

ENGINE LANE

BREAKDOWN OF PROPERTIES

| | |
|--------------------|------------|
| TOTAL HOMES | 197 |
|--------------------|------------|

| OPEN MARKET | 1 | 2 | 3 | 4 | Total |
|--------------------|----------|----------|----------|----------|--------------|
| Types of homes | 0 | 32 | 78 | 28 | 138 |
| % of open market | 0% | 23% | 57% | 20% | 100% |
| % of total | 0% | 16% | 40% | 14% | 70% |

| AFFORDABLE | 1 | 2 | 3 | 4 | Total |
|-------------------|----------|----------|----------|----------|--------------|
| Types of homes | 10 | 21 | 19 | 9 | 59 |
| % of affordable | 17% | 36% | 32% | 15% | 100% |
| % of total | 5% | 11% | 10% | 5% | 30% |

| Social Rented | 1 | 2 | 3 | 4 | Total |
|----------------------|----------|----------|----------|----------|--------------|
| Types of homes | 6 | 17 | 16 | 8 | 47 |
| % of social rented | 13% | 36% | 34% | 17% | 100% |

| Shared Ownership | 1 | 2 | 3 | 4 | Total |
|-------------------------|----------|----------|----------|----------|--------------|
| Types of homes | 4 | 4 | 3 | 1 | 12 |
| % of shared ownership | 33% | 33% | 25% | 8% | 100% |

Nailsea – Housing Type and Mix Policy (March 2014)

The Council will require new housing developments of 5 or more dwellings within Nailsea to provide a mix of housing types to meet the needs of current and future populations, create a balanced age structure which will support the sustainability of the town and enable existing residents and future generations to stay within the local area.

Proposals for new residential development within Nailsea and on allocated sites will be permitted provided:

- They contain a range of housing types which meet the needs of the local population. In particular new housing developments should contain some or all of the following categories :
 - One bedroom properties
 - 2-3 bedroom properties aimed at young families
 - A range of 2-3 bedroom properties, including houses, apartments and bungalows, aimed at people downsizing from larger properties.
 - Age-restricted retirement properties

The larger the site the greater the range of housing types expected. Developers should set out in a statement clear justification for the mix proposed and how this meets the local needs.

- On housing developments of 10+ dwellings (or on sites of 0.3 hectares or above) no more than 20% of new dwellings will be 4 bedrooms or more (after taking account of the allocation of affordable housing).
- Housing developments comprising 5-9 dwellings no more than 2 dwellings will be 4 bedrooms or more (after taking account of the allocation of affordable housing).