

Nailsea – Housing Type and Mix Policy

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).

Justification:

Nailsea has an imbalance in the age structure of the town whereby there is a rapid decline in the number of residents under 45 years old and a disproportionate increase in older age groups as the total population falls. This age imbalance is a natural consequence of the rapid growth of the town whereby younger families settled in the town (primarily for work related reasons) largely in the 1970s and 1980s.

This period saw a predominance in larger (four bedroom or more) houses being built. Many are now under-occupied as children have moved away from the town but their parents still reside in the family house. Many smaller properties have been extended which also contributes to the existing over-supply of 4-5 bed properties.

As residents age these properties can prove to be too large for their needs, and they may look for the opportunity to downsize to smaller properties in the town. It is therefore the intention to provide a wider mix of properties within all new developments with the emphasis on smaller dwellings to meet these needs.

Equally, in order to redress the imbalance for younger people who are seeking to buy a property in the town but cannot afford to do so it is necessary to seek a higher proportion of smaller dwellings in all new developments and at affordable prices. This will be of benefit for those younger persons wishing to settle in the town, and over time will have the effect of helping to redress the age structure imbalance that currently exists.

The aim of this policy is to seek a higher proportion of smaller dwellings to meet the identified needs within Nailsea for both younger persons seeking housing and older people wishing to downsize from larger properties. This policy is intended to redress the current imbalance and to create a vibrant and balanced community in future years.