and businesses have allowed to employees to continue to work from home, at least on a part-time basis, if not full time, as email, remote access to servers and video conferencing has supported this switch.
- 4.27 In addition, internet shopping for both convenience and consumer goods, has increased and in some cases removed the reliance of settlements to be located in larger conurbations.
- 4.28 This is an important consideration when looking at the settlement hierarchy especially for the smaller settlements, as technology enables more 'mobility'.
- 4.29 Currently across the borough all settlements can receive standard or superfast broadband with the majority having the option for superfast. It is likely that overtime all settlements will have an increase to their broadband speeds as more of the system is upgraded or has engineering works, but the timescale of this is unknown.

5. Proposals at the Issues and Options stage

- 5.1 Included in the Issues and Options consultation document there was a proposed settlement hierarchy. This hierarchy split the settlements across 7 categories / tiers, based upon the following points:
- The principal settlement is Stafford with a population of 65,716 (Census 2011) and provides a county role, so comprises the top tier.
 - Stone has a population of 16,385 (2011 Census) and is the largest market town within the Borough, so provides the second tier.
 - The administrative boundary of the Borough also includes parts of Blythe Bridge, Trentham, Clayton and Meir Heath / Rough Close. The Plan for Stafford Borough (Adopted June 2014) did not include these settlements in the settlement hierarchy, so it was important for these to be included. These settlements were given their own category.
 - The remaining settlements which had more than 50 dwellings were split across 3 tiers: Large Villages, Medium Villages and Small Villages depending on their dwelling number.
 - All other settlements with fewer than 50 dwellings or where there is no clearly definable village nucleus that do not fall within any of the above categories should be regarded as being part of the 'Rest of the Borough'.

5.2 As mentioned above, it was proposed that there should be 7 tiers to the Stafford Borough settlement hierarchy, which would sit independently of a new garden settlement. The proposed tiers and a description of each can be seen in Table 2.

Table 2: The 7 tiers that were proposed as part of the previous settlement assessment and settlement hierarchy produced in 2018.

Tier	Settlement Category	Description
1	Stafford	Largest urban area with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth.
2	Stone	Large town providing employment, retail and other facilities for a wide area
3	North Staffordshire Urban Areas	These areas are located in the north of the Borough and include Trentham Gardens, Clayton, Meir Heath / Rough Close and Blythe Bridge.
4	Large Villages	Large villages of 500 or more dwellings which act as key service centres for the surrounding rural area by virtue of the range of services and facilities they possess
5	Medium villages	Villages of 250 or more dwellings which tend to have a lesser provision of services than larger villages that share services with nearby villages
6	Small villages	Small villages with a definable village nucleus (i.e. not dispersed or ribbon development) of 50 or more dwellings with fewer services available.
7	Rest of the Borough	Development elsewhere (i.e. in an area not falling into one of the above categories)

5.3 The settlements were then sorted into one of the above settlement hierarchy categories. Table 3 shows the settlements in each category.

Table 3: The split of settlements over the categories in the settlement hierarchy produced in 2018.

Tier	Settlement Category	Description / Settlements within the category
1	Stafford	Largest urban area in the Borough with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth. This also includes Baswich, Berkswich, Walton-on-the-Hill.
2	Stone	The second largest town in the Borough, providing employment, retail and other facilities for a wide area.
3	North Staffordshire Urban Areas	These areas are located in the north of the Borough and include Trentham Gardens, Clayton, Meir Heath / Rough Close, and Blythe Bridge.
4	Large Villages	Barlaston, Eccleshall, Gnosall, Great Haywood, Hixon, Little Haywood and Colwich, Yarnfield
5	Medium villages	Barlaston Park, Brocton, Brocton A34, Derrington, Fulford, Great Bridgeford, Houghton, Tittensor, Weston, Woodseaves
6	Small villages	Adbaston, Aston-by-Stone, Bradley, Church Eaton, Cold Meece, Cotes Heath, Creswell, Croxton, Gayton, Hilderstone, Hopton, Hyde Lea, Ingestre, Milford, Milwich, Moreton, Norbury, Norton Bridge, Oulton, Ranton, Salt, Seighford, Stallington, Swynnerton.

6. Revised settlement hierarchy

- 6.1 Following on from the Issues and Options consultation and during the production of the Preferred Options, it was viewed that the settlement hierarchy should be revised and simplified to reduce the numbers of proposed tiers.
- 6.2 The proposed settlement hierarchy, shown in Table 4, is presented in Policy 2 of the Preferred Options, and also includes as a new tier, the proposed Meecebrook Garden Community.
- 6.3 This settlement hierarchy has been produced using the methodology described in section 3.

Table 4: Revised settlement hierarchy, which is included in the Preferred Options document of the Local Plan 2020-2040.

Tier	Settlements Included
1	Stafford
2	Stone
3	Meecebrook Garden Community
4	Large settlements of: Barlaston, Blythe Bridge, Eccleshall, Gnosall, Great Haywood, Haughton, Hixon, Little Haywood and Colwich, Meir Heath / Rough Close, Weston, Woodseaves and Yarnfield.
5	Smaller settlements of: Adbaston, Aston-By-Stone, Bradley, Brocton, Brocton A34, Church Eaton, Clayton, Cold Meece, Cotes Heath, Creswell, Croxton, Derrington, Fulford, Great Bridgeford, Hilderstone, Hopton, Hyde Lea, Milford, Milwich, Moreton, Norbury, Norton Bridge, Ranton, Salt, Seighford, Swynnerton and Tittensor.

- 6.4 Compared to the previous settlement hierarchy, the settlements outside of Stafford and Stone that were split over tiers 3-6 have now been combined into two tiers. This makes it easier to establish how sustainable each settlement is when compared to one another, with development being directed to the more sustainable settlements in tier 4 and above.
- 6.5 To determine the split of settlements between tiers 4 and 5, the settlements were each scored (see methodology above) and those which had a total score of 8 or more and had at least 250 dwellings were categorised into tier 4. Those which received a score of 7 or less and / or had less than 249 dwellings were categorised into tier 5.
- 6.6 The scores received for each settlement, along with the dwelling number and resulting tier can be seen in Table 5, with the full scoring assessment table shown in Appendix 2.
- 6.7 As part of this review, in line with the revised methodology, the settlements Barlaston Park, Oulton, Stallington and Trentham Gardens, which were previously included, have now been removed as they are washed over by the Green Belt. It was decided that these settlements should not have defined settlement boundaries and instead they will be reclassified as open countryside.

Table 5: The dwelling number, score and resultant tier for each settlement which was assessed using the scoring system.

Settlement	Dwelling Number	Score	Tier
Adbaston	67	4	5
Aston-By-Stone	95	3	5
Barlaston	756	11	4
Blythe Bridge	721	11	4
Bradley	106	6	5
Brocton	284	7	5
Brocton A34	116	4	5
Church Eaton	141	6	5
Clayton	206	3	5
Cold Meece	74	1	5
Cotes Heath	138	4	5
Creswell	145	2	5
Croxton	81	5	5
Derrington	320	6	5
Eccleshall	1,541	11	4
Fulford	286	4	5
Gnosall	1,903	10	4
Great Bridgeford	304	4	5
Great Haywood	998	11	4
Haughton	342	9	4
Hilderstone	164	4	5
Hixon	819	11	4
Hopton	104	5	5
Hyde Lea	142	3	5
Little Haywood and Colwich	966	8	4
Meir Heath / Rough Close	1,099	10	4
Milford	103	4	5
Milwich	53	4	5
Moreton	92	3	5
Norbury	62	3	5
Norton Bridge	85	4	5
Ranton	91	4	5
Salt	92	5	5
Seighford	100	6	5
Swynnerton	199	4	5
Tittensor	311	7	5
Weston	458	8	4
Woodseaves	288	8	4
Yarnfield	787	8	4

6.9 It has been noted that the current availability to the services and facilities that have been used in the production of this settlement hierarchy can and are

likely to change over time, so this hierarchy will be reviewed when required in the future.

7. Next Steps

- 7.1 This revised settlement hierarchy has been presented in the Preferred Options of the Local Plan 2020-2040. The council are inviting comments on the settlement hierarchy as part of the Preferred Options consultation.

Appendix 1 – Parish council survey

The following parish councils provided responses to the survey in 2018:

- Aston-by- Stone
- Brocton
- Ellenhall
- Fradswell
- Great Bridgeford
- Hilderstone
- High Offley
- Hopton
- Oulton
- Milwich
- Sandon and Burston
- Seighford
- Stowe-by-Chartley
- Weston with Gayton

The form that the councils were asked to complete can be seen in the subsequent pages.

Stafford Borough Council

Parish Council Survey - Assessment of Services and Facilities

For each village¹ within the Parish, please complete a separate form.

Parish Name			
Village Name			
How was the information collated?	An individual	A group	Discussed at Parish Meeting
Contact details (name)			
Address			
Telephone			
Email			

1. Retailing/shopping

1a. How many retail units are in or are on the edge of the village?

Convenience*	0	1	2	3	4 +

¹ Adbaston; Aston-by-Stone; Barlaston; Barlaston Park; Blythe Bridge; Bradley; Brocton; Brocton A34; Church Eaton; Clayton; Cotes Heath; Creswell; Croxton; Derrington; Eccleshall; Fulford; Gnosall; Great Bridgeford; Great Haywood; Haughton; Hilderstone; Hixon; Hopton; Hyde Lea; Little Haywood and Colwich; Meir Heath; Rough Close; Milford; Milwich; Norbury; Oulton; Ranton; Salt; Seighford; Swynnerton; Tittensor; Trentham/Dairyfields; Weston; Woodseaves; Yarnfield.

Comparison**	0	1	2	3	4 +
Supermarket***	0	1	2	3	4 +

*Convenience shops supply everyday essential items, including food, drinks, newspapers,

and confectionary

**Comparison shops supply items not obtained frequently, including clothing, footwear, household and recreational goods

***A supermarket is classified as having a minimum retail floor space of 500sq.m

1b.. Does the village have a farm shop?

Farm shop within the village	Yes	No
Farm shop on the edge/outside the village	Yes	No

2. Other Facilities

2a. How many of the following facilities are in the village?

	0	1	2	3	4 +
Restaurants/café/takeaway					
Public Houses/bar/Inn					
Places of Worship					
Post Office					
Petrol Filling Station					
GP Surgery					

Dentist					
Permanent Library					
Bank/Building Society					
Cashpoint					

2b. Mobile libraries

	Yes	No
Does the mobile library visit? If so when?		

2c. Other facilities (please specify):

--

3. Community Facilities

3a. Does the village have any of the following community facilities:

	Yes	No
School		
Village hall		
Church hall		

Meeting room		
Community centre		

3b. Other community facilities please specify:

--

5a Does the village have any nurseries or schools within/adjacent to it (within 1 km of the settlement)?

	Yes	No	Name of school (s)
Nursery			
State primary school			
Private primary school			
State Middle School			
State secondary school			
Private secondary school			
Special education needs school			

5b Additional comments on schools:

6. Public transport

Please select the level of bus service in the village to a main town²

Bus Service	Select level of service	
No bus service		
Very good service	More than one direct route to a main town	
	Running Monday-Sunday	
	Runs before 7.00am and after 7.00pm	
	Over 20 buses a day	
Good service	Direct service to a main town	
	Running Monday-Friday, and a limited service on a Saturday	
	Runs before 8.00am and after 6.30pm	
Reasonable service	Direct route to a main town	
	Running Monday-Friday, and a limited serviced on a Saturday	
	Runs before 8.30am and after 6.30pm (Monday-Friday)	
	Between 10 and 15 buses a day	
Limited service	Direct route to a main town*	
	Running Monday-Friday, and a limited service on a Saturday	

² Main town : Stafford, Stone, Newport, Telford, Meir Heath, Hanley, Longton, Cannock

	Limited availability (under 10 services a day)	
	Runs after 9.00am	

6b Additional comments on the local bus service (times, frequency, punctuality, cost, bus stops):

--

Employment

- 7a. Are you aware of any employment within the village (not including shops, pubs, schools etc.)? For example, are there are businesses that employ local people? If so are you able to give any details, name location and possibly the number of employees?

--

- 7b. Are you aware of any employment close by but outside of the village (not including shops, pubs, schools etc.) that is accessible by using sustainable transport such as bus or bicycle? If you are able to, please provide name, location and possibly the number of employees.

--

7. Does the village have broadband?

Yes	No

8. Loss of Social and Community Facilities

Has your village lost any services or facilities in the past 5 years? If so, please specify.

9. Do you have any other comments?

Please can all response be completed by **Wednesday 13 December 2017** and emailed to forwardplanningconsultations@staffordbc.gov.uk

Appendix 2 – Full scoring assessment table

Below is the full scoring assessment table that was used to determine how the remaining settlements with more than 50 dwellings, outside of Stafford, Stone and the Meecebrook Garden Community, were split between tiers 4 and 5 in the settlement hierarchy. Please see the methodology in the main report for more details on how the score for each settlement was calculated.

Settlement	Dwelling Number	Primary or First School	GP	Convenience Store	Food / Drink Establishment	Post Office	Library*	Village / Church Hall	Place of worship	Hourly Bus Service	2 Hourly Bus Service	Employment within 3km	Sports and / or Recreation Ground	Assessment Score	Tier
Adbaston	67	N	N	N	N	N	N	Y	Y	N	N	Y	Y	4	5
Aston-by-Stone	95	N	N	N	N	N	N	N	N	Y	-	Y	Y	3	5
Barlaston	756	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	11	4
Blythe Bridge	721	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	11	4
Bradley	106	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	6	5
Brocton	284	N	N	Y	N	Y	Y	Y	Y	N	N	Y	Y	7	5
Brocton A34	116	N	N	Y	Y	N	N	N	N	Y	-	Y	N	4	5
Church Eaton	141	Y	N	N	Y	N	Y	Y	Y	N	N	N	Y	6	5
Clayton	206	N	N	N	N	N	N	N	N	Y	-	Y	Y	3	5
Cold Meece	74	N	N	N	N	N	N	N	N	N	N	Y	N	1	5
Cotes Heath	138	N	N	N	N	N	N	Y	Y	N	N	Y	Y	4	5
Creswell	145	N	N	N	N	N	N	N	N	Y	-	Y	N	2	5
Croxtan	81	N	N	Y	N	Y	N	Y	Y	N	N	N	Y	5	5
Derrington	320	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	6	5
Eccleshall	1541	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	11	4
Fulford	286	Y	N	N	Y	N	N	Y	N	N	N	N	Y	4	5
Gnosall	1903	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	N	Y	10	4
Great Bridgeford	304	N	N	N	N	N	N	Y	N	Y	-	Y	Y	4	5

Settlement	Dwelling Number	Primary or First School	GP	Convenience Store	Food / Drink Establishment	Post Office	Library*	Village / Church Hall	Place of worship	Hourly Bus Service	2 Hourly Bus Service	Employment within 3km	Sports and / or Recreation Ground	Assessment Score	Tier
Great Haywood	998	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	11	4
Houghton	342	Y	N	Y	Y	Y	Y	Y	Y	Y	-	N	Y	9	4
Hilderstone	164	N	N	N	Y	N	N	Y	Y	N	N	N	Y	4	5
Hixon	819	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	11	4
Hopton	104	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	5	5
Hyde Lea	142	N	N	N	Y	N	N	Y	N	N	N	Y	N	3	5
Little Haywood and Colwich	966	Y	N	N	Y	N	Y	Y	Y	Y	-	Y	Y	8	4
Meir Heath / Rough Close	1099	Y	Y	Y	Y	Y	N	Y	Y	Y	-	Y	Y	10	4
Milford	103	N	N	N	Y	N	N	N	N	Y	-	Y	Y	4	5
Milwich	53	N	N	N	Y	N	N	Y	Y	N	N	N	Y	4	5
Moreton	92	N	N	N	N	N	Y	Y	Y	N	N	N	N	3	5
Norbury	62	N	N	N	N	N	Y	Y	Y	N	N	N	N	3	5
Norton Bridge	85	N	N	N	Y	N	N	Y	Y	N	N	N	Y	4	5
Ranton	91	Y	N	N	N	N	N	Y	Y	N	N	Y	N	4	5
Salt	92	N	N	N	Y	N	Y	Y	Y	N	N	Y	N	5	5
Seighford	100	Y	N	N	Y	N	Y	Y	Y	N	N	Y	N	6	5
Swynnerton	234	N	N	N	Y	N	N	Y	Y	N	N	Y	N	4	5
Tittensor	311	Y	N	Y	N	Y	N	Y	Y	Y	-	N	Y	7	5
Weston	458	Y	N	N	Y	N	Y	Y	Y	Y	-	Y	Y	8	4
Woodseaves	288	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	Y	8	4
Yarnfield	787	Y	N	Y	Y	Y	N	Y	N	Y	-	Y	Y	8	4

*A point has also been given if a settlement is served by a mobile library. Details of which can be found on the Staffordshire County Council website.

Appendix 3 – Settlement assessment profiles

This appendix includes the settlement assessment profiles that were created for each settlement included in the settlement hierarchy tiers 4 and 5, with there being a separate profile for each settlement listed in alphabetical order.

The information included in these profiles was used to complete the scoring assessment table (shown in Appendix 2). For more details about how the services and facilities were assessed please see the methodology section in the main report.

The profiles also contain some additional and more in-depth information to do with the physical characteristics and accessibility of each settlement.

It is important to note that the assessment of the settlements is based on a snapshot in time of services and facilities, with these having been reviewed (where possible) and being up to date as of 31 March 2022. The availability and provision of the existing services and facilities may be subject to change in the future, particularly the availability and routes of public transport.

Each profile also contains a map of the settlement showing the proposed settlement boundary which has been presented as part of the Preferred Options consultation.

These maps also highlight if the settlement is affected by one or more of the following constraints:

- Cannock Chase Area of Outstanding Natural Beauty (AONB)
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Flood Zones 2 and 3
- Conservation Areas
- The Green Belt
- The HS2 route and associated safeguarding zone

Additionally, where appropriate the Stafford Borough boundary has also been included. If a map only shows the settlement boundary, the settlement is not affected by one of the above constraints.

As part of the terminology for the landscape and townscape section of each profile, the following terms have been used:

- National Character Area (NCA)
- Landscape Character Type (LCT)

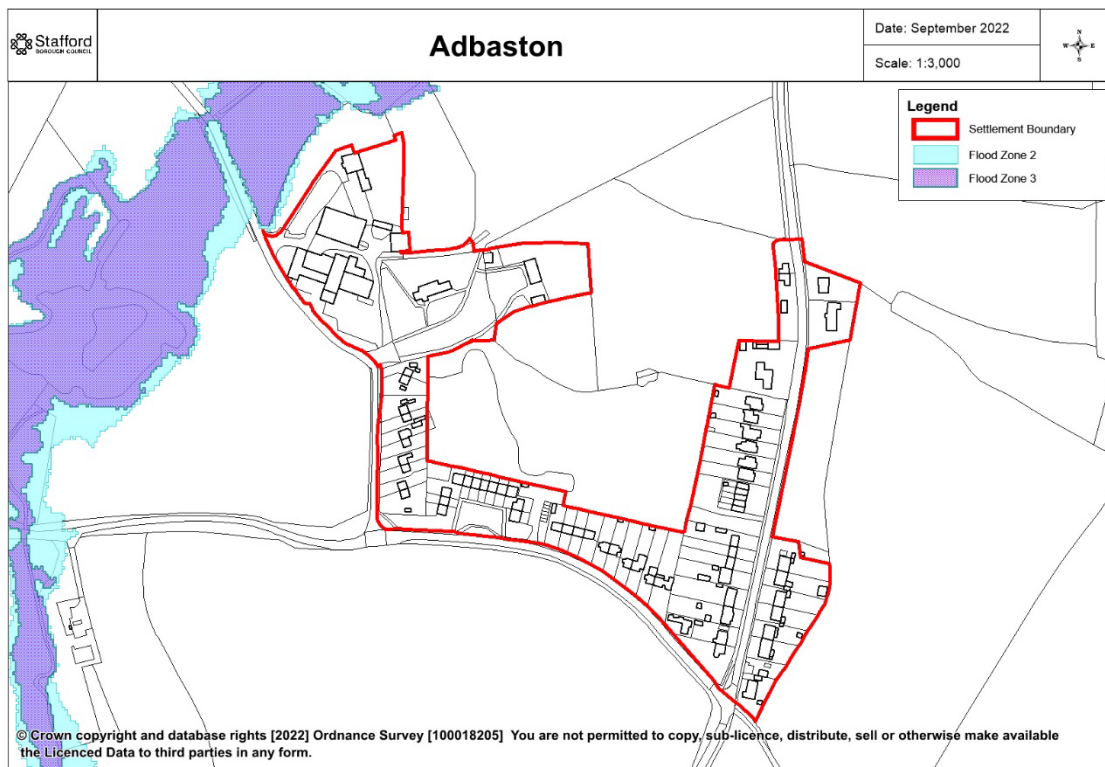
Additionally, agricultural land is graded using the Agricultural Land Classification (ALC) from 1 to 5, with grade 1 being “excellent quality agricultural land” and grade 5 being “very poor quality agricultural land”.

Adbaston

Number of Dwellings: 78

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Knighton Foods Ltd (part of Premier Foods)
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	Flood plain to the west of the village.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Adbaston is a nucleated settlement that occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

Access	Summary
Road Network	The nearest main road is the A41 which passes the village 7.6km to the southwest.
Bus Network	N/A
Additional Access	N/A

Aston-by-Stone

Number of Dwellings: 95

Assessment Score: 3

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	No, not within settlement boundary but is located nearby.
Place of Worship	No, not within settlement boundary but is located nearby.

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, within 3km of Stone.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, is located to the north of the village, along the route of the Trent and Mersey Canal.
Green Belt	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Aston-by-Stone is a dispersed settlement that occupies land within an Ancient Settled Farmlands LCT. 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	N/A

Accessibility

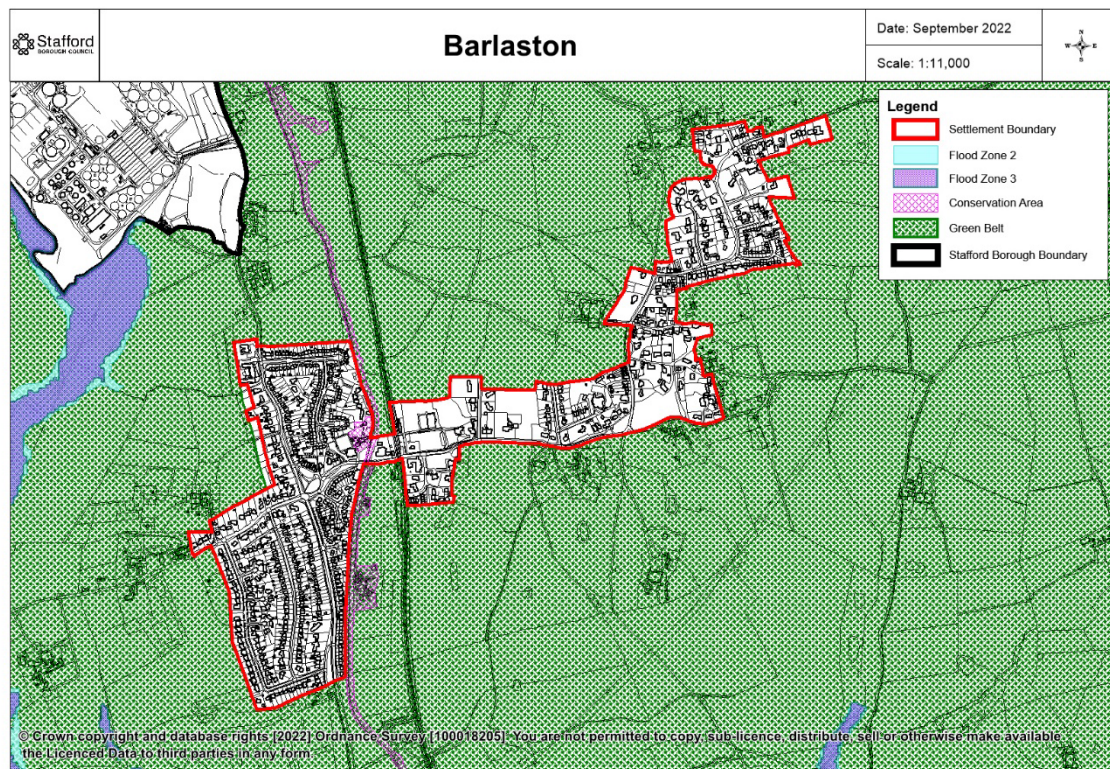
Access	Summary
Road Network	Aston-by-Stone can be accessed immediately from the A34 from the west.
Bus Network	Served by a regular bus service throughout the day from Stone to Stafford and onwards.
Additional Access	N/A

Barlaston

Number of Dwellings: 756

Assessment Score: 11

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Barlaston C of E First School.
GP	Yes
Convenience Store	Yes, 2 within settlement boundary.
Food / Drink Establishment	Yes, 2 within settlement boundary.
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes, 1 within the boundary and 1 adjacent.

Hourly Bus Service	No
2 Hourly Bus Service	Yes
Employment within 3km	Yes, Wedgewood and the North Staffordshire Urban Area.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, runs through the village.
Green Belt	Surrounded by the Green Belt.
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain and the Potteries and Churnet Valley NCA, Barlaston occupies land within a Coalfield Farmlands LCT. 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	N/A

Accessibility

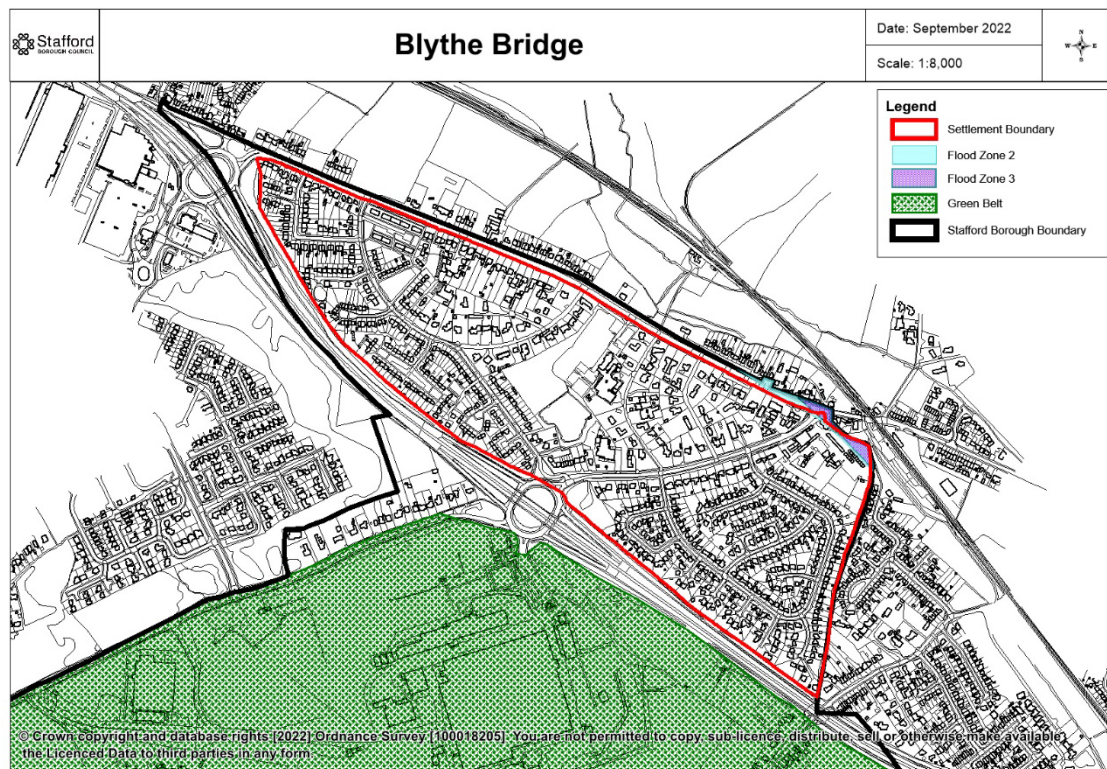
Access	Summary
Road Network	The nearest main road is the A34 which is approximately 1.9km to the west.
Bus Network	Served by a semi-regular bus service that runs from Stone to Hanley.
Additional Access	Served by a voluntary car scheme.

Blythe Bridge

Number of Dwellings: 756

Assessment Score: 11

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, 2 primary schools within the settlement boundary and others just outside.
GP	Yes
Convenience Store	Yes, adjacent to settlement boundary.
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, adjacent to settlement boundary.
Village / Church Hall	Yes, adjacent to settlement boundary.
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, the North Staffordshire Urban Area.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	There is a small area of Flood Zone around Blythe Bridge railway station and the River Blithe.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	Borders the south of the settlement.
Landscape and townscape	Lying within the Potteries and Churnet Valley NCA, Blythe Bridge is a nucleated settlement that occupies land within an Urban LCT but has an adjacent Ancient Settled Farmland LCT to the south. The settlement was built around the River Blithe, which runs through the centre of the settlement, and is framed by the A521 to the north and A51 to the south. Part of the settlement does extend beyond the Stafford Borough boundary. Listed buildings: the Grade II Listed Grindley Cottage.
Agricultural land	Urban land.
Other Constraints	N/A

Accessibility

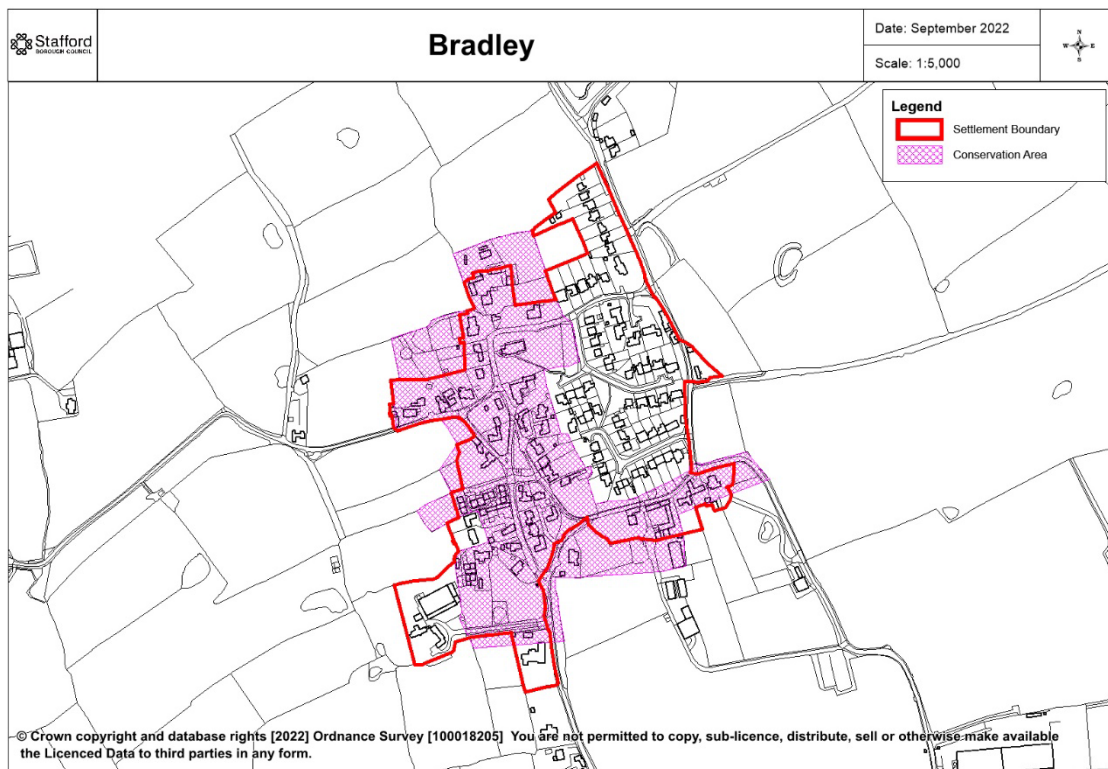
Access	Summary
Road Network	The A50 runs around the edge of the settlement to the south and the A521 runs to the north of the settlement.
Bus Network	Settlement is well served by the bus route from Hanley to Blythe Bridge with buses stopping in the settlement on a half-hourly basis.
Additional Access	Blythe Bridge railway station is within the settlement boundary. Services from Stoke, Uttoxeter and onwards to Derby stop here.

Bradley

Number of Dwellings: 106

Assessment Score: 6

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Wells Farm Dairy and Packaging.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
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	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Bradley is a nucleated settlement, that occupies land within an Ancient Clay Farmlands LCT. 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-20th century residential development.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other Constraints	N/A

Accessibility

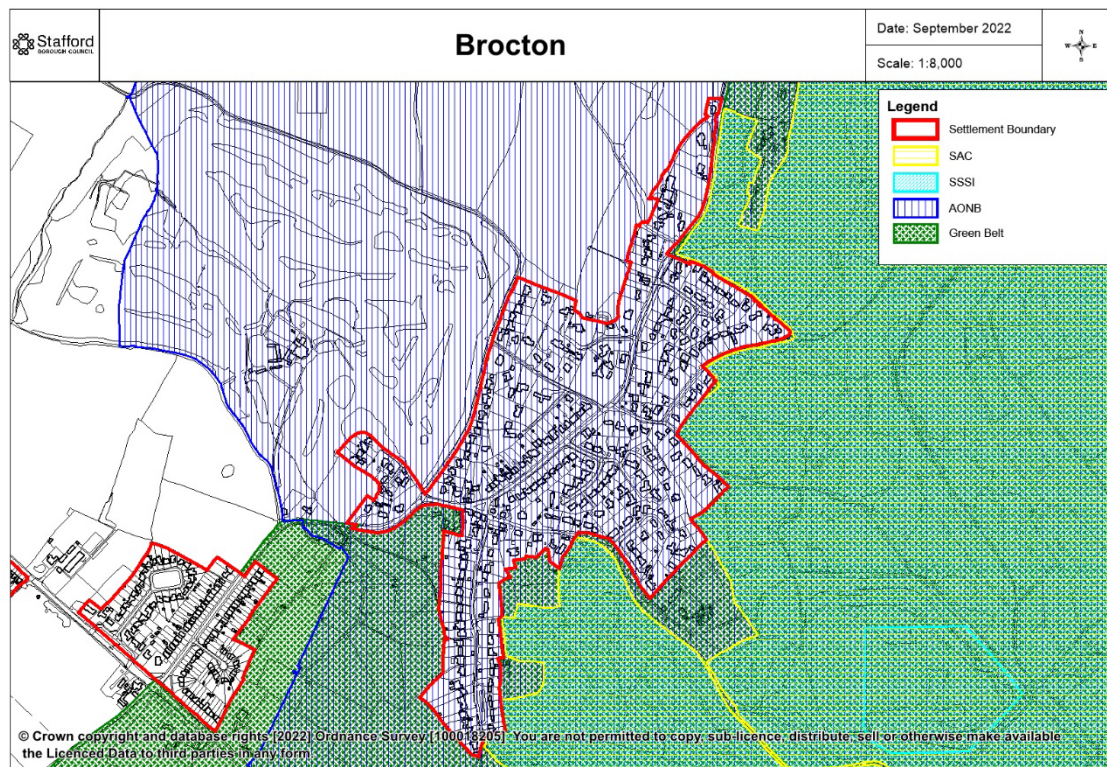
Access	Summary
Road Network	The nearest main road is the A34, which is approximately 0.7km to the southwest.
Bus Network	Served by the bus route which travels from Stafford to Wolverhampton. Infrequent service with a limited number of stops in the village for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme.

Brocton

Number of Dwellings: 284

Assessment Score: 7

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	Yes
Food / Drink Establishment	No, not within proposed settlement boundary but is located nearby.
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No. Bus stop is not within proposed settlement boundary but is located nearby on A34.
2 Hourly Bus Service	No
Employment within 3km	Yes, Brocton Business Park.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Yes, Brocton is adjacent to the Cannock Chase SAC and SSSI and as a result lies within the Cannock Chase SAC 15km buffer.
Conservation Area	N/A
Green Belt	Yes
Landscape and townscape	Lying within the Cannock Chase and Cank Wood NCA, Brocton is a sprawling settlement, which occupies land within an Ancient Settled Farmlands LCT. 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	Falls within the Cannock Chase AONB.

Accessibility

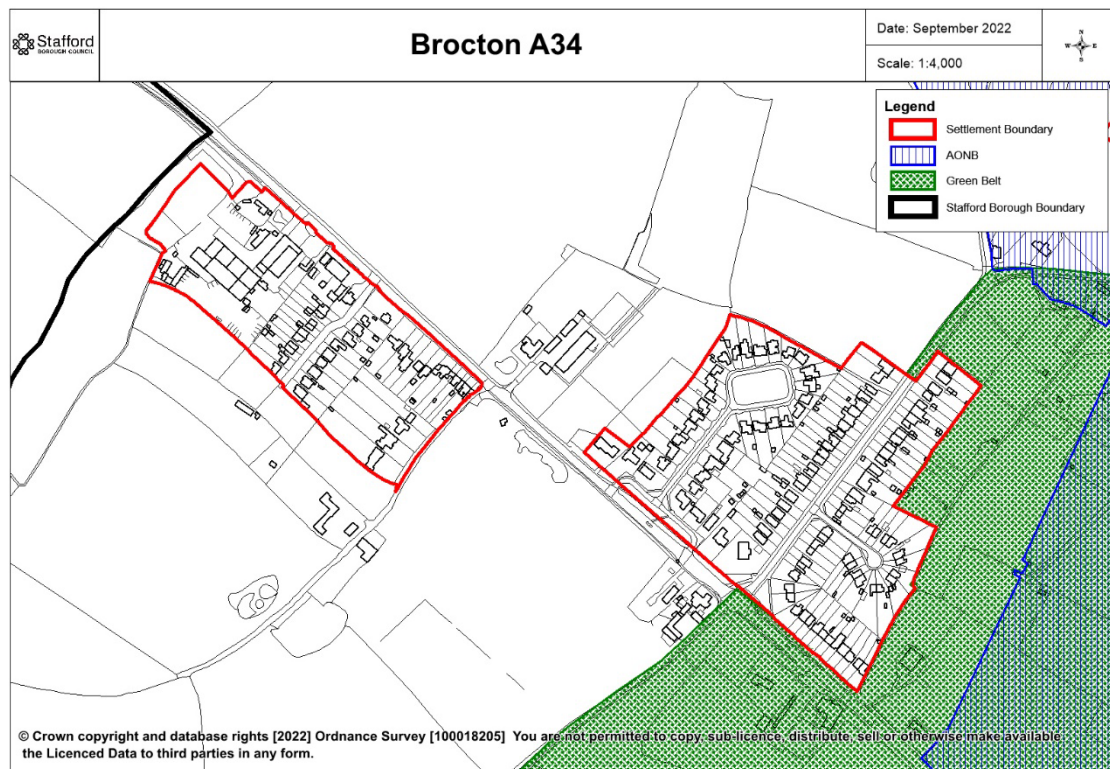
Access	Summary
Road Network	The nearest main road is the A34, which is approximately 0.7km to the southwest.
Bus Network	Nearby bus stops on A34 which are served by the route from Stafford to Cannock. Throughout the day there are half-hourly to hourly stops for both inward and outward journeys.
Additional Access	N/A

Brocton A34

Number of Dwellings: 116

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	No
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Brocton Business Park.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	The Green Belt abuts the south of the settlement.
Landscape and townscape	Lying within the Cannock chase and Cank Wood NCA, Brocton A34 is an isolated settlement that occupies land within a Settled Plateau Farmland LCT. Brocton A34 is composed of inter and post war residential developments.
Agricultural land	Woodland
Other Constraints	The Cannock Chase AONB lies to the east of the settlement.

Accessibility

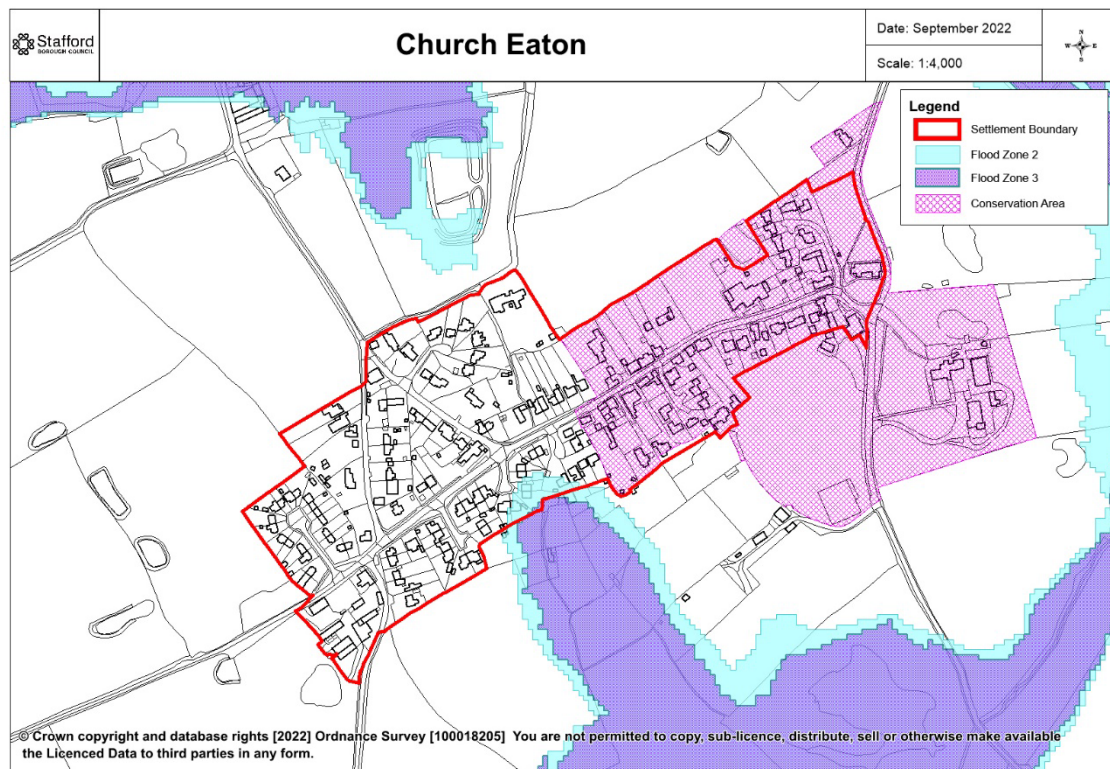
Access	Summary
Road Network	Brocton A34 is accessible immediately from the A34, which runs between the two settlement areas.
Bus Network	Buses stop on A34 which are served by the bus route from Stafford to Cannock. Throughout the day there are half-hourly to hourly stops for both inward and outward journeys.
Additional Access	N/A

Church Eaton

Number of Dwellings: 141

Assessment Score: 6

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Church Eaton Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire NCA, Church Eaton is a linear settlement that occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

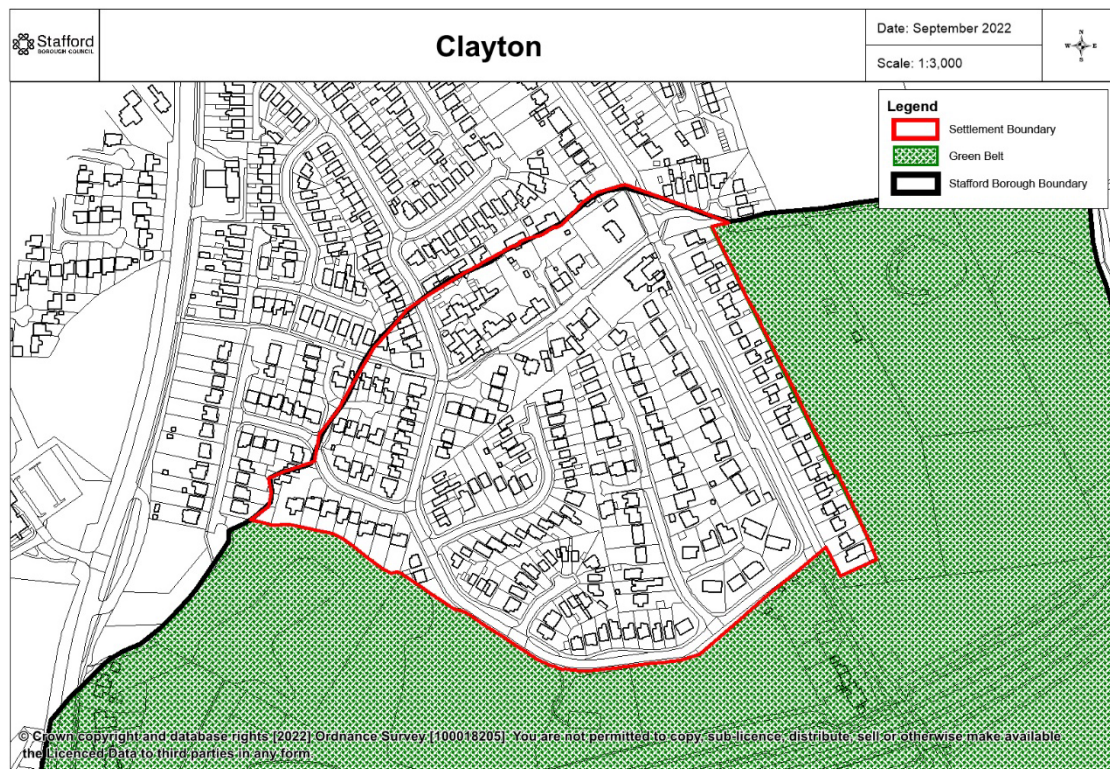
Access	Summary
Road Network	The nearest main road is the A518, which is approximately 3.9km to the north.
Bus Network	Served by the bus route which travels from Stafford to Wolverhampton. Infrequent service with a limited number of stops in the village for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme.

Clayton

Number of Dwellings: 206

Assessment Score: 3

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	No
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, the North Staffordshire Urban Area.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	The Green Belt surrounds the south of the settlement.
Landscape and townscape	Lying within the Potteries and Churnet Valley NCA, Clayton is a nucleated settlement which sits within an Ancient Redlands LCT. The settlement extends beyond the Stafford Borough boundary and has a closer relationship to Newcastle-under-Lyme as a result. Listed buildings: the Grade II Listed Four Northwood Cottages.
Agricultural land	The majority of Clayton is Urban land, with the eastern extent being grade 3 agricultural land.
Other Constraints	N/A

Accessibility

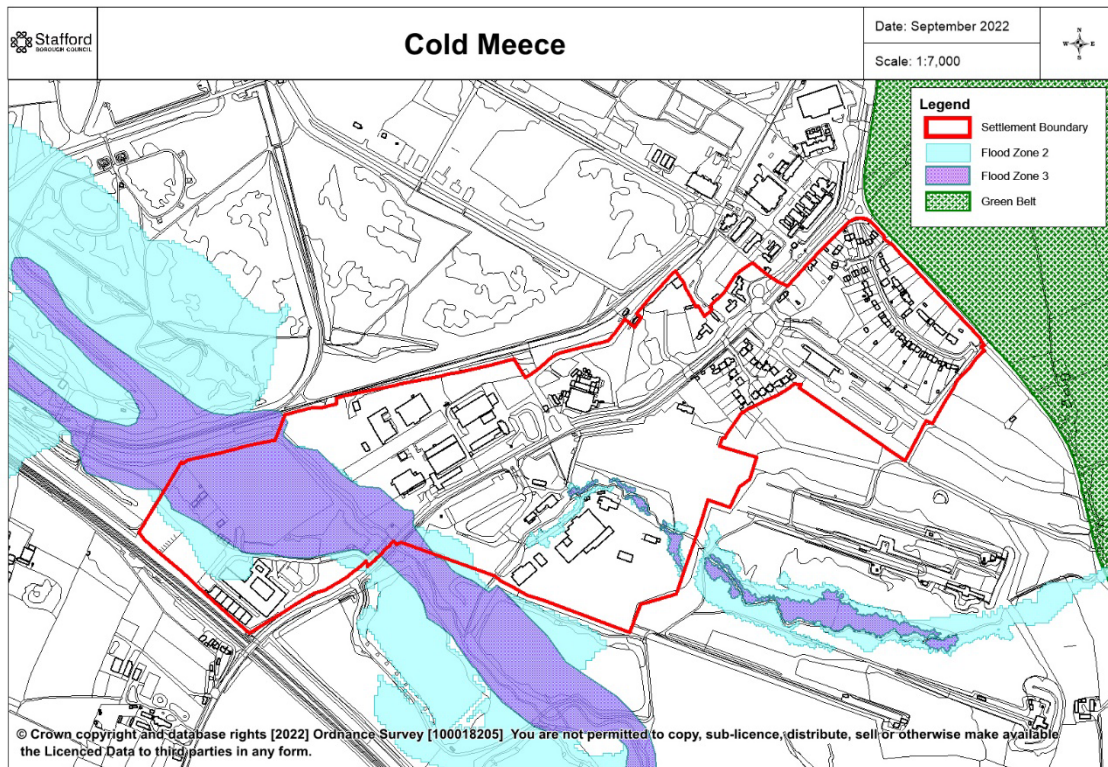
Access	Summary
Road Network	The settlement has good road transport links. The A500 is located to the south of the settlement which can be accessed via the A519 which is to the west of the settlement. The M6 Junction 15 is also located to the southwest of the settlement.
Bus Network	Well served by the circular bus route from Newcastle, with buses stopping in the settlement on an hourly basis throughout the day.
Additional Access	N/A

Cold Meece

Number of Dwellings: 74

Assessment Score: 1

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	No
Place of Worship	No

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Orbital Systems Ltd, Brookside Business Park, Raleigh Hall Recognised Industrial Estate.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the southwest of the settlement.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	The Green Belt lies to the northeast of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain, Cold Meece is a linear settlement that occupies land within an Ancient Settled Farmlands LCT. The settlement is composed of 18th century buildings, as well as more recent 20th century residential dwellings.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other Constraints	N/A

Accessibility

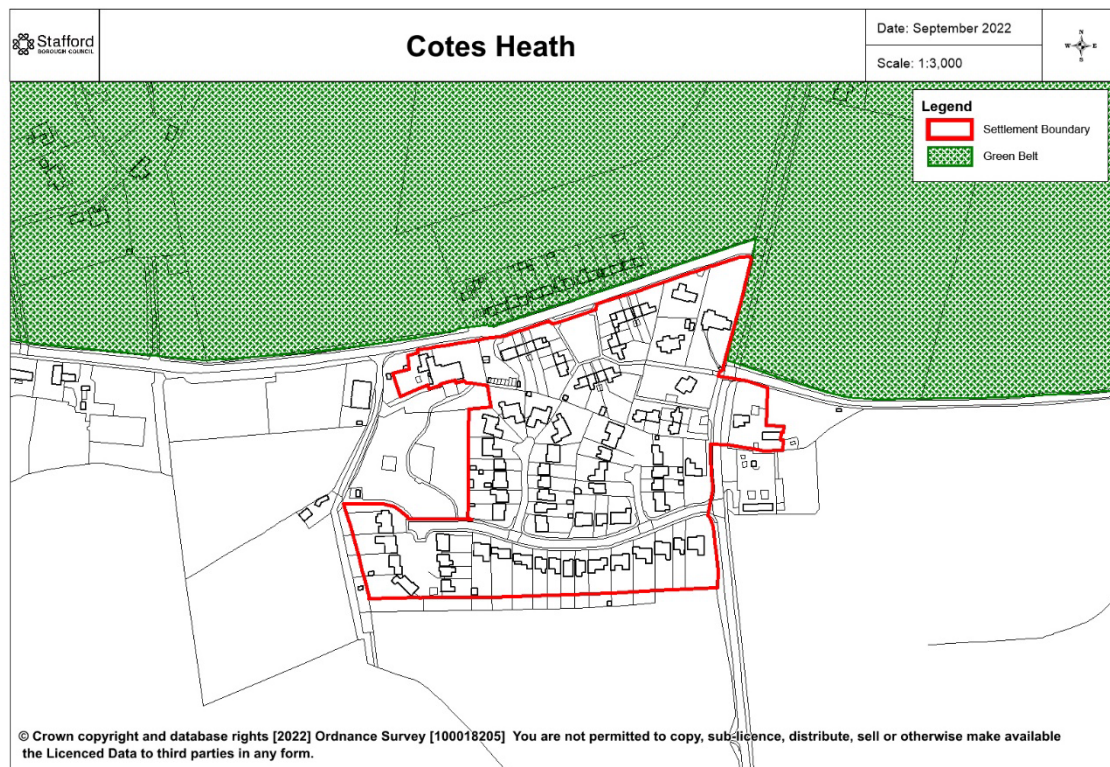
Access	Summary
Road Network	The nearest main road is the A519, which is approximately 3.7km to the southwest.
Bus Network	Served by a limited bus service from Stone.
Additional Access	Served by a voluntary car scheme.

Cotes Heath

Number of Dwellings: 138

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Moorfields Recognised Industrial Estate.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	The Green Belt covers the north portion of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Cotes Heath is a nucleated settlement that occupies land within a Wooded Hills and Farmlands LCT. 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	N/A

Accessibility

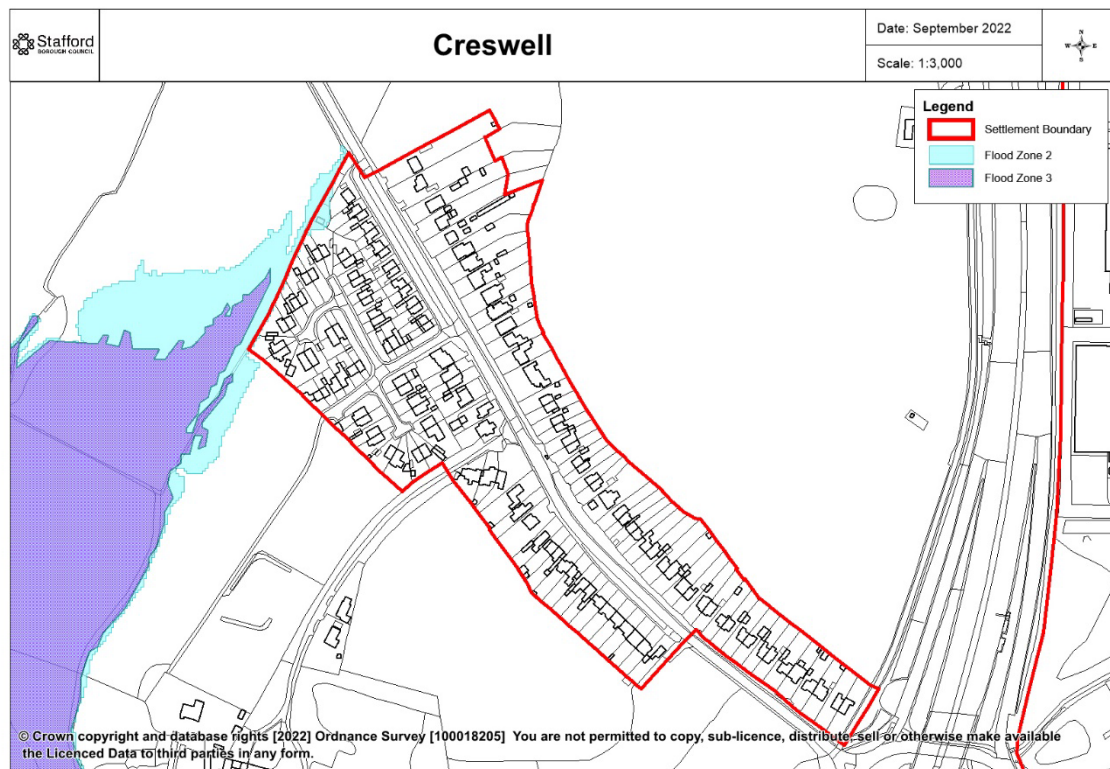
Access	Summary
Road Network	Cotes Heath is accessible immediately from the A519 to the east.
Bus Network	N/A
Additional Access	N/A

Creswell

Number of Dwellings: 145

Assessment Score: 2

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	No
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, within 3km of Stafford.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain abuts the northwest boundary of the settlement.
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Creswell is a linear settlement that occupies land within an Ancient Settled Farmland LCT. 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	N/A

Accessibility

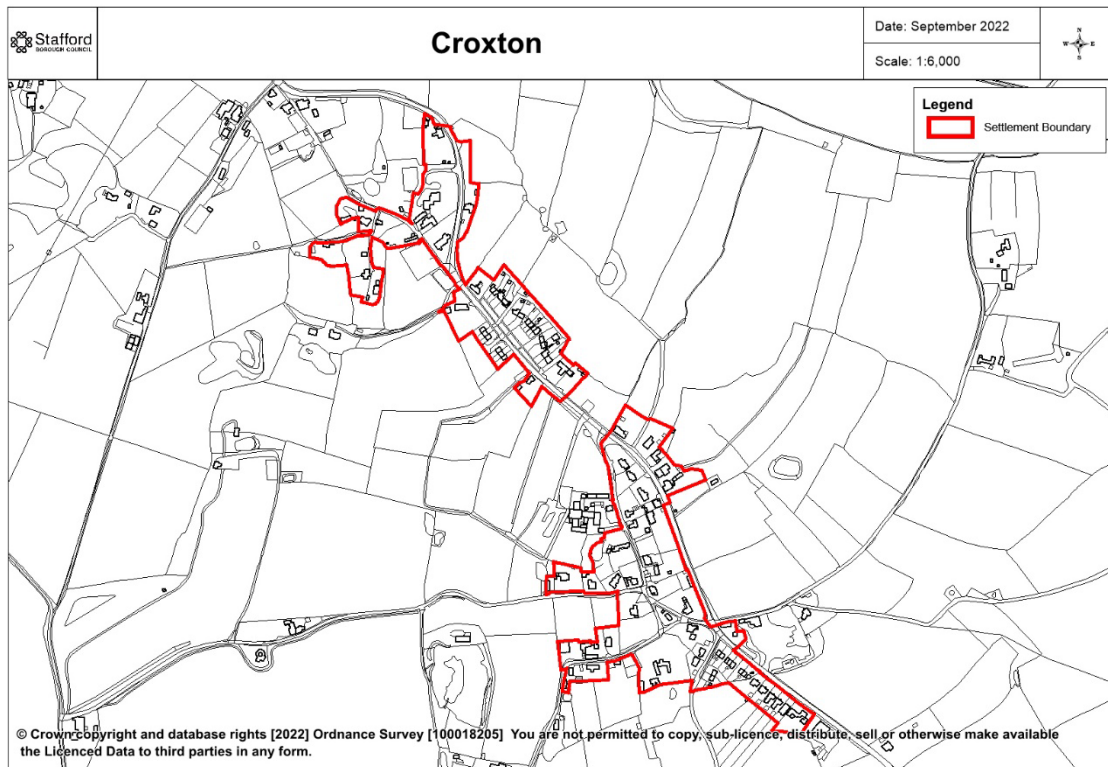
Access	Summary
Road Network	Creswell is positioned immediately off a roundabout which has access points to the A34 and the M6.
Bus Network	The settlement is served by the bus route Stafford to Eccleshall, with buses stopping on an hourly basis.
Additional Access	N/A

Croxton

Number of Dwellings: 81

Assessment Score: 5

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	Yes
Food / Drink Establishment	No
Post Office	Yes
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Croxton is a dispersed settlement which occupies land within a Wooded Hills and Farmland LCT. 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 southwest, which is grade 2.
Other Constraints	N/A

Accessibility

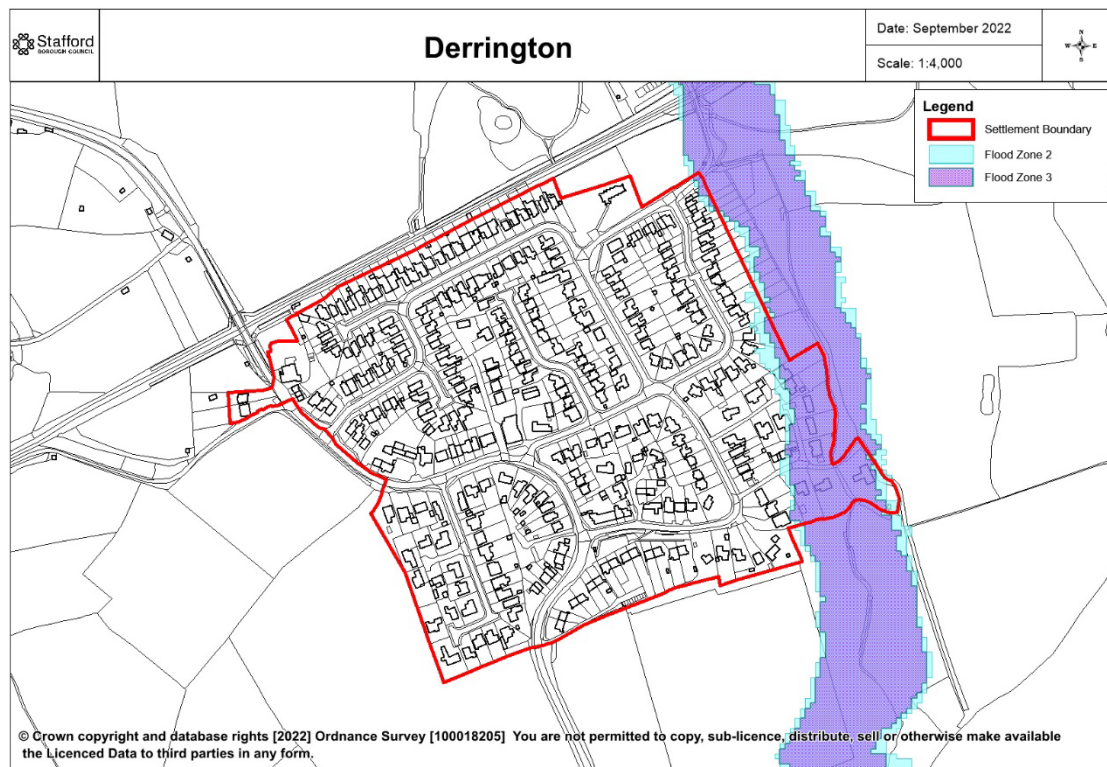
Access	Summary
Road Network	Croxton is positioned immediately on the B5026.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Derrington

Number of Dwellings: 320

Assessment Score: 6

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Boons Industrial Estate and within 3km of Stafford.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Derrington is a nucleated settlement which occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

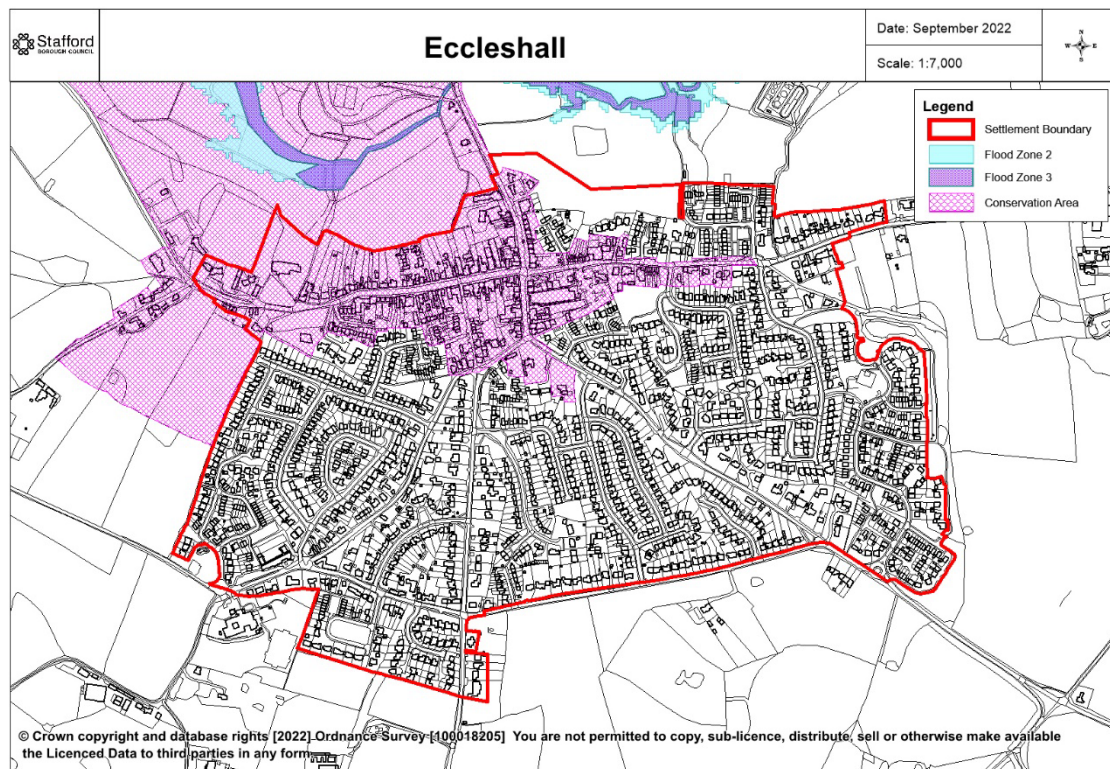
Access	Summary
Road Network	The nearest main road is the A518, which is 1.5km to the south.
Bus Network	Served by the bus route from Stafford to Wolverhampton. Infrequent service with a limited number of stops in the village for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme and the National Cycle Network Route 55 runs to the north of the settlement.

Eccleshall

Number of Dwellings: 1,541

Assessment Score: 11

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Bishop Lonsdale C of E Primary School.
GP	Yes
Convenience Store	Yes, 2.
Food / Drink Establishment	Yes, 4+.
Post Office	Yes
Library (including mobile)	Yes
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Raleigh Hall Recognised Industrial Estate.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain sits to the north of the settlement.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	Eccleshall lies within the Eccleshall Conservation Area, which was first designated in 1969.
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Eccleshall is a nucleated settlement which occupies land within an Ancient Clay Farmland LCT. 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	N/A

Accessibility

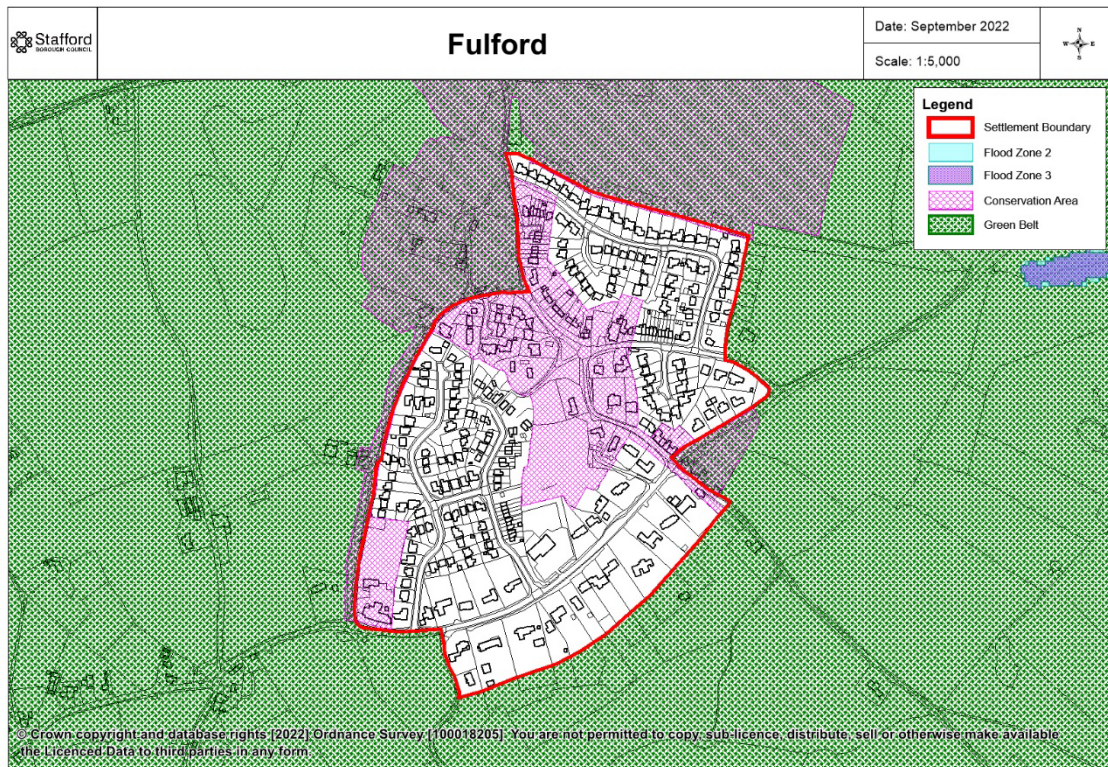
Access	Summary
Road Network	Eccleshall forms the intersection for the A5013, A519, B5026 and multiple minor roads.
Bus Network	Served by the bus route from Stafford to Eccleshall, with there being an hourly service throughout the day.
Additional Access	Served by a voluntary car scheme.

Fulford

Number of Dwellings: 286

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Fulford Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	No, not within settlement boundary but located nearby.

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	Fulford lies within the Fulford Conservation Area, which was first designated in 1978.
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Fulford is a nucleated settlement which occupies land within Sandstone Hills and Heaths LCT. 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	N/A

Accessibility

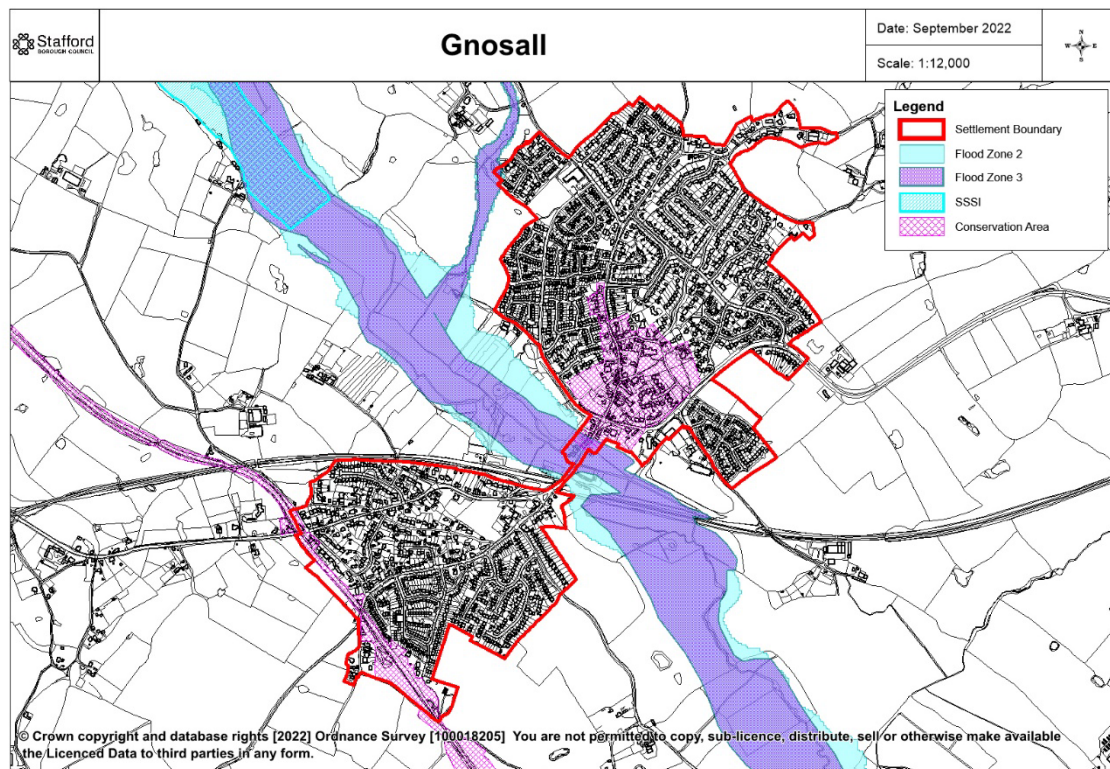
Access	Summary
Road Network	The nearest main road is the B5066, which is approximately 1.4km to the west.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Gnosall

Number of Dwellings: 1,903

Assessment Score: 10

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Gnosall St. Lawrence C of E Primary Academy.
GP	Yes
Convenience Store	Yes, 2.
Food / Drink Establishment	Yes, 4+.
Post Office	Yes
Library (including mobile)	Yes
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain divides the settlement between Gnosall to the northeast and Gnosall Heath to the southwest.
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 and the western edge of Gnosall Heath lies within the Shropshire Union Canal Conservation Area, which was designated in 1984.
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Gnosall is a nucleated settlement which occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

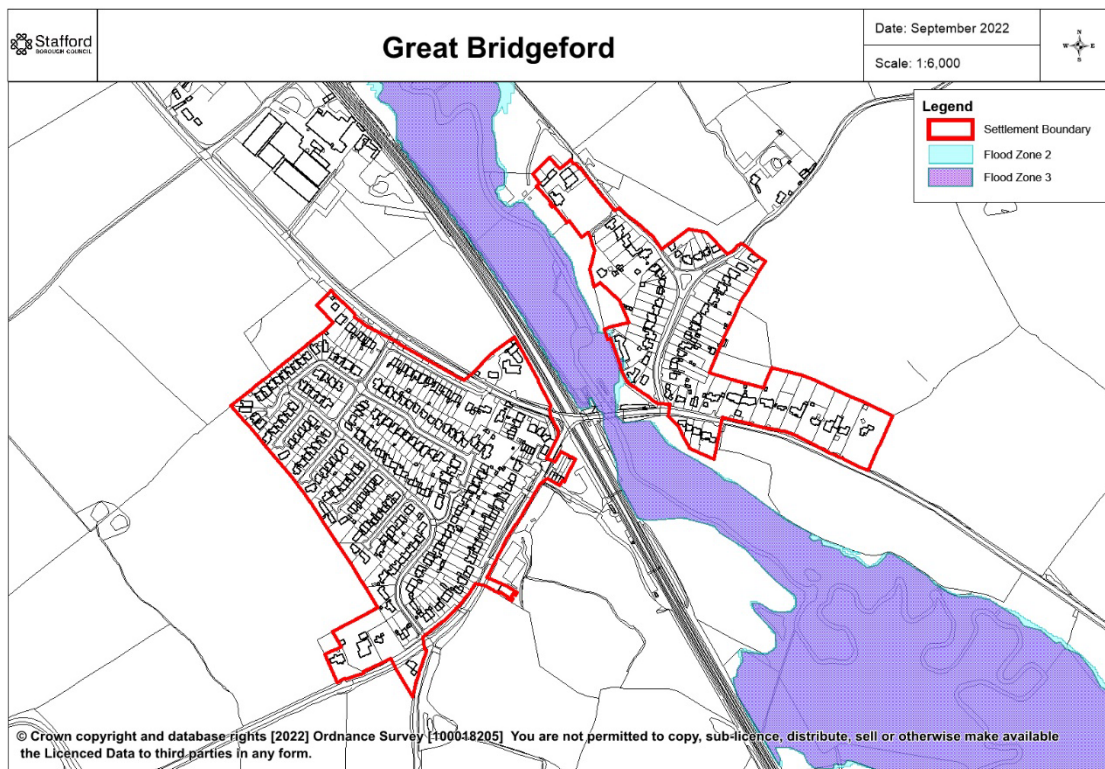
Access	Summary
Road Network	The A518 runs through the centre of the settlement, which provides a good link to Stafford and Newport.
Bus Network	Served by the bus route from Stafford to Telford. Throughout the day buses stop along the A518 on a half-hourly to hourly basis for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme and the National Cycle Network Route 55 runs through the centre of the settlement.

Great Bridgeford

Number of Dwellings: 304

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Ladfordfields Recognised Industrial Estate.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Chesire and Staffordshire Plain NCA, Great Bridgeford is a nucleated settlement which occupies land within a Settled Farmland LCT. The settlement is divided into two distinct parts by the River Sow and its floodplain, and the West Coast Main Line. 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 Main Line runs through the centre of Great Bridgeford.

Accessibility

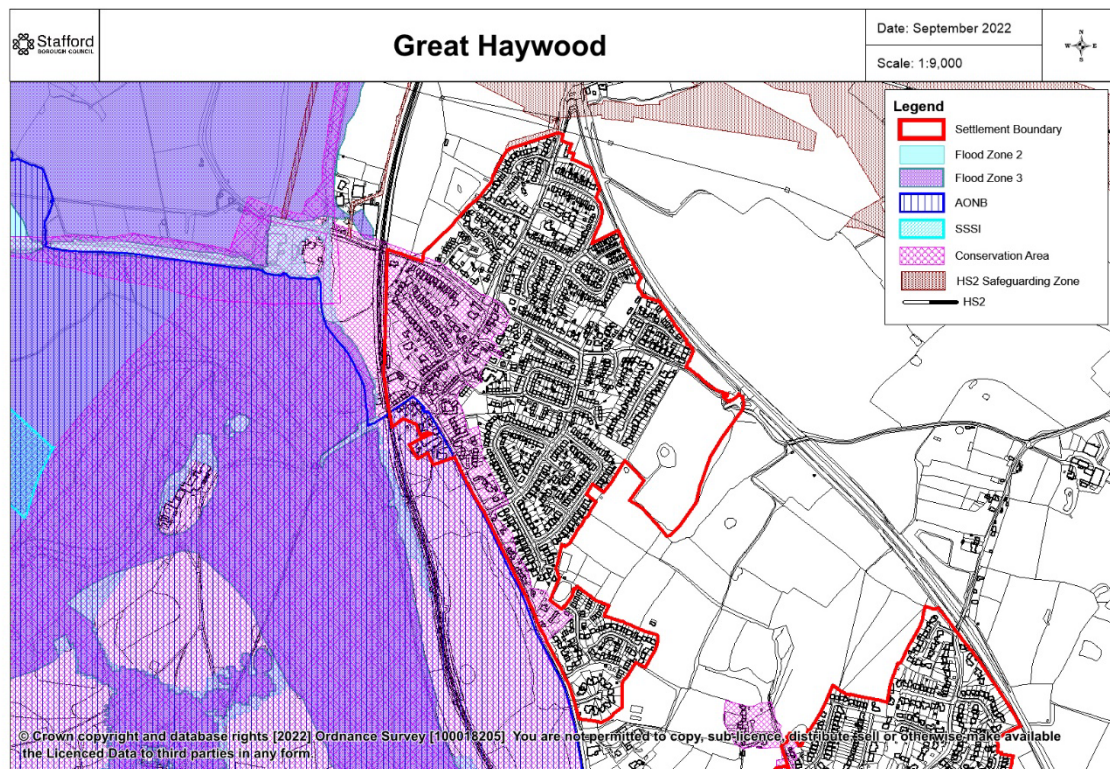
Access	Summary
Road Network	Great Bridgeford sits at the intersection of the A5013 and the B5405.
Bus Network	Served by the bus route from Stafford to Eccleshall, with there generally being an hourly service throughout the day for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme.

Great Haywood

Number of Dwellings: 998

Assessment Score: 11

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, 2 primary schools.
GP	Yes
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Elms Business Centre and Pasturefields Recognised Industrial Estate.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Great Haywood is a nucleated settlement that occupies land within an Ancient Settled Farmlands LCT. The settlement has a historic core, which is found on 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 and the Grade II Abbey House. The Grade I Shugborough Hall is located to the west of the settlement.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other Constraints	Bordered by the Cannock Chase AONB on its western boundary, and the West Coast Main Line, which forms the boundary of the AONB. Furthermore, the northern section of the settlement borders the HS2 safeguarding zone.

Accessibility

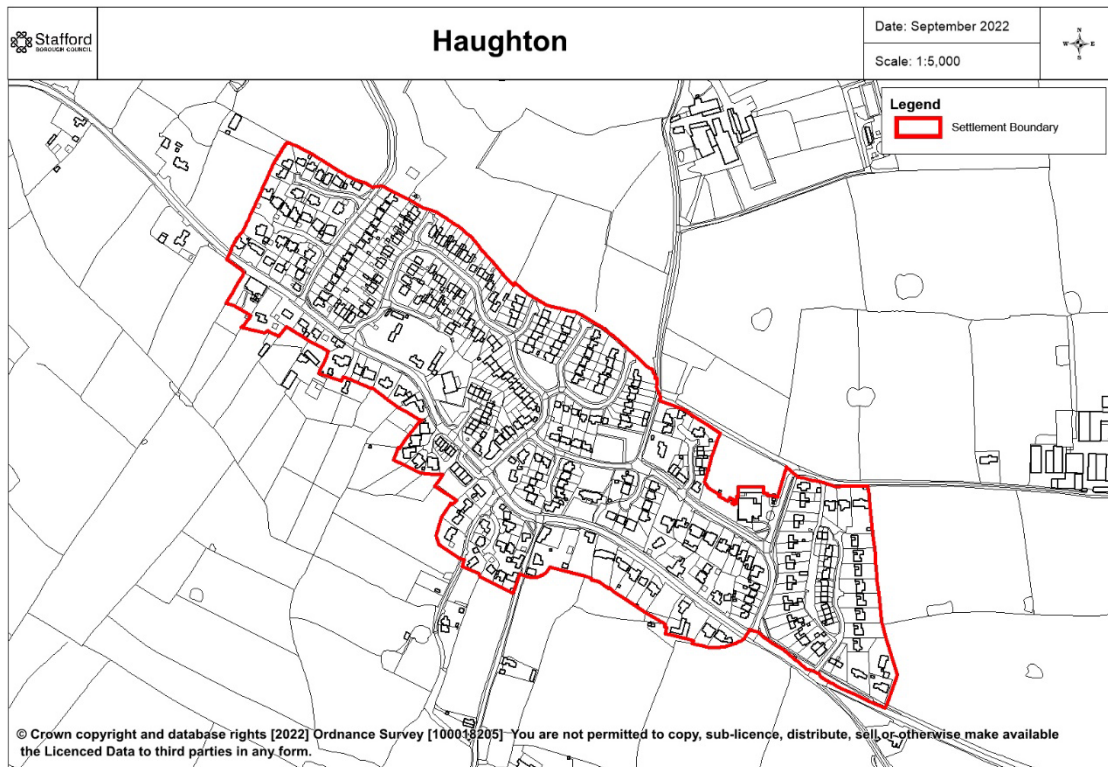
Access	Summary
Road Network	Great Haywood can be accessed immediately from the A51, which sits to the north.
Bus Network	Served by the bus route from Stafford to Lichfield. Buses stop in the village on an hourly basis throughout the day, both inward and outward.
Additional Access	Served by a voluntary car scheme.

Haughton

Number of Dwellings: 342

Assessment Score: 9

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Haughton St. Giles C of E Primary Academy.
GP	No
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Haughton is a linear settlement that occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

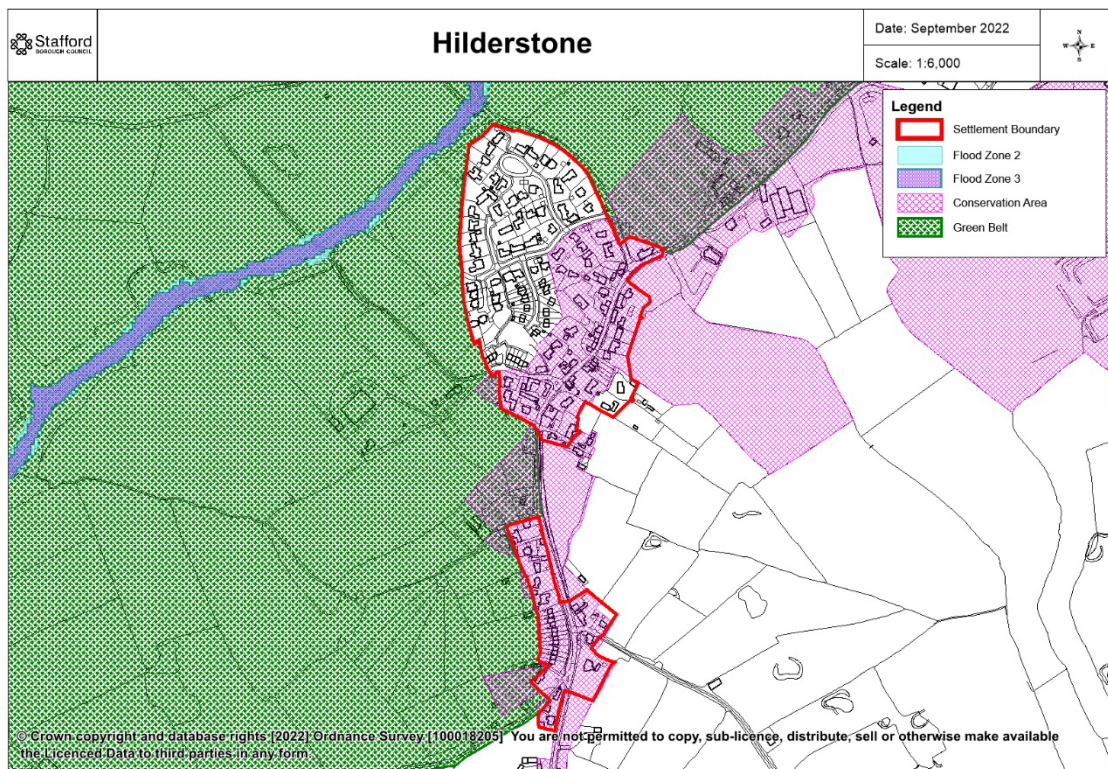
Access	Summary
Road Network	The A518 runs directly through the centre of the village.
Bus Network	Two bus routes stop on the A518, with buses stopping half-hourly to hourly for both inward and outward journeys.
Additional Access	Served by a voluntary car scheme.

Hilderstone

Number of Dwellings: 164

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the northwest 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 western edges.
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Hilderstone is a nucleated settlement that occupies land within a Settled Plateau Farmland LCT. 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	N/A

Accessibility

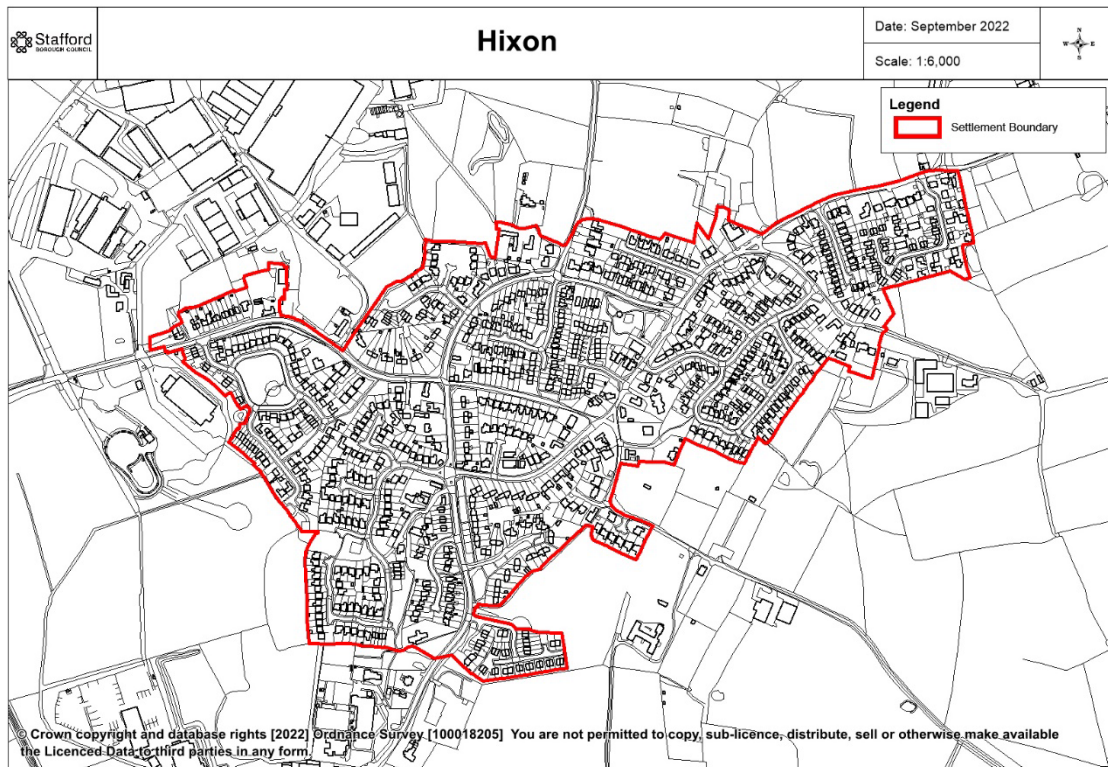
Access	Summary
Road Network	Hilderstone sits directly on the B5066.
Bus Network	N/A
Additional Access	N/A

Hixon

Number of Dwellings: 819

Assessment Score: 11

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, St. Peter's C of E Primary School.
GP	Yes, mobile GP.
Convenience Store	Yes, 2.
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Pasturefields Recognised Industrial Estate (RIE), Hixon Airfield RIE, Hixon RIE and Weston House Business Complex.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Hixon is a nucleated settlement that occupies land within an Ancient Settled Farmlands LCT. 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	N/A

Accessibility

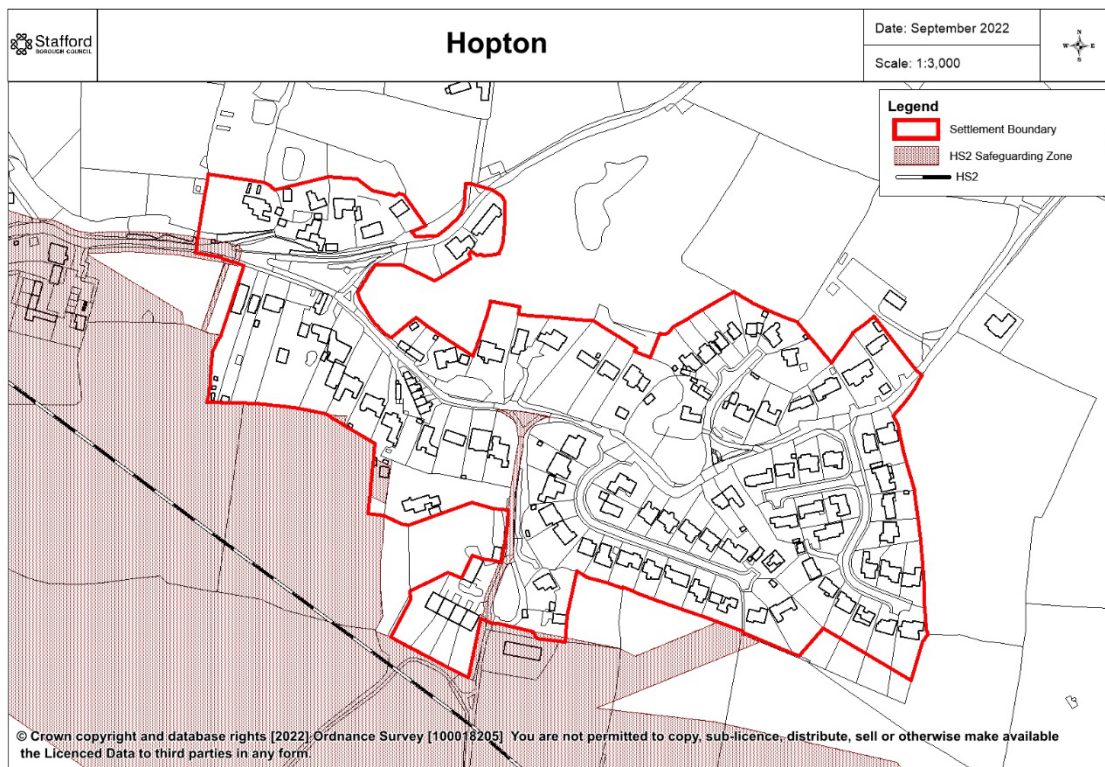
Access	Summary
Road Network	The nearest main road is the A51, which sits approximately 1.6km to the west.
Bus Network	The settlement is served by the bus route from Stafford to Uttoxeter. Buses stop in the village on an hourly basis for both inward and outward journeys.
Additional Access	N/A

Hopton

Number of Dwellings: 104

Assessment Score: 5

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, within 3km of Stafford.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Cannock Chase and Cank Wood NCA, Hopton is a linear settlement that occupies land within two LCTs; one an Ancient Settled Farmland, and the other Sandstone Hills and Heaths. The settlement is comprised of 18th and 19th century buildings which have been interspersed with post war residential development. Listed site: the Battle of Hopton Heath Battlefield lies to the northeast 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 to the south of Hopton, with the HS2 safeguarding zone abutting the southern boundary.

Accessibility

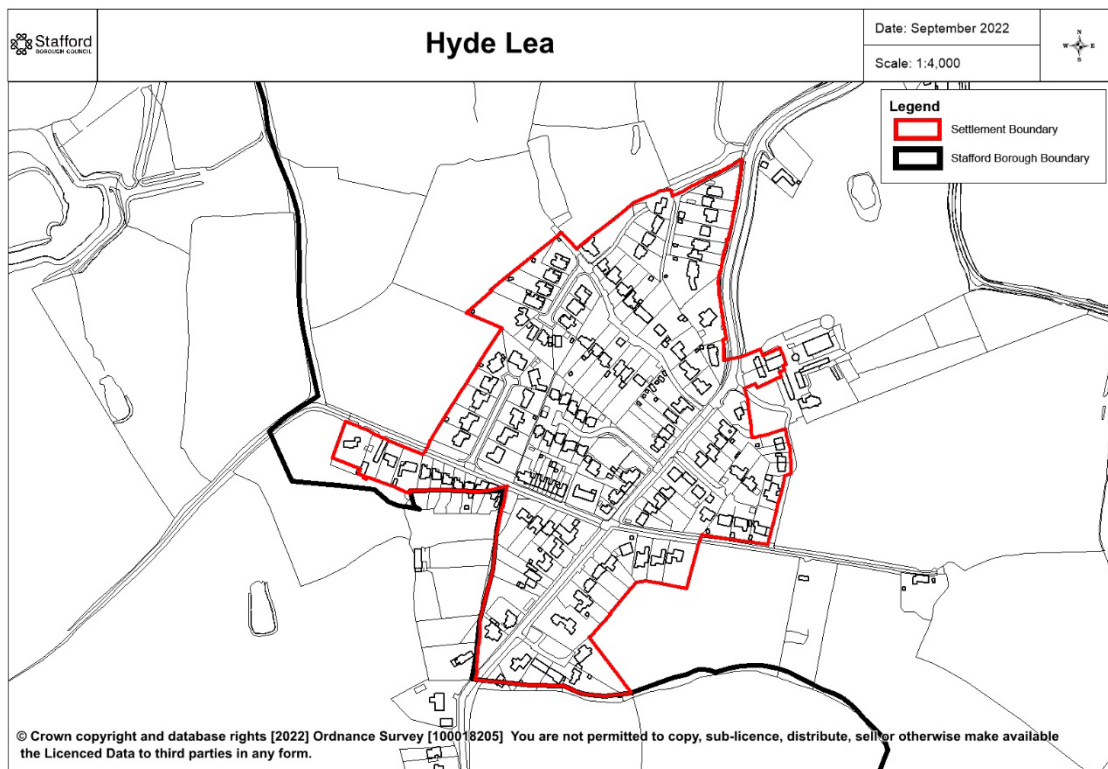
Access	Summary
Road Network	The nearest main road is the B5066, which is approximately 0.9km to the west.
Bus Network	Served by the bus route which runs from Stafford to Uttoxeter. Limited bus service with approximately 5 buses stopping inbound to Stafford in the morning and 5 buses stopping outbound from Stafford in the afternoon.
Additional Access	N/A

Hyde Lea

Number of Dwellings: 142

Assessment Score: 3

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	No

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, within 3km of Stafford and Boons Industrial Estate.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Hyde Lea is a nucleated settlement that occupies land within an Ancient Settled Farmland LCT. The settlement consists of post-war buildings interspersed with older buildings. Listed site: the scheduled ancient monument moated and ancillary enclosure, located to the southwest of Stafford Castle.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other Constraints	N/A

Accessibility

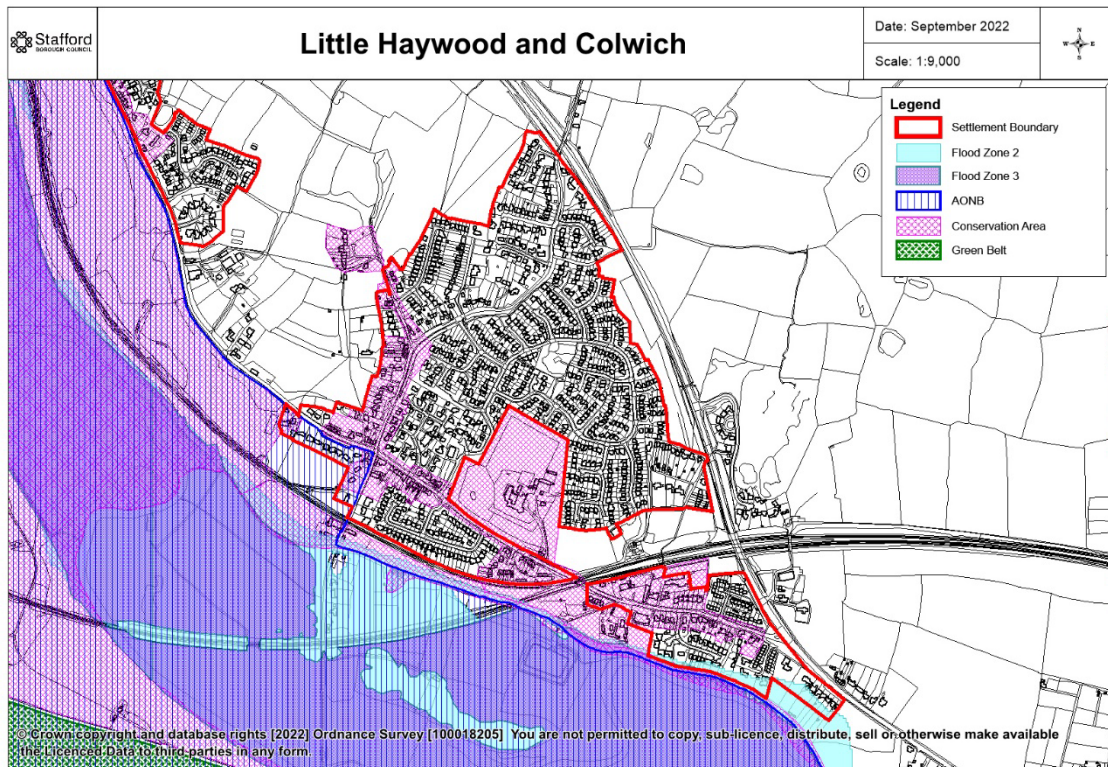
Access	Summary
Road Network	The nearest main road is A449, which is approximately 2km to the east, which also provides a link to Junction 13 of the M6.
Bus Network	N/A
Additional Access	N/A

Little Haywood and Colwich

Number of Dwellings: 966

Assessment Score: 8

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Colwich Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	Yes, 2.
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Elms Business Centre.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the south of the settlement.
Biodiversity (SAC / SSSI)	Site of Biological / Geological Interest at Colwich Brick Works. Also, lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Little Haywood and 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	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Little Haywood and Colwich is a nucleated settlement that occupies land within an Ancient Settled Farmland LCT. The West Coast Main Line divides the two settlements, and the eastern limit of the settlement is framed by the A51. Whilst both settlements have undergone significant expansion, their centres fall within conservation areas. There are many listed buildings both within Little Haywood and Colwich, and adjacent to the settlement boundary (not all are listed below). Listed buildings include: the Grade II Lamb and Flag Inn, the Grade II The Yeld, the Church of St Michael and All Angels. St. Mary's Abbey, which is Grade II listed site adjacent to the settlement boundary.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 2 land to the south.
Other Constraints	Bordered by the Cannock Chase AONB on its southern boundaries, as well as the West Coast Main Line, which forms the boundary of the AONB.

Accessibility

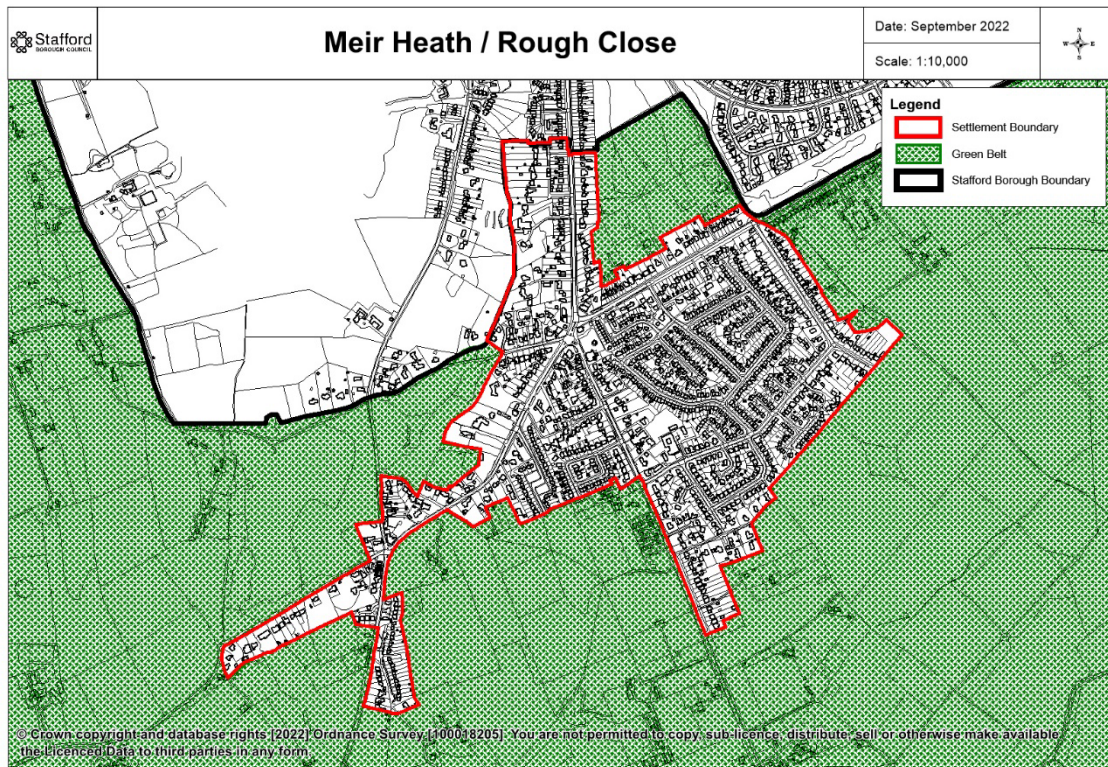
Access	Summary
Road Network	Little Haywood is accessible immediately off the A51, which runs along the eastern edges.
Bus Network	Served by the bus route from Stafford to Lichfield. Buses stop in the village on an hourly basis throughout the day, both inward and outward.
Additional Access	Served by a voluntary car scheme.

Meir Heath / Rough Close

Number of Dwellings: 1,099

Assessment Score: 10

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Meir Heath Academy.
GP	Yes
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, the North Staffordshire Urban Area.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying within the Potteries and Churnet Valley NCA, Meir Heath / Rough Close is a nucleated settlement which sits within a Sandstone Hills and Heaths LCT. Listed buildings: the Grade II Listed Windmill.
Agricultural land	The majority of Meir Heath is urban land, with the southern extent being grade 4 agricultural land. Rough Close is a combination of grade 3 and grade 4 agricultural land.
Other Constraints	N/A

Accessibility

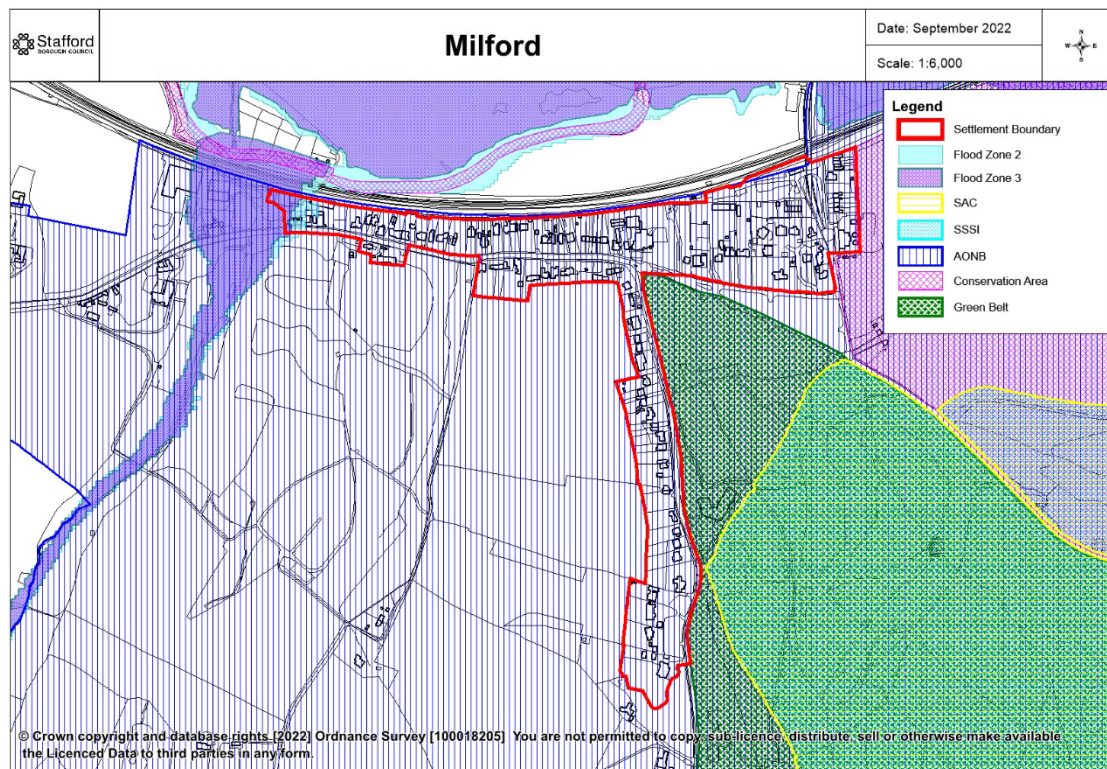
Access	Summary
Road Network	The A520 runs through the settlement which provides links northwards. The B5066 also intersects with the A520 within the settlement boundary.
Bus Network	Settlement is well served by the bus route from Hanley to Blythe Bridge with buses stopping in the settlement on a half-hourly basis.
Additional Access	N/A

Milford

Number of Dwellings: 103

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	No
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Elms Business Centre, Baswich Business Park and Brocton Business Park.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the north of the settlement and intersects it on the eastern section.
Biodiversity (SAC / SSSI)	The Cannock Chase SAC and SSSI lies to the southeast of the settlement. As a result, 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, and 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 and Cank Wood NCA, Milford is a linear settlement that occupies land within an Ancient Settled Farmland LCT. 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	The settlement is within the Cannock Chase AONB. Additionally, the West Coast Main Line defines the northern boundary of Milford.

Accessibility

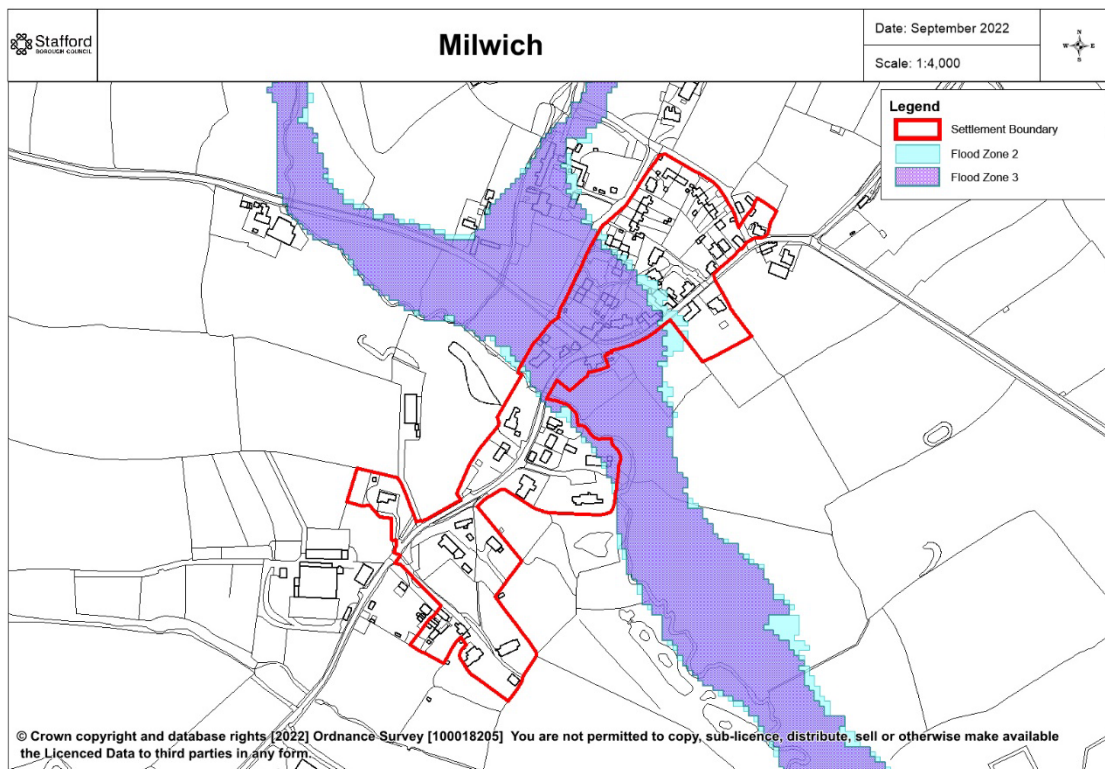
Access	Summary
Road Network	The A513 runs directly through the centre of Milford.
Bus Network	Served by the bus route from Stafford to Lichfield. Buses stop in the village on an hourly basis throughout the day, both inward and outward.
Additional Access	N/A

Milwich

Number of Dwellings: 53

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Milwich is a nucleated settlement that occupies land within an Ancient Settled Farmland LCT. 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 settlement's 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	N/A

Accessibility

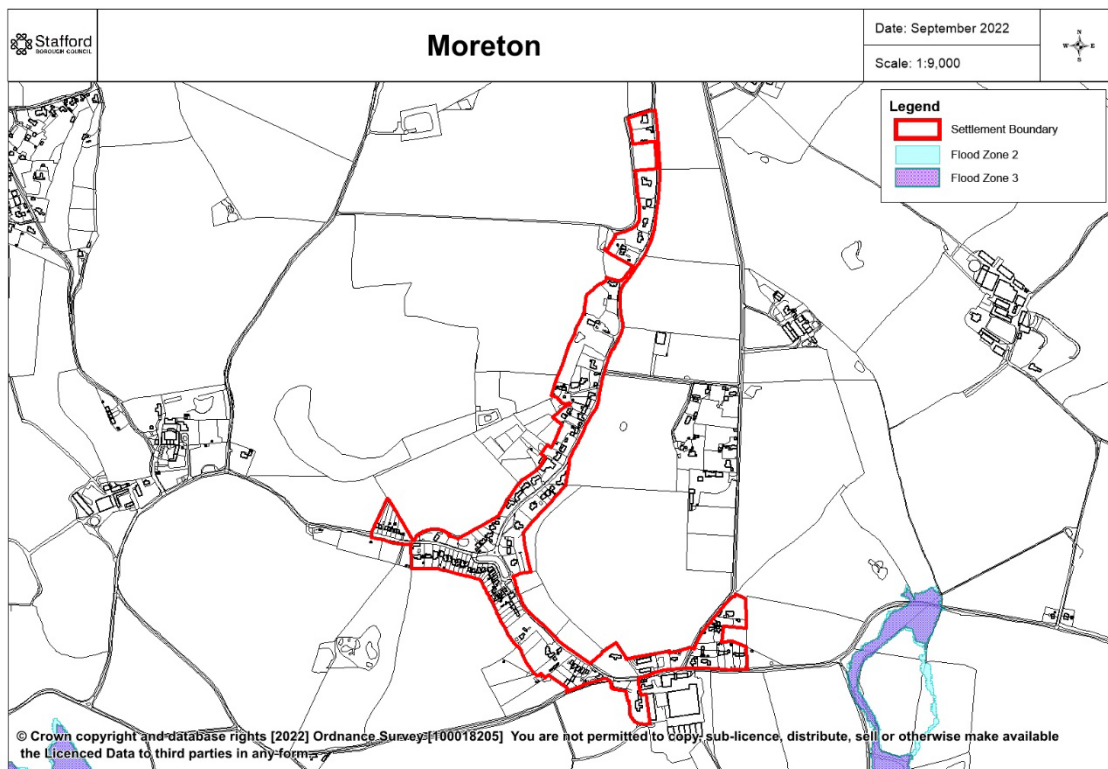
Access	Summary
Road Network	Milwich is directly accessible from the B5027.
Bus Network	N/A
Additional Access	N/A

Moreton

Number of Dwellings: 92

Assessment Score: 3

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies approximately 0.3km to the east of the eastern edge of the settlement.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Moreton is a linear settlement that occupies land within an Ancient Clay Farmlands LCT. The settlement is comprised of a mixture of 18th 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	N/A

Accessibility

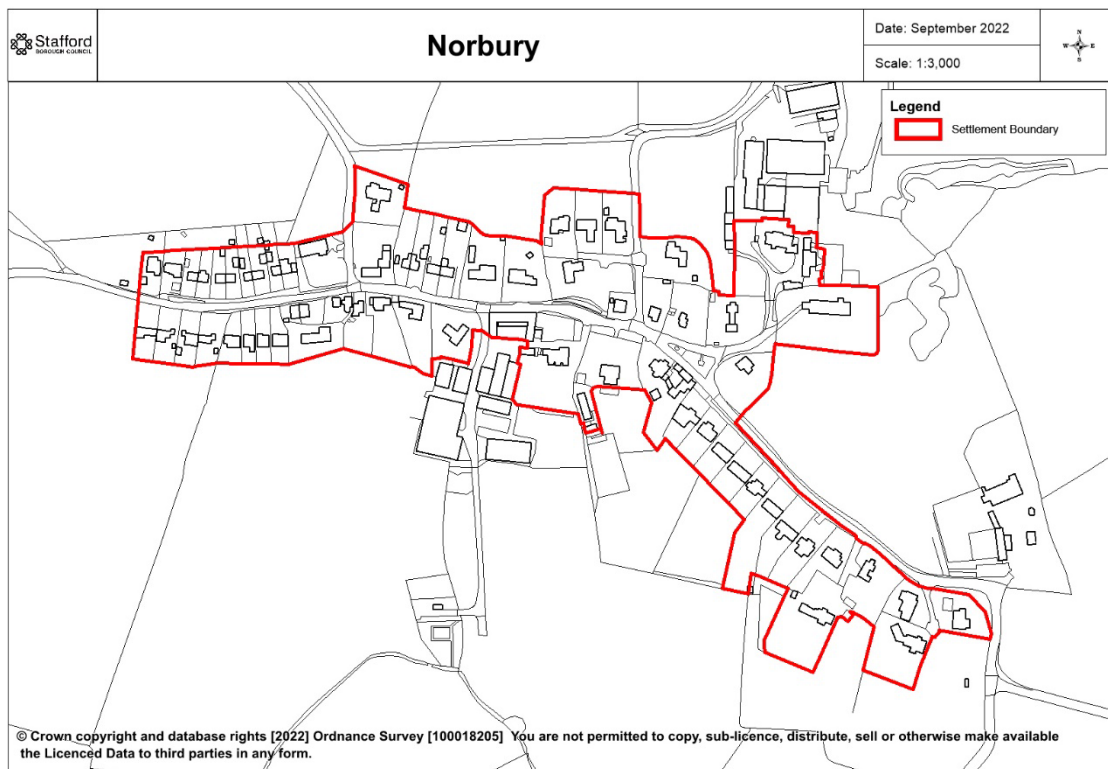
Access	Summary
Road Network	The nearest main road is the A518, which lies approximately 3.3km to the north.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Norbury

Number of Dwellings: 62

Assessment Score: 3

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Norbury is a linear settlement that occupies land within an Ancient Clay Farmland LCT. The settlement comprises a mixture of 18th and 19th century buildings and post war residential developments, as well as a more modern development which lies to the southwest 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	N/A

Accessibility

Access	Summary
Road Network	The nearest main road is the A519, which is approximately 0.6km to the north.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Norton Bridge

Number of Dwellings: 85

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Norton Bridge is a nucleated settlement that occupies land within an Ancient Settled Farmland LCT. The settlement comprises a mixture of 18th and 19th 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	Norton Bridge sits between two lines of the West Coast Main Line.
Other Constraints	N/A

Accessibility

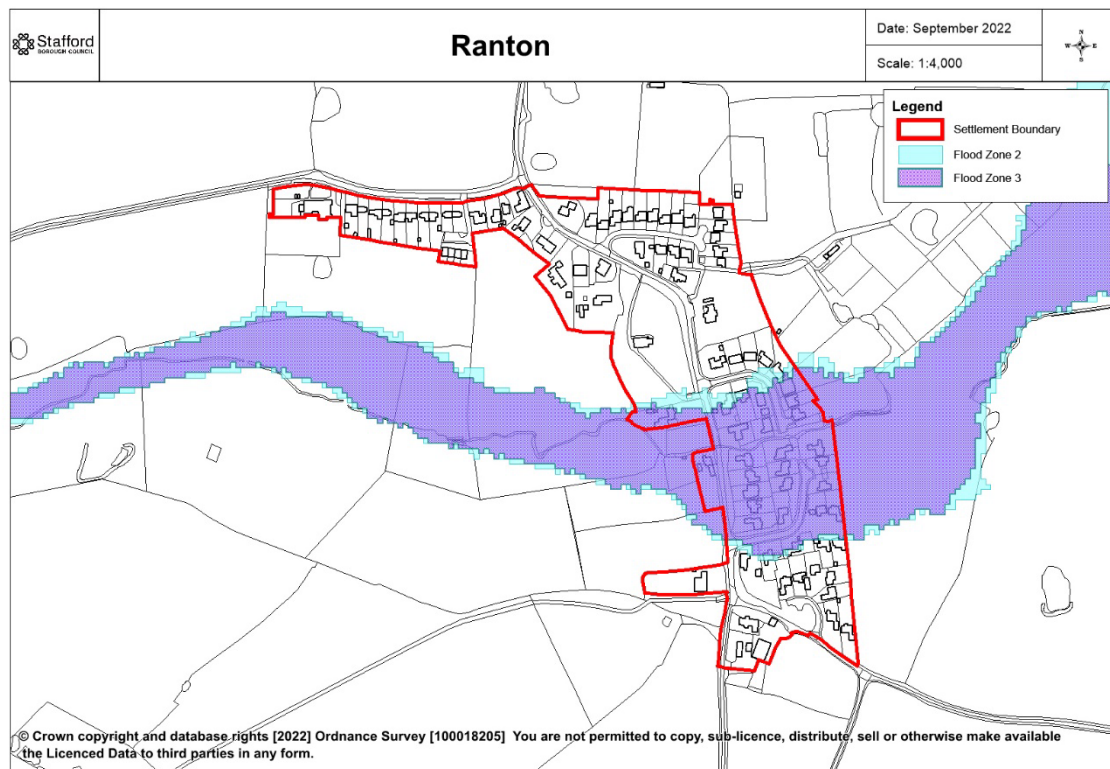
Access	Summary
Road Network	The nearest main road is the B5026, which is approximately 0.4km to the north.
Bus Network	N/A
Additional Access	N/A

Ranton

Number of Dwellings: 91

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, All Saints C of E Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	No
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Ladfordfields Recognised Industrial Estate.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies across the centre of the settlement.
Biodiversity (SAC / SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire Plain NCA, Ranton is a linear settlement that occupies land within an Ancient Clay Farmlands LCT. An important feature of the core area includes 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	N/A

Accessibility

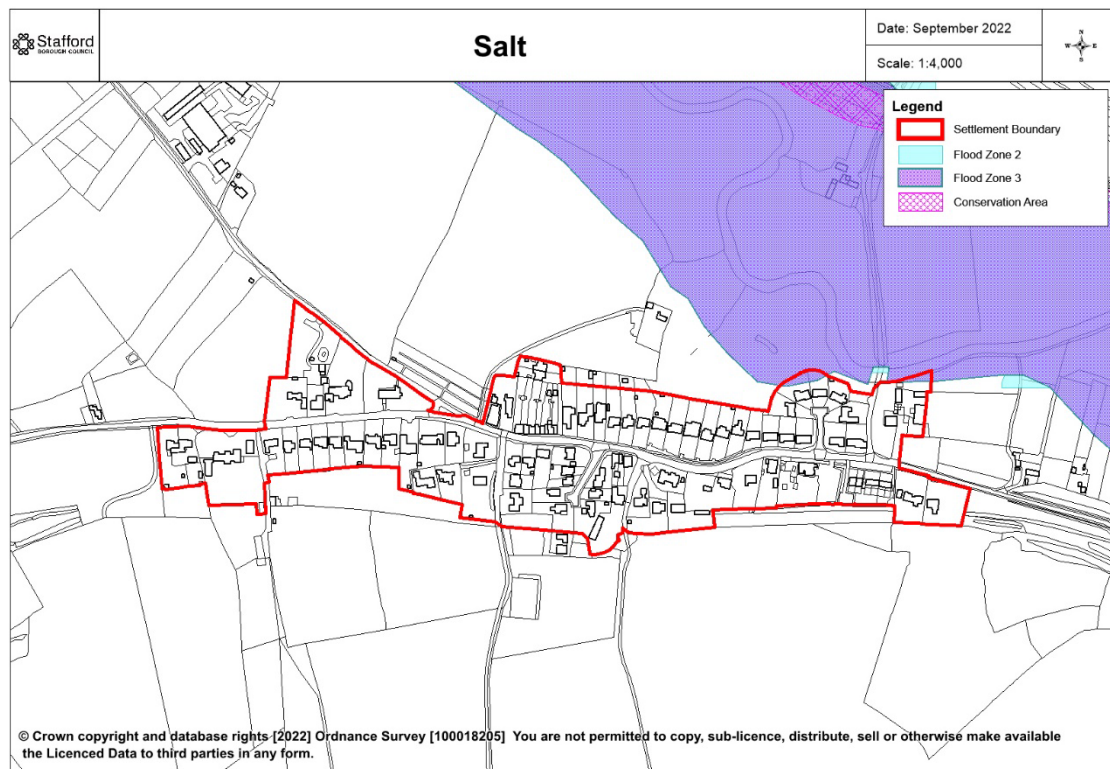
Access	Summary
Road Network	The nearest main road is the B5405, which is approximately 1.3km to the north.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Salt

Number of Dwellings: 92

Assessment Score: 5

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Weston House Business Complex.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Salt is a linear settlement that occupies land within a Sandstone Esatelands LCT, with a River Meadowlands LCT just north of the settlement. 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 Main Line runs to the north of Salt.

Accessibility

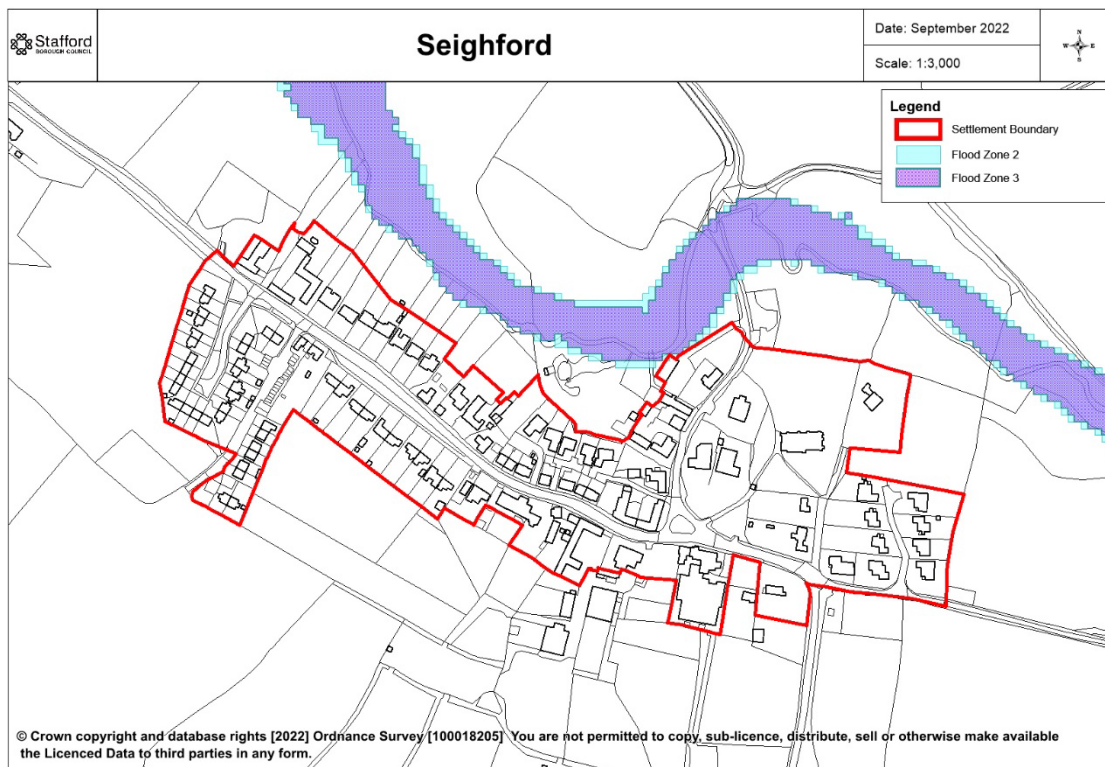
Access	Summary
Road Network	The nearest main road is the A51, which is approximately 0.7km to the north.
Bus Network	Served by the bus route which runs from Stafford to Uttoxeter. Limited bus service with approximately 5 buses stopping inbound to Stafford in the morning and 5 buses stopping outbound from Stafford in the afternoon.
Additional Access	N/A

Seighford

Number of Dwellings: 100

Assessment Score: 6

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Cooper Perry Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Ladfordfields Recognised Industrial Estate and Prologis Park, Stafford.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
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	N/A
Green Belt	N/A
Landscape and townscape	Lying within the Shropshire, Cheshire and Staffordshire NCA, Seighford is a linear settlement that occupies land in an Ancient Clay Farmland LCT. 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	N/A

Accessibility

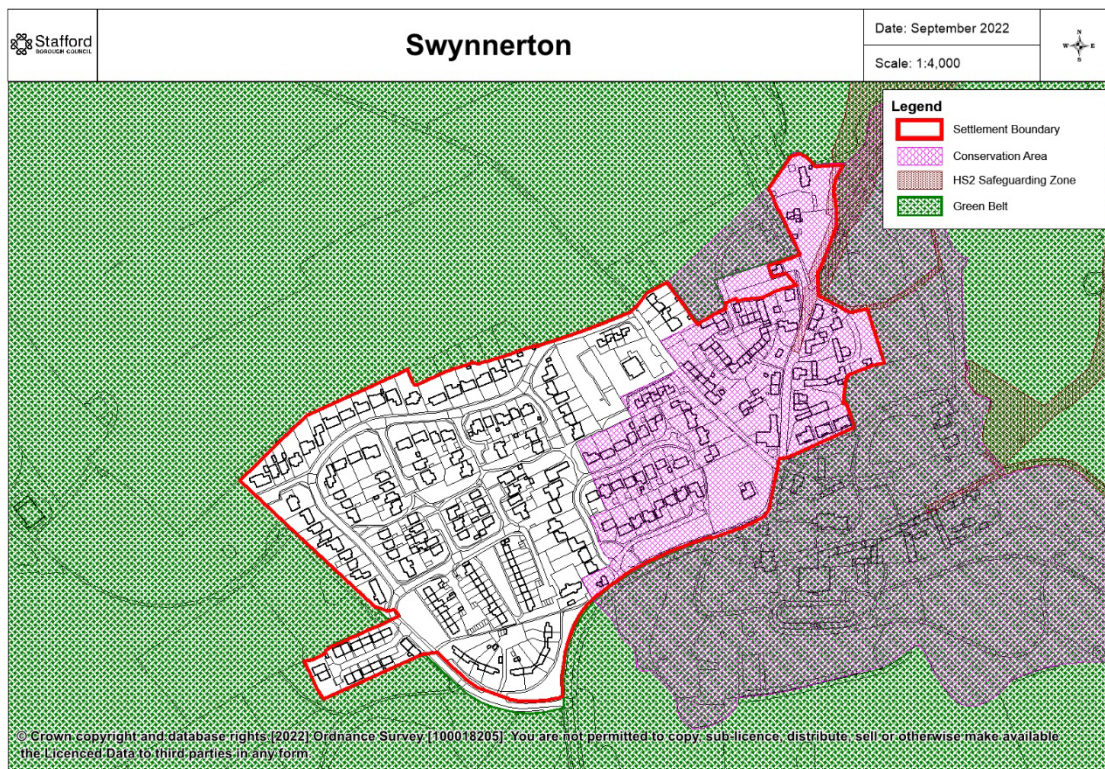
Access	Summary
Road Network	The nearest main road is the B5405, which is approximately 2.2km to the northwest.
Bus Network	N/A
Additional Access	Served by a voluntary car scheme.

Swynnerton

Number of Dwellings: 234

Assessment Score: 4

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	No
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	No
2 Hourly Bus Service	No
Employment within 3km	Yes, Moorfields Recognised Industrial Estate and Orbital Systems Ltd.
Sports and / or Recreation Ground	No

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
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 and Staffordshire Plain, Swynnerton is a nucleated settlement that occupies land within a Wooded Hills and Farmland LCT. 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 20th 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 HS2 Safeguarding zone.

Accessibility

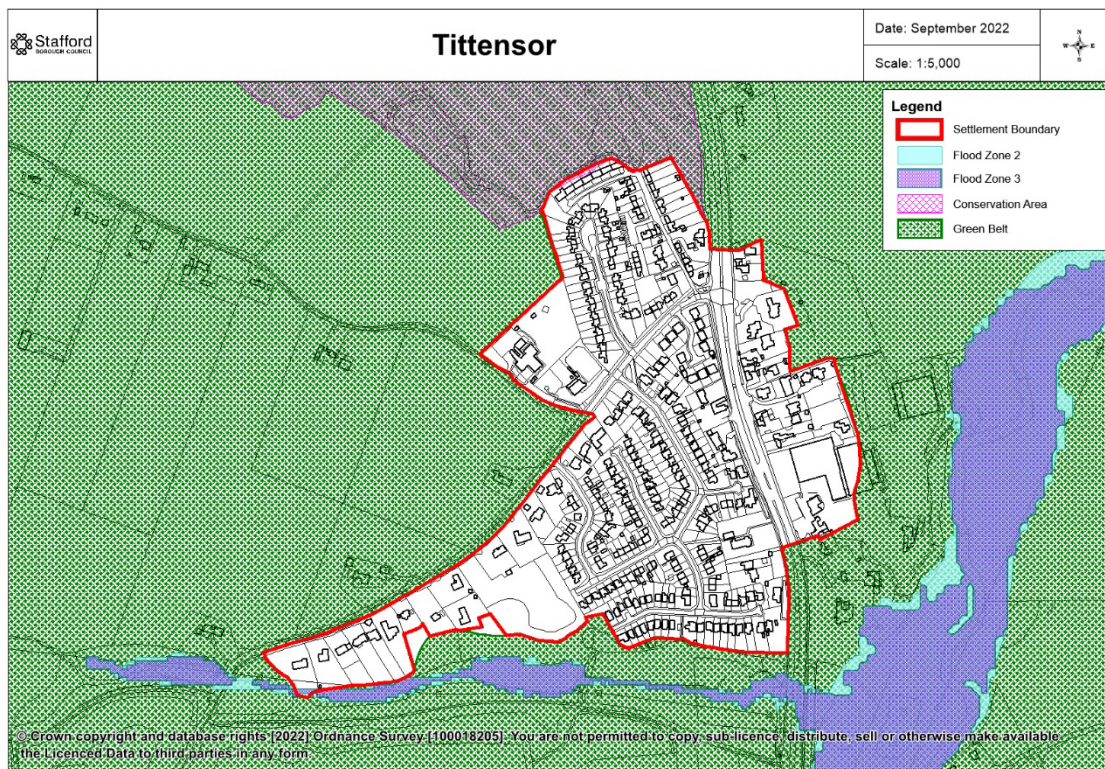
Access	Summary
Road Network	The nearest main road is the A51, which is approximately 1.2km to the southeast.
Bus Network	Served by a limited bus service from Stone.
Additional Access	N/A

Tittensor

Number of Dwellings: 311

Assessment Score: 7

Proposed Settlement Hierarchy Tier: 5



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Tittensor C of E First School.
GP	No
Convenience Store	Yes
Food / Drink Establishment	No
Post Office	Yes
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the south and east of the settlement.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	The 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 and Staffordshire Plain NCA, Tittensor is a nucleated settlement that occupies land within two LCTs; the first an Ancient Redlands and the second a Wooded Hills and Farmland. The settlement is comprised of post-war and modern residential developments, whilst a ribbon of 18th and 19th 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 northeast and southwest.
Other Constraints	N/A

Accessibility

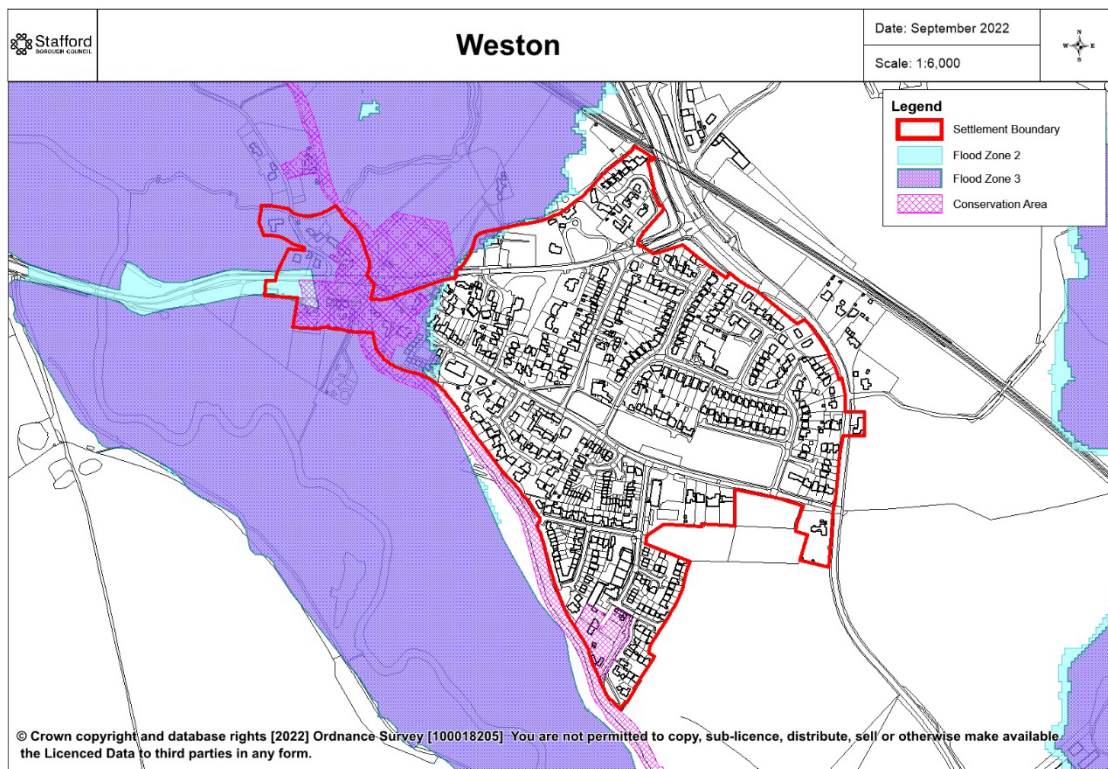
Access	Summary
Road Network	The A34 runs directly through the centre of Tittensor.
Bus Network	Served by the bus route from Stafford to Hanley. Throughout the day the buses stop between half-hourly to hourly for both inward and outward journeys.
Additional Access	N/A

Weston

Number of Dwellings: 458

Assessment Score: 8

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, St. Andrew's C of E Primary School.
GP	No
Convenience Store	No
Food / Drink Establishment	Yes
Post Office	No
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	Yes

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Weston House Business Complex, Hixon Airfield Recognised Industrial Estate (RIE), Hixon RIE and Pasturefields RIE.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
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 western extent of the settlement lies within and alongside the Trent and Mersey Canal Conservation Area, which was first designated in 1988.
Green Belt	N/A
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Weston is a nucleated settlement that occupies land within an Ancient Settled Farmlands LCT. 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 Main Line runs to the north of Weston.

Accessibility

Access	Summary
Road Network	Weston sits directly between the intersection of the A519 and the A51.
Bus Network	Settlement is served by the bus route from Stafford to Uttoxeter. Buses stop in the village on an approximate hourly basis for both inward and outward journeys.
Additional Access	N/A

Woodseaves

Number of Dwellings: 288

Assessment Score: 8

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Woodseaves C of E Primary Academy.
GP	No
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	Yes, mobile library visits once every two weeks.
Village / Church Hall	Yes
Place of Worship	No

Hourly Bus Service	No
2 Hourly Bus Service	Yes
Employment within 3km	No
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	N/A
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	N/A
Landscape and townscape	Lying in the Shropshire, Cheshire and Staffordshire Plain NCA, Woodseaves is a nucleated settlement that occupies land within an Ancient Clay Farmlands LCT. 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	N/A

Accessibility

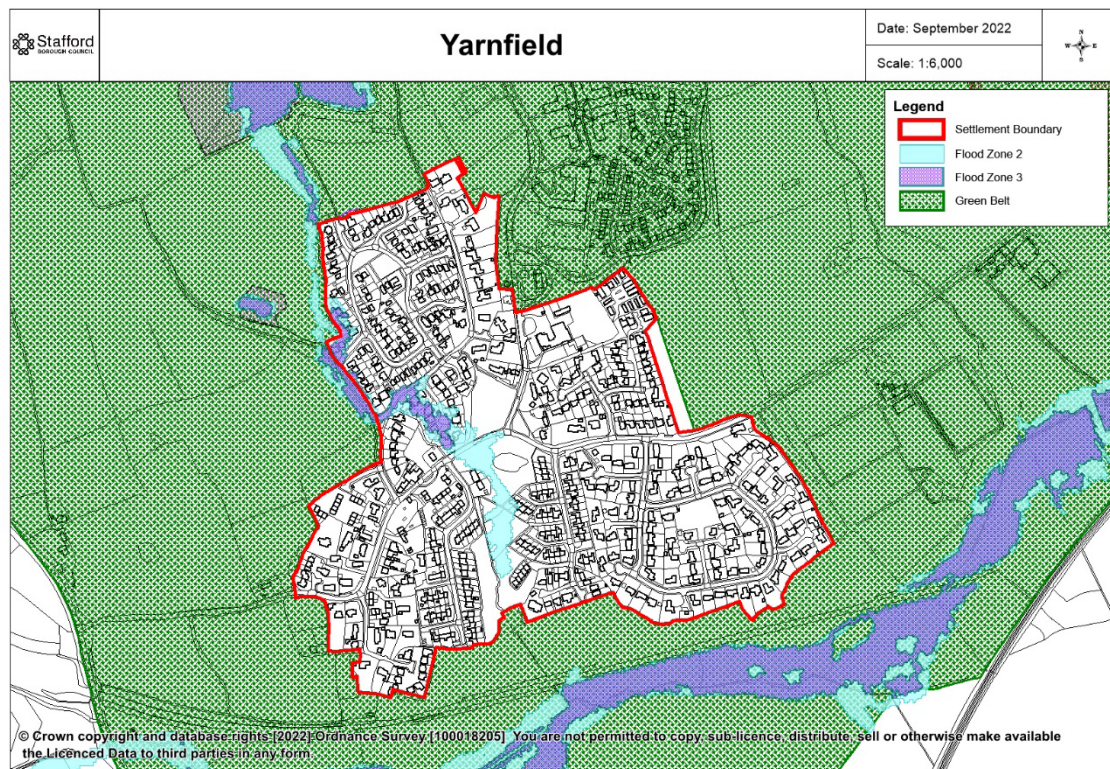
Access	Summary
Road Network	The A519 runs directly through the centre of Woodseaves.
Bus Network	Settlement is served by the bus route which runs from Stafford to Eccleshall. Buses stop in the village on an approximate two hourly basis.
Additional Access	Served by a voluntary car scheme.

Yarnfield

Number of Dwellings: 787

Assessment Score: 8

Proposed Settlement Hierarchy Tier: 4



Service and Facilities

Service and Facilities	Present within settlement boundary
Primary or First School	Yes, Springfields First School.
GP	No
Convenience Store	Yes
Food / Drink Establishment	Yes
Post Office	Yes
Library (including mobile)	No
Village / Church Hall	Yes
Place of Worship	No

Hourly Bus Service	Yes
2 Hourly Bus Service	N/A
Employment within 3km	Yes, Brookside Business Park and Orbital Systems Ltd.
Sports and / or Recreation Ground	Yes

Physical Characteristics

Characteristic	Summary
Flood Risk	The flood plain lies to the south of the settlement and intersects the settlement at its north-western boundary.
Biodiversity (SAC / SSSI)	N/A
Conservation Area	N/A
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying in the Shropshire, Cheshire and Staffordshire Plain NCA, Yarnfield is a nucleated settlement that occupies land within an Ancient Settled Farmlands LCT. The southwestern 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	N/A

Accessibility

Access	Summary
Road Network	The nearest main road is the B5026, which is approximately 2.7km to the south.
Bus Network	Served by a bus service from Stone. Buses stop in the village on an approximate hourly basis.
Additional Access	N/A