WALTON NEIGHBOURHOOD PLAN (2024–2040)

Submission Version

Walton Parish Council

April 2026

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1. Introduction

1.1 Walton is a rural parish in Somerset. This Neighbourhood Plan covers the period 2024–2040.

1.2 The Plan provides a framework to guide development and protect the character of the parish.

2. Vision and Objectives

2.1 Vision: By 2040, Walton will be a thriving rural community with balanced housing and strong local identity.

2.2 Objectives:

- Provide housing that reflects local need

- Increase access to affordable housing

- Deliver smaller homes

- Support an ageing population

- Protect rural character

3. Planning Policy Context

3.1 This Plan aligns with the National Planning Policy Framework (NPPF).

3.2 It is in general conformity with the Mendip District Local Plan.

4. Housing Strategy

4.1 Development will be small-scale and proportionate to the settlement.

5. Housing Policies

Policy W1: Scale and Location of Development

Development must be small-scale, located within or adjacent to the settlement, and meet local needs.

Policy W2: Affordable Housing

All qualifying developments must deliver 30% affordable housing with an 80/20 tenure split.

Policy W3: Housing Mix

Development must prioritise smaller homes including 2-bedroom dwellings.

Policy W4: Housing for Older People

Development should provide accessible and adaptable homes.

6. Design Policies

Policy W5: Design Principles

Development must respect the rural character, scale and landscape setting of Walton.

Policy W6: Rural Character and Settlement Pattern

Development must reflect Walton's linear settlement pattern and maintain building alignment.

Policy W7: Scale, Massing and Layout

Development must be proportionate in scale and provide connected, legible layouts.

Policy W8: Landscape and Green Infrastructure

Development must retain hedgerows, trees, and green gaps and provide buffers to the countryside.

Policy W9: Materials and Local Distinctiveness

Development must use high-quality, locally distinctive materials.

Policy W10: Movement and Parking

Development must provide safe, walkable layouts and integrate parking sensitively.

Policy W11: Sustainable Design

Development must incorporate SuDS, energy efficiency and climate resilience measures.

7. Implementation

7.1 Support will be given to rural exception sites delivering affordable housing.

8. Monitoring and Review

8.1 The Parish Council will monitor delivery annually and review the Plan as required.

Appendices

Appendix A: Housing Needs Assessment

Appendix B: Design Code (AECOM)

Appendix C: Policies Map (to be inserted)