

Revised Settlement Assessment of Services & Facilities



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1 Introduction

1.1 The purpose of this Settlement Assessment of services and facilities is to provide an up-to-date record of the services and facilities present in each of Stafford Borough's towns and villages to inform the policy decision-making process for the Stafford Borough Local Development Framework (LDF).

1.2 This technical study will guide the preparation of a settlement hierarchy for the Stafford Borough area, as a framework for managing the scale of development in different locations. For the purposes of the study detailed information has not been collated for the major settlements of Stafford and Stone because of their size and dominance in comparison to the other settlements within the Stafford Borough area.

1.3 The majority of the survey work for the Settlement Assessment was carried out during the Spring and Summer 2007 by officers from the Forward Planning section of Stafford Borough Council. During the site visits local services, their location and opening times were recorded in order to confirm previous desktop based research regarding local services and facilities.

1.4 This revised document has taken into account all comments and proposed amendments made during the consultation period of the draft services and facilities document in January and February 2008.

As the LDF progresses it may be appropriate to amend this assessment when necessary.

2 National and Regional Policy Context

2 National and Regional Policy Context

2.1 The Settlement Assessment will be used to inform decision-making in terms of managing future development to different locations within Stafford Borough. This decision-making process will be guided by national and regional planning policy documents in the following documents:

- Planning Policy Statement 1 - Delivering Sustainable Development
- Planning Policy Statement 3 - Housing
- Planning Policy Statement 7 - Sustainable Development in Rural Areas
- Planning Policy Guidance Note 13 - Transport

2.2 Key messages from these national planning policy documents are that:

- *Most new development should be directed to existing towns and cities, to help maximise accessibility to employment and services by walking, cycling and public transport*
- *In rural areas, development should be focused on settlements that can act as service centres for surrounding areas.*
- *In the case of housing, only a limited amount of growth should be expected through the expansion of villages, with significant development, being appropriate only where: (a) it can be shown to be necessary for maintaining local services; (b) the houses are required to meet local needs; and (c) it will be in keeping with the character of the village.*

2.3 Stafford Borough's area is located within the West Midlands region. In June 2004 the Regional Plan was adopted called the West Midlands Regional Spatial Strategy, which emphasised rural renaissance and the importance of rural services and facilities to create sustainable communities. Chapter 5 of the Regional Spatial Strategy entitled 'Rural Renaissance' sets out the following paragraph regarding access to rural services.

2.4 5.20 *"Access to the services people need is one of the most important determinants of quality of life in rural areas. A village shop, school, doctor's surgery and bank are likely to be important to most households, but many other services will be 'essential' to particular people, depending on their circumstances and stage in the life cycle. Where services are not provided locally, public transport to a service centre may be a vital lifeline."*

2.5 The above sentence has been carried forward into the RSS phase 2 preferred option, with the additional paragraph referring to the level of development that will be appropriate in the rural area.

5.17 *"Depending on definition, the Region has approximately 2,300 villages. They perform an essential role in maintaining and enhancing the rural way of life by providing homes, jobs, services and other facilities for local people, many of whom cannot easily reach the nearest*

National and Regional Policy Context 2

town. Consideration should be given to the extent to which sustainable development, which is appropriate in scale and nature, would enable villages to remain viable. It is not envisaged that any new villages will need to be developed."

By way of providing a local context if the list of important determinants are applied to the Stafford Borough area the only settlements outside Stafford and Stone to meet these criteria are Eccleshall and Blythe Bridge. The following settlements have all of the above criteria, but have a cash point rather than a bank:

- Haughton
- Hixon
- Weston

3 Stafford Borough Local Plan

3 Stafford Borough Local Plan

3.1 In October 1998 the Stafford Borough Local Plan 2001 was adopted. The Local Plan identifies those settlements within the Borough which have a Residential Development Boundary (RDB). These boundaries are used around settlements within which housing development will generally be permitted.

3.2 During the mid 1990s when these settlements were designated with an RDB, the following methodology was used. Each settlement was appraised in order to ascertain whether the following factors were relevant:

- the availability of services / facilities;
- the population size of the settlement; and
- the character and form of the settlement as expressed by the number of dwellings.

3.3 In terms of services and facilities, settlements with three of more of the following were considered for an RDB: -

- Medical facility i.e. surgery, chemist or dentist
- Shop outlet i.e. food or general or non food;
- Educational facility i.e. nursery unit or first / primary school or secondary school;
- Post Office;
- Public transport i.e. bus available for journey to work; bus available for evening travel; or bus available for shopping;
- Village Hall;
- Church / chapel.

3.4 The following settlements with Residential Development Boundaries are provided in the table 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 & Colwich	Meir Heath & Rough Close*	Milford*	Milwich
Norbury	Oulton*	Ranton	Salt
Seighford	Stafford	Stone	Swynnerton*
Tittensor*	Trentham / Dairyfields*	Weston	Woodseaves
Yarnfield*			

Stafford Borough Local Plan 3

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

Following consultation on the Assessment of Services and Facilities, it was suggested that other settlements, such as Stowe-by-Chartley, also be included in the assessment as they have some local services, but no RDB.

4 Assessment of Services and Facilities

4 Assessment of Services and Facilities

4.1 The following descriptions are proposed to be used to inform the Stafford Borough Local Development Framework decision-making process in terms of future development for settlements within the Stafford Borough area. To ensure that this information is accurate please suggest any amendments to be made to the relevant descriptions and associated Appendices. Linked to each description is a set of Appendices setting out detailed information regarding the following:

- Services and Facilities
- Bus transport information
- Library information
- Settlement Populations
- Sport and Recreation Information

4.2 Work on the Regional Plan concerning rural services has delivered an initial piece of background work called the *Rural Services Scoping Study – Final Report 2006*. This report lists basic services, which are generally accepted as necessary to encourage sustainable living in rural areas. The list includes the following:

- Shop
- Post Office
- Pub
- Community Hall
- Primary School
- Transport access

4.3 Using this list of basic services, the following settlements within Stafford Borough meet all of these criteria: -

- Barlaston
- Eccleshall
- Gnosall
- Great Haywood
- Haughton
- Tittensor
- Hixon
- Meir Heath and Rough Close
- Little Haywood & Colwich

4.4 The following settlements meet the criteria, only the store / post office are combined.

- Woodseaves
- Yarnfield

4.5 Below are descriptions of the settlements within the Borough, the majority of which have an RDB.

Assessment of Services and Facilities 4

4.6 Playing pitches identified in settlements are defined as *"a delineated area which, together with any run-off area, is of 0.4 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo."*

4.7 Other recreational areas such as golf courses and bowling greens have also been included under the heading 'playing pitches' in this assessment of services and facilities.

4.8 For many of the settlements, there has been a significant amount of post-war development. Where this is the case, this does not necessarily mean very modern development but that which is part of the established fabric of settlements.

Adbaston

Services & Facilities

Mobile Library service, church, community hall (Jubilee rooms), children's play area, informal play area and daily bus service. In addition there is a community centre and football pitch at Knighton which also serve Adbaston. A pub lies between Adbaston and Knighton.

4.9 This is a small settlement, with a population of about 154, in the west of the plan area approximately three and a half miles west of Woodseaves. The settlement is mainly composed of recent housing development with some older farm buildings, the Church and the Vicarage.

The settlement is surrounded by grade 3 agricultural land except to the south where land is grade 2.

Severn Trent Water have stated that this is an area of possible concern for water supply.

The Environment Agency have stated that a new sewage treatment plant is currently under construction which has a design capacity for 179 people. Any development resulting in an increase in population above this level may require improvements to the sewage treatment plant and Severn Trent Water should be consulted in this respect.

Aston by Stone

Services & Facilities

Mobile library service, half-hourly bus service, village hall, 2 churches, 1 pub and petrol filling station

4.10 This is a small settlement with a population of about 137, located south of Stone, just to the east of the A34. Recent development has consolidated the south eastern part of the settlement.

The settlement is bisected in terms of agricultural land quality with the north east half in grade 3 and the south west half grade 2.

4 Assessment of Services and Facilities

Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of capital schemes. Further details of any development proposed would be required before this could be assessed.

The Environment Agency require that any development must be connected to the public foul sewerage system.

Barlaston

Services & Facilities

Medical facility, 3 general convenience stores, 5 other non-food shops, 1 educational facility, Wedgwood Memorial College, mobile library service and Barlaston library (to be closing), post office, 2 - 3 hourly bus service, village hall, 2 churches, 2 pubs, children's play area, informal play area, cricket club and rugby club

4.11 This is a large settlement, with Barlaston park has a population of about 1805, in the north of the Plan area located about three miles north of Stone. The settlement is defined as an inset within the North Staffordshire Green Belt.

The Stoke to London railway line and the Trent and Mersey Canal, the latter a Conservation Area, divide the old settlement to the east from inter and post-war residential development to the west. The floodplain of the River Trent lies to the west of this part of the settlement. The settlement is surrounded by agricultural land grade 3.

There are two focal points within the settlement each located at crossroads bounded by open areas, these are The Green and the land immediately fronting Orchard Place. A protected open space has been designated on land at the Green. The settlement contains a number of listed buildings including Highfield House, Highfield Cottage, Catnip Cottage and Ivy Cottage, all immediately south of The Green and St. John the Baptist Church and Barlaston Hall.

To the north of the settlement lies the Wedgwood estate which extends northwards and westwards from Barlaston Hall to the Borough Council administrative boundary and provides an attractive historic parkland setting for the Wedgwood factory. This area of land lies within the North Staffordshire Green Belt. The southern part of the Wedgwood estate has been included within the RDB but forms an important part of the undeveloped / low density break between the two parts of the settlement.

A number of Grade 1 Sites of Biological / Geological Interest have been identified to the northwest for the settlement. These are Creswell Wood, open water to the south of Creswell Wood and marsh land at Barlaston North, to the north of the village near Old Road Bridge.

Severn Trent have stated that there is a flooding problem in part of the settlement. The Environment Agency have stated that all development must be connected to the public foul sewerage system and developers must ensure that adequate capacity is available.

Assessment of Services and Facilities 4

Barlaston Park

Services & Facilities

1 general convenience store, children's play area, informal play area and 2 - 3 hourly bus service

4.12 Barlaston Park is a residential estate to the north of Barlaston, with Barlaston has a population of some 1805. It is surrounded by land of agricultural grade 3. The settlement is washed over by the North Staffs Green Belt.

Two areas of Protected Open Space have been designated on land off Flaxman Close.

Blythe Bridge

Services & Facilities

2 medical facilities, 1 general convenience store, 2 educational facilities, mobile library, post office, half-hourly bus service, village hall, 1 pub, 1 bank

4.13 A large suburban area with a population of about 1,462 located on the south eastern periphery of the Potteries conurbation. Located in the far north east of the Plan area, the settlement falls within three administrative boundaries.

Within the Borough, the settlement is bounded by Uttoxeter Road to the north, the flood plain of the River Blithe to the northeast, and the A50 by-pass to the south. The topography of the area is flat and the southern edge of the settlement is bounded by the North Staffordshire Green Belt.

To the south east of the settlement washed over by the North Staffordshire Green Belt are a number of industrial / commercial uses including G.E.C. Creda Simplex.

The settlement is surrounded by agricultural land of grade 3.

The Environment Agency have stated that the settlement is served by a public foul sewerage system. They have no objections in principle to development proposed in this settlement provided Severn Trent Water are satisfied that sufficient capacity is available within the system.

A Protected Open Space has been designated on the school playing fields to the east of Ridgway Drive.

Bradley

Services & Facilities

Post Office on Wednesday & Friday, daily bus service, mobile library service, village hall, church, 1 pub, children's play area and 1 playing informal recreation area

4 Assessment of Services and Facilities

4.14 An attractive settlement with a population of about 395 located in the south west of the Plan area. The older part of the settlement is grouped around All Saints and St. Mary's church, and is located on a slope providing extensive views west to Church Eaton.

Bradley Conservation Area designated in 1969, includes most of the settlement except for the more recent development to the east of the church. The settlement is surrounded by agricultural land of grade 3.

Severn Trent Water have stated that there are water mains within this settlement. The Environment Agency have stated any new development must discharge to the public foul sewerage system. Improvements to the sewage treatment works may be required. Severn Trent may also require development to be delayed pending completion of any Capital Schemes. Further details of any development proposed would be required before this could be assessed.

Brocton

Services & Facilities in both Brocton and Brocton A34

Post Office, convenience store, 2 - 3 hourly bus service (Brocton), village hall, church, children's play area, mobile library service, half hourly bus service (Brocton A34), golf course, 1 pub and petrol filling station.

4.15 A large settlement, along with Brocton A34 has a population of about 1052, located in the south east of the Plan area and within the Cannock Chase Area of Outstanding Natural Beauty. The southern and eastern edges abut the South Staffordshire Green Belt.

Brocton has a historic core that includes a number of listed buildings which are mainly located in the south western part of the main settlement. The settlement has undergone considerable post-war development which has spread across the western ridges of the Chase to the boundary of the South Staffordshire Green Belt.

Development in parts of the settlement has often taken access from a network of unadopted tracks giving them an informal appearance.

Brocton Hall to the west of the settlement is a listed building and is used as the club house for Brocton Golf Course.

Land to the north west of the settlement is of agricultural grade 3 and to the south west, grade 4.

The Environment Agency have no objections in principle to development proposed in this settlement. The Authority should be consulted with respect to the proposed method of disposal of surface water from any development area.

Assessment of Services and Facilities 4

Brocton A34

4.16 A small settlement, with Brocton has a population of about 1052, which straddles the A34 and abuts the South Staffordshire Green Belt and Cannock Chase AONB. The majority of the settlement is inter and post-war residential development. There are a number of commercial enterprises along the A34.

The settlement is surrounded by grade 4 agricultural land. The Environment Agency state that all development must discharge to the public foul sewerage system.

Church Eaton

Services & Facilities

1 educational facility, 2 - 3 hourly bus service, village hall, church, 1 pub, children's play area, playing pitch and mobile library service

4.17 A small settlement with a population of about 628 located in the south west of the Plan area. The older eastern half of the settlement comprising several half timbered and brick buildings grouped in front of the stone built church, forms the focus for the Church Eaton Conservation Area designated in 1973. More recent development has taken place in the western half of the settlement.

The settlement is surrounded by agricultural land of grade 3.

Severn Trent Water have stated that this is an area of possible concern for water supply.

The Environment Agency state that development must discharge to the public foul sewerage system.

Clayton

Services & Facilities

1 educational facility, hourly bus service, village hall / community centre, children's play area, mobile library service, informal recreation area and 1 playing pitch

4.18 Clayton forms part of a southern suburb of Newcastle-under-Lyme with a population of about 468, and is located west of Clayton Road, and to the north of the A500 (T) M6 - Stoke-on-Trent link road. That part of Clayton located within Stafford Borough lies on elevated ground with extensive views westwards to the Hanchurch Hills.

The settlement predominantly comprises inter-war and post-war residential development together with relatively modern additions between Northwood Lane and Clayton Road. Land to the south of the area, north of the A500 is of agricultural land grade 4. An area south of the settlement, known as Ferndown Drive has recently been designated as a Local Nature Reserve.

4 Assessment of Services and Facilities

The Environment Agency state that development may discharge to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.

Cotes Heath

Services & Facilities

Village hall, church, mobile library service, children's play area and 1 playing pitch. There is also a post office / store, church and childrens play area at Standon, approximately 800 metres from Cotes Heath.

4.19 A small settlement with a population of about 208, located to the west of Stone, the northern edge of which abuts the North Staffordshire Green Belt. The settlement's older properties are located at the western extremity and include Cotes Hall, St. James' church and the Vicarage. These form a visually interesting entrance from the A50. The settlement is surrounded by agricultural land of grade 3.

Severn Trent have stated that there is a flooding problem in the settlement. The Environment Agency state that only half of the settlement discharges to the public foul sewerage system. The remaining part is served by either septic tanks or private small treatment plants. Any development in the unsewered area must provide connections to the sewerage system to prevent pollution of the Meece Brook.

A Protected Open Space has been designated on land at the western end of the settlement.

Creswell

Services & Facilities

Half-hourly bus service and mobile library service

4.20 A small settlement with a population of about 359, located to the immediate north west of Stafford, adjacent to junction 14 of the M6 motorway. The settlement is situated within the valley of the River Sow and is a typical ribbon development of the inter-war period which has undergone some post-war development.

The Mount, set in a parkland landscape, originally looked out over this valley, but was demolished in 1937. All that remains is the Farm Manager's house and the Stable Yard, the latter now converted into individual residential properties. Whilst alongside the A5013 (near the sharp bend in the road known to all as "Hidderley's Bend") and flanked by two estate cottages, one can still see the original iron gates and brick pillars of the original drive and entrance.

A little further along, standing proud in the midst of open pasture, is the remains of a small Chapel, dedicated to St Chad, and now a Grade 1 listed building. Until very recent times an open-air service was held annually on the site.

Assessment of Services and Facilities 4

Separated from the main village by the M6, is the Prime Point 14 Business Park which includes 2 public houses / restaurants and 2 hotels. Running the length of the estate is a combined pedestrian walkway and cycle path.

The settlement is surrounded by land of agricultural grade 3, with grade 2 to the north west and grade 4 to the south west.

The Environment Agency state that this area is partly sewerage. Any development in unsewered areas must connect to the public sewerage system and measures to protect the Doxey Marshes SSSI may be required. Land drainage is generally good, though the Sow Valley Washlands affect the south east of the area.

Croxton

Services & Facilities

General convenience store and hardware store in Post Office, 1 church, 1 chapel, petrol filling station, mobile library service, 1 pub and daily bus service

4.21 This settlement with a population of about 159, is located in the north west of the plan area, aligned generally along the B5026 Eccleshall to Loggerheads Road. The settlement generally slopes gently to the north except for the western end where the road winds steeply down Croxton Bank out of the settlement.

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, together with the Church and former Parish Hall. The southern area consists mainly of older attractive buildings, with a small number of new properties. The settlement is surrounded by agricultural land grade 3 and lies within the Special Landscape Area.

The Environment Agency state that this settlement is unsewered and should not be considered for significant development. The settlement lies within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Croxton water supply boreholes and therefore septic tank discharges will be tightly controlled.

An area of undeveloped land has been included at the southern edge of the settlement but is not of sufficient size to allocate. It is understood that the existing sewage treatment plants are incapable of accepting additional development and the settlements location within the area designated by the Environment Agency for ground water protection, would necessitate the pumping of foul sewage to the nearest Severn Trent Water Ltd. facility at Eccleshall.

A Protected Open Space area has been designated on land to the west of the B5026 road.

4 Assessment of Services and Facilities

Derrington

Services & Facilities

General convenience store within post office, 2 - 3 hourly service, village hall, church, pub, mobile library service, children's play area, informal play area and 1 playing pitch

4.22 A compact settlement with a population of about 660, situated some two miles to the west of Stafford town. The older parts of Derrington are now isolated from each other by new housing and include Derrington Hall and Blue Cross Farmhouse, which are both listed buildings. The settlement has undergone considerable post-war housing development.

The settlement is surrounded by land of agricultural land grade 3.

Severn Trent have stated that there is a flooding problem in the settlement and the Environment Agency state that all drainage must be to the public sewerage system. Improvements to the Derrington Sewage treatment plant may be required for some developments.

A Protected Open Space area has been designated on the playing fields in the north east corner of the settlement. North of the settlement lies Derrington Millennium Green, and to the East, Derrington Millennium Woodland, created as part of the Woodland Trust 'Woods on Your Doorstep' scheme, and was officially opened in December 2000.

Derrington is also situated on the Stafford - Telford National Cycling Network / Way for the Millennium route.

Eccleshall

Services & Facilities

3 medical facilities, 7 general convenience store, 17 non-food shops, 2 educational facilities, post office, hourly bus service, village hall, 3 churches, 7 pubs, 2 banks, petrol filling station, library, children's play area, 2 informal play areas and 4 playing pitches (including the following clubs pitches, Tennis club, Rugby club, Football club and Cricket club)

4.23 A major free-standing settlement with a population of about 2,541 located in the north west of the Plan area. Eccleshall is located at a major cross-roads of the A519 from Newport to Newcastle, B5026 from Loggerheads to Stone and the A5013 from Stafford. Geophysically it is bounded to the north by the floodplain of the River Sow and to the south by a ridge of higher land. The settlement is unobtrusive from all road approaches primarily because of the topography and tree cover. It is situated within the Special Landscape Area.

The High Street in the north west corner of the settlement is the site of the original medieval spine of the settlement and forms the core of the Eccleshall conservation area designated in 1969. There are a range of retail / commercial uses in the High Street that serve the surrounding area.

Assessment of Services and Facilities 4

Eccleshall Castle, a scheduled ancient monument is situated to the north of the settlement. The Castle Mere has been identified as a Site of Biological Interest and is managed as a reserve by the Staffordshire Wildlife Trust. An area to the north of the settlement has also been identified as a Wetland Consultation Area by Staffordshire County Council.

The settlement has grade 2 agricultural land to the north east and north west, but is mainly surrounded by grade 3.

The Environment Agency state that all foul drainage should be to the public foul sewerage system. However, upgrading of the Cherry Tree Lane pumping station may be required as problems have already been experienced with this station. The Environment Agency state that there are known surface water drainage issues in the town centre, believed to be due to an inadequate Severn Trent Water system.

Fulford

Services & Facilities

1 educational facility, 2-3 hourly bus service, village hall, 2 churches, 1 pub, mobile library service, children's play area and informal recreation area

4.24 A large settlement with a population of about 690 located in the north-east of the Plan area located about five miles north east of Stone and set within the North Staffordshire Green Belt. The main part of the settlement is situated on the southern slopes of the River Blithe valley and is linked by a narrow lane to a small group of buildings including the Church and the Hall (both listed buildings), situated to the north. The green at the staggered cross-roads marks one of the focal points of the settlement. Sited to the south west of the cross-roads is Olde House Farm, a significant listed building.

The settlement gently rises to Townend and a group of nineteenth century cottages which form a further focal point at the south east end of the settlement. The northern half of the settlement and a large area to the north is included in the Fulford Conservation Area designated in 1978.

A substantial amount of post-war estate development has taken place in the settlement.

The settlement is surrounded by land of agricultural grade 4 with grade 3 to the east.

Severn Trent Water Limited have stated that there is a flooding problem in the settlement, and indicated that there is a sewerage scheme in the Capital Works Programme.

The Environment Agency has no objections in principle to development proposed in this settlement provided Severn Trent water Ltd., are satisfied that sufficient capacity is available within the system.

A Protected Open Space has been designated on land in the centre of the settlement.

4 Assessment of Services and Facilities

Gnosall

Services & Facilities

2 medical facilities, 6 general convenience stores, 6 non food shops, 3 educational facilities, post office, half hourly service, 2 village halls, 2 churches, 4 pubs, 1 petrol filling station, part time library and mobile library, 2 children's play areas, 3 informal recreation areas, 2 playing pitches and swimming pool at school for local community use.

4.25 A large settlement with a population of about 3,783 located in the south-west of the plan area located astride the A518 Stafford to Newport road. It has developed as two distinct areas north and south of the former Stafford - Newport railway line and floodplain of the Doley Brook.

The older part of the settlement to the north of the railway line is the focus for Gnosall Conservation Area designated in 1971. The more recent development of Gnosall Heath lies to the south. The Church Eaton Brook running in a north west to south east direction forms the basis for grade 5 and grade 4 land. The remainder is grade 3 apart from an area of grade 2 land which abuts north west and south east Gnosall.

The Environment Agency have stated that all foul drainage should be to the public foul sewer. The current sewerage system is unsatisfactory as foul flooding and overflow problems have occurred. However, work is in progress by Severn Trent Water to remedy these problems and as such, further development may be restricted until this work is complete

Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.

Protected Open Space designations have been applied to a number of areas of land. These include an area to the south of Newport Road, north of The Rank; an area to the east of Sellman Street and an area to the east Brookhouse Road.

Great Bridgeford

Services & Facilities

General convenience store within post office (scheduled for closure July 2008), hourly bus service, village hall, mobile library service, children's play area and 1 informal recreation area

4.26 A medium sized settlement with a population of about 681, situated just over three miles to the north west of Stafford along the A5013. It is divided into two distinct parts by the River Sow and its floodplain, and the main railway. The settlement consists of inter-war ribbon development along the A5013, Whitgreave Lane and the B5405 Newport Road. Considerable post-war estate development has taken place particularly to the south of the A5013.

Bridgeford Hall, The Gables and the Bridgeford Bridge are among a number of listed buildings.

Assessment of Services and Facilities 4

That part of the settlement to the north of the railway is surrounded by land of agricultural grade 2. The south western part is mainly grade 3 with grade 2 to the south.

The Environment Agency state that the sewage treatment plant has some excess capacity for foul drainage. Severn Trent have stated that there are water mains and sewerage facilities within this settlement and should be consulted in respect of any development proposals.

Great Haywood

Services & Facilities

2 medical facilities, 3 general convenience stores, 3 non food shops, 1 educational facility, post office, hourly bus service, village hall, social club, 2 churches, mobile library service, 2 pubs, 2 informal recreation areas and 1 playing pitch

4.27 A large settlement with a population of about 1,854 located to the south-east of the Plan Area, set on rising land above the River Trent. To the east the settlement is bounded by the A51 road, the western boundary is principally defined by the railway line and the southern by a ridge which effectively separates it from Little Haywood.

The settlement has a historic core principally focused on Main Road and Trent Lane, the latter providing access to the local beauty spot of Essex Bridge, a scheduled ancient monument. The core of the settlement and Trent Valley are included in the Great Haywood and Shugborough Conservation Area designated in 1969.

The Trent and Mersey Canal follows the Trent Valley close to the railway and there is an important junction and canal basin with the Staffordshire and Worcestershire Canal at Haywood Junction. Both canals are designated Conservation Areas and Great Haywood Canal Bridge number 109 is a scheduled ancient monument.

The Cannock Chase AONB lies to the south west immediately adjacent to the settlement, and the floodplains of the Rivers Sow and Trent to the west.

The settlement is mainly surrounded by land of agricultural grade 3 with grade 4 to the south.

The settlement is served by a gravity sewerage system and sewage is then pumped to the Hixon works.

The Environment Agency has said that there are no objections in principle to development proposed in this settlement provided that Severn Trent Water Limited are satisfied that sufficient capacity is available within the system. The Environment Agency are aware that the area has suffered from surface water drainage problems but is unable to specify exact locations. Check with Severn Trent Water whether any of these problems have been solved.

Severn Trent have stated that there is a flooding problem in the settlement.

4 Assessment of Services and Facilities

Haughton

Services & Facilities

2 general convenience stores, 1 educational facility, post office, half hourly bus service, village hall, church, 2 pubs, mobile library service, 1 children's play area, 1 informal play area and 1 playing pitch

4.28 A settlement with a population of about 852, located in the south west of the Plan area on the Stafford to Newport A518 road. The topography of the area is flat.

The older part of the settlement lies either side of the main road and the most impressive building both visually and historically is the Old Hall to the west of the church. Other important buildings include the church of St. Giles, Haughton Villa, Moathouse Farm and Heysham Cottage. A significant amount of recent housing development has taken place to the north of the settlement.

The settlement is surrounded by land of agricultural grade 3.

The Environment Agency state that all foul drainage should be to the foul drainage system. A licensed borehole exists at NGR SJ862207. In addition Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.

The developer of any housing or other sites should liaise with Severn Trent Water Ltd or the Environment Agency as appropriate with regard to water supply and drainage issues.

An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. Protected open spaces have been designated on land to the east of Meadow Drive, a site to the south of Rectory Lane and a site to the west of Brazenhill Lane.

Hilderstone

Services & Facilities

Daily bus service, village hall, church, mobile library service, 1 pub and 2 informal play areas

4.29 An attractive linear settlement with a population of about 515 located in the north east of the Plan area some five miles east of Stone. The settlement is set in an attractive rolling countryside on a ridge rising southwards and is within the draft Special Landscape Area. The settlement's northern and western edges are bounded by the North Staffordshire Green Belt.

The settlement focal point is the junction of the roads to Cheadle and Stoke to the north of the built up core. Around this junction are loosely grouped four significant buildings, Christ Church, the former school, School House and Lower Farmhouse. The settlement has a number of listed and other significant buildings which form part of Hilderstone Conservation Area designated in 1977.

The settlement is surrounded by land of agricultural grade 3.

Assessment of Services and Facilities 4

The Environment Agency state that developers should ensure that there is adequate capacity in the sewerage system and the pumping station, to prevent the premature discharge of any sewer overflows.

Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a sewerage scheme in the Capital Works Programme, and a flooding problem in the settlement.

The southern RDB removes a number of residential and other properties from 'Highfields Farm' to 'Windhover' from the Green Belt on the western side of the B5066.

The northern and eastern parts of the RDB also serve to define the boundary of the Green Belt.

Hixon

Services & Facilities

2 general convenience stores, 1 other non food shop, 3 educational facilities, post office, hourly bus service, village hall, church, 2 pubs, mobile library service, 2 children's play areas, 1 informal recreation area and 1 playing pitch

4.30 A large settlement with a population of about 1,713 located in the east of the plan area situated on the eastern edge of the Trent Valley on a west facing slope. The settlement spills onto the floor of the valley where a war time airfield has formed the nucleus for warehousing and industrial development. The settlement is about half a mile from the A51 road and has undergone considerable post war development.

Listed buildings include the Church of St. Peter and Mount Pleasant.

The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system. Severn Trent have stated that there is a flooding problem in the settlement.

The settlement is surrounded by land of agricultural grade 3.

A Protected Open Space Area has been designated on land to the south of Legge Lane.

Hopton

Services & Facilities

2 - 3 hourly bus service, church, mobile library service, children's play area, informal recreation area and playing pitch

4.31 An attractive settlement with a population of about 280, located immediately north-east of Stafford set on a south facing sandstone scarp. The main part of the settlement includes a scattering of historic buildings which have been interspersed with post-war residential development. To the north are a number of residential and gypsy caravan sites which are centred on Within Lane.

4 Assessment of Services and Facilities

The settlement has land of agricultural grade 4 to the west and grade 3 to the east.

The Environment Agency state that the area is unsewered and is therefore unsuitable for any significant development.

A Protected Open Space area has been designated on land to the south of Hopton Hall Lane.

Hyde Lea

Services & Facilities

Small general store within pub, education facility, daily bus service, village hall, mobile library service and 1 informal recreation area

4.32 A settlement with a population of about 355, located two miles south west of Stafford, separated from Stafford by the M6 motorway and a belt of open countryside. The settlement is set on top of a hill which has extensive views over Stafford and the surrounding countryside. While the settlement has a scattering of older buildings, it is mainly comprised of post-war detached housing.

The settlement is surrounded by land of agricultural grade 3.

The Environment Agency have stated that foul drainage should discharge to the public sewerage system.

Severn Trent Water have stated that this is an area of possible concern for water supply.

Little Haywood and Colwich

Services & Facilities

1 general convenience store, 1 other non food shop, 1 post office, 1 education facility, hourly bus service, 2 village halls, 1 church, 2 pubs, petrol filling station, mobile library service, children's play area, 2 informal recreational areas and 1 playing pitch

4.33 Little Haywood and Colwich in the south east of the Plan area are separate settlements with a combined population of about 2,431 linked by the former A51 road. They are situated on the edge of the Trent Valley on gently rising ground, having views over the valley and towards Cannock Chase.

A railway line runs along the valley dividing the two settlements and the eastern limits of the settlements are formed by the A51 bypass road. The Trent and Mersey Canal, a Conservation Area, designated in 1988 also follows the line of the valley but to the south of the settlements.

While both settlements have undergone significant post-war expansion, they are also of considerable historic interest and their centres fall within the Colwich and Little Haywood Conservation Area designated in 1974. Little Haywood has a number of listed buildings including the Lamb and Flag public house and St. Mary's Abbey, Colwich also has a number of listed buildings including the Church of St. Michael and All Angels.

Assessment of Services and Facilities 4

The Cannock Chase Area of Outstanding Natural Beauty lies at the south of the settlements. There is a Grade I Site of Biological / Geological Interest at Colwich Brickworks. The settlements are surrounded by land of agricultural grade 3.

The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system.

Severn Trent Water have stated that Colwich is an area of possible concern for water supply and that there is a flooding problem in the settlement. Severn Trent have also indicated that there is a sewerage scheme in the Capital Works Programme.

Protected Open Space areas have been designated on land in the vicinity of St. Mary's Abbey and on land adjacent to the A51.

Meir Heath and Rough Close

Services & Facilities

1 medical facility, 3 general convenience stores, 1 non food shop, 2 educational facilities, 1 post office, hourly bus service, village hall, church, 3 pubs, mobile library service, 1 children's play area, 1 informal recreation area and 1 playing pitch

4.34 Meir Heath and Rough Close together form a large settlement with a population of about 2,278, located in the north east of the Plan area. The settlement was originally centred on staggered crossroads which together with a number of shops, a public house and an eighteenth century listed windmill forms the settlement focal point.

Development spreads along the radial roads and to the north merges into Meir. To the east, the settlement is separated from Blythe Bridge by a narrow strip of open land which is designated Green Belt, and to the west it merges into Rough Close.

The settlement is bounded to the south by the North Staffordshire Green Belt.

Rough Close is a small settlement centred on a cross roads. Housing is located on the radial roads and is abutted on the north western side by Barlaston common, an extensive area of common land which has been identified as an important lowland heathland site by English Nature and is also a Grade 1 Site of Biological / Geological Interest and managed as a Local Nature Reserve. The southern and western boundaries of the settlement are formed by the North Staffordshire Green Belt.

Most of the land to the south of the settlement is of agricultural grade 4 with some grade 3. Special Landscape Area designation affects the surrounding area.

The Environment Agency state that development must be connected to the public foul sewerage system. There will be a need to ensure that there is adequate capacity available within the system and the pumping station. Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a flooding problem in the settlement.

The southern and western parts of the RDB also serve to define the Green Belt.

4 Assessment of Services and Facilities

Milford

Services & Facilities

8 non food shops, half hourly bus service, pub, mobile library service, 1 informal recreational area and 1 playing pitch

4.35 Milford, a settlement with a population of about 296, lies on the southern side of the Stoke to London main railway and within the Cannock Chase Area of Outstanding Natural Beauty. Milford Common which is an open and attractive area of land lies to the south east of the settlement.

The settlement is spread along the main A513 Stafford to Rugeley Road and at the eastern end there are a number of commercial properties that are related to the recreational activities of Cannock Chase.

Listed buildings include Milford Hall, the Holdiford Bridge and aqueduct carrying the Staffordshire and Worcestershire Canal over the River Sow.

The settlement is surrounded by land of agricultural grade 3.

The Environment Agency have stated that development should discharge to the public foul sewerage system. Septic tanks will not be acceptable in this location as the settlement is within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Milford water supply borehole.

Severn Trent Water have stated that this is an area of possible concern for water supply , and that there is a flooding problem in the settlement.

Milwich

Services & Facilities

2 - 3 hourly bus service, 1 pub, mobile library service and 1 children's play area. In addition there is a pub, school and post office outside Milwich but which also serve the settlement.

4.36 An attractive small settlement with a population of about 140, located in the north-east of the Plan area. The nucleated core is within the valley bottom of the Wheatlow Brook and buildings stretch southwards up the valley alongside Sandon Road.

There is a significant amount of early post-war residential development together with more recent residential development in the core of the settlement.

The settlement contains a number of listed buildings including All Saint's Church and Milwich Hall. There are also a number of other older buildings, chiefly along the B5027 Stone to Uttoxeter Road, which although not listed contribute to the village setting.

Assessment of Services and Facilities 4

The settlement is mainly surrounded by land of agricultural grade 3 with strips of grade 4 following the line watercourses to the north and south west.

The settlement lies within the Special Landscape Area.

The Environment Agency state that all development must drain to the public foul sewerage system.

Norbury

Services & Facilities

2 - 3 hourly bus service, village hall, church, mobile library service, 1 pub and 1 informal recreation area

4.37 A small settlement with a population of about 170, located in the west of the Plan area approximately half a mile south of the main A519 Eccleshall to Newport Road. The core areas, comprising brick buildings and a stone built church, has been added to by post-war housing development.

The settlement is mainly surrounded by land of agricultural grade 3 with some grade 2 to the south west.

The Environment Agency state that a new sewage treatment plant has been built with a design capacity of 168. Any development which would increase the population over this level may require improvements to the plant and Severn Trent Water should be consulted.

Oulton

Services & Facilities

1 educational facility, hourly bus service, village hall, 2 churches, 2 pubs, mobile library service, 1 children's play area, and 1 informal play area

4.38 A medium sized settlement with a population of about 537 located immediately to the north east of Stone. The settlement is washed over by the North Staffordshire Green Belt and the Special Landscape Area.

The northern half of the settlement is bounded by land of agricultural grade 4 and the southern half, grade 3.

The Environment Agency have stated that development should not be considered until improvements to the sewage treatment works have been undertaken.

4 Assessment of Services and Facilities

Severn Trent have stated that there are water mains within this settlement but without details of proposals, it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital Schemes. Further details of any development proposed would be required before this could be assessed.

Ranton

Services & Facilities

1 educational facility, 2 - 3 hourly bus service, 1 village hall, mobile library service, 1 church, and 2 pubs (approximately 1 mile from settlement)

4.39 A small linear settlement with a population of about 385 located in the west of the Plain area. Important features of the core area are the All Saints' Church and the Vicarage both surrounded by mature trees. A modern estate development is located to the south of the core area and a small Council house development to the north.

The settlement is bounded by grade 2 agricultural land to the north and grade 3 elsewhere.

The Environment Agency state that this settlement is only partly sewered. Any significant development would require off site improvements to the existing sewerage system.

Salt

Services & Facilities

2 - 3 hourly bus service, mobile library service, village hall, church, and pub

4.40 Salt is a linear settlement with a population of about 186, situated on the edge of the Trent Valley at the foot of a significant north-facing slope. The settlement contains a scattering of historic buildings but mainly consists of post-war housing.

The Environment Agency have stated that all development must be to the public foul sewerage system provided that adequate capacity is available in the sewers and the pumping station.

Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme.

The settlement is mainly bounded by grade 4 agricultural land with grade 3 to the north west and south east.

Seighford

Services & Facilities

1 educational facility, 2 - 3 hourly service, 1 village hall, 1 church, mobile library service, 1 pub, 1 informal play area and 1 football playing pitch east of village.

Assessment of Services and Facilities 4

4.41 A small settlement with a population of about 409, located in the west of the Plan area located approximately one and a half miles south of Great Bridgeford. It is situated on a gentle slope overlooking Millian Brook. The original part of the settlement which is comprised of several farms, cottages and a school is grouped around the brick and stone built Church. More recent post-war development has taken place to the west and east of the village core. The settlement is mainly bounded by grade 3 agricultural land with an area of grade 4 to the north east.

The Environment Agency state that the settlement is sewered. All development should drain to the public sewerage system.

Stowe-by-Chartley

Services & Facilities

Pub, village hall, church, 2 - 3 hourly bus service a mobile library service

4.42 Stowe-by-Chartley does not have a RDB in the Local Plan 2001, however consultation responses show that it does have several services and facilities.

Swynnerton

Services & Facilities

General convenience store within post office, MOT garage, 2 - 3 hourly bus service, 2 village halls, mobile library service, 2 churches, 1 pub, 1 children's play area, 1 informal recreation area and 1 playing pitch (cricket field)

An attractive settlement with a population of about 517, located within the North Staffordshire Green Belt and Special Landscape Area, north west of Stone. The settlement has two distinct areas, the older core is mostly included in the Swynnerton Conservation Area designated in 1970. The more recent housing estate forms the western half of the settlement. The main street is attractive with each building contributing to, on the whole, a very significant street scene. There are a number of listed buildings including Swynnerton Hall and the Rectory and Church of St. Mary. To the north of the settlement and occupying a prominent position is one of a number of water towers in the area.

This settlement is surrounded by grade 3 agricultural land.

The Environment Agency state that the settlement is served by public sewers. Drainage from any new development should discharge to the public sewerage system.

The RDB also serves to define the Green Belt around this settlement.

4 Assessment of Services and Facilities

Tittensor

Services & Facilities

General convenience store within post office, 1 educational facility, bus service every 20 mins, village hall, church, pub, mobile library service and bowling green

4.43 A settlement with a population of about 657, located astride the A34 about five miles south of Stoke-on-Trent and to the west of the floodplain of the River Trent.

The main focal point of the settlement is Winghouse Lane. To the north of the settlement the land rises steeply up Monument Hill which is surmounted by the Sutherland Monument a Listed structure. To the south of the settlement running east-west is an attractive wooded gorge.

The settlement is bounded by grade 3 agricultural land.

The whole of the settlement lies within a Special Landscape Area.

The Environment Agency state that development must be to the public foul sewerage system.

The RDB also defines the Green Belt around this settlement.

Trentham / Dairyfields

Services & Facilities

1 medical facility, 1 general convenience store, 3 education facilities, post office, half hourly bus service, mobile library service, church, 2 pubs and 1 playing pitch

4.44 Primarily an inter war housing estate with a population of about 667, abutting the Borough Council boundary in the north of the plan area. The settlement is currently washed over by green belt.

The area to the south of the settlement forms part of Trentham Park and to the north west is abutted by Hargreaves Wood, an Ancient Woodland and also a Site of Scientific Interest.

The Environment Agency state that any development must be to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.

The settlement is washed over by Green Belt.

Assessment of Services and Facilities 4

Weston

Services & Facilities

Medical facility on certain days at the village hall, general convenience store within post office, educational facility, hourly bus service, mobile library service, 2 churches, 2 pubs, and 1 informal recreational area

4.45 Weston is an historic settlement, with a population of about 849, located in the south east of the Plan area within the Trent Valley at the junction of the A51 and A518 roads. The settlement is located between the Stoke to London railway and the Trent and Mersey Canal.

The canal area was designated a Conservation Area in 1988. This designation encourages good quality and sympathetic design and layout of any development in the adjacent area. To the south west of the settlement lies the floodplain of the River Trent.

Weston has a large village green which is an important focal point. There are two listed buildings, the Church of St. Andrew and the Manor House. In addition the settlement has the attractive Weston Pool and the substantial stone built house of Abbeylands.

The settlement is bounded by grade 4 agricultural land to the south west and grade 3 elsewhere.

The Environment Agency have no objections in principle to development proposed in this settlement. The Environment Agency should be consulted with respect to the proposed method of disposal of surface water from any development area.

Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment. Weston Sewage Works are programmed for closure. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital Schemes. Further details of any development proposed would be required before this could be assessed.

A Protected Open Space area has been designated on three separate parts of The Green.

Woodseaves

Services & Facilities

General convenience store within post office, 1 educational facility, 2 - 3 hourly bus service, mobile library service, village hall, church, 2 pubs and 1 informal play area

4.46 A medium sized settlement with a population of about 634, located in the west of the Plan area lying astride the A519 Eccleshall to Newport Road. The older part of the settlement is essentially linear following the main road, with more recent private and public development spreading east and west at the northern edge of the settlement.

4 Assessment of Services and Facilities

The northern part of the settlement occupies an elevated flat position with extensive views eastwards. From the crossroads the land falls away southwards and westwards to the Shropshire Union Canal, a conservation area designated in 1984.

The settlement is bounded by grade 3 agricultural land with an area of grade 2 to the north.

The Environment Agency state that the settlement has a new sewage treatment plant which has a population design capacity of 682. Any development which would increase the population above this level may require improvements to the plant and Severn Trent Water should be consulted.

Severn Trent Water have stated that this is an area of possible concern for water supply.

Yarnfield

Services & Facilities

General convenience store within post office, 1 educational facility, 2 - 3 hourly bus service, post office, village hall, church, pub, 1 children's play area, 2 informal recreation areas and 2 football pitches

4.47 A large settlement with a population of about 1218 located to the north of the Plan area approximately three miles west of Stone bounded by the North Staffordshire Green Belt. Topographically the settlement occupies a flat, low lying position.

The older parts of the settlement are centred on The Green, Gorsty Hill Farm and Yew Tree Farm.

The British Telecom Training College complex occupies a large area to the north of the settlement within the green belt.

Considerable recent development has taken place both north and south of The Green which is an important open area. The settlement is located within the draft Special Landscape Area. A wetlands Consultation Area lies to the east of the settlement.

The settlement is bounded by grade 2 agricultural land to the north and east, grade 3 to the west and grade 3-4 to the south.

The Environment Agency have stated that the settlement is served by a public sewerage system but the pumping station is prone to failure and significant upgrading would be required to serve any future development. All drainage must be to the public sewerage system.

Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme, and that there is a flooding problem in the settlement.

The RDB define the Green Belt around the settlement.

A Protected Open Space area has been designated on land at The Green.

Services and Facilities i

i Services and Facilities

Services and Facilities in settlements with an RDB

Settlement / Facility	Medical Facility	General convenience Store	Other non-food shop	Educational facility
Adbaston	No	No	No	No
Aston by Stone	No	No	No	No
Barlaston	1	3	5	1
Barlaston Park	No	1	No	No
Blythe Bridge	2	1		2
Bradley	No	No	No	No
Brocton	No	No	No	No
Brocton A34	No	No	No	No
Church Eaton	No	No	No	1
Clayton	No	No	No	1
Cotes Heath	No	1 - at Mill in Standon	No	No
Creswell	No	No	No	No
Croxton	No	Yes within post office	General store within post office	No
Derrington	No	Yes within post office	No	No
Eccleshall	3	7	17	2
Fulford	No	No	No	1
Gnosall	2	6	5	3
Great Bridgeford	No	Within post office	No	No
Great Haywood	2	3	3	1
Haughton	No	2	No	1
Hilderstone	No	No	No	No

i Services and Facilities

Settlement	Post Office	Half hourly bus service	Hourly bus service	2 - 3 hourly bus service	Daily bus service
Adbaston	No	No	No	No	Yes
Aston by Stone	No	Yes			
Barlaston	Yes	No	Yes		
Barlaston Park	No	No	No	Yes	
Blythe Bridge	Yes	Yes			
Bradley	1*	No	No	No	Yes
Brocton	Yes	No	No	Yes	
Brocton A34	No	No	Yes		
Church Eaton	No	No	No	Yes	
Clayton	No	No	Yes		
Cotes Heath	1(at The Mill, Standon)	No	No	No	No
Creswell	No	Yes			
Croxton	Yes	No	No	No	Yes
Derrington	Yes	No	No	Yes	
Eccleshall	Yes	No	Yes		
Fulford	No	No	No	Yes	
Gnosall	Yes	Yes			
Great Bridgeford	Yes	No	Yes		
Great Haywood	Yes	No	Yes		
Haughton	Yes	Yes	No	No	No
Hilderstone	No	No	No	No	Yes

Settlement	Village Hall	Church	Pub	Bank	Petrol filling Station
Adbaston	2	1	1 - between Adbaston and Knighton	No	No

Services and Facilities i

Settlement	Village Hall	Church	Pub	Bank	Petrol filling Station
Aston by Stone	Yes	2	1	No	Yes
Barlaston	Yes	2	3	No	No
Barlaston Park	No	No	No	No	No
Blythe Bridge	1		1		
Bradley	Yes	1	1	No	No
Brocton	Yes	1		No	No
Brocton A34	No	No	1	No	Yes
Church Eaton	1	1	1	No	No
Clayton	1	No	No	No	No
Cotes Heath	1	2 (1 at Standon)	No	No	No
Creswell	No	No	No	No	No
Croxton	No	1+ 1 chapel	1	No	Yes
Derrington	Yes	1	1	No	No
Eccleshall	1	3	7	2	At garage on Stafford Road
Fulford	1	2	1	No	No
Gnosall	2	2	4	No	1
Great Bridgeford	1	No	No	No	No
Great Haywood	1 + social club	2	2	No	No
Haughton	1	1	2	No + 2 cash machines	No
Hilderstone	1	1	1	No	No

Settlement	Children's play area	Informal recreation area	Playing pitch	Parish
Adbaston	1	1	Football pitch at Knighton	Adbaston
Aston by Stone	No	No	No	Stone Rural

i Services and Facilities

Settlement	Children's play area	Informal recreation area	Playing pitch	Parish
Barlaston	1	2	2	Barlaston
Barlaston Park	1	1	No	Barlaston
Blythe Bridge	No	2	No	Fulford
Bradley	1	1	No	Bradley
Brocton	1	No	1 - Golf course	Brocton
Brocton A34	No	No	No	Brocton
Church Eaton	1	1	1	Church Eaton
Clayton	1	1	1	Swynnerton
Cotes Heath	2 (1 in Standon)	No	1	Standon
Creswell	No	No	No	Creswell
Croxton	No	No	No	Eccleshall
Derrington	1	1	1	Seighford
Eccleshall	1	2	4	Eccleshall
Fulford	1	1	No	Fulford
Gnosall	2	3	2	Gnosall
Great Bridgeford	1	1	No	Seighford
Great Haywood	No	2	1	Colwich
Haughton	1	1	1	Haughton
Hilderstone	No	2	No	Hilderstone

Settlement	Medical facility	General convenience store	Other non food shop	Education facility
Hixon	No	2	1	3
Hopton	No	No	No	No
Hyde Lea	No	Within pub	No	1
Little Haywood & Colwich	No	1	1	1
Meir Heath & Rough Close	No	3	1	2

Services and Facilities i

Settlement	Medical facility	General convenience store	Other non food shop	Education facility
Milford	No	No	8	No
Milwich	No	No	No	2 - pre school at village hall and Greenlea school outside Milwich
Norbury	No	No	No	No
Oulton	No	No	No	1
Ranton	No	No	No	1
Salt	No	No	No	No
Seighford	No	No	No	1
Stowe by Chartley	No	No	No	No
Swynnerton	No	1 - within post office	MOT Garage	No
Tittensor	No	1 - within post office	No	1
Trentham / Dairyfields	1	1	No	3
Weston	At village hall	1 - within post office	No	1
Woodseaves	No	1 - within post office	No	1
Yarnfield	No	1 - within post office	No	1

Settlement	Post Office	Half hourly bus service	Hourly bus service	2 - 3 hourly bus service	Daily bus service
Hixon	Yes	No	Yes		
Hopton	No	No	No	Yes	
Hyde Lea	No	No	No	No	Yes
Little Haywood & Colwich	Yes	No	Yes		

i Services and Facilities

Settlement	Post Office	Half hourly bus service	Hourly bus service	2 - 3 hourly bus service	Daily bus service
Meir Heath & Rough Close	Yes	No	Yes		
Milford	No	Yes			
Milwich	Yes - outskirts of settlement	No	No	Yes	
Norbury	No	No	No	Yes	
Oulton	No	No	Yes		
Ranton	No	No	No	Yes	
Salt	No	No	No	Yes	
Seighford	No	No	No	Yes	
Stowe by Chartley	No	No	No	Yes	
Swynnerton	Yes	No	No	Yes	
Tittensor	Yes	Yes (every 20 mins)			
Trentham	Yes	Yes			
Weston	Yes	No	Yes		
Woodseaves	Yes	No	No	Yes	
Yarnfield	Yes	No	No	Yes	

Settlement	Village Hall	Church	Pub	Bank	Petrol filling station
Hixon	1	1	2	No + cash machine	No
Hopton	1	1	No	No	No
Hyde Lea	1	No	1	No	No
Little Haywood & Colwich	2	1	2	No	Yes
Meir Heath & Rough Close	1	1	3	No	No
Milford	No	No	1	No	No

Services and Facilities i

Settlement	Village Hall	Church	Pub	Bank	Petrol filling station
Milwich	1	1	2, 1 at Coton	No	No
Norbury	1	1	1 - Norbury Junction	No	No
Oulton	1	2	2	No	No
Ranton	1	1	2 - outside village boundary	No	No
Salt	1	1	1	No	No
Seighford	1	1	1	No	No
Stowe by Chartley	1	1	1	No	No
Swynnerton	2	2	1	No	No
Tittensor	1	1	1	No	No
Trentham / Dairyfields	No	1	2	No	No
Weston	1	2	2	No + cash machine	No
Woodseaves	1	1	2	No	No
Yarnfield	1	1	1	No	No

Settlement	Children's Play Area	Informal Recreation Area	Playing Pitches	Parish
Hixon	2	1	1	Hixon
Hopton	1	1	1	Hopton & Coton
Hyde Lea	No	1 very small area adjacent to village hall	No	Hyde Lea
Little Haywood & Colwich	1	2	1	Colwich
Meir Heath & Rough Close	1	1	1	Fulford
Milford	No	1	1	Berkswich

i Services and Facilities

Settlement	Children's Play Area	Informal Recreation Area	Playing Pitches	Parish
Milwich	1	No	No	Milwich
Norbury	No	1	No	Norbury
Oulton	1	1	No	Stone Rural
Ranton	No	No	No	Ranton
Salt	No	No	No	Salt & Enson
Seighford	No	No	1, playing field east of village	Seighford
Stowe by Chartley	No	No	No	Stowe-by-Chartley
Swynnerton	1	1	1	Swynnerton
Tittensor	No	No	1 - Bowling Green	Swynnerton
Trentham	No	1	1	Swynnerton
Weston	No	1	No	Weston
Woodseaves	No	1	No	High Offley
Yarnfield	1	2	2	Swynnerton

* Post office only operates from Bradley Village Hall on a Monday and Friday morning

Bus Information ii

ii Bus Information

The following information has been gathered from a desktop review of local bus services. During the site visits any additional information was noted down and included in the table below.

Settlement	Local Bus Service information
Adbaston	433 Arriva service. Only picks up at 13.43 going to Woodseaves, High Offley and Knightley, leaving Stafford at 13.10. Service to Eccleshall / Stafford at 09.42.
Barlaston	Bakerbus x1. Now operates hourly, replacing train service. 350 links Stoke to Newport
Barlaston Park	D & G 874 . 4 services a day between 9.00 and 15.00 going to Barlaston and Longton. 3 services on Saturday. NO services on Sunday.
Aston-by-Stone	Nearest service is the Bakerbus x1 service stops at BP garage on A34. Hourly service to Stafford or Stone.
Blythe Bridge	Regular service to Hanley until late
Bradley	Arriva 482. Services from Bradley to Stafford via Haughton, Church Eaton and Derrington at 07.48, 10.08, 12.08 and 14.09 taking approximately 30-40 mins. Returning services from Stafford at 11.40, 13.40 and 17.10.
Brocton	Arriva 2 and 3 leave three times a day to Stafford, taking approx 45 mins. Return drops off 4 times a day. Arriva 86 PM only to Bednall / Acton Trussell, AM to Stafford. No Sunday service.
Brocton A34	832, college bus, 874 Stafford to Cannock every hour. 875 operates all day every 30 mins to an hour Stafford to Cannock, including Saturday
Church Eaton	Arriva service 482. Leaving at 7.40, 10.18, 12.18, 14.18 and 17.46 for Derrington and Stafford. Arriva 483 to Telford and Newport from Stafford drop off at Church Eaton at 9.49, 11.22, 13.22, 17.30 and 18.50 and Saturday at 10.33 and 12.51
Clayton	D and G service 58A to Stoke, Leek and Hanley
Cotes Heath	No bus service available
Creswell	432 Arriva service leaves approx every 20-30 mins until late going to Eccleshall, Woodseaves and Stafford. Operates fewer services on Saturday with no services on Sunday. Butters Coaches 483 operate a service from Stafford to Market Drayton calling at Creswell. This service only operates on Tuesdays, Fridays and Saturdays.
Croxton	Only one pick up to Loggerheads / Market Drayton at 17.39. Only one leaving in other direction for Eccleshall and Stafford.
Derrington	Service going to Stafford via Bradley, Haughton and Church Eaton at 07.24, 08.04, 10.34, 11.53, 13.53 and 14.34. Takes approx 15 mins to Stafford. Returns from Stafford at only 11.40, 13.40 and 17.10.

ii Bus Information

Settlement	Local Bus Service information
Eccleshall	432/433 Arriva service. One every hour until late going to Woodseaves, Knightley with one service going to Market Drayton at 17.30. Approx every hour going to Stafford taking approx 20 minutes until late. Petes Travel / Britannia Travel 351 service between Hanley and Newport passes through Eccleshall every 2 hours between 08.00 and 18.00 Monday to Saturday.
Fulford	D and G service 10. 5 Services throughout the day, operating every 2 hours going to Longton and Hanley, via Blythe Bridge, taking approx 45 mins to Hanley. 4 Services to Tean every 1.5 – 2 hours. 1 Service after this to Cresswell.
Gnosall	Rural line 481. Every 30 mins to Telford until 22.15 (every hour after 19.00). Every hour on Sundays and bank holidays until 17.45. Similar times to Stafford, taking approx 25 mins, operating until 23.00.
Great Bridgeford	Arriva 432. Service going to Woodseaves approx every 20-40 minutes. Less frequent service going to Stafford although runs until 22.26
Great Haywood	Hourly service starting at 10.00 going to Uttoxeter via Hixon and Colwich until 17.34 and then every two hours. In opposite direction, a couple before 09.00 and then every hour until 17.00, then every two hours. Approx 20 mins to Stafford. No Sunday Service.
Haughton	Rural Line 481 Stafford – Telford. Every 30 mins to Telford / Stafford until 19:00, then hourly after that. Sunday and bank holiday service operates. Arriva 482 only operating towards Stafford at 07.57, 10.27, 12.27 and 14.27 with returning times of 11.40, 13.40 and 17.10.
Hilderstone	D and G 249 service - Only two services to Stone at 10.19 and 14.23, taking approx 20 minutes. Returning at only 10.38 and 12.45 en route to Meir Heath and Longton. If going to Stone, this service does not leave a great deal of time there. No Sunday service
Hixon	Arriva 5 service only operates from Stafford to Hixon at 8.20 and leaves Hixon for Stafford, via Weston at 16.25 or 17.15 841/842 service for Uttoxeter picks up at Hixon every 2 hours, taking approx 25 mins (including Saturday), last bus leaves at 17.00. Approx 1 service an hour to Stafford until 17.00, then every 2 hours.
Hopton	12.36 to Salt, Weston and Gayton. To Stafford at 07.57, 09.27 and 13.07 returning at 12.20, 15.20 and 17.20. Takes approx 30 minutes.
Hyde Lea	Service 483 school service. Service 77 stops at Coppenhall, with very limited service.
Little Haywood and Colwich	841/842 to Stafford at 7.22, 9.22, 11.22 and 13.22 only. 825 to Colwich from Stafford – Lichfield every hour until 19.00 then hourly until late.
Meir Heath and Rough Close	D and G service 20 from Meir Square to Kidsgrove via Longton, Stoke, Hanley, Burslem, and Tunstall. D and G service 850 from Longton to Meir.

Bus Information ii

Settlement	Local Bus Service information
Milford	<p>Arriva Service 2 and 3. Every 1 – 2 hours to Brocton and Bednall. Same service to Stafford at 08.31, 09.38 and 13.31.</p> <p>Arriva 86 – to Bednall at 12.14, 15.04, 15.49, 17.19 and 18.09. To Stafford at 08.06, 08.36, 09.06 and 12.36.</p> <p>Arriva 825 half hourly services to Lichfield via Rugeley and also to Stafford.</p>
Milwich	<p>Paragon travel 411 to Uttoxeter via Bramshall. Unsure about the daily services. D and G service 249 one service at 10.28 to Stone, returning at 12.43. The journey takes approx 15 mins. Twice weekly service to Uttoxeter (411)</p>
Norbury	<p>D and G 350 service - Approx every two hours between 8 and 3 to Newport, taking approx 10 minutes. Every two hours between 8 and 4 to Woodseaves, Eccleshall, Stone, Barlaston and Stone. Green Bus service 19 operates between Newport to Norbury, Fridays only</p>
Oulton	<p>D and G service 250 leaving approx hourly (6.40 until 18.00) to Stone, taking approx 20 mins. Similar service to Rough Close, Meir Heath and Longton. Similar service on Saturdays but no Sunday service.</p>
Ranton	<p>Arriva service 483 (rural link). Approx every 1.5 hours between 10.00 and 16.30 to Stafford and 9.30 – 18:00 to Stafford, Newport and Telford. 08:00 – 16.30 on Saturday. No Sunday services.</p>
Salt	<p>Services to Weston PO and Amerton farm at 12.43, 15.43, 16.13 and 17.20. Services to Stafford at 07.50, 09.20 and 13.00.</p>
Seighford	<p>Arriva 434 to Stafford, taking approx 15 mins and departing at 09.32, 11.12, 13.12 and 15.82. Only drops off to Seighford from Stafford at 11.10 and 13.10.</p>
Stallington	<p>D & G 249 service, going to Blythe Bridge at 07.43 in the morning. School buses going to Blythe Bridge and Fulford. Services to Stone at 9.43, 11.43 and 14.43. Returning from Stone at 10.38, 12.43 and 14.28. Returning from Blythe Bridge at 16.50 and 17.50.</p>
Swynnerton	<p>D and G service 490. Services to Stafford, taking approx 45 mins leaving at 7.42, 9.14, 11.57, 13.57, 15.47 and 16.02 and returning at times leaving Stafford 08.15, 10.05, 12.25 and 17.25. Services to Stone at 8.46, 10.36 and 13.19.</p>
Tittensor	<p>First 101 every 20 minutes from 08.30 to 23.20 to the following Stone (10 mins), Stafford (40 mins), Newcastle (20 mins), Hanley (35 mins)</p>
Trentham	<p>Similar service to above, 101 First Stafford – Stoke service</p>

ii Bus Information

Settlement	Local Bus Service information
Weston	<p>x1 Bakerbus approx 1 an hour to Stafford. 07.30 – 19.00. Every 2 hours on a Saturday. Similar times to Stone.</p> <p>Arriva 5 = services to Stafford at 07.47, 09.17, 12.57, 15.57, 16.27, 16.42 and 17.32. Only 2 on Saturday. None on Sunday.</p> <p>Returns at 07.25, 08.35, 12.20, 15.20 and 15.50.</p>
Woodseaves	<p>Arriva 432 Services to Stafford approx hourly from 07.45 – 22.00 taking approx 35 minutes. Very limited services Saturday</p> <p>D and G 350 4 services a day to Newport taking approx 20 minutes, from 08.00 to 15.30.</p>
Yarnfield	<p>D and G 490 to Stafford at every 2 hours from 7 – 5. Every 2 hours to Stone between 10.00 and 18.00</p>

Library Information iii

iii Library Information

Library services in settlements

Settlement	Location of mobile service	Length of service in minutes	Days of service (all alternate weeks)
Adbaston	Marsh Meadow	25	Monday
	Bungalows	15	
Aston	Oak Tree, Aston Lane	20	Tuesday
Barlaston	Meadow Court	30	Tuesday
Blythe Bridge	Blythe Lodge	25	Tuesday
Bradley	St Marys Close	35	Friday
	Village Hall	15	
	Almshouse Croft	15	
Brocton	Pool Lane	10	Wednesday
	Sawpit Lane	30	
Church Eaton	Postbox	25	Friday
Clayton	Waveney Court	15	Wednesday
	Allenby Court	20	
	Gloucester Grange	20	Tuesday
Cotes Heath	The Pastures	20	Tuesday
	Chestnut Court	10	
Creswell	Wilkes Wood	20	Tuesday
Croxton	The Village	15	Friday
Derrington	St Matthews Drive	30	Wednesday
	Field Crescent	20	
	St Matthews Church	30	
	Castle View	1 hour 5 mins	

iii Library Information

Settlement	Location of mobile service	Length of service in minutes	Days of service (all alternate weeks)
Derrington Long Lane	Oak Tree	15	Friday
Fulford	Meadow Lane	40	Monday
	Village Hall	30	
Gnosall	Wharf Road	30 mins	Thursday
	Grosvenor Centre	40	
Great Bridgeford	Village Hall	15	Friday
	Jasmine Road	10	
Great Haywood	Tylecote Crescent	40	Tuesday
	Cliff Road	30	
	Uplands	30	
	Oldfields Crescent	20	
	Mill Court	15	
	Anson School	2 hours 45 mins	
Haughton	Hawthorne Close	20	Wednesday
	Shawmans Lane	5	
Hilderstone	Roebuck	20	Wednesday
	Council Houses	15	
	Oak Tree Farm	40	
Hixon	Village Hall	45	Monday
	Lauders Grove	15	
Hopton Heights	Battle Ridge	30	Tuesday
Hyde Lea	The Grange	25	Friday
Colwich/Little Haywood	Haywood Grange	20	Tuesday
	The Moorings	5	
	Wolseley Close	20	

Library Information iii

Settlement	Location of mobile service	Length of service in minutes	Days of service (all alternate weeks)
	Dobree Close	15	
	St Marys Close	20	
	Abbey Drive	20	
	Red Lion	30	
	Colwich School	2 hours	
Meir Heath	The Windmill	20	Monday
	Golbourne Avenue	25	
Milford	Waterworks	25	Wednesday
Milwich	Village Hall	25	Wednesday
Norbury	Village	30	Monday
Oulton	Village Hall	10	
Ranton	Village Hall	15	Friday
Ranton Green	Hand and Cleaver	10	Friday
Salt	Primose Cottage	10	Tuesday
	Ivy Cottage	30	
	Hollybush	25	
	Salt Cottage	10	
Seighford	Cooper Perry School	30	Friday
	The Bungalows	20	
Stowe-by-Chartley	The Cock Inn	10	Monday
Sywnnerton	Village	30	Tuesday
	Cotes Farm	10	
Trentham	Whitmore Rd	10	Monday
	Dairyfields	10	
Weston	Spencer Close	10	Monday
	Woolpack	35	

iii Library Information

Settlement	Location of mobile service	Length of service in minutes	Days of service (all alternate weeks)
	Ferrars Road	20	
Woodseaves	Barn Common	20	Friday
	Bungalows	15	
	Police House	15	
	Primary School	30	
Yarnfield	The Furlong	25	Monday
	Greenside	25	

Population of settlements iv

iv Population of settlements

Populations of settlements

Settlement	2001 Census
Adbaston	154*
Aston by Stone	137*
Barlaston	2434
Barlaston Park	
Blythe Bridge	1462
Bradley	395
Brocton	1052
Brocton A34	
Church Eaton	628
Clayton	468*
Cotes Heath	208*
Creswell	359
Croxton	159*
Derrington	660
Eccleshall	2541
Fulford	690
Gnosall	3783
Great Bridgeford	681
Great Haywood	1854
Haughton	852
Hilderstone	515
Hixon	1713
Hopton	280
Hyde Lea	355*
Little Haywood and Colwich	2431
Meir Heath and Rough Close	2278

iv Population of settlements

Settlement	2001 Census
Milford	296
Milwich	140*
Norbury	170*
Oulton	537
Ranton	385
Salt	186*
Seighford	409
Stowe-by-Chartley	123*
Swynnerton	517
Tittensor	657
Trentham / Dairyfields	667*
Weston	849
Woodseaves	634
Yarnfield	1218
Total	32272
Stafford	60493
Stone	14555
Total	107320
Borough Total	120,670

(Source: *Staffordshire County Council 2001 Census - Social Profile for villages in Staffordshire*)

* Estimated from 2001 Census data

Sport and Recreation Information v

v Sport and Recreation Information

Settlements with playing pitches

Settlement	Description of Sport and Recreation Facility
Barlaston	<p>Barlaston Golf Club, ST15 8UX</p> <p>Golf, disabled access throughout, parking</p> <p>Owned by Sports Club</p> <p>Wedgwood sports and social club, ST12 9AU</p> <p>Grass pitches, car park</p> <p>Owned by Sports Club</p>
Blythe Bridge	<p>Aynsleys Special School, ST11 9HT</p> <p>Grass Pitches, sports hall, disabled access throughout, parking</p> <p>Owned by community special school</p> <p>Blythe Bridge High School, ST11 9PW</p> <p>Grass pitches, sports hall, swimming pool, disabled access, parking</p> <p>Owned by community school</p> <p>Blythe Bridge Recreation Ground, ST11 9PY</p> <p>Grass Pitches, parking</p> <p>Owned by community organisation</p>
Brocton	<p>Brocton Hall Golf Club, ST17 OTH</p> <p>Golf, parking</p> <p>Owned by Sports Club</p> <p>Chetwynd Arms Ground, ST17 OST</p> <p>Grass pitches</p> <p>Owned by sports club (not currently used). Brocton FC have now moved to Silkmore Sports Ground.</p>

v Sport and Recreation Information

Settlement	Description of Sport and Recreation Facility
Church Eaton	<p>Church Eaton Cricket Ground, ST29 0AG</p> <p>Grass pitches, disabled access, parking</p> <p>Owned by community organisation</p>
Clayton	<p>Ferdown Drive playing field</p> <p>Grass pitches</p> <p>Owned by SBC</p> <p>Redgate Clayton</p> <p>Northwood Lane, ST5 4BZ</p> <p>Grass pitches, parking</p> <p>Owned by Sports Club (In Newcastle Under Lyme)</p>
Eccleshall	<p>Eccleshall Cricket Club, ST21 6PY</p> <p>Grass pitches, parking</p> <p>Owned by sports club</p> <p>Pershall Park (Eccleshall FC), ST21 6NE</p> <p>Grass pitches, disabled access, parking</p> <p>Owned by sports club</p> <p>Other clubs include Eccleshall Rugby Club at Baden Hall and Eccleshall tennis Club just outside the settlement.</p>
Gnosall	<p>Gnosall Sports and social club, ST20 0BN</p> <p>Grass pitches, parking</p> <p>Owned by community organisation</p>
Great Haywood	<p>Jubilee playing fields, ST18 0TS</p> <p>Grass pitches, parking</p> <p>Owned by community organisation</p>

Sport and Recreation Information v

Settlement	Description of Sport and Recreation Facility
Haughton	<p>Jim Jarvis playing field, ST18 9HS</p> <p>Grass pitches, disabled access, parking</p> <p>Owned by community organisation</p>
Hopton	<p>Hopton Village Hall site, St18 0AW</p> <p>Grass pitches, parking</p> <p>Owned by community organisation</p>
Hixon	<p>Hixon playing field, ST18 0PU</p> <p>Grass Pitches</p> <p>Owned by SBC</p> <p>St Peters School, ST18 0PU</p> <p>Grass pitches, disabled access, parking</p> <p>Owned by community school</p>
Hyde Lea	<p>Stafford Grammar School Sports Hall, ST18 9AT</p> <p>Grass Pitches, sports hall, disabled access throughout, parking</p> <p>Owned by other independent school and not available to public / local residents</p>
Meir Heath/Rough Close	<p>Meir Heath cricket Club, ST3 7NA</p> <p>Grass pitches, parking</p> <p>Owned by sports club</p> <p>St Francis Church, ST3 7LH</p> <p>Grass pitches</p> <p>Voluntary aided school</p> <p>Stoke on Trent RUFC, ST15 8TL</p> <p>Grass pitches, health and fitness suite, parking</p>

v Sport and Recreation Information

Settlement	Description of Sport and Recreation Facility
	Owned by Sports Club
Milford	Milford Hall Cricket Club, ST17 9SR Grass Pitches Owned by Sports Club
Stallington	Stallington Football Club, ST11 9SR Grass Pitches Owned by Sports Club
Trentham	Trentham Golf Club Golf, parking, disabled access Owned by Sports Club
Yarnfield	Yarnfield Park Sports Centre, ST15 0NL Health and Fitness Suite, sports hall, disabled access throughout Parking Springbank Park (Stone Dominoes FC), ST15 0NE Grass Pitches

(Source: Activeplaces survey, Sport England)