

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Walton (Secondary Village)

Walton is a large village of over nearly 400 homes lying between the Somerset Levels and Polden Hills.

The village is bisected by the busy A39 and funding options are being considered for a bypass around the village.

The parish's age profile (which includes the hamlet of Asney) broadly mirrors that of the Mendip average, although there are slightly more children below 15 years of age.

Affordable housing is a significant issue for a number of households in the parish, who are recorded as being in housing need.

Planning for Walton...

- Walton is designated in the Local Plan Part I as a Secondary Village.
- It is expected to deliver at least **40** homes over the Local Plan period 2006-2029.
- **11** houses are still to be delivered.
- In villages with a residual housing amount of fewer than 15 houses it is anticipated that this will be provided through small site developments including, where necessary, amendments to development limits.
- **11** sites have been put forward by landowners around the village for us to look at to see which may be the most suitable.

What you have already said about Walton....

We know that local people have done a lot of work on Planning for Walton and the Parish Plan (2010) identified the following planning issues:

1. Cycle and footpath provision – villagers would like to see this improved.
2. Traffic – there is some demand for a bypass around the village.
3. Housing – many villagers did not want to see large scale housing development and the lack of low cost smaller housing was raised.

KEY FACTS

Parish population: **1106**

Age profile:		Mendip average
23%	0-15 yrs	19%
7%	16-24 yrs	10%
22%	25-44 yrs	23%
39%	45-74 yrs	39%
9%	75+ yrs	9%

Approximate housing stock of village: **377**

Data sources:
ONS Census Statistics 2011
MDC Rural Settlement Role & Function Study 2012

Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Pub**
- **Village hall**
- **School**
- **Church**

Is this still correct? Are there any that we have missed?

What does this mean for the village?

- ❖ Consideration needs to be given to how best to accommodate the additional 12 houses, including whether this can be done within existing development limits or whether amendments to this are necessary.
- ❖ Routes for new cycle paths could be identified.
- ❖ Consideration could be given to any other facilities/infrastructure needed in the village.

Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Local Distinctiveness and Character

WALQ1: What makes Walton special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas of the village where this should be preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

Housing

WALQ2: Are there any reasons why we should consider identifying further sites for housing than the 40 outlined Local Plan Part I?

WALQ3: If a need for further development is identified, would you support / not support any of the sites put forward by landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

WALQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

WALQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

WALQ5: Are there any existing employment or commercial sites in or around the village that may be suitable for redevelopment? If so, where and for what type(s) of development?

WALQ6: Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible? If so where and why?

WALQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

Development Limit

WALQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

WALQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

WALQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreation space, meeting place, car park? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

WALQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

WALQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

WALQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

WALQ14: Are there any other planning issues in Walton that you feel should be addressed in the Local Plan Part II?

WALQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Walton Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Land surrounding the village is classified as Grade 3.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	There is an area of Ancient Woodland (Ivy Thorn Wood) 1km south east of the village.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	Most of the village (excluding the southern and eastern tips) falls within an AHAP.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	None.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
Historic Parks & Gardens	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any

		Historic Park and Garden.
Landfill sites	None.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are a small number of Listed Buildings in the village, mostly Grade II and II*.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	Bullmead Ditch Local Wildlife Site lies to the east of the village.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	The Ham Wall National Nature Reserve lies approx 3km to the north of the village.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	There are three areas designated as OALS/LGS (see Table C for details).	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
Protected Recreation Areas	There is one Protected Recreation Site adjacent to the Primary School.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
Quarries – SMLP Quarries	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
Ramsar Sites	The Somerset Levels and Moors lies approx 2.8km to the north of the village.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be

Sites (RIGS)		assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There are a number of Rights of Way running within and out of the village.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	Primary Road A39 runs through the village. A route has been safeguarded for a bypass around the village in Core Policy 8 of the Local Plan.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	There is one SSSI 600m south of the village: Walton & Ivythorn Hills.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	There is one SLF (Ivythorn Hill) 800m south of the village.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
Traditional Orchards	There are five traditional orchards identified around the outskirts of the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	There are a couple of TPOs on individual trees in the village, and a TPO on the area around Walton House.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration*

(Includes sites in Walton Parish associated with growth in Street)

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
WAL001 Land to the rear of 2 Higher Farm	1.67	Two agricultural fields and a domestic garden lying to the south of Main Street adjacent to the junction of Bramble Hill. The site abuts existing housing development to the north and some sporadic development to the west.	<ul style="list-style-type: none"> None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes
WAL002 Land at South Street/ Veal Lane	1.60	Field located close to the centre of the village south of the church. There is existing residential development to the west and the south-western corner abuts Manor Farm. South Street runs along part of the western boundary. Access could be achieved from a number of points.	<ul style="list-style-type: none"> None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes
WAL003 Land south of Main Street, Walton	3.07	Large site comprising two grazing fields situated between East street and Veal Lane and south of A39. Access can be achieved via two gates off East Mead Lane.	<ul style="list-style-type: none"> Mature trees on the site. Direct access onto A39. 	No significant constraints identified. Potentially suitable for development.	Yes

WAL006 Elm Farm, Main Street, Walton	0.48	Complex of working farm buildings and yards lying on the northern side of the A39. The site lies within the current development limit and is bordered on the west, east and south by existing housing.	<ul style="list-style-type: none"> • None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes
WAL008 Land at Long Lane, Walton	4.12	Large flat agricultural field north of Long Lane.	<ul style="list-style-type: none"> • An area of archaeological importance in lies in the centre of the site. • Overhead electricity lines cross the site. 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes
WAL009 111 Main Street, Walton	0.15	A domestic property with a large garden lying on the southern side of Main Street. The site is surrounded on all sides by residential development.	<ul style="list-style-type: none"> • Site is within an Area of High Archaeological Importance. 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes
WAL011a Land North of Walton, Walton	0.88	Two relatively flat agricultural fields in use for grazing with hedgerow boundaries. There is a slight slope in the land to the north. To the south of the site is a small business park and housing. To the north is open countryside. Access could be achieved from Creeches Lane.	<ul style="list-style-type: none"> • None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes
WAL011b Land behind Small Moor Lane and Meadow Chase	3.30	Two agricultural fields lying due north of the Smallmoor Chase/Meadow Lane development on the northern side of the village. The site is relatively flat	<ul style="list-style-type: none"> • None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes

		and is adjacent to new housing. To the north is open countryside. Access could be achieved from existing residential development to the south.			
WAL016 Land at Main Street, Walton	0.28	Originally promoted together with WAL001, this area lies close to the junction of Bramble Hill and Main Street. Currently used as an informal grazing field, with residential development on both sides of the site.	<ul style="list-style-type: none"> None identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes.
WAL022b Land west of Street (in Walton Parish) in Future Growth Area	24.9	Agricultural land adjoining strategic site on the western edge of Street.	<ul style="list-style-type: none"> Identified as part of the Street Future Growth Area. Will require masterplanning along with strategic site. Potential landscape impacts. 	Potentially suitable as part of the masterplanning for the adjacent Street strategic site.	Yes
WAL023 Land opposite Mildred Road, Main Road, Walton	0.37	Rectangular field lying adjacent to and south of the A39 on the approach to the village of Walton. Surrounded by open agricultural land although to the west there are a number of single dwellings within 100m which in turn give way to established development as part of the main settlement of Walton.	<ul style="list-style-type: none"> Site lies in an area identified as Green Gap in the adopted Local Plan to maintain the separation of Walton and the eastern edge of Street. Part of the site is a Traditional Orchard which is a Priority Habitat. 	Land is not considered suitable given the strategic requirement to retain separation between Walton and Street and potential impact on a priority orchard habitat.	No

WAL024 Land adjoining Small Moor Lane, Walton	9.24	The site is greenfield and sits in open countryside to the north of the village and separated from development limits by a field to the south. It lies approximately 135m from the northern development limit. There is potential access on to Small Moor Lane.	<ul style="list-style-type: none"> The safeguarded route for the Walton Bypass runs through the site. Band of Flood Zone 3 runs within 70m of the north of the site. 	The site is not adjacent to the built up area of the village, so its potential is limited unless the field to the south is also developed. However, development of the site would impact upon the safeguarded route for the Walton bypass.	No
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*Please note that this excludes sites which have already been given planning consent.

Table C: Open Areas of Local Significance / Local Green Spaces

Site Reference	Size of Site (in ha)	Description	Notes
OALSWAL001	0.49	Grounds of Walton House (Part of the Millfield School).	Not covered by any other designations.
OALSWAL002	1.26	Grounds of Walton House (Part of the Millfield School).	Not covered by any other designations.
OALSWAL003	0.78	Large site including the Churchyard and private walled gardens.	Not covered by any other designations.