

North Somerset Core Strategy: New Housing in Nailsea

Preamble

Nailsea has an imbalance in the age structure of the town whereby approximately 60% of the population is now over retirement age. This age imbalance is a natural feature 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. As residents age these properties can prove to be too large for their needs, and they 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.

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 the Town Council's wish to seek a higher proportion of smaller dwellings in all new developments and at affordable prices. This will not only be of benefit for those younger persons who are seeking employment in the Town, or wish to settle near their families, but over time will have the effect of helping to redress the age structure imbalance that currently exists.

The Town Council therefore wishes 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.

Policy for New Housing in Nailsea

The Town Council supports a policy of limited growth of housing, sufficient to maintain a balanced population age structure, stable in size.

In order to provide a suitable mix of housing to meet local needs for **sites larger than 10 dwellings or 0.3 hectare** (whichever is the smaller) there will be a proportionate mix of 1,2,3 and 4 plus bedroom properties to meet identified local housing needs, in addition to the affordable housing required by North Somerset's Core Strategy.

On **sites of less than 10 dwellings or 0.3 hectares** the Town Council together with North Somerset Council will discourage developments comprising more than 3 bedrooms, subject to the specific proposals.

On all sites, the Town Council together with North Somerset Council will negotiate the mix and type of units with developers and house builders based upon identified needs to ensure that each housing site caters for local needs and aspirations to provide a balanced and vibrant community. In particular, less than 50% of new housing developments (after taking account of the allocation of affordable housing) should have 4 or more bedrooms. In order to create local opportunities for downsizing, developments should include a number of 2 or 3 bedroom bungalows of a type to attract existing owners of family homes with four or more bedrooms.

Where new housing opportunities arise particularly on medium and large scale developments, Nailsea Town Council jointly with North Somerset Council will seek an appropriate level of new leisure facilities on or near to the development. If such facilities cannot reasonably be accommodated on or near the site then the development will be expected to provide a commuted sum towards either new leisure facilities at other locations or the improvement of existing leisure facilities elsewhere in the Town.

The Town Council should be included in any negotiations with developers regarding planning gains such as S106 agreements or a Community Infrastructure Levy.

History

- **Prepared by the Planning Sub-Committee, and recommended to Town Council by Planning and Environmental Committee.**
- **Approved as policy by the Town Council on 6 November 2013.**