



AUGUST 2006

# **NAILSEA TOWN COUNCIL**

## **BASELINE REVIEW**

### **FINAL REPORT**








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Nailsea Town Council  
Baseline Review

Final – 29 August 2006





## Executive Summary

This document has been commissioned by Nailsea Town Council to act as part of an evidence base for the preparation of a Town Plan. It provides a review of the current town, how it has grown and what the future may hold. It also suggests some ideas for undertaking consultation.

### The past and present

Nailsea is now a town with a population of approximately 17,500 people. It has grown rapidly since 1951 when it was home to only 3,000. However, in the period since 1991 growth has been small and the town would have actually reduced its population if it were not for the development of The Elms.

Technically The Elms is in Wraxall not Nailsea, but it functions as part of the Town and therefore analysis has been included where possible to include the area.

Without The Elms the number of people in all groups below 44 years of age declined between 1991 and 2001. The population in the Elms meant that there was growth in all age groups and therefore the ageing of the whole population was slowed.

Over the period 1991 – 2001 the average household size fell, in line with national figures. There was a marked increase in one person households but the number of one person pensioner households was broadly the same.

The number of jobs in Nailsea actually rose (1991 – 2004) as did the number of persons (16 – 74 years old) who were economically active.

The majority of new homes built in the town were located in the Elms but their characteristics reflected those of the remainder of the Town, the majority of which are detached or semi-detached houses. There are very few flats.

It is more difficult for new households to buy a dwelling in Nailsea or the surrounding parishes, than North Somerset as a whole and there is a large demand for affordable housing in the area.

33% of the working population of the Town remains in Nailsea to work, an equal amount travel to Bristol each day. Of those coming into the town to work the majority come from the surrounding parishes not further a-field.

### Planning Policy

The regional plan for the South West does not identify Nailsea as a location for growth to 2026. It does, however, propose the extension of the Green Belt south west of the Town. This would mean the Town being completely surrounded by Green Belt.

The Greater Bristol Strategic Transport Study (GBSTS) suggests one of two routes joining the south of Bristol to the M5. The northern one would run just north of Nailsea. There are no mechanisms at present to consider the two routes and promote either.

The Replacement Local Plan (Proposed Modifications) does not include any proposals for the Town.

It is therefore unlikely that any significant new development will be permitted in the Town in the period to 2026.



## **Future Projections**

Projections of future populations were provided for 2001 to 2011 and 2011 to 2026. They show generally a reduction in The Young (0-19 years) and a rise in the numbers of The Old (60+ years)

The average size of households is likely to continue to fall. Meaning that more households will be formed and pressure for housing will increase.

The overall impact of the changes may be

- Increase demand for health provision for older people
- Reduced demand for school and educational facilities
- Potential change in demand for leisure provision to meet the requirements of the older generation.
- Increased demand for housing
- Reduced affordability for first time buyers
- Reduced economically active population
- Potentially reduced level of out commuting

## **Towards a Town Plan**

The purpose of this document is to provide a basis for discussion and debate.

We have provided some initial thoughts about how to undertake a Consultation Exercise to inform a Plan

It is for the Town Council to now consider how to take that forward.



## 1. Introduction

- 1.1. This report has been produced on behalf Nailsea Town Council in order to act as a basis for discussion and provide a sound baseline for the preparation an action plan for the future of The Town.
- 1.2. This document follows on from and develops a previous piece of work undertaken by Atkins and produced in May 2005 (The Atkins Report). That document was prepared as part of the process of responding to the North Somerset Local Plan and was submitted to the Inspector considering the Replacement Local Plan.
- 1.3. The Atkins Report considered all aspects of Nailsea and provided an insight into the settlement at that point in time.
- 1.4. This new document is intended to perform three functions.
- 1.5. Firstly, it is to provide a greater analysis of the current town, most notably its population structure.
- 1.6. Secondly, it provides an update on the relevant policies and strategies which might shape Nailsea in the future.
- 1.7. Finally, it considers how the changing population structure and the relevant policies/strategies may shape The Town in the future, considering periods of 5 years (2006 – 2011) 10 years (2016) and 20 years (2026). These are summarized in the final section.
- 1.8. The report is therefore in four sections:
  - Section 2 - The existing situation which considers the current demographics of The Town
  - Section 3 - Policy background
  - Section 4 - Projections for the future
  - Section 5 - Next steps/ideas and thoughts



## **2. The Existing Situation**

### **Brief History**

- 2.1. The Atkins Report provided a concise history of Nailsea and its development (Section 2 Background). It is not considered necessary to replicate that section in this document other than to reiterate that the town has grown rapidly in the period since 1958 with increasing housing provision throughout that period.

### **Definition of Nailsea**

- 2.2. The study needed to identify the most useful statistical area to represent The Town in the data analysis. Initially two options were considered, the first was to use the two wards (Nailsea East and Nailsea North & West), that cover the majority of area which the observer would consider to constitute The Town. The second choice was to use smaller super output areas (SOA) defined by the Office of National Statistics to enable the Elms development to be incorporated into the statistical unit.
- 2.3. Information has been used for both areas, including the Elms where possible and also showing Nailsea without the Elms development. Work on future population projections, were only available at a ward level.
- 2.4. The analysis has included information for both statistical areas but care must be taken with regard to future projections because these have not included the effect of recent development at the Elms.

### **A Picture of the Town - The Existing Situation**

- 2.5. The analysis below sets out a picture of Nailsea. For consistency figures from 2001 Census have been used. The objective of this analysis is to establish The Town's existing position and identify issues affecting Nailsea. The section sets out information on the following topics:
- Population
  - Employment
  - Housing
  - Travel to work



## Population

- 2.6. Nailsea is now one of the principal towns within North Somerset.
- 2.7. Table 2.1 below sets out population growth since 1851 for North Somerset.

**Table 2.1: North Somerset Population Growth 1851 to 2001**

Year	North Somerset Population
1851	34,300
1881	49,280
1891	52,770
1911	68,410
1931	82,830
1951	102,120
1961	119,509
1971	139,920
1981	160,350
1991	179,828
2001	188,560

Source: Vision of Britain

- 2.8. Over much of this period Nailsea was a relatively small village and by 1951 had a population of only 3,000. Since this time there has been significant population growth, as shown in the Table 2.2 below.

**Table 2.2: Nailsea population change 1951 to 2001**

Year	Nailsea Population
1951	3,000
1961	4,173
1971	8,630
1991	17,230
2001	17,432

- 2.9. The tables illustrate that the population of North Somerset has increased by 86,440 people, or 85% of the 1951 figure in the 50 years 1951-2001. Whilst over the same period the population growth in Nailsea was 14,432, or 581% of the 1951 population.
- 2.10. More recently Table 2.2 shows that the population of Nailsea, including the Elms, has increased modestly since 1991 by 202 people. It is interesting to note that without the Elms development the population of both Nailsea wards is 16,546, a decline of 684 people between 1991 and 2001. This is most likely to be attributed to decreasing household size. As discussed later.



### Age Structure

- 2.11. Overall the population of Nailsea has increased but it is important to understand the current age structure of The Town, how this is changing and the implications of particular age groups growing or declining.
- 2.12. Table 2.3 below sets out how the age structure of The Town has changed since 1991.

**Table 2.3: Age structure change 1991 to 2001**

Age Band	Nailsea 1991	Nailsea 2001	Change
0-4	1,124	797	-327
5-9	1,260	968	-292
10-15	1,528	1,482	-46
16-24	2,026	1,561	-465
25-44	5,297	4,079	-1218
45-64	3,902	4,857	+955
65-74	1,194	1,499	+305
75+	899	1,303	+404
<b>Total</b>	<b>17,230</b>	<b>16,546</b>	<b>-684</b>

Source: ONS. Note statistics for Nailsea Wards only 2001

- 2.13. The information shows that since 1991 all age categories between 0-44 have declined, whilst the population in categories 45 and over, have increased. This has particularly been the case in the 45-64 categories which accounts for 57% of all population growth.
- 2.14. Table 2.4 shows the same information for Nailsea but includes the Elms Development in Wraxall and Long Ashton Ward.

**Table 2.4: Age structure change 1991 to 2001**

Age Band	Nailsea 1991	Nailsea/Elms 2001	Change	Elms effect
0-4	1,124	870	-254	+73
5-9	1,260	1,045	-215	+77
10-15	1,528	1,569	+41	+87
16-24	2,026	1,628	-398	+67
25-44	5,297	4,399	-898	+320
45-64	3,902	5,055	+1153	+198
65-74	1,194	1,545	+351	+46
75+	899	1,323	+424	+20
<b>Total</b>	<b>17,230</b>	<b>17,432</b>	<b>+202</b>	<b>+886</b>

Source: ONS. Note statistics for Nailsea Wards and the Elms 2001



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- 2.15. The table shows that the Elms development has not only contributed to increasing the population of Nailsea, but has contributed by reducing the decline in the younger age categories. This indicates that the development has attracted households with a more varied age structure than the rest of The Town, over the 1991 to 2001 period.
- 2.16. Without the development the population of Nailsea would have declined and also aged faster since 1991.



### *Household Size*

- 2.17. The table below sets out the change in households between 1991 and 2001. Household size is a significant issue for Nailsea. A decreasing size results in less people occupying the same number of properties. The implication is potentially most significant on existing services that require population levels to be maintained at their current level. A falling population might result in the closure of existing services and the reduced likelihood that new services and facilities might be provided.

**Table 2.5: Household Size Change**

	<b>Nailsea 1991</b>	<b>Nailsea 2001</b>	<b>Change</b>
Population	17,230	17,432	+202
Households	6,384	7,061	+677
Average Household Size	2.7	2.47	-0.23

Source: ONS 2001. Note data includes the Elms

- 2.18. The information shows that population has only grown slightly since 1991 but the growth in new households has been much greater, resulting in a decline in household size from 2.70 in 1991 to 2.47 in 2001, which is in line with the National Average household size at 2001 of 2.40.
- 2.19. These overall figures for Nailsea include the impact of development at The Elms, figures presented later (Para 2.31 – 2.32) indicates that household size in these new dwellings is on average 2.90 persons. Therefore the inclusion of this area marginally increases the overall average for The Town. In time it is likely that the newly developed area will start to reflect more closely the profile of the remainder of The Town and household size is likely to reduce further.
- 2.20. This trend of decreasing household size reflects a national trend and is likely to continue in the future.
- 2.21. Decreasing household size will have a major impact on Nailsea in the future. It will increase the demand for new housing, reducing affordability and potentially affect community services.
- 2.22. The table below goes into further detail regarding how one person households has changed since 1991.

**Table 2.6: Growth in One Person Households**

	<b>Nailsea 1991</b>	<b>Nailsea 2001</b>	<b>Change</b>
One Person Households	528	1016	+488
One Person Pensioner Households	748	733	-15

Source ONS 2001. Note Nailsea including the Elms. The term pensioner is used as a shorthand for 'person of pensionable age'. Pensionable age is 65 and over for males and 60 and over for females.



- 2.23. The table shows that the total of one person households in Nailsea has increased by almost 50% since 1991 whilst one person Pensioner households has remained relatively static.
- 2.24. Of the overall growth in households (677), one person households (488) account for 72%.

### Employment

- 2.25. The following paragraphs set out the existing situation on employment. Analysis includes changes in the employment structure of The Town and the level of economically active people.
- 2.26. The table below sets out changes in the employment structure.

**Table 2.7: Employment Structure Change 1991 to 2004**

Industry	Nailsea 1991	Nailsea 2004	Change
Agriculture and Fishing	0	0	0
Energy and Water	250	0	-250
Manufacturing	750	400	-350
Construction	100	300	+200
Distribution, Hotels and Restaurants	900	1,300	+400
Transport and Communications	150	200	+50
Banking, Finance and Insurance	800	850	+50
Public Admin, Education and Health	650	900	+250
Other Services	150	250	+100
<b>Total Employment</b>	<b>3,750</b>	<b>4,200</b>	<b>+450</b>

Source: ABI 2004. Note Figure have been rounded to the nearest 50 for confidentiality



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- 2.27. Generally in line with wider regional and sub-regional trends, Nailsea has seen the decline of manufacturing industry since 1991, but has also successfully diversified the economy over the period to result in a net increase of jobs.
- 2.28. Job growth has been modest across most sectors with the largest growth in the distribution, hotel and restaurant sector.
- 2.29. It is encouraging to see that Nailsea has increased the number of jobs located in The Town, even if the level has been relatively low at 34.6 jobs per annum. If job growth were to continue at this level to 2026 then it could be expected that in the region of 783 additional jobs would be available for residents of the town.

*Economically Active People*

- 2.30. An important factor in the continuation of Nailsea as a vibrant town is the level of economically active people, with an ageing population it is important that economic activity is maintained at a sufficient level to resist the possible increased trend towards Nailsea becoming a dormitory retirement town.
- 2.31. Table 2.8 below shows the change in the level of economically active people between 1991 and 2001.



**Table 2.8: Economically Active People**

	<b>Nailsea 1991</b>	<b>Nailsea 2001</b>	<b>Change</b>
All people aged 16-74	12,638	12,627	-11
Economically Active aged 16-74	8,764	9,049	+285
Economically Inactive aged 16-74	3,874	3,578	-296

Source: ONS 2001. Note Includes the Elms

- 2.32. The table shows that the level of people aged 16 to 74 has remained relatively static since 1991, however the number of people economically active has increased by nearly 300.
- 2.33. In 2001 unemployment in Nailsea was at 1.8% of economically active persons, below the North Somerset (2.1%) and national (3.4%) figures. Meanwhile the percentage of retired residents was 20% compared to 16.1% in North Somerset and 13.6% in England and Wales.

### **Housing**

- 2.34. The following paragraphs set out information on Housing. The analysis includes information on housing completions, accommodation type and affordability issues.

#### *Housing completions*

- 2.35. The table below shows information on housing completions within Nailsea since 1991/1992. Information is also included for the Elms development in Wraxall and Long Ashton Ward.

**Table 2.9: Housing Completions 1991 to 2006**

<b>Year</b>	<b>Nailsea</b>	<b>The Elms</b>	<b>Total</b>
<b>2005/2006</b>	28	0	28
<b>2004/2005</b>	5	0	5
<b>2003/2004</b>	2	23	25
<b>2002/2003</b>	18	0	18
<b>2001/2002</b>	30	0	30
<b>2000/2001</b>	14	46	60
<b>1999/2000</b>	11	66	77
<b>1998/1999</b>	21	32	53
<b>1997/1998</b>	7	138	145
<b>1996/1997</b>	47	0	47
<b>1995/1996</b>	71	0	71
<b>1994/1995</b>	8	0	8
<b>1993/1994</b>	0	0	0
<b>1992/1993</b>	11	0	11
<b>1991/1992</b>	4	0	4
<b>Total</b>	<b>277</b>	<b>305</b>	<b>582</b>
<b>Average per annum (15 yrs)</b>	<b>18</b>	<b>20</b>	<b>38.8</b>



- 2.36. Table 2.9 Shows that 582 dwellings have been completed over the 15 year period. This equates to 38.8 dwellings per annum. Over 50% of all completions (305) have been from the Elms development on the north east side of Nailsea.
- 2.37. The Elms development has added 886 people to the overall total population, indicating that without the development The Town is likely to have declined marginally in total population due to decreasing household size and out migration.

*Household Accommodation Type*

- 2.38. The table below sets out information on the types of accommodation present in Nailsea. The information shows that the majority of all accommodation in Nailsea is detached and semi detached housing and that the increase in housing stock since 1991 has simply added to the dominance of these housing types.

**Table 2.10: Accommodation Type**

	<b>Nailsea 1991</b>	<b>Nailsea 2001</b>	<b>Change</b>
Detached homes	2,855	3,228	+373
Semi Detached	2,289	2,463	+174
Terraced	962	924	-38
Purpose Built Flats	425	420	-5
Converted Flats	37	50	+13

Source ONS. Note includes the Elms

*Affordability*

- 2.39. Information on affordability has been taken from the West of England Sub Region Housing Needs and Affordability Assessment 2005. This was produced at a sub regional level and therefore the figures for Nailsea are not provided individually but group together Nailsea, Backwell and Long Ashton.
- 2.40. The study does however provide the best guide to affordability in the Town available.
- 2.41. House prices are relatively high in Nailsea and Backwell compared to other locations in North Somerset, but incomes in this area are also relatively high for North Somerset. The table below sets out the percentage of new households able to buy property.

**Table 2.11: Percentage of new households able to buy**

	<b>2002</b>	<b>2004</b>	<b>2006</b>	<b>2009</b>
North Somerset	47.1	37.2	41.1	46.0
Nailsea-Backwell- LA	43.6	31.9	35.8	40.9

Source: WEST OF ENGLAND HOUSING NEED AND AFFORDABILITY MODEL

- 2.42. The information shows that affordability has fluctuated over time, but only a minority of new households will be able to afford to buy property and fewer



households in Nailsea will be able to afford to buy than the average for the District.

**Table 2.12: Number of new for affordable housing per annum**

	<b>2002</b>	<b>2004</b>	<b>2006</b>	<b>2009</b>
Nailsea-Backwell-LA	204	254	239	197

Source: WEST OF ENGLAND HOUSING NEED AND AFFORDABILITY MODEL

- 2.43. Table 2.12 shows the number of affordable dwellings required to meet demand per annum between 2002 and 2009, the figure fluctuates around the 200 dwellings per annum mark.

### Travel To Work Analysis

- 2.44. Analysis of travel to work patterns can provide an understanding of how a place functions as an employment destination.

**Table 2.13: The destination of Journeys to work beginning in Nailsea**

<b>Destination</b>	<b>Number</b>	<b>Percentage</b>
<b>Nailsea</b>	2,775	33%
<b>Bristol City</b>	2,550	30%
<b>The rest of North Somerset</b>	1,735	20%
<b>South Gloucestershire</b>	765	9%
<b>Bath and North East Somerset</b>	120	1.5%
<b>Other Authorities</b>	455	5%
<b>Total Journeys</b>	8,400	100%

Source: ONS. Note percentages may not add due to rounding.

- 2.45. The table shows that 33% of all journeys to work that start in Nailsea end in Nailsea. However a large percentage of journeys are made to Bristol and the rest of North Somerset, (50%). Overall total out commuting consists of 5,625 Journeys.
- 2.46. A long term objective for The Town would be to reduce the level of out commuting from Nailsea to improve the self containment of The Town.

**Table 2.14: The origin of Journeys to work ending in Nailsea**

<b>Origin</b>	<b>Number</b>	<b>Percentage</b>
<b>Nailsea</b>	2,775	62%
<b>The rest of North Somerset</b>	1,260	28%
<b>Bristol City</b>	270	6%
<b>South Gloucestershire</b>	100	2%
<b>Bath and North East Somerset</b>	60	1%
<b>Total</b>	4,465	100%

Source: ONS. Note percentages may not add due to rounding.

- 2.47. The table shows that the majority of those working in Nailsea actually live in Nailsea. However, for the remainder 75% of all in commuting is from the rest of North Somerset. This confirms that Nailsea is not seen as a significant



employment destination within the West of England Sub Region and performs more of a local requirement as a local centre.

### Summary

2.48. From the analysis of published statistics the main facts on the existing situation are:

- Nailsea has seen a small population increase of 202 people between 1991 and 2001
- The age structure of Nailsea is ageing, seeing a 4.5% increase in the number of 60+ residents since 1991.
- The number of younger residents has decreased in both number and percentage of the population over the period
- The number of people of working age has increased in number but decreased as a percentage.
- The Elms development resulted in the population of The Town increasing rather than decreasing between 1991 and 2001 and effectively slowed the ageing process of The Town.
- There has been a larger increase in households (677) than overall population (202) over the period
- Household size has decreased from 2.70 to 2.47 since 1991
- One person households account for 50% of all household growth between 1991 and 2001.
- Nailsea has seen an increase in jobs in the town over the period since 1991.
- The economy of The Town has successfully restructured and diversified from manufacturing to other sectors without an increase in unemployment.
- The number and percentage of economically active residents has increased as a proportion of the 16 to 74 population
- The Town has had 582 dwellings completed between 1991 and 2001. 305 of these have occurred in the Elms Development.
- Only around 40% of new households in Nailsea can afford to buy property on the open market
- Affordable housing demand for Nailsea, Backwell and Long Ashton is over 200 dwellings per annum.
- Nailsea has a relatively high level of out commuting, but 33% of economically active residents live and work in The Town.



### **3. Policy context**

#### **Background**

- 3.1. The Atkins Report set out, in Chapter 3, the key planning policy documents which would be likely to shape Nailsea for the future. This was seen as particularly relevant given the importance planning policies such as the green belt had had on the previous growth of The Town.
- 3.2. The following section updates this in the light of developments since early 2005 when the previous report was written.

#### **Regional Context**

- 3.3. The previous Atkins Report referred to RPG10 which had been adopted as RSS10 and therefore has enhanced importance in decision making as it becomes part of the Development Plan.
- 3.4. The previous report also referred to the draft Regional Spatial Strategy which was in the early stages of preparation at that time. Progress on this document has been made and is discussed below.

#### *RPG/RSS*

- 3.5. The draft Regional Spatial Strategy was submitted to the ODPM, now Department for Communities and Local Government (DCLG) in March 2006 and a Final Draft document is available for public comment for the period June 6 to August 30 2006.
- 3.6. It is then proposed that an Examination in Public will be held from 17 April 2007 until the end of June. It is anticipated that the Panel Report will be issued in October 2007.
- 3.7. As discussed in the previous study, regional planning policy has increasingly moved to focus development on main settlements, such as Bristol and Weston-s-Mare and away from smaller settlements such as Nailsea.
- 3.8. The adopted RSS10 sought to achieve greater self containment for towns such as Nailsea, reducing its role as a dormitory town (which is clearly illustrated by the travel to work analysis presented in the previous Chapter).
- 3.9. The emerging RSS further develops this thinking by identifying 26 Strategically Significant Towns and Cities (SSTC) to act as the focus for future development. These settlements were identified through criteria which related to their function within the region and their sub region, rather than purely on size. Therefore settlements such as Barnstaple are included as a focus for development because of their local role.
- 3.10. Nailsea is not considered a SSTC and as a result housing and employment growth will not be focused on The Town.
- 3.11. The draft RSS does indicate Bristol, Bath and Weston-s-Mare as SSTCs and it is to these settlements that development is to be focused for the period to 2026.

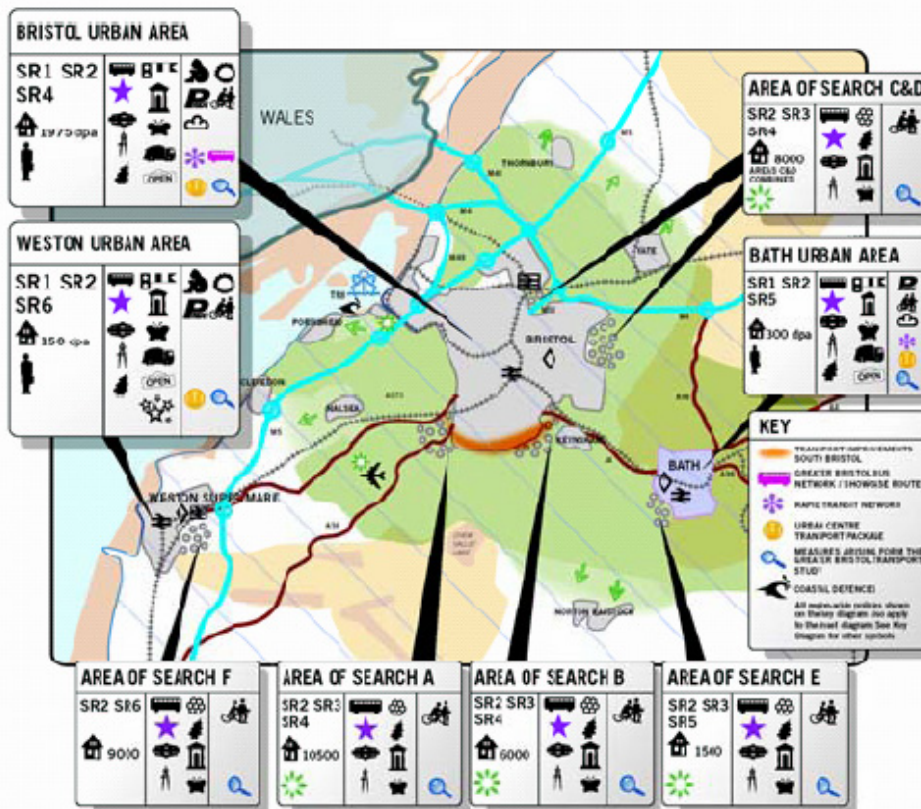


For these settlements, all in the sub region known as the West of England, development should be focused on the existing urban areas.

3.12. However, given the demand for new housing in the region it is acknowledged that some Greenfield releases will be required and therefore areas of search for urban extensions have been identified to act as the focus for this additional development.

3.13. Urban extensions are shown on Inset Diagram 4.1 (reproduced below). This diagram illustrates the areas of search for;

- 10,500 dwellings South of Bristol, on land around Yanley Lane (Area of Search A)
- 6,000 dwelling South East of Bristol on land stretching west from Hicks Gate (Area of Search B)
- 8,000 dwellings on land North and North East Bristol, focused in two locations the first at the north end of the M32 (Stoke Gifford) the second between Emersons Green and Warmley (Areas of Search C & D)
- 1,500 dwellings South of Bath (Area of Search E)
- 9,000 dwellings east of Weston-s-Mare focused on the Weston Airfield and RAF Locking (Area of Search F).





- 3.14. These urban extensions involve each of the local authorities in the West of England area and will require joint working to prepare Area Actions Plans (AAPs) in order to provide the strategic basis for their development.
- 3.15. At Para 3.4.4 The draft RSS acknowledges that it “does not identify every town or village in the region or specify what development should arise there; that would be inappropriate and will be dealt with in LDDs and other local strategies such as Local Area Agreements (LAAs), community plans and parish plans”.
- 3.16. All of the sites for urban extensions, except Weston-s-Mare, involve land which is currently in the Green Belt and as part of the development of the draft RSS a strategic review of green belt boundaries has been undertaken and has informed the location of the urban extensions.
- 3.17. It is for the strategic element of the development plan, the RSS, to define the broad extent of green belts and then it will be for the local authorities, through their Local Development Frameworks (LDF) to define the detailed boundaries.
- 3.18. The draft RSS Policy SR3 provides the basis for the broad changes to the green belt boundary to allow for the urban extensions. It also, however, identifies locations where it is proposed to extend the green belt to include more land.

- 3.19. Policy SR3 proposes to

*“include land to the .... South west of Nailsea ..... with the inner edge of the revised green belt conterminous with the outer boundary of the existing green belt designation*

*If this change is accepted, it will then be for the Unitary and District Authorities, in preparing LDDs, to define the detailed green belt boundaries taking into account these changes”*

- 3.20. Therefore the draft RSS proposes to expand the green belt on the south west side of Nailsea but does not identify by how much or where the detailed boundaries might lie.
- 3.21. Inset Diagram 4.1 does however indicate the extent of green belt extension and this shows the settlement of Nailsea completely surrounded by green belt. The extent of the extension includes land on a line from Jn21 of the M5 to Yatton.
- 3.22. The result would be the imposition of strict controls on development anywhere around Nailsea, outside of the existing settlement boundary.

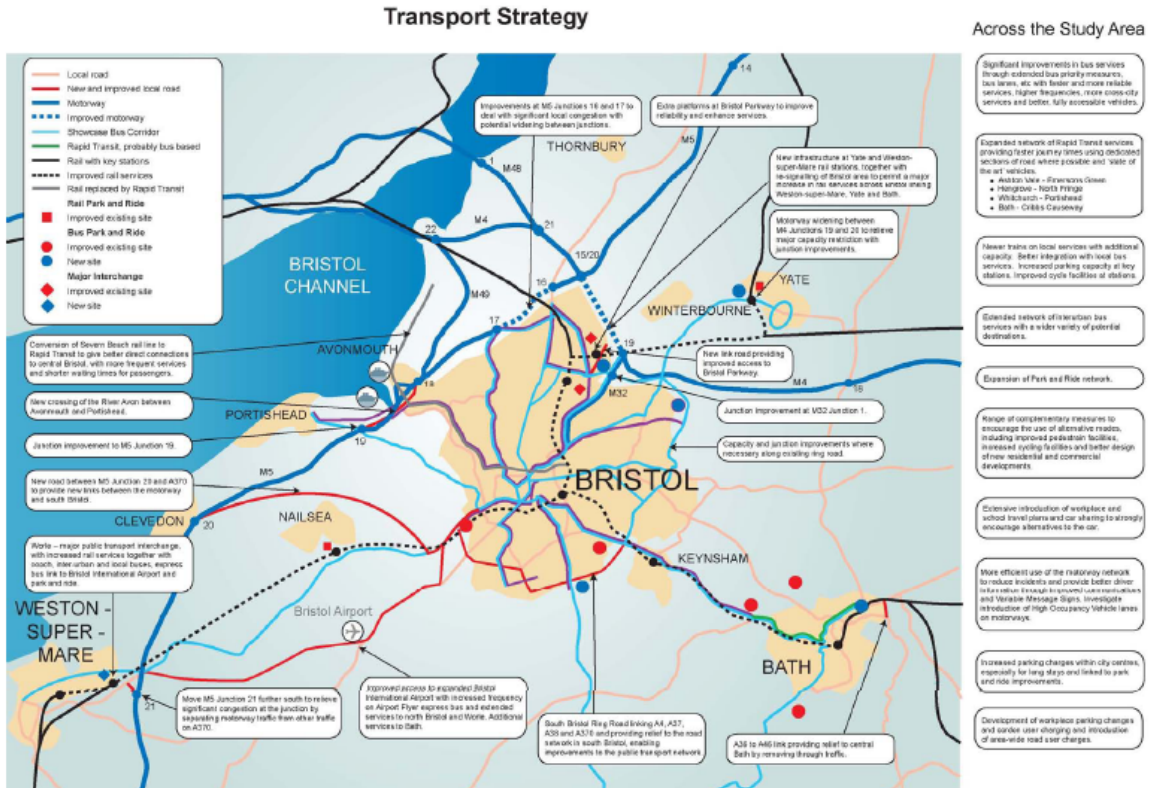
### **Greater Bristol Strategic Transport Study (GBSTS)**

- 3.23. The GBSTS was commissioned by a group including the 4 former Avon local authorities, Department of Transport/GOSW, Highways Agency and SWRDA. It was undertaken over a 2 year period and has considered the potential transport strategies relating to the Greater Bristol area over the period to 2031.
- 3.24. The final report of the study was issued in June 2006 and provides a recommended set of strategies and proposals in order to cater for and



accommodate the projected growth in demand for travel resulting from the significant increases in both homes and jobs in the area.

3.25. The summary of recommendations made by the study are illustrated below



3.26. The report recommends the management of demand for car travel through a cordon based charge in the short term but an area based charge in the longer term. A system which charges a variable rate per mile depending on the level of congestion is recommended to be applied within the City, though no definite area is identified for this.

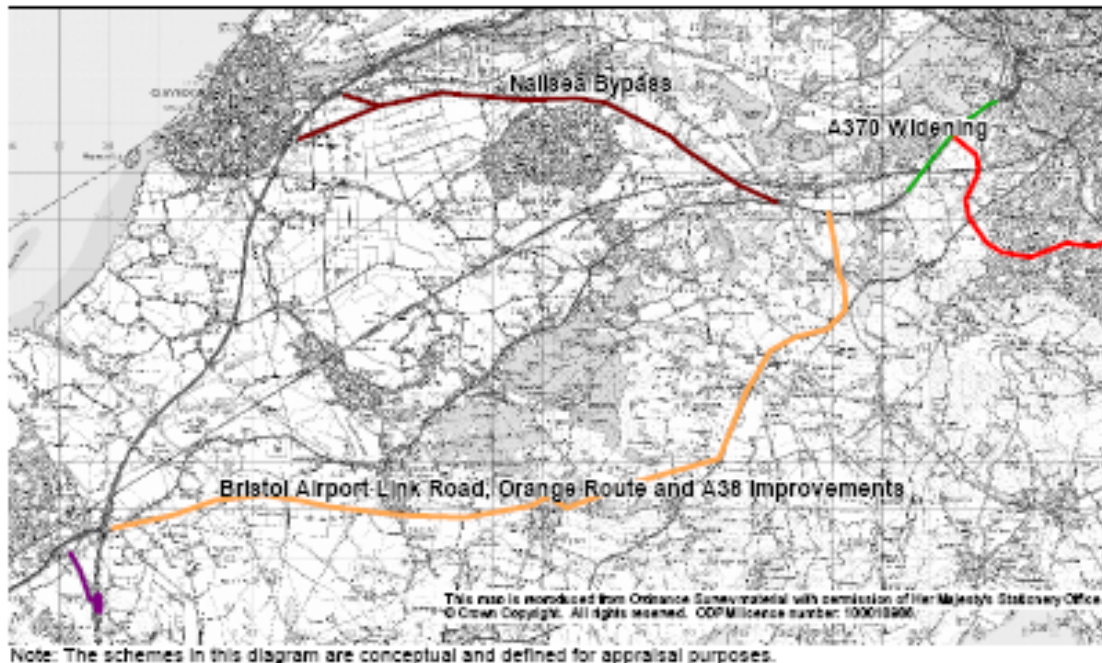
3.27. With regard to public transport the report recommends:

- Improvements to bus routes across the city
- An extension to existing park and ride system, notably Long Ashton
- Improvements to the inter-urban bus network
- The continued growth of BIA will require further expansion of the Flyer service to include Bristol Parkway and Worle
- The improvement of the rail network through new turn-back facilities at Weston-s-Mare in order to allow for more cross city trains
- In the medium term extension of Nailsea station car park



- 3.28. The study attempted to consider all other aspects of travel before considering highway measures. However, probably the most important aspects of the study for Nailsea relates to the proposals for new road links to and around Bristol from the south.
- 3.29. The general location of the routes considered is shown below

**Figure 6.28 – Alignment of BIA and South Bristol Access Schemes**



*South Bristol Ring Road A4 – A38*

- 3.30. The link around the south of Bristol (shown as red above) is seen as a major step in the improvement of accessibility to the deprived areas of south Bristol. The link skirts the existing southern boundary of the city from Hicks Gate in the east to Hengrove and then follows safeguarded routes within the city to link up with the A38

*A38 – A370 link*

- 3.31. The link between these two strategic routes has been proposed for many years and the preferred “Red Route” is supported by the GBSTS and included in the North Somerset Replacement Local Plan (Proposed Modifications) see below.
- 3.32. The route is shown as the western end of the redline in the above diagram and will pass through the proposed Urban Extension, included in the Draft RSS, on land south of Bristol.



### *Links between Bristol and the M5*

- 3.33. The link roads discussed above will complete a route from the A370 to the A38, A4, A420 and around the city to the M32 in the north. However, there remains the issue of linking the city to the motorway network south of the city.
- 3.34. Currently the links are via the A370 to Junction 21 (Weston-s-Mare) and the A38 to Junction 22 (Brent Knoll). These routes are already subject of significant congestion and proposals for major developments in the South West and South East of Bristol, plus increasing passenger and staff numbers at Bristol International Airport (BIA), will exacerbate these issues.
- 3.35. The study identified two schemes which would potentially improve the connections in this area.
- Northern route– A370 link to M5 junction 20 (Clevedon) (shown brown above). This would result in a bypass to the north of Nailsea.
  - Southern route – A370 link via A38 to M5 Junction 21 (Weston-s-Mare) (shown Yellow above). This would require a bypass for Barrow Gurney linking the A370 to the A38 at Barrow Tanks. The proposal is then to improve the existing route of the A38 to the airport where a new route cuts across the levels north of Wrington and south of Congresbury to join the motorway at Junction 21.
- 3.36. The report indicates that outline routes for both schemes have been prepared but “considerable detailed work is necessary in order to identify potential environmental and other constraints” (GBSTS final report Executive Summary).
- 3.37. Therefore it is uncertain at present which of the routes will finally be chosen.

### **Local Plan Policies**

#### *Background*

- 3.38. The North Somerset Local Plan was adopted in 2000 and currently provides the Development Plan for all planning decisions for the District. The plan is being reviewed and as a result a Replacement Local Plan is being prepared.
- 3.39. In parallel with this process changes are occurring to the Planning System which will see the replacement of the local plan with a new system of Plan known as a Local Development Framework (LDF).
- 3.40. The Replacement Local Plan has been subject of a Public Inquiry and the Inspectors Report was produced in April 2006. Following this the Council has prepared proposed modifications to the RLP. These were subject of consultation in June and July 2006.

#### *Replacement Local Plan and Inspectors Report*

- 3.41. The RLP sought to focus development on Weston-s-Mare and away from other settlements including Nailsea. This view was supported by the Inspector at the Local Plan Inquiry and as a result none of the objections seeking further housing development around Nailsea were successful.



- 3.42. The Inspector did acknowledge that “if a local need can be shown to exist (indicated in the DCA HNS as about 400 dwellings) then policy H5 would facilitate some of its provision as an exception” (Inspectors Final Report Chapter 8 Para 17.32). Therefore the Inspector did acknowledge that there is the potential to identify sites for affordable housing around The Town based on local need.
- 3.43. The Town Council proposed as part of its objections to the RLP the extension of the Southfield Road and Coates Industrial Estates to the north of The Town. This was intended to provide extended employment opportunities in The Town and also create a new access to the existing sites, reducing pressure for travel of HGVs through residential areas.
- 3.44. The Inspector accepted that the proposals would “represent a real benefit to residents” (Chapter 8 Para 17.41) and go “some way to achieving a better balance with the population” (Para 17.42).
- 3.45. In summary the Inspector concluded that “Nailsea should be offered further employment opportunities to help redress the balance”. However, he concluded that the benefits did not justify the changes to the Green Belt Boundary, which should be considered as part of the wider review of Green Belt undertaken as part of the RSS.
- 3.46. In discussing land at The Perrings the inspector concluded that there was no requirement to allocate the land for housing but he also concluded that there was no justification for the allocation of part of the Site of Nature Conservation Interest. He therefore recommended the redrawing of the boundary of this designation in this area.
- 3.47. The Inspector also debated the future of The Town Centre Ring Road, which was partly implemented when Tesco was developed. The remaining link was removed from the RLP. There were mixed reactions to this proposal from local residents but the Inspector concluded that there was no reason to reinstate the allocation and therefore it is not proposed to include the link in the emerging plan.
- 3.48. Finally the Inspector considered objections relating to the designation of the primary retail frontage in the town centre. The proposals from the Town Council were that the designation should be extended to the new Tesco store. However, the Inspector concluded that the character of the east end of the High Street was not sufficiently focused on A1 retail uses to be supported by a policy requiring that use. It would potentially result in vacant units which would be to the detriment of the town centre as a whole.



### **Proposed Modifications**

- 3.49. Given that the Inspector generally found that the RLP was robust and changes were not required, the District Council's Proposed Modifications document says relatively little about Nailsea.
- 3.50. The modifications do include:
- The movement of the settlement boundary at North West Nailsea to reflect the non allocation of land in this area
  - Redrawing the boundary of the SNCI on land to the rear of No. 23 The Perrings
  - The inclusion of an indicative route (red route) for the link from the A38 – A370.

### **North Somerset Retail and Leisure study**

- 3.51. The study was commissioned by the District Council in order to identify future requirements for retail floorspace and leisure facilities over the period of the LDF, to 2021.
- 3.52. The report concentrates on the situation in Weston-s-Mare and there is only limited reference to Nailsea.
- 3.53. The recommendations regarding office provision in the district suggest “enhancing the opportunities in Nailsea” (Para 4.20) but provide no real mechanism for doing so.
- 3.54. With regard to convenience goods the report suggests that there is no capacity for further provision in Nailsea as the Tesco store has taken up demand for the period to 2021.
- 3.55. It does suggest that a discount retailer (Typically this would include Lidl, Aldi or Netto) may be acceptable as it would serve a different market to the main retail providers. However, the report is clear that no substantial food stores should be allowed on out of town sites in order to protect the viability and vitality of the existing town centre.
- 3.56. With regard to comparison goods the report identifies limited forecast capacity which is likely to be focused in The Town Centre



## **4. The Future**

- 4.1. For Nailsea to positively more toward 2026 and beyond it is important for the objectives of The Town to be established. The Town Council wishes to undertake community consultation to identify issues within The Town and unite the people behind a common goal.
- 4.2. To inform the vision of Nailsea in the future this analysis has looked at the existing situation to establish how The Town has changed over the last decade and reviewed the existing planning policy context to establish where The Town is today.
- 4.3. This section aims to take this process one step further by looking into the future and identifying what might happen to the population, economy, commuting levels and community facilities.
- 4.4. The analysis has sought to identify the implication of the ageing population structure and decreasing household size and set out the choices for The Town, to shape its future for the better. The first step in this process is to look at population projections for Nailsea.

### **Population Projections**

- 4.5. Population projections for Nailsea have been provided by North Somerset District Council. These are ward level projection (exclude The Elms) and detail a male / female split and the total population expected.
- 4.6. The projections have been prepared on North Somerset Council's behalf by the London Research Centre Demography Team in partnership with the other unitary authorities in the former Avon area. The data up to 2011 is based on the expected level of future house building, but also uses electorate data, current birth and death rates and assumed levels of in and out migration.



**Table 4.1: Nailsea population Projections 2001 to 2011**

<b>Persons</b>	<b>2001</b>	<b>2011</b>	<b>Change 2001-11</b>
0-4	797	863	66
5-9	968	768	-200
10-14	1,120	800	-320
15-19	1,144	1,295	151
20-24	676	1,398	722
25-29	729	1,234	505
30-34	898	1,008	110
35-39	1,243	935	-308
40-44	1,209	989	-220
45-49	1,308	1,263	-46
50-54	1,485	1,176	-309
55-59	1,210	1,216	6
60-64	854	1,290	436
64-69	818	1,036	218
70-74	681	691	10
75-79	583	818	235
80+	720	808	88
<b>Total</b>	<b>16,443</b>	<b>17,588</b>	<b>1,144</b>

- 4.7. The projections show that the population might grow by 1,144 people by 2011.
- 4.8. Growth in population occurs in a number of age categories, including 0 to 4, 15 to 34 and 55 to 80+. The majority of population growth is within the 20 to 29 and the 60 to 69 age categories.
- 4.9. Population declines in the 5 to 14 ages and 35 to 54 categories.
- 4.10. In general these projections show a slight reverse in the decline of particular age groups compared to the 1991 to 2001 period which saw the overall decline of all ages below 45. Full population projects are included in Appendix A.
- 4.11. Overall the projections show a decline in the number of under 20's by 302 people, but an increase in 20 to 59's by 460 and 60 to 80+ by 988. These changes in the age structure of the population are best reflected by table 4.2 below.



**Table 4.2: Change in Age Structure 2001 to 2011**

Age Group	2001	2011	Change 2001-11
The Young (0 -19 years)	24.5%	21%	-3.5%
The Working (20 – 59 years)	53.5%	52.5%	-1%
The Old (60+ years)	22%	26.5%	+4.5%
Total	100%	100%	0%

- 4.12. The table shows that even though people of working age increase over the period they decline slightly as a percentage of the population. More importantly the young aged 0 to 19, decline by 3.5% and the older generation 60+, increase by 4.5% and nearly 1,000 people.
- 4.13. The following table extrapolates these trends to 2026 using population projections for each 5 year period. The total population figures have been provided by the London Research Centre Demography Team and the trends identified in the 2001 to 2011 period have been extrapolated within the constraints of the overall population figure to provide an indication of how the age structure might continue to change in the future.

**Table 4.3: Extrapolated Population Projections 2011 to 2026**

Persons	2011	2026	Change 2011-26
0-4	863	949	86
5-9	768	510	-259
10-14	800	386	-414
15-19	1,295	1,491	196
20-24	1,398	2,333	935
25-29	1,234	1,889	654
30-34	1,008	1,151	143
35-39	935	536	-399
40-44	989	704	-285
45-49	1,263	1,202	-60
50-54	1,176	775	-401
55-59	1,216	1,225	8
60-64	1,290	1,856	565
64-69	1,036	1,318	282
70-74	691	704	13
75-79	818	1,122	304
80+	808	923	114
<b>Total</b>	<b>17,588</b>	<b>19,074</b>	<b>1,482</b>



- 4.14. It should be noted that post 2011, levels of house building have not yet been finalised and current rates used in the model have simply been projected forward. Therefore the data should only be treated as an indication of how the population may change and is ultimately still to be determined through the planning process.
- 4.15. Full extrapolated population projections are included in Appendix B.
- 4.16. The projections show that with modest level of house building (the model assumes an average of 23 dwellings per annum) the population of Nailsea could continue to grow. However the trends continued from the 2001 to 2011 period simply continue the process of ageing the population by reducing the number of young people by 391, increasing the number of older people by 1,278. This is shown in Table 4.3 below which illustrates the continued decline in the percentage of young persons to 2026 and the rise in the elderly population.

**Table 4.4 Extrapolated change in population structure 2011 to 2026**

Persons	2011	2026	Change 2011-26
The Young (0 -19 years)	21%	17%	-4%
The Working (20 – 59 years)	52%	51%	-1%
The Old (60+ years)	26%	31%	5%

**Household Projections**

- 4.17. Household size in the South West is predicted to decline by 0.2% by 2026. This would effectively be a continuation of the current trend of household size decline in Nailsea but at a slower rate. The table below sets out the potential impact on the number of households a declining household size will have on the population of Nailsea.

**Table 4.5 Impacts of a Decreasing Household Size**

Year	Population	Household Size	Households
2001	16,542	2.43	6,817
2006	17,550	2.39	7,343
2011	17,589	2.35	7,485
2016	18,395	2.31	7,963
2021	18,682	2.27	8,230
2026	19,073	2.23	8,553



- 4.18. Assuming that each household occupies one dwelling then by 2026 Nailsea would require 1,736 new dwellings to accommodate future population growth. This is a simplistic calculation and does not include complicated factors such as migration or market supply which could constrain house size decline.
- 4.19. However it makes a valuable point that over time if household size continues to decline as forecast that Nailsea will require additional development simply to maintain its existing population and services.

**The likely effects of population change**

- 4.20. What might happen if the population structure changes or the population of Nailsea declines? The following paragraphs set out a few key implications:
- Increase demand for health provision for older people
  - Reduced demand for school and educational facilities
  - Potential change in demand for leisure provision to meet the requirements of the older generation.
  - Increased demand for housing
  - Reduced affordability for first time buyers
  - Reduced economically active population
  - Potentially reduced level of out commuting

**Health**

- 4.21. Nailsea has two doctors surgeries in The Town, located on Stockway North and Brockway. The Department of Health recommends a minimum of one GP per 1818 residents as a minimum standard. If the population of Nailsea was to increase or the percentage of elderly residents increase then the demand for health provision will increase.

**Education**

- 4.22. Education facilities are very dependant on the fluctuating level of young people over time. If the younger population of Nailsea continues to decline, as it has in the past then the capacity of existing schools will be affected. The table below sets out existing school capacity and roll numbers, where known.

<b>Educational Facility</b>	<b>Capacity</b>	<b>Roll</b>	<b>Surplus</b>
Kingshill Church of England Primary School	212	159	+53
Golden Valley Primary	352	407	-55
Grove Junior School	360	358	+2
Hannah More Infant	-	212	-
St Francis Primary	171	210	-39
Nailsea Secondary School	1,187	1,427	-240



- 4.23. The information shows that a number of schools in Nailsea are already over capacity and a decline in young people in Nailsea is unlikely to have an immediate effect on school viability. This combined with the demand created from parents in Bristol seeking to send their children to better performing schools within North Somerset may go some way to safeguarding existing facilities.

#### **Leisure and Sports Facilities**

- 4.24. The aspiration of The Town to increase leisure provision could be undermined by future population decline, changing age structure or altered to reflect the preferences of adult and elderly recreation, rather than the requirements of young people.

#### **Housing Demand and affordability**

- 4.25. Decreasing household size is likely to continue to fuel the demand for residential properties within Nailsea and potentially displace those who cannot afford property within The Town to other locations. This situation could further exacerbate the population structure as younger people who have not yet climbed on to the property ladder will be unable to do so.

#### **The Economy and Commuting**

- 4.26. An ageing population could potentially reduce the number of economically active people. The population projections don't indicate this as the population growth and increased economic activity rates may be sufficient to maintain existing employment levels. However if residential development is to fall below current levels which is likely given the existing planning policy context, employment levels in Nailsea could decrease.
- 4.27. More likely however is a decrease in out-commuting to other locations within the West of England Sub Region. This effect is potentially beneficial to The Town as a decrease in the level of net out commuting and possible increase in total employment over the period could help Nailsea increase its self containment and sustainability.



## 5. Next Steps - Towards a Town Plan

- 5.1. Nailsea Town Council is interested in engaging the ‘community’ of Nailsea in a discussion and debate about the future of the town. This document is intended as the starting point for a debate and it will be for The Town Council and the residents of Nailsea to develop the thinking/strategies from this evidence base.
- 5.2. The Town Council Steering Group has asked that we provide some initial thoughts about how to take forward to process of plan preparation and this final section sets out some first thoughts around how this may successfully be achieved within the resources available.

### Background

- 5.3. As well as being a statutory requirement, the ability to successfully engage the community, particularly ‘front-loading’ during the earlier stages of strategy development, adds immense value to processes - particularly providing local knowledge, informing recommendations to address priority issues and building local momentum to support delivery of key outcomes and adding legitimacy.
- 5.4. This paper sets out:
  - initial guidelines and things to think about
  - potential target groups
  - recommendations for suggested techniques and indicative costings

### Initial guidelines and things to think about

- 5.5. Successful consultation and participation depends upon trust between the community and stakeholders. This can take time to develop, so consultation and participation processes should be viewed as a longer-term commitment, in particular feeding back to participants the results of the consultation and how they have been used. It will also build upon process already undertaken by the Town Council which are well developed in certain aspects.
- 5.6. The community will become involved in participation processes for a number of reasons; because it is clearly communicated that they are able to make a difference, or because they enjoy the way they are able to contribute, or because there are positive incentives for getting involved such as improving local services, protecting amenity or increasing financial value.
- 5.7. There needs to be clarity about what the final outcome of the consultation process is to be – for example, used to inform a Town Plan or the preparation of the North Somerset Local Development Framework. It should be made clear whether people are just being asked for views and opinions, or are they being asked to reach some sort of consensus and to make recommendations / decisions?
- 5.8. It is important that stakeholders are aware of realistic constraints and parameters on what can be **realistically** achieved. There is little point consulting on issues which cannot be taken forward, due to policy or resource constraints, as this often leads to frustration and loss of interest within the



community. Are there any issues which are ‘off limits’? What are the boundaries, and how will this be communicated? These things need to be considered at the outset.

- 5.9. What level of resources are available to support the consultation process – both in terms of funding but more importantly people on the ground? Can any commitment be made to securing quick wins e.g. on small but important projects in local areas or commitment to tackling the top issues.

### **Potential Target Groups**

- 5.10. The potential target groups within the ‘community’ include:

#### *Statutory Deliver Agencies and Community Partnerships*

- 5.11. This category includes agencies North Somerset Council, the PCT, Environment Agency together with Community Partnerships (such as North Somerset Partnership). To ensure that the consultation is realistic and delivery partners are on-board from the outset it is important to work with these agencies as part of your consultation process. This also helps further down the line as they understands the process that was undertaken and how recommendations have been arrived at.

#### *General Population*

- 5.12. Most people often don’t engage in strategic thinking around their area – it feels too remote and doesn’t feel like it will impact on their lives. The consultation has to overcome this by making the background information digestible in very limited time-period, make it easy to people to attend and respond and if possible, make it fun (competitions, bribes etc all help increase response rates).

#### *Young People*

- 5.13. Young people often don’t engage in traditional consultation but their views are important in shaping the future of Nailsea. In order to effectively engage this group it is suggested that the consultation methods are refined so that they are of interest to this group and young people are targeted through school, youth clubs, youth workers and using technology (such as web-chats).

#### *Business Community*

- 5.14. Materials need to define the issues from the perspective of businesses and employers. Their contribution needs to be time-limited and this group is most effectively targeted during the week – ideally during breakfast or early evening time slots. Initial suggestions also include attending meetings of business groups e.g. Chambers of Commerce or Town Centre Action Group



### Suggested techniques

5.15. The table below sets out a number of techniques that could be employed as part of a community engagement strategy -

Methodology	Comments	Indicative Costs
<b>Publicity</b> Press articles in local newspapers, parish magazines etc	- no feedback but encourages people to attend events or respond to questionnaires	Free, if drafted by Town Council
<b>Leaflet</b> Basic leaflet explaining a summary of evidence base and key issues	- wide coverage but likely to lead to limited feedback. Good for raising issues and giving people information to respond in an informed way rather than 'shooting from the hip'.	Design costs - £1000 Printing - £300 (depends upon quantity and quality of paper etc) + delivery
<b>Telephone Survey</b> 10 – 15 minute telephone survey of 1000 households or businesses	- wide coverage - good response rate but cost may be prohibitive - do not get chance to discuss issues or follow up on points	Quotes range from £8,000 to £11,000 + VAT and set-up costs of circa £2,000
<b>Postal Survey</b> Postal survey to all households and businesses	- wide coverage - low response rate (circa 10 %) - do not get chance to discuss issues or follow up on points	Approx £3,000 +Vat and postage (alternative to postage eg. fundraiser for community groups such as Scouts)
<b>Task Force or Opinion Panel</b> Small group of diverse interests work with NTC to discuss issues and formulate responses over set time period (eg. 3 sessions over 1 month)	- wide opinions if participants carefully selected - opportunity to build consensus and tackle issues in more depth - limited visibility	Cost of facilitator, materials and expenses – allow £5,000



<p><b>Roadshow</b> Interactive exhibition in prominent location eg. shopping centre</p>	<ul style="list-style-type: none"> <li>- wide coverage</li> <li>- seek opinions from people who wouldn't normally get involved</li> <li>- good publicity</li> </ul>	<p>Depends on nature of event and material required – allow circa £5,000 for 1 day roadshow staffed by consultants (nb. only staff time to add further day)</p>
<p><b>Planning for Real</b> (if it wasn't trademarked) Day long event (invited) or open house drop in sessions aimed at people with strong interest in issues. Map or aerial photo based on jigsaw</p>	<ul style="list-style-type: none"> <li>- difficult to time to get mix of community and professionals</li> <li>- resource intensive</li> <li>- very interactive</li> </ul>	<p>Depends on nature of event and material required – allow circa £7,000</p>
<p><b>Community Workshop</b> Discussion workshop with stakeholders run in evening</p>	<ul style="list-style-type: none"> <li>- secure feedback but usually from interested parties</li> <li>- good at encouraging genuine discussion and building a consensus</li> <li>- useful forum to air tricky issues</li> </ul>	<p>Facilitation only £2,000 Facilitation and set-up £3,500</p>
<p><b>Attending meetings such as youth groups, business groups etc</b></p> <p>Could also run events such as photo survey with young people – display photos and parents come to see!</p>	<ul style="list-style-type: none"> <li>- secure feedback from target audience</li> </ul>	<p>Free, if Town Council run (allow one day per meeting if consultancy to include prep and write-up @ £450 per day)</p>

- 5.16. Costs are indicative at this stage and Nailsea Town Council maybe in a position to secure in-kind support from service delivery agencies or local businesses.
- 5.17. Any programme of community consultation is likely to involve a mix of these techniques in order to ensure wide involvement.



### **Timescale**

- 5.18. The Town Council is currently embarking on a consultation period and we were asked to provide some thoughts on the likely timescales which may be relevant.
- 5.19. Generally consultation can be as long or as short as is necessary and will need to be seen within the context of available resources. It should be borne in mind that even in a world of unlimited resources there will be a point where consultation must end on any particular issues and action begin.
- 5.20. It will be important that consultation is seen as leading to some action and the Town Council should look for “wins” early in the process in order to show the benefits of the exercise and also help maintain interest.
- 5.21. In terms of external activity which should be factored into any process there are considered to be two main areas to consider
- North Somerset Community Strategy
  - Local Development Framework
- 5.22. The Community strategy is currently being “refreshed” and there is a consultation underway at present. There will also be a Stakeholder Event in the early Autumn. This means that any consultation undertaken for Nailsea will be unable to feed into this process this year. But there will be future revisions to the documents and other opportunities to input into the development of future Strategies and the Local Area Agreements.
- 5.23. The Local Development Framework (LDF) will replace the Local Plan as the main development control document for the district and early stages of preparation are underway, though the original programme for consultation has been delayed.
- 5.24. It is likely that consultation on the Core Strategy document will be undertaken in the autumn of 2006 and further consultation of land allocations in spring 2007.
- 5.25. It is therefore considered that there are no readily identifiable timescale constraints which the Town Council should adhere to but that consultation should proceed during the Autumn 2006 to spring 2007 period.



## Appendix A: North Somerset Projections 2001 to 2011

<b>2001</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea Total</b>		16546	797	968	1120	1144	676	729	898	1243	1308	1485	1210	854	818	681	583	720
<b>2006</b>	Males	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea East</b>		3712	165	178	243	416	258	201	194	304	258	320	324	252	123	111	91	81
<b>Nailsea North &amp; West</b>	Females	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea East</b>		4855	231	218	286	407	309	302	293	356	323	307	362	311	235	217	219	200
<b>Nailsea North &amp; West</b>																		
<b>Nailsea East</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea North &amp; West</b>		3784	158	185	210	360	270	171	200	292	304	318	325	240	131	135	136	137
<b>Nailsea East</b>	Persons	5199	222	239	252	416	325	280	222	346	336	337	392	334	291	269	314	306
<b>Nailsea North &amp; West</b>																		
<b>Nailsea East</b>		7496	323	363	453	776	528	372	394	597	562	638	649	492	254	246	227	219
<b>Nailsea North &amp; West</b>		10054	453	457	538	823	634	582	515	702	659	645	754	645	526	486	533	506
<b>Nailsea Total</b>		17550	777	820	991	1599	1161	955	909	1299	1221	1283	1403	1137	779	732	761	725
<b>2011</b>	Males	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea East</b>		3797	185	164	175	316	370	273	210	191	298	251	307	296	231	111	108	111
<b>Nailsea North &amp; West</b>	Females	4796	256	229	213	362	349	330	319	275	345	311	287	327	275	199	199	219
<b>Nailsea East</b>		3866	177	157	181	289	313	280	185	209	284	293	303	305	224	124	171	166
<b>Nailsea North &amp; West</b>		5130	245	219	232	328	367	351	295	313	335	321	318	363	307	257	339	312
<b>Nailsea East</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea North &amp; West</b>		7663	362	321	355	604	682	553	395	400	582	543	610	601	455	235	280	277
<b>Nailsea East</b>		9926	502	448	445	691	715	681	613	588	680	632	606	689	581	456	538	531
<b>Nailsea Total</b>		17589	863	768	800	1295	1398	1234	1008	989	1262	1176	1216	1290	1036	691	818	808
<b>Change 2001 - 2006</b>		1004	-20	-148	-129	455	485	226	11	-244	-87	-202	193	283	-39	51	178	5
<b>Change 2006 - 2011</b>		39	86	-52	-191	-304	236	280	99	-310	41	-107	-186	153	257	-41	57	83
<b>Change 2001 - 2011</b>		1043	66	-200	-320	151	722	505	110	-220	-46	-309	6	436	218	10	235	88
<b>Age Category Change</b>			<b>0-19</b>	<b>-302</b>	<b>20-59</b>	<b>460</b>	<b>60+</b>	<b>988</b>										

Source: London Research Centre Demography Team



## Appendix B: Extrapolated Projections 2011 to 2026

<b>2011</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea Total</b>		17589	863	768	800	1295	1398	1234	1008	935	989	1262	1176	1216	1036	691	818	808
<b>2016</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea Total</b>		18395	910	628	575	1402	1590	1086	718	834	1230	958	1221	1598	1189	698	983	870
<b>Change 2011 - 2016</b>		<b>806</b>	<b>47</b>	<b>-141</b>	<b>-225</b>	<b>107</b>	<b>508</b>	<b>356</b>	<b>-217</b>	<b>-155</b>	<b>-32</b>	<b>-218</b>	<b>4</b>	<b>307</b>	<b>153</b>	<b>7</b>	<b>165</b>	<b>62</b>
<b>2021</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea Total</b>		18682	926	578	495	1440	2087	1113	641	779	1218	880	1222	1707	1244	701	1042	893
<b>Change 2016 - 2021</b>		<b>287</b>	<b>17</b>	<b>-50</b>	<b>-80</b>	<b>38</b>	<b>181</b>	<b>127</b>	<b>-77</b>	<b>-55</b>	<b>-12</b>	<b>-78</b>	<b>2</b>	<b>109</b>	<b>55</b>	<b>3</b>	<b>59</b>	<b>22</b>
<b>2026</b>	Persons	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
<b>Nailsea Total</b>		19073	949	510	386	1491	2333	1151	536	704	1202	775	1225	1856	1318	704	1122	923
<b>Change 2021 - 2026</b>		<b>391</b>	<b>23</b>	<b>-68</b>	<b>-109</b>	<b>52</b>	<b>246</b>	<b>38</b>	<b>-105</b>	<b>-75</b>	<b>-16</b>	<b>-105</b>	<b>2</b>	<b>149</b>	<b>74</b>	<b>3</b>	<b>80</b>	<b>30</b>
<b>Change 2011 - 2026</b>		<b>1484</b>	<b>86</b>	<b>-259</b>	<b>-414</b>	<b>196</b>	<b>935</b>	<b>143</b>	<b>-399</b>	<b>-285</b>	<b>-60</b>	<b>-401</b>	<b>8</b>	<b>565</b>	<b>282</b>	<b>13</b>	<b>304</b>	<b>114</b>
<b>Change 2001 - 2026</b>		<b>2527</b>	<b>152</b>	<b>-458</b>	<b>-734</b>	<b>347</b>	<b>1657</b>	<b>253</b>	<b>-707</b>	<b>-505</b>	<b>-106</b>	<b>-710</b>	<b>15</b>	<b>1002</b>	<b>500</b>	<b>23</b>	<b>539</b>	<b>203</b>
<b>Age Change Category</b>			<b>0-19</b>	<b>-693</b>		<b>20-59</b>	<b>1056</b>		<b>60+</b>	<b>2267</b>								



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