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PHASE 1

PHASE 2

PHASE 3

MAIN STREET

STREET 01

STREET 02

STREET 03

STREET 04

ATTENUATION

Path

Path (um)

Battens Farm

Clutsham Cottage

Fern Grove

Athena

Fairfield

Sheldrake

Tyning

Lane

Collects

Cattle Grid

Young Wood Farm

Youngwood Cottage

Bizley House

Drain

Pipe Line

Ward Bdy

Footbridge

Cherry Orchard

Silo

Pond

Netherton Wood Lane

N W E S

0 10 50m

KEY

- PHASE 1 BOUNDARY
- POTENTIAL FUTURE BUS LINK CORRIDOR
- POTENTIAL FUTURE LINK
- DENOTES RENTED DWELLING
- DENOTES SHARED OWNERSHIP DWELLING
- ATTENUATION AREAS
- PUBLIC OPEN PACE
- EXISTING VEGETATION
- PROPOSED NEW PLANTING (INDICATIVE ONLY REFER TO LANDSCAPING PROPOSALS)

BOUNDARY TREATMENTS

- 1.8M BRICK SCREENWALL
- 1.8M TIMBER PANEL FENCE
- 1.2M ESTATE RAILING
- 0.45M TIMBER KNEE RAIL
- 1.4M STOCKPROOF FENCE
- 0.9M POST & WIRE FENCE
- 1.8M CLOSEBOARD FENCE

CHARACTER AREAS

- WESTERN EDGE
- GREEN CORRIDOR
- EASTERN EDGE

PHASE 1 Land to the North Of Youngwood Lane, Nailsea - Accomodation Schedule

Affordable at 30% with a tenure split of 82/18%

Open Market

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft	%
NA20	2	2	17	755	12,835	14.4%
NA31	3	2	26	976	25,376	
NT31	3	2	17	1040	17,680	46.6%
NR31 M4(2)	3	2.5	12	1092	13,104	
NA42 M4(2)	4	2	18	1175	21,150	
NT41 M4(2)	4	2	10	1243	12,430	
D1389	4	2	6	1389	8,334	39.0%
D1574	4	2	3	1574	4,722	
NA45	4	2	4	1564	6,256	
NA51	5	2	5	1858	9,290	
		Total OM	118		131,177 sqft	

Rented

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft	%
A538 1BF	1	1	9	538	4,842	34.1%
A667 1BF M4(3)	1	1	5	667	3,335	
A750 2BF	2	1	6	750	4,500	29.3%
A840 2BF M4(3)	2	1	6	840	5,040	
NA20	2	2	0	864	0	0.0%
H1040	3	2	2	1040	2,080	4.9%
NA30	3	2	5	1021	5,105	12.2%
NA49 M4(2)	4	2	8	1160	9,280	19.5%
		Total Rent	41		34,182 sqft	

Shared Ownership

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft	%
A538 1BF	1	1	3	538	1,614	33.3%
A750 2BF	2	1	6	750	4,500	66.7%
NA20	2	2	0	864	0	
NA30	3	2	0	1021	0	0.0%
NA49 M4(2)	4	2	0	1160	0	0.0%
		Total Shared	9		6,114 sqft	
		Total Units	168		171,473 sqft	

Net Developable Area	4.11 ha 10.16 acres
Coverage	16,884 sqft/acre
Density	40.9 dph

REV	DATE	DESCRIPTION	DRAWN

PROJECT: LAND OFF NETHERTON WOOD LANE, NAILSEA

TITLE: SITE LAYOUT

Taylor Wimpey Bristol
Ground Floor
730 Waterside Drive
Aztec West
Almondsbury
Bristol BS32 4UE

T 01454 628400
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NHBC REG No 76463

DRN	SCALE	LAND CODE	DRAWING NUMBER	REV
OW	1:1000 @A0	LAND	P19-2530_01	S
DATE 27/09/20				