

	<b>CURRENT SITUATION</b>	
A	Structure Plan 2011 requirement	6200
B	Dwellings completed 1991 – 2002 (net gain)	3802
C	Under construction or with full or outline planning permission at 1/01/03 (net gain)	863
D	<b>Shortfall from Structure Plan requirement to date</b>	<b>1535</b>
	<b>URBAN CAPACITY ALLOCATION</b>	
E	Large Sites (10 dwellings and above) identified on Proposals Map (allocations in Policy H2 [A])	600
F	Small sites (below 10 dwellings) identified from the Urban capacity study but not shown on Proposals Map	177
G	Residential character area capacity (from urban capacity study)	184
	<b>WINDFALL ALLOWANCE</b>	
H	Windfall allowance 2003-2011 in addition to urban capacity yield (small sites, based on recent trends)	324
I	Allowance for expected Local Shopping centres development and PFI schemes between 2003-2011	100
J	<b>TOTAL SHORTFALL FROM STRUCTURE PLAN REQUIREMENT</b>	<b>150</b>

Notes:

1. Information is no longer collected on Houses in Multiple Occupation, as this is impossible to monitor accurately through the planning system.
2. The figures for housing completions do not include numbers of units for student accommodation or residential care homes, as these do not count against the Structure Plan target. However between 1993 and 2001, there was a net gain of almost 1800 student units and almost 300 residential care home units in the town.
3. The figures in rows B-D relating to planning applications and construction in 2002 are provisional at this stage and may be subject to minor change.

Policy H2 [A] – Additional Dwellings (Page 60)

Please note that “69 Sunset Drive” should read “69 Felstead Way”.

Policy H5 - Provision of Affordable Housing (Page 64)

The figure for additional affordable housing to be sought during the plan period is **800**. This includes dwellings already completed during 2001-2002; dwellings with planning permission, and an estimate of additional affordable housing that could be yielded to 2011.