

Summary of all draft South West Regional Spatial Strategy Housing Scenarios, as of February 2007

The South West Regional Assembly (SWRA) was requested by the Secretary of State to consider the implications of the 2003 revised household projections*. As a result of this request, the SWRA undertook further technical work, developing a range of scenarios to test the revised projections, and requested advice from the section 4 authorities on this. This table summarised those scenarios tested and also provides and a brief exploration of the CLG Dwelling Trend Projections 2006**

Key to Scenarios

Scenario 0 - 23,000 RSS Scenario, (original SW Draft RSS scenario with predicted 23,000, growth over entire South West region for the entire plan period to 2026)

Scenario 1 - 5,000 additional growth per annum distributed across all local authorities (regardless of urban or not) pro rata (Theoretical scenario based on CLG figures March 2006)

Scenario 2 - 5,000 additional growth per annum at SSCTs only (pro rata) (SSCT - Strategically Significant Cities & Towns) (Theoretical scenario based on CLG figures March 2006)

Scenario 3 - 5,000 additional growth per annum to Non SSCTs pro rata (i.e. rural areas only) (Theoretical scenario based on CLG figures March 2006)

Scenario 4 - Additional local / strategic growth

NB:

* CLG - Communities and Local Government (former ODPM)

** based on CLG 2003 Household Projections

RSS - Regional Spatial Strategy

SSCT - Strategically Significant Cities and Towns

For further information please contact:

South West Regional Assembly
Main switchboard: 01823 270101
or
Keith Woodhead
Regional Policy Manager
01823 425253
keith.woodhead@southwest-ra.gov.uk

Summary of all draft South West Regional Spatial Strategy Housing Scenarios, as of February 2007

HOUSING MARKET AREAS	LOCAL AUTHORITY	Draft RSS 23k (scenario 0)			5k to all LAs (scenario 1)		
		2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement
WEST OF ENGLAND	TOTAL FOR HMA	5,510	5,795	5,225	6,705	7,051	6,358
	B&NES	775	775	775	943	943	943
	BRISTOL	1,400	1,600	1,200	1,704	1,947	1,460
	NORTH SOMERSET	1,300	1,300	1,300	1,582	1,582	1,582
	S. GLOUCESTERSHIRE	1,150	1,150	1,150	1,399	1,399	1,399
	WEST WILTS	525	550	500	639	669	608
	MENDIP	360	420	300	438	511	365
GLOUCESTER & CHELTENHAM	TOTAL FOR HMA	2,430	2,600	2,260	2,957	3,164	2,750
	CHELTENHAM	425	425	425	517	517	517
	COTSWOLD	300	340	260	365	414	316
	FOREST OF DEAN	270	300	240	329	365	292
	GLOUCESTER	575	575	575	700	700	700
	STROUD	335	435	235	408	529	286
	TEWKESBURY	525	525	525	639	639	639
SWINDON	TOTAL FOR HMA	2,450	2,595	2,305	2,981	3,158	2,805
	SWINDON	1,700	1,770	1,630	2,069	2,154	1,983
	KENNET	250	275	225	304	335	274
	NORTH WILTS	500	550	450	608	669	548
SALISBURY	TOTAL FOR HMA	460	460	460	560	560	560
BOURNEMOUTH & POOLE	TOTAL FOR HMA	2,090	2,285	1,895	2,531	2,768	2,294
	BOURNEMOUTH	780	720	840	949	876	1,022
	POOLE	500	700	300	608	852	365
	CHRISTCHURCH	180	200	160	219	243	195
	NORTH DORSET	255	290	220	310	353	288
	PURBECK	105	105	105	128	128	128
WEYMOUTH & DORCHESTER	TOTAL FOR HMA	690	690	690	840	840	840
	WEST DORSET	410	410	410	499	499	499
	WEYMOUTH	280	280	280	341	341	341
WEST CORNWALL	TOTAL FOR HMA	1,580	1,610	1,550	1,923	1,959	1,886
	KERRIER	410	410	410	499	499	499
	CARRICK	500	500	500	608	608	608
	PENWITH	240	240	240	292	292	292
	RESTORMEL	430	460	400	523	560	487
ISLES OF SCILLY	TOTAL FOR HMA	5	5	5	6	6	6
POLYCENTRIC DEVON & CORNWALL	TOTAL FOR HMA	1,035	1,045	1,025	1,259	1,272	1,247
	NORTH CORNWALL	380	400	360	462	487	438
	TORRIDGE	240	240	240	292	292	292
	NORTH DEVON	415	405	425	505	493	517
EXETER CITY	TOTAL FOR HMA	1,950	1,900	2,000	2,282	2,312	2,251
	EXETER	550	525	575	639	639	639
	EAST DEVON	595	515	675	694	627	761
	TEIGNBRIDGE	485	510	460	560	621	499
	MID DEVON	320	350	290	389	426	353
PLYMOUTH	TOTAL FOR HMA	2,275	2,150	2,400	2,768	2,616	2,920
	PLYMOUTH	1,225	1,000	1,450	1,491	1,217	1,764
	SOUTH HAMS	565	665	465	688	809	566
	CARADON	290	290	290	353	353	353
	WEST DEVON	195	195	195	237	237	237
TORBAY	TOTAL FOR HMA	500	500	500	608	608	608
SOUTH SOMERSET	TOTAL FOR HMA	680	730	630	827	888	767
TAUNTON	TOTAL FOR HMA	1,405	1,405	1,405	1,710	1,710	1,710
	TAUNTON	865	825	905	1,053	1,004	1,101
	SEDGEMOOR	420	460	380	511	560	462
	WEST SOMERSET	120	120	120	146	146	146
TOTAL		23,060	23,770	22,350	27,956	28,911	27,001

Key to Scenarios

- Scenario 0 - 23,000 RSS Scenario, (original SW Draft RSS scenario with predicted 23,000, growth over entire South West region for the entire plan period to 2026)
- Scenario 1 - 5,000 additional growth per annum distributed across all LAs (regardless of urban or not) pro rata (Theoretical scenario based on DCLG figures March 2006)
- Scenario 2 - 5,000 additional growth per annum at SSCTs only (pro rata) (SSCT - Strategically Significant Cities & Towns) (Theoretical scenario based on DCLG figures March 2006)
- Scenario 3 - 5,000 additional growth per annum to Non SSCTs pro rata (i.e. rural areas only) (Theoretical scenario based on DCLG figures March 2006)
- Scenario 4 - Additional local / strategic growth

Summary of all draft South West Regional Sp

HOUSING MARKET AREAS	LOCAL AUTHORITY	5k to SSCTs (scenario 2)			5k to non SSCTs (scenario 3)		
		2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement
WEST OF ENGLAND	TOTAL FOR HMA	6,938	7,373	6,503	6,114	6,439	5,788
	B&NES	1,004	1,019	989	831	831	831
	BRISTOL	1,831	2,093	1,569	1,400	1,600	1,200
	NORTH SOMERSET	1,647	1,668	1,626	1,439	1,439	1,439
	S. GLOUCESTERSHIRE	1,489	1,537	1,440	1,206	1,206	1,206
	WEST WILTS	608	636	579	678	710	645
	MENDIP	360	420	300	560	653	467
GLOUCESTER & CHELTENHAM	TOTAL FOR HMA	2,910	3,098	2,722	2,974	3,223	2,725
	CHELTENHAM	565	565	565	453	453	453
	COTSWOLD	300	340	260	467	529	404
	FOREST OF DEAN	270	300	240	420	467	373
	GLOUCESTER	765	765	765	575	575	575
	STROUD	353	471	235	466	605	326
	TEWKESBURY	657	657	657	594	594	594
SWINDON	TOTAL FOR HMA	3,112	3,288	2,935	2,895	3,084	2,705
	SWINDON	2,262	2,355	2,169	1,728	1,800	1,655
	KENNET	250	250	250	389	428	350
	NORTH WILTS	600	683	516	778	856	700
SALISBURY	TOTAL FOR HMA	543	543	543	577	577	577
BOURNEMOUTH & POOLE	TOTAL FOR HMA	2,461	2,703	2,218	2,389	2,606	2,172
	BOURNEMOUTH	1,038	958	1,117	780	720	840
	POOLE	713	980	446	500	700	300
	CHRISTCHURCH	180	200	160	197	219	174
	NORTH DORSET	255	290	220	397	451	342
	PURBECK	105	105	105	163	163	163
	EAST DORSET	170	170	170	353	353	353
WEYMOUTH & DORCHESTER	TOTAL FOR HMA	958	998	918	818	818	818
	WEST DORSET	599	639	559	521	521	521
	WEYMOUTH	359	359	359	297	297	297
WEST CORNWALL	TOTAL FOR HMA	1,799	1,794	1,804	2,074	2,121	2,027
	KERRIER	504	499	509	471	471	471
	CARRICK	625	625	625	561	561	561
	PENWITH	240	240	240	373	373	373
	RESTORMEL	430	430	430	669	716	622
ISLES OF SCILLY	TOTAL FOR HMA	6	6	6	6	6	6
POLYCENTRIC DEVON & CORNWALL	TOTAL FOR HMA	1,126	1,135	1,117	1,477	1,533	1,421
	NORTH CORNWALL	380	400	360	591	622	560
	TORRIDGE	240	240	240	373	373	373
	NORTH DEVON	506	495	517	513	538	488
EXETER CITY	TOTAL FOR HMA	2,185	2,121	2,248	2,505	2,474	2,535
	EXETER	727	657	797	600	525	675
	EAST DEVON	678	604	751	706	638	774
	TEIGNBRIDGE	460	510	410	701	767	635
	MID DEVON	320	350	290	498	544	451
PLYMOUTH	TOTAL FOR HMA	2,820	2,642	2,997	2,669	2,556	2,781
	PLYMOUTH	1,630	1,331	1,929	1,225	1,000	1,450
	SOUTH HAMS	688	809	566	712	824	599
	CARADON	307	307	307	429	429	429
	WEST DEVON	195	195	195	303	303	303
TORBAY	TOTAL FOR HMA	665	665	665	500	500	500
SOUTH SOMERSET	TOTAL FOR HMA	786	842	729	880	945	815
TAUNTON	TOTAL FOR HMA	1,739	1,745	1,732	1,626	1,627	1,625
	TAUNTON	1,096	1,051	1,141	959	917	1,001
	SEDGEMOOR	523	574	471	481	524	438
	WEST SOMERSET	120	120	120	186	186	186
TOTAL		28,045	28,953	27,137	27,502	28,509	26,495

Key to Scenarios

- Scenario 0 - 23,000 RSS Scenario, (original S)
- Scenario 1 - 5,000 additional growth per annu
- Scenario 2 - 5,000 additional growth per annu 20C
- Scenario 3 - 5,000 additional growth per annu
- Scenario 4 - Additional local / strategic growt

Summary of all draft South West Regional Sp							
HOUSING MARKET AREAS	LOCAL AUTHORITY	Local / Strategic Growth (scenario 4)			Total Dwellings*		
		2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006	2016	2026
WEST OF ENGLAND	TOTAL FOR HMA	6,918	6,916	6,920	549,394	612,053	675,749
	B&NES	992	951	1,033	76,012	82,175	89,365
	BRISTOL	1,804	1,813	1,796	175,530	189,901	205,297
	NORTH SOMERSET	1,573	1,559	1,587	87,827	100,226	112,626
	S. GLOUCESTERSHIRE	1,351	1,288	1,414	106,938	121,197	134,437
	WEST WILTS	681	718	644	55,812	65,113	74,416
	MENDIP	517	587	447	47,275	53,441	59,608
GLOUCESTER & CHELTENHAM	TOTAL FOR HMA	2,969	3,051	2,887	256,874	286,900	314,862
	CHELTENHAM	557	529	586	50,664	55,833	59,969
	COTSWOLD	349	387	312	38,489	42,766	47,042
	FOREST OF DEAN	354	385	322	35,153	39,289	43,425
	GLOUCESTER	725	690	759	49,065	55,199	61,332
	STROUD	398	497	298	48,412	53,561	58,713
	TEWKESBURY	586	563	609	35,091	40,252	44,381
SWINDON	TOTAL FOR HMA	2,926	2,993	2,860	168,875	189,574	208,241
	SWINDON	2,003	2,037	1,968	81,247	91,530	99,758
	KENNET	315	329	301	32,792	35,965	40,197
	NORTH WILTS	609	627	591	54,836	62,079	68,286
SALISBURY	TOTAL FOR HMA	610	603	618	51,842	58,064	64,284
BOURNEMOUTH & POOLE	TOTAL FOR HMA	2,280	2,344	2,215	250,654	274,795	298,873
	BOURNEMOUTH	959	822	1,095	77,867	85,232	92,598
	POOLE	573	777	368	62,509	67,718	72,928
	CHRISTCHURCH	170	176	165	22,174	24,285	26,397
	NORTH DORSET	258	283	232	29,316	33,502	37,692
	PURBECK	85	61	109	20,810	23,000	24,096
WEYMOUTH & DORCHESTER	TOTAL FOR HMA	792	752	832	78,166	88,872	100,664
	WEST DORSET	458	441	476	47,763	54,275	61,874
	WEYMOUTH	334	311	357	30,403	34,597	38,790
WEST CORNWALL	TOTAL FOR HMA	1,922	1,957	1,888	167,963	194,501	216,770
	KERRIER	504	510	498	45,195	52,553	58,858
	CARRICK	598	590	607	43,503	49,870	55,174
	PENWITH	273	268	278	32,057	36,479	39,796
	RESTORMEL	547	589	505	47,207	55,598	62,942
ISLES OF SCILLY	TOTAL FOR HMA	8	10	6	1,358	1,358	1,358
POLYCENTRIC DEVON & CORNWALL	TOTAL FOR HMA	1,185	1,183	1,187	115,219	132,763	150,308
	NORTH CORNWALL	428	443	413	42,643	49,375	56,108
	TORRIDGE	294	287	301	29,918	35,261	40,603
	NORTH DEVON	463	453	473	42,659	48,127	53,596
EXETER CITY	TOTAL FOR HMA	2,290	2,178	2,401	202,995	232,335	261,675
	EXETER	722	614	830	51,128	57,262	63,397
	EAST DEVON	681	599	762	62,375	72,054	81,732
	TEIGNBRIDGE	529	579	479	57,286	65,618	73,950
	MID DEVON	358	386	329	32,207	37,401	42,595
PLYMOUTH	TOTAL FOR HMA	2,869	2,710	3,029	214,497	234,884	252,018
	PLYMOUTH	1,640	1,387	1,894	110,919	119,212	126,468
	SOUTH HAMS	667	770	564	41,931	46,590	50,085
	CARADON	318	311	325	38,447	42,718	46,991
TORBAY	TOTAL FOR HMA	244	242	246	23,201	26,365	28,475
SOUTH SOMERSET	TOTAL FOR HMA	582	573	590	63,953	74,437	83,872
	TOTAL FOR HMA	868	941	795	70,498	80,865	90,197
TAUNTON	TOTAL FOR HMA	1,781	1,789	1,773	116,070	135,726	153,323
	TAUNTON	1,070	1,036	1,103	49,399	58,661	66,893
	SEDGEMOOR	560	603	518	49,448	57,690	64,901
	WEST SOMERSET	151	150	151	17,222	19,375	21,529
TOTAL		28,000	28,000	28,000	2,308,358	2,597,126	2,872,193

* based on DCLG 2003 Household Projections

Key to Scenarios

- Scenario 0 - 23,000 RSS Scenario, (original S)
- Scenario 1 - 5,000 additional growth per annu
- Scenario 2 - 5,000 additional growth per annu
- Scenario 3 - 5,000 additional growth per annu
- Scenario 4 - Additional local / strategic growt

Summary of all draft South West Regional S		DCLG Dwelling Trend Projections 2006 (for information)*					
HOUSING MARKET AREAS	LOCAL AUTHORITY	2006 - 2026		2006 - 2016		2016 - 2026	
		Increase in dwellings 2006 - 2026	Annual Average Dwelling Increase 2006 - 2026	Increase in dwellings 2006 - 2016	Annual Average Dwelling Increase 2006 - 2016	Increase in dwellings 2016 - 2026	Annual Average Dwelling Increase 2016 - 2026
WEST OF ENGLAND	TOTAL FOR HMA	126,355	6,318	62,660	6,266	63,696	6,370
	B&NES	13,353	668	6,163	616	7,190	719
	BRISTOL	29,768	1,488	14,371	1,437	15,397	1,540
	NORTH SOMERSET	24,799	1,240	12,400	1,240	12,400	1,240
	S. GLOUCESTERSHIRE	27,499	1,375	14,259	1,426	13,240	1,324
	WEST WILTS	18,604	930	9,301	930	9,303	930
	MENDIP	12,332	617	6,166	617	6,166	617
GLOUCESTER & CHELTENHAM	TOTAL FOR HMA	57,987	2,899	30,024	3,002	27,961	2,796
	CHELTENHAM	9,304	465	5,169	517	4,135	414
	COTSWOLD	8,553	428	4,277	428	4,276	428
	FOREST OF DEAN	8,272	414	4,136	414	4,136	414
	GLOUCESTER	12,267	613	6,133	613	6,133	613
	STROUD	10,301	515	5,149	515	5,152	515
	TEWKESBURY	9,289	464	5,160	516	4,129	413
SWINDON	TOTAL FOR HMA	39,366	1,968	20,699	2,070	18,666	1,867
	SWINDON	18,511	926	10,283	1,028	8,228	823
	KENNET	7,404	370	3,173	317	4,231	423
	NORTH WILTS	13,450	673	7,243	724	6,207	621
SALISBURY	TOTAL FOR HMA	12,442	622	6,222	622	6,221	622
BOURNEMOUTH & POOLE	TOTAL FOR HMA	48,220	2,411	24,141	2,414	24,078	2,408
	BOURNEMOUTH	14,731	737	7,365	737	7,365	737
	POOLE	10,419	521	5,209	521	5,210	521
	CHRISTCHURCH	4,223	211	2,111	211	2,112	211
	NORTH DORSET	8,376	419	4,187	419	4,189	419
	PURBECK	3,286	164	2,190	219	1,096	110
WEYMOUTH & DORCHESTER	TOTAL FOR HMA	22,498	1,125	10,705	1,071	11,792	1,179
	WEST DORSET	14,111	706	6,512	651	7,599	760
	WEYMOUTH	8,387	419	4,193	419	4,193	419
WEST CORNWALL	TOTAL FOR HMA	48,807	2,440	26,538	2,654	22,269	2,227
	KERRIER	13,663	683	7,358	736	6,305	631
	CARRICK	11,671	584	6,367	637	5,305	531
	PENWITH	7,738	397	4,422	442	3,316	332
	RESTORMEL	15,735	787	8,391	839	7,343	734
ISLES OF SCILLY	TOTAL FOR HMA	0	0	0	0	0	0
POLYCENTRIC DEVON & CORNWALL	TOTAL FOR HMA	35,089	1,754	17,544	1,754	17,545	1,755
	NORTH CORNWALL	13,466	673	6,732	673	6,733	673
	TORRIDGE	10,686	534	5,343	534	5,343	534
	NORTH DEVON	10,938	547	5,469	547	5,469	547
EXETER CITY	TOTAL FOR HMA	58,679	2,934	29,339	2,934	29,341	2,934
	EXETER	12,269	613	6,134	613	6,135	614
	EAST DEVON	19,357	968	9,679	968	9,679	968
	TEIGNBRIDGE	16,665	833	8,333	833	8,332	833
	MID DEVON	10,388	519	5,193	519	5,195	520
PLYMOUTH	TOTAL FOR HMA	37,521	1,876	20,387	2,039	17,133	1,713
	PLYMOUTH	15,549	777	8,293	829	7,256	726
	SOUTH HAMS	8,154	408	4,659	466	3,495	350
	CARADON	8,544	427	4,271	427	4,272	427
	WEST DEVON	5,274	264	3,164	316	2,110	211
TORBAY	TOTAL FOR HMA	19,919	996	10,483	1,048	9,436	944
SOUTH SOMERSET	TOTAL FOR HMA	19,698	985	10,367	1,037	9,331	933
TAUNTON	TOTAL FOR HMA	37,253	1,863	19,657	1,966	17,598	1,760
	TAUNTON	17,495	875	9,262	926	8,233	823
	SEDGEMOOR	15,453	773	8,242	824	7,211	721
	WEST SOMERSET	4,306	215	2,153	215	2,154	215
TOTAL		563,834	28,192	288,766	28,877	275,067	27,507

Key to Scenarios

- Scenario 0 - 23,000 RSS Scenario, (original S
- Scenario 1 - 5,000 additional growth per annu
- Scenario 2 - 5,000 additional growth per annu
- Scenario 3 - 5,000 additional growth per annu
- Scenario 4 - Additional local / strategic growt

Summary of all draft South West Regional Spatial Strategy Housing Scenarios, as of February 2007

LOCAL AUTHORITY	Draft RSS 23k (scenario 0)			5k to all Las (scenario 1)		
	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement
B&NES	775	775	775	943	943	943
BOURNEMOUTH	780	720	840	949	876	1,022
BRISTOL	1,400	1,600	1,200	1,704	1,947	1,460
CARADON	290	290	290	353	353	353
CARRICK	500	500	500	608	608	608
CHELTENHAM	425	425	425	517	517	517
CHRISTCHURCH	180	200	160	219	243	195
COTSWOLD	300	340	260	365	414	316
EAST DEVON	595	515	675	694	627	761
EAST DORSET	270	270	270	316	316	316
EXETER	550	525	575	639	639	639
FOREST OF DEAN	270	300	240	329	365	292
GLOUCESTER	575	575	575	700	700	700
ISLES OF SCILLY	5	5	5	6	6	6
KENNET	250	275	225	304	335	274
KERRIER	410	410	410	499	499	499
MENDIP	360	420	300	438	511	365
MID DEVON	320	350	290	389	426	353
NORTH CORNWALL	380	400	360	462	487	438
NORTH DEVON	415	405	425	505	493	517
NORTH DORSET	255	290	220	310	353	268
NORTH SOMERSET	1,300	1,300	1,300	1,582	1,582	1,582
NORTH WILTS	500	550	450	608	669	548
PENWITH	240	240	240	292	292	292
PLYMOUTH	1,225	1,000	1,450	1,491	1,217	1,784
POOLE	500	700	300	608	852	365
PURBECK	105	105	105	128	128	128
RESTORMEL	430	460	400	523	560	487
S. GLOUCESTERSHIRE	1,150	1,150	1,150	1,399	1,399	1,399
SALISBURY	460	460	460	560	560	560
SEDGEMOOR	420	460	380	511	560	462
SOUTH HAMS	565	665	465	688	809	566
SOUTH SOMERSET	680	730	630	827	888	767
STROUD	335	435	235	408	529	286
SWINDON	1,700	1,770	1,630	2,069	2,154	1,983
TAUNTON	865	825	905	1,053	1,004	1,101
TEIGNBRIDGE	485	510	460	560	621	499
TEWKESBURY	525	525	525	639	639	639
TORBAY	500	500	500	608	608	608
TORRIDGE	240	240	240	292	292	292
WEST DEVON	195	195	195	237	237	237
WEST DORSET	410	410	410	499	499	499
WEST SOMERSET	120	120	120	146	146	146
WEST WILTS	525	550	500	639	669	608
WEYMOUTH	280	280	280	341	341	341
	23,060	23,770	22,350	27,956	28,911	27,001

Key to Scenarios

- Scenario 0 - 23,000 RSS Scenario, (original SW Draft RSS scenario with predicted 23,000, growth over entire South West region for the entire period)
- Scenario 1 - 5,000 additional growth per annum distributed across all LAs (regardless of urban or not) pro rata (Theoretical scenario based on 23,000 RSS Scenario)
- Scenario 2 - 5,000 additional growth per annum at SSCTs only (pro rata) (SSCT - Strategically Significant Cities & Towns) (Theoretical scenario based on 23,000 RSS Scenario)
- Scenario 3 - 5,000 additional growth per annum to Non SSCTs pro rata (i.e. rural areas only) (Theoretical scenario based on DCLG figures for 23,000 RSS Scenario)
- Scenario 4 - Additional local / strategic growth

Summary of all draft South

LOCAL AUTHORITY	5k to SSCTs (scenario 2)			5k to non SSCTs (scenario 3)		
	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement
B&NES	1,004	1,019	989	831	831	831
BOURNEMOUTH	1,038	958	1,117	780	720	840
BRISTOL	1,831	2,093	1,569	1,400	1,600	1,200
CARADON	307	307	307	429	429	429
CARRICK	625	625	625	561	561	561
CHELTENHAM	565	565	565	453	453	453
CHRISTCHURCH	180	200	160	197	219	174
COTSWOLD	300	340	260	467	529	404
EAST DEVON	678	604	751	706	638	774
EAST DORSET	170	170	170	353	353	353
EXETER	727	657	797	600	525	675
FOREST OF DEAN	270	300	240	420	467	373
GLOUCESTER	765	765	765	575	575	575
ISLES OF SCILLY	6	6	6	6	6	6
KENNET	250	250	250	389	428	350
KERRIER	504	499	509	471	471	471
MENDIP	360	420	300	560	653	467
MID DEVON	320	350	290	498	544	451
NORTH CORNWALL	380	400	360	591	622	560
NORTH DEVON	506	495	517	513	538	488
NORTH DORSET	255	290	220	397	451	342
NORTH SOMERSET	1,647	1,668	1,626	1,439	1,439	1,439
NORTH WILTS	600	683	516	778	856	700
PENWITH	240	240	240	373	373	373
PLYMOUTH	1,630	1,331	1,929	1,225	1,000	1,450
POOLE	713	980	446	500	700	300
PURBECK	105	105	105	163	163	163
RESTORMEL	430	430	430	669	716	622
S. GLOUCESTERSHIRE	1,489	1,537	1,440	1,206	1,206	1,206
SALISBURY	543	543	543	577	577	577
SEDGEMOOR	523	574	471	481	524	438
SOUTH HAMS	688	809	566	712	824	599
SOUTH SOMERSET	786	842	729	880	945	815
STROUD	353	471	235	466	605	326
SWINDON	2,262	2,355	2,169	1,728	1,800	1,655
TAUNTON	1,096	1,051	1,141	959	917	1,001
TEIGNBRIDGE	460	510	410	701	767	635
TEWKESBURY	657	657	657	594	594	594
TORBAY	665	665	665	500	500	500
TORRIDGE	240	240	240	373	373	373
WEST DEVON	195	195	195	303	303	303
WEST DORSET	599	639	559	521	521	521
WEST SOMERSET	120	120	120	186	186	186
WEST WILTS	608	636	579	678	710	645
WEYMOUTH	359	359	359	297	297	297
	28,045	28,953	27,137	27,502	28,509	26,495

Key to Scenarios

- Scenario 0 - e plan period to 202
- Scenario 1 - on DCLG figures March 200
- Scenario 2 - rario based on DCLG figures March 200
- Scenario 3 - arch 200
- Scenario 4 -

Summary of all draft South						
LOCAL AUTHORITY	Local / Strategic Growth (scenario 4)			Total Dwellings*		
	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Overall Annual Average Net Dwelling Requirement	2016-2026 Overall Annual Average Net Dwelling Requirement	2006	2016	2026
	B&NES	992	951	1,033	76,012	82,175
BOURNEMOUTH	959	822	1,095	77,867	85,232	92,598
BRISTOL	1,804	1,813	1,796	175,530	189,901	205,297
CARADON	318	311	325	38,447	42,718	46,991
CARRICK	598	590	607	43,503	49,870	55,174
CHELTHENHAM	557	529	586	50,664	55,833	59,969
CHRISTCHURCH	170	176	165	22,174	24,285	26,397
COTSWOLD	349	387	312	38,489	42,766	47,042
EAST DEVON	681	599	762	62,375	72,054	81,732
EAST DORSET	236	225	246	37,978	41,057	45,163
EXETER	722	614	830	51,128	57,262	63,397
FOREST OF DEAN	354	385	322	35,153	39,289	43,425
GLOUCESTER	725	690	759	49,065	55,199	61,332
ISLES OF SCILLY	8	10	6	1,358	1,358	1,358
KENNET	315	329	301	32,792	35,965	40,197
KERRIER	504	510	498	45,195	52,553	58,858
MENDIP	517	587	447	47,275	53,441	59,608
MID DEVON	358	386	329	32,207	37,401	42,595
NORTH CORNWALL	428	443	413	42,643	49,375	56,108
NORTH DEVON	463	453	473	42,659	48,127	53,596
NORTH DORSET	258	283	232	29,316	33,502	37,692
NORTH SOMERSET	1,573	1,559	1,587	87,827	100,226	112,626
NORTH WILTS	609	627	591	54,836	62,079	68,286
PENWITH	273	268	278	32,057	36,479	39,796
PLYMOUTH	1,640	1,387	1,894	110,919	119,212	126,468
POOLE	573	777	368	62,509	67,718	72,928
PURBECK	85	61	109	20,810	23,000	24,096
RESTORMEL	547	589	505	47,207	55,598	62,942
S. GLOUCESTERSHIRE	1,351	1,288	1,414	106,938	121,197	134,437
SALISBURY	610	603	618	51,842	58,064	64,284
SEDGEMOOR	560	603	518	49,448	57,690	64,901
SOUTH HAMS	667	770	564	41,931	46,590	50,085
SOUTH SOMERSET	868	941	795	70,498	80,865	90,197
STROUD	398	497	298	48,412	53,561	58,713
SWINDON	2,003	2,037	1,968	81,247	91,530	99,758
TAUNTON	1,070	1,036	1,103	49,399	58,661	66,893
TEIGNBRIDGE	529	579	479	57,286	65,618	73,950
TEWKESBURY	586	563	609	35,091	40,252	44,381
TORBAY	582	573	590	63,953	74,437	83,872
TORRIDGE	294	287	301	29,918	35,261	40,603
WEST DEVON	244	242	246	23,201	26,365	28,475
WEST DORSET	458	441	476	47,763	54,275	61,874
WEST SOMERSET	151	150	151	17,222	19,375	21,529
WEST WILTS	681	718	644	55,812	65,113	74,416
WEYMOUTH	334	311	357	30,403	34,597	38,790
	28,000	28,000	28,000	2,308,358	2,597,126	2,872,193

* based on DCLG 2003 Household Projections

Key to Scenarios

- Scenario 0 -
- Scenario 1 -
- Scenario 2 -
- Scenario 3 -
- Scenario 4 -

Summary of all draft South		DCLG Dwelling Trend Projections 2006 (for information)*					
LOCAL AUTHORITY	2006 - 2026		2006 - 2016		2016 - 2026		
	Increase in dwellings 2006 - 2026	Annual Average Dwelling Increase 2006 - 2026	Increase in dwellings 2006 - 2016	Annual Average Dwelling Increase 2006 - 2016	Increase in dwellings 2016 - 2026	Annual Average Dwelling Increase 2016 - 2026	
B&NES	13,353	668	6,163	616	7,190	719	
BOURNEMOUTH	14,731	737	7,365	737	7,365	737	
BRISTOL	29,768	1,488	14,371	1,437	15,397	1,540	
CARADON	8,544	427	4,271	427	4,272	427	
CARRICK	11,671	584	6,367	637	5,305	531	
CHELTENHAM	9,304	465	5,169	517	4,135	414	
CHRISTCHURCH	4,223	211	2,111	211	2,112	211	
COTSWOLD	8,553	428	4,277	428	4,276	428	
EAST DEVON	19,357	968	9,679	968	9,679	968	
EAST DORSET	7,185	359	3,079	308	4,106	411	
EXETER	12,269	613	6,134	613	6,135	614	
FOREST OF DEAN	8,272	414	4,136	414	4,136	414	
GLOUCESTER	12,267	613	6,133	613	6,133	613	
ISLES OF SCILLY	0	0	0	0	0	0	
KENNET	7,404	370	3,173	317	4,231	423	
KERRIER	13,663	683	7,358	736	6,305	631	
MENDIP	12,332	617	6,166	617	6,166	617	
MID DEVON	10,388	519	5,193	519	5,195	520	
NORTH CORNWALL	13,466	673	6,732	673	6,733	673	
NORTH DEVON	10,938	547	5,469	547	5,469	547	
NORTH DORSET	8,376	419	4,187	419	4,189	419	
NORTH SOMERSET	24,799	1,240	12,400	1,240	12,400	1,240	
NORTH WILTS	13,450	673	7,243	724	6,207	621	
PENWITH	7,738	387	4,422	442	3,316	332	
PLYMOUTH	15,549	777	8,293	829	7,256	726	
POOLE	10,419	521	5,209	521	5,210	521	
PURBECK	3,286	164	2,190	219	1,096	110	
RESTORMEL	15,735	787	8,391	839	7,343	734	
S. GLOUCESTERSHIRE	27,499	1,375	14,259	1,426	13,240	1,324	
SALISBURY	12,442	622	6,222	622	6,221	622	
SEDGEMOOR	15,453	773	8,242	824	7,211	721	
SOUTH HAMS	8,154	408	4,659	466	3,495	350	
SOUTH SOMERSET	19,698	985	10,367	1,037	9,331	933	
STROUD	10,301	515	5,149	515	5,152	515	
SWINDON	18,511	926	10,283	1,028	8,228	823	
TAUNTON	17,495	875	9,262	926	8,233	823	
TEIGNBRIDGE	16,665	833	8,333	833	8,332	833	
TEWKESBURY	9,289	464	5,160	516	4,129	413	
TORBAY	19,919	996	10,483	1,048	9,436	944	
TORRIDGE	10,686	534	5,343	534	5,343	534	
WEST DEVON	5,274	264	3,164	316	2,110	211	
WEST DORSET	14,111	706	6,512	651	7,599	760	
WEST SOMERSET	4,306	215	2,153	215	2,154	215	
WEST WILTS	18,604	930	9,301	930	9,303	930	
WEYMOUTH	8,387	419	4,193	419	4,193	419	
	563,834	28,192	288,766	28,877	275,067	27,507	

Key to Scenarios

- Scenario 0 -
- Scenario 1 -
- Scenario 2 -
- Scenario 3 -
- Scenario 4 -