

South West Local Authority Dwelling Completions (Net) by Housing Market Area 1996 - 2005

Net additions to dwelling stock - Table 1										DRAFT RSS10 Requirement										
										A	B	C	D	E	F	G	H	I	J	
										Net completions (9 years, 1996/97 - 2004/05)	Average annual completions (9 years) (Column A / 9)	Net completions (5 years) (Periods 2000/01 - 2004/05)	Average annual completions (5 years) (Column C / 5)	Draft RSS Overall Annual Average Net Dwelling Requirement	Draft RSS Annual Average Net Dwellings Requirement (1st 10 years)	Draft RSS Annual Average Net Dwellings Requirement (2nd 10 years)	Difference between Column E and B	Draft RSS overall net total dwellings requirements (2006-26)	% Change between column E and B (▲ up by, ▼ down by)	
	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	1996-2005	1996-2005	2000-2005	2000-2005	2006-2026	2006-2016	2016-2026	Column E - B	Column E x 20	E / B x 100 - 100	
West of England HMA																				
BANES	553	488	650	371	262	208	338	376	225	3,471	386	1,409	282	775	775	775	▲389	15,500	▲101	
Bristol	753	713	760	556	535	1088	1137	2273	2037	9,852	1,095	7,070	1,414	1,400	1,600	1,200	▲305	28,000	▲28	
North Somerset	633	833	862	940	782	1066	1206	1265	1058	8,645	961	5,377	1,075	1,300	1,300	1,300	▲339	26,000	▲35	
South Gloucestershire	1187	1510	1587	1456	1252	826	942	748	546	10,054	1,117	4,314	863	1,150	1,150	1,150	▲33	23,000	▲3	
West Wiltshire	444	591	555	761	861	773	667	987	695	6,334	704	3,983	797	525	550	500	▼179	10,500	▼25	
Mendip	529	459	429	502	607	407	306	492	369	4,100	456	2,181	436	360	420	300	▼96	7,200	▼21	
Total	4,099	4,594	4,843	4,586	4,299	4,368	4,596	6,141	4,930	42,456	4,717	24,334	4,867	5,510	5,795	5,225	▲793	110,200	▲17	
Gloucester & Cheltenham HMA																				
Cheltenham	188	218	221	379	411	417	424	594	585	3,437	382	2,431	486	425	425	425	▲43	8,500	▲11	
Gloucester City	550	681	667	310	144	367	417	587	555	4,278	475	2,070	414	575	575	575	▲100	11,500	▲21	
Tewkesbury	399	418	448	418	387	318	212	232	183	3,015	335	1,332	266	525	525	525	▲190	10,500	▲57	
Cotswolds	164	188	255	373	393	286	209	317	384	2,569	285	1,589	318	300	340	260	▲15	6,000	▲5	
Forest of Dean	260	324	296	168	200	129	153	254	233	2,017	224	969	194	270	300	240	▲46	5,400	▲20	
Stroud	544	486	487	423	345	357	397	516	337	3,892	432	1,952	390	335	435	235	▼97	6,700	▼23	
Total	2,105	2,315	2,374	2,071	1,880	1,874	1,812	2,500	2,277	19,208	2,134	10,343	2,069	2,430	2,600	2,260	▲296	48,600	▲14	
Swindon HMA																				
Swindon	1001	1151	784	539	633	856	1259	1708	1554	9,485	1,054	6,010	1,202	1,700	1,770	1,630	▲646	34,000	▲61	
North Wiltshire	604	779	568	399	432	539	347	537	760	4,965	552	2,615	523	500	550	450	▼52	10,000	▼9	
Kennet	387	318	185	217	207	313	256	314	327	2,524	280	1,417	283	250	275	225	▼30	5,000	▼11	
Total	1,992	2,248	1,537	1,155	1,272	1,708	1,862	2,559	2,641	16,974	1,886	10,042	2,008	2,450	2,595	2,305	▲564	49,000	▲30	
Salisbury District HMA																				
Salisbury	402	679	501	382	384	467	294	391	231	3,731	415	1,767	353	460	460	460	▲45	9,200	▲11	
Total	402	679	501	382	384	467	294	391	231	3,731	415	1,767	353	460	460	460	▲45	9,200	▲11	

Bournemouth & Poole HMA																			
Bournemouth	508	650	539	643	727	824	932	1,164	1,096	7,083	787	4,743	949	680	720	640-840	▼107-007	13,600-15,600	▼14
Poole	357	711	340	300	334	396	313	497	413	3,661	407	1,953	391	450	700	200-300	▲43 - 93	9,000-10,000	▲11
Christchurch	230	285	133	125	102	145	83	218	92	1,413	157	640	128	165	200	130-160	▲008-023	3,300-3,600	▲5
East Dorset(3)	380	341	347	304	359	498	257	323	228	3,037	337	1,665	333	260 (270)(3)	260 (270)(3)	260 (270)(3)	▼77 ▼(67)	5,200 (5,400)(3)	▼22 (▼20)
Purbeck	197	184	224	112	111	93	115	90	88	1,214	135	497	99	105	105	105	▼30	2,100	▼22
North Dorset	400	336	330	342	326	514	445	590	494	3,777	420	2,369	474	255	290	220	▼165	5,100	▼39
Total	2,072	2,507	1,913	1,826	1,959	2,470	2,145	2,882	2,411	20,185	2,243	11,867	2,373	1925	2285	1565-1895	▼318 - 153	38,500-41,800(3)	▼14
Weymouth & Dorchester HMA																			
West Dorset	502	464	640	559	490	559	544	486	536	4,780	531	2,615	523	410	410	410	▼121	8,200	▼23
Weymouth and Portland	216	150	260	292	190	260	253	365	290	2,276	253	1,358	272	280	280	280	▲27	5,600	▲11
Total	718	614	900	851	680	819	797	851	826	7,056	784	3,973	795	690	690	690	▼94	13,800	▼12
West Cornwall HMA																			
Kerrier	179	330	354	373	365	263	267	296	272	2,699	300	1,463	293	410	410	410	▲110	8,200	▲37
Carrick	274	321	266	331	527	333	363	326	438	3,179	353	1,987	397	500	500	500	▲147	10,000	▲42
Penwith	272	300	306	242	228	228	268	248	301	2,393	266	1,273	255	240	240	240	▼26	4,800	▼10
Restormel	340	509	639	518	517	692	823	538	661	5,237	582	3,231	646	430	460	400	▼152	8,600	▼26
Total	1,065	1,460	1,565	1,464	1,637	1,516	1,721	1,408	1,672	13,508	1,501	7,954	1,591	1,580	1,610	1,550	▲79	31,600	▲5
Isle of Scilly HMA																			
Isles of Scilly									21	61	7	61	12	5	5	5	▼2	100	▼26
Total						40			21	61	7	61	12	5	5	5	▼2	100	▼26
Polycentric Devon & Cornwall HMA																			
North Cornwall	320	258	472	357	556	559	527	431	426	3,906	434	2,499	500	380	400	360	▼54	7,600	▼12
Torridge	242	332	426	418	436	444	408	303	433	3,442	382	2,024	405	240	240	240	▼142	4,800	▼37
North Devon(1)	358	404	617	450	528	379	409	210	442	3,797	422	1,968	394	405	395	415	▼17	8,100	▼4
Total	920	994	1,515	1,225	1,520	1,382	1,344	944	1,301	11,145	1,238	6,491	1,298	1,025	1,035	1,015	▼213	20,500	▼17
Exeter City HMA																			
Exeter (4)	497	502	338	344	499	391	444	314	482	3,811	423	2,130	426	525 (600)(4)	525 (525)(4)	525 (675)(4)	▲102 (▲177)	10,500 (12,000)(4)	▲24 (42)
East Devon	505	604	551	584	607	395	629	556	730	5,161	573	2,917	583	570	515	625	▼3	11,400	▼1
Teignbridge(2)	568	773	551	336	389	324	392	490	424	4,247	472	2,019	404	430	480	380	▼42	8,600	▼9
Mid Devon(2)	413	421	322	357	358	444	282	295	402	3,294	366	1,781	356	320	350	290	▼46	6,400	▼13

Total	1,983	2,300	1,762	1,621	1,853	1,554	1,747	1,655	2,038	16,513	1,835	8,847	1,769	1,920	1,870	1,970	▲ 85	38,400	▲ 5	
Plymouth HMA																				
Plymouth City	447	459	423	646	76	436	456	391	981	4,315	479	2,340	468	1,225	1,000	1,450	▲ 746	24,500	▲ 156	
South Hams(2)	309	422	517	402	279	234	173	334	323	2,993	333	1,343	269	550	650	450	▲ 217	11,000	▲ 65	
Caradon	356	181	336	246	86	409	378	332	372	2,696	300	1,577	315	290	290	290	▼ 10	5,800	▼ 3	
West Devon(1)	142	203	152	256	246	198	195	245	223	1,860	207	1,107	221	190	190	190	▼ 17	3,800	▼ 8	
Total	1,254	1,265	1,428	1,550	687	1,277	1,202	1,302	1,899	11,864	1,318	6,367	1,273	2,255	2,130	2,380	▲ 937	45,100	▼ 71	
Dartmoor										1996-2006										
Dartmoor	512 completions between April 1995 and March 2002, & 520 dwellings either under construction, or likely									1115 ***	101			50	50	50	▼ 51	1,000	▼ 51	
Total										1,115	101			50	50	50	▼ 51	1,000	▼ 51	
Torbay Unitary Authority HMA																				
Torbay	285	428	679	450	447	568	494	482	402	4,235	471	2,393	479	500	500	500	▲ 29	10,000	▲ 6	
Total	285	428	679	450	447	568	494	482	402	4,235	471	2,393	479	500	500	500	▲ 29	10,000	▲ 6	
South Somerset District HMA																				
South Somerset	610	806	582	621	632	625	533	796	765	5,970	663	3,351	670	680	730	630	▲ 17	13,600	▲ 3	
Total	610	806	582	621	632	625	533	796	765	5,970	663	3,351	670	680	730	630	▲ 17	13,600	▲ 3	
Taunton HMA																				
Taunton Deane	359	388	762	1,102	769	505	479	426	455	5,245	583	2,634	527	865	825	905	▲ 282	17,300	▲ 48	
Sedgemoor	412	409	559	523	475	216	443	522	539	4,098	455	2,195	439	420	460	380	▼ 35	8,400	▼ 8	
West Somerset(1)	55	93	90	97	85	143	103	180	113	959	107	624	125	110	110	110	▲ 3	2,200	▲ 3	
Total	826	890	1,411	1,722	1,329	864	1,025	1,128	1107	10,302	1,145	5,453	1,091	1,395	1,395	1,395	▲ 250	27,900	▲ 22	
Exmoor National Park																				
Exmoor National Park					136 completions between 2000 or 2001/02 and 2004/05						136	15	136	27	20	20	20	▲ 5	400	▲ 32
Total									136	136	15	136	27	20	20	20	▲ 5	400	▲ 32	

N.B. Includes conversions unless otherwise stated
Where appropriate figures may have been rounded,

DRAFT RSS10 Requirement

A	B	C	D	E	F	G	H	I	J
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Net additions to dwelling stock - Table 2										Net completions (9 years, 1996/97 – 2004/05)	Average annual completions (9 years) (Column A / 9)	Net completions (5 years) (Periods 2000/01 – 2004/05)	Average annual completions (5 years) (Column C / 5)	Draft RSS Overall Annual Average Net Dwelling Requirement	Draft RSS Annual Average Net Dwellings Requirement (1st 10 years)	Draft RSS Annual Average Net Dwellings Requirement (2nd 10 years)	Difference between Column E and B	Draft RSS overall net total dwellings requirements (2006-26)	% Change between column E and B (▲ up by, ▼ down by)
RSS10 HMAs	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	1996-2005	1996-2005	2000-2005	2000-2005	2006-2026	2006-2016	2016-2026			
West of England HMA	4,099	4,594	4,843	4,586	4,299	4,368	4,596	6,141	4,930	42,456	4,717	24,334	4,867	5,510	5,795	5,225	▲793	110,200	▲17
Gloucester & Cheltenham HMA	2105	2315	2374	2071	1880	1874	1812	2500	2,277	19,208	2,134	10,343	2,069	2,430	2,600	2,260	▲296	48,600	▲14
Swindon HMA	1992	2248	1537	1155	1272	1708	1862	2559	2641	16974	1,886	10042	2,008	2,450	2,595	2,305	▲564	49,000	▲30
Salisbury District HMA	402	679	501	382	384	467	294	391	231	3,731	415	1,767	353.4	460	460	460	▲45	9,200	▲11
Bournemouth & Poole HMA	2,072	2,507	1,913	1,826	1,959	2,470	2,145	2,882	2,411	20,185	2,243	11,867	2,373	1925	2,285	1565-1895	▼318 - 153	38,500-41,800(3)	▼14
Weymouth & Dorset HMA	718	614	900	851	680	819	797	851	826	7,056	784	3,973	794.6	690	690	690	▼94	13,800	▼12
West Cornwall HMA	1,065	1,460	1,565	1,464	1,637	1,516	1,721	1,408	1,672	13,508	1,501	7,954	1,591	1,580	1,610	1,550	▲79	31,600	▲5
Isle of Scilly HMA									61	61	7	61	12	5	5	5	▼002	100	▼29
Polycentric Devon & Cornwall HMA	920	994	1,515	1,225	1,520	1,382	1,344	944	1,301	11,145	1,238	6,491	1,298	1,025	1,035	1,015	▼213	20,500	▼17
Exeter City HMA	1,983	2,300	1,762	1,621	1,853	1,554	1,747	1,655	2,038	16,513	1,835	8,847	1,769	1,920	1,870	1,970	▲85	38,400	▲5
Plymouth HMA	1,254	1,265	1,428	1,550	687	1,277	1,202	1,302	1,899	11,864	1,318	6,367	1,273	2,255	2,130	2,380	▲937	45,100	▲71
Dartmoor National Park HMA (1995-April 2006)	See table 1 * & **.									1115 ***	101			50	50	50	▼051	1,000	50

Torbay Unitary Authority HMA	285	428	679	450	447	568	494	482	402	4,235	471	2393	478.6	500	500	500	▲29	10,000	▲6
South Somerset District HMA	610	806	582	621	632	625	533	796	765	5,970	663	3,351	670.2	680	730	630	▲17	13,600	▲3
Taunton HMA	826	890	1,411	1,722	1,329	864	1,025	1,128	1107	10,302	1,145	5,453	1,091	1,395	1,395	1,395	▲250	27,900	▲22
Exmoor National Park HMA										136	15	136	27	20	20	20	▲005	400	▲33
Total	18,331	21,100	21,010	19,524	18,579	19,492	19,572	23,039	22,561	184,459	20,473	103,379	20,675	22,895 - 23,060	23,770	22,020 - 22,350	▲2515 - 2680	457,900 - 461,200	▲12 to 13

N.B. Includes conversions unless otherwise stated

Where appropriate figures may have been rounded,

(1) – excludes completions and proposed provision in Exmoor national Park

(2) – excludes completions and proposed provision in Dartmoor National Park

(3) 2006 to 2016 figures in brackets include "Elsewhere in Dorset District" figures which are 10 for 2006 to 2026, 10 for 2006 to 2016 and 10 for 16/26

(4) 2006 to 2026 figures in brackets include "Elsewhere in Exeter City JSA" figures which are 75 for 2006/2026, 0 for 2006/2016 and 150 for 16/26

(5) – Total figures for period 1996/97 to period 2004/05 exclude completion totals for Dartmoor and Exmoor National Parks as well as totals for Isle of Scilly completion totals for period 1996/97 to 2003/04.

* - 520 dwellings were either under construction, subject to unimplemented planning permissions or likely to be built on land allocated in the 1995 Dartmoor National Park Local Plan (p.24, para 2.3.7). Source: Barton Wilmore 2007 Rep 1038.

** - calculated from paragraph 4.2.6 on page 17 of the Dartmoor National Park LDF AMR 2006. Caution - not clear on how many of the 83 completions in 2005/06 stem from the 520 dwellings likely to be completed from period 1995 – 2005 (Dartmoor National Park Local Plan, p.24, para 2.3.7). Source: Barton Wilmore 2007 Rep 1038.

Also, 35 (affordable completions) / 42 (affordable housing % of net 2005/06 completions) x 58 (% of non-affordable completions) = 48.33 (non-affordable completions) + 35 (affordable completions) = 83 net completions in 2005/06. Source: Barton Wilmore 2007 Rep 1038.

*** - includes the 520 dwellings under construction of likely to be built figure in the 1995 Dartmoor National Park Local Plan (p.24, para 2.3.7)

Tables 1 & 2 Source: Original Table taken from Barton Wilmore Representation (1038) to the South West EIP Panel. Updated figures on dwelling completions sourced from the South West Regional Assembly (SWRA) 2007. For more information please contact Lisa Dawson, Planning Assistant, SWRA 01823 425250

