



# Moulton Cheshire

## Case Study: Residential Sector

### The Project

In 2013 Richborough Estates submitted a planning application for a residential development in Moulton. It was identified that the Cheshire West and Chester Council could not demonstrate a five year housing land supply as required by the National Planning Policy Framework, despite an overall district wide housing requirement. The site resides on the north-eastern edge of Moulton Village in an Area of Significant Environmental Value (ASLEV) with existing housing, a playing field, a village school and local facilities located close by. Moulton had been identified in the Vale Royal Local Plan as one of the most sustainable locations in the Borough for housing development.

### The Approach

- Due to the site's proximity to Davenham and the existing ASLEV policy, Richborough Estates proposed a robust green edge and infrastructure to ensure the site was contained and coalescence was avoided
- A public consultation took place to address concerns of the local community, which included the impact of the development on the local primary school, the preservation of Public Rights of Way and potential traffic congestion

### The Result

- The planning application was refused but following a successful appeal, planning permission for 148 residential units, including 40% affordable housing, was achieved. The Planning Inspector also allowed a full award of costs
- 38% of the site was dedicated to green space, comprising a central village green, and open space natural play areas
- As part of the application, a financial contribution was made to the Education Department to cater for the additional primary school pupils that the development would generate
- The provision of new footpaths and cycle routes to connect the development to local amenities
- A committed sum to review the local highway network in terms of potential calming measures and additional safety measures was agreed
- The site was sold to Bovis Homes in 2014





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## Key Benefits

- 148 residential units
- Wildlife preservation
- Open spaces and natural play areas
- Educational contribution
- Improvements to footpaths, additional cycleways and access routes

