

Church Eaton Parish Plan 2026

Approved by Church Eaton Parish Council on 3rd March 2026

1 Executive Summary

The Parish Plan was created in response to Stafford Borough Council (SBC) commencing the process to create a new Local Plan to serve the community for up to 20 years. An update to the Local Plan had been underway for a number of years and was close to being adopted, however due to the incoming Government requiring a significant increase in housing, some of the criteria underpinning the local plan were now wrong. The materiality of the changes caused SBC to abandon the revision and restart the process which commenced in late 2025 and is due to take approximately 2 years.

In parallel, there have been a significant number of speculative planning submissions across the Borough trying to take advantage of the vacuum potentially caused by the existing in-force Local Plan being increasingly outdated, and the updated local plan not adopted.

The Parish Plan comprises a mixture of desk-based research, Parish Council records and a Parish wide survey which 1 in 3 households responded to, a ratio broadly in line with Borough and County election turnouts.

The plan has the following observation, as evidenced in the relevant sections:

- The Parish has around 290 properties, a little under half of which are part of Church Eaton Village.
- The Parish has a long history with the earliest records going back to the Domesday book. As with all villages, the purpose of the village has changed over the years responding to both local and wider events, from the increased mechanisation of farming, to its role during the Second World War. Today, it's still heavily linked to agriculture with a double-digit number of largely family operated farms, together with some dormitory living for Stafford, Wolverhampton and further afield, and for the retired. Beyond these there is little industry in the Parish except for the odd one- or two-person enterprise.
- 92% of the properties are owned by the inhabitants, with 71% having lived in the Parish for over 10 years. This has created a very settled community; something reflected in a recent survey where over 99% wished to remain in the Parish for the foreseeable future. This is almost unheard of and a reflection of the uniqueness and love for the Parish as it is.
- The topology of the area results in frequent flooding; on a historical note, Eaton is a word often associated with "Marshy Land". As a result, there is standing water in gardens, on roads which often makes them impassable and in fields. The flood water has also been known to enter the sewerage system causing that to overflow. Parish Council records show this has been a consistent theme for decades and even when significant work is done to try and alleviate the problem, the results can be best described as "helping to manage" rather than "solving" the issue.
- The Parish issues go beyond flooding. Its rural nature, whilst providing a very peaceful and idyllic location, has some limited services with no mains gas and limited mains sewerage. Even the services that do exist on paper can suffer due to the rural location. There are regular electricity power cuts, and the availability and performance of services such as

mobile phone reception and high-speed broadband can vary. Services such as public transport and the mobile library may exist on paper, but are infrequent and at best only serve a fraction of the community. The road infrastructure solely comprises C and D/U class roads, most of which has no road markings and typically require the use of passing places to make progress. In addition to the afore mentioned flooding, the roads are frequently damaged resulting in deep potholes, which when filled with water can create a hidden hazard. A number of roads become impassable without extreme care on a regular basis.

- Health and retail are also non-existent in the Parish, and whilst available in nearby towns, they are not served by public transport.
- The Parish housing stock has grown 16% since 2000. This is just 2 properties short of being in line with the national average of 17% over that time period. This was achieved through the repurposing of existing legacy and unused buildings to accommodation.
- Over the same time period, applications to build a further 14 properties, generally as single unit infill, have been denied.
- There was one significant period of inorganic development some 40-50 or years ago to the western edge of Church Eaton village. This led to part of the village being made a conservation area to prevent further harm. The western edge of the village is prone to flooding issues as it is the lowest part of the village and surrounding land.
- Housing across the Parish comprises either individual or small clusters of similar housing. Typically, there are no more than 5 or 6 similar properties in one location, with just one example of 12. The irregular nature is part of the character and charm of the location; one the Parish is passionate about preserving. 41% of households are in favour of future development being limited to 7 properties in one development, with only 3% supporting development above this, the rest opposed to any new build.
- When the Parish was questioned about housing needs, there was little support for any particular size, with 1- and 2- bedroom properties being the most needed, albeit only expressed by 15% of respondents. There was also 22% support for some social/low-cost housing but only for use by those with ties to the immediate community. This support fell to 8% for the use by able bodied people, and 14% for the use by elderly or in need of single-story living.
- Whilst the Parish is considered a “no build area” in the current Local Plan, the numbers added over the last 25 years shows the Parish has still made a significant contribution to the housing stock relative to its size, with the capacity to do more through small scale, sympathetic development, whilst preserving the character of the Parish.

Going forward, the Parish priorities, either directly or through lobbying, are:

1. The ongoing management of drainage issues to reduce the number of, and impact from, flooding, whilst resisting any change that is likely to make this worse.
2. In addition to addressing flooding issues, the metalled surface of the roads requires improvement.
3. Core services need reinforcement, including electricity, mobile, broadband and to a lesser extent even fresh water.
4. The ongoing reuse of legacy buildings and their sympathetic conversion to housing accommodation.

5. Limiting any development to small scale (under 7) properties, only on brown field land, and which sympathetically compliment with the existing housing. Object to larger scale developments especially on farmland.
6. The creation of a local convenience shop, subject to its proposed location and viability.

2 History and Heritage

2.1 Origins of the Village

The documented history of the Village is first seen in the Domesday Book of 1086 which states that '...in Eitone there is land for seven ploughs, In demesne is one (plough) and three serfs: and eight villeins and eight bordars with the priest have three ploughs.' This implies a resident priest, an established Christian community and probably a Church were here at the time.

St. Editha's is situated on a site of ancient sacred origin. Nothing remains of any original Anglo Saxon Church although it is thought that the old Porch, demolished in 1889, belonged to that period.

2.2 The Middle Ages

Early in the twelfth century the advowson of the church (the right to nominate a person to hold a church office in a parish) passed to the nuns of Polesworth Abbey. One account, now in the Salt Library at Stafford, says that it was given by Robert De Stafford, c1100, when his kinswoman, Edelina, was about to become a nun at the Abbey.

It is also said that the gift was made by Robert de Brinton, with the consent of his wife, Eva (possibly a great grand-daughter of Edelina) sometime between 1166 and 1185, when they were jointly holding the manor of Church Eaton.

The present Church dates from around 1170. The Church at that time was much smaller than it is now, with a Nave and Chancel. The Chancel terminated around 5 metres west of the present east window. Dating from this period are parts of the south west wall of the Nave. The Font in the North Aisle is also dated around 1150.

The Tower was added in the late 12th Century with the spire added above possibly in the 15th Century. During the Gothic period, the western three bays of the Nave were altered and the North Aisle added. The robust circular piers in the north arcade are good examples of early English architecture.

2.3 Industrial revolution

The canal running through Church Eaton, originally called the Birmingham and Liverpool Junction Canal, was built in 1835 by Thomas Telford. It was engineered using railway construction techniques, creating a straighter route with deep cuttings and high embankments to avoid numerous locks, making it a key transport link. In 1845 it was renamed the Shropshire Union Canal, the name by which it goes today.

2.4 Cadburys in the early 20th Century

The Wharf in Church Eaton, located on the canal towards High Onn, was developed to process milk for onward transportation to the main Cadbury's factory in Birmingham, making it an important industrial site in its day.

2.5 War effort and post war history.

RAF Wheaton Aston airfield, although within Church Eaton, was originally constructed in 1940/1941 and became a satellite airfield of RAF High Ercall under the auspices of the Service Flying Training School.

Throughout its existence, RAF Wheaton Aston was parented by RAF Shawbury and was dedicated to advanced flying units and beam approach training. Pilots on the Empire Training Scheme at Wheaton Aston received refresher and night training on Airspeed Oxford aircraft before being posted out to an Operational Training Unit with the training extended to foreign as well as domestic aircrews. All the main units that trained at Wheaton Aston used the Airspeed Oxford Aircraft. Throughout the Second World War, Wheaton Aston remained busy and was second only to RAF Lichfield in terms of aircraft movements in Staffordshire.

Although training continued, with the end of the Second World War, the base was surplus to requirements and abandoned completely by the Royal Air Force in 1947.

From 1947 to 1965, the former airbase buildings were used to house Polish immigrants, many of whom had been displaced by the Second World War. Some were in transit before going on to America and Canada whilst some stayed behind and upon closure of the camp, were housed locally at Gnosall and in Stafford.

Since the mid-1960s, the former base has been used for pig farming and agricultural purposes, but the outlines of the airfield are still visible. The airfield, guardhouse and control tower are all registered monuments. Additionally, the eastern perimeter track for the aircraft has been adapted for use as a local road.

Some of the legacy buildings have since been converted to housing whilst largely retaining the external appearance.

2.6 Heritage Assets

There are two principal conservation areas within the Parish, together with a number of notable features including listed buildings, woodlands and nature reserves.

There is the Shropshire Union Canal which runs from the North West to the South East of the parish, effectively dividing it in two, and is a conservation area.

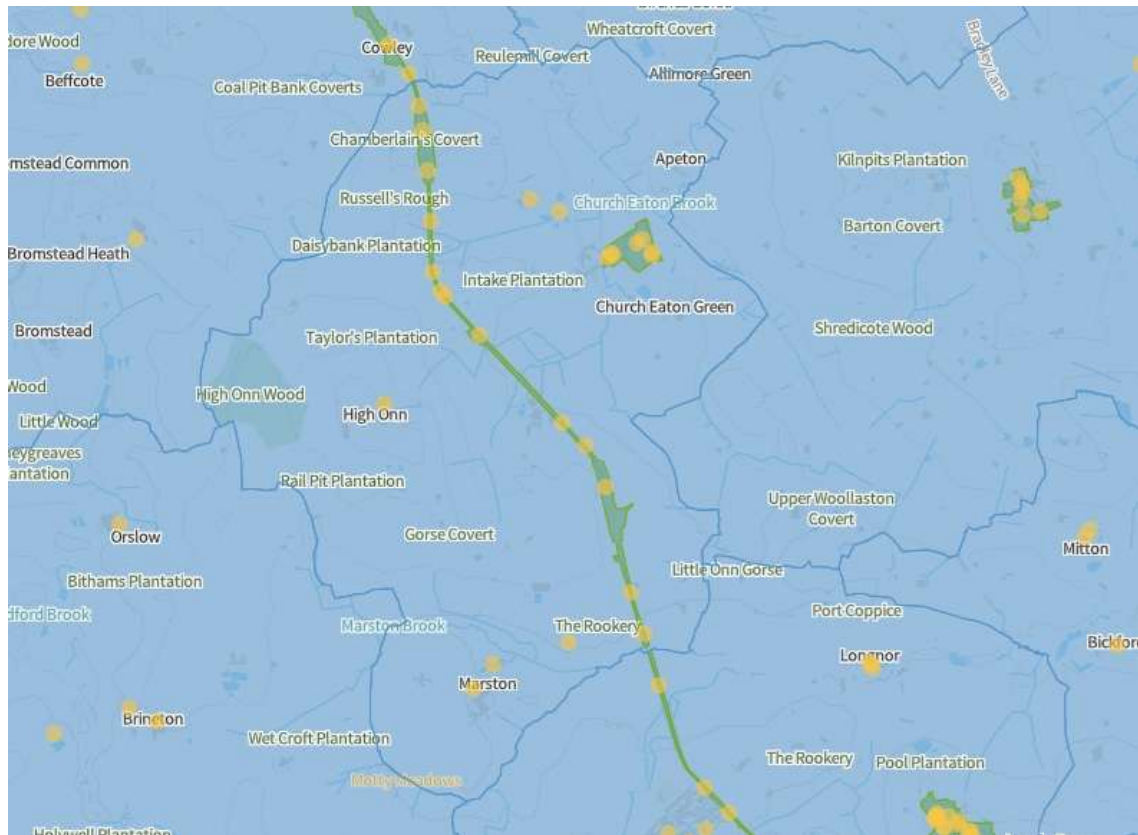


Figure 1 Path of the Canal and listed buildings

The canal and its associated structures comprise a number of listed sites, with virtually all the bridges spanning the canal being listed and/or having restrictions upon them.

The second conservation area is at the east end of Church Eaton Village and was designated a conservation area in 1973. This was reappraised in 2017 where the characteristics that qualified the village for Conservation Area status were set out: [sic]

- Origins as a medieval market town
- Medieval church as focal point on both approach to conservation area and in views along the High Street
- Rural location surrounded by farmland
- Absence of through traffic
- Seven listed buildings within the conservation area
- Small scale older buildings close to the roadside through the village
- Retention in part of medieval burgage boundaries
- Sharply defined hedged boundaries to conservation area following historic field lines.

A comparison with older photographs and maps shows the village, especially the conservation area, has retained its historic character and appearance with little changed over the last century.

The reappraisal raised a number of criticisms of the way in which the village had been developed in recent years, and since then greater attention to the conservation needs has been applied.

The narrow High Street contains a number of listed houses, including some with thatched roofs. A number of houses are immediately adjacent to the road on both sides, restricting the width of the road, and due to its conservation status has no scope for widening.

Other heritage assets include a number of fields to the western boundary of Church Eaton Village with evidence of ancient ridge and furrow earthworks, some of which have restrictions on how they are managed to preserve these features.

There are a further number of listed buildings distributed across the Parish situated outside the conservation areas, notably in Marston to the South and High Onn to the West.

To the West of the Parish there is Ancient Woodland at High Onn Wood.

The Southern border of the Parish is bounded by a large site of Special Scientific Interest and a designated National Nature Reserve called Motty Meadows. This land is respectfully farmed by a farm located within the Parish.

The Parish also contains 2 scheduled monuments, one in Little Onn, and the other to the immediate north of Church Eaton village.

There is also St. Edith's Well, located to the west of the village, although this is not accessible to the public.

2.7 Charitable trusts

The heritage of an area can be measured by more than just bricks and mortar.

There are two primary charities within the Parish that have their origins going back nearly 400 years. Their principal goals are to support those in need in the Parish, and to support the education needs of the Parish.

2.8 Heritage summary

The history of the Parish goes back many hundreds of years and over that time it has gradually accumulated a unique mix of important assets including listed buildings, a canal with listed features, a World War 2 airfield, ancient monuments and an ancient woodland creating an important historic asset. To that end, Staffordshire County Council commissioned a Historic Character Assessment in 2011 which concluded a number of areas within Church Eaton met the highest category of Heritage value across most, if not all, of the 4 categories of Evidential, Historical, Aesthetic and Communal value.

There was one spell of relatively uncontrolled development in the Parish back in the 1970's, and even this was of a relatively modest size, however it did result in much of the Eastern end of the main village being designated a conservation area, something that was reiterated in the 2017, to provide future protection.

3 Environment

3.1 Geology and topography

Church Eaton village is situated upon a lowland river terrace adjacent to the Church Eaton Brook, which passes through the parish on a north-south alignment approximately 250m to the east of St Editha's church. The church represents the highest point within the village lying at around 92m Above Ordnance Datum (AOD), the landscapes falling very gently away to the west along the High Street to around 90m AOD before climbing again as it leaves the village and passes the playpark. This creates a natural bowl/low to the western end of Church Eaton Village as the terrain on the west of the village climbs again.

The geology and terrain types reflect this low-lying landscape. The solid geology is Mercia mudstone overlain by glaciofluvial deposits of sand and gravel. This area is subject to seasonal flooding, which may be reflected in the placename evidence as 'Eaton' suggests a marshy landscape.

To the south west of the town the terrain type changes, although the bedrock is still Mercia mudstone. This terrain type is represented by rolling lowlands, which are also subject to water logging. However, at the juncture between the two terrain types the land begins to rise up towards High Onn, which stands at around 131m AOD

The area contains a high proportion of farm land rated at grade 2 and 3, and therefore ranging from good to very good quality, with some grade 4 land although is invariably linked to the areas most at risk of flooding.

3.2 Water courses

The Parish has large areas that are at risk of flooding including a notable band across the North Eastern corner and around Marston to the South. This is unusual in comparison to the surrounding areas as Houghton, Lapley, Stretton, Wheaton Aston, Blymhill and Weston under Lizard have virtually no areas at risk of flooding, and all of which are also better served by higher class road infrastructure.

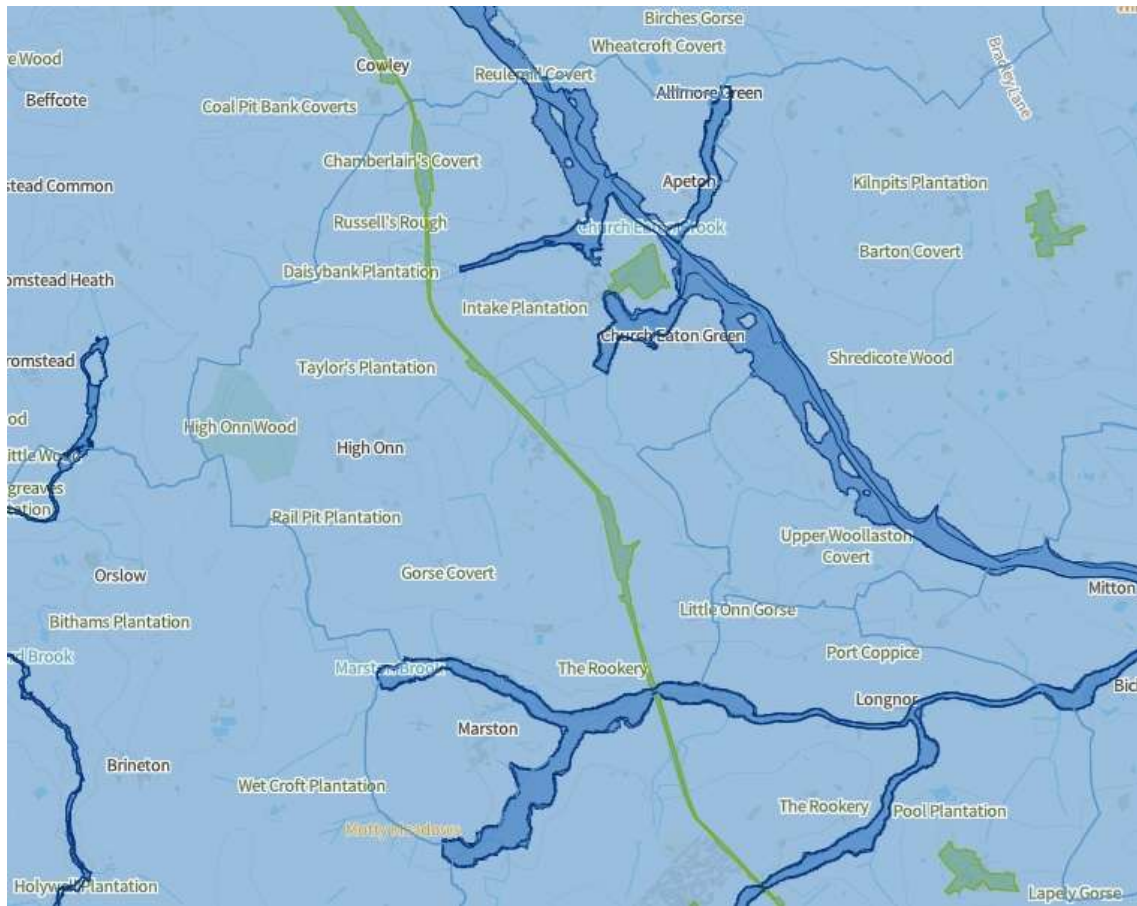


Figure 2- Floodplain map of the area notably wrapping around Church Eaton

Of note, Church Eaton village itself is almost entirely surrounded by land at risk of flooding.

There is a flood plain to the south of Church Eaton village which takes much of the surface water. For many year it has struggled to cope with the volume of surface water, resulting in localised flooding in the village and surrounding area, on a regular basis.



Figure 3- Saturated floodplain to the south of Church Eaton village, the village can be seen to the left.



Figure 4 - Joan Eaton's Cross to the west of Church Eaton village



Figure 5- Western edge of Church Eaton village looking west, the road flooded from rainfall

After consultation with the Staffordshire County Council Flood team, they advised that due to the topography being relatively flat, it offered no significant flow of water in the water courses. Coupled with the mudstone base resisting natural absorption, rainfall remains on the surface and slowly flows to the lowest point before entering the floodplain via underground drainage at the low point of the village at the western end of the High Street. The poor drainage is further illustrated by the play park situated at the western end of Church Eaton village which is periodically closed due to water logged ground.

Work was undertaken in early 2025 by the Flood, Aware, Informed and Resilient (FAIR) team to improve the situation. This dealt with specific ditches that needed attention and drains that had silted up due to the lack of meaningful flow allowing for any debris to fall out of suspension.

Despite the FAIR team work in early 2025, 52% of households reported their own land had issues with flood water over the following 12 months, and 97% of households reported they had been diverted and/or missed appointments in the past 12 months due to flooding on the roads. That is not to say the work done by the FAIR team has not made a difference, but given its long history of being a “marshy place”, both the topology and geology, such work only helps manage the situation for a period of time, and is unlikely to provide an enduring solution to the problem.

3.3 Environment summary

The Parish is blessed with good agricultural land in many areas, but the relatively flat terrain and underlying geology creates its own problems, namely seasonal flooding, and something for which there is no permanent or enduring solution.

Even the name Eaton suggests a marshy landscape illustrating the long-term nature of the condition.

4 Religion

St. Editha's Church of England church is at the east end of Church Eaton High Street.

There are no other religious institutions within the Parish.

5 Demographic

The 2021 census recorded 669 residents across the approximate 290 houses in the Parish and the data indicated 35% of the Parish are above 60 years old, with approximately 20% being under 20 years old.

The Parish survey conducted in 2026 showed that:

66% of households contain adults either working, studying or both, and 6% containing one or more adults that would like to work but currently aren't for a number of reasons. These figures are broadly commensurate with the last census.

The survey also revealed that 60% of households contain adults who are not working and have no wish to, including being retired.

The survey also found that 71% of the households have lived within the Parish for over 10 years, with 92% of homes being owned, although 8% have reported that family members have had to leave the parish due to being unable to find property within their budget. These factors point to a stable and settled community.

This is further supported by low reported crime rates with 2% of households reporting being a victim of crime committed within the Parish, within the last 12 months. Whilst 20% of households say they have witnessed antisocial behaviour or unreasonable noise over the same period, there was a unanimous belief from those responding that the Parish was seen as a safe place to live.

6 Transportation

6.1 Roads

The roads within the Parish are Sabre Class III, or alternatively known as Class C or D/Unclassified roads. With the exception of the 30mph zone in Church Eaton village, all roads fall under the National Speed Limit.

There are 4 primary routes into the Parish:

- From Gnosall in the North West
- From Haughton in the North East
- From Wheaton Aston in the South
- From Stretton in the South East

Traffic is generally low over these roads with the exception of some limited commuter traffic from Gnosall and Haughton in the morning and evening passing through the Parish en-route to/from the south (e.g. Wolverhampton, the A5 towards Cannock and the M6 J12 and M6 Toll). There is also a moderate spike of traffic around school drop off and pick up times.

All four of these roads pass through an area that has been designated as at risk of flooding, and frequently are. Even mild flooding in sub -zero temperatures can exacerbate the breakdown of the road surface resulting in extensive pothole damage repeatedly occurring. The Staffordshire Highways report (<https://www.staffordshire.gov.uk/Highways/Managing-the-highway-asset/Local-highways-maintenance-transparency-report.aspx>) showed that the condition of C and U class roads, i.e. those that serve the Parish, had declined in recent years, with 12% of C class roads in a Red condition (up from 9%) and U class roads 14%, (up from 8%).

As well as flooding causing a material breakdown of the road surface, flooding issues have also been directly linked to disruption to the community with 97% of households reporting flooding of roads has caused them to take diversions and/or miss appointments within the last year.

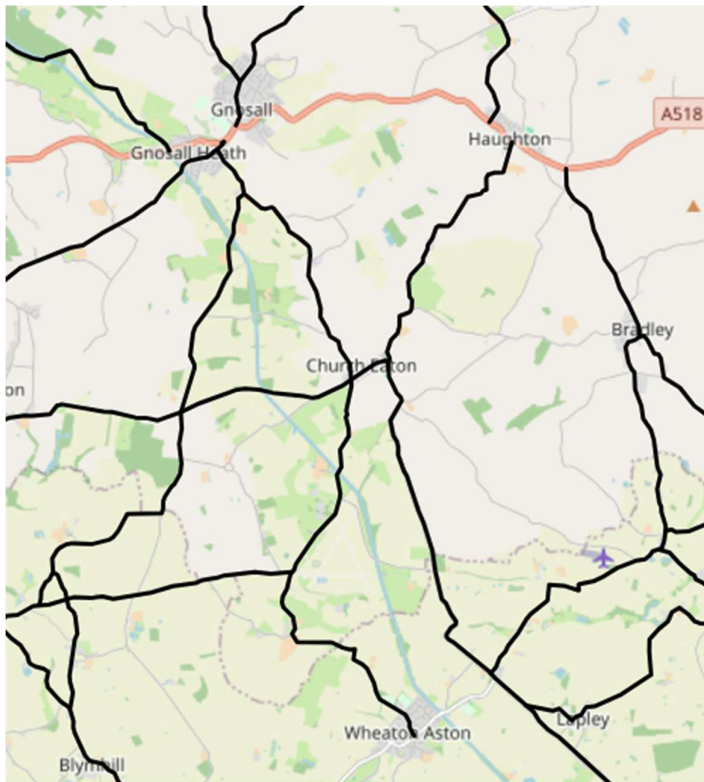


Figure 6- Road network across the Parish

Beyond these principal routes, there is further limited access from the East and West, although these roads enter similar small hamlets which themselves are only served by Class III or lower roads, effectively extending the distance to better roads.

None of these routes has a permanent centre line and only offer two-way traffic for short distances. In general, the roads rely on a few passing places and the generally low volume of traffic to make reasonable progress, something that notably slows at busier times such as around typical school hours.

It is also well documented that these classes of road are some of the most dangerous in the country with various studies such as those conducted by Brake and the National Farmers Union (NFU)

confirming government statistics. The NFU identified the following key reasons for this heightened risk:

- Higher speed limits
- Changing speed limits
- Blind corners, junctions or field entrances
- High speed corners and junctions
- Narrow carriageways and single lanes with no hard shoulders
- Poor road condition
- Overgrown verges
- Limited/no road lighting or road markings
- Mud and debris on the road
- Agricultural vehicles
- Livestock and wild animals
- Vulnerable road users (e.g. people walking, cycling, riding horses or carriages, or people riding motorcycles)

(<https://roadsafetygb.org.uk/news/rural-roads-have-unique-and-diverse-hazards/>)

Nearly all the above are present in the Church Eaton Parish, and the recent survey further confirms this with 72% of households reported either a near miss of accident during the last year when driving on the roads within the Parish.

The roads are however an essential resource. The survey found that 98% of households feel that without a car they would be cut off in the community.

6.2 Public transport

There is a bus that originates in Wheaton Aston, stops at the lone bus stop in Church Eaton and goes on to Stafford.

This passes 5 times per day, the earliest arrival into Stafford being 08:25 and the latest 14:30.

The return journey is only 4 times per day. The earliest departure from Stafford being 13:05 and the latest 17:05.

The timetable runs only Mondays to Saturday.

There is only one bus stop in the Parish, outside the Royal Oak Public House in Church Eaton village, and realistically only people within a reasonable walking distance, under half the households in the Parish, could use the bus.

The timetable below is taken from the Select bus services website in January 2026.

SERVICE 877 STAFFORD - CHURCH EATON - WHEATON ASTON

MONDAY TO SATURDAY

Route Number	877	877	877	877	877
Restrictions	SD		SH		
STAFFORD Shrewsbury Arms :	10:30	12:30	15:05	15:05	17:05
Rose Hill	:	12:35	15:10	15:10	17:10
Derrington, Bus Shelter	:	12:45	15:25	15:25	17:25#
Haughton, Church	10:45	12:51	:	:	17:30#
Bradley, Church	:	13:00	:	:	:
Gnosall	:	:	15:40	:	:
Church Eaton, Royal Oak	:	13:05	15:48	15:40	17:35#
Wheaton Aston	11:00	13:20	16:04	15:55	17:50#
	NS - SD	SH-NS			
Coven, Post Office	07:05	07:05	:	:	:
Brewood, The Swan	07:10	07:10	:	:	:
Bishops Wood, Royal Oak	07:17	07:17	:	:	:
Wheaton Aston	07:24	07:24	09:34	11:34	13:34
Church Eaton, Royal Oak	07:40	07:40	09:50	11:50	13:50
Gnosall	07:48	:	:	:	:
Bradley, opp Church	:	:	10:00	12:00	14:00
Haughton, Church	07:55	07:55	10:09	12:09	14:09
Derrington, Bus Shelter	08:01	08:01	10:15	12:15	14:15
Rose Hill	08:12	08:12	10:22	12:22	14:22
Stafford, Police Station	08:25	08:25	10:30	12:30	14:30

Figure 7- Bus timetable (Jan 2026)

This makes it effectively unsuitable for those working a 9-5 job in Stafford, and certainly not for anyone in jobs such as retail or hospitality which may require evening work.

To Gnosall, which is the location of one of the two local doctors' surgeries, there is only 1 service, at 7:40 in the morning, with the only return service being at 15:40, making it unsuitable. There is no public service to the other surgery in Brewood.

The lack of a meaningful bus service was confirmed through the survey:

Only 1% of households use the bus on a weekly basis, with a further 12% saying they only occasionally used it. 53% of households did however state they would use the bus more often if there was a suitable improvement in the service.

The nearest railway stations are in Penkridge and Stafford, both in excess of 6 miles by road.

6.3 Private Hire and Hackney Carriage Taxis.

There is no provision of Hackney Carriage type travel in the Parish with no designated Taxi rank.

Private Hire cars are available with the nearest typically being located in Penkridge to the East or Stafford, each would take over 15 mins to arrive, assuming immediate availability. There is a private hire service in the village, but this is primarily focused on longer journeys such as airport transfer and often requires significantly advanced booking.

6.4 Canals

The Parish is divided by the Shropshire Union canal which runs from the North West to the South East. The canal and the surrounding land are a conservation area and includes 13 listed features. The map below shows the conservation area (in green) together with the listed building (in yellow).

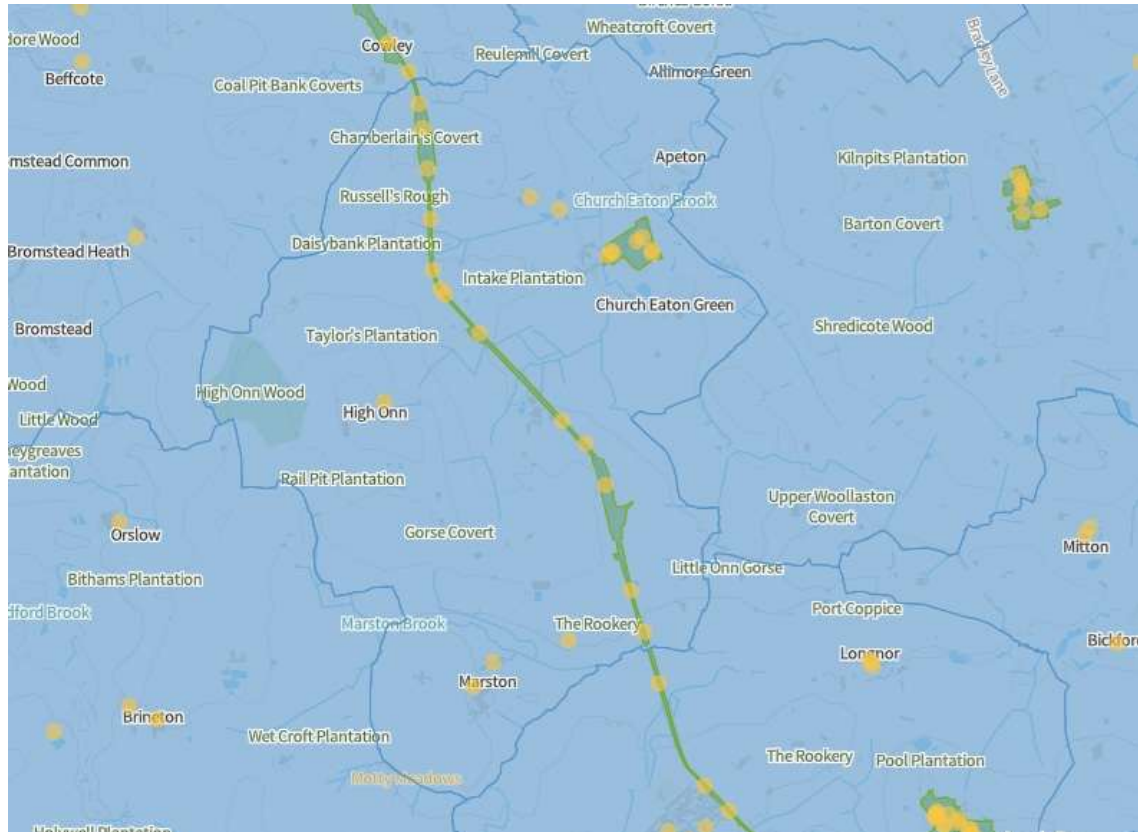


Figure 8 - Path of the Canal

The canal offers recreational boating to other canal users who pass through the community, and a number of boats which have residential moorings.

6.5 Public footpaths and bridleways

Across the majority of the Parish there are no footpaths alongside roads.

These footpaths are however often compromised by parked cars and to a lesser extent over grown hedges. Parts of the village date back hundreds of years and the width of the road and the provision for parking was not a consideration when the buildings were first built. Of those that were familiar with the footpaths within the Village, 74% thought there was adequate provision however parked cars and hedgerows caused a material issue, which if addressed would solve the problem. 14% thought they were fine, whereas 12% thought there should be more.

The areas of pavement within the Parish are shown in yellow on the map below:



Figure 9 - map of pavements in Church Eaton village.

The Parish also has an extensive number of public rights of way, a mixture of both footpaths and bridleways, that are across fields and not adjacent to roads.

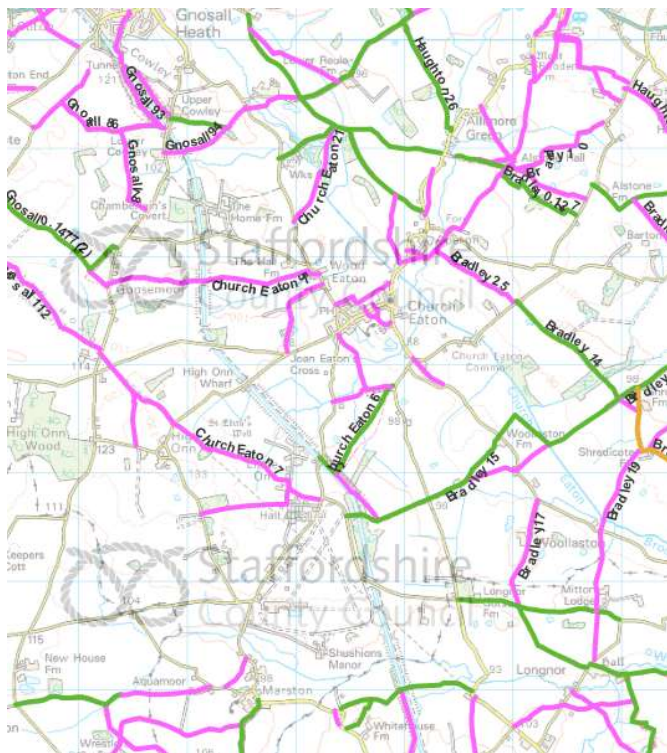


Figure 10- public rights of way, typically across fields

The roads, tow path and footpaths are widely used for recreational purposes with 64% of households using them on a weekly basis, and a further 24% saying they did so occasionally.

However, 43% of householders reported a near miss or accident when using the roads and footpaths in this way within the last 12 months, despite the relatively light traffic.

6.6 Cycle routes

Whilst there are no formal cycle tracks, the Parish is seen as a haven for cyclists with many visiting from surrounding areas. Both the Church grounds and the Pub are frequent stopping off points for cyclists.

6.7 Transport summary

The physical connection of Church Eaton to the surrounding area is compromised by low grade roads, known to be the highest risk category per mile travelled. Even with the relatively low traffic volumes, a high proportion of households have reported accidents and near misses when using the roads. Any increase in traffic volume would almost certainly create a further uplift in near misses and accidents.

The roads are also in a steadily declining condition with numerous potholes. This is in part caused by the regular flooding of the roads which is a persistent problem, and the compounding effect of potholes obscured by floor water can make the roads dangerous to navigate. The vast majority of households having had journeys materially compromised in the last year because of flooding.

Public transport is effectively non-existent from the perspective of working people. It only really offers a connection to Stafford, and the timings of the buses means they are unsuitable for anyone working a "9-5" job, which rules out many jobs including roles in care, hospitality or retail.

Public Transport also fails to support access to medical or dental facilities.

As a result, it is of little surprise that 98% of households felt they would be cut off without good access to a car.

That said, the roads do offer residents good recreational use, either on foot, bike or horseback.

7 Core infrastructure Services

7.1 Water and Sewage

Severn Trent Water provide mains water to the community. However, there are regular leaks, especially in the more rural parts of the Parish due to the ageing pipework. 25% of households reported a failure in the fresh water supply for over 6 hours within the last year.

Severn Trent also provide mains sewerage although this is limited and only covers part of Church Eaton village with 27% of the Parish being on Sceptic tanks or equivalent. This is pumped to the Wood Eaton sewage treatment works in the north of the Parish. We understand work was done in 2024/2025 to stabilise the mains sewerage, following a number of pump failures in recent years.

Most other properties, especially those outside the village have their own sceptic tank or equivalent.

In general, nearly all storm drainage is via soakaways or via the floodplain to the south of Church Eaton and not via any Severn Trent managed resource.

7.2 Electricity

The area has a high degree of overhead cables providing electricity especially to areas outside Church Eaton village. As a result, despite routine maintenance of tree cutting etc, in high wind conditions power interruptions are not uncommon, even in Church Eaton village.

The survey in 2026 found 72% of households had experienced at least one power cut during the past 12 months.

7.3 Heating

There is no mains gas to the area and as a consequence of this 68% of properties use oil with some now starting to adopt other forms of heating. 10% of homes use bottled/stored gas, 8% use heat pumps or other forms of green heating, with the rest split between purely electrical heating and multifuel burners.

7.4 Communications

Land line telephones are available throughout the Parish.

Broadband performance over copper wire varies significantly with Fibre to Cabinet only available in some locations, and then due to the long distances from these cabinets, the speed can be unacceptably low, by modern requirements.

Whilst Fibre to premises does now exist in some areas, this can be costly and is not universally available.

Mobile reception has improved on the Vodafone and O2 networks to the north east of the Parish. This now provides good 4G coverage in the Church Eaton village. Across the Parish in general however, and on the other networks, the signal is very variable, especially indoors.

Only 19% of homes said they could reliably make phone calls from any room in their home, even after the new mast was commissioned. When looking at mobile and internet services combined, 23% of homes felt the services did NOT meet study and work needs, and 25% felt the services did NOT meet social needs.

7.5 Services summary

The Parish has no mains gas, and most houses are heated by oil which is typical of rural locations although the reliance on oil is steadily reducing with bottled/delivered gas and more environmentally friendly sources of heat being increasingly used.

The services are also not reliable; electricity cuts are common with 3 in 4 houses experiencing them in the last year. Even the supply of fresh water is not to be taken for granted with 1 in 4 houses having been without fresh water for a time during the last year.

Mobile phone and broadband facilities have steadily improved but they still fall short. Despite new services being commissioned in 2025, only 1 in 5 households are able to make calls from anywhere within their home, 1 in 4 homes state mobile and internet services do not support their work or study needs, and 1 in 4 state they do not support any social needs.

8 Facilities

8.1 Shopping

There are no shops within the Parish.

Facilities such as post offices, pharmacies, petrol stations etc are available in Gnosall, Haughton, and Wheaton Aston; all over 3 miles from the Church Eaton Village.

The major towns of Stafford, Newport, and Penkridge are within 10 miles and they offer wider shopping choices.

The idea of a shop within the Parish has been discussed, and 45% of householders said they would use it on a regular basis with a further 37% saying they would use it occasionally. Whether a village shop is commercially viable is however unclear as there are shops to the south in Wheaton Aston and to the North in Gnosall and Haughton. The catchment area would therefore be relatively small.

8.2 Food and drink outlets

The Royal Oak pub was incorporated into a company owned by the villagers when it was uneconomical for the previous owners to run. The success or otherwise has ebbed and flowed reflecting the determination and persistence of the Landlord/Landlady at the time. The current team also offer food and have created a thriving and welcoming atmosphere. Due to the pub's ownership structure, the shareholders are as interested in maintaining it as a community hub as they are at getting any dividend return.

There are no other food vending facilities in the Parish.

Take away services are available in Gnosall, Haughton, and Wheaton Aston, although it is rare for these to deliver into Church Eaton.

8.3 Sports and Social

There is an active Village Institute located to the east of Church Eaton village which is available to hire and can host up to 100 people. The hall is run as a not-profit-making basis, and relies on grants for some of its more significant maintenance items.

Adjacent to the Village Institute is a large area which is rented to the two sports clubs:

- The cricket club with a number of teams including a juniors team, and which also has a club house.
- The tennis club with 2 well maintained outdoor courts.

This area is on higher ground and drainage is reasonable resulting in these facilities to generally remain open.

There is also a playpark to the west of the village which contains equipment for all ages, from swings for the very young through to adult exercise equipment. This is situated to the west of Church Eaton village and correspondingly on the lower ground prevalent at that end of the high street, and as a result is often heavily saturated requiring temporary closure. This is owned and maintained by the Parish Council.

8.4 Library

There is a mobile library that visits, although this principally supports the school.

8.5 Events and recreation

The Parish has a small number of organised events and community activities, aside from the more formal sporting activities.

There is an annual "Oakfest" weekend of live music, and the Harvest auction, both held at the Royal Oak public house. These bring in crowds and raise money to support local charities and the Church.

There is a jovial annual cricket match between the cricket club and the pub.

There are various groups in the village. These include for Toddlers, Dog training, Local History, Gardening, Natural History, Church youth groups, and Coffee mornings.

Social events are held at the Institute and the Pub, both of which also host private events, like parties, funeral wakes, concerts and even wedding receptions.

There is a Parish Magazine that keeps the community informed.

8.6 Facilities Summary

There is a long-standing joke that whilst you cannot buy a pint of milk in the Parish, you can buy a pint of beer and as such, the community has its priorities right (even this is only possibly because the local villagers clubbed together to buy the pub to prevent it closing). Whilst superficially the village has a number of facilities such as the church, school, pub, cricket pitch and Institute, these require resources to operate and provide events, education and entertainment. Each resource/venue finds a level to which it is sustainable, but there is not a rich diary of weekly events.

You do have to take the context and nature of the Parish when determining if the range of facilities meets the community needs. The survey found that 69% of households felt there was a reasonable range of activities for adults. While the Parish has a healthy number of physical facilities, around a third of the Parish felt there is still a shortfall of activities to meet the community needs.

9 Education

The Parish contains a primary school serving years 1-6, with capacity for up to 100 children but currently operates at between 60 and 65, with just 1/3 of the roll call coming from within the Parish.

The Borough Council has a planning assumption that for each home it can be assumed 0.06 children per school year would result. Consequently, with a Parish of circa 290 houses, and 6 school years, the Parish could be assumed to have 104 eligible children. In practice, only 1/5th of this number attends the school. Whilst the current overall Ofsted rating (Jan 2026) is "Needs improvement", 4 of the 5 sub categories were scored as "Good", as was the previous overall Ofsted rating, so the probable reason for the relatively low numbers attending can be attributed to a demographic which is not typical in the planning assumption, and competing schools on the edges of the Parish, such as Wheaton Aston.

The Primary school is also supported by the Foundation Charity.

For secondary education, children within the Parish travel to surrounding areas, typically Stafford and Penkridge. Due to the limitations of public transport, the choice is limited without either parents driving their children to school, or in some cases the schools providing a school bus.

There is no higher education facility in the parish.

10 Health and welfare

The community has no primary or secondary medical facility.

There is a small doctor's surgery in Wheaton Aston but it is not generally available to residents of the Church Eaton Parish. The Doctors generally servicing the Parish are in Gnosall and Brewood, a minimum 5-mile journey, neither of which are served by public transport, and both of which are reportedly near capacity.

Secondary medical facilities are in Stafford, Wolverhampton, Telford and Cannock, all some distance from the Parish.

There is also no dental provision within the Parish. Whilst there are some private dentist practices in Gnosall, the nearest dentist accepting NHS patients is in Newport approximately 8 miles away and is not served by public transport from the Parish.

There are no first responders located in the Parish, although there is one in nearby Wheaton Aston some 2 miles to the south of the Parish, and a further one in Gnosall to the North.

There are 4 defibrillator units across the Parish in publicly accessible places, one at either end of Church Eaton High Street, one in Marston and one in Little Onn. There is an additional defibrillator in the school, but this has limited accessibility.

Within the Parish, 7% of the homes include adults requiring professional support to live at home, and 19% include adults who rely on family and neighbours to be able to continue living in the Parish.

10.1 Health Summary

Accessing health services is a challenge in such a rural community. Private transportation is essential as public transport timetabling is not suitable.

11 Employment (including Volunteer Work)

Locally, the main industry is farming with over 10 farms, mainly owner operated or tenant farmers. The farms include Dairy, Sheep, Pigs and a variety of arable crops, often grown to support the livestock food supply. Some of the farms within the Parish have been recognised nationally for their animal husbandry and contribution to research.

There are also a number of small companies operated from within the Parish, including chiropody, airport transport, IT consultancy, and gardening. These smaller companies are often owner operated with at most a small handful of staff.

12 Housing

12.1 Current amenity

The Parish has a variety of housing from large grand manor houses such as the 18th century 'Old Rectory' and Little Onn Hall, through to modest semi-detached bungalows. The Parish also has a small number of (ex)Council/social houses in the Oaklands and a small row of similar houses in Little Onn. There are a limited number of traditional terraced houses, with most either being semi-detached, including as part of converted barns, or detached.

Approximately 45% of the housing stock is located in Church Eaton Village, the easternly end of which is a conservation area, with a number listed buildings including The Old Rectory, Dolphin House, Smithy House and Briar Cottage, together with other notable buildings such as Rose Villa.

At the western end of Church Eaton village there are a number of old properties including the Old School house and the Malt Shovel Inn, which was converted to a farmhouse in the 20th century. They are interspersed with a mixture of houses built between circa 1970 and 1980. These range from smaller bungalow through to modest detached properties, typically in small clusters. There is some social housing, some of which is now privately owned. The development of the western end of the Church Eaton triggered the conservation area demarcation. something which was reappraised in 2017.

Across the Parish the majority of houses are either completely unique, or part of a small development of 4 to 7 houses. There is one close of 16 houses that was built as social housing, although a number of these have since fallen into private ownership.

Outside Church Eaton village there are a number of smaller hamlets such as Apeton, Marston, Little Onn and High Onn, with generally unique and distinctive homes of various ages.

In general, the nature of the housing stock across the Parish is therefore of a very individual and characterful style, sympathetically reusing heritage assets or unique builds when first constructed.

The entry level for housing is circa £220k (in 2025) for a 2-bedroom, 1 bathroom property although these rarely come available.

More typically, house values start at above £400k and as of Jan 2026, the properties for sale range from £385k to £580k.

12.2 Housing evolution

The change in housing stock over the last 25 years is made up as follows:

- 1 ground up new property,
- 39 properties added as a result of barn conversions, the conversion of other types of derelict buildings, or the refactoring of existing buildings to create additional homes.

Proposals to build a further 14 homes, mostly one-off developments as part of infill, were refused.

The additional 40 homes approved have raised the housing stock from circa 250 in 2000 to circa 290 today, an increase of 16%.

Over the same period, the national housing stock increased by 17% (Statistica report 24.4 million in 2000, rising to 28.6 million in 2025, although other sources have the growth slightly higher) which if applied to the Parish would have been only 2 additional houses.

This organic growth in the Parish has enabled a meaningful contribution to be made to the housing stock of both the Parish and a commensurate number towards the Borough despite being in what was characterised as a “no build area”.

This approach to only allow organic growth is also supported by the community. Going forward the survey shows:

- 89% support the continued conversion of historic buildings to housing.
- 56% support the use of brown field sites such as disused farmyards.
- 38% support building as infill between houses, or in gardens, something that planning has repeatedly refused over the last 25 years.
- Whereas under 2% support the inorganic growth through building on fields next to existing properties.

The preservation of unique and small clusters of similar houses was also widely supported, with:

- 41% of households in favour of developments of up to 7 houses, reflecting that if the Parish had to accommodate some inorganic growth, small-scale growth development would be appropriate on brownfield sites.
- 3% of households supported any development of more than 7 houses on one site, and even then, this was caveated with the need to make significant improvements to the infrastructure, most notably the road network. 97% objected to any development above 7 houses.

12.3 Housing needs

The need for housing was also examined. There was only limited support for more social housing, with the emphasis on those with local ties, e.g. working or retired from working in the local community which received 22% support, and 14% supporting social housing for less able bodied such as for the retired. General low cost/social housing was supported by just 8%.

There was also no clear preference for the property type, with around 15% welcoming 1- and 2-bedroom homes, 7% supporting 3- and 4-bedroom homes, and 5% supporting 5 or more-bedroom homes.

The community also expressed the view that 17% of households would be looking to move to a smaller property within the next 10 years, whereas virtually no one was looking to move to a bigger property. An overwhelming 99% expressed a desire to stay living in the community.

Unfortunately, 16% felt their personal housing wishes could not be fulfilled within the Parish, this could be linked to suitable housing, specialist care needs, or general services such as public transport.

12.4 Housing summary

The Parish has only had a few periods of inorganic growth in the last 50 years and this led to part of Church Eaton village being designated a conservation area to prevent more harm. Despite the lack of

inorganic growth, over the last 25 years there has been a steady supply of new homes, more or less keeping up with the national growth of housing stock, achieved by numerous small scale conversion projects of old and disused buildings.

Not only does this help increase the housing stock, it also plays a material role in preserving the rural appearance and preventing the further decay of some iconic and historic buildings. A good example is the conversion of the “Polish camp” on New Road, High Onn, a site used to house Polish Refugees after the Second World War, where sympathetic conversion has provided 6 homes whilst saving the site from dereliction. The continued approach along these lines is strongly supported by the community.

There are still many suitable assets across the Parish that could be utilised, and with modern farming requiring larger buildings, or alterations to improve animal husbandry, more assets are likely to become available.

Whilst new build development is generally not supported by the community, if there was to be any it should be to create smaller 1- and 2-bedroom houses for people to downsize to. Any such development should also be small in number, with developments of up to 7 properties and only on brown field sites receiving any support.

13 Appendix A – Survey comments

The survey gave households the ability to add a free text comment. These focus on the following key themes, although not universally held by all:

- Roads are in a poor state and with limited capacity.
- Road safety is a concern.
- The Parish and Church Eaton village has a blend of housing, roads, services, community and infrastructure which gives the location its character.
- These services and infrastructure in themselves are struggling, and partly tolerated due to the rural nature of the community. This includes road network, electricity and connectivity.
- The current approach to development is sustainable.
- Any step change in housing would come with a wide number of implications and be harmful to that character.
- If there was to be any new build development, then brownfield development of small clusters of houses would be preferable and in keeping.
- Flooding is a major issue, both of the roads and people’s gardens.
- The High Street has a number of issues including speeding motorists, heavy farm vehicles, and poor parking blocking footpaths.

The full texts, with direct references to individuals and companies removed, are below:

The surrounding roads and infrastructure need to be majorly improved to support extra housing along with addition shops Etc. The current state of the roads are not good, there is a lot of speeding of vehicles that pass through the village which also needs to be addressed even before any plans for expansion. I’m concerned how it will affect me our household currently has a view over the countryside and fields. We searched and paid for this particular property and now there is a plan for this to be built upon, I wonder what this shall do to the area which has a lot of history and charm

At the moment and particularly in Church Eaton village, there is a balance between the relatively small number of houses, the limited amenities/services and the locational challenges presented by single-carriageway road access in every direction. This gives Church Eaton village its unique character and has attracted residents who understand and appreciate this. It isn't frozen in time but development (new housing) has been, and continues to be, a gradual evolution. This is sustainable, fulfils the needs of the local and wider community and preserves the character of the village.

We don't believe expansion of the village will benefit the residents due to the already stretched infrastructure. It would increase traffic significantly and also add to the existing problem of flooding. This proposed building project is entirely to make profit for XXXX without any genuine consideration for the effect it would have on local people.

I am writing to formally register my objection to any proposed social or affordable housing developments in the fields surrounding the village of Church Eaton. One of my primary concerns is the suitability of the existing infrastructure. The roads leading into and out of the village are exceptionally narrow and are already under significant strain. During the winter months in particular, flooding is frequent and often results in regular diversions. It is not uncommon for two or more of the limited access routes to be blocked simultaneously, whether due to flooding or ongoing pothole repairs. Unfortunately, these repairs are often temporary and fail to provide a durable or long-term solution, leaving the road network fragile and unreliable. In addition, the village facilities are, in my view, appropriately scaled for the current population but offer little spare capacity to support further significant residential development. Introducing additional housing without substantial and proven infrastructure improvements would place undue pressure on roads, services, and the overall safety and resilience of the area. I chose to move to Church Eaton specifically because of its heritage, character, and peaceful nature as a small English country village. These qualities are integral to its identity and are highly valued by residents. Development of the surrounding fields would fundamentally alter this character and risk eroding the very attributes that make the village such a special place to live. I respectfully suggest that housing developments of this nature are better located in areas with appropriate infrastructure, capacity, and access already in place, rather than in and around a village whose scale and setting are ill-suited to such expansion. Thank you for considering my views.

Church Eaton and the surrounding area is a wonderful close community, embodying the village feel and spirit. We are perfectly happy with what we have. Planners who come in from outside offering to 'improve' our village obviously have no idea or experience of living in such a wonderful community. During one of the meetings held in the Village Institute, one of the planning proposal presenters admitted that he lived in a built-up area after being asked the question about he would feel if someone built around his home. He doesn't even know what village life and community is about yet he preaches about improving it by wanting to destroy it! We do not want more housing, we do not want more development, we do not want more traffic through the village, we love it as it is. All of the roads connecting Church Eaton to the surrounding areas are single-track at many locations. It is rare to make a clear run without someone needing to stop and wait for other vehicles. All of the roads flood across completely, with many being impassable to normal family cars because the water can be too deep. This has been happening for decades. We love the countryside, that is why we live here. We walk, we cycle, we enjoy the peace and quiet of open space, the wildlife, the fields, public footpaths, and the towpaths. This is our community and we love it. Developers tell us they want to improve life in our village for us. By building on it?! No, they are not doing it for us, they're doing it for money, they're doing it to generate income for themselves, NOT to improve our village. We would be the lifelong victims long after the developers have moved on. Once they start, they will be back again. And again. The long-term plans are frightening. It's not about our community at all, it is all about generating income for themselves. From what we are led to believe after asking questions, none of the houses will be for sale. Rent only. Rent goes up, people move on, new people move in, and so on. Village life is somewhat different to urban life. People who live in beautiful cared-for villages do so because they choose to do so, accepting the way of life, and being part of the community. If you are here because this is where you have been put by some government or council department, and village life isn't your 'thing' then it really isn't a satisfactory outcome or solution for any party concerned is it? We do not want further development. The roads are struggling to cope with the current traffic. The junction adjacent to The Oak Public House is already dangerous. Many many drivers entering the village by this route do not stop at the junction. They glance right, up the road past the pub and, if clear-ish drive straight out without looking left where there are invariably cars parked on the footpath and oncoming traffic. It is not always easy to pass oncoming traffic through the village because of parked cars. The village grew up when horses and carts were the main traffic and the width of the high street was probably fixed back then. :-) We do not need extra traffic in and through the village, let alone the damage caused to the crumbling roads by construction traffic. I think I've made my point here. Thank you.

More social activities to get people together?

We have lanes, not roads surrounding Church Eaton which are already totally unsuitable for the amount of traffic passing through. The condition of these lanes is appalling causing damage to vehicles and danger to the occupants and pedestrians. There is not room for two vehicles to pass along Wood Eaton Road or Malthouse Lane causing issues and danger to pedestrians as there is no footpath.

A lot of our answers depend completely on if XXXX are going to be building, this is a quiet village & we've already downsized & spent all our savings doing the house up & now considering moving in case they build! The roads are a massive problem as can only fit one car width down most & add farm equipment & school traffic, then Lorry's would be an absolute disaster and dangerous for the children! The roads flood continuously, not just in winter, the flow of heavy traffic will make this even worse if that's possible.

Road access is the main problem with any expansion to the village. As there are no jobs in the area any increase in housing would result in an increase in traffic on top of any increase caused by developments in other villages in the area. Already the village has experienced an increase as commuters from Gnosall travel down to the M6. There is little point in providing social housing unless a frequent and reliable bus service was also available. In short houses should be built where there are jobs and facilities as jobs and facilities will not come to the houses. Development should be confined to infill and brown field sites.

Electrical provision needs "reinforcement" to allow more options for home installed renewables. Bottom of hedgerows which have slumped in to the road need clearing. Sensible / Practical updating within the conservation area should be allowed. Organic growth (Housing) is expected 15/20 homes over a few years. 50 to 100 for personal enrichment and gain at premium rates (Private Rents) will not be improvement. I reasonably expect that the village car ownership is nearer to 3 cars avg. than the 2 planned for. In recent years the village has become a rat run from Gnosall to the A5, and is overwhelmed when there are issues on A5 / A41 / A518 / A449. Delivery of goods to the village is now VERY good, Food, Groceries and Parcels. An abundance of open space and walking / cycling / riding routes exist all around the village along with the canal.

I oppose any development on green belt land. I oppose the proposed development of new houses being built by XXXX outside the current village boundary because all approach lanes are narrow, even single file in places, and any increase in the volume of local traffic would make driving down the lanes more hazardous. Given the number of agricultural vehicles which of necessity have to use the lanes, any increase in traffic through building more houses would add to the problems. Adult residents in any new houses would require at least one car in order to go to work or shop and in many instances would have more than one car. The lanes are full of potholes and recent heavy rain has made driving even more difficult. They are also subject to flooding and despite recent work there is still a flooding problem on the lane in Apeton.

103 - electric, and coal and wood burners (3) 201 - 8 years 214 - theft not reported to police as pointless 301 - existing pavements need to be made wheelchair/pushchair accessible, including dropped curbs at crossing points. Many blocked by vehicles and hedges. 302 - several times a week 303 - playground needs new equipment, child groups - scouts, guides etc 304 - social/entertainment events at village hall 316-218 - don't mind location as long as they comply with 313-315 310 - limited number of family houses, up to 10 at most

The village as a whole does not need any social or rentable properties building within the next 25 years. What we require is affordable housing for the young adults, who have lived in the village all their lives, to purchase!

Flooding and the state of the roads need improvement not more housing development

The flooding here from the adjacent fields where planning is proposed would be detrimental to mine and other houses as its on a slope, and building that number of houses with pitched roofs would cause substantial flooding problems more than there is now and its got worse over the last ten years. Flooding to the front and back of my property. There is no development of more than 20 houses in the village itself which would increase the village by a third if it goes ahead. Buses are not reliable and already children that attend st Edward's in Stafford or the college cannot get there on time or frequently cancelled buses leave them stranded. I have had to pick up other people's children on a number of occasions. The roads are really poor and frequent flooding issues and run off from land. Potholes and sink holes open up. Parking at the school is an issue but most parents would not use a car park as already proven. Yellow lines outside the school would be better and then people would use the pub car park and institute car park for pick up and drop off. We have extensive wildlife on proposed fields - crested newts, woodpeckers, bats and buzzards to name a few buildings on farmland would be detrimental. We are in favour of using brown fields and historic barns in the area and parish to develop which would retain the character of the village. Emergency services struggle as seen by the last unfortunate incident involving fire and ambulances. Single traffic in and out of the village with all having to use passing places including the high street. Electric provision is poor and I have seen no change in WiFi or phone connection even since mast has been installed. Connected phone line is very poor and inadequate. Water often us not clear and there are blocked drains and silt due to age. Lots of times the water isn't clear and if bad weather it gets worse. The drains constantly blocked and high street has been flooded with water on a number of occasions, especially in bad weather. Neighbours back garden that is directly onto the site - she uses two pumps to pump out water off the field, run off from their field and back garden has a negative impact to my property front and my neighbours. Our back gardens also flood and we have a brook/ ditch behind our house that I think runs into another of the proposed fields. I am not opposed to developing barns that are already empty and have been left as it would improve the village. If buses were more reliable and frequent they would be used, but bus company cannot be controlled or extra services put on. I have had to use ambulance service a few times with young children, they struggle to get here and out of the village. We struggle with doctors service as we use Gnosall others use Brewood. With their developments in their villages we would struggle even more for services and be more isolated. The school isn't fully subscribed, but this is because people have a choice and those that live in the village choose to send their children to other schools including private schools. It went up in numbers but over last two years have lost about 30 students for various reasons off roll and not because they have transitioned. Many also come from out of area to use the school, but some have left. This proposed development would not massively increase numbers at the school, but it would create approximately 60-70 more cars going through the village that's not sustainable or viable. Increasing potential accidents and road traffic and damage. Currently we don't need traffic calming from speeding.

Phone usage in the property is reliant on WiFi working

The flooding problems within the Parish need to be sorted. Especially flooding from adjacent farm land. Improvement in WIFI. Stop parking on pavements, especially by the school which causes danger to children and parents

We have lots of flooding from and in the fields at the back of mine and others in the same street. It comes off the field and affects my garden so far. If houses were built this would definitely increase potentially flooding to my garden and house as well as others. The potholes are very bad in all exits and roads to the village. Flooding is very bad and school closes if the floods get bad. No passing places as single roads. Floods are very bad and village can get cut off. Access for emergency services can be restricted and air ambulances have been in attendance in the village a lot. We have great crested newts in the fields backing onto the gardens. I have seen a few over the years. There is a lots of wildlife and birds such as woodpeckers and birds of prey. And starlings. I am not opposed to developing the village eg disused barns etc. Very upsetting really. I agree with a little bit of housing, but not on green fields or open spaces - there is too too much development in Staffordshire.

I feel the infrastructure is not adequate. Roads are in poor condition, stormwater systems are inadequate and flooding has become a recurring problem. Surely new construction would increase land clearing and impervious surfaces, leading to greater storm water run off contributing to the already flooded roads. Sewer and drainage systems also lack the capacity to support further development raising concerns about back ups, failures and environmental impact. I have been made aware that the substation is also running at full capacity. Then there are the environmental impacts on wildlife habitat and ecosystems.

Flooding and passing points on all roads need to be addressed

We strongly object to greenfield sites being developed for housing, when there are numerous brownfield sites available in the Stafford area. If any further development of new housing was to go ahead in Church Eaton it would be to the detriment of our beautiful village.

It is clear that more, and affordable, homes must be created over time; replenishing older stock and providing improved prospects and quality of life for upcoming generations. The current main drivers for this process, target/box ticking profit motive, coupled with a laissez faire central government policy should be challenged and held up to public scrutiny. If not we will see a shabby fragmented process, riddled with nepotism and graft, inherited by future generations who might rightly condemn us for our lack of care.

I am against any further housing growth beyond occasional "in filling". Any development increases village flooding which is a major problem. Public transport is almost non existent in the village. There is no local employment in the village, which means all working people travel to work by car on roads that are narrow, flooded and often in poor repair.

We moved to the village over 23 years ago when our children were young. They attended our village school and then went onto secondary school either by myself taking them or school bus. The reason we moved here was for a peaceful, safe country environment for our children which now as adults they appreciate so much. They too have purchased houses in surrounding villages away from towns and cities. If I wanted to live by lots of new build houses or social housing and parks and walkways we would have chosen to live in a town NOT a quiet rural village. The village is perfect the way it is. It doesn't need change or expansion. For the people who hate muddy lanes and the lack of shops they will move and those people that stay here we are the ones willing to suffer no phone signal and not being able to leave our houses for sometimes days on end because of surrounding lanes flooding but those people also get to live in a happy, friendly and beautiful place.

The lanes infrastructures would not be sustainable if a huge increase in housing in Church Eaton We have had a few subsidence in the high street due to heavy traffic, these are large tractors, Milk/gas/oil/cattle feeds/fertiliser Tankers. We also have large grain lorries, lorries Carrying heavy goods, large Vans delivering, we must include the buses, but these are always Breaking down, so anyone relying on a bus service it's like a lottery. The large land owner XXXX do fail to maintain their lands so hence the flooding Apeton is an ideal show of this because they have failed to clear the drain in the field which has caused a flood across the road and damage to the tarmac which has caused a potholes. The land that XXXX wish to build on is a flood area and has Greater Crested Newts which are a protected species, they also chopped down a Perfectly healthy oak tree, which during the summer months was a home to some rare breed of bats. We know they want to make money from property but they could convert a number of barns which are sitting doing nothing because they have not been maintained. The school, the sewage farm cannot take a large influx of children or effluent, the lanes are full of potholes it does have some tarmac in places, the people who want to come to live here don't realise the cost of maintaining their vehicles because of the dangerous state of the lanes, it says 60mph on the signs some people try to do this, so it's at your peril driving them. Some have gone through hedges, turned upside down, hit tractors, artic lorries on bends, because if there has been an accident on major roads their sat nav send them down the lanes. There is a massive amount of traffic coming from Gnosall as a shortcut to Wolverhampton, you have the parents delivering their children to school which narrows the high street, most people park on the pavement which causes a hazard When driving through. The Council in their wisdom hap hazardly closes various lanes so YOU CANNOT GET OUT OF THE VILLAGE, so hospital, doctors or

anything appointments just don't exist for them, it's tough luck apparently. So anyone wanting to put loads of houses in this village needs to think a lot harder, hardly a bus Service, we loose electricity, loads of tractors 24/7, bad lanes "NOT ROADS," flooding because of Useless landowner not looking after brooks, streams properly, there is so much silt in them they don't flow, hence flooding problems, putting in bad drainage in fields, which CAUSES FLOODING, I forgot hedge trimming time which causes punctures cos they don't operate the machines properly. We pay extra on our council tax to the Council to clean the storm drains, they came didn't clean them just put a hose over them and went. Some of the drains had grass growing out of them as they hadn't been done in years. This is a rural village, there are a number of thefts from the farms, we had oil, coal and logs stolen from us, so xxxx. So if your selling houses that are programmed as GREEN think again, without electricity which we have lost on quite a few occasions, without oil/gas or wood burning stoves you're going to be cold and hungry. XXXX are best doing up their dilapidated barns more money.

I can only comment on my recent experience, having lived in Church Eaton for XX years, I love village life, however the roads and potholes are a disgrace and the lack of support from anyone who fix them is quite frankly a joke! I've lost 3 tyres to the roads a the flooding is even worse! If houses are to be built it will only make the infrastructure even worse! I also think it's a joke that they will have to be built with solar panels due to the lack of gas, when people who earn the average wage have to fork out thousands for solars and if you scrounge off the council they are given for free.

Village is a wonderful place to live just the right size and okay for local amenities. Roads/lanes just about cope with traffic Flooding is a huge problem Pot holes are a frequent problem Don't want to see further housing development has village could not cope with the items this would bring

There is no need to provide all housing options within Church Eaton which is a very small community when there are other housing options in larger communities closer by e.g Wheaton Aston, Gnosall, Stafford.

Potholes and flooding are a major issue that need to be addressed. Any pressure that the parish council can put onto highways would be much appreciated. Slab Lane for example is horrendous and minor patching is not sufficient. The village will dramatically change if any large developments are completed. The road access in the area is not sufficient to take more traffic.

The current size of Church Eaton Village as it is, is inadequate to cope with the current amount of Traffic coming through it. There are limited Facilities for residents within it. The roads are very poor quality and the village would not cope with extra vehicles from additional dwellings. We already have problems with the number of lorries and extra traffic cutting through from Gnosall along Malthouse lane onto Wood Eaton road that speed with no consideration for other road users and pedestrians. Any flooding issues need to be resolved before any new dwellings are allowed as they would make the current situation worse.

Sewage and drainage are less than satisfactory and have severely impacted our house over the past XX years. Action has been taken twice leading to a short respite only for the same problems of flooding returning when landowners fail to maintain their drainage ditches.

Any more houses built in this parish would cause significant difficulties with the sewage farm which cannot cope with the amount of sewage and surface water now.

Inadequate sewerage system that can't cope during periods of heavy rainfall. Flooding in and around the village causing damage to property & roads. Village gets cut off during heavy rainfall. Don't want more traffic through the village because roads can't cope with heavy traffic (potholes occur, etc).

There is no need to expand a small village like this there are not the services highways or infrastructure to support it.

We moved here because it's a small village, and would not have bought or property if the village was much expanded. We have no objection in principle to a small number of new-builds within the existing village boundary or the conversion of buildings closer to better facilities such as Gnosall has. A larger-scale housing estate would completely and irrevocably change the character of the village to its detriment.

I live in a village the infrastructure of having extra housing will cause lots of problems extra traffic we flood here when the weather gets really heavy rain !! chose to live here because the country side is beautiful i don't what it destroyed with extra housing which we don't need !!!

Some of the existing properties are very vulnerable to flood damage due to the water table and inadequate surface drainage provision. Any proposed further development would put additional pressure on the already over loaded system.

Yes... we have many comments/concerns relating to the High Street/ Conservation Area, Traffic, Lanes and Housing. Here they are... 1/ Parking on the pavement is a danger to pedestrians and also to neighbours, whose visibility is restricted when trying to get out of their drives. We have had a few near misses. 2/ The High Street is becoming more and more like a Main Road. A far cry from when it was made for use by horses and carts. We are informed that beneath the tarmac it is much as it originally was! As such it has neither the width nor the strength for the sizeable vehicles of today. 3/ Massive tractors with trailers full of silage thunder up and down incessantly day in and day out and after dark, using the High Street as their own personal 'conveyor belt' . The effects of those tractors and trailers are fast becoming apparent on the surface of the High Street. The Conservation Area now has developed its very own 'sink hole' that has been unsuccessfully repaired and is currently under investigation. 4/the injustice of having to pay for damage to our roads caused by oversized tractors and trailers via our council tax! 5/ The damage to the drains at the roadside that heavy vehicles have done, and 6/the anxiety caused by the potential of these huge vehicles to gradually damage our fragile old house in the Conservation Area, particularly when the tractors mount the pavement, because of parked vehicles. Our house shakes with the weight of these tractors and trailers. And it must be stressed that the front of our home has NO FOUNDATIONS WHATSOEVER! And that the High Street probably contains several other aged dwellings of similar construction... 7/The volume of traffic we get on the High Street these days. It's a highway used by Gnosall and other villages. And now let's go a little further afield and consider.. 8/ The potholes in the lanes and the way we have to try and remember where they are so that when the lanes get flooded we don't drive into one and damage our car wheels. 9/ having to drive in the middle of the road to avoid the potholes and, in the process, risking collisions with oncoming traffic on the narrow lanes 10/ the missed appointments due to flooding and never ending roadworks 11/ the fact that the repairs to potholes are short lived. What a waste of taxpayers money. Sometimes we feel like cancelling our direct debit in protest And finally, of course, we have to consider the potential effects of the recently proposed housing plan upon the existing Village. Previous developments have been very small scale. Our concerns relate to 12/ The prospect of a large scale housing development 'piggy -backing' on the Village's already overburdened infrastructure and adding yet more traffic. XXXX estimated there would be just 20 extra cars. But that is only one car for every two households... Really?! 13/ concerns about how construction traffic would place further stresses and strains upon the High Street/ Conservation area 14/ concerns about how the development would affect the gardens of Malthouse Lane, already subjected to flooding from the field to be built upon, and 15/ concerns about how the development would affect the low lying areas of the High Street that already suffer from flooding from the Brook and 16/The river that runs down the High Street because the drains can't cope. 17/ Finally ,we question whether it is appropriate to provide low cost housing here given that residents needing such accomodation stand to incur higher travel expenses as a direct result. Reliable cars are essential if you live here. The bus schedule is limited, unreliable and incapable of catering for the vast range of working patterns of today... because the days of 9-5 are long gone. There is no public transport to connect Church Eaton with Gnosall for the GP and dentist. It takes two buses to get to A &E or hospital visits.

Main issues are frequent flooding and lack of a public park/area that is safe for dogs off lead (that doesn't disturb the cricket pitch), similar to the Millennium Green in Derrington.

I wish to highlight concerns regarding the ongoing and worsening condition of local roads in Church Eaton, specifically in relation to repeated flooding, inadequate ditching and drainage maintenance, and the proliferation of potholes. These issues are no longer merely matters of inconvenience or vehicle damage; they now present a clear and escalating risk to public health and safety. Persistent surface water flooding on roads increases the likelihood of:

- Loss of vehicle control, particularly in winter conditions
- Pedestrian slips and falls
- Hidden potholes causing sudden braking or swerving

Emergency vehicle access being delayed or compromised Standing water and poorly drained roadside ditches also create hygiene and environmental health risks, including:

- Stagnant water accumulation, which can harbour harmful bacteria
- Increased presence of vermin and insects
- Contamination of adjacent land, footpaths, and private drive access

Accelerated road surface degradation due to water ingress and freeze-thaw cycles The absence of routine ditch clearance and dredging allows water to remain on carriageways for prolonged periods, directly contributing to pothole formation. Potholes in turn pose:

- Trip hazards to pedestrians
- Risks of vehicle damage leading to breakdowns in unsafe locations
- Potential loss of control incidents for cyclists and motorcyclists
- Increased risk of injury to drivers and passengers from sudden impacts

It is particularly concerning that these conditions persist despite predictable seasonal rainfall and well-established responsibilities for highway drainage maintenance. Preventative maintenance, including regular ditching and effective surface water management, is demonstrably more cost-effective than repeated reactive road repairs after failure has occurred.

The drainage of rain is probably the biggest issue in the village. While a lot of drains have been jetted this last year there are still issues with them not taking the water away. That's on all roads into the village and up the Main Street. In heavy rain it's often seen that rain water does not go down the gully pots but flows over. This also adds issues to the sewer as the rain causes the pipes to flow out through the man hole covers. smithy Croft gets this quite often and also leads to not being able to use the toilets. When we came to this village 15 yrs or so ago we hardly saw any flooding. So from that one can only wonder what factors have changed. While generally not in favour of new people housing. To prosper things have to change. But to build more without the drainage to the whole area not being addressed and then maintained regularly going forward is not going to be good for residents. While I know some will want new affordable housing bringing in new school kids only works for a short period before they move to other schools in the area. That would bring increased traffic going north to several locations but unless you keep on building each year there won't be new kids for the school. The sewage system along with the land drainage is probably the next biggest concern. If as Severn Trent have said several times the pumps in the pump house are running at only 60%. One has to ask why. The only conclusion that sits well is that the out pipe is running at full capacity at that capacity on the pump. How can that cope when more housing and families come into the village. On foot paths then it would be nice if no cars parked on them as many have access to a drive. But with the increases in large traffic movements it would be better if the roadway was clear of parked cars the footpaths are not designed for some of the heavy traffic that now has to use them because of cars parked on one side of the other. On the school from a safety point why are they not insisting that cars park at the institute and leave the road clear of parked cars safer for everyone using the road

We have lived in Church Eaton for over XX years and have greatly enjoyed raising our family here and the social life that can be found in this small Village. During this time there have been 4 small developments and some infill to the extent that the Village envelope is now full. Any large development would ruin the character of the Village, added to which the road and services network would be unable to cope. We are already suffering from greatly increased traffic along the High Street from Gnosall and beyond together with disruption by heavy farm machinery, often outside normal working hours. Any small development may be acceptable subject to the location.

The lanes are quite dangerous and not well maintained. I wrote off my car which has left me cut off until I get another one as the transport links are poor. I feel that the lanes aren't maintained well, I've had damage from pot holes to my car before it was written off. I do think that there should be more infrastructure for young people/children or a local shop which would be helpful for local people if ever any issues with transport. Luckily I have access to a car via family and friends but the bus route is very unreliable and only goes to either Stafford or Wolverhampton. Most of the local social opportunities for

children/babies/toddlers(nursery for children under 3 as primary doesn't take until 3) are nearby are in Gnosall. When I'm without a car (due to the poor road conditions on the lanes) it means that these opportunities are inaccessible.

The roads are substandard and not adequately maintained by the local highways. Flooding on the roads is a concern, and driving, cycling, or walking along the roads are dangerous. There are no passing places for single carriageways. The farm vehicles are disrespectful to the roads, leaving dirt and damaging the surface with debris. I support the expansion of the village if the infrastructure can be improved to a higher standard, but more houses with no road improvements is an absolute no from me.

The "flood risk maps" show low risk in certain specific areas in the village, however localised flooding has been recurrent in these areas and has increased in frequency and severity over the last 10 years. Any development near the village will increase these risks and current homes will be flooded with significant distress and costs to current residents.

The roads and drains are overdue maintenance so the roads flood regularly. Don't want new properties that will increase traffic and ruin the community Don't want the neighbouring views and fields changing Don't agree with the proposed new development behind The Oaklands as field floods already and excess water goes into the gardens of the Oaklands by Massies fields. Don't want new estate in Massie's fields as XXX

All roads in and out of Church Eaton do not have the capability of taking any further traffic. One due to most being single traffic roads, the flooding of the roads. The lack of maintenance and gritting on some roads. I would worry that if we have more traffic we could see an increase of RTA's.

The infrastructure isn't there to support more housing. The roads can't cope with the volume of traffic already. They are not maintained to a good standard and more housing will make it even more difficult for existing residents to move about

Residents in Church Eaton reject plans for additional housing plans. We currently haven't got the capacity , the roads , the services , incl NHS services to accommodate a wider community and greater volume of traffic on narrow lanes.

We don't believe there should be any new residential builds because there is not a large enough local infrastructure /amenities to support this.

The flooding off the field is bad. XXX have to pump the water running into their garden and house back into the field behind. This happens regularly now and puts the house at increased risk of flooding. This is also costing lots in bills to run on electricity when weather is bad. XXX the cost has been significant XXX and this is putting a strain on XXX. When cattle and sheep used to graze it was much better. Being ploughed the water runs straight off. With a development this would increase surface area with roofs and increase flooding to my house and other villagers. We also have lots of diverse wildlife, I had a lot of bats too. The roads are inadequate XXX down Wollaston lane and they are really bad with potholes and sink holes. Single lane traffic out of the village with minimal passing places and potholes and sink holes and bad flooding from drains and fields. Increased cars would be detrimental.

There are no questions about the road network and current condition of them particularly the extensive damage caused by continuous flooding and damage caused by large farm vehicles travelling at high speeds on narrow lanes.

Increased housing in Church Eaton will result in more strain on a struggling rural road system which is already overloaded by existing use. Properly affordable housing for people with local ties would enhance community cohesion and social care. Too few children in local school may result in closure, but I do not have relevant data to judge this. Properly enhanced local public transport could have great advantages but is probably too expensive to achieve.

14 Appendix B – Objectives and Method when creating this plan

This document sets out the Parish Plan as we enter 2026 with the intent to:

- Articulate the current nature of the Parish and what makes Church Eaton the Parish it is.
- Consolidate information from various factual sources in one document, add any local context and take a holistic view of their respective benefits and issues.
- Supplement this information with survey data designed to capture both the factual elements of the Parish such as how many properties use Oil fired heating as their primary source, and qualitative information such as whether power cuts or flooding is a concern, or whether the services provided are adequate.

The plan will be a resource that can:

- Aid the Parish Council focus on the most pressing current issues
- Feed into the Local Plan which is under review and due to be completed in 2027.
- Be used as a reference on the views of the Parish when appropriate matters arise.

The report makes use of a number of resources, many of which will be stipulated for context in the appropriate place, and include, but not limited to:

- The government website <https://www.planning.data.gov.uk/map/> which provides consolidated access to a number of detailed, and official resources,
- Public surveys such as the census,
- Historic planning records,
- A survey conducted in 2026.

The survey was conducted with the following approach:

- The survey was largely conducted on line.
- The survey was at household level, with every household allocated a unique 4-digit key. The list of addresses was produced using the Post Office address look up tool from the list of known postcodes in the Parish.
- Households could request their key online using a simple form, and the code was automatically emailed to them with a link to the survey.
- There was an easy option to notify the Parish Council if an address was omitted from the list, and this was used successfully, typically due to mismatches with the Post Office register.
- Survey results were stored with only the unique key as a reference. The postal and email addresses linked to any key were kept securely isolated to prevent the results being linked back to a household or person.
- There were a number of other security safeguards, a valid 4-digit key had to be used to enter results, codes would only be allocated to one email address, and some basic logging was maintained such as the IP address used. Suspicious activity was investigated although nothing untoward was detected.

- The survey was communicated using the Parish Council regular channels (internet, notice board and Bugle magazine). It was further promoted in local WhatsApp groups and on local Facebook groups.
- The request for codes by postcode was monitored and if there was particularly low take up in an area door to door mailing was undertaken.
- Paper versions were available for any households that requested one, and were used a number of times.
- The survey percentages are calculated after disregarding “Not applicable” and “Prefer not to answer” responses. If there were 20% or more “Prefer not to answer” responses, the overall response was taken as not being representative and consequently ignored.