

Table 2.1a: Housing Market Areas, Unitary Authorities and Districts: Estimated percentage increases in total number of dwellings 2006-2026

	Estimated dwellings 2006 <sup>1</sup>	DCLG 2003-based projected household growth 2006 - 2026 <sup>14</sup>	DRAFT RSS 23,000 dpa Increase in dwellings 2006 - 2026 draft RSS <sup>2</sup> (number)	DRAFT RSS 23,000 dpa Increase in dwellings 2006 - 2026 draft RSS <sup>2</sup> (%)	Barton Willmore 28,000 dpa Increase in dwellings 2006-2026 <sup>12</sup> (number)	Barton Willmore 28,000 dpa Increase in dwellings 2006-2026 (%)	Turner Holden 28,375 dpa Increase in dwellings 2006-2026 <sup>12</sup> (number)	Turner Holden 28,375 dpa Increase in dwellings 2006-2026 (%)	Pegasus 30,000 dpa Increase in dwellings 2006-2026 <sup>12</sup> (number)	Pegasus 30,000 dpa Increase in dwellings 2006-2026 (%)	Home Builders Federation 30,000 dpa Increase in dwellings 2006-2026 HMA only <sup>12</sup> (number)	Home Builders Federation 30,000 dpa Increase in dwellings 2006-2026 HMA only (%)	Continued Strong Economic Growth 33,000 dpa Increase in dwellings 2006-2026 <sup>12</sup> (number)	Continued Strong Economic Growth 33,000 dpa Increase in dwellings 2006-2026 (%)
Bath & NE Somerset	74,003	13,000	15,500	20.9%	20,000	27.0%	15,500	20.9%	17,000	23.0%			23,600	31.9%
Bristol	174,118	29,000	28,000	16.1%	31,000	17.8%	26,500	15.2%	28,000	16.1%			36,580	21.0%
North Somerset	86,596	24,000	26,000	30.0%	27,000	31.2%	26,500	30.6%	28,000	32.3%			31,860	36.8%
Gloucestershire	107,103	27,000	23,000	21.5%	32,000	29.9%	28,000	26.1%	32,000	29.9%			37,760	35.3%
West Wiltshire	55,360	18,000	10,500	19.0%	15,000	27.1%	14,000	25.3%	15,000	27.1%			17,700	32.0%
Mendip	45,565	12,000	7,200	15.8%	10,000	21.9%	10,500	23.0%	11,000	24.1%			11,800	25.9%
<b>West of England HMA Total</b>	<b>542,745</b>	<b>123,000</b>	<b>110,200</b>	<b>20.3%</b>	<b>135,000</b>	<b>24.9%</b>	<b>121,000</b>	<b>22.3%</b>	<b>131,000</b>	<b>24.1%</b>	<b>136,532</b>	<b>25.2%</b>	<b>159,300</b>	<b>29.4%</b>
Cheltenham	50,547	9,000	8,500	16.8%	11,000	21.8%	10,000	19.8%	11,000	21.8%			12,980	25.7%
Gloucester	49,377	12,000	11,500	23.3%	13,000	26.3%	13,000	26.3%	11,500	23.3%			15,340	31.1%
Tewkesbury	35,734	9,000	10,500	29.4%	13,000	36.4%	16,000	44.8%	16,000	44.8%			15,340	42.9%
Stroud	47,496	10,000	6,700	14.1%	10,000	21.1%	8,000	16.8%	11,000	23.2%			11,800	24.8%
Cotswold	37,920	8,000	6,000	15.8%	7,000	18.5%	7,500	19.8%	8,500	22.4%			8,260	21.8%
Forest of Dean	34,386	8,000	5,400	15.7%	7,000	20.4%	7,500	21.8%	8,000	23.3%			8,260	24.0%
<b>Gloucester &amp; Cheltenham HMA Total</b>	<b>255,460</b>	<b>56,000</b>	<b>48,600</b>	<b>19.0%</b>	<b>61,000</b>	<b>23.9%</b>	<b>62,000</b>	<b>24.3%</b>	<b>66,000</b>	<b>25.8%</b>	<b>62,161</b>	<b>24.3%</b>	<b>71,980</b>	<b>28.2%</b>
Swindon	82,440	18,000	34,000	41.2%	34,000	41.2%	34,000	41.2%	38,000	46.1%			40,120	48.7%
North Wiltshire	55,210	13,000	10,000	18.1%	13,500	24.5%	13,500	24.5%	16,500	29.9%			15,930	28.9%
Kennet	33,020	7,000	5,000	15.1%	6,500	19.7%	7,500	22.7%	7,500	22.7%			7,670	23.2%
<b>Swindon HMA Total</b>	<b>170,670</b>	<b>38,000</b>	<b>49,000</b>	<b>28.7%</b>	<b>54,000</b>	<b>31.6%</b>	<b>55,000</b>	<b>32.2%</b>	<b>62,000</b>	<b>36.3%</b>	<b>42,181</b>	<b>24.7%</b>	<b>63,720</b>	<b>37.3%</b>
Salisbury HMA	51,120	12,000	9,200	18.0%	13,000	25.4%	13,000	25.4%	15,000	29.3%			15,340	30.0%
<b>Salisbury HMA Total</b>	<b>51,120</b>	<b>12,000</b>	<b>9,200</b>	<b>18.0%</b>	<b>13,000</b>	<b>25.4%</b>	<b>13,000</b>	<b>25.4%</b>	<b>15,000</b>	<b>29.3%</b>	<b>13,320</b>	<b>26.1%</b>	<b>15,340</b>	<b>30.0%</b>
Bournemouth	76,759	14,000	14,600	19.0%	18,000	23.5%	15,000	19.5%	17,000	22.2%			21,240	27.7%
Poole	61,432	10,000	9,500	15.5%	10,500	17.1%	10,500	17.1%	11,000	17.9%			12,390	20.2%
East Dorset in JSA <sup>3</sup>	38,227	7,000	5,200	13.6%	8,500	22.2%	8,500	22.2%	8,000	20.9%			10,030	26.2%
Elsewhere in East Dorset <sup>3</sup>	0	0	200	N/A	0	N/A	0	N/A	0	N/A			0	N/A
Christchurch	21,969	4,000	3,450	15.7%	4,000	18.2%	4,000	18.2%	5,000	22.8%			4,720	21.5%
Purbeck <sup>9</sup>	21,466	3,000	2,100	9.8%	4,000	18.6%	3,500	16.3%	4,000	18.6%			4,720	22.0%
North Dorset	28,689	8,000	5,100	17.8%	8,000	27.9%	8,500	29.6%	9,000	31.4%			9,440	32.9%
<b>Bournemouth &amp; Poole HMA Total</b>	<b>248,542</b>	<b>46,000</b>	<b>40,150</b>	<b>16.2%</b>	<b>53,000</b>	<b>21.3%</b>	<b>50,000</b>	<b>20.1%</b>	<b>54,000</b>	<b>21.7%</b>	<b>51,061</b>	<b>20.5%</b>	<b>62,540</b>	<b>25.2%</b>
West Dorset	46,198	13,000	8,200	17.7%	11,000	23.8%	12,000	26.0%	12,000	26.0%			12,980	28.1%
Weymouth & Portland	29,739	8,000	5,600	18.8%	6,500	21.9%	6,500	21.9%	6,500	21.9%			7,670	25.8%
<b>Weymouth &amp; Dorchester HMA Total</b>	<b>75,937</b>	<b>21,000</b>	<b>13,800</b>	<b>18.2%</b>	<b>17,500</b>	<b>23.0%</b>	<b>18,500</b>	<b>24.4%</b>	<b>18,500</b>	<b>24.4%</b>	<b>23,310</b>	<b>30.7%</b>	<b>20,650</b>	<b>27.2%</b>
Kerrier	44,347	13,000	8,200	18.5%	9,000	20.3%	14,000	31.6%	14,000	31.6%			10,620	23.9%
Carrick	43,105	11,000	10,000	23.2%	12,000	27.8%	12,000	27.8%	12,000	27.8%			14,160	32.9%
Penwith	32,025	7,000	4,800	15.0%	6,000	18.7%	5,000	15.6%	5,000	15.6%			7,080	22.1%
Restormel	46,117	15,000	8,600	18.6%	11,500	24.9%	15,000	32.5%	15,000	32.5%			13,570	29.4%
<b>West Cornwall HMA Total</b>	<b>165,594</b>	<b>46,000</b>	<b>31,600</b>	<b>19.1%</b>	<b>38,500</b>	<b>23.2%</b>	<b>46,000</b>	<b>27.8%</b>	<b>46,000</b>	<b>27.8%</b>	<b>51,061</b>	<b>30.8%</b>	<b>45,430</b>	<b>27.4%</b>
Isles of Scilly HMA <sup>13</sup>	1,285	0	100	7.8%	0	0.0%	100	7.8%	100	7.8%			0	0.0%
<b>Isles of Scilly HMA Total</b>	<b>1,285</b>	<b>0</b>	<b>100</b>	<b>7.8%</b>	<b>0</b>	<b>0.0%</b>	<b>100</b>	<b>7.8%</b>	<b>100</b>	<b>7.8%</b>	<b>100</b>	<b>7.8%</b>	<b>0</b>	<b>0.0%</b>
North Cornwall	42,055	12,000	7,600	18.1%	9,000	21.4%	11,000	26.2%	10,000	23.8%			10,620	25.3%
Torridge	28,897	10,000	4,800	16.6%	8,000	27.7%	8,000	27.7%	7,000	24.2%			9,440	32.7%
North Devon <sup>4</sup>	42,551	10,000	8,100	19.0%	10,500	24.7%	12,000	28.2%	11,000	25.9%			12,390	29.1%
<b>Polycentric Devon &amp; Cornwall HMA Total</b>	<b>113,503</b>	<b>32,000</b>	<b>20,500</b>	<b>18.1%</b>	<b>27,500</b>	<b>24.2%</b>	<b>31,000</b>	<b>27.3%</b>	<b>28,000</b>	<b>24.7%</b>	<b>35,521</b>	<b>31.3%</b>	<b>32,450</b>	<b>28.6%</b>
Exeter <sup>5</sup>	50,305	12,000	10,500	20.9%	13,000	25.8%	13,000	25.8%	13,000	25.8%			15,340	30.5%
Elsewhere in Exeter JSA <sup>3</sup>	0	0	1,500	N/A	2,000	N/A	0	N/A	0	N/A			2,360	N/A
East Devon <sup>5</sup>	60,301	18,000	11,400	18.9%	15,500	25.7%	18,000	29.9%	16,000	26.5%			18,290	30.3%
Teignbridge <sup>5,6</sup>	56,225	16,000	8,600	15.3%	10,000	17.8%	13,000	23.1%	16,000	28.5%			11,800	21.0%
Mid Devon	32,723	10,000	6,400	19.6%	8,500	26.0%	8,000	24.4%	9,000	27.5%			10,030	30.7%
<b>Exeter HMA Total</b>	<b>199,554</b>	<b>56,000</b>	<b>38,400</b>	<b>19.2%</b>	<b>49,000</b>	<b>24.6%</b>	<b>52,000</b>	<b>26.1%</b>	<b>54,000</b>	<b>27.1%</b>	<b>62,161</b>	<b>31.1%</b>	<b>57,820</b>	<b>29.0%</b>
Plymouth	109,403	15,000	24,500	22.4%	24,500	22.4%	28,000	25.6%	30,000	27.4%			28,910	26.4%
South Hams <sup>6,10</sup>	41,166	7,000	11,000	26.7%	11,000	26.7%	13,000	31.6%	14,000	34.0%			15,340	37.3%
Caradon	38,275	8,000	5,800	15.2%	7,000	18.3%	7,500	19.6%	8,000	20.9%			8,260	21.6%
West Devon <sup>6</sup>	22,857	5,000	3,800	16.6%	5,000	21.9%	5,000	21.9%	6,000	26.3%			5,900	25.8%
<b>Plymouth HMA Total</b>	<b>211,701</b>	<b>35,000</b>	<b>45,100</b>	<b>21.3%</b>	<b>49,500</b>	<b>23.4%</b>	<b>53,500</b>	<b>25.3%</b>	<b>58,000</b>	<b>27.4%</b>	<b>38,851</b>	<b>18.4%</b>	<b>58,410</b>	<b>27.6%</b>
Torbay HMA	62,851	19,000	10,000	15.9%	13,000	20.7%	11,000	17.5%	12,000	19.1%			15,340	24.4%
<b>Torbay HMA Total</b>	<b>62,851</b>	<b>19,000</b>	<b>10,000</b>	<b>15.9%</b>	<b>13,000</b>	<b>20.7%</b>	<b>11,000</b>	<b>17.5%</b>	<b>12,000</b>	<b>19.1%</b>	<b>21,090</b>	<b>33.6%</b>	<b>15,340</b>	<b>24.4%</b>
South Somerset HMA	68,866	19,000	13,600	19.7%	15,000	21.8%	16,000	23.2%	17,500	25.4%			17,700	25.7%
<b>South Somerset HMA Total</b>	<b>68,866</b>	<b>19,000</b>	<b>13,600</b>	<b>19.7%</b>	<b>15,000</b>	<b>21.8%</b>	<b>16,000</b>	<b>23.2%</b>	<b>17,500</b>	<b>25.4%</b>	<b>21,090</b>	<b>30.6%</b>	<b>17,700</b>	<b>25.7%</b>
Taunton Deane	47,883	17,000	17,300	36.1%	18,000	37.6%	21,000	43.9%	20,000	41.8%			21,240	44.4%
Sedgemoor	48,317	15,000	8,400	17.4%	11,000	22.8%	13,000	26.9%	13,500	27.9%			12,980	26.9%
West Somerset	16,679	4,000	2,200	13.2%	3,000	18.0%	3,000	18.0%	3,000	18.0%			3,540	21.2%
<b>Taunton HMA Total</b>	<b>112,879</b>	<b>36,000</b>	<b>27,900</b>	<b>24.7%</b>	<b>32,000</b>	<b>28.3%</b>	<b>37,000</b>	<b>32.8%</b>	<b>36,500</b>	<b>32.3%</b>	<b>39,961</b>	<b>35.4%</b>	<b>37,760</b>	<b>33.5%</b>
Dartmoor National Park <sup>7</sup>	0	0	1,000	N/A	2,000	N/A	1,000	N/A	1,000	N/A			1,560	N/A
<b>Dartmoor National Park Total</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>N/A</b>	<b>2,000</b>	<b>N/A</b>	<b>1,000</b>	<b>N/A</b>	<b>1,000</b>	<b>N/A</b>	<b>1,200</b>	<b>N/A</b>	<b>1,560</b>	<b>N/A</b>
Exmoor National Park <sup>7</sup>	0	0	400	N/A	0	N/A	400	N/A	400	N/A			0	N/A
<b>Exmoor National Park Total</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>400</b>	<b>N/A</b>	<b>400</b>	<b>N/A</b>	<b>400</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>
<b>Grand Total<sup>11</sup></b>	<b>2,280,707</b>	<b>539,000</b>	<b>459,550</b>	<b>20.1%</b>	<b>560,000</b>	<b>24.6%</b>	<b>567,500</b>	<b>24.9%</b>	<b>600,000</b>	<b>26.3%</b>	<b>600,000</b>	<b>26.3%</b>	<b>660,000</b>	<b>28.9%</b>
Per annum		26,950	22,978		28,000		28,375		30,000		30,000		33,000	

Notes to table 2.1a:

- Source: The SWRA
- Source: Draft RSS Table 4.1 - mid-points of data ranges taken for Bournemouth, Poole and Christchurch
- The SWRA were unable to provide the split of the current estimated dwellings for East Dorset between those within East Dorset JSA and elsewhere in East Dorset District. Therefore, the % increase in total dwellings between 2006 and 2026 has been given for the District as a whole. In practice, by far the majority of this increase will be within the East Dorset JSA. Developers did not specify this split either.
- The total estimated dwellings as at 2006 and the percentage increase in total dwellings for Polycentric Devon & Cornwall Housing Market Area and North Devon includes dwellings within that part of North Devon that includes Dartmoor National Park. The proposed additional dwellings 2006-2026 in Table 10.1 excludes those allocated to the North Devon part of the National Park. This is because the SWRA were unable to provide the split between total estimated dwellings in North Devon that lie within and outside the National Park. As a result the percentage increases 2006-2026 for North Devon and Polycentric Devon & Cornwall Housing Market Areas are likely to be slightly understated.
- 1,500 dwellings are to be provided 'Elsewhere in Exeter JSA' although Table 4.1 of the draft RSS does not specify whether these will be in Exeter, East Devon or Teignbridge or spread between these Districts. As a result the percentage increases for these Districts may be slightly understated.
- The total estimated dwellings as at 2006 and the percentage increase in total dwellings for Plymouth Market Area, South Hams and West Devon includes dwellings within those parts of South Hams and West Devon that include Dartmoor National Park. The proposed additional dwellings 2006-2026 excludes those allocated to the South Hams and West Devon part of the National Park. This is because the SWRA were unable to provide the split between total estimated dwellings in South Hams and West Devon that lie within and outside the National Park. As a result the percentage increases 2006-2026 for South Hams, West Devon and Plymouth Housing Market Areas are likely to be slightly understated.
- Because the SWRA were unable to provide the total estimated dwellings as at 2006 for those parts of North Devon, South Hams and West Devon that fall within the National Parks, it has not been possible to calculate the percentage increase in total dwellings 2006-2026 for the National Parks. By far the majority of the dwellings to be delivered in these Districts will be outside of the National Park boundaries. Where developers did not provide a split between the two NPs, all homes were shown under Dartmoor.
- Draft RSS additional dwellings figure of 8,600 is restated from figure of 10,600 dwellings in Table 10.2 of the SSA of the draft SW RSS
- Draft RSS additional dwellings figure of 2,100 is restated from figure of 2,400 dwellings in Table 10.2 of the SSA of the draft SW RSS
- Estimated dwellings 2006 figure of 41,166 is restated from figure of 41,116 dwellings in Table 10.1 of the SSA of the draft SW RSS
- Totals for proposed additional dwellings under Scenarios 1 to 4 should be the same - differences arise from rounding errors etc. in data supplied by SWRA
- Source: Pegasus Planning Group
- Isles of Scilly: Barton Willmore number included within Restormel
- Source: DCLG