

THE MOULTON NEIGHBOURHOOD PLAN

2015 - 2030

Made July 2019



Table of Contents

1. Moulton Neighbourhood Plan Area.....	3
2. Moulton Settlement Boundary	4
3. Introduction.....	5
4. Background of the Parish.....	7
5. Vision and Objectives	9
6. Moulton Neighbourhood Plan Policy Overview	11
7. The Planning Policies.....	13
8. General Principles.....	14
9. Housing.....	16
10. Design and Heritage.....	20
11. Environment & Open Space	23
12. Transport.....	27
13. Community Facilities & Tourism	30
14. Monitoring and Review	33
15. Proposals Map.....	35
16. Appendix 1 – Designated and Non-Designated Heritage Assets	36
17. Appendix 2 – Local Green Spaces.....	37
18. Glossary.....	38

The Moulton Neighbourhood Area

Eaton Hall Farm

Valeroyal Lock

Mere Heath

New Hall Farm

Weaver Navigation

River

Moulton

Main Road

Jack Lane

Bostock Green

Willow House

A533

Mill Lane

Bark House

Parkside Farm

Pettypool Brook

Mill Bank Farm

Addashaw Farm

Bradford Wood Farm

Smokehall Cottage

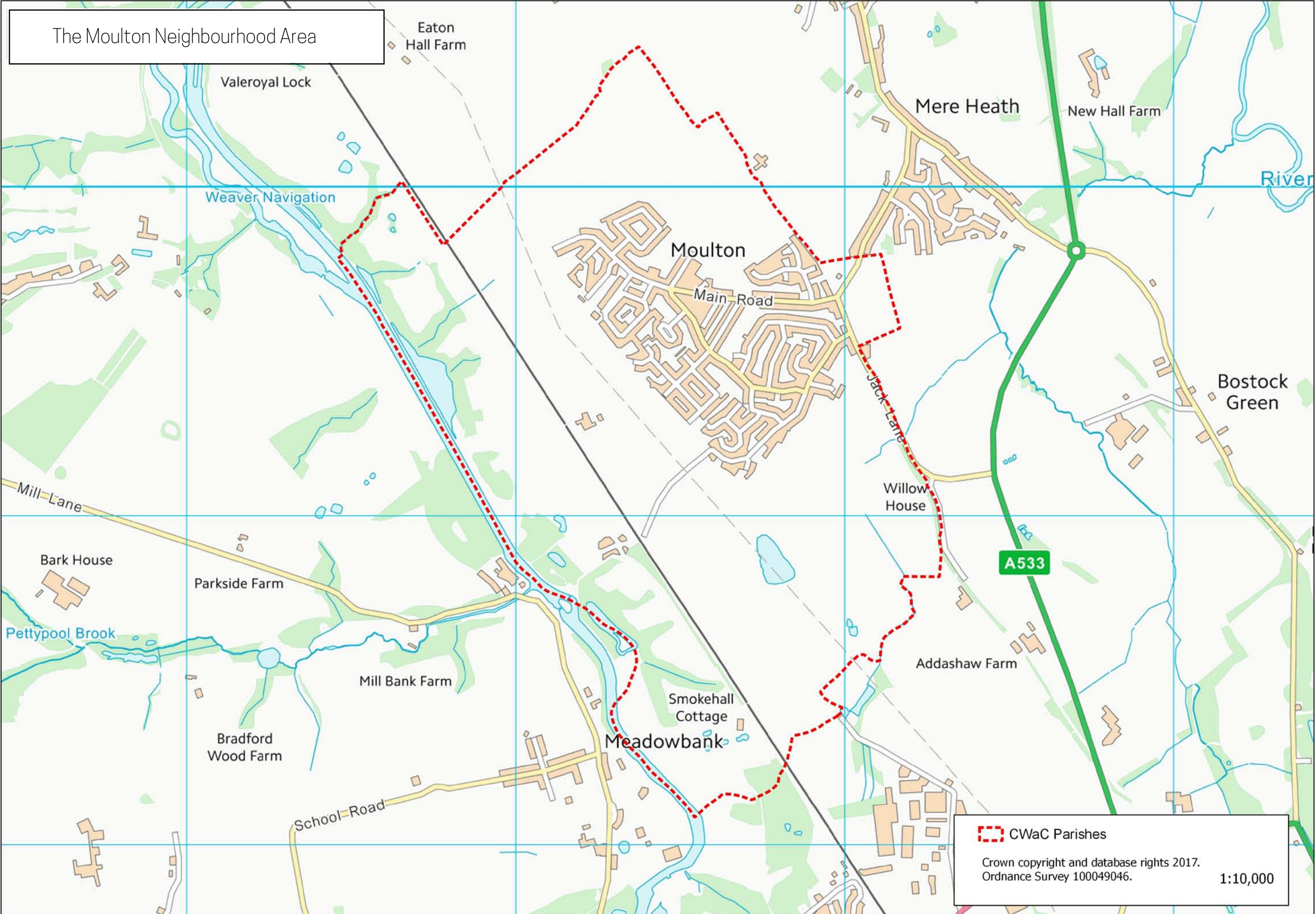
Meadowbank

School Road

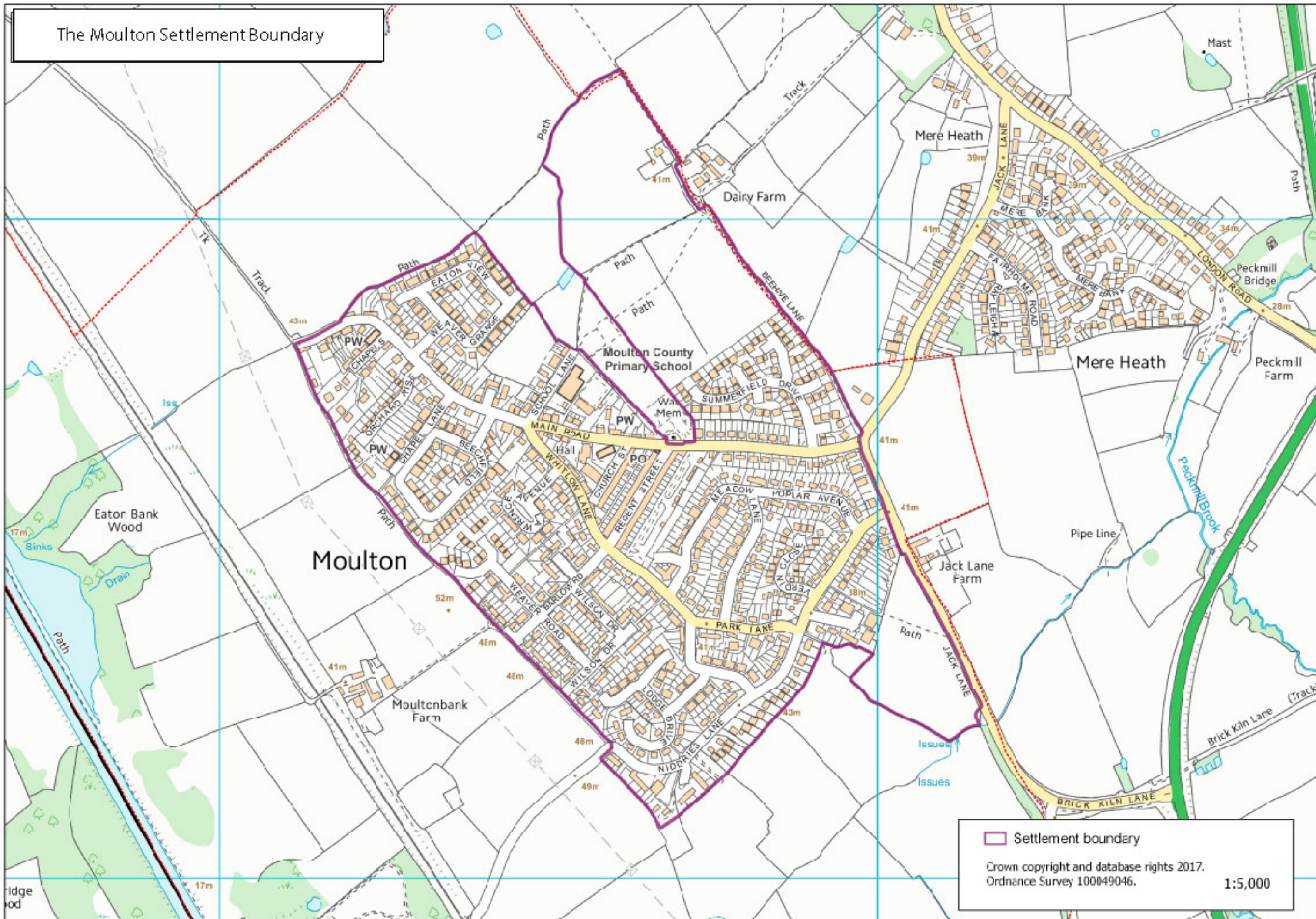
CWac Parishes

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1:10,000



The Moulton Settlement Boundary



Settlement boundary

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3. Introduction

- 3.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act (2011) and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of this legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDP) must be in general conformity with the strategic policies of the Local Development Plan and have regard to national policy and advice.
- 3.2. The current adopted Local Plan for the area is the Cheshire West and Chester Local Plan (part one) – Strategic Policies (adopted January 2015). This plan sets out the overall vision, strategic objectives, spatial strategy, and strategic planning policies for the borough to 2030. Some of the policies in the Vale Royal Local Plan (2006) and the Cheshire Replacement Minerals and Waste Local Plans are to be retained alongside the Local Plan (part one) until such time that they are to be replaced by the Local Plan (part two) Detailed Policies and Land Allocations.
- 3.3. The Moulton Neighbourhood Plan is to be shaped by and produced for the local community. The role of the Steering Group was to act as facilitators in enabling local residents, businesses, and community groups to determine the focus of their Neighbourhood Plan and devise policies to tackle local issues.

Developing the NDP

- 3.4. The Moulton Neighbourhood Plan has been prepared for the community by the community. This document is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and wants of the community, Steering Group and Parish Council. Our consultant team have then translated this into a formal Planning Policy document and have checked their interpretation with the community at each stage along the process.

Relationship with the Moulton Parish Plan and Village Design Guide

- 3.5. Moulton was one of the first Cheshire villages to complete a Parish Plan in 2004. The Parish Plan covers a range of topics including business and economic development, community and social activities, the environment, traffic, facilities for young people and leisure facilities for all, and has set out an agenda for change in these areas.
- 3.6. Shortly after, the community completed the Moulton Village Design Guide (2009) which dealt with the village context, the village character, setting, the settlement pattern, buildings, and spaces in the village including highways and traffic. Elements identified in the Village Design Guide were critical in the development of the Moulton Neighbourhood Plan and should be read in conjunction with this document.
- 3.7. Both of these supporting documents were used as evidence during the process of writing this Neighbourhood Plan.



Travellers Rest

4. Background of the Parish

4.1. The parish of Moulton lies within the district of Cheshire West and Chester. The village of Moulton supports a population of 2,370 (at the time of the 2011 census). Moulton village is a small, compact nuclear unit that resides along the River Weaver on the Cheshire plain between Northwich and Winsford, surrounded by agricultural land in the Cheshire countryside.

Socio-economic Profile

4.2. The 2011 census reveals that 72% of Moulton's residents are economically active, 18 % retirees and only 3.2% are unemployed. Compared to Cheshire West and Chester (CWaC) and national statistics, the parish performs better in all aspects of employment.

4.3. A comparison of the age structure of Moulton reveals that the village contains a mixture of different age groups. The larger proportion of residents are aged between 60 and 74 years, approximately 34% of the village's population. Those aged 0-25 years constitute the lowest proportion of Moulton's population at 16%.

Natural Landscape

4.4. Due to the village largely being developed during the 19th century, a tight compact settlement area was formed where the road network comprises of rural narrow roads. There is a mix of housing types ranging from the salt workers terraced housing along Regent Street, council housing dating from the early 1930s, and more recently two developments along Jack Lane and Beehive Lane.

4.5. The parish lies within the Shropshire, Cheshire and Staffordshire Plain, which is a designated National Character Area profile which is typically made up of flat, or gently undulating, lush, pastoral farmland.

History

- 4.6. Historically, the village of Moulton is associated with the salt industry. Salt obtained by brine pumping has been extracted from the areas around the parish for centuries. The River Weaver had been canalised and developed during the 18-19th centuries to carry cargo from the salt works that lined the banks of the River Weaver.
- 4.7. Most of the houses in Moulton were built in the 1800s and the public buildings date from the 1850s to the end of the 19th century. Regent Street and Church Street were built for salt workers to rent, and the Verdin family endowed the village school. Two chapels and the church in the village were all built around this time, as were most of the terraced houses in the centre of the village. The 19th century terraced houses and the slate-roofed artisan cottages give the centre of Moulton its unique character.
- 4.8. Moulton was a thriving community with many local shops and businesses. The clothing factory and the clog maker's shop can still be identified in Main Road. Housing expanded and the basic shape of the village was formed. In the 1950's Moulton was subject to the same pressures that changed many other Cheshire villages; the salt industry declined, cars made travel easier and people looked beyond their immediate neighbourhood for employment.

Employment and Services

- 4.9. There are a number of employment sites within close proximity to Moulton at Northwich and Winsford. As a result, traffic in the area is perceived to be a problem. The census revealed that 80% of the working population use a car or van along narrow roads to get to work, primarily in Winsford or Northwich. Alternatively, on-street car parking is another issue raised by the community as 3.9% work mainly at home.
- 4.10. The village is serviced by limited public transport connections – only one bus route passes through the village centre and Beehive Corner. However, a number of school buses come through the village along with delivery lorries for the public houses and McColl's.
- 4.11. Moulton also facilitates a primary school, playing fields, and several community buildings such as the Verdin Club, the Village Hall and the Moulton Adventure Group buildings.

5. Vision and Objectives

5.1. Community visions serve as a crucial role in clarifying objectives and focusing projects. The vision aims to reflect the residents' hopes and aspirations for the future of their local area.

The Vision for Moulton

“Moulton Parish aims to have a thriving and prosperous community which delivers a high-quality lifestyle for all its residents. The parish supports a strong local economy that has a positive relationship with the natural environment, promotes sustainable development that meets the needs of local people, and incorporates high quality design standards to mitigate flood risks and climate change impacts.”

The Lion

- 5.2. In order for a vision to be implemented and effective it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The Moulton Neighbourhood Plan has arrived at 6 objectives. Each Moulton Neighbourhood Plan policy must contribute to at least of two these key objectives.

Objective 1 – Local Character and Heritage

To promote sustainable development that is in-keeping and respects the character of Moulton Parish and that respects the variety of heritage assets, community, and recreational facilities of the village.

Objective 2 – The Natural Environment

To protect and preserve Moulton’s identified local greenspaces, and the natural environment surrounding the village of Moulton.

Objective 3 – Sustainable Economic Development

Encouraging economic growth in the parish through expansion of existing businesses and enterprises, whilst promoting the village as an attractive place for new economic activity.

Objective 4 – Traffic and Transport

The Neighbourhood Plan should encourage development which takes appropriate consideration of their impacts on the parish and promotes sustainable modes of transport and public transport throughout the parish.

Objective 5 – Housing Provision

To ensure that the village’s population is sustainable, by providing the right housing, in terms of type and tenure, to accommodate all ages, needs and lifestyles.

Objective 6 – Services and Amenities

To preserve the village’s existing services and to provide new ones, in order to improve the quality of life enjoyed by existing and future residents.

6. Moulton Neighbourhood Plan Policy Overview

6.1. The following table demonstrates how all of the policies set out in the Moulton Neighbourhood Plan meet the objectives set out in Chapter 4. In all cases the policies developed should address at least two of the objectives, however, there are some very specific policies designed to deliver the targeted and specialist elements of the objectives:

	OBJECTIVES TO BE ADDRESSED					
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6
GENERAL PRINCIPLES						
GP1 Settlement First	✓		✓	✓		✓
GP2 Sustainable Development	✓	✓			✓	
HOUSING						
H1 Location of New Residential Development	✓				✓	
H2 Infill	✓				✓	
H3 Mix	✓				✓	
H4 Development of Regent Street	✓				✓	✓
DESIGN AND HERITAGE						
DH1 General Design	✓				✓	✓
DH2 Heritage Assets	✓		✓		✓	✓
DH3 Streets and Footpaths	✓	✓			✓	
ENVIRONMENT & OPEN SPACE						
EOS1 Natural Environment & Biodiversity	✓	✓				
EOS2 Local Green Space		✓				✓
EOS3 Green Infrastructure		✓				✓
EOS4 Key Views	✓	✓				
TRANSPORT						
T1 Sustainable Transport		✓	✓	✓		✓
T2 Parking				✓		✓
T3 Traffic Management		✓		✓		✓
COMMUNITY FACILITIES & TOURISM						
CFT1 Community Buildings	✓					✓
CFT2 Developer Contributions		✓				✓
CFT3 Tourism			✓	✓		



The Planning Policies

7. The Planning Policies

7.1. The core component of a Neighbourhood Plan comprises its planning policies. This part of the document has statutory weight, insofar as they will form part of the ‘Development Plan’ for Moulton. The Development Plan is the collection of planning policies used to determine whether a planning application should be approved or refused by the Local Planning Authority (LPA). In the case of Moulton, the Development Plan currently consists of the Cheshire West and Chester Local Plan (part one) and once adopted the Cheshire West and Chester Local Plan (part two). When ‘made’, the Moulton Neighbourhood Plan (MNP) will also become part of this Development Plan.

7.2. This chapter sets out the policies for the Plan, which come under six key sections. These policies have been written so that they can;

- 1) Be used by the local community to understand and support the direction for the development of Moulton; and
- 2) Serve as a technical document for planning officers at Cheshire West and Chester Council – who will be using the document to make planning decisions.
- 3) Be used as guidance for developers, housebuilders, and others proposing new development within the village – so they can incorporate policy requirements into their schemes.

7.3. Aspirations for the parish are also set out in this chapter. Aspirations are the desires of the parish which cannot be made into policies themselves. While these aspirations do not hold the same planning weight as the policies, they are still important considerations which should be taken into account for future development in the village. These aspirations are shown in a lighter colour underneath the policies which they relate to.

8. General Principles

- 8.1. The following policies focus on general planning principles for all future development within Moulton Parish. The community have identified criteria to ensure Moulton receives high quality sustainable development, regardless of type, that reinforces and enhances the local character.

GP1 Settlement First

Residential, commercial or community developments within Moulton Parish are to be focused within the settlement boundary (as shown on the proposals map). Proposals for residential, commercial or community developments outside the settlement boundary will be resisted. Schemes which require a countryside location, will be acceptable where they meet the criteria set out in policy STRAT9 of the Local Plan.

The village is to be promoted as a community hub and any development should contribute to reinforcing that role. Developments which contribute to improvements to the parish services, infrastructure, and community facilities to reinforce the role of the hub will be supported subjected to compliance with other Neighbourhood Plan policies.

Explanatory

- 8.2. Moulton has been identified as a Local Service Centre in the Local Plan (part two). All development proposals within Local Service Centre's will be subject to policy STRAT8 of the Local Plan (part one) which supports development that serves the local need in order to sustain vibrant rural communities.
- 8.3. The community and Parish Council are in support of limited new development within the village. This reflects a belief that development is necessary to ensure that the village continues to be socially, economically and environmentally sustainable (both now and in the future). The Neighbourhood Plan also recognises the fact that these villages have a distinct character that would be undermined by significant new development.
- 8.4. The community wish to focus development within the village as part of their ongoing strategy to support and enhance the range of services in these villages, whilst also articulating the community's desires to ensure that all new development enhances rather than detracts from the local environment, through undermining the amenity of existing residents and undermining the viability of businesses.
- 8.5. Policy STRAT9 of the Local Plan (part one) restricts development outside the settlement boundary to that which requires a countryside location (which does not include market housing). Development proposals for agricultural and recreational uses outside the settlement boundary will be supported where they meet the criteria stated in the Development Plan policy.
- 8.6. Proposals seeking to deliver housing beyond the settlement boundary will unlikely be supported unless they are seeking to deliver 100% affordable housing. However, proposals will only be considered to be acceptable where the scheme is supported by an up to date

housing needs survey and is in accordance with the criteria set out in policy SOC2 of the Cheshire West and Chester Local Plan (part two).

GP2 Sustainable Development

Development proposals which take the opportunity to mitigate and/or reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the National Planning Policy Framework (NPPF) will be supported.

The Neighbourhood Plan seeks to achieve this by encouraging applicants to demonstrate that they have:

- Used appropriate building materials that aid in achieving a low or zero-carbon building in accordance with sustainable construction techniques set out in policy ENV6 of the Cheshire West and Chester Local Plan (part one);
- Promoted the use of, and where possible include, Sustainable Urban Drainage Systems (SuDS) to reduce surface water run-off, manage water at or near the surface, maximise infiltration into the ground and deliver ecological benefits in line with policy ENV1 of the Cheshire West and Chester Local Plan (part one);
- Promoted an appropriate layout, orientation and massing of development to maximise solar gain;
- Explored the use of, and where possible included, on site renewable energy generation technology.

Applications for small scale renewable energy infrastructure will be given favourable consideration where they are in compliance with other relevant Development Plan policies.

Explanatory

8.7. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability, and providing resilience to the impacts of climate change. Chapter 8 of the Cheshire West and Chester Local Plan (part one) sets out the Council's planning policies on ensuring sustainable development within the Borough. Paragraphs 93 – 108 of the NPPF is the Government's guidance for mitigating the effects of climate change.

8.8. The community consider that ensuring that new development is sustainable and seeks to tackle the effects of climate change should be high on the agenda, in accordance with chapter 10 of the NPPF. Proposals should also seek to promote methods of mitigating these impacts through the use of sustainable construction techniques.

9. Housing

- 9.1. The policies in this section deal with matters concerning new housing in the village, including the location of new residential dwellings, the approach to developing small or infill sites, and the provision of different types of housing that the community have identified and desire in Moulton Parish.

H1 Location of New Residential Development

New residential developments will be supported where they lie within the settlement boundary, are of an appropriate scale in relation to the settlement and meet the criteria of Policy H4 (Housing Mix) and, where relevant, Policy H3 (Infill). Proposals should be small in scale and must demonstrate how they meet the local needs within the parish.

Where necessary to meet identified affordable local housing needs, development schemes proposing 100% affordable housing may be permitted on small sites adjacent to the settlement boundary.

Explanatory

- 9.2. Policy R1 of the Local Plan (part two) identifies Moulton as a Local Service Centre. The (emerging) policy supports residential development within settlement boundaries of local service centres where it constitutes infill development, redevelopment of land or the change of use of suitable buildings. Proposals for residential development should explore providing a mix of housing in line with Neighbourhood Plan policy H4 (mix).
- 9.3. As discussed in GP1, development schemes proposing housing outside the village boundary will only be acceptable where they propose 100% affordable housing to meet an identified local affordable housing need. In all cases, schemes must be supported by an up to date housing needs survey.
- 9.4. New residential schemes within the village should be supported by evidence from the Housing Needs Survey and the Cheshire West and Chester's Strategic Housing Market Assessment to be considered acceptable.

H2 Infill

New development schemes on infill plots (infill is defined as the filling of a small gap, up to two dwellings, in an otherwise built up frontage) within the settlement boundary will be supported, subject to compliance with other Development Plan policies. Applications for infill sites that protect nearby residential amenity will be supported.

In order to avoid inappropriate infill developments, all applications for infill development (including conversions) must;

- Be of appropriate scale and plot size commensurate with adjacent properties;
- Be on a site bounded by existing properties on two or more sides and fronting an existing highway;

To avoid dramatically increasing density within the village, adequate garden space should be provided in new developments and retained in adjoining properties. Proposals should follow guidance set out in the Cheshire West and Chester's supplementary planning guidance document: Outdoor Space Standards for New Dwellings, or subsequent replacement guidance.

Explanatory

- 9.5. The plan supports limited infill development within the village settlement boundary, in order to bolster Moulton's housing stock and make use of vacant sites within the settlement boundary rather than committing development within the open countryside.
- 9.6. The community are against 'garden grabbing' – i.e. increasing housing density on residential gardens. This is to retain green space around properties and to avoid dramatically increasing density within Moulton. Therefore, it is their wish that the policy addresses this and shows that the plan will not support these types of proposals.
- 9.7. Proposals should meet the criteria set out in the Cheshire West and Chester's supplementary planning guidance (SPG) on 'Outdoor Space Standards for New Dwellings'. The SPG sets a minimum requirement for the outdoor space necessary to accommodate a private outdoor space adjacent each dwelling, a minimum of 50 metres of private outdoor space, and space for extensions – 50m³ for terraced housing and 70m³ for other housing.
- 9.8. Infill development within the village is subject to other policies within the plan in order to ensure that new properties amalgamate themselves with Moulton's character and where appropriate, within the existing street scene. Policy H2 – Infill, H3 – Housing Mix, DH1 – General Design, DH3 – Streets and Footpaths and T2 – Parking should all be considered when infill proposals come forward.

H3 Housing Mix

Residential development proposals that deliver an appropriate housing mix that meets the needs of the community and contributes to the diversity of the parish's housing stock, will be supported.

On all residential schemes of 10 or more dwellings, a mix of housing types should be provided which include the following:

- Smaller properties especially for the elderly, including bungalows
- Properties suitable for first time buyers (2-3 beds)
- Family homes
- A provision of lifetime homes to help meet the needs of all residents

Residential schemes that propose less than 10 dwellings are expected to provide a mix of housing types where appropriate, and practical.

Additionally, applications must include a provision of affordable housing where appropriate and conform to the Cheshire West and Chester Local Plan.

Explanatory

9.9. The village survey indicated that there is an under-occupancy of residential dwellings within the village, which suggests that there is a lack of smaller properties for people to downsize into. Indeed, of those in the survey which stated they may wish to move out of their property in the next 5 years, 50% of people stated they would like to move into a bungalow. This is not surprising considering the age bracket in the survey with the largest response rate was from those aged 60+.

9.10. The Cheshire West and Chester housing market demonstrates an under occupancy of the current homes in the village, which indicates a lack of suitably sized homes for the current residents, hence smaller properties are required.

9.11. This policy reflects Moulton's housing need as highlighted in the 2013 Village Survey and aligns with Cheshire West and Chester Council's Strategic Housing Market Assessment.

H4 Development of Regent Street

The redevelopment of the land to the rear of 'Regent St', locally known as the 'garage area' (as shown on the proposals map) will be supported within this plan subject to delivering a suitable housing mix and appropriate parking (as defined in Policy T2) for new and existing residents.

Development proposals should meet the design criteria set out in policy DH1, and the Housing policies in the Neighbourhood Plan.

Explanatory

9.12. The community have expressed a desire to develop on brownfield land adjacent to Regent Street or more commonly known as the 'garage area' subject to H1, H2, H3, and H4 of the Moulton Neighbourhood Plan.



Regent Street

10. Design and Heritage

- 10.1. Moulton Parish produced a Village Design Guide for the village and the surrounding natural landscape in 2009, whereby the community had identified a need to retain the local character and appearance of the parish.
- 10.2. Additionally, Moulton contains a number of designated and non-designated heritage assets. The heritage assets are set out in Moulton Design Guide. The community wants to protect these assets and to ensure that new development which takes place makes a positive contribution to the identity of the parish.
- 10.3. The following policies seek to achieve this through both protecting and preserving existing assets and character but also by promoting high quality design in any new development.

DH1 General Design

Subject to other policies within the Neighbourhood Plan, new developments will be supported where it is demonstrated that they have delivered a high quality, contextually responsive design. Where relevant, applicants should demonstrate from the outset they have addressed the criteria stated below and the relevant elements of the Village Design Guide (2009):

- Be of appropriate scale, mass and density and provide an adequate plot size, in-keeping with the Cheshire character: red brick, grey roofing tile, and gable features;
- Provide a mixture of housing types
- Have active frontages, addressing the street
- Avoid flat roofs where possible
- Have adequate off-street parking in accordance with policy T1 of the Neighbourhood Plan
- Be in-keeping with the historic character of the village in line with criteria set out in policy DH2 of the Neighbourhood Plan

Explanatory

- 10.4. The Moulton Village Design Guide is a document produced by the community and it sets out the visual character of the village from the viewpoint of its inhabitants. Development schemes should follow the guidance from the outset for it to be considered appropriate by the community.)
- 10.5. By requiring new development to comply with specific design criteria, it can be ensured that new development or alterations to existing properties add to, rather than detract from, the unique local character of the parish. The community has considered it important that ensuring high quality design within the parish should be a key aim of the Neighbourhood Plan.

DH2 Heritage Assets

Moulton benefits from historic buildings, spaces, street patterns (derived from historic field boundaries) and architectural detailing which together contributes to the village's local character. Development proposals must be in-keeping with the surrounding local character to be in conformity with the Neighbourhood Plan.

New development proposals must take account of the desirability of preserving or enhancing designated heritage assets and their setting or any features of special architectural or historic interest. Development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.

Development schemes that demonstrate how they have consulted with the Cheshire Historic Environment Record in order to safeguard these heritage assets will be looked on favourably. These designated and non-designated assets, identified by the community are set out in appendix 1.

Explanatory

- 10.6. The community desires to see the designated and non-designated heritage assets within the parish preserved for future generations to enjoy. The list has been extracted from the Village Design Guide 2009 (an adopted supplementary planning document) and can be found in Appendix 1 of this document. The community recognises that these heritage assets are part of what makes up the distinctive character of Moulton and that new developments should not spoil the appearance or function of these assets.
- 10.7. Cheshire West and Chester conservation have expressed that future users of the Plan including developers should be encouraged to consult with the Cheshire Historic Environment Record in order to avoid negatively impacting the historic character of Moulton through inappropriate development.
- 10.8. The historic character of Moulton is important to the local people and has evolved throughout history. Proposals which impact on the character of the village which includes historical buildings and spaces, architectural detailing and street patterns will not be looked upon favourably.

DH3 Streets and Footpaths

New development proposals adjacent to existing footpaths and rights of way must take account of those routes by positively promoting safety, visual appearance, surveillance, and functionality of the routes, through careful layout and design. Proposals which improve the features mentioned above, and also enhancing existing linkages from new developments into existing footpaths and rights of way will be looked upon favourably.

Proposals which enhance footpaths and rights of way, and integrate them into new developments, will be supported.

Explanatory

10.9. The Neighbourhood Plan supports public realm improvements within the village in order to improve Moulton's public space in terms of its accessibility, visual appearance, functionality, and safety.

10.10. The community wish to avoid boundary walls, fences, and hedges that detract the pleasant aspects of Moulton Parish. Good examples of an appropriate height for boundary walls can be seen on Main Road, Niddries Lane, and Wilson Drive.

11. Environment & Open Space

11.1. The Village Survey revealed that Moulton's community demonstrates a clear desire for the local environment to be preserved for the benefit of current and future generations. The community understands the opportunities presented to them by the surrounding countryside and that it should be considered a key asset to be preserved and enhanced.

11.2. The area between Moulton and Davenham had been identified as a Key Settlement Gap in policy GBC3 of the Local Plan (Part Two). Development within a Key Settlement Gap will only be supported where it does not harm the separation and identified functions of the gap and meets the criteria stated in the development plan policy (also identified in the Local Landscape Policy Review Document, PKSGA 11 and 12 page 27-29) and meets the requirements of Chester and Chester's Local Plan (Part One) policies STRAT5 and ENV2.

11.3. Moulton is not currently considered a tourist destination; however, many walkers and cyclists now use the village as a starting point for rambles into the increasingly popular Weaver Valley. There are numerous public rights of way within the parish enabling people to enjoy the local environment. National Route 5, a part of the National Cycle Network runs through the village. The following policies have been designed to offer direct guidance for the improvement and protection of key green spaces and the natural environment.

EOS1 Natural Environment & Biodiversity

New development proposals should consider their impacts on the biodiversity of the parish. Planning applications should, where possible seek to maintain and enhance existing hedgerows, trees and waterbodies within the plan area, as outlined in the Village Design Guide.

New developments should demonstrate how they have incorporated effective design and landscaping to support biodiversity by:

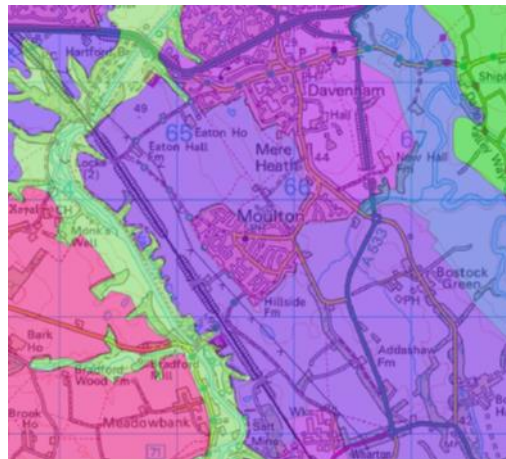
- Protecting and wherever possible enhancing local wildlife sites, corridors and habitats. Any unavoidable harm should be minimised through appropriate mitigation measures.
- Conform to the Borough Council's Landscape Strategy document.

Specifically, developments should avoid negatively impacting (both visually and physically) trees and hedgerows at the following locations which have been identified in the Village Design Guide. If unavoidable, replacements of the same or better quality will be expected:

- Within the village centre, around the park and war memorial;
- Around the Vicarage;
- Main Rd (rear of Regent St);
- Along riverside walk.

Explanatory

- 11.4. The community value the high biodiversity of the parish. This policy seeks to protect this high level of biodiversity and ensures that new developments do not detrimentally impact on the quality and quantity of wildlife in the parish.
- 11.5. Cheshire West and Chester have created a Landscape Strategy (2016) for the Borough. The report provides a concise strategy for managing the landscapes of Cheshire and for guiding landscape beyond the built up areas of the Borough. The Landscape Strategy identifies three landscape character types in the parish of Moulton; the urban area, LCT5 undulating enclosed farmland and LCT15 river valley (see map below). Detailed information on each of these character areas ca be found in the Landscape Strategy which is available in the evidence base for the Local Plan.



- 11.6. The community have identified a number of important trees and hedgerows within the parish that they are keen to protect. The trees and hedgerows are to be protected due to their significant contribution to the character of the village. Detailed information regarding the identified trees are available in the Village Design Guide. This is in accordance with Local Plan (part one) policy ENV3 Green Infrastructure.

EOS2 - Local Green Space

The Neighbourhood Plan designates the following areas as Local Green Space due to their special character, significance, and community value. The following sites (also shown on the proposals map) will be protected from developments that will lead to the loss of these green spaces. Managing development within a Local Green Space should be consistent with policy for Green Belt in accordance with the National Planning Policy Framework;

- Playing fields adjacent to the War memorial off Main Rd;
- Area around the War memorial;
- Area adjacent to Village Hall;
- School sports field;

- Recreational field;
- Weaver Rd play area;
- Moulton children's playing field.

Explanatory

11.7. The Moulton Village Design Statement (2009) states a number of valued open spaces within the village which the community are keen to protect. These are identified and assessed in the Local Green Space Assessment provided as a supplementary document to the Neighbourhood Plan.

11.8. Local communities through Neighbourhood Plans are able to identify green areas of particular importance for special protection. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Paragraph 77 of the NPPF sets out the criteria these spaces must meet in order to be considered Local Green Space.

11.9. Local policy for managing development within a Local Green Space should be consistent with policy of Green Belt in accordance with paragraph 78 of the NPPF.

EOS3 Green Infrastructure

Where possible, new development should incorporate new green infrastructure into their designs which will aid in mitigating against the impacts of climate change and where possible, ensure that they link to the wider green infrastructure network of the parish and to key pedestrian routes to create green links between developments.

Explanatory

11.10. The importance of Green Infrastructure as a method of combating the effects of climate change has become more relevant in recent years. This policy promotes a network of green spaces and green infrastructure which will help mitigate against the impacts of climate change and support local wildlife and its habitat offer both inside and beyond the parish.

EOS4 Key Views

New development within the plan area must not have negative impacts on the Key Views in the parish (as identified on the Proposals Map).

Proposals must show evidence of being sympathetic to the following key views which have been identified by the community in the Village Design Guide:

- East end of Main Rd looking east over farmland and Jack lane farm towards the Pennines and Jodrell Bank;
- The westerly end of Main Rd looking over farmland towards Eaton Hall farm and the path down to the Weaver;
- From Hillside Lane looking southwest over Moultonbank Farm towards the Weaver Navigation and Vale Royal Abbey;
- From the Playing Field looking over Bovis towards Dairy Farm on Beehive Lane and Davenham.

Planning applications will be required to demonstrate how they have:

- Reinforced, where relevant, the existing patterns of the streets, spaces and building lines and maintained views of local landmarks as seen on the proposals map;
- Retained and framed, where relevant, views of the wider countryside, landscape features and distant landforms;
- Reflect the local character of these views through sympathetic design and materials, the use of appropriate vegetation types.

Explanatory

11.11. The community are strongly opposed to any detrimental impacts on the key views around the parish from new development. These key views have been identified within the Village Design Guide. Therefore, the Moulton Neighbourhood Plan makes it a requirement that new development does not impact upon these views.

11.12. Views looking into the settlement are also considered an important amenity by residents, in that they promote the attractiveness of the parish, and along with those views looking out of the settlement, they should be taken into account when considering impacts that new development may have.

12. Transport

- 12.1. This section considers transportation matters in the parish, including issues such as parking, traffic, and sustainable means of transport.
- 12.2. Main Road is the primary artery through the village, with Regent Street and Church Street acting as secondary roads. Further residential roads are veins off this artery, many leading to smaller individual housing developments.

T1 Sustainable Transport

New developments will be looked on favourably where they seek to promote accessibility by modes alternative to the car to and from the development site, and encourage a modal shift towards public transport, cycling and walking.

Where appropriate, the creation of new, and/or connection to existing walking and cycling links should be demonstrated in the design of all new developments.

Explanatory

- 12.3. Public Transport has declined markedly in the last two years to the point where no buses pass through the village centre after 6pm. This is particularly concerning given the Local Authority's desire to enhance the evening economy in the neighbouring settlements of Northwich and Winsford (see policy ECON 2 of the CWaC Local Plan).
- 12.4. The Neighbourhood Plan wishes to encourage the use of sustainable transport throughout the parish and seeks to reduce the reliance on private vehicles. This may reduce the number of additional vehicles on residents' properties and in turn, reduce the likelihood of on-street parking.
- 12.5. New developments will be expected to include means for sustainable transport, such as cycleways and footpaths in order to encourage these travel modes and thus contribute to the plans sustainability objectives.
- 12.6. The maintenance of existing footpaths within the parish is essential in the promotion of the health and wellbeing of new and existing residents.

T2 Parking

Proposals for all new developments will be required to demonstrate that they include adequate off-street parking provision.

Where parking is proposed for residential development it should be provided on-site, or in courts, in accordance with the following requirements as stated in the Parking Standards SPD (2017, p.6):

- 1 Bed Dwellings: 1 space
- 2/3 Bed Dwellings: 2 spaces
- 4+ Bed Dwellings: 3 spaces

Aspiration

The Parish Council supports the creation of suitable additional parking on the following locations and will work with landowners, the local highways authority, and other partners to deliver:

- The Village Green and
- Royal British Legion site
- The McColl's site

Improving existing parking facilities will help reduce the effects of on-street parking in Moulton.

Explanatory

12.7. Many of the parish's key roads (Main Road in particular) are narrow, and parked vehicles only exacerbate the problem. A lack of driveways and off-road parking spaces do not help this. The Parking standards supplementary planning documents sets guidance for delivering parking within development proposals, however this policy seeks to strengthen the Borough Council's guidance to avoid the promotion of on-street parking.

12.8. The community supports the improvement of existing parking facilities through increasing capacity, enhancing the attractiveness of parking facilities, and improving connectivity between parking areas and services and facilities.

12.9. It is unreasonable to expect people living and working in Moulton not to use private vehicles to access facilities, services and places of work elsewhere beyond the parish, and therefore new development must recognise the need for parking within the parish and by setting clear and sensible on-plot targets for new developments within the parish, it is hoped that further exacerbation of these issues can be mitigated.

T3 Traffic Management

When considering development proposals specific consideration should be given to ensuring:

- Safe access and egress to the site;
- The provision of sufficient parking and servicing.

Proposals that improve road safety and promotes public transport will be supported. New developments which cause severe residual impacts on traffic within the plan area are unlikely to be acceptable.

Explanatory

- 12.10. Historically, Moulton has suffered from traffic problems due to it's unique design as a cul-de-sac village. The community therefore wish to see traffic issues considered in the policies of the plan.
- 12.11. There is a desire by the community to tackle the issue of traffic within the village. The plan will support developments that provide contributions towards improving traffic issues and are in accordance with other policies within the plan.



Moulton School

13. Community Facilities & Tourism

13.1. The Moulton Parish community have identified several community and recreational facilities in which they wish to protect. The following policies have been created to ensure that Moulton retains these important facilities.

CFT1 Community Buildings

The sites listed below are valued by the community for their recreation and amenity value. They should not be lost or harmed by development except in exceptional cases. In such cases appropriate replacement must be made.

- St Stephens Church Village Hall
- Moulton Adventure Group buildings (off School Ln)
- St Stephens the Martyr Church;
- Verdin Club,
- Church Hall

Development involving the loss of existing community facilities, cultural or local services will only be supported where they meet the criteria stated in Local Plan (part two) policy DM39.

Proposals promoting the construction of a new health centre, incorporating drop in facilities within the Village core will be supported by this Plan. New community proposals should be designed for a variety of uses to promote robust, sustainable development.

Aspiration

The community have identified as need for the presence of an accessible, well equipped Village Hall is essential to ensure that Clubs and Societies have a quality facility in which to meet. Additionally, the Neighbourhood Plan will be supportive of any efforts made to expand the school, either on the existing site or where appropriate.

Explanatory

13.2. The Village Survey gave clear evidence that residents value the “Moulton Way of Life” and wish to see the character of the village maintained. There are several longstanding clubs and societies within the village that help to foster the ‘Community Spirit’ for which Moulton is renowned

13.3. Moulton is a tight settlement area that focuses its key buildings within the village core. The community wish to retain the key features of the village centre to keep the Moulton nuclear village character as specified in the Village Design Guide (2009).

13.4. The community are keen to retain their community facilities, cultural or local services and will only accept their loss where they meet the criteria stated below (from policy DM39 of the Local Plan (part two):

1. It is demonstrated that the facility is surplus to the needs of the local community;
2. It is demonstrated that the facility is not capable of continued use for the existing purpose and cannot be used for other community uses in an economic and sensitive manner;
3. The loss of the land/property forms part of a larger scheme for the development of community facilities;
4. Compensatory facilities of equivalent community benefit are provided within the catchment of the existing facility.

CFT2 Developer Contributions

The community have identified a range of local improvements which can be supported by development contributions arising from planning permissions being granted within the plan area. Where appropriate, when negotiating development contribution agreements, the community would recommend that funding be allocated to the facilities below:

- Footpaths and walkways
- Improvements for educational facilities, either on existing site or elsewhere within the village.
- Improvements to the Church Hall or the development of a new community building

Explanatory

13.5. The community have identified a range of issues of concern and interest which can appropriately be addressed through developer contributions. These include:

- Highways improvements, including traffic calming measures and sign-posting routes for HGVs
- Sustainable transport links, including improved and additional walking and cycle routes and facilities.

CFT3 Tourism

Development proposals that will support small scale tourism related activities within the parish are supported, subject to protecting local amenity, ensuring effective parking and are in accordance with Local Plan (part one) policy STRAT9.

Schemes which deliver the following improvements will be supported subject to other Development Plan policies:

- By enabling greater appreciation of the parish's landscape features and interaction with the natural environment
- Improving the paths and bridleways around the parish to allow for greater ease of access
- Providing contributions for signing around the parish, particularly signing for National Cycle Route 5 and the pathway to the River Weaver from the top of Niddries Lane.

Aspiration

The Parish Council wish to create a series of interactive walking trails, for visitors and walkers to visit sites and buildings of special interest within the local village will also be supported.

Explanatory

13.6. The Weaver Valley in which Moulton Parish resides contains some attractive tourism features ranging from natural to historical. The community wish to see improvements to the accessibility these key tourism attractions around the parish in order to promote the Village as a more attractive place for visitors.

14. Monitoring and Review

Monitoring

- 14.1. The Neighbourhood Plan, once made, will form part of the Development Plan for Cheshire West and Chester, and will be subject to the Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.
- 14.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan: Part one - and any developed as part of Part two – will be sufficient for most of the Neighbourhood Plan policies.
- 14.3. It may be necessary to monitor separately a number of other specific indicators which should be conducted in partnership with the Council and the Parish Council on a bi-annual basis. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.
- 14.4. Subsequently, key indicators from approved planning applications and relevant policies, covering applications only within Moulton relating to the Neighbourhood Plan are: Development proposals submitted and/or permitted on sites designed as Local Green Spaces and their outcome (Policy EOS2).

Review

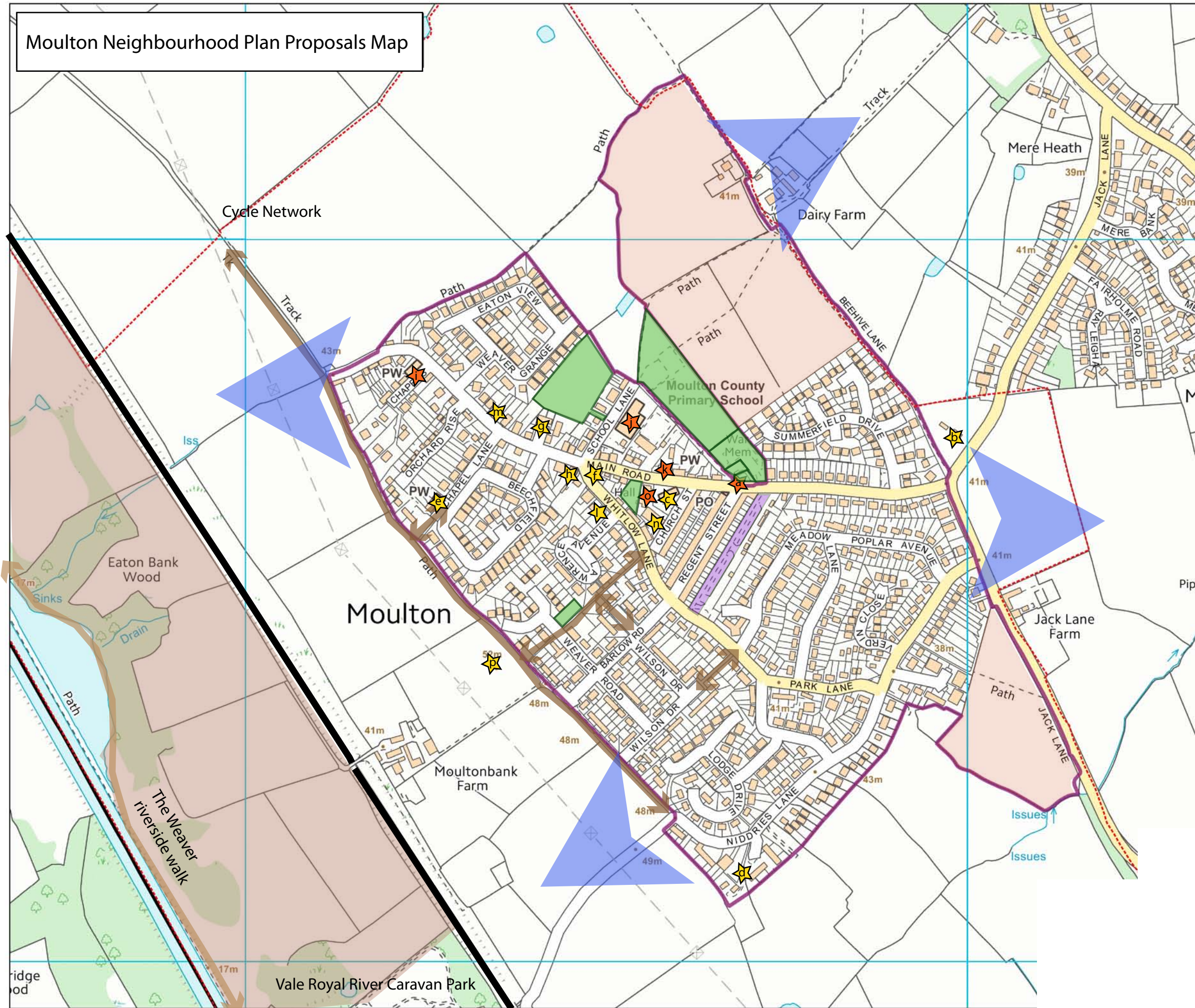
- 14.5. The Neighbourhood Plan has been prepared to guide development up to 2030. This is in line with the Local Plan: part one for Cheshire West and Chester – the document which provides the strategic context for the Neighbourhood Plan.
- 14.6. There are a number of circumstances under which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed under para 6.4 are not adequately addressing the objectives set for the Plan. Any future changes to the Moulton Parish and settlement boundaries will also trigger a review of the Neighbourhood Plan. In all cases, the Parish Council and its partners should consider undertaking a partial review of the

Neighbourhood Plan in five to six years from adoption (around 2022-23) and then a full review should be no later than 2026.

St. Stephens Church

15. Proposals Map

Moulton Neighbourhood Plan Proposals Map



- Designated**
- A) The War Memorial
 - B) The Vicarage
 - C) St Stephen's Church
 - D) Moulton Mound or Bowl Barrow
- Non-designated**
- E) Hillside Farm
 - F) Unitarian Chapel
 - G) The Travellers Rest
 - H) The Hollies
 - I) Moulton Cottage
 - J) Methodist Chapel
 - K) Primary School
 - L) The Lion
 - M) The Mcolls
 - N) Mayfield
 - O) The Verdin Working Men's Club
 - P) The Village Hall

- Legend**
- Settlement Boundary
 - Local Green Spaces
 - Wildlife Corridor
 - Key Footpaths
 - Designated & Non-designated Buildings
 - Local Landmarks
 - Developments currently under construction
 - Regent Street
 - Key Views

16. Appendix 1 – Designated and Non-Designated Heritage Assets

Designated:

- a) The War Memorial
- b) The Vicarage (1876)
- c) St Stephen's Church (1877)
- d) Moulton Mound or Bowl Barrow

Non-designated:

- e) Hillside Farm (c1760)
- f) Unitarian Chapel (1838)
- g) The Travellers Rest (c1840)
- h) The Hollies (c1845)
- i) Moulton Cottage (1872)
- j) Methodist Chapel (1875)
- k) Primary School (1894)
- l) The Lion (1896)
- m) The Mcolls (1896)
- n) Mayfield (c1908)
- o) The Verdin Working Men's Club
- p) The Village Hall

*these lists may be updated from time to time. See the following link:

<https://cheshirearchaeology.org.uk?page.id=152>

17. Appendix 2 – Local Green Spaces



LGS 1: Playing fields adjacent to Memorial



LGS 5: Recreational Field



LGS 2: Area around War Memorial



LGS 6: Weaver Road Play Area



LGS 3: Area adjacent to Village Hall



LGS 7: Moulton Children's Play Area



LGS 4: School Sports Field

18. Glossary

- 18.1. Of the following existing local planning documents or in the event that the monitoring of the policies listed under para 6.4 are not adequately addressing the objectives set for the Plan. In all cases, the Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in five to six years from adoption (around 2021-22) and then a full review should be no later than 2026.

Term	Definition
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Development	Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.
Development Plan	A development plan is a document which details the overall strategy of the council for the proper planning and sustainable development of an area and generally consists of a written statement and accompanying maps. The plan usually includes the broad aims of the council for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives. A Neighborhood Plan is statutorily part of the Development Plan and is used to determine planning decisions within the relevant area.
Green Infrastructure	Green infrastructure is a phrase used to describe all green and blue spaces in and around our towns and cities. The term allows us to refer to – and consider the collective value of – all of these spaces at once. Component elements of green infrastructure include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infill Development	Use of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.
Infrastructure	The term infrastructure refers to the basic physical and organization of structures and facilities needed for the operation of a society or community.
Local Green Space	<p>The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or Neighbourhood development plan.</p> <p>The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife (NPPF Paragraph 77).</p> <p>Policies within the local development plan or Neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF (NPPF Paragraph 78). (English Heritage)</p>
Local Plan	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole District. It is the policy against which development requiring planning consent in local authorities is determined.
Local Planning Authority (LPA)	A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.
Localism Act	The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.
National Planning Policy Framework (NPPF)	Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

<p>Neighbourhood (Development) Plans</p>	<p>A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2044) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that parish.</p>
<p>Public Realm</p>	<p>The space between buildings comprising the highways land, footpaths and verges.</p>
<p>Recreation</p>	<p>Recreation includes a many different activities, as a result a concise definition is difficult to establish. For the purposes of this Neighbourhood Plan, recreation can include but is not restricted to the following types of activity; spending time outdoors, informal games and play, walking and cycling, sporting activities.</p>
<p>Street scene</p>	<p>Elements which comprise the street environment, including roadways, pavements, street furniture etc.</p>
<p>Sustainable Development</p>	<p>The Bruntland Report provides the accepted definition of sustainable development as ‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’ (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.</p>
<p>Sustainable Urban Drainage (SUDs)</p>	<p>A series of processes and design features to drain away surface water in a sustainable manner.</p>

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