

# Moulton

## Village Design Statement

Adopted as a  
Supplementary Planning Document



## Contents

1	Introduction	3
2	The Village Context	5
3	Character of the Landscape Setting	7
4	Landscape Character Guidelines	8
5	Moulton Settlement Pattern	10
6	Moulton Settlement Pattern Guidelines	11
7	Buildings and Spaces in the Village	14
8	Buildings and Spaces Guidelines	20
9	Highways and Street Furniture	21
10	Highways and Street Furniture Guidelines	22
11	Appendices	23

## Acknowledgements

This document was written, edited and produced by the Moulton Village Design Statement Committee, comprised of: Andy Bennett, Debbie Bennett, Fran Bennett, Allan Burgess, Marian Burgess, Pam Ford, Mandy Hague, Jo Kershaw, Irene Nixon, Joanne Pawsey

This project was facilitated by John Gittins, Cheshire Landscape Trust

Grateful thanks to the following for their help, support and assistance in ways too numerous to mention (with apologies to anyone we've inadvertently omitted to mention): Moulton Parish Council, the residents of Moulton village, Pat Bennett and Clare Bennett.

## Sources

- Photographs – committee and Pat Bennett
- Page 14 – Unpublished document, B. Ed. Thesis, Fran Bennett, 1978, Keele University.
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## Key

Guidelines to be considered alongside local plan policies appear in green shaded boxes

Aspirations (features that the village would like to see, or be considered, but which are not subject to planning control) appear in yellow shaded boxes



Top St Stephen's Church  
Middle Chapel Lane  
Bottom Harvest Close

Front Cover: Main Road

## 1. Introduction

Moulton is an unusually self-contained village that has been subject to phases of building development, particularly over the last century. It is a patchwork of different building styles, each reflecting the design of its time, but surrounded by Cheshire farmland.

This document hopes to capture what Moulton people consider to be the village's best features, and what it should look like in the future.

## What is a Village Design Statement (VDS)?

- It is a document produced by the village community.
- It sets out the visual character of the village from the viewpoint of its inhabitants.
- It describes the form and features that define Moulton within its unique landscape setting.
- It contains information on the views and desires of the community that can inform the design decisions of architects and developers.
- It is a document that can manage future changes in the buildings of Moulton and the surrounding landscape, in accordance with its character and the wishes of Moulton residents.
- The intention is for it to become a Supplementary Planning Document to aid planning policies and decisions in matters local to Moulton.
- It is not concerned with whether development should take place; this is the job of the Local Plan.

## How the VDS will be used

- By residents, as guidance for planning extensions or buildings, to ensure they harmonise and fit into the local character.
- By planning officials, who should use it as additional guidance in decisions affecting Moulton.
- By architects, developers and designers, who should consult it to see what features the residents of Moulton want to see in any developments.

## How the VDS was produced

- Parish Council decided at meeting in March 2006 to undertake production of a VDS.
- Consultation events at local village fairs (Crow Fair July 2006 and Christmas Fair December 2006).
- Public Consultation Open Workshop November 2006.
- A questionnaire/survey distributed via the Christmas Fair.
- A working group was formed of interested individuals, parish councillors, and members of IMPP (Implementation of Moulton Parish Plan) to progress work.
- Local press releases throughout the period.



Top The Lion public house  
Middle Weaver Road  
Bottom Main Road towards the Travellers' Rest public house





## Relationship to Moulton Parish Plan

Moulton was one of the first Cheshire villages to complete a parish plan in 2004. The parish plan covers 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. The VDS deals with the village context, the character of the village setting, the settlement pattern, buildings and spaces in the village and highways and traffic.

## How the VDS fits into the local planning context

The guidelines set out in this document are intended to supplement policies in the development plan for the area. The Supplementary Planning Document is a formal part of the local plan and is a material consideration when dealing with planning applications.

The development plan comprises the Vale Royal Borough Local Plan First Review Alteration (2016) and the Regional Spatial Strategy for the North West. See Appendix A for more information.

## Moulton VDS – Diary / Timeline

- March 2006 – John Gittins (JWG) & Jeremy Owens meet with Moulton Parish Council. Parish Council resolve to proceed with VDS. Dr. Jo Kershaw, parish councillor, agrees to act as the local co-ordinator.
- June 2006 – Community Workshop Event. Jo Kershaw, Allan and Marian Burgess, Fran Bennett and JWG attended. Working Group established.
- July 2006 – awareness-raising display at Crow Fair.
- October 2006 Community Consultation Event at village hall – 17 residents and JWG attended.
- Working Group expanded to include Debbie & Andy Bennett, Pam Ford and Joanne Pawsey.
- December 2006. Display at Christmas Fair.
- January to August 2007 – several meetings of Working Group held, which now includes Irene Nixon and Mandy Hague. Drafting of sections taken on by members of the Working Group. JWG produced a draft Landscape Character Assessment of the Parish.
- September to November 2007 – working group meets several times to edit sections and produce a draft village design and parish landscape statement (VDPLS). Joanne Pawsey keeps notes of document versions produced at these meetings.
- November 2007 – review meeting held. Substantial progress made and editing finalised.
- November 2007. A draft paper headed 'Moulton Village Design Statement – The Next Stages' produced after the meeting held on the 15th November 2007, for members of the Group to consider and amend as necessary.
- November 2007 Debbie Bennett formats First Draft VDPLS for group circulation.
- February to August 2008 – meetings of working group, to review VDPLS drafts and select photographs and illustrations.
- 20 residents and JWG have been involved in the process, of whom at least eight, plus JWG, have made substantial contributions to drafting the First Draft VDS document.

## 2. The Village Context

### 2.1 Geographic and Historic Background

Moulton is a small village on the Cheshire Plain between Northwich, Middlewich and Winsford. It has an approximate area of one square mile. Moulton's prime site at the highpoint of a ridge of good agricultural land running parallel with the general course of the River Weaver made it an obvious place for a settlement. The village today is almost surrounded by arable and dairy farmland with a green wedge providing a break between Moulton and the adjacent village of Davenham.

The character of the Cheshire countryside owes much to its glacial origins. Boulder clay forms an almost continuous cover across the Cheshire plain with glacial sand and gravel overlaying the clay. A third of the area of the parish has a cover of sand and gravel, and alluvium is found along the flood plain of the River Weaver.

Moulton's roots date back before the Norman Conquest. There is documentary evidence of a Bronze Age earthen mound at the top of the lane to Moultonbank Farm (Cheshire County Council Historic Environment Record, SMR 791). The Domesday Book mentions Richard de Vernon who held land in Moletune, previously owned by Leofnoth. There was then one acre of meadow and a wood one league long and one wide. After the Norman Conquest, the village became bound up in struggles between the church and local aristocracy, particularly after the founding of the great Cistercian Vale Royal Abbey c1277, the largest in Britain until its destruction in 1542. As in so many cases, a large house was built from the ruins, which was home to the Cholmondeley family between 1625 and 1939 and still stands on the west bank of the River Weaver. It is known that in the 1930s many people from Moulton were employed in the "Great House" as domestic servants or gardeners.

However, it is with the salt industry that Moulton is mainly associated. Salt obtained by brine pumping has been extracted in the Mid Cheshire area for centuries and was transported by packhorse and river craft around the country. The River Weaver was canalised and developed in the 18th and 19th centuries – with the coming of the railways and the development of the chemical industry in Northwich, salt was a booming commodity, and salt works lined the banks of the River Weaver extending from Winsford to just beyond Newbridge and only one mile away from the centre of Moulton.

Moulton is one of the smaller county parishes in the district of Vale Royal and was made a parish on separation from Davenham on 18th December 1877.

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. Public and private housing estates were built in the 1950s and 1960s. In the remaining years, house building has taken place on the majority of remaining infill sites.



Top Moultonbank Farm  
Middle Bronze Age mound  
Bottom Salt industry on the River Weaver

## 2.2 Moulton Today

Moulton is a unique village in that the major road through the village, Main Road, peters out to a footpath. The only other entrance to the village, Niddries Lane, serves various housing developments and initiates a route to the River Weaver, which continues over Newbridge to Meadowbank.

The parish of Moulton can broadly be defined as three areas:

- The village, as a compact nuclear unit
- The surrounding agricultural land, which includes a working farm
- The area between the West Coast main line railway and the banks of the River Weaver embracing a number of large ponds created when the river was canalised, now sustaining waterfowl and other wildlife. This area also contains woodland, of which some is classified as Ancient Woodland and should be conserved.

The population of Moulton is approximately 2500 with around 1100 houses confined mainly to the village area. There are a small number of houses in the outlying areas including a caravan park close to the River Weaver. The village has two churches, a primary school, a large playing field, two pubs, two clubs, a post office, a village shop and a village hall. It is a mile from neighbouring village, Davenham, just off the A556, Northwich by-pass. The nearest towns are Northwich (four miles to the north) Middlewich (three miles south) and Winsford (three miles south-west).

## 2.3 Special Considerations

Mineral extraction, basically brine and sand, has ceased within the village.

Moulton is not a tourist destination, however many walking parties now use the village as a starting point for rambles taking in the Weaver Valley. There are many public rights of way in the parish, which are used by people enabling them to enjoy the beautiful environment. A part of the National Cycle Route (Number 5) runs through the village, and moorings on the River Weaver attract boat visitors.



Top Newbridge  
Middle Moulton School  
Bottom River Weaver

## 3. Character of the Landscape Setting

Before attempting to describe the Character of the Landscape Setting, it is important to make the linkage with the National, Regional, County and Vale Royal Landscape Character Assessments (LCAs). See Appendix B & map on page 9.

### 3.1 Moulton River Valley

#### Landscape Type 1

The Moulton river valley is characterised by a steep sided valley facing roughly southwest. Drainage within the valley is assisted by a number of small brooks that have formed gullies before entering the river. The river within the parish boundary has been significantly modified to form the Weaver Navigation / Vale Royal Cut and in doing so has created a series of shallow water bodies that are home to various species of water fowl such as ducks, moorhens, swans and herons. In addition there is a pool at Newbridge that is a popular fishery.

The woodlands that flank the river are mainly deciduous, oak and silver birch being predominant. In the shrub layer, broom, bramble and bracken are the most abundant species whilst rose - bay willow herb, tormentil, white clover and various grasses form the ground layer.

To the East of the parish there are a number of fields provided with drains designed to improve the quality of the land and which connect to a small stream that feeds Peckmill Brook and hence the River Dane.

Large tracts of old industrial land have been reclaimed alongside the river and areas of new planting undertaken to provide a small country park within the Mersey Forest. The grassy area at Newbridge is provided with seats and tables. The West Coast main railway line effectively forms a boundary between the farmed land and the river valley and a caravan site now occupies the site of the old Newbridge Salt Works.

### 3.2 Moulton Enclosed Farmland

#### Landscape Type 2

The enclosed farmland is an undulating plain, 40 to 50 metres above sea level. There is one farm, Moultonbank Farm, with the remainder of the farmland being managed from outside the village. Fields within the parish tend to be small and well tended combining both livestock and arable farming. Cereals and root vegetables are the main crops. Electricity transmission lines run through the farmland areas and there is a cell phone transmission mast close to Moultonbank Farm.



Top Woods along the River Weaver  
Middle Pool at Newbridge  
Bottom Mersey Forest park at Newbridge



## 3.3 Moulton Nuclear Village

### Landscape Type 3

Moulton is a tight settlement area that developed mainly in the 19th century with housing additions up to the late 20th century, so roads, streets and lanes tend to be narrow in places. There is a mix of house types ranging from salt workers terraced housing, council housing dating from 1934 and recent private developments.

Significant buildings include the School, the Anglican and Methodist churches, the Vicarage, the Lion and Travellers Rest pubs and the War Memorial.

There is an existing children's play area that has recently been redeveloped.

## 4. Landscape Character - Guidelines

Retain important outward views as identified by community consultation, including:

- East end of Main Road looking east over farmland and Jack Lane Farm towards the Pennines and Jodrell Bank
- The westerly end of Main Road looking over farmland towards Eaton Hall farm and the path down to the Weaver (see photo opposite)
- From Hillside Lane looking southwest over Moultonbank Farm towards the Weaver Navigation and Vale Royal Abbey (see top photo page 5)
- From the Playing Field looking over farmland towards Dairy Farm on Beehive Lane and Davenham

Policy BE1

Conserve existing trees and hedgerows in the surrounding landscape and take opportunities to increase these, including in the following areas:

- Around the vicarage (see bottom photo page 19)
- Along the first part of Main Road and rear of Regent Street (eg: bottom photo page 23)
- Within the village (eg: middle photo page 19)
- Along riverside walk (eg: photos opposite & page 7)

Policy NE9

The area between the Weaver Navigation and the railway line is an important Ancient Woodland environment and should be conserved. (County Historical Environment Record, 2005)

Policies NE7 and NE9

Where applicable, biodiversity should be conserved and enhanced and ponds and watercourses should be protected, Mitigation should be provided for any potential impacts.

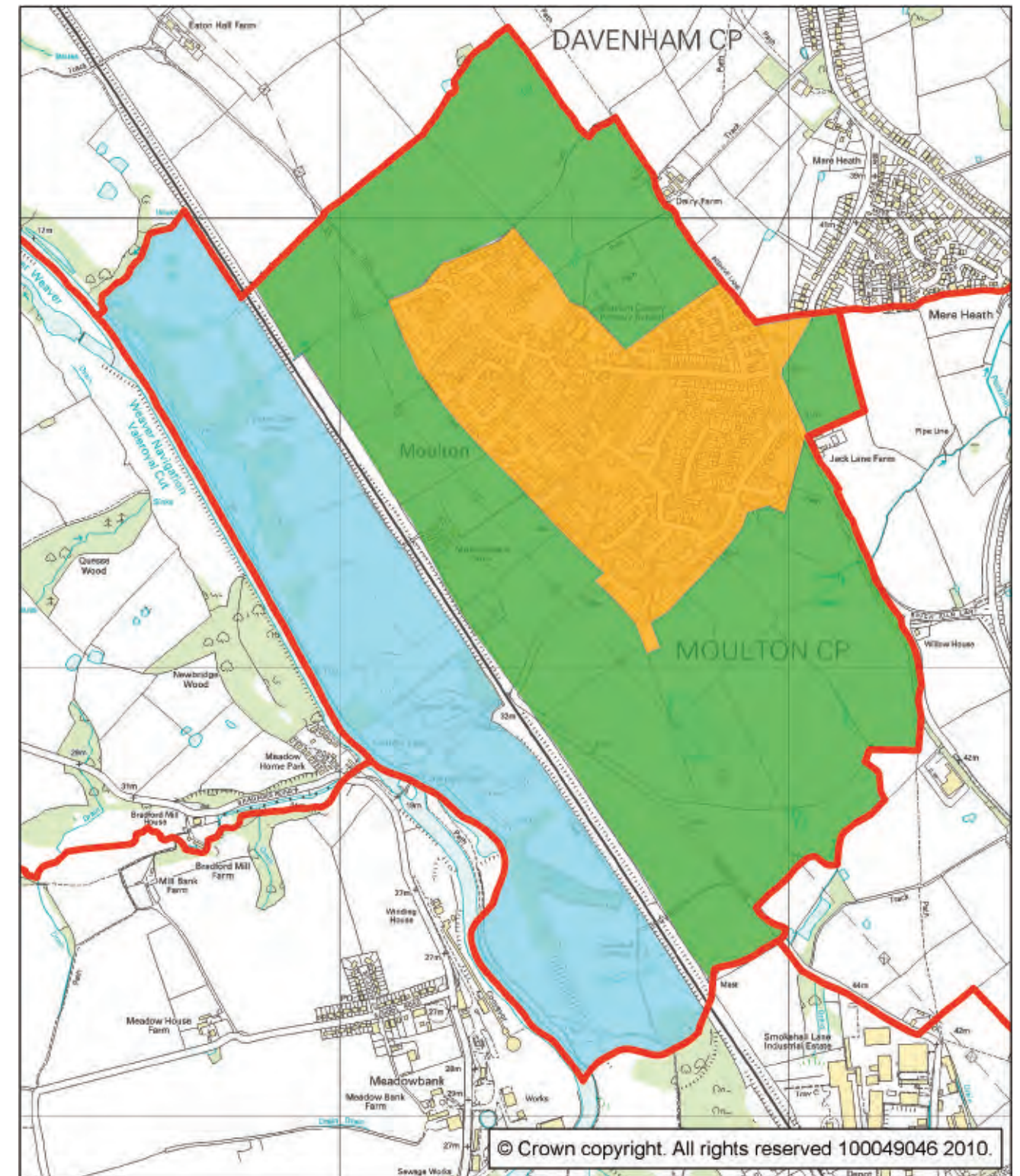
Policies NE1 and NE17

The paths down to the Weaver and along the Weaver Navigation are important to the community and visitors.

- Access should be preserved and paths maintained
- River visitors should be encouraged to visit the village by signposting



Top Play area  
Middle View from westerly end of Main Road towards Eaton Hall farm, locally known as Belle's or Bella's Walk  
Bottom Footpath along River Weaver



### Key

- 3.1 Moulton River Valley
- 3.2 Moulton Enclosed Farmland
- 3.3 Moulton Nuclear Village



## 5. Moulton Settlement Pattern

The settlement pattern of Moulton is shaped like a leaf - the main road through the village (Main Road) is the main artery. The original Victorian layout is evident along this road from the War Memorial into the village centre and out towards the end of the village, where many of the houses are traditional Victorian terraces (e.g. Regent Street and Church Street).

Further residential roads are veins off this artery, many leading to smaller individual housing developments, which end at the footpaths and public rights of way that surround the entire village at the leaf's edge.

Two pubs and the Parish and Methodist churches are all on Main Road, and the village primary school is down a small side road.

The village is unusual in that it is self-contained; there are only two roads from Jack Lane into the village and Main Road ends in a cul-de-sac. This means that there is no through-traffic and thus Moulton experiences perhaps less of a problem with traffic than other villages of a similar size. It also gives the village a community feeling, but the lack of passing trade has shown its effect as several shops have closed down over the past fifteen years. The building of the Davenham by-pass has taken traffic further away, isolating the village from the major A roads.

Many of the village roads are dead ends. Chapel Lane once hosted a chapel (now a private residence) and Moulton's only graveyard. At the top of the Lane was the blacksmith's, with access down to the river Weaver and the Salt Works. Chapel Street has another Chapel (also now a private residence) and School Lane ends at the Playing Fields - a further open space, with areas for sport and children's play equipment.

There are other small developments from the 1960s and 1970s of three-bedroomed, semi-detached houses and bungalows. More modern developments took place towards the end of the century, but further development has largely been contained within the footpaths and agricultural land that surround the village, making future expansion difficult.



Top Cul-de-sac at end of School Lane  
Middle Unitarian Chapel on Chapel Lane  
Bottom Methodist Chapel on Main Road

## 6. Moulton Settlement Pattern - Guidelines

Moulton is now a compact village with high housing density, no through road and bordered by farmland. As such it is difficult to see any potential for development within the village.

The preservation of the valued open spaces within the village is a high priority. These include:

- Playing field adjacent to War Memorial off Main Road (see top photo page 8)
- War memorial area (see middle photo page 19)
- Grassed area adjacent to village hall (see photo opposite)
- School field opposite school
- Play area on Weaver Road
- Areas of green space/verges within village that make a positive contribution to the appearance of the village (eg: photos opposite & bottom photo page 20)

Policies BE1 and RT4

The pavements and footpath network within the village itself should be maintained to a high standard, with hedges trimmed and path surfacing in good condition.

Policy BE1

Mature trees are an attractive feature and should be preserved. Tree planting schemes in general are to be encouraged. An open area that would benefit from more trees for shade and visual appeal is the Playing Field.

Policy NE9



Top Lawrence Avenue  
Middle Village Hall  
Bottom Beechfield





Moulton

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## 7. Buildings and Spaces in the Village

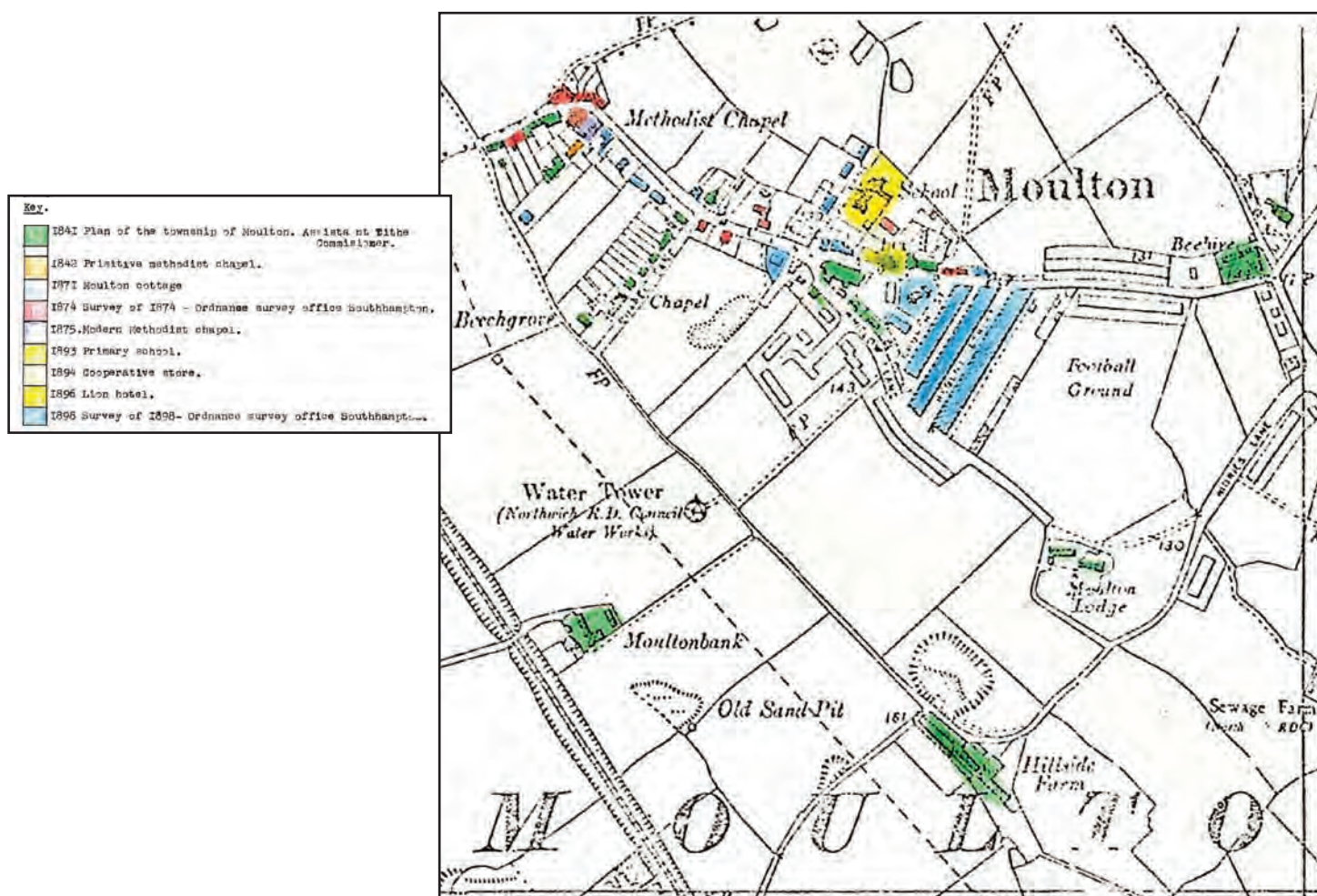
Since the mid 19th century a series of building developments in Moulton has resulted in areas of distinct housing styles and types. When these are marked on the map, (see page 17) Moulton has something of a patchwork appearance.

Many of the houses were built as part of small developments at different times and reflect the styles of that time. This has led to a mix of house styles in the village. However there are some common themes that have developed and are repeated throughout the area.

### 7.1 Pre-Victorian Moulton

Pre-Victorian Moulton consists of a few scattered buildings, (see map below) reflecting the farming community that existed before the Salt Works: farmhouses and small cottages. Features of these cottages include:

- Walls often rendered and painted
- Semi-detached or short terraces.
- Low roofline relative to modern properties
- Small windows



### 7.2 Victorian Moulton

The village centre is mostly Victorian or Edwardian. Distinctive features of the buildings include:

- Red brick.
- Grey slate roofs with relatively steep pitch and tall brick chimneys.
- Windows, where original, are typically portrait sash windows.
- Gables with timber detail traditionally painted black against white wall.
- Many of the centre properties have small front gardens with iron railings painted black.
- There is a tendency for black/white paintwork in the Cheshire tradition.

Regent Street and Church Street are three long rows of Victorian red brick terraces with grey slate roofs and opening directly onto the street, which were built originally in late 1800s for salt workers to rent. It is unusual to see a street with such an urban character in a rural village. Small back yards lead onto an alleyway "The Backs". The open land behind Regent Street (to the southeast) provides parking facilities and garages and allotment plots.

There has been little control over the appearance of garages in the past. The Public Consultation Questionnaire has identified this as a concern.

### 7.3 'Between the wars' buildings

Eg: Lawrence Avenue (see top photo page 11). A cul-de-sac of former council houses, some terraced and some semi-detached built c1932. Made of red brick with red or grey roof tiles, little detail, low hedges and small front gardens. There is a grassed area with trees in the centre of the cul-de-sac, which is often used as a play area.

On Niddries Lane there is a short stretch of semi-detached houses of a style seen all over the country, with red brick, porches and bay windows.

### 7.4 Council housing of the 1950s

Eg: Wilson Drive (see photo opposite). Primarily semi-detached, terraced housing or bungalows, features include:

- Red brick.
- Grey concrete tiled roofs.
- Often with a concrete porch over front door.
- Small front gardens with low hedges or fences.

On Whitlow Lane and Main Road some of the former council houses have:

- Distinctive white rendered upper storeys.
- Red brick detail around the windows.
- Prominent front gables.
- Black and white timber detailing.



Top Regent Street  
Middle Niddries Lane  
Bottom Wilson Drive



### 7.5 c1960s bungalows

Eg: Beechfield (see photo opposite). Features include:

- Paler brick (than Victorian properties).
- Timber cladding usually painted white.
- Low pitch concrete tile roofs.

There is an open aspect in these areas, typical of houses built in this era due to general lack of hedging, walls or fencing. Largish front gardens add to the lower density of buildings.

### 7.6 c1970s semi detached houses

Eg: Meadow Lane. These properties are 3 bedroom semi-detached houses with gardens, of a style seen throughout the UK. Features include:

- Modern textured red brick.
- Rendering detail at ground floor level.
- Concrete roof tiles.

Many of these have been extended in a variety of ways, often to add extra bedrooms above garages.

### 7.7 Housing since 1986

Eg: Summerfield Drive/Harvest Close (see photo page 2). These properties are generally detached family homes, and are typical of any housing development of their time anywhere in the country. Some properties feature high brick walls; others have no boundary walls which contribute more to an impression of low density. There is a small fenced play area within the Weaver Road estate.

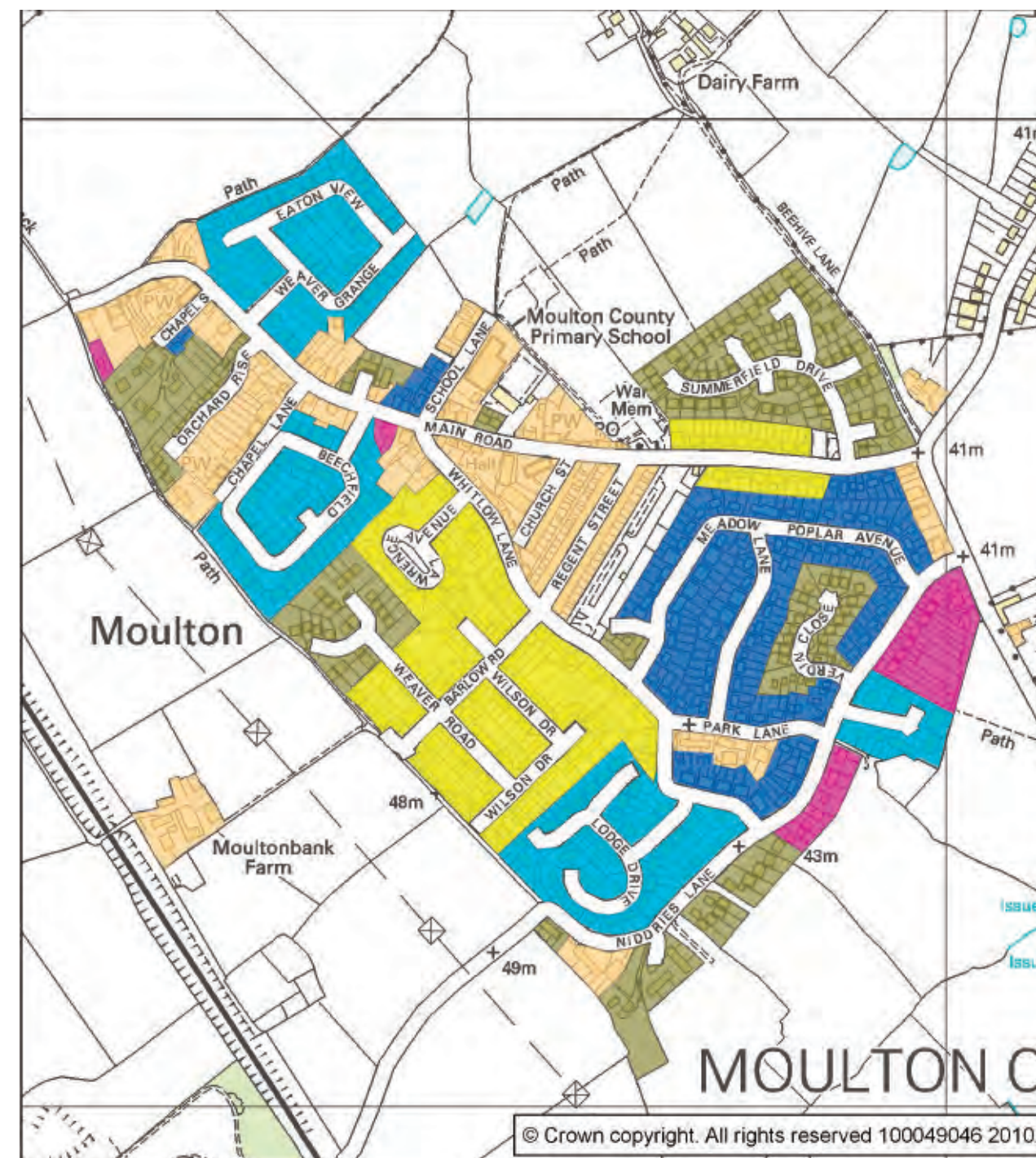
Building features include:

- Red brick.
- Grey concrete roof tiles.
- Bow windows and adjoining garages.
- Open lawns without walls, hedge, or fences, and driveways to the front of most properties.
- Some incidental concessions to local Cheshire tradition in the form of timber gable details in brown, or black and white.

Eg: The Poppies. Single storey sheltered housing in red brick for the elderly.



Top Beechfield  
Middle Niddries Lane  
Bottom Orchard Rise



#### Key to Moulton Buildings

- Pre WW1, Edwardian, Victorian and earlier
- 1930s to 1950s - Council housing
- 1930s to 1950s - Variety of houses
- 1960s to 1970s - Detached and semi-detached houses and bungalows
- 1970s - Mainly semi-detached houses
- Post 1980 - Houses



## 7.8 Distinctive buildings in Moulton

- **Hillside Farm (c1760)**. This is reputed to be the oldest building in the village and has been converted into three terraced dwellings with gardens.
- **Unitarian Chapel (1838)**. On Chapel Lane, the oldest village church is now a house, with 19th century gravestones still in the graveyard.
- **The Travellers Rest (c1840)**. The original building is red brick with pebbledash first floor, slate roof and brick chimney. Features include slate roof over ground floor bay windows and timber detail on gables. Now extended into the 1890 house next door, which has white rendering and brick window detail. Windows are smaller than the 1890 house with coloured panes.
- **The Hollies (c1845)**. This is at 110 Main Road and is a Georgian style farmhouse.
- **Moulton Cottage (1872)**. This large Victorian property has no timber detail, but the former village cobblers has a clock set into the front aspect.
- **Primitive Methodist Chapel (1842)**. On Chapel Street and now converted to a house.
- **Methodist Chapel (1875)**. This is a simple Victorian building on Main Road.
- **St Stephen's Church (1877)**. Unusually for Cheshire, the church is a stone building, in 'early English style' by architect John Douglas. It has an octagonal leaded spire and a slate roof that ends low over the ornate stained glass windows, one of which was designed for the Millennium by local schoolchildren. It is surrounded by a lawned area, with mature trees bordered by a stone wall and is a listed building.
- **Primary School (1894)**. This is a typical Victorian building, with distinctive Queen Anne gables.
- **The Lion (1896)**. This is a red brick and black/white half-timbered public house. It is a distinctive three-storey building with a very high roofline, elaborate terracotta chimneys and many gables.
- **The Co-operative (1896)**. This is red brick, with black and white timber detail on gables. It has a slate roof with steep pitch and brick chimney.
- **Mayfield (c1908)**. A large Edwardian property in village centre, it features decorative black and white gables.
- **The Verdin Working Men's Club**. A Victorian building on Church Street, it is built from red brick with black brick detail, steep pitched slate roof. The gable ends have stone edge detail.
- **The Village Hall**. A Victorian building of red brick and grey slate, gabled to front and sides, with large arched double front doors. There is a grassed area to the side of the hall, where the village Christmas tree is sited.
- **The War Memorial** is a listed building.
- **The Vicarage (1876)** is a listed late Victorian building by John Douglas, constructed in red English bond brick.



Top Hillside Farm, Niddries Lane  
Middle The Hollies, Main Road  
Bottom Moulton Cottage, Main Road

## 7.9 Summary

The majority of buildings are two storey. Most have front and rear gardens, which continues the rural setting throughout the village.

Red brick is the dominant building material used for the housing and garages. Most of the houses have grey slate (or similar) roofs with steep pitches. Gables are often highlighted by decorative, painted timber woodwork.

Windows on most properties are small with multiple panes.

For buildings in Moulton, the issues are:

- Extensions, additions and alterations to existing houses to create more contemporary living spaces, are currently the most common planning applications. Moulton has distinct areas of property age and style, and it is important that extensions should blend with the original building in terms of design. Alterations should include consideration of window and door style and material, particularly on the older properties. A good example is left hand property, Hillside Farm (see top photo page 18).
- Moulton is a village in a rural setting – high walls and hedges around properties, and concrete fencing detract from this character. A more open aspect, with views of houses and gardens from the roads, should be preserved.
- The buildings of Moulton up to the mid-twentieth century reflect its historical settlement and industrial heritage, and give its unique character. After time they are mostly of a pattern that could be found anywhere in the country. It is desirable that any new building development should reflect Moulton's heritage e.g. the pre-Victorian farming cottages, the Victorian houses and terraces, and the copies of the Cheshire style seen in the black and white timber detail, gables, red brick and grey slate roofs (eg: middle photo page 20)
- Light pollution from exterior security lights on houses can be a matter of concern, both in terms of safety for road users and neighbourliness. It is rare for street lighting to be inadequate for illuminating the fronts of properties.
- Energy and resource efficiency are matters of national and local concern. Individuals should be encouraged to adapt to energy saving, achieve alternatives sources of energy supply and the prudent use of resources. Such features are welcome in new developments unless unacceptably intrusive.



Top The Co-op, Whitlow Lane  
Middle War Memorial, Main Road  
Bottom The Vicarage, Jack Lane



## 8. Buildings and Spaces Guidelines

Boundary walls, fences and hedges should be maintained at a moderate height and in character with the building. Good examples include Main Road (see middle photo opposite), Niddries Lane (see middle photo page 15) and Wilson Drive (see bottom photo page 15). In the village centre black railings are in keeping. Concrete walls and high hedges detract from the pleasant aspect of the village.

Policy BE1

Any further garage erections on land to the east of Regent St should have visual appeal and be in keeping with guidelines for buildings within this document eg: not 'concrete bunkers'. The area should have a more kempt appearance.

Policy H8

New buildings or developments should avoid the standard pattern design and conform to the following guidelines:

- Be in keeping with the Cheshire theme: red brick or Cheshire brick, grey slate or look-alike roof, black and white timber detail, gable features (eg: photo opposite & bottom photo page 2)
- Mixture of housing sizes/types from small cottage/mews to larger houses
- No more than two storeys
- Open frontage, front and rear gardens (eg: bottom photo page 2 & middle photo page 3)
- Flat roofs are unacceptable
- Adequate off street parking

Policy BE1

Alterations and extensions should:

- Follow existing guidelines in the Local Plan in terms of matching materials and features. Design should ensure the alteration blends with the original in proportions, style and roof pitch. Occasionally poor design has led to extensions which are out of keeping with the original property or adjoining properties.
- Not increase the requirement for on-road parking. Extensions that result in an increase in the number of bedrooms should increase the area of off-road parking space in proportion.

Energy and water efficiency measures and features are welcome if acceptably aesthetic within guidelines in this document. Where these are proposed in any new development, it is recommended that developers should pay regard to both the Code for Sustainable Homes and BREAM guidelines.

Where feasible and where they would not conflict with other guidelines, sustainable urban drainage systems (SUDS) should be included in potential developments.

Bin and recycling facilities and cycle storage areas should be incorporated into development proposals where appropriate.

Sustainable construction methods should be used.



Top Regent Street garages  
Middle Distinctive timber fascias on Main Road  
Bottom Open aspect at Park Lane

## 9. Highways and Street Furniture

Moulton's roads and streets encompass everything from standard two lane asphalt roads to narrow unmade lanes and tracks. Most have pavements either side, although Main Road has only one narrow pavement in some areas and no pavement at all at the cul-de-sac end. The newer small estates have more modern red-brick paved cul-de-sacs with little or no pavement.

Chapel Lane is single-track and unmade, as is the top of Niddries Lane where it becomes Hillside Lane. The road down to Newbridge is semi-made, but not fully two-lane and sporadically maintained. It has many potholes and deteriorates rapidly as it approaches the tunnels under the railway and the river. Newbridge itself is a wooden road surface set into iron, creating a bridge across to the island where the Parish boundary ends.

There are few road-markings on Moulton's roads. There are no yellow lines at all and the only restricted parking is at the top of School Lane where there is a zig-zag area.

A public car park can be found behind the War Memorial – this mainly services the school and playing fields (parents are encouraged to use this car park rather than drive into the village centre where there is limited road access nearer the school). Each of the pubs has its own small car park; the British Legion has a larger private car park. Some areas of the village are frequently congested with parked vehicles on roads and public verges, often blocking pedestrian access on pavements.

Footpaths surround Moulton village and criss-cross the Parish.

The National Cycle Route (Number 5) from Winsford to Northwich passes along the village's southwest edge. The Inter-City West Coast railway line runs through the edge of the Parish alongside the river.

Visiting narrowboats use the moorings along the Weaver Navigation, which connects to the Trent & Mersey canal via the Anderton Boat lift in Northwich.

Moulton is served by a small number of buses – only one route passes through the village centre and the remainder stop at Beehive Corner. However a number of school buses come through the village, as do delivery lorries for the Co-op and pubs.

Street lighting is in a variety of styles with no apparent consistency or attempt to harmonise with the Victorian aspect of the village. Road signs are poorly located, too many in some places and not enough in others, and hedges and walls sometimes restrict visibility.

There are public benches at the playing fields and a new purpose-built "teenage" area at the far end of the field with shelters and a hard-surfaced sports area, but there are very few benches elsewhere in the village. There are insufficient litterbins and litter is becoming an increasing problem.



Top The end of Main Road  
Middle Tunnels on way to Newbridge  
Bottom Part of National Cycle Route



## 10. Highways and Street Furniture Guidelines

Street lights, when due for renewal:

- Should be 'star friendly' and minimise light pollution at night
- Should be replaced with a design in character with the location in the village. For example, in the village centre they should have a Victorian style (see photo opposite)
- Should be low energy

Policy BE1

Road development should take into account the following:

- There should be a minimum of road signs commensurate with safety, to reduce street clutter
- Traffic calming and parking control measures should be aesthetically pleasing, eg: no concrete bollards

Policy BE1

The National Cycle Network track, which runs along the west edge of the village, should have signposting to the village centre

Policy T10

Footpath development should follow guidelines:

- Should be incorporated into any new housing developments, and link to existing footpath network
- In the village centre and developed areas, should be accessible to pushchairs, wheelchairs and mobility scooters

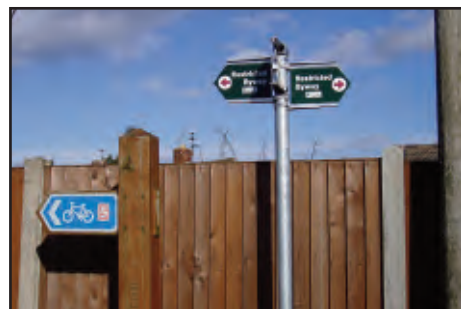
Policy T8

As can be seen on the map on page 17, Moulton has a diverse range of buildings in accordance with the styles popular at the time of building. In the event of street furniture provision or replacement, the local authority should consult with Moulton Parish Council to provide items appropriate to the surrounding buildings. For example, in the village centre they should have a Victorian style.

Electricity telephone and other utility cables should be placed underground when new or replaced.

Resident's business vehicles should be encouraged to use off road parking (for example by renting a space in the area adjacent to Regent St) to avoid restriction of narrow roads and unsightly appearance.

Illuminated signs for businesses to be in keeping with the village character.



Top Streetlight outside The Hollies, Main Road  
Middle Cycle Network signpost on village perimeter footpath  
Bottom Footpath and letterbox on Whitlow Lane

## 11. Appendices

### Appendix A: Local Planning Context

**Vale Royal Borough Local Plan First Review Alteration (2016):**

BE1 – Safeguarding and improving the quality of the environment, H8 – Extensions/Alterations to Dwellings, NE7 – Protection and enhancement of landscape features, NE9 – Trees and woodland, RT4 – Recreation and Open Space, T8 – Pedestrians and Walking, T10 – National Cycle Network

This document was produced by the Moulton community at a time when Vale Royal Borough Council was going through Local Government Reorganisation (LGR). Vale Royal has joined with Cheshire County Council, Chester City Council and Ellesmere Port and Neston Borough Council to form the Cheshire West and Chester authority (CWC). Planning powers transferred to the new Shadow CWC authority in November 2008 and therefore this document was approved for public consultation purposes by Cheshire West and Chester. It is the intention of CWC that documents that were commenced by predecessor authorities (such as this document) will be completed and adopted by CWC as Supplementary Planning Documents (SPDs)

This SPD, once adopted, will form part of the Local Development Framework (LDF) for CWC. It should be read in conjunction with the adopted Vale Royal Borough Local Plan First Review Alteration 2016 as well as the emerging CWC Core Strategy, which will replace parts of the Vale Royal Local Plan once adopted. The Moulton VDS will remain as part of the CWC LDF after the Core Strategy is adopted and it will be reviewed on a regular basis, through the Council's Annual Monitoring Report (AMR) to ensure that it remains relevant and does not need updating.

Vale Royal Borough Council made a submission to the Secretary of State in December 2009 to save a vast majority of the Local Plan policies beyond June 2009. All policies, with the exception of GS1 and H1, have been requested to be saved until such a time as they are replaced by parts of the CWC LDF. This means that the policies on which this SPD is based will remain in force until they are formally replaced. A decision is still awaited from the Secretary of State on this matter and any amendments that are made to the saved policies will be taken into account before this document is adopted.

The Moulton VDS SPD, once adopted, is a material consideration in the processing of relevant planning applications. Details of how to make planning applications including guidance and advice can be found on the Cheshire West and Chester website ([www.cheshirewestandcheshire.gov.uk](http://www.cheshirewestandcheshire.gov.uk)) The Statement of Community Involvement (SCI) for CWC also highlights how the community will be consulted on planning applications and on the preparation of other LDF documents. The CWC SCI is likely to be adopted in March 2009 and can also be found on the CWC website.

### Appendix B: Landscape Character Assessments

**National / Regional Landscape Character Type:**

Shropshire, Cheshire & Staffordshire Plain – Character Area 61/62

**Cheshire County Council LCAs:**

LCA 13 – River Valley, RV2 – Mid Weaver Character Area, Landscape Type 7 – East Lowland Plain, ELP5 – Wimboldsley

**Vale Royal Borough Council / Land Use Consultants Landscape Character Types:**

4f – Frodsham to Northwich Undulating Enclosed Farmland, 7b – Mid Weaver Navigation and Valley



Top Views across the River Weaver  
Middle Jack Lane  
Bottom Main Road





Millennium stained glass window  
St Stephen's Church  
Assisted design by children from  
Moulton Primary School,  
2000