

Appendix A (i): Housing Market Areas Sub-Regional Level: Draft RSS and DCLG Household Projections

Housing Market Areas South West England	Housing Market Areas	Draft RSS	2003 DLGG	2004 DLGG	% Change DLGG 2003 & 2004	The Way Ahead Other SSTCs
	4/1 West of England HMA	110,200	126,355	129,453	+2.5%	Bristol Bath Weston- Super- Mare Trowbridge
	4/2 Swindon HMA	49,000	39,365	34,148	-13.3%	Swindon Chippenham
	4/3 Gloucester & Cheltenham HMA	48,600	57,986	48,769	-15.9%	Cheltenham Gloucester
	4/4 Exeter HMA	38,400	58,679	64,835	+10.5%	Exeter
	4/5 Torbay District HMA	10,000	19,919	20,960	+5.2%	Torbay
	4/6 Taunton HMA	27,900	37,254	34,159	-8.3%	Taunton Bridgwater
	4/7 Bournemouth & Poole HMA	40,150	48,220	46,518	-3.5%	Bournemouth Poole
	4/8 Plymouth HMA	45,100	37,521	46,956	+25.1%	Plymouth
	4/9 West Cornwall HMA	31,600	48,807	49,930	+2.3%	Camborne/Pool/Redruth Falmouth-Penryn and Truro
	4/10 Polycentric Devon and Cornwall HMA,	20,500	35,090	37,246	+6.1%	Barnstaple
	4/11 Salisbury District HMA	9,200	12,442	11,407	-8.3%	Salisbury
	4/12 Weymouth & Dorchester HMA	13,800	22,498	20,406	-9.3%	Dorchester Weymouth
	4/13 South Somerset District HMA	13,600	19,698	19,703	0.0%	Yeovil
	Dartmoor National Park	1,000	0	0		
	Exmoor National Park	400	0	0		
	Isles of Scilly	100	0	0		
Overall regional total		459,550	563,834	564,490	+0.1%	
dpa		22,978	28,192	28,225		

Appendix A (ii): Comparison of Housing Market Areas, Unitary Authorities & Districts: Draft RSS Housing Totals, 2003 DCLG Housing Projections & Panel Modifications

	Draft RSS	2003 DCLG	Difference	Panel Mods	Difference	Difference
	2006-2026 Overall net increase in dwellings (Number)	Projections	Between 2003 DCLG projections and Draft RSS	2006-2026 Overall net increase in dwellings (Number)	Between Draft RSS and Panel Mods	Between 2003 DCLG Projections and Panel Mods
WEST OF ENGLAND HOUSING MARKET AREA	110,200	126,355	- 16,155	126,950	16,750	595
BRISTOL CITY	28,000	29,768	- 1,768	30,000	2,000	232
SOUTH GLOUCESTERSHIRE	23,000	27,499	- 4,499	30,800	7,800	3,301
NORTH SOMERSET	26,000	24,799	+ 1,201	26,750	750	1,951
BATH AND NORTH EAST SOMERSET	15,500	13,353	+ 2,147	18,800	3,300	5,447
WEST WILTSHIRE	10,500	18,604	- 8,104	12,300	1,800	- 6,304
MENDIP	7,200	12,332	- 5,132	8,300	1,100	- 4,032
SWINDON HOUSING MARKET AREA	49,000	39,365	9,635	53,900	4,900	14,535
SWINDON	34,000	18,511	15,489	34,200	200	15,689
NORTH WILTSHIRE	10,000	13,450	- 3,450	13,700	3,700	250
KENNET	5,000	7,404	- 2,404	6,000	1,000	-1,404
GLOUCESTER & CHELTENHAM HOUSING MARKET AREA	48,600	57,986	- 9,386	56,400	7,800	- 1,586
GLOUCESTER	11,500	12,267	- 767	11,500	0	- 767
CHELTENHAM	8,500	9,304	- 804	8,100	- 400	- 1,204
TEWKESBURY	10,500	9,289	1,211	14,600	4,100	5,311
STROUD	6,700	10,301	- 3,601	9,100	2,400	- 1,201
COTSWOLD	6,000	8,553	- 2,553	6,900	900	- 1,653
FOREST OF DEAN	5,400	8,272	- 2,872	6,200	800	- 2,072
EXETER HOUSING MARKET AREA	38,400	58,679	- 20,279	46,900	8,500	- 11,779
EXETER CITY	10,500	12,269	- 1,269	12,000	1,000	- 269
EAST DEVON	11,400	19,357	- 7,457	17,100	5,200	- 2,257
ELSEWHERE IN EXETER JSA (Exeter City/East Devon/Teignbridge) (+)	1,500					
MID DEVON ***	6,400	10,388	- 3,988	7,400	1,000	- 2,988
TEIGNBRIDGE ***	8,600	16,665	- 7,565	10,400	1,300	- 6,265
TORBAY UNITARY AUTHORITY HOUSING MARKET AREA	10,000	19,919	- 9,919	20,000	10,000	81

Draft RSS Housing Totals, 2003 DCLG Housing Projections & Panel Modifications

	Draft RSS	2003 DCLG	Difference	Panel Mods	Difference	Difference
	2006-2026 Overall net increase in dwellings (Number)	Projections	Between 2003 DCLG projections and Draft RSS	2006-2026 Overall net increase in dwellings (Number)	Between Draft RSS and Panel Mods	Between 2003 DCLG Projections and Panel Mods
TAUNTON HOUSING MARKET AREA	27,900	37,254	- 9,354	34,500	6,600	- 2,754
TAUNTON DEANE	17,300	17,495	- 195	21,800	4,500	4,305
SEDGEMOOR	8,400	15,453	- 7,053	10,200	1,800	- 5,253
WEST SOMERSET**	2,200	4,306	- 2,106	2,500	300	- 1,806
BOURNEMOUTH & POOLE HOUSING MARKET AREA	40,150	48,220	- 8,070	48,100	7,950	- 120
BOURNEMOUTH	14,600	14,731	- 131	16,100	1,500	1,369
POOLE	9,500	10,419	- 919	10,000	500	- 419
CHRISTCHURCH	3,450	4,223	- 773	3,450	0	- 773
EAST DORSET IN JSA	5,200	7,185	- 1,785	6,400	1,000	- 785
ELSEWHERE IN EAST DORSET DISTRICT (+)	200					
PURBECK	2,100	3,286	- 1,186	5,150	3,050	1,864
NORTH DORSET	5,100	8,376	- 3,276	7,000	1,900	- 1,376
PLYMOUTH HOUSING MARKET AREA	45,100	37,521	7,579	47,200	2,100	9,679
PLYMOUTH CITY	24,500	15,549	8,951	24,500	0	8,951
SOUTH HAMS ***	11,000	8,154	2,846	11,800	800	3,646
CARADON	5,800	8,544	- 2,744	6,500	700	- 2,044
WEST DEVON***	3,800	5,274	- 1,474	4,400	600	- 874
WEST CORNWALL HOUSING MARKET AREA	31,600	48,807	- 17,207	48,800	17,200	- 7
PENWITH	4,800	7,738	- 2,938	7,800	3,000	62
KERRIER	8,200	13,663	- 5,463	14,400	6,200	737
CARRICK	10,000	11,671	- 1,671	10,900	900	- 771
RESTORMEL	8,600	15,735	- 7,135	15,700	7100	- 35
POLYCENTRIC DEVON & CORNWALL HOUSING MARKET AREA	20,500	35,090	- 14,590	35,000	14,500	- 90
NORTH CORNWALL	7,600	13,466	- 5,866	13,400	5,800	- 66
TORRIDGE	4,800	10,686	- 5,886	10,700	5,900	14
NORTH DEVON **	8,100	10,938	- 2,838	10,900	2,800	- 38
SALISBURY DISTRICT HOUSING MARKET AREA	9,200	12,442	- 3,242	12,400	3,200	- 42
WEYMOUTH & DORCHESTER HOUSING MARKET AREA	13,800	22,498	- 8,698	18,100	4,300	- 4,398
WEST DORSET	8,200	14,111	- 5,911	12,500	4,300	- 1,611

Draft RSS Housing Totals, 2003 DCLG Housing Projections & Panel Modifications

	Draft RSS	2003 DCLG	Difference	Panel Mods	Difference	Difference
	2006-2026 Overall net increase in dwellings (Number)	Projections	Between 2003 DCLG projections and Draft RSS	2006-2026 Overall net increase in dwellings (Number)	Between Draft RSS and Panel Mods	Between 2003 DCLG Projections and Panel Mods
WEYMOUTH & PORTLAND	5,600	8,387	- 2,787	5,600	0	- 2,787
SOUTH SOMERSET DISTRICT HOUSING MARKET AREA	13,600	19,698	- 6,098	19,700	6,100	2
DARTMOOR NATIONAL PARK*	1,000			1,000		1,000
EXMOOR NATIONAL PARK*	400			400		400
ISLES OF SCILLY*	100			100		100
TOTAL	459,550	563,834	- 104,284	569,450	109,900	5,616
dpa	22,978	28,192		28,473		

Notes * Estimated strictly local needs provision only.

** Excludes part in Exmoor National Park.

*** Excludes part in Dartmoor National Park.

(+) The draft RSS distinguishes between allocations for complete districts and allocations for “elsewhere” within the HMA. In this Table the “elsewhere” components have been taken into account in the relevant district “difference” columns. See Appendix B (i) for distributional guidance.

Appendix A (iii): Draft RSS HMA Strategic Assessments: District Level & Locations and Panel Modifications

HMA Strategic Assessments <i>(Panel's proposed change)</i>	Panel Modifications	DCLG 2003 Difference +/-
4/1 West of England		

STRATEGIC ASSESSMENT

West of England HMA- DCLG 2003 based demand - **126,355**

Bristol City	30,000	232
South Gloucestershire District	30,800	3,301
North Somerset District	26,750	1,951
Bath & NE Somerset District	18,800	+5,447
West Wiltshire District	12,300	- 6,304
Mendip District	8,300	- 4,032
	126,950	595
		126,355
		126,950

Bristol City - DCLG 2003 based demand – **29,768**

Bristol Urban Area <i>(Increase by 2,000)</i>	28,500	
Bristol Urban Extension (A) part	1,500	
	30,000	30,000
		- 29,768
		232

South Gloucestershire - DCLG 2003 based demand – **27,499**

Urban Area <i>(Increase by 2,500 Cribbs Causeway and Filton)</i>	15,500	
Urban Extension (C&D)	8,000	
<i>Area of Search at Yate (5,000)</i>	5,000	
Remainder of District <i>(Increase by 15%)</i>	2,300	
	30,800	30,800
		- 27,499
		3,301

North Somerset - DCLG 2003 based demand – **24,799**

WsM Urban Area	3,000	
Bristol Urban Extension (A) part	9,000	

District Level & Locations and Panel Modifications

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
WsM Urban Extension (F)	9,000	
Remainder of District (<i>Increase by 15%</i>)	5,750	
	26,750	26,750
		- 24,799
		1,951
Bath & NE Somerset - DCLG 2003 based demand – 13,353		
Bath Urban Area	6,000	
Bath Urban Extension (E)	1,500	
Bristol Urban Extension (B)	6,000	
<i>Area of Search at Keysham (3,000)</i>	3,000	
Remainder of District (<i>Increase by 15%</i>)	2,300	
	18,800	18,800
		- 13,353
		5,447
West Wiltshire - DCLG 2003 based demand – 18,604		
Trowbridge (<i>Increase by 1,000</i>)	6,000	
Remainder of District (<i>Increase by 15%</i>)	6,300	
	12,300	12,300
		- 18,604
		- 6,304
Mendip - DCLG 2003 based demand – 12,332		
District Total (<i>Increase by 15%</i>)	8,300	8,300
		- 12,332
		- 4,032
Overall HMA Summary		
West of England HMA Districts	126,950	595
West of England HMA- DCLG 2003 based demand - 126,355		126,355
		126,950

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
4/2 Swindon HMA		
STRATEGIC ASSESSMENT		
Swindon HMA- DCLG 2003 based demand - 39,365		
Swindon Borough	34,200	15,689
North Wiltshire District	13,700	250
Kennet District	6,000	-1,404
	53,900	14,535
		39,365
		53,900
Swindon Borough - DCLG 2003 based demand - 18,511		
Borough Urban Area	19,000	
Urban Extension East (G)	12,000	
Small Scale Urban Extensions	2,000	
Remainder of Borough <i>(Increase by 15%)</i>	1,200	
	34,200	34,200
		-18,511
		15,689
North Wiltshire District - DCLG 2003 based demand - 13,450		
Urban extension(s) to Swindon <i>(Increase by 2,000)</i>	3,000	
Chippenham <i>(Increase by 1000)</i>	5,500	
Remainder of District <i>(Increase by 15%)</i>	5,200	
	13,700	13,700
		-13,450
		250
Kennet District - DCLG 2003 based demand - 7,404		
Overall District <i>(Increase by 15%)</i>	6,000	6,000
		-7,404
		-1,404
Overall HMA Summary		
Swindon HMA Districts	53,900	14,335
Swindon HMA- DCLG 2003 based demand - 39,365		39,365

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
		53,900
4/3 Gloucester and Cheltenham HMA		
STRATEGIC ASSESSMENT		
Glous & Chel HMA- DCLG 2003 based demand - 57,986		
Gloucester City	11,500	- 767
Cheltenham Borough	8,100	- 1,204
Tewksbury District	14,600	5,311
Stroud District	9,100	- 1,201
Cotswold District	6,900	- 1,653
Forest of Dean District	6,200	- 2,072
	56,400	- 1,586
		57,986
		56,400
Gloucester - DCLG 2003 based demand – 12,267		
Gloucester Urban Area	11,500	11,500
		- 12,267
		- 767
Cheltenham - DCLG 2003 based demand – 9,304		
Cheltenham Urban Area	6,500	
Remainder of District		
<i>Urban Extension (IA) (600)</i>	600	
Urban Extension (I) (1000)	1,000	
	8,100	8,100
		- 9,304
		- 1,204
Tewksbury - DCLG 2003 based demand – 9,289		
Cheltenham Urban Extension (I) (3000)	3,000	
<i>Cheltenham Urban Extension (I +) (1000)</i>	1,000	
<i>Cheltenham Urban Extension (IB) (1000)</i>	1,000	
<i>Cheltenham Urban Extension (IA) (700)</i>	700	
Gloucester Urban Extension (H)	2,000	
<i>Gloucester Urban Extension (H+)</i>	500	

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
<i>Gloucester Urban Extension (HA)</i>	1,500	
Existing Commitments (Gloucester)	2,000	
Remainder of District <i>(Increase by 15%)</i>	2,900	
	14,600	14,600
		- 9,289
		5,311
Stroud- DCLG 2003 based demand – 10,301		
<i>Gloucester Urban Extension (HB)</i>	1,500	
Existing Commitments (Gloucester)	2,000	
Remainder of District <i>(Increase by 15%)</i>	5,600	
	9,100	9,100
		- 10,301
		- 1,201
Cotswold- DCLG 2003 based demand – 8,553		
Overall District <i>(Increase by 15%)</i>	6,900	6,900
		- 8,553
		- 1,653
Forest of Dean- DCLG 2003 based demand – 8,272		
Overall District <i>(Increase by 15%)</i>	6,200	6,200
		- 8,272
		- 2,072
Overall HMA Summary		
Gloucester & Cheltenham HMA Districts	56,400	- 1,586
Glous & Chel HMA- DCLG 2003 based demand - 57,986		57,986
		56,400

4/4 Exeter HMA

STRATEGIC ASSESSMENT

Exeter HMA - DCLG 2003 based demand – 58,679

Exeter District	12,000	- 269
East Devon	17,100	- 2,257
Mid Devon	7,400	- 2,988

District Level & Locations and Panel Modifications

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
Teignbridge	10,400	-6,265
	46,900	- 11,779
		58,679
		46,900
Exeter District - DCLG 2003 based demand – 12,269		
District Urban Area (<i>Increase by 1000</i>)	11,500	
Urban Extension (K1)	500	
	12,000	12,000
		-12,269
		- 269
East Devon - DCLG 2003 based demand – 19,357		
Urban Extension (J)	6,500	
<i>Urban Extension (J1) (post 2021)</i>	1,000	
<i>Urban Extension (K2) (part of 2nd New Community of 6,000</i>	3,000	
Urban Extension (K1) (<i>increase by 500</i>)	1,000	
Remainder of District (<i>increase by 15%</i>)	5,600	
	17,100	17,100
		- 19,357
		-2,257
Mid Devon - DCLG 2003 based demand – 10,388		
Overall District (<i>increase by 15%</i>)	7,400	7,400
		-10,388
		- 2,988
Teignbridge - DCLG 2003 based demand – 16,665		
Remainder of District (<i>increase by 15%</i>)	9,900	9,900
Urban Extension (K1)	500	500
	10,400	10,400
		-16,665
		- 6,265
Overall HMA Summary		
Exeter HMA Districts	46,900	- 11,779
Exeter HMA - DCLG 2003 based demand – 58,679		58,679

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
		46,900

4/5 Torbay District HMA

STRATEGIC ASSESSMENT

Torbay District - DCLG 2003 based demand – 19,919

Torbay District	20,000	81
		19,919
		20,000

Torbay District - DCLG 2003 based demand – 19,919

Urban Area	7,200	
Adjoining Urban Area (<i>Urban Extension</i>)	12,800	
	20,000	20,000
	- 19,919	- 19,919
	- 9,919	81

Overall HMA Summary

Torbay District HMA	20,000	81
Torbay District HMA- DCLG 2003 based demand – 19,919		19,919
		20,000

4/6 Taunton HMA

STRATEGIC ASSESSMENT

Taunton HMA - DCLG 2003 based demand – 37,254

Taunton Deane District	21,800	4,305
Sedgemoor District	10,200	- 5,253
West Somerset District	2,500	- 1,806
	34,500	- 2,754
		37,254
		34,500

Taunton Deane District - DCLG 2003 based demand – 17,495

Taunton Urban Area	11,000	
Taunton Urban Extension (L) (<i>Increase by 1000</i>)	4,000	
<i>Taunton Urban Extension (SW) (3000)</i>	3,000	
Remainder of District (<i>Increase by 15% including Wellington</i>)	3,800	

HMA Strategic Assessments <i>Urban Area)</i>	Panel Modifications	DCLG 2003 Difference +/-
	21,800	21,800
		- 17,495
		4,305
Sedgemoor District - DCLG 2003 based demand – 15,453		
Bridgwater Urban Area	6,200	
<i>Adjoining Urban Area (Urban Extension)</i>	1,500	
Remainder of District <i>(increase by 15%)</i>	2,500	
	10,200	10,200
		- 15,453
		- 5,253
West Somerset DCLG 2003 based demand – 4,306		
Overall District <i>(increase by 15%)</i>	2,500	2,500
		- 4,306
		- 1,806
Overall HMA Summary		
Taunton HMA Districts	34,500	- 2,754
Taunton HMA - DCLG 2003 based demand – 37,254		37,254
		34,500

4/7 Bournemouth and Poole HMA

STRATEGIC ASSESSMENT

Bournemouth & Poole HMA- DCLG 2003 based demand – 48,220

Bournemouth District	16,100	1,369
Poole District	10,000	- 419
Christchurch District	3,450	- 773
East Dorset District	6,400	- 785
Purbeck District	5,150	1,864
North Dorset District	7,000	- 1,376
	48,100	-120
		48,220

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
		48,100
Bournemouth District - DCLG 2003 based demand – 14,731		
Bournemouth Urban Area	14,600	
<i>Bournemouth Urban Extension (Q)</i>	1,500	
	16,100	16,100
		- 14,731
		1,369
Poole District - DCLG 2003 based demand – 10,419		
Poole Urban Area (<i>Increase by 500</i>)	10,000	10,000
		- 10,419
		-419
Christchurch District - DCLG 2003 based demand – 4,223		
Christchurch Urban Area	2,850	
Christchurch Urban Extension (M)	600	
	3,450	3,450
		- 4,223
		- 773
East Dorset District - DCLG 2003 based demand – 7,185		
Remainder of Strategy Area (<i>Increase by 1000</i>)	3,800	
Urban Extension (N)	700	
Urban Extension (O&P)	1,700	
Further Remainder of District	200	
	6,400	6,400
		- 7,185
		- 785
Purbeck District - DCLG 2003 based demand – 3,286		
<i>Area of Search in NE Purbeck within the SSCT Area (2,750)</i>	2,750	
Remainder of District (<i>increase by 15%</i>)	2,400	
	5,150	5,150
		- 3,286
		+1,864

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
North Dorset District - DCLG 2003 based demand – 8,376		
<i>Area of Search Shaftesbury/Gillingham</i>	1,000	
Remainder of District <i>(increase by 15%)</i>	6,000	
	7,000	7,000
		- 8,376
		- 1,376
Overall HMA Summary		
Bournemouth & Poole HMA- Districts	48,100	-120
Bournemouth & Poole HMA- DCLG 2003 based demand – 48,220		48,220
		48,100

4/8 Plymouth HMA

STRATEGIC ASSESSMENT

Plymouth HMA - DCLG 2003 based demand – 37,521

Plymouth City	24,500	8,951
South Hams	11,800	3,646
Caradon	6,500	- 2,044
West Devon	4,400	- 874
	47,200	9,679
		37,521
		47,200

Plymouth City - DCLG 2003 based demand – 15,549

Urban Area Capacity	24,000	
Additional Urban Area Capacity	500	
	24,500	24,500
		-15,549
		8,951

South Hams District - DCLG 2003 based demand – 8,154

Urban Extension (R)	5,500	
Remainder of Strategic Area	500	
Remainder of District <i>(Increase by 15%)</i>	5,800	

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
	11,800	11,800
		-8,154
		3,646
Caradon District - DCLG 2003 based demand – 8,544		
Saltash Torpoint	1,000	1,000
Remainder of District (<i>Increase by 15%</i>)	5,500	5,500
	6,500	6,500
		-8,544
		-2,044
West Devon District - DCLG 2003 based demand – 5,274		
Total District (<i>Increase by 15%</i>)	4,400	4,400
		-5,274
		-874
Overall HMA Summary		
Plymouth HMA Districts	47,200	9,679
Plymouth HMA - DCLG 2003 based demand – 37,521		37,521
		47,200

4/9 West Cornwall HMA

STRATEGIC ASSESSMENT

West Cornwall HMA - DCLG 2003 based demand - 48,807

Penwith District	7,800	62
Kerrier District	14,400	737
Carrick District	10,900	- 771
Restormel District	15,700	- 35
	48,800	- 7
		48,807
		48,800

Penwith District - DCLG 2003 based demand – 7,738

Overall District (<i>Increase by 3,000</i>)	7,800	7,800
		-7,738

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
		62
Kerrier District - DCLG 2003 based demand - 13,663		
CPR Urban Area	6,000	
<i>CPR Urban Extension (5,100)</i>	5,100	
<i>Falmouth Penryn Urban Extension (800)</i>	800	800
Remainder of District <i>(Increase by15%)</i>	2,500	
	14,400	14,400
		-13,663
		737
Carrick District - DCLG 2003 based demand - 11,671		
Truro Urban Area	1,000	
Truro Urban Extension (S)	4,000	
<i>Truro Urban Extension (+) (1,400)</i>	1,400	
Falmouth / Penryn Urban Area	2,000	
Remainder of District <i>(Increase by15%)</i>	2,500	
	10,900	10,900
		-11,671
		-771
Restormel District - DCLG 2003 based demand - 15,735		
Overall District <i>(Increase by 7,100)</i>	15,700	15,700
		-15,735
		-35
Overall HMA Summary		
West Cornwall HMA Districts	48,800	- 7
West Cornwall HMA - DCLG 2003 based demand - 48,807		48,807
		48,800

4/10 Polycentric Devon and Cornwall HMA

STRATEGIC ASSESSMENT

Polycentric D & C HMA - DCLG 2003 based demand – 35,090		
North Cornwall District	13,400	- 66
Torrige District	10,700	14

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
North Devon District	10,900	- 38
	35,000	- 90
		35,090
		35,000
North Cornwall District - DCLG 2003 based demand – 13,466		
Overall District (<i>Increase by 5,800</i>)	13,400	13,400
		- 13,466
		- 66
Torrige District - DCLG 2003 based demand – 10,686		
Overall District (<i>Increase by 5,900</i>)	10,700	10,700
		- 10,686
		14
North Devon District - DCLG 2003 based demand – 10,938		
Barnstaple Urban Area	4,800	
<i>Barnstaple Urban Extension (2,400)</i>	2,400	
Remainder of District (<i>Increase by 15%</i>)	3,700	
	10,900	10,900
		- 10,938
		-38
Overall HMA Summary		
Polycentric D & C HMA Districts	35,000	- 90
Polycentric D & C HMA - DCLG 2003 based demand – 35,090		35,090
		35,000

4/11 Salisbury District HMA

STRATEGIC ASSESSMENT

Salisbury District HMA- DCLG 2003 based demand – 12,442

Salisbury District	12,400	- 42
		12,442
		12,400

Salisbury District - DCLG 2003 based demand – 12,442

District Level & Locations and Panel Modifications

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
Salisbury City Urban Area <i>(Increase by 1,000)</i>	6,000	6,000
Remainder of District <i>(Increase by 2,200)</i>	6,400	6,400
	12,400	12,400
		- 12,442
		- 42
Overall HMA Summary		
Salisbury District HMA	12,400	-42
Salisbury District HMA- DCLG 2003 based demand – 12,442		12,442
		12,400

4/12 Weymouth & Dorchester HMA

STRATEGIC ASSESSMENT		
Weymouth & Dorchester HMA- DCLG 2003 based demand – 22,498		
West Dorset District	12,500	-1,611
Weymouth & Portland District	5,600	- 2,787
	18,100	- 4,398
		22,498
		18,100
West Dorset District - DCLG 2003 based demand – 14,111		
Dorchester Urban Area	4,000	
<i>Dorchester Urban Extension</i>	3,000	
<i>Weymouth Urban Extension</i>	700	
Remainder of District <i>(Increase by 15%)</i>	4,800	
	12,500	12,500
		- 14,111
		- 1,611
Weymouth & Portland District - DCLG 2003 based demand – 8,387		
Weymouth Urban Area	5,000	
Remainder of District	600	
	5,600	5,600
		- 8,387

HMA Strategic Assessments	Panel Modifications	DCLG 2003 Difference +/-
		- 2,787
Overall HMA Summary		
Weymouth & Dorchester HMA Districts	18,100	- 4,398
Weymouth & Dorchester HMA- DCLG 2003 based demand – 22,498		22,498
		18,100

4/13 South Somerset District HMA

STRATEGIC ASSESSMENT		
South Somerset District - DCLG 2003 based demand – 19,698		
South Somerset District	19,700	2
		19,698
		19,700
South Somerset District - DCLG 2003 based demand – 19,698		
Yeovil Urban Area	6,400	
<i>Yeovil Urban Extension</i>	5,000	
Remainder of District (<i>Increase by 15%</i>)	8,300	
	19,700	19,700
		- 19,698
		2
Overall HMA Summary		
South Somerset District HMA	19,700	2
South Somerset District - DCLG 2003 based demand – 19,698		19,698
		19,700

Appendix A (iv): Employment Projections by Housing Market Area

HMA	Projected HMA growth in employment 2006 -2026 @ 3.2% GVA
West of England	137,200
Swindon	42,700
Gloucester and Cheltenham	41,700
Exeter	40,600
Torbay	10,100
Taunton	25,800
Bournemouth and Poole	45,400
Plymouth	30,500
West Cornwall	33,100
Polycentric	20,300
Salisbury	13,900
Weymouth and Dorchester	11,900
South Somerset	10,700

Source: Cambridge Econometrics, Scenario 2 (3.2%) November 2006.