# **Mansfield District Council**

# **Housing Monitoring Report 2019**

(updated December 2019)

Planning Policy Team











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# **Contents**

Section	Page
Introduction	1
Five year land supply	2
1.Policy background	2
2.What period is covered?	3
3.What can count towards the housing supply?	4
4.What is the housing requirement?	6
5.What is the housing supply?	7
6.Comparison of requirement and supply	7
7.Next steps	7
Figure 1. Housing sites - status	9
Figure 2. Remaining dwellings with planning permission	10
Figure 2a. Remaining dwellings on implemented planning permissions	11
Figure 2b. Remaining dwellings on non-implemented planning permissions	12
Figure 3. Annual completion rates	13
Figure 4. Historic completion and supply rates	14
Location plans (large sites with planning permission only)	15
Housing sites with planning permission (by ward)	20
Housing sites supported subject to signing a section 106 agreement (by ward)	53
Five year housing trajectory	56
Housing trajectory	58
Housing trajectory (continued)	60

## Introduction

### **Disclaimer**

This document supersedes all previous Housing Land Monitoring Reports (including Housing Land Availability Studies), produced by Mansfield District Council. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific housing proposal, as this would be dependent on detailed analysis at the time that a planning application is considered.

Potential developers are advised to contact the district council.

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# **Five Year Land Supply**

## 1. Policy Background

Paragraph 73 of the NPPF (2019) requires that local planning authorities "identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement". As part of this, a buffer moved forward from later in the plan period should be included.

Paragraph 73 also requires that strategic plans include a housing trajectory to illustrate the expected rate of house building.

As set out in Paragraph 11 (footnote 7), where local planning authorities are unable to demonstrate a five year housing land supply, the most important policies for the determination of the application should not be considered up to date and the presumption in favour of sustainable development will apply.

## 2. What period is covered?

The assessment period is based on financial years which run from 1<sup>st</sup> April to 31<sup>st</sup> March each year. This report presents the situation from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024:

- Year 1 April 2019 to March 2020
- Year 2 April 2020 to March 2021
- Year 3 April 2021 to March 2022
- Year 4 April 2022 to March 2023
- Year 5 April 2023 to March 2024

This version of the Housing Monitoring Report has been prepared in December 2019. It updates the provision of housing land following a recent appeal<sup>1</sup> which discussed the housing requirement and the deliverability of specific sites. The outcome of this appeal is that in advance of the adoption of the emerging Local Plan the five year land supply is assessed against Local Housing Need and there is a Five Year Housing Land Supply.

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<sup>&</sup>lt;sup>1</sup> APP/X03025/W/19/3230027

## 3. What can count towards the housing supply?

The Use Class Order sets out the categories of different types of development. It identifies the following types of residential uses:

- C2 Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes
- C3(a) use by a single person/family
- C3(b) use by up to six people living together and receiving care
- C3(c) up to six people living together a single household (e.g. a small religious community or a homeowner and lodger)
- C4 Houses in Multiple Occupation (HiMOs) between three and six unrelated individuals living in their main and only residence and sharing basic amenities (e.g. kitchen, bathroom etc.).

Only buildings in Use Class C3 (a, b or c) can count towards the housing supply; this includes sheltered accommodation. Other uses including care homes (which fall into C2), HiMOs and purpose built student accommodation do not count towards the housing supply but will be included in the Authority Monitoring report to present the full context of residential developments in Mansfield.

To be counted as 'completed' a dwelling must be ready for occupation<sup>1</sup>. This is usually established from the completion certificate issued by a building inspector. Site visits are also undertaken to establish if there are any sites ready for occupation although a completion certification has not yet been issued.

As is set out in paragraph 73 of the NPPF (2019) sites must be 'deliverable'; this means that the site is:

- suitable now;
- available now; and
- achievable with a realistic prospect that housing will be delivered on the site within five years.

Where sites are suitable, available and achievable after the first five years (but during the plan period) they are classed as 'developable'.

The glossary to the NPPF (2019) sets out that:

- Non-major development (i.e. sites of up to 9 dwellings) and sites with detailed planning permission (i.e. sites which have full permission or a reserved matters approval) should be assumed to be deliverable unless there is clear evidence;
- Sites which have outline permission, permission in principle or allocated in the Local Plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Page 3

<sup>&</sup>lt;sup>1</sup> http://opendatacommunities.org/data/house-building/completions/tenure

At the time of writing the Local Plan is going through the examination process; until the process has completed it is not proposed to include any supply from the proposed allocations. Sites where a planning application is currently being determined are also not included although it is possible that they may shortly be granted planning permission.

Windfall sites are defined as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. It is set out in paragraph 78 that an allowance for windfall can be made as part of the five year housing supply provided where there is compelling evidence that they will provide a reliable source of housing.

It is not proposed, however, to include an allowance for windfall in the five year housing supply. Windfall is, by nature, uncertain and excluding windfall makes the housing supply more robust and less open to challenge.

## 4. What is the housing requirement?

The housing requirement for the five year period is made up of two elements:

- 1. Local Housing Need;
- 2. Any shortfall or oversupply from the previous period; and
- 3. The appropriate buffer.

## 1 - Local Housing Need

Paragraph 73 of the NPPF sets out that, where the adopted local plan is more than five years old, the five year supply situation should be assessed against the local housing need identified using the standardised housing methodology. This uses information on household projections and affordability to establish the number of homes that need to be built.

New household projections were issued in September 2018 (2016 based projections). However, following their release the Government has released a technical consultation proposing a number of changes to the NPPF and NPPG<sup>2</sup>. To address concerns with the projections released in September 2018 the Government have proposed three actions:

- 1. Use of the previous projections (the 2014 based projections) to provide the baseline for local housing need in the short term;
- 2. Clarification that lower housing numbers based on the 2016 based projections is not an exceptional circumstance to justify departure from the standardised methodology; and
- 3. Establish a new methodology by the time of the next household projections.

<sup>2</sup> https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need

Based on the 2014 projections housing need in Mansfield district over the period 2018 to 2023 has been assessed as 272 homes per annum. This would be the figure that NPPF (2019) indicates should be used to establish the five year supply situation; this was confirmed through the recent appeal<sup>2</sup>.

## 2 - Shortfall or Oversupply

Local Housing Need is assessed on a 10 year average projecting forward from the current year (2019/20). In comparison, the Local Plan has a plan period of 2013/14 to 2032/33. When calculating Local Housing Need no account is taken of under or over supply as indicated by the NPPG (Paragraph: 011 Reference ID: 2a-011-20190220).

Following adoption of the Local Plan, as set out in the NPPG (Paragraph: 044 Reference ID: 3-044-20180913), any shortfall will be addressed during the next five year period (an approach known as the Sedgfield approach) rather than over the remaining plan period (known as the Liverpool approach); this means that shortfall will be added to the housing requirement for the five year period.

## 3 – The appropriate buffer

Paragraph 73 of the NPPF sets out that a buffer of either 5% or 20% should be added to the housing supply required during the five year period depending on whether there has been significant under delivery of housing over the previous three years.

This buffer is brought forward from later in the plan period and provides an additional range of sites to developers to give the best possible chance of the housing need being delivered. As the buffer is brought forward from later in the plan period it does not carried over to the next five year period.

The NPPF (footnote 39) sets out that significant under delivery means deliver of 85% or less of the housing requirement when assessed using the Housing Delivery Test. The Government have confirmed<sup>3</sup> that during the previous three years (2016/17 to 2018/19) 860 homes have been built compared to a requirement for 765. This means 112% of the housing requirement has been built and there has not been significant under delivery.

<sup>&</sup>lt;sup>2</sup> APP/X03025/W/19/3230027

<sup>&</sup>lt;sup>3</sup> https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement

## **The Housing Requirement**

This means that the housing requirement is as follows:

Element	Calculation	No. of Homes
Housing Target	272x5	1360
(April 2019 to March 2024)	59/ of 1260	60
Appropriate Buffer (April 2019 to March 2024)	5% of 1360	68
Five Year Supply Requirement	1625+68	1428
(April 2019 to March 2024)		

Therefore, there is a need to provide a supply of homes of at least 1428 homes between April 2019 and March 2024.

## 5. What is the housing supply?

As is set out above the housing supply is made up of 'deliverable' housing sites; deliverable means that the site is suitable, available and likely to deliver homes in the next five years. These are largely sites which have detailed planning permission (either full permission or reserved matters approval); a number of them are already under construction.

However the total number of homes on deliverable sites cannot be assumed to be the housing supply. Account must be taken of a number of factors including the:

- need for opening up works for larger sites;
- need for pre-commencement conditions to be discharged; and
- likely number of homes that a developer could build each year taking account of the capacity of the builder and absorption rate of the local market.

Together these factors affect the number of homes that can be realistically built during the five year period.

Information on delivery comes from a number of sources including the developers themselves and analysis of past delivery. This results in the following predicted supply:

Year	Period	No of Homes Predicted
1	April 2019 to March 2020	296
2	April 2020 to March 2021	371
3	April 2021 to March 2022	369
4	April 2022 to March 2023	324
5	April 2023 to March 2024	302
	Total	1662

A trajectory covering the Plan Period (2013 to 2033) is provided at the rear of this document. Sites with 4 or fewer dwellings are not included in the HELAA and it is assumed that they will be completed during the first three years.

Please note that other information in this document shows all sites with extant planning permission not just those expected to be delivered during the next five years.

## 6. Comparison of requirement and supply

The table below sets out the comparison of the requirement against the expected supply.

	Total No. of Homes	Annual No. of Homes	Years of Supply
Required supply (April 2019 to March 2024)	1,428 homes	286pa	5 years
Expected Supply (April 2019 to March 2024)	1,662 homes	332pa	5.8 years

As set out above the expected supply excludes supply from windfall, applications currently being determined and, prior to adoption of the Local Plan, the proposed allocations.

## 7. Next Steps

The following actions are required to ensure that the Five Year Land Supply situation is maintained:

- Continue to monitor housing delivery; and
- Ensure adoption of the Local Plan.

# **Housing sites - status**

Figure 1.

40=	
40=	
125	166
38	57
87	109
22	22 87 6 Agreement
	-

N.B. The above figures relate to housing sites. It should be noted that sites are often made up of several planning permissions, and therefore where any permission relating to the site has been implemented this constitutes a site commencement.

# Remaining dwellings with planning permission

Figure 2.

	Outline	Detailed	Total	
No. of dwellings on large sites (	10 and more)			
Not started	973	2342	3537	
Under construction	18	327	345	
Total	991	2669	3882	
No. of dwellings on small site (	and less)			
Not started	59	206	265	
Under construction	2	43	48	
Total	61	249	313	
No. of dwellings on all site				
Not started	1032	2548	3802	
Under construction	20	370	393	
Total	1052	2918	4195	

N.B. This is a total amount of homes, not just those in the first five year period.

Four the purposes of figure 4, prior notifications, changes of use and conversions have been included within the detailed figures as they can be implemented without requiring further planning permission. Please note that supported applications awaiting section 106 agreements are not included.

# Remaining dwellings on implemented planning permissions

Figure 2a.

	Outline	Detailed	Total	
No. of dwellings on large si	tes (10 and more)			
Not started	10	754	764	
Under construction	18	327	345	
Total	28	1081	1109	
No. of dwellings on small si	te (9 and less)			
Not started	0	20	20	
Under construction	2	43	48	
Total	2	63	68	
No. of dwellings on all site				
Not started	10	774	784	
Under construction	20	370	393	
Total	30	1144	1177	

N.B. For the purposes of figure 2a, prior notifications, changes of use and conversions have been included within the detailed figures as they can be implemented without requiring further planning permission. Please note that supported applications awaiting section 106 agreements are not included.

# Remaining dwellings on non-implemented planning permissions

Figure 2b.

	Outline	Detailed	Total	
No. of dwellings on large sites	(10 and more)			
Not started	963	1588	2773	
Under construction	0	0	0	
Total	963	1588	2773	
No. of dwellings on small site (	9 and less)			
Not started	59	186	245	
Under construction	0	0	0	
Total	59	186	245	
No. of dwellings on all site				
Not started	1022	1774	3018	
Under construction	0	0	0	
Total	1022	1774	3018	

N.B. For the purposes of figure 4b, prior notifications, changes of use and conversions have been included within the detailed figures as they can be implemented without requiring further planning permission. Please note that supported applications awaiting section 106 agreements are not included.

# **Annual completion rates**

Figure 3.

	Gros	ss completi	ons		Total losses	S	Ne	t completio	ns	F	Runnin	g net comp	letions
Period	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total		/arsop Parish	Mansfield	District Total
2013/2014	78	219	297	0	2	2	78	217	295		78	217	295
2014/2015	59	196	255	0	1	1	59	195	254		137	412	549
2015/2016	70	322	392	0	1	1	70	321	391		207	733	940
2016/2017	47	327	373	0	6	6	47	320	367		254	1053	1307
2017/2018	33	205	238	0	1	1	33	204	237		287	1257	1544
2018/2019	16	382	398	0	7	7	16	375	391		303	1632	1935
	_		_	_					-	_			1
Total	303	1651	1953	0	18	18	303	1632	1935		303	1632	1935
Average	50	275	325	0	3	3	50	272	323				

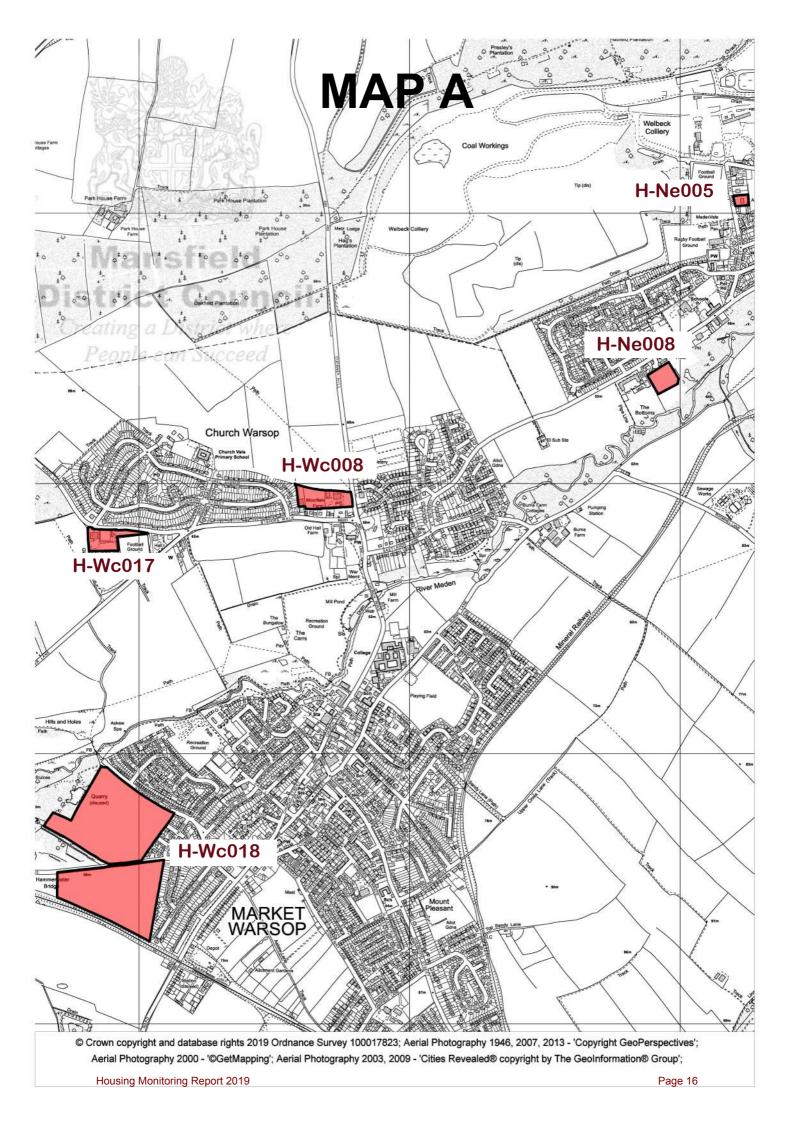
# Historic completion and supply rates

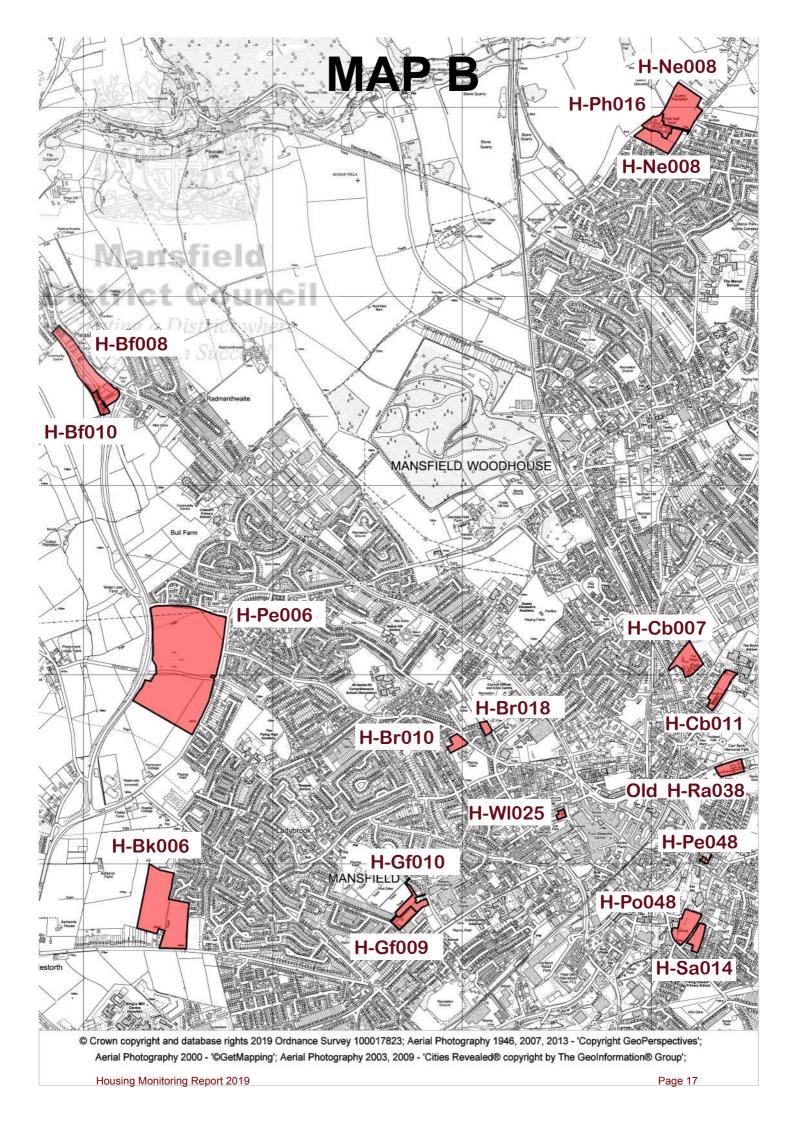
Figure 4.										
Period	Gro	ss completion	ons	7	Total losses		Ne	t completio	าร	Supply
	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	
2006/2007	Not Recorded	Not Recorded	640	Not Recorded	Not Recorded	48	Not Recorded	Not Recorded	592	3572
2007/2008	Not Recorded	Not Recorded	308	Not Recorded	Not Recorded	17	Not Recorded	Not Recorded	291	3650
2008/2009	Not Recorded	Not Recorded	255	Not Recorded	Not Recorded	38	Not Recorded	Not Recorded	217	3290
2009/2010	Not Recorded	Not Recorded	469	Not Recorded	Not Recorded	245	Not Recorded	Not Recorded	224	4306
2010/2011	Not Recorded	Not Recorded	371	Not Recorded	Not Recorded	13	Not Recorded	Not Recorded	358	3096
2011/2012	57	249	306	0	7	7	57	242	299	5310
2012/2013	53	155	208	0	4	4	53	151	204	5640
2013/2014	78	219	297	0	2	2	78	217	295	5622
2014/2015	59	196	255	0	1	1	59	195	254	5372
2015/2016	70	322	392	0	1	1	70	321	391	4815
2016/2017	47	327	373	0	6	6	47	320	367	4073
2017/2018	33	205	238	0	1	1	33	204	237	4454
2018/2019	16	382	398	0	7	7	16	375	391	4575
Total	413	2055	4510	0	29	390	413	2025	4120	
Average	52	257	347	0	4	30	52	253	317	

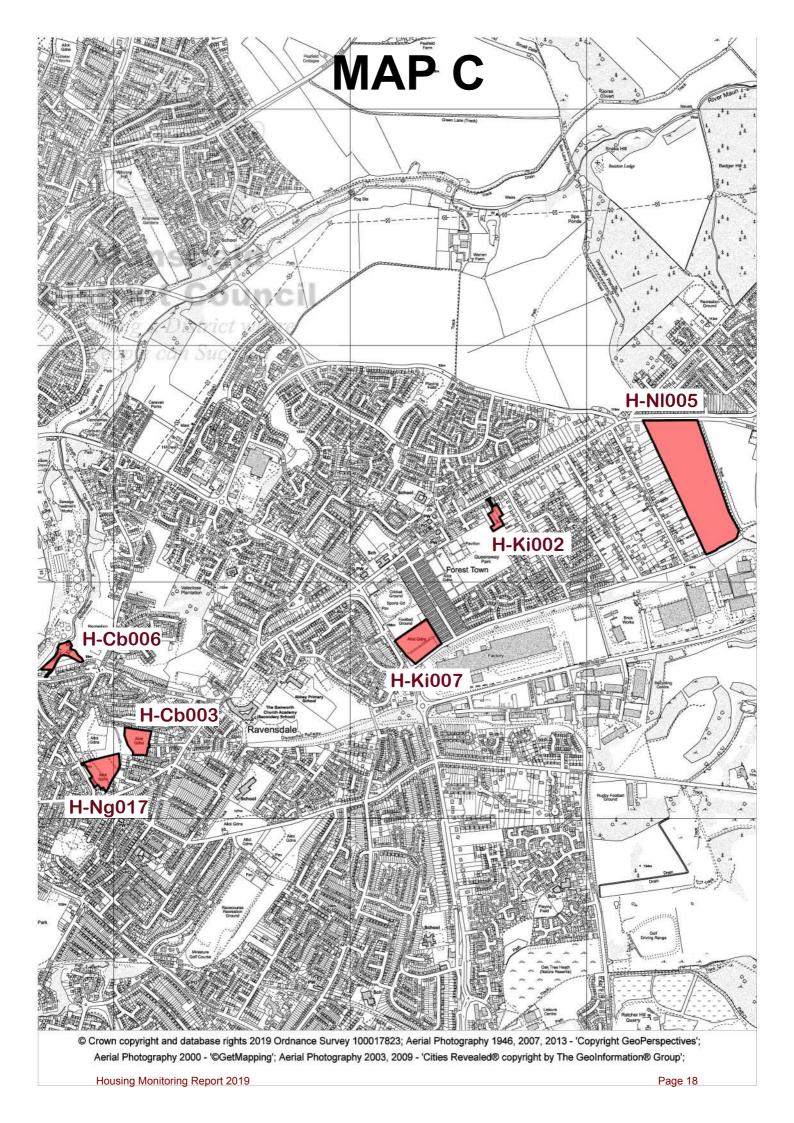
N.B. 2006/2007, 2013/2014 shows artificially high completion rates due to inclusion of dwellings actually completed in previous years which were found during an overhaul of the monitoring system.

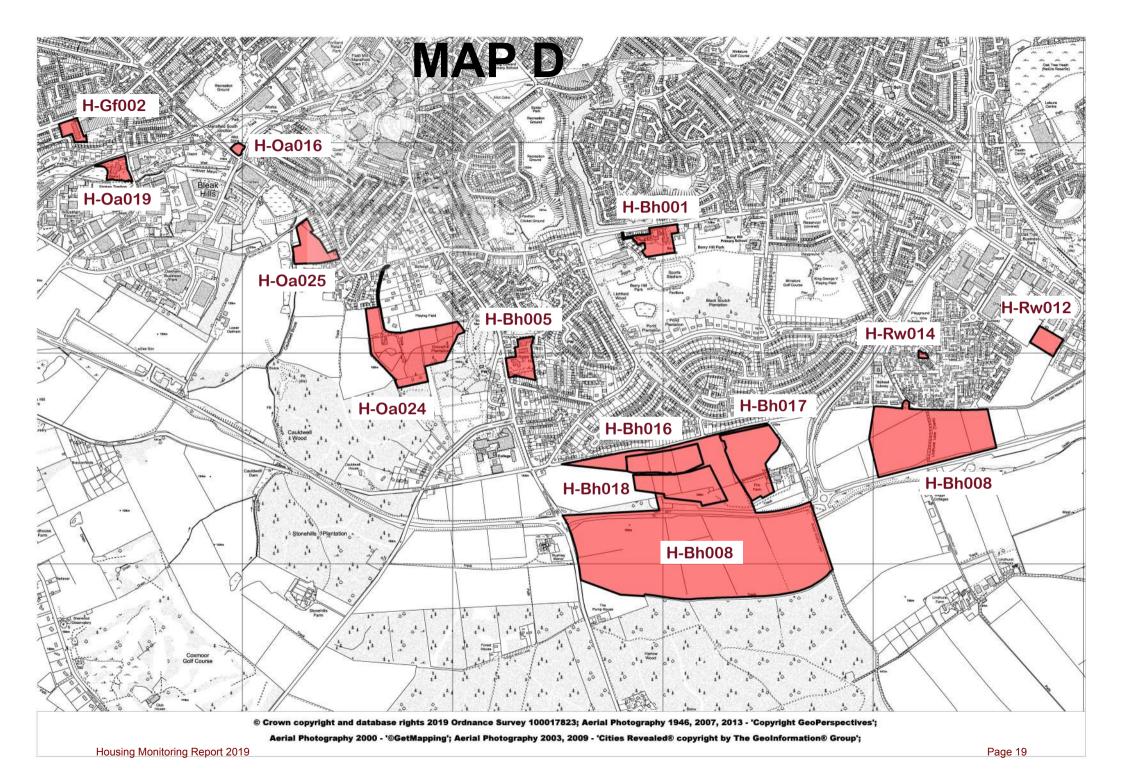
# **Location plans (Large sites with planning permission only)**

Reference	Plan	Reference	Plan	Reference	Plan	Reference	Plan
H-Bf008	В	H-Cb003	С	H-Ne008	А	H-Po041	В
H-Bf010	В	H-Cb006	С	H-Ng017	С	H-Po048	В
H-Bh001	D	H-Cb007	В	H-NI005	С	H-Rw012	D
H-Bh005	D	H-Cb011	В	H-Oa016	D	H-Rw014	D
H-Bh008	D	H-Gf002	D	H-Oa019	D	H-Sa014	В
H-Bh016	D	H-Gf009	В	H-Oa024	D	H-Wc008	Α
H-Bh017	D	H-Gf010	В	H-Oa025	D	H-Wc017	Α
H-Bh018	D	H-Ki002	С	H-Pe006	В	H-Wc018	Α
H-Bk006	В	H-Ki007	С	H-Ph015	В	H-WI025	В
H-Br010	В	H-Ne005	Α	H-Ph016	В	Old_H-Ra038	В
H-Br018	В						









# Housing sites with planning permission

This section of the Housing Monitoring Report provides details of all housing sites either available in full or in part. Data is provided by Ward and includes information on the type of site e.g. 'Greenfield' or 'Brownfield' and any progress that has been made.

To avoid double counting and ensure the number of dwellings to be delivered on a SITE is reflected accurately, the planning reference will only show the balance of dwellings which can be built under that permission. Therefore the number of dwellings shown against each planning reference will not always match the number stated on the original permission.

e.g. Where an original outline for 100 dwellings is partly superseded by a reserved matters for 50, the dwelling number shown against the original outline will change to reflect the residual balance i.e. 50

Small sites are dwellings of 9 and below. Large sites are dwellings of 10 and above.

				Wa	rsop Paris	sh Wards	5					
Marke	t Warsop											
Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Mw002	Land adj Bella Vista 65, High Street, Market Warsop.	456439 367588	Greenfield	Windfall			0.055	1	0	0	1	18.18
					Outline	2017/0199	/OU	1	0	0	1	
H-Mw014	Land adj The Limes, Askew Lane, Warsop.	456409 367557	Brownfield	Windfall			0.050		0	0	1	20.00
					Outline	2017/0672	/OU	1	0	0	1	
H-Mw020	Portland garage site, Portland Street, Warsop.	456729 367779	Brownfield	Windfall			0.050	4	0	0	4	80.00
					Full	2018/0486	/FU	4	0	0	4	
H-Mw025	2 High Street Warsop	456686 367918	Brownfield	Windfall			0.030	5	0	0	5	166.67
					Full	2018/0293	/FU	5	0	0	5	
H-Mw026	Land adj 42 Mansfield Road Spion Kop	455685 366223	Brownfield	Windfall			0.110	1	0	0	1	9.09
					Full	2018/0687	/FU	1	0	0	1	

Market Warsop

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Mw026	Land adj 42 Mansfield Road Spion Kop	455685	Brownfield	Windfall			0.110	1	0	0	1	9.09
		366223										
					Full	2018/0687/	FU	1	0	0	1	
H-Mw027	Talgoed, Leeming Lane North, Mansfield Woodhouse.	455216 365020	Greenfield	Windfall			0.590	1	0	0	1	1.69
					Full	2019/0024/	FU	1	0	0	1	
H-Mw028	42 Mansfield Road Spion Kop Mansfield	455688 366250	Brownfield	Windfall			0.190	1	0	0	1	5.26
					Change Of Use	2019/0035/	CO	1	0	0	1	
	.iala											
Ward To		Total Dwel	lings C	Completed	Under Cons	struction	Not 9	Started	Density Up	on Completic	on	
Ward To		Total Dwel	lings C	Completed 0	Under Cons	struction		Started 14		on Completion	on	
Ward To	Site Area (Ha)		lings C			struction					on	
	Site Area (Ha)		lings C			struction					on	
Mede Small	Site Area (Ha)	457706	lings C			struction					on 1	6.45
Mede Small	Site Area (Ha)	14		0		2008/0643/	0.310	14	1	3.02		6.45
Mede Small	Site Area (Ha)	457706		0	0		0.310 NT	14	1	0	1	6.45
Mede Small H-Me002	Site Area (Ha)	457706		0	<b>O</b> Full	2008/0643/	0.310 NT	2	1	0	1 0	50.00
Mede Small H-Me002	Site Area (Ha)  1.08  26, Forest Road, Warsop.  Land rear of 31, Birkland Avenue,	457706 366513 456994	Brownfield	Windfall	<b>O</b> Full	2008/0643/	0.310 NT OU 0.020	2 1 1	1 1 1 0	0 0 0	1 0 1	
Mede Small H-Me002	Site Area (Ha)  1.08  26, Forest Road, Warsop.  Land rear of 31, Birkland Avenue,	457706 366513 456994	Brownfield	Windfall	Full Outline	2008/0643/ 2019/0045/	0.310 NT OU 0.020	2 1 1	1 1 0 0	0 0 0 1	1 0 1	

# Meden

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small H-Me010	The Plough Inn, Church Street, Warsop.	456741 368127	Brownfield	Windfall			0.040	2	0	0	2	50.00
					Full	2017/0532	/FU	2	0	0	2	
H-Me011	30 Church Street Warsop	456720 368088	Brownfield	Windfall			0.020	2	0	0	2	100.00
					Full	2018/0325	i/FU	2	0	0	2	
Ward To	otals Site Area (Ha)	Total Dwel	lings	Completed	Under Cor	estruction	Not S	Started	Density Up	on Completic	on	
	0.57	16		1	1			14	2	28.07		
Nethe Large		459997	Miyad	Windfall			0.206	10	0	0	10	40.54
H-Ne005	Elkesley House, Elkesley Road, Meden Vale	458227 370048	Mixed	Windfall			0.206	10	0	0	10	48.54
					Outline	2017/0518	s/OU	10	0	0	10	
H-Ne008	Welbeck Farm, Netherfield Lane, Meden Vale.	457939 369390	Greenfield	Allocated			0.770	32	0	0	32	41.56
					Outline	2015/0635	5/NT	32	0	0	32	
Small												
H-Ne007	Land adj the Three Lions, Netherfield Lane, Meden Vale.	458040 369527	Mixed	Windfall			0.120	3	0	0	3	25.00
					Outline	2015/0631	/NT	3	0	0	3	
H-Ne009	Gleadthorpe Grange Farm, Netherfield Lane, Meden Vale.	459233 370089	Brownfield	Windfall			0.140	3	0	1	2	21.43
					Full	2016/0620	)/NT	3	0	1	2	

# Netherfield

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ne010	The Rectory, Church Road, Church Warsop.	456862 368840	Mixed	Windfall			0.580	6	0	1	5	10.34
					Full	2016/0419/	/NT	1	0	1	0	
					Full	2016/0425/	/NT	5	0	0	5	
Ward To		otal Dwell	lings	Completed	Under Cons	truction	Not 9	Started	Density Up	on Completic	on	
	1.82	54		0	2		,	52	2	29.74		
Warso Large H-Wc008	Land at Moorfield Farm, Bishops	456679	Mixed	Allocated			1.370	25	7	1	17	18.25
	Walk, Church Warsop. (Now Bishops Medows	368945										
					Reserved Matters	2014/0069/	NT	8	0	1	7	
					Outline	2014/0654	/NT	17	7	0	10	
H-Wc017	Church Warsop Miners Welfare, Managers Accommodation. Phase 1. Church Warsop	455881 368795	Brownfield	Allocated			1.050	30	0	0	30	28.57
					Outline	2018/0646/	OU/	30	0	0	30	
H-Wc018	Stonebridge Lane / Sookholme Lane	455889 367629	Greenfield	Allocated			16.280	400	0	0	400	24.57
					Outline	2017/0816/	OU_	400	0	0	400	
Small												
H-Wc003	Land off Birch Street, R/O 106-122 Laurel Avenue	456101 369112	Brownfield	Windfall			0.120	4	3	1	0	33.33
					Full	2004/1013/	wT	4	3	1	0	

Housing Monitoring Report 2019 Page 23

# Warsop Carrs

Ref	Development Name	Easting Northing	Greenfield/ Brownfield		Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Wc014	Moorfield Farm, Bishops Walk, Church Warsop.	456744 368897	Brownfield	Windfall			0.110	1	0	1	0	9.09
					Full	2015/0617/	NT	1	0	1	0	
H-Wc016	Sookholme Lodge Farm, Carter Lane, Warsop Vale.	454149 367752	Brownfield	Windfall			0.420	4	0	0	4	9.52
					Full	2016/0120/	NT	4	0	0	4	
Ward To	otals											
	Site Area (Ha)	Total Dwell	ings	Completed	Under Co	nstruction	Not 9	Started	Density Up	on Completic	on	
	19.35	464		10	3	3	4	51	2	23.98		

Warsop Parisl	h Totals						
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion	
	22.81	548	11	6	531	24.02	

# Mansfield Wards

# **Abbott**

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ab003	20, Abbott Road, Mansfield.	452263	Greenfield	Windfall			0.230	8	0	0	8	34.78
		362512										
					Outline	2015/0316/	ST	8	0	0	8	

# Berry Hill

Large											
H-Bh001	Berry Hill Hall, Mansfield.	454973	Mixed	Windfall		2.110	110	60	0	50	52.13
		359535									
					Full	2003/0768/ET	81	31	0	50	
					Full	2007/0462/ST	8	8	0	0	
					Full	2007/0769/ST	19	19	0	0	
					Full	2012/0050/ST	2	2	0	0	
H-Bh005	Former Evans Halshaw, Nottingham Road.	454331 358966	Brownfield	Windfall		1.917	66	19	10	37	34.43
H-Bh005			Brownfield	Windfall	Full	<b>1.917</b> 2016/0440/ST	<b>66</b>	<b>19</b>	<b>10</b>	<b>37</b> <i>37</i>	34.43
H-Bh005			Brownfield	Windfall	Full						16.98

# Berry Hill

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Bh016	Parcel 1 - Lindhurst Development, land off A617 (MARR Route) Mansfield.	455018 358487	Greenfield	Allocated			3.550	95	9	48	38	26.76
					Reserved Matters	2016/0599/	/ST	95	9	48	38	
H-Bh017	Parcels 3A And 3B Land Adjacent To The A617 Mansfield Ashfield Regeneration	455428 358501	Greenfield	Allocated			6.140	277	24	80	173	45.11
					Reserved Matters	2017/0014/	/RE	277	24	80	173	
H-Bh018	Parcel 2 Lindhurst development Land off A617 (Marr route)	455100 358367	Greenfield	Windfall			4.960	146	3	38	105	29.44
					Reserved Matters	2017/0618/	/RE	146	3	38	105	
Small												
H-Bh013	Land adjacent 34, Chatsworth Drive, Mansfield.	455206 358628	Greenfield	Windfall			0.050	1	0	1	0	20.00
					Full	2018/0139/	/FU	1	0	1	0	
H-Bh014	Berry Hill Hall, Berry Hill Lane, Mansfield.	455050 359593	Greenfield	Windfall			0.140	2	0	0	2	14.29
					Full	2016/0065/	/ST	2	0	0	2	
H-Bh015	Dorchester Drive, rear of 22, Lichfield Lane, Mansfield.	454627 358622	Greenfield	Windfall			0.050	1	0	1	0	20.00
<b></b>		<b></b>		<b></b>	Outline	2016/0587/	/ST	1	0	1	0	<b></b> -
Ward To		Total Dwell	lings (	Completed	Under Cons	truction	Not <sup>c</sup>	Started	Density Un	on Completic	on	
	88.52	1880	95	115	178			587		21.24	···	

# Brick Kiln

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density  Completion Upon
Large												
H-Bk006	Skegby Lane	451423 360752	Greenfield	Allocated			7.550	150	0	0	150	19.87
						2016/0477	ST	150	0	0	150	
Ward To	otals											
	Site Area (Ha)	Total Dwell	lings	Completed	Under Cor	nstruction	Not 9	Started	Density Up	on Completion	on	
	7.55	150		0	0		1	150		19.87		
Broom	nhill											
Large												
H-Br010	Former Bowls Club, Westfield Lane, Mansfield.	452972 361637	Greenfield	Windfall			0.570	14	0	5	9	24.56
					Full	2017/0807	/FU	14	0	5	9	
H-Br018	Land off Rosemary Avenue, Mansfield.	453126 361718	Greenfield	Allocated			0.290	10	0	1	9	34.48
					Full	2018/0726	/FU	10	0	1	9	
Small												
H-Br016	84, Westfield Lane.	452923 361748	Brownfield	Windfall			0.020	2	0	2	0	100.00
						2017/0270	/PN	2	0	2	0	
H-Br017	The Old Bakery, Broomhill Lane, Mansfield.	452763 361922	Brownfield	Windfall			0.040	1	0	0	1	25.00
					Full	2017/0181/	/FU	1	0	0	1	
Ward To		Total Dwell	lings	Completed	Under Cor	etruction	No+ 9	Started	Donoity Un	on Completion	on.	
	Site Area (Ha)	i Otal Dwell	iiigs	Completed	Under Cor	เอเเนษเเปเ	1401.2	olai leu	Deliaity Up	on Completion	J11	

# Bull Farm and Pleasley Hill

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Bf008	Chesterfield Road North,	451016	Brownfield	Allocated			3.830	152	117	24	11	39.69
	Pleasley.(Pleasley Hill Regeneration Area)	363613										
					Full	2014/0147	'ST	151	116	24	11	
					Full	2015/0775	ST	1	1	0	0	
H-Bf010	1-26, Hillmoor Street, Pleasley.	451089 363430	Brownfield	Windfall			0.460	16	0	0	16	34.78
					Full	2018/0803	FU	16	0	0	16	
Small												
H-Bf009	Three Acres Woburn Lane Pleasley	451018 363836	Brownfield	Windfall			0.390	1	0	0	1	2.56
					Full	2018/0111	'FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha) To	otal Dwell	ings	Completed	Under Cons	truction	Not 9	Started	Density Up	on Completic	on	
	4.68	169		117	24			28	3	36.11		

# Carr Bank

Large											
H-Cb003	Land off Sherwood Close, Mansfield.	455102 361329	Greenfield	Allocated		0.990	33	0	0	33	33.33
					Full	2017/0827/FU	33	0	0	33	
H-Cb006	Bath Mill, Bath Lane, Mansfield.	454782 361686	Brownfield	Windfall		0.690	18	0	0	18	26.09
					Full	2015/0238/NT	18	0	0	18	

# Carr Bank

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Cb007	The Ridge, The Park, Mansfield.	454191	Mixed	Windfall			1.660	43	26	17	0	25.90
		362073										
					Full	2012/0442/	'NT	43	26	17	0	
H-Cb011	Nursery Site Windmill Lane The	454366	Mixed	Windfall			1.280	23	0	22	1	17.97
	Park Mansfield. Now called Wildflower Rise.	361925										
					Full	2017/0738/	FU	23	0	22	1	
Old_H-Ra	Former Peugeot Garage Bath Lane	454419 361504	Brownfield	Windfall			0.898	72	36	0	36	80.18
					Full	2005/0408/	ΈΤ	72	36	0	36	
Small												
H-Cb012	Tolmar Lodge 31 The Park Mansfield	454150 361958	Mixed	Windfall			0.210	2	0	0	2	9.52
					Full	2018/0291/	'FU	2	0	0	2	
H-Cb013	50-52 Sanders Avenue, Mansfield	455247 361728	Brownfield	Windfall			0.100	3	0	0	3	30.00
					Full	2018/0446/	'FU	3	0	0	3	
Ward To	otals											
	Site Area (Ha)	Γotal Dwell	lings C	Completed	Under Cor	struction	Not 9	Started	Density Up	on Completion	on	
	5.83	194		62	3	9		93	3	33.29		

# Grange Farm

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Gf002	167, Sutton Road, Mansfield. (Vauxhall Garage)	452194 360059	Brownfield	Windfall			0.867	41	0	0	41	47.29
					Outline	2013/0288/	ST	41	0	0	41	
H-Gf009	Kirkland Avenue Industrial Park Mansfield	452694 360710	Brownfield	Allocated			0.700	20	0	0	20	28.57
						2017/0636/	PIP	20	0	0	20	
H-Gf010	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club Botany Avenue Mansfield	452732 360790	Brownfield	Allocated			0.960	29	0	0	29	30.21
						2017/0637/	PIP	29	0	0	29	
Small												
H-Gf007	Land off Sutton Road, Mansfield.	451912 359993	Brownfield	Windfall			0.210	1	0	0	1	4.76
					Full	2017/0259/	FU	1	0	0	1	
H-Gf012	Land at the side of 72 Skegby Lane Mansfield	451877 360516	Greenfield	Windfall			0.030	1	0	0	1	33.33
					Full	2018/0591/	FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha) T	otal Dwel	lings	Completed	Under Co	nstruction	Not 9	Started	Density Up	on Completi	on	
	2.77	92		0		0		92	3	33.25		

# Holly

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-HI005	Barn at Warren Farm, New Mill	456478	Brownfield	Windfall			0.190	3	0	1	2	15.79
	Lane, Forest Town.	363395										
					Full	2017/0052	/FU	2	0	0	2	
					Full	2017/0055	/FU	1	0	1	0	
H-HI006	Land to the North of Richmond House, New Mill Lane, Forest Town.	456823 362723	Greenfield	Windfall			0.030	1	0	0	1	33.33
					Full	2017/0447	/FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha) T	otal Dwell	ings	Completed	Under Con	struction	Not 9	Started	Density Up	on Completic	on	
	0.22	4		0	1			3	1	18.18		
Hornb	у											
Small												
H-Hb004	130, Leeming Lane North,	455115	Mixed	Windfall			0.090	3	2	1	0	33.33
	Mansfield Woodhouse.	364286										

Small											
H-Hb004	130, Leeming Lane North, Mansfield Woodhouse.	455115 364286	Mixed	Windfall		0.090	3	2	1	0	33.33
					Full	2014/0589/NT	3	2	1	0	
H-Hb005	206, Leeming Lane North, Mansfield Woodhouse.	455212 364702	Brownfield	Windfall		0.070	1	0	0	1	14.29
					Full	2018/0770/FU	1	0	0	1	

V	Vard Totals						
		Site Area (Ha)	Total Dwellings	Completed	<b>Under Construction</b>	Not Started	Density Upon Completion
		0.16	4	2	1	1	25.00

H-Ki005 23, Old Mill Lane, Forest Town.

455902

361997

Greenfield

Windfall

Outline

	Walk											
Ref	<b>Development Name</b>	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completio
Small												
H-Kw007	Land Adjacent Rock Lodge, 83, Windsor Road, Mansfield.	454800 360584	Greenfield	Windfall			0.120	3	0	0	3	25.00
					Outline	2015/0681/	ST	3	0	0	3	
Nard To	otals											
	Site Area (Ha)	Total Dwel	lings	Completed	Under Cons	truction	Not S	Started	Density Up	on Completion	on	
	0.12	3		0	0			3	2	25.00		
Large H-Ki002												
H-Ki002												
	Land to the rear of 66-70, Clipstone Road West, Forest Town.	e 456615 362276	Mixed	Allocated			0.440	14	13	1	0	31.82
			Mixed	Allocated	Full	2016/0003/		<b>14</b>	<b>13</b>	1	0	31.82
H-Ki007			Mixed	Allocated	Full	2016/0003/				· · · · · · · · · · · · · · · · · · ·		26.67
H-Ki007	Land at Pump Hollow Road Allotments, Forest Town, Mansfield. Now named Potters	362276 456291			Full Reserved Matters	2016/0003/	1.950	14	13	1	0	
	Land at Pump Hollow Road Allotments, Forest Town, Mansfield. Now named Potters	362276 456291					1.950	14 52	13 0	7	<i>0</i> <b>45</b>	
H-Ki007  Small H-Ki004	Land at Pump Hollow Road Allotments, Forest Town, Mansfield. Now named Potters	362276 456291					1.950	14 52	13 0	7	<i>0</i> <b>45</b>	

Housing Monitoring Report 2019 Page 32

0.120

2016/0291/NT

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0

33.33

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4

# Kingsway

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ki006	70, Clipstone Road, West Forest Town.	456603 362340	Brownfield	Windfall			0.060	1	0	1	0	16.67
					Full	2015/0071	/NT	1	0	1	0	
Ward T	otals											
	Site Area (Ha)	<b>Total Dwell</b>	lings	Completed	Under Co	nstruction	Not 9	Started	Density Up	on Completic	n	
	2.69	73		13		9		51		27.14		

# Ladybrook

Small											
H-La007	8, Browning Street, Mansfield.	453131 361427	Brownfield	Windfall		0.020	2	0	2	0	100.00
					Full	2014/0096/ST	2	0	2	0	
H-La010	44, Chaucer Street, Mansfield.	453326 361025	Brownfield	Windfall		0.010	2	0	2	0	200.00
					Full	2015/0162/ST	2	0	2	0	
H-La013	Flat above 61,Bancroft Lane, Mansfield.	453280 361002	Brownfield	Windfall		0.010	2	0	0	2	200.00
					Full	2017/0690/FU	2	0	0	2	
H-La014	4 Layton Avenue Mansfield	453239 361122	Brownfield	Windfall		0.020	2	0	2	0	100.00
					Change Of Use	2017/0727/CO	2	0	2	0	

# Ladybrook

Ref Small	Development Name		Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
H-La015	35, Layton Avenue, Mansfield.	453230 361046	Greenfield	Windfall			0.030	1	0	0	1	33.33
					Full	2019/0010/	/FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha)	Total Dwellin	ngs (	Completed	Under Cor	struction	Not 9	Started	Density Up	on Completic	n	
	0.09	9		0	6			3	1	00.00		

# Lindhurst

Small											
H-Li004	Adjacent 23 Lindhurst Lane, Mansfield	455911 359507	Greenfield	Windfall		0.090	1	0	0	1	11.11
					Full	2018/0393/FU	1	0	0	1	
H-Li011	The Laurel, Briar Lane. Land at the rear of 269, Southwell Road West, Mansfield.	456068 359860	Greenfield	Windfall		0.020	1	0	0	1	50.00
					Full	2017/0415/FU	1	0	0	1	

Ward Totals						
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
	0.11	2	0	0	2	18.18

## Ling Forest

							Site					Density
Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Upon Completion
Small												
H-Lf007	8, Heath Avenue, Mansfield.	456640	Brownfield	Windfall			0.250	1	0	0	1	4.00
		361019										
					Full	2016/0169	/ST	1	0	0	1	
Mano	r											
Small												
H-Ma001	27, Ley Lane, Mansfield	454476 363696	Brownfield	Windfall			0.090	4	0	0	4	44.44
					Outline	2017/0322	/OU	4	0	0	4	
Ward To		Γotal Dwel	lings (	Completed	Under Cons	struction	Not S	Started	Density Up	on Completi	on	
	0.09	4		0	0			4	4	14.44		
Maun Small	Valley											
H-Mv010	Land adj 2, Blenheim Close, Forest	455008	Greenfield	Windfall			0.010	1	0	1	0	100.00
	Town.	362262										
					Full	2016/0645	/NT	1	0	1	0	
H-Mv012	Three Thorn Lodge, Old Mill Lane,	455624	Greenfield	Windfall			0.100	1	0	1	0	10.00
	Forest Town, Mansfield.	362212										
					Full	2018/0029	/FU	1	0	1	0	
H-Mv013		455338	Mixed	Windfall			0.340	6	0	0	6	17.65
	Forest Town Mansfield (To be known as Bransdale Heights)	362052										
					Reserved Matters	2018/0355	/RE	6	0	0	6	
Ward To		Fatal D	I:	0	llade O	Amaati	New	Name 1	Danaite	0		
	Site Area (Ha)	Total Dwel	iings	Completed	Under Cons	truction	NOT S	Started	Density Up	on Completion	on	
	0.45	8		0	2			6		17.78		

## Newgate

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Ng017	Land adj Sandy Lane Surgery, Sandy Lane, Mansfield.	454956 361203	Greenfield	Allocated			1.460	63	0	0	63	43.15
					Full	2016/0262/	'ST	63	0	0	63	
Small												
H-Ng011	Land adj 14, Scarcliffe Street, Mansfield.	454947 361030	Brownfield	Windfall			0.010	2	0	0	2	200.00
					Full	2018/0547/	'FU	2	0	0	2	
H-Ng013	Land to rear of 26a & 26b Birkland Street, Mansfield	454762 361000	Brownfield	Windfall			0.010	1	0	1	0	100.00
					Full	2014/0525/	ST	1	0	1	0	
H-Ng016	Stork Shop, 120 Newgate Lane, Mansfield.	454769 361063	Brownfield	Windfall			0.003	1	0	0	1	00.00
					Prior Notification	2016/0510/	ST	1	0	0	1	
H-Ng018	24 Prospect Street Mansfield	454612 360695	Greenfield	Windfall			0.030	1	0	0	1	33.33
					Full	2018/0146/	'FU	1	0	0	1	
H-Ng019	Land to the South of the Vicarage 3 Shaw Street Mansfield	455029 361174	Greenfield	Windfall			0.070	1	0	0	1	14.29
					Outline	2018/0177/	OU	1	0	0	1	
H-Ng020	Rear of 143 - 145A Newgate Lane Mansfield	454727 361093	Brownfield	Windfall			0.030	1	0	0	1	33.33
					Change Of Use	2018/0264/	CO	1	0	0	1	
Ward To												
	· , ,	otal Dwel	lings (	Completed	Under Cons	struction		Started		on Completic	on	
	1.61	70		0	1			69	4	13.48		

#### Newlands

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-NI005	Land South of Clipstone Road East Plot next to the Pub.	. 457455 362431	Greenfield	Allocated			10.564	313	0	0	313	29.63
		<u>3</u> 02431			Outline	2014/0248	3/NT	312	0	0	312	
					Full	2017/0523	3/FU	1	0	0	1	
Small												
H-NI001	49, Poplar Grove,	457191	Greenfield	Windfall			0.053	1	0	1	0	18.87
		362141										
					Outline	2010/0777	7/NT	1	0	1	0	
H-NI010	52, Lime Grove (Adjoining 50,)	457279	Brownfield	Windfall			0.160	1	0	1	0	6.25
	Forest Town.	362212										
					Variation of Cond	itions 2015/0504	/NT)	1	0	1	0	
H-NI024	Land adj 43, Lime Grove, Forest Town.	457311 362320	Greenfield	Windfall			0.050	1	0	0	1	20.00
					Outline	2019/0021	/OU	1	0	0	1	
H-NI025	Land adjacent 1, Langwell Drive, Forest Town, Mansfield.	457562 362804	Greenfield	Windfall			0.050	2	0	0	2	40.00
					Full	2017/0560	 )/FU	2	0	0	2	
H-NI027	Land To The Rear 48 Poplar Grove, Forest Town.	457095 362081	Greenfield	Windfall			0.080	2	1	1	0	25.00
					Outline	2016/0559	9/NT	1	1	0	0	
					Full	2017/0841	/FU	1	0	1	0	
H-NI030	Land side of Poplar Grove Forest	456955	Greenfield	Windfall			0.180	1	0	0	1	5.56
	Town	362376										
					Outline	2018/0493	3/OU	1	0	0	1	
H-NI031	98 Clipstone Road West	456898	Greenfield	Windfall			0.300	3	0	0	3	10.00
		362469										
					Outline	2018/0498	3/OU	3	0	0	3	
Ward T	otals Site Area (Ha)	Total Dwel	lings	Completed	Under Co	nstruction	Not S	Started	Density Up	on Completion	on	
	11.44	324		1	3	3	3	20	2	28.33		
	Housing Monitoring Poport 2010										Do	ao 37

## Oak Tree

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ot004	19-20, Bramford Drive, Oak Tree Lane Estate, Mansfield.	456978 360535	Brownfield	Windfall			0.040	3	0	0	3	75.00
					Change Of Use	2018/0521/	CO	3	0	0	3	
H-Ot005	20-22, Sawley Drive, Oak Tree Lan Estate, Mansfield.	e 456860 359850	Brownfield	Windfall			0.050	2	0	0	2	40.00
					Change Of Use	2018/0520/	CO	2	0	0	2	
Ward To	otals											
	Site Area (Ha)	<b>Total Dwell</b>	lings	Completed	Under Cons	struction	Not 9	Started	Density Up	on Completio	n	
	0.09	5		0	0			5	Ę	55.56		

## Oakham

Large											
H-Oa016	Land at the corner of Quarry Lane, Mansfield.	452979 359972	Brownfield	Windfall		0.240	21	0	21	0	87.50
					Full	2014/0715/ST	21	0	21	0	
H-Oa019	Hermitage Mill, Hermitage Lane,	452404	Mixed	Allocated		1.140	32	0	0	32	28.07
	Mansfield.	359873									
					Full	2018/0098/FU	32	0	0	32	
H-Oa024	High Oakham House, 7, High	453794	Mixed	Windfall		9.210	28	0	0	28	3.04
	Oakham Drive, Mansfield.	359029									
					Outline	2016/0329/ST	27	0	0	27	
					Reserved Matters	2018/0574/RE	1	0	0	1	
H-Oa025	Land rear of 28 High Oakham Hill	453327	Greenfield	Windfall		2.430	39	0	0	39	16.05
	Mansfield	359502									
					Outline	2017/0214/OU	39	0	0	39	

## Oakham

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Oa011	Land To The Rear Of Garth Road	453425	Greenfield	Windfall			0.330	5	4	0	1	15.15
	and Hillsway Crescent, now called Hampton View.	359753										
					Reserved Matters	2012/0298/	ST	3	2	0	1	
						2013/0590/	ST	1	1	0	0	
					Full	2017/0580/	FU	1	1	0	0	
H-Oa020	Land adj Brentwood 13 High	453705	Greenfield	Windfall			0.070	1	0	1	0	14.29
	Oakham Road, Mansfield.	359535										
					Full	2016/0424/	ST	1	0	1	0	
H-Oa022	Land to the rear of 20, Garth Road,	453465	Greenfield	Windfall			0.060	1	0	0	1	16.67
	Mansfield.	359790										
					Full	2018/0443/	FU	1	0	0	1	
H-Oa023	Land rear of 207 & 209, Nottingham	453965	Greenfield	Windfall			0.040	1	0	0	1	25.00
	Road, Mansfield.	359596										
					Full	2017/0602/	FU	1	0	0	1	
Ward To	tals											
	Site Area (Ha) T	otal Dwell	lings (	Completed	Under Cons	truction	Not 9	Started	Density Up	on Completion	on	
	13.52	128		4	22			02		9.47		

#### Park Hall

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Ph015	Park Hall Farm, (This isn't the farm but the larger site around it) Park Hall Road, Mansfield Woodhouse.	454122 364938	Greenfield	Windfall			5.200	140	122	18	0	26.92
					Outline	2013/0593/	'NT	128	110	18	0	
					Reserved Matters	2015/0564/	'NT	1	1	0	0	
					Full	2016/0312/	'NT	10	10	0	0	
					Full	2016/0313/	'NT	1	1	0	0	
H-Ph016	Park Hall Farm, (This is the farm building) Park Hall Road, Mansfield Woodhouse.	454046 364899	Brownfield	Windfall			1.070	10	1	9	0	9.35
					Full	2015/0032/	NT	9	1	8	0	
Small												
H-Ph002	Portland Street (East)	454354 363460	Brownfield	Allocated			0.060	3	0	3	0	50.00
					Full	2012/0458/	'NT	3	0	3	0	
H-Ph004	Site adj and behind 19, Park Hall Road, Mansfield Woodhouse.	454185 364053	Brownfield	Windfall			0.160	3	0	3	0	18.75
					Full	2014/0003/	'NT	3	0	3	0	
H-Ph008	Land adj 8-10, Park Hall Road.	454247 363809	Brownfield	Windfall			0.030	2	0	0	2	66.67
					Full	2017/0608/	'FU	2	0	0	2	
H-Ph013	80 High Street Mansfield Woodhouse.	454241 363456	Brownfield	Allocated			0.100	4	0	2	2	40.00
					Full	2017/0660/	'FU	4	0	2	2	

#### Park Hall

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ph019	Land adj 203, Park Hall Road, Mansfield Woodhouse.	454263 365002	Greenfield	Allocated			0.090	1	0	0	1	11.11
					Full	2016/0653/	NT	1	0	0	1	
H-Ph020	75-77 High Street, Mansfield Woodhouse.	454307 363548	Brownfield	Windfall			0.090	5	2	0	3	55.56
					Full	2015/0127/	NT	5	2	0	3	
H-Ph021	Land adj 169, Park Hall Road, Mansfield Woodhouse.	454168 364846	Greenfield	Windfall			0.190	6	0	0	6	31.58
					Full	2018/0709/	FU	6	0	0	6	
H-Ph022	Land to the rear of 32 & 34 Park Hall Road Mansfield Woodhouse	454257 363867	Greenfield	Windfall			0.040	1	0	0	1	25.00
					Full	2017/0657/	FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha)	Total Dwell	lings	Completed	Under Cor	nstruction	Not 9	Started	Density Up	on Completion	on	
	7.03	175		125	3:	5		15	2	24.89		

## Peafields

Small												
Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
H-Pf001	Peafield Farm, Peafield Lane	456229 364301	Brownfield	Windfall			0.620	2	0	2	0	3.23
					Full	2004/0378	/ET	2	0	2	0	
H-Pf002	10, Peafield Lane, Mansfield Woodhouse.	454975 363772	Brownfield	Windfall			0.190	3	0	0	3	15.79
					Full	2008/0575	/NT	3	0	0	3	
H-Pf003	32, Warsop Road, Mansfield Woodhouse.	454623 363444	Greenfield	Windfall			0.073	5	0	1	4	68.49
					Full	2012/0100/	/NT	5	0	1	4	
H-Pf005	Land adj to 23 Tatersall Walk Mansfield Woodhouse	455219 363528	Greenfield	Windfall			0.010	1	0	0	1	100.00
					Outline	2018/0609	/OU	1	0	0	1	
Ward To	otals											
	Site Area (Ha)	Total Dwel	lings	Completed	Under Con	struction	Not 9	Started	Density Up	on Completic	on	
	0.89	11		0	3			8	1	12.32		

## Penniment

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Pe006	Land at Penniment Farm Abbott Road Mansfield.	451529 362059	Greenfield	Allocated			21.467	430	0	43	387	20.03
					Reserved Matters	2015/0502/	ST	228	0	0	228	
					Reserved Matters	2017/0572/	/RE	202	0	43	159	
Small												
H-Pe001	Adj 227 Abbott Road Mansfield	451720 361878	Greenfield	Windfall			0.135	1	0	0	1	7.41
					Outline	2018/0046/	OU	1	0	0	1	
H-Pe009	Land adjacent 5, Redgate Street, Mansfield	452389 361765	Brownfield	Windfall			0.060	4	0	0	4	66.67
					Full	2017/0068/	/FU	4	0	0	4	
H-Pe010	Land adj 27, Redgate Street, Mansfield.	452308 361731	Brownfield	Windfall			0.160	7	0	0	7	43.75
					Full	2017/0070/	/FU	7	0	0	7	
H-Pe011	Land at Redgate Street Mansfield	452357 361788	Brownfield	Windfall			0.050	3	0	0	3	60.00
					Full	2018/0121/	/FU	3	0	0	3	
H-Pe012	Land side of 29 Salisbury Road Mansfield	452230 361737	Greenfield	Windfall			0.040	1	0	0	1	25.00
					Full	2018/0413/	/FU	1	0	0	1	
Ward To	otals Site Area (Ha)	Total Dwell	inge (	Completed	Under Cons	truction	Not 9	Started	Density Un	on Completion	nn.	
	21.91	446	ings	0	43	detion		103		20.35	J11	

## Portland

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Po041	Land off Pelham Street, Mansfield.	454284 361019	Brownfield	Windfall			0.110	14	0	0	14	127.27
					Full	2017/0356/	'FU	14	0	0	14	
H-Po048	Former Mansfield Brewery (part A) Great Central Road	454182 360669	Brownfield	Allocated			1.530	75	0	1	74	49.02
					Full	2018/0262/	'FU	75	0	1	74	
Small												
H-Po035	21, Albert Street, Mansfield.	453890 360916	Brownfield	Windfall			0.020	2	0	2	0	100.00
					Change Of Use	2015/0320/	'NT	2	0	2	0	
H-Po040	33, Church Street, Mansfield.	454014 361050	Brownfield	Windfall			0.010	1	0	0	1	100.00
					Full	2016/0243/	'NT	1	0	0	1	
H-Po042	17, Bridge Street, Mansfield	454128 361069	Brownfield	Windfall			0.010	1	0	0	1	100.00
					Change Of Use	2017/0004/	CO.	1	0	0	1	
H-Po043	18, Church Street, Mansfield.	453979 361035	Brownfield	Windfall			0.040	8	0	0	8	200.00
					Full	2016/0147/	'NT	8	0	0	8	
H-Po045	43, Albert Street, Mansfield. (Was Harmans Solicitors)	453937 360865	Brownfield	Windfall			0.010	2	0	0	2	200.00
					Change Of Use	2016/0668/	'NT	2	0	0	2	

## Portland

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small					,							
H-Po046	125, Moor Street, Mansfield.	453022 360511	Brownfield	Windfall			0.020	1	0	0	1	50.00
					Full	2017/0446	/FU	1	0	0	1	
H-Po049	43-53 Portland Street, Mansfield.	453706 360511	Brownfield	Windfall			0.140	3	0	3	0	21.43
					Full	2018/0021	/FU	3	0	3	0	
H-Po050	1, Commercial Gate, Mansfield.	453880 360686	Brownfield	Windfall			0.020	1	0	0	1	50.00
					Full	2018/0794	/FU	1	0	0	1	
H-Po051	Flats 3A & 3B, Previously 3, Portland Place, Mansfield	453465 360749	Brownfield	Windfall			0.010	2	0	0	2	200.00
					Full	2018/0377	/FU	2	0	0	2	
H-Po052	Market House Café, Market House, Mansfield.	453782 361041	Brownfield	Windfall			0.010	1	0	0	1	100.00
					Change Of Use	2018/0208	/CO	1	0	0	1	
H-Po054	68 Moor Street Mansfield	453146 360653	Brownfield	Windfall			0.040	2	0	0	2	50.00
					Outline	2018/0670	/OU	2	0	0	2	
H-Po055	Land off Cliff Street, Mansfield.	454275 361331	Greenfield	Windfall			0.090	9	0	0	9	100.00
					Full	2018/0225	/FU	9	0	0	9	
Ward To						,						
		Total Dwel	lings	Completed	Under Cons			Started		on Completion	on	
	2.06	122		0	6		1	16	ţ	59.22		

#### Racecourse

Ref	Development Name	Easting Northing	Greenfield/ Brownfield		Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Ra005	Land to the rear of 59-67, Southwel	l 455092	Brownfield	Windfall			0.080	4	0	0	4	50.00
	Road West, Mansfield.	360514										
					Full	2017/0294	/FU	4	0	0	4	
H-Ra006	Land at Northfield House, 27,	455233	Greenfield	Windfall			0.260	6	0	0	6	23.08
	Northfield Drive, Mansfield.	360760										
					Outline	2017/0538	/OU	6	0	0	6	
H-Ra007	Land rear of 213 Eakring Road Mansfield	455954 361099	Greenfield	Windfall			0.120	1	0	0	1	8.33
					Full	2017/0801	/FU	1	0	0	1	
Ward To	otals											
	Site Area (Ha)	Total Dwell	ings	Completed	Under Cons	struction	Not S	Started	<b>Density Up</b>	on Completio	n	
	0.46	11		0	0			11	2	23.91		

## Ransom Wood

Large											
H-Rw012	Land off Sherwood Oaks Close, Mansfield.	456825 359058	Greenfield	Windfall		1.190	46	0	0	46	38.66
					Outline	2015/0181/ST	46	0	0	46	
H-Rw014	Land at Sharratt Court, Colston Road, Mansfield.	456236 358990	Greenfield	Windfall		0.120	12	0	0	12	100.00
					Outline	2017/0821/OU	12	0	0	12	

## Ransom Wood

Ref	<b>Development Name</b>	Easting Northing	Greenfield/ Brownfield		Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Upon Completion
Small												
H-Rw007	Adj 188 Southwell Road East.	458596 358545	Greenfield	Windfall			0.100	7	0	0	7	70.00
					Outline	2017/0854/0	DU	7	0	0	7	
H-Rw010	188, Southwell Road East, Rainworth.	458609 358567	Brownfield	Windfall			0.010	1	0	0	1	100.00
					Prior Notification	2016/0500/S	ST	1	0	0	1	
Ward To		Total Dwell	ings	Completed	Under Cons	struction	Not S	Started	Density Up	on Completic	on	
	1.42	66		0	0		6	66		16.48		
Sandh Large H-Sa014	NUTST  Former Mansfield Brewery (part B)	454243	Brownfield	Allocated			0.760	23	0	0	23	30.26
п-5а014	Great Central Road Mansfield	360608	Browniieia	Allocated			0.760	23	U	U	23	30.26
						2017/0631/F	PIP	23	0	0	23	
Small												
H-Sa013	Builders Yard adj 55, Cromwell Street, Mansfield.	454343 360625	Brownfield	Windfall			0.050	3	0	0	3	60.00
					Full	2018/0750/F	U	3	0	0	3	
H-Sa015	Land adj 57 Stella Street Mansfield	454064 360027	Greenfield	Windfall			0.030	1	0	0	1	33.33
					Full	2019/0028/F	·U	1	0	0	1	
Ward To	otals Site Area (Ha)	Total Dwell	ings	Completed	Under Cons	struction	Not S	Started	Density Up	on Completic	on	
	0.84	27		0	0		2	27	3	32.14		
	Housing Monitoring Report 2019										Pa	nge 47

Site

Density

#### Sherwood

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Sh008	Debdale Hall Farm Buildings and Stables, Debdale Lane, Mansfield.	453064 362846	Brownfield	Windfall			0.259	4	3	1	0	15.44
					Change Of Use	2011/0727/	NT	3	3	0	0	
					Change Of Use	2015/0235/	NT	1	0	1	0	
H-Sh010	116-120, Chesterfield Road North, Mansfield.	452165 362732	Brownfield	Windfall			0.160	6	0	0	6	37.50
					Full	2018/0408/	FU	6	0	0	6	
H-Sh013	Land at 19, Beech Hill Crescent, Mansfield.	453075 362449	Greenfield	Windfall			0.050	2	0	1	1	40.00
					Full	2014/0073/	NT	2	0	1	1	
H-Sh015	Debdale Hall Farm, Debdale Lane, Mansfield Woodhouse.	453026 362751	Brownfield	Windfall			0.240	1	0	0	1	4.17
					Full	2015/0429/	NT	1	0	0	1	
H-Sh016	112A - 114 Chesterfield Road North Mansfield	452191 362719	Brownfield	Windfall			0.170	4	0	1	3	23.53
					Full	2015/0422/	NT	4	0	1	3	
H-Sh017	Land rear of 114, Chesterfield Road North, Mansfield.	452191 362720	Greenfield	Windfall			0.080	4	0	0	4	50.00
					Full	2016/0503/	NT	4	0	0	4	
Ward To		otal Dwell	ings C	Completed	Under Cons	struction	Not S	Started	Density Up	on Completion	on	
	0.96	21		3	3			15	2	21.90		

#### Woodhouse

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-Wh003	Former garage site Alexandra	453742	Brownfield	Windfall			0.200	7	5	0	2	35.00
	Avenue, Mansfield.	363982										
					Full	2014/0018	/NT	5	5	0	0	
					Full	2017/0642	/FU	2	0	0	2	
H-Wh009	Land adj 47, Grove Street,	453683	Brownfield	Windfall			0.070	4	2	2	0	57.14
	Mansfield Woodhouse.	363239										
					Full	2014/0009	/NT	4	2	2	0	
H-Wh010	23-25 Station Street Mansfield	453835	Brownfield	Windfall			0.030	4	2	0	2	133.33
	Woodhouse	363284										
					Full	2016/0564	/NT	4	2	0	2	
H-Wh012	Land adj, Corner House. 1	452791	Greenfield	Windfall			0.050	1	0	0	1	20.00
	Northfield Avenue, Pleasley Vale. (Ashcroft)	363854										
					Full	2016/0338	/NT	1	0	0	1	
Ward To	tals											
	Site Area (Ha)	Total Dwell	ings	Completed	Under Co	nstruction	Not 9	Started	Density Up	on Completic	on	
	0.35	16		9		2		5		15.71		

## Woodlands

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-WI025	Corner House, Union Street, Mansfield.	453524 361260	Brownfield	Windfall			0.170	14	0	0	14	82.35
					Outline	2015/0646/	ST	14	0	0	14	
Small												
H-WI015	Land off West Hill Drive, Mansfield.	453727 361379	Greenfield	Windfall			0.026	3	0	0	3	115.38
					Full	2016/0379/	NT	3	0	0	3	
H-WI027	Car park to the rear of Bhatia Best Solicitors Ladybrook Lane / Rosemary Street, Mansfield.	453200 361496	Brownfield	Windfall			0.060	2	0	0	2	33.33
					Outline	2015/0795/	ST	2	0	0	2	
H-WI028	First floor 5, Regent Street, Mansfield.	453837 361185	Brownfield	Windfall			0.010	4	0	0	4	400.00
					Full	2015/0768/	ST	4	0	0	4	
H-WI029	Innisdoon, 1, Crow Hill Drive, Mansfield.	453602 361615	Brownfield	Windfall			0.340	6	0	0	6	17.65
					Change Of Use	2015/0735/	NT	6	0	0	6	
H-WI031	7-9, Leeming Street, Mansfield Woodhouse.	453881 361156	Brownfield	Windfall			0.020	5	0	0	5	250.00
					Full	2016/0179/	NT	5	0	0	5	
H-WI032	2A, Thoresby Street, Mansfield.	453371 361422	Brownfield	Windfall			0.020	4	0	0	4	200.00
					Full	2016/0294	ST	4	0	0	4	

#### Woodlands

Ref	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Small												
H-WI034	First Floor. Ashmead Chambers 11 - 21 Regent Street Mansfield	453855	Brownfield	Windfall			0.080	8	0	0	8	100.00
		361228										
					Full	2016/0562	/ST	8	0	0	8	
H-WI035	22 Chesterfield Road South	453579	Brownfield	Windfall			0.100	8	0	0	8	80.00
	Mansfield	361642										
					Full	2018/0651	/FU	8	0	0	8	
Ward To	otals											
	Site Area (Ha)	Total Dwel	lings	Completed	Under Co	nstruction	Not S	Started	Density Up	on Completio	n	
	0.83	54		0		0		54		65.38		

#### Yeoman Hill

0.09

6

0

Small											
H-Yh006	Land Adjacent, 58 Mansfield Road	, 454037	Greenfield	Windfall		0.020	1	0	0	1	50.00
	Woodhouse, NG19 9JN	362507									
					Full	2016/0448/NT	1	0	0	1	
H-Yh007	Land at corner of Sherwood Stree & Debdale Lane, Mansfield Woodhouse	t	Greenfield	Windfall		0.000	4	0	2	2	0.00
					Full	2017/0060/FU	4	0	2	2	
H-Yh008	26 Welbeck Road, Mansfield Woodhouse.	454227 363246	Brownfield	Windfall		0.070	1	0	0	1	14.29
					Full	2017/0683/FU	1	0	0	1	
Ward To	otals					_					
	Site Area (Ha)	<b>Total Dwel</b>	lings	Completed	Under C	onstruction Not S	arted	Density Up	on Completion	on	

Housing Monitoring Report 2019 Page 51

2

4

66.67

Warsop Parish	Totals				
Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
22.81	548	11	6	531	24.02
Mansfield Tota	ıls				
Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
178.17	4110	451	388	3271	23.07
District Wide 1	otals				
		·			
Site Area (Ha)	Total Dwellings	Completed	<b>Under Construction</b>	Not Started	<b>Density Upon Completion</b>

# Housing sites supported subject to signing a Section 106 Agreement

This section of the Housing Monitoring Report provides details of all housing sites which are supported by the authority, but currently are dependant on the signing of a Section 106 agreement for their planning permission. Data is provided in ward order and includes information on the type of site e.g. 'Greenfield' or 'Brownfield'.

				Wa	rsop Paris	sh Wards						
Ref Meder	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large H-Me005	Land at the rear of Cherry Paddocks	457197 367482	Greenfield	Windfall			0.700	19	0	0	19	27.14
					Outline	2012/0275/	'NT	19	0	0	19	
Warso	pp Carrs											
Large												
H-Wc015	Warsop Vale School, Carter Lane, Warsop Vale.	454981 367894	Brownfield	Windfall			0.320	10	0	0	10	31.25
					Outline	2015/0669/	'NT	10	0	0	10	
H-Wc019	Football Ground Church Warsop Miners Welfare Wood Lane Church Warsop	455973 368774	Greenfield	Windfall			1.440	42	0	0	42	29.17
					Outline	2018/0647/	OU	42	0	0	42	

Warsop Parish	Totals					
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
	2.46	71	0	0	71	28.86

				1	Mansfield \	Wards						
Ref Mano	Development Name	Easting Northing	Greenfield/ Brownfield		Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Ma003	Land off Portland Street Mansfield Woodhouse	454490 363483	Greenfield	Windfall			0.820	14	0	0	14	17.07
					Full	2017/0605/	FU	14	0	0	14	
H-Ma004	Land off Ley Lane Mansfield Woodhouse	454441 363588	Greenfield	Windfall			0.450	14	0	0	14	31.11
					Full	2017/0047/	FU	14	0	0	14	
Ward To		Fotal Dwel	linas	Completed	Under Cor	estruction	Not 9	Started	Density Un	on Completic	on	
	1.27	28	90	0	0			28		22.05	<u> </u>	
Newla	ınds											
Large												
H-NI011	Land South of Clipstone Road East Plot near Newlands roundabout.	. 457642 362472	Greenfield	Allocated			8.019	198	0	0	198	24.69
					Full	2017/0523/	FU	198	0	0	198	
		457450	Brownfield	Windfall			0.200	14	0	0	14	70.00
H-NI023	122, Clipstone Road West, Forest Town, Mansfield.	457152 362651	Diowilliela	William								

Ward Totals							
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion	
	8.22	212	0	0	212	25.79	

Ref Sherv	Development Name	Easting Northing	Greenfield/ Brownfield	Allocated/ Windfall	Permission Type	Planning Ref(s)	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
Large												
H-Sh014	Land off Balmoral Drive Mansfield.	452310	Greenfield	Windfall			0.850	35	0	0	35	41.18
		362711										
					Outline	2015/0083/	NT	35	0	0	35	

## Woodhouse

Large												
H-Wh005	Land at Cox's Lane, Mansfield	453435	Greenfield	Windfall		0	.744	33	0	0	33	44.35
	Woodhouse	364309										
					Full	2018/0596/FU	J	33	0	0	33	

<b>Mansfield Totals</b>	;						
	Site Area (Ha)	Total Dwellings	Completed	<b>Under Construction</b>	Not Started	Density Upon Completion	
	11.08	308	0	0	308	27.79	

District Wide To	otals						
	Site Area (Ha)	Total Dwellings	Completed	<b>Under Construction</b>	Not Started	Density Upon Completion	
	13.54	379	0	0	379	27.98	

# Five year housing trajectory

Lapse Rate @10%

Location	Status	Ref	Easting	Northing	Site Name	19/20	20/21	21/22	22/23	Type of Permission	Site Size	Ward	Delivery Justification
Small Sites (4 or fewer dwellings)					(Both completions and projections)	35	35	36					
Mansfield	Permission Granted	19	456279	361737	Allotment site at Pump Hollow Road	14	20	18		Reserved matters approval	1.92	2 Kingsway	Reserve matters in 2018/0568/RES and S106 signed, site clearance is complete and 7 dwellings are under construction. Homes are expected to be delivered on site from 2019/20 onwards rising to a max of 20dpa.
Mansfield	Permission Granted	23	454955	361203	Sandy Lane		10	20	20	3 Full planning permission	1.46	Carr Bank	Planning permission has been granted (2016/0262/ST) 106 signed 16/3/18; homes expected to be delivered in 2020/21. Build rate rising to 20dpa.
Mansfield	Permission Granted	24	455102	361329	Sherwood Close		10	15	8	Full planning permission	0.98	Carr Bank	A small greenfield site; full planning permission (2017/0827/FUL) has been granted. Delivery assumed from 2020/21 at a max rate of 15dpa.
Mansfield	Permission Granted	26	454370	361934	Land at Windmill Lane (former nursery)Now called Wildflower Rise.	10	13			Full planning permission	1.27	Carr Bank	Construction started 29/6/18. 22 plots as of 13/2/19. completions expected from 2019/20. Build rate based on standard assumptions.
Mansfield	Permission Granted	54	454333	358941	Former Evans Halshaw site	15	10			Full planning permission	1.92	Berry Hill	Planning permisison granted 30/06/2017 and construction is well advanced. Build rate rising to 25dpa assumed. Application to reduce number of dwellings to 44 currently being determined (2018/0399/FUL) but has been accounted for in delivery figures.
Mansfield	Permission Granted	70	453771	358989	Land at High Oakham House		10	10	8	Reserved matters approval	9.23	Oakham	A greenfield site with extant outline planning permission in a high value area; reserved matters approved and discharge of conditions have been submitted. Based on standard assumptions it is expected that the site will deliver homes from 2020/21 onwards at a rate of 10dpa.
Mansfield	Permission Granted	77	454192	360687	Former Mansfield Brewery (part A)		20	20	20	5 Full planning permission	1.63	Portland	Planning permission (2018/0262/FUL) has been granted and development of the site has commenced 2019. Completions expected from 2020/21 onwards at a rate of 20dpa.
Mansfield	Permission Granted	79	453134	361707	Land off Rosemary Avenue		10			Full planning permission	0.29	Broomhill	A small greenfield site within an existing settlement. Full planning permission is in place (2018/0726/FUL); delivery is therefore expected in 2020/21. Site vist has confirmed the site is being cleared.
Mansfield	Permission Granted	80	451390	360745	Land North of Skegby Lane	15	35	35	35	Reserved matters approval	7.55	Brick Kiln	Site with planning permisison (2013/0435/ST) and s106 signed - reserved matters approved in Sept 2017 (2016/0447/ST) and conditions discharged in Aug and Sept 2018. Delivery based on promoters information (Nov 2018).
Mansfield	Permission Granted	81	451551	362173	Penniment Farm (Housing)	40	40	40	40	Reserved matters approval	21.47	Penniment	Greenfield site with planning permisison; initial onsite works have started. The HELAA trajectory based on the current consented scheme and information provided by the developer (Nov 2018) however the build rate has been reduced to reflect our standard assumptions (20dpa with 2 developers on site) to take a more cautious approach and reflect what has Reserved Matters approval. Proposal for additional 130 dwellings on site not yet taken into account.
Mansfield	Permission Granted	86	452977	359973	Land at the corner of Quarry Lane, Mansfield.	15				Full planning permission	0.25	Oakham	Site has planning permission and is underconstruction. Delivery update provided by developer (Nov 2018) - expected to be complete in 2019/20.
Mansfield	Permission Granted	90	455480	358251	Land at Berry Hill (Lindhurst)	120	120	120	120 12	Reserved matters approval	145.15	Berry Hill	A large greenfield site with outline planning permission. As of 31/03/19 3 parcels of land have reserved matters permission for 518 dwellings (166 Under Construction & 36 Completions). Landowner indicated expected build rate of 125-150dpa (April 2018). 4 Outlets currently on site so assumed that each build 30dpa; in future only 3 developers have been assumed.
Mansfield	Permission Granted	92	451056	363549	Pleasley Hill Regeneration Area	35				Full planning permission	3.81	Bull Farm and Pleasley Hill	As of 31/03/19 35 dwellings remain uncompleted; given previous build rate it is assumed that these wil be completed in 2019/20.
Mansfield	Permission Granted	93	452981	361642	Former Bowls Club	5	9			Full planning permission	0.57	Broomhill	Site visit 26/3/19 found 5 dwellings started some which had roofs on. Expect all five to be complete in 2019/20 with remainder complete in 2020/21.
Mansfield	Permission Granted	94	454791	361715	Bath Mill			7	7	4 Full planning permission	0.69	Carr Bank	A conversion of a listed building and new houses in a lower value area. A discharge of condition application was submitted in January 2018 but a further application to increase the number of dwellings on site is currently being determined (2017/0267/FUL - not yet included in number of dwellings on site); as such it is considerd that the site is expected to see completions from 2021/22 onwards.
Mansfield	Permission Granted	98	456611	362278	Land to the rear of 66-70 Clipstone Road West	1				Full planning permission	0.42	Kingsway	As of 29/11/18 one plot remains to be completed. This is assumed to be completed in 2019/20.
Mansfield	Permission Granted	101	457396	362583	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub)				13 2	Outline planning permission	10.56	Newlands	Application approved (2014/0248/NT) -Sept 2018. s106 agreement has been signed for this site. An outline permission with 1st RM application submitted (April 2019) SoCG signed with developer; developer indicates completions start in 2022/23. A build rate of 25dpa is to be applied with one developer on site; aligned with adjacent site (HELAA Ref 13).
Mansfield	Permission Granted	103	454160	364977	Park Hall Farm (Site A)	18				Reserved matters approval	5.23	Park Hall	Figures as of 31/3/19. 122 completions, 18 under construction; assumed complete in 2019/20.
Mansfield	Permission Granted	104	454023	364912	Park Hall Farm (Site B)	8	1			Full planning permission	1.07	Park Hall	Site visit 27/3/19. 1 plot complete and 9 under construction - full completion of site expected in 2020/21.
Mansfield	Permission Granted	157	454194	362079	The Ridge	0	9	8		Full planning permission	1.66	Carr Bank	Development stalled but site has now been acquired by a new developer who will be completing the site. Delivery expected in 2020/21 onwards.
Mansfield	Permission Granted	164	453742	363984	Former garage site Alexandra Avenue		2			Full planning permission	0.19	Woodhouse	Small brownfield site with planning permission; 5 dwellings completed 26/2/19. Two new dwellings added to this site 2017/0642/FUL, no evidence that these have started so assumed completed in 2020/21
Mansfield	Permission Granted	165	453854	361228	Ashmead Chambers					8 Full planning permission	0.08	Woodlands	A town centre conversion; planning permisison (2016/0562/ST) granted April 2018. Developer indicates (Nov 2018) additional application for 2nd floor (a further 8 dwellings) to be submitted in next 12-18 months. Expected that homes will be delivered by 2023/24 but possibly earlier; as flats assumed all developed at once in 2023/24. No account of potential for further 8 flats at this stage.
Mansfield	Permission Granted	177	452404	359873	Hermitage Mill			15	17	Full planning permission	1.14	Oakham	The site has extent planning permisison and is considered deliverable. Permission was granted in July 2018 (2018/0098/FUL & 2018/0099/LBW). This involves a care home which does not contribute to our housing supply. Delivery expected from 2021/22.
Mansfield	Permission Granted	203	455233	360760	Land at Northfield House	6				Reserved matters approval	0.26	Racecourse	A small site in a lower value location with extant outline planning permisison (2017/0538/OUT); reserved matters have been approved and conditins discharged. Developer indiccates that the site will be completed during 2019/20.
Mansfield	Permission Granted	292	454275	361331	Land off Cliff Street			9		Full planning permission	0.09	Portland	2018/0225/FUL was granted 23/10/2018 for 9 flats. Expected to be completed during 2021/22.
Mansfield	Permission Granted	293	454168	364846	Land adj 169, Park Hall Road		6			Full planning permission	0.19	Park Hall	2018/0709/FUL granted for 6 dwellings. Expected to be built out in 2021/22 following completion of main part of Park Hall Farm (HELLA Ref 103).
Mansfield	Permission Granted	294	453579	361642	22 Chesterfield Road South		8			Full planning permission	0.10	Woodlands	2018/0651/FUL conversion to 8 residential flats, granted 19/12/18. Assume completed in 2020/21
Mansfield	Permission Granted	295	455338	362052	Land rear of 19 Bransdale Avenue		6			Reserved matters approval	0.34	Maun Valley	Detailed permisison in place for 6 dwellings (2018/0355/RES). Assume site is completed in 2020/21.
Mansfield	Permission Granted	296	451089	363430	1-26, Hillmoor Street		16			Full planning permission	0.46	Bull Farm and Pleasley Hill	Site has planning permission (2018/0803/FUL) and a developer in place. Connected to adjacent regeneration area (HELAA Ref 92). 26 dwellings are to be demolised. 16 new dwellings to be errected. Assume development to complete following adjacent site (2002/21).
Warsop Parish	Permission Granted	35	455906	367746	Stonebridge Lane / Sookholme Lane		30	40	40	Outline planning permission	9.01	Warsop Carrs	Outline permission granted in September 2018. Trajectory based on Statement of Common Ground signed by landowner (March 2019); site linked with HELAA ref 36
Warsop Parish	Permission Granted	57	455851	366537	Land off Mansfield Road, Spion Kop (adj The Gables)			8		Full planning permission	0.41	Market Warsop	An application was granted on appeal (2016/0224/NT). Delivery expected from 2021/22.
Warsop Parish	Permission Granted	176	456641	368944	Moorfield Farm	10	8			Reserved matters approval	1.39	Warsop Carrs	Completions started 30/5/18. Assume completions continue at similar pace.
Warsop Parish	Permission Granted	301	456862	368840	The Rectory	1	2	3		Full planning permission	0.58	Netherfield	A small greenfield site located in a conservation area. The site has full planning permission (2016/0425/NT). It is considered that the site will be developed in 2021 and will be complete in a single year.
Gross completions		•		*	•	348	430	404	328 29	95			
Losses						00	1						
L00003						20				<del> </del>			

Housing Monitoring Report 2019

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Housing Monitoring Report 2019

Hou	sing trajectory	Years Remaining Year Vear	Completi 20	ons 19 18	17	16 15	Next Five \	fears	2 11	10	9 8	7 6	5	4 3	2	1 20	]				
Location	Status Ref Easting Northing	Year Site Name	13/14	14/15	16/17	17/18	19/20	20/21	22/23	23/24	24/25	26/27	58/29	29/30	31/32	Plan Post Plan Tota	Type of Pe	rmission	Site Size	Ward	Delivery Justification
Completions		(Sites over 5 dwellings not included in HELAA)	112	59 83						.,	4	4 4		4 6	.,	254 25	<b>.</b> 1				
,	or fewer dwellings)	(Both completions and projections)	27	27 65	92	55 81	35	35 36	6							453 45					
Windfall Allowa Mansfield	Permission Granted 1 454236 360597	Former Mansfield Brewery (part B)								38	38 38 5 10	38 38	38	38 38	38	38 380 38	Permission in prir	ciple	0.76 Pc	ortland	There is current developer interest expressed for a housing scheme. 2017;0631/PIP, Permission in principle in place and it is assumed that the
Mansfield	Permission Granted 19 456279 361737	Allotment site at Pump Hollow Road					14	20 18	3								2 Reserved matters	•	1.92 Kii		site will begin to deliver homes in 2024/25 based on NPPF definition of deliverable. Max rate of 10dpa.  Reserve matters in 2018/058/RES and S106 signed, site clearance is complete and 7 dwellings are under construction. Homes are expected to the construction of the
Mansfield	Permission Granted 23 454955 361203	Sandy Lane						10 20	20	13							Full planning perr			arr Bank	to be delivered on site from 2019/20 onwards rising to a max of 20dpa.  Planning permission has been granted (2016/0262/ST) 106 signed 16/3/18; homes expected to be delivered in 2020/21. Build rate rising to 20dpa.
Mansfield	Permission Granted 24 455102 361329	Sherwood Close						10 15	5 8							33 3	Full planning perr	nission	0.98 Ca		A small greenfield site; full planning permission (2017/0827/FUL) has been granted. Delivery assumed from 2020/21 at a max rate of 15dpa.
Mansfield	Permission Granted 26 454370 361934	Land at Windmill Lane (former nursery)Now called Wildflower Rise.					10	13								23 2	Full planning perr	nission	1.27 Ca	arr Bank	Construction started 29/6/18. 22 plots as of 13/2/19. completions expected from 2019/20. Build rate based on standard assumptions.
Mansfield	Permission Granted 27b 456833 359054	Land off Sherwood Oaks Close									6 20	20				46 4	Outline planning	ermission	1.20 Ra	ansom Wood	A greenfield site close to existing employment uses. Outline planning permission was granted in June 2017 (2015/0181/ST). Based on new definition of deliverable in NPPF (2018) it is expected that homes will start to be delivered on site from 2024/25 onwards. Build rate of up to
Manafald		5				4 45	45	40											4.00 0		20dpa expected.  Planning permisison granted 30/06/2017 and construction is well advanced. Build rate rising to 25dpa assumed. Application to reduce number
Mansfield		Former Evans Halshaw site				4 15	15	10									Full planning perr		1.92 Be		of dwellings to 44 currently being determined (2018/0399/FUL) but has been accounted for in delivery figures.  Planning application (2017/0214/OUT) approved. Based on new definition of deliverable in NPPF (2019) it is expected that homes will start to
Mansfield	Permission Granted 59 453330 359486	Land to the rear of 28 High Oakham Hill									9 15	15				39 3	Outline planning p	ermission	2.37 Oa	akham	be delivered on site from 2024/25 onwards at a max rate of 15dpa. Site is located in a higher value area.  Small brownfield site. Permission in principle in place but unable to be developed until after 2020. Development potentially linked to adjacent
Mansfield	Permission Granted 68 452669 360690	Kirkland Avenue Industrial Park									10 10					20 2	Permission in prir	ciple	0.70 Gr	ange Farm	site (ref 75) - landowner indicates delivery from 2021/22 onwards (Nov 18). However given definition of deliverable in NPPF (2019) delivery assumed after first five years. A delivery rate of 10 dwellings per annum has been assumed.
Mansfield	Permission Granted 70 453771 358989	Land at High Oakham House						10 10	8							28 2	Reserved matters	approval	9.23 Oa	akham	A greenfield site with extant outline planning permission in a high value area; reserved matters approved and discharge of conditions have beer submitted. Based on standard assumptions it is expected that the site will deliver homes from 2020/21 onwards at a rate of 10dpa.
Mansfield	Permission Granted 75 452730 360797	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club									10 10	9				29 2	Permission in prir	ciple	0.97 La	dybrook	Small brownfield site. Permission in principle in place. Based on definition of deliverable in the NPPF (2019); delivery expected after first five year period. Development potentially linked to adjacent site (ref 68). Build rate rising of 10dpa has been applied.
Mansfield	Permission Granted 77 454192 360687	Former Mansfield Brewery (part A)						20 20	20	15						75 75	Full planning perr	nission	1.63 Pc	ortland	Planning permission (2018/0262/FUL) has been granted and development of the site has commenced 2019. Completions expected from 2020/21 onwards at a rate of 200pa.
Mansfield	Permission Granted 79 453134 361707	Land off Rosemary Avenue						10								10 1	Full planning perr	nission	0.29 Br	oomhill	A small greenfield site within an existing settlement. Full planning permission is in place (2018/0726/FUL); delivery is therefore expected in
Mansfield	Permission Granted 80 451390 360745	Land North of Skegby Lane					15	35 35	5 35	30						150 15	Reserved matters	approval	7.55 Br	ick Kiln	2020/21. Site vist has confirmed the site is being cleared.  Site with planning permission (2013/0435/ST) and s106 signed - reserved matters approved in Sept 2017 (2016/0447/ST) and conditions
																					discharged in Aug and Sept 2018. Delivery based on promoters information (Nov 2018).  Greenfield site with planning permisison; initial onsite works have started. The HELAA trajectory based on the current consented scheme and information provided by the developer (Nov 2018) however the build rate has been reduced to reflect our standard assumptions (20dpa with 2
Mansfield	Permission Granted 81 451551 362173	Penniment Farm (Housing)					40	40 40	40	40	40 40	40 40	40	30		430 43	Reserved matters	approval	21.47 Pe	enniment	developers on site) to take a more cautious approach and reflect what has Reserved Matters approval. Proposal for additional 130 dwellings of site not yet taken into account.
Mansfield	Permission Granted 86 452977 359973	Land at the corner of Quarry Lane, Mansfield.				6	15									21 2	Full planning perr	nission	0.25 Oa	akham	Site has planning permission and is underconstruction. Delivery update provided by developer (Nov 2018) - expected to be complete in 2019/20.
Mansfield	Permission Granted 90 455480 358251	Land at Berry Hill (Lindhurst)				36	120	120 120	120	120	90 90	90 90	90	90 90	60	60 <b>1386</b> 314 <b>170</b>	Reserved matters	approval	145.15 Be	erry Hill	A large greenfield site with outline planning permission. As of 31/03/19 3 parcels of land have reserved matters permission for 518 dwellings (166 Under Construction & 36 Completions). Landowner indicated expected build rate of 125-150dpa (April 2018). 4 Outlets currently on site so assumed that each build 30/dpa; in future only 3 developers have been assumed.
Mansfield	Permission Granted 92 451056 363549	Pleasley Hill Regeneration Area		7	28	29 53	35									152 15	Full planning perr	nission	3.81 Bu	ill Farm and Pl	assley Hill As of 31/03/19 35 dwellings remain uncompleted; given previous build rate it is assumed that these wil be completed in 2019/20.
Mansfield	Permission Granted 93 452981 361642	Former Bowls Club					5	9								14 1	Full planning perr	nission	0.57 Br	oomhill	Site visit 26/3/19 found 5 dwellings started some which had roofs on. Expect all five to be complete in 2019/20 with remainder complete in 2020/21.
Mansfield	Permission Granted 94 454791 361715	Bath Mill						:	7 7	4						18 1:	Full planning perr	nission	0.69 Ca	arr Bank	A conversion of a listed building and new houses in a lower value area. A discharge of condition application was submitted in January 2018 but a further application to increase the number of dwellings on site is currently being determined (2017/0267/FUL - not yet included in number of dwellings on site); as such it is considerd that the site is expected to see completions from 2021/22 onwards.
Mansfield	Permission Granted 98 456611 362278	Land to the rear of 66-70 Clipstone Road West			0	5 8	1									14 1	Full planning perr	nission	0.42 Kii	ngsway	As of 29/11/18 one plot remains to be completed. This is assumed to be completed in 2019/20.
Mansfield	Permission Granted 101 457396 362583	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub))							13	25	25 25	25 25	25	25 25	25	25 <b>263</b> 50 <b>31</b>	Outline planning p	ermission	10.56 Ne	ewlands	Application approved (2014/0248/NT) - Sept 2018. s106 agreement has been signed for this site. An outline permission with 1st RM applicatio submitted (April 2019) SoCG signed with developer; developer indicates completions start in 2022/23. A build rate of 25dpa is to be applied with one developer on site; aligned with adjacent site (HELAA Ref 13).
Mansfield	Permission Granted 103 454160 364977	Park Hall Farm (Site A)			7	58 57	18		10	23							Reserved matters		5.23 Pa		Figures as of 31/3/19. 122 completions, 18 under construction; assumed complete in 2019/20.
Mansfield Mansfield	Permission Granted         104         454023         364912           Permission Granted         157         454194         362079	Park Hall Farm (Site B) The Ridge		26	0	0 0	8	1 0									Full planning perr		1.07 Pa		Site visit 27/3/19. 1 plot complete and 9 under construction - full completion of site expected in 2020/21.  Development stalled but site has now been acquired by a new developer who will be completing the site. Delivery expected in 2020/21
		Former garage site Alexandra Avenue		20	0	0 0		3	,								Full planning per			oodhouse	onwards.  Small brownfield site with planning permission; 5 dwellings completed 26/2/19. Two new dwellings added to this site 2017/0642/FUL, no
Mansfield	Permission Granted 164 453742 363984	Former garage site Alexandra Avenue				3		2									Full planning pen	IISSIOTI	0.19 W	oodriouse	evidence that these have started so assumed completed in 2020/21  A town centre conversion; planning permisison (2016/0562/ST) granted April 2018. Developer indicates (Nov 2018) additional application for
Mansfield	Permission Granted 165 453854 361228	Ashmead Chambers								8						8	Full planning perr	nission	0.08 W	oodlands	2nd floor (a further 8 dwellings) to be submitted in next 12-18 months. Expected that homes will be delivered by 2023/24 but possibly earlier; a flats assumed all developed at once in 2023/24. No account of potential for further 8 flats at this stage.
Mansfield	Permission Granted 177 452404 359873	Hermitage Mill						15	5 17							32 3	Full planning perr	nission	1.14 Oa	akham	The site has extent planning permisison and is considered deliverable. Permission was granted in July 2018 (2018/0098/FUL & 2018/0099/LBW). This involves a care home which does not contribute to our housing supply. Delivery expected from 2021/22.
Mansfield	Permission Granted 180 452308 361731	Land adj 27, Redgate Street									7					7	Outline planning	ermission	0.16 Pe	enniment	A deliverable site with outline planning permission (2016/0088/ST); permission lapses in Sept 2019. Outline permission so inline with NPPF (2019) the site is not deliverable during the first five year period; expected to be completed in 2024/25.
Mansfield	Permission Granted 183 458596 358545	Adj 188, Southwell Road East.									7					7	Outline planning	ermission	0.10 Ra	ansom Wood	New application 2017/0854/OUT granted 2/3/18. Based on new definition of deliverable in NPPF (2019) it is expected that homes will start to be delivered on site from 2024/25 onwards. The site has been sold to a developer; intention and contact details TBC.
Mansfield	Permission Granted 203 455233 360760	Land at Northfield House					6									6	Reserved matters	approval	0.26 Ra	acecourse	A small site in a lower value location with extant outline planning permisison (2017/0538/OUT); reserved matters have been approved and
Mansfield	Permission Granted 292 454275 361331	Land off Cliff Street						9	9							9	Full planning perr		0.09 Pc		conditins discharged. Developer indiccates that the site will be completed during 2019/20.  2018/0225/FUL was granted 23/10/2018 for 9 flats. Expected to be completed during 2021/22.
Mansfield	Permission Granted 293 454168 364846	Land adj 169, Park Hall Road						6								6	Full planning perr	nission	0.19 Pa	ırk Hall	2018/0709/FUL granted for 6 dwellings. Expected to be built out in 2021/22 following completion of main part of Park Hall Farm (HELLA Ref 103).
Mansfield	Permission Granted 294 453579 361642	22 Chesterfield Road South						8									Full planning perr			oodlands	2018/0651/FUL conversion to 8 residential flats, granted 19/12/18. Assume completed in 2020/21
Mansfield	Permission Granted 295 455338 362052	Land rear of 19 Bransdale Avenue						6								6	Reserved matters	approval		aun Valley	Detailed permission in place for 6 dwellings (2018/0355/RES). Assume site is completed in 2020/21.  Site has planning permission (2018/0803/FUL) and a developer in place. Connected to adjacent regeneration area (HELAA Ref 92). 26
Mansfield	Permission Granted 296 451089 363430	1-26, Hillmoor Street						16								16 1	Full planning perr	nission	0.46 Bu	III Farm and PI	dwellings are to be demolised. 16 new dwellings to be errected. Assume development to complete following adjacent site (2002/21).
Mansfield	Permission Granted 297 456236 358990	Land at Sharratt Court									12					12 1:	Outline planning	ermission	0.12 Ra	ansom Wood	Outline planning in place (2017/0821/OUT). The site is therefore expected to be built outside the first five year period inline with NPPF(2019) definition of deliverable. As a single block of flats it is expected that the site will be complete in a single year.
Mansfield	Pending Decision 13 457595 362591	Clipstone Road East (Clipstone Road East / Crown Farm Way (Next to Newlands roundabout))									10 25	25 25	25	25 25	25	5 190 19	Full planning perr	nission	6.53 Ne	ewlands	A developable site where there has previously been a resolution to grant permission (subject to a s106). A new application was submitted in Aug 2017. Based on new definition of deliverable in NPPF (2018) it is expected that homes will start to be delivered on site from 2024/25 onwards. Rate rising to 25dpa with a single developer on site; aligned with adjacent site (ref 101).
Mansfield	Pending Decision 14 453462 364335	Land at Cox's Lane									10 10	11				31 3	Full planning perr	nission	0.74 W	oodhouse	Resolution to grant subject to a s106 (2018/0596/FUL). Based on new definition of deliverable in NPPF (2018) it is expected that homes will
Mansfield	Pending Decision 27a 456685 358827	Land at Redruth Drive									10 25	25 25	25	25 25	q		Outline planning			ansom Wood	start to be delivered on site from 2024/25 onwards. A build rate rising to 10dpa a year will be applied.  MDC have exchanged contracts with a developer and an outline planning application has been submitted (2019/0183/OUT) which is pending
											.0 25	20 20	20	20 20	,						consideration. Assumed to be delivered from 2024/25 onwards at a rate rising to 25dpa with a single developer.  Application submitted and resolution to grant April 2019 Based on new definition of deliverable in NPPF (2018) it is expected that homes will
Mansfield	Pending Decision 60 454441 363587	Land off Ley Lane									4 10						Full planning perr		0.42 Ma		A small greenfield site in a higher value area. A planning application has been submitted but not yet determined. As such it is considered that
Mansfield	Pending Decision 189 456184 362485	Land off Holly Road									45	6	7		+		Outline planning		0.46 Ho		the site would not be developed until 2027/28 although could likely come forward sooner. Max of 10dpa.  This large greenfield site has a resolution to grant permission subject to signing of a S106. It is expected that homes will start to be delivered on
Mansfield	Pending Decision 267 452310 362711	Land off Balmoral Drive									15 20				+		Outline planning		0.85 Sh		site from 2024/25 onwards.  Small scale greenfield site. Resolution to grant full permission subject to \$106. Given current lack of planning permission site is considered.
Mansfield	Pending Decision 299 454493 363487	Land off Portland Street									7	7				14 1	Full planning perr	nission	0.76 Ma		Sitial scale gleenhed site. Resolution to grant full perhitsion subject to \$100. Given current tack of planning perhitsion site is considered deliverable during 2nd five year period (2025/26 owners) at rate of 7dpa.  The site is the third phase of a council-led redevelopment scheme. No planning application so assumed will be delivered in the back end of the
Mansfield	Allocation 6 452797 362012	Centenary Road										10	25	25 25	10	95 9	5		2.42 Br		plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.
Mansfield	Allocation 11 456218 359201	Bellamy Road										13	13	14		40 4				ansom Wood	A council led scheme as part of an estate regeneration project. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.
Mansfield	Allocation 15 451495 361413	Abbott Road										10	25	25 25	17	102 103	2		5.54 Pe	enniment	A greenfield site with a moderate prospect of achievability. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site. MDC Owned site.
Mansfield	Allocation 20 451893 361774	Land at Rosebrook Primary School									25 25	25 15	15	15 14		134 13	1		5.10 Pe	enniment	Greenfield site without planning permission in place. Based on information from the landowner (NCC) (Nov 2018) the site is expected to be marketed once the local plan is adopted; delivery expected from 2024/25 onwards at between 25dpa and 15dpa.
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Housing Monitoring Report 2019

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# Housing trajectory (continued from pg 58)

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Mansfield	Allocation	25 453033 361493	Ladybrook Lane / Tuckers Lane								13 20				33		33	1.11 Broomhill	Greenfield site without planning permission in place. Delivery assumed from 2026/27 due to need to ensure SoS sign off for sale of education land. Max build rate of 20dpa assumed in line with standard assumptions. Information submitted by the landowner (NCC) in Nov 2018 indicates that marketing will begin following adoption of the Local Plan.
Mansfield	Allocation	28 452796 362535	South of Debdale Lane							10	0 15 7				32		32	1.08 Sherwood	A small greenfield site. No application submitted. Assumed to be delivered from 2025/26 onwards at a rate of 15dpa with a single developer.
Mansfield	Allocation	52 450952 363400	Pleasley Hill Farm						15 30	50 50	0 50 50	50 50	50	50 50	495	165	660	32.16 Bull Farm and Pleasley Hil	This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening, infrastructure. Delivery of homes expected from 2022/23; this reflects the nature of initial work, nature of landowner, strategic connections and potential market issues and is lased on information from the majority landowner. Assuming up to 4 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.
Mansfield	Allocation	58 451350 361158	Fields Farm, Abbott Road							30 30	0 30 30	30 30	20		200		200	7.71 Brick Kiln	Large greenfield site with no application submitted. Site promoter indicates developer interest and delivery from 2020/21 at a rate of up to 30dpa (Nov 2018). As the site does not have planning permission the expected start date has been pushed back to 2024/25 in line with NPPF (2019) definition of deliverable but build rate has been kept as indicated.
Mansfield	Allocation	73 457970 358558	Three Thorn Hollow Farm					20	40 40	40 40	0 20				200		200	10.58 Ransom Wood	Large greenfield site with developer interest but no application submitted. Site promter has signed a Statement of Common Ground indicating that outline planning application is expected to be submitted in summer 2019 and delivery from 2021/22 at rate rising to 40dpa; as the promoter is a house builder this is considered reasonable.
Mansfield	Allocation	74c 451380 362601	Pleasley Hill Farm (Water Lane)							10	0 25 25	25 25	5 25	4	139		139	5.84 Bull Farm and Pleasley Hil	This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2022/23; this reflects the nature of initial work, nature of landowner, strategic connections and positial market issues and is lossed on information from the majority landowner. Assuming up to 4 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.
Mansfield	Allocation	76 457310 360676	Land off Jubilee Way							25 50	0 50 50	50 50	50	50 50	425	375	800	46.83 Oak Tree	A large greenfield site with significant lead in time required. The remodelling of the land, safeguarding and mitigating sensitive landscape and ecological features and the development of the rugby and golf club to release developable areas is expected to have a considerable lead in time. Off site highway works, and site opening infrastructure to enable delivery of this site is also likely to impact on the lead in time for delivery. For these reasons, delivery of homes is not anticipated to start during the next five years and will continue post plan. Assuming up to 2 developers each building approximately 25 dpa.
Mansfield	Allocation	89 451590 360403	Land off Skegby Lane							30 30	0 30 15	30 30	29		194		194	12.55 Grange Farm	Large greenfield site with no application submitted. Landowner indicates that the site will be marketed following adoption of the Local Plan; delivery based on information provided by landowner (NCC) (Nov 2018).
Mansfield	Allocation	106 454224 359610	Former Mansfield Sand Co								10 25	25 25	5 22		107		107	3.35 Sandhurst	There is no extant deliverable planning permisison on site; contact with landowner and potential developer indicates that site remains available for development. Given lack of permission it is assumed to be deliverable later in the plan period (after 2026/27) although it could come forward earlier if circumstances allow. A build rate of 25dpa has been assumed (1 developer on site).
Mansfield	Allocation	170 451453 363104	Pleasley Hill Farm (Land off Wharmby Avenue)									10 25	5 25	25 25	110	15	125	3.81 Bull Farm and Pleasley Hil	This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening, infrastructure. Delivery of homes expected from 2022/23; this reflects the nature of initial work, nature of landowner, strategic connections and potential market issues and is lassed on information from the majority landowner. Assuming up to 4 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.
Mansfield	Allocation	270 453554 358979	High Oakham Farm (east)							10 10	0 10 10				40		40	6.57 Oakham	A greenfield site in a higher value location. No planning permission in place. Based on this delivery of site not expected until after 2024/25 although could come forward earlier (landowner indicates delivery from 2021/22). Build rate of 10dpa assumed.
Mansfield	MDC Housign Site	290 454922 361320	Sandy Lane MDC Housing Development Scheme							30					30		30	0.94 Newgate	Development of affordable housing for elderly residents. No planning permission currently in place. As such scheme considered deliverable after 2024/25 but could come forward earlier.
Mansfield	MDC Housign Site	291 456740 359867	Shirland Drive Boiler House							10					10		10	0.20 Oak Tree	Redevelopment of a brownfield site for affordable housing. No planning permisison in place and a number of options being considered.  Therefore considered deliverable after 2024/25 but could come forward earlier.
Mansfield	Completed	2 453798 361430	Former Mansfield General Hospital			0 0 5	i4								54		54 Full planning permission	1.11 Woodlands	Site completed 6/11/18. The scheme is for 54 units incorporating 42 apartments and 12 bungalows for a variety of tenures including shared ownership and rent.
Mansfield		85 452927 360031	Land off Quarry Lane			0 17									17		17 Full planning permission	0.54 Oakham	Site is complete as of March 2018.
Mansfield Mansfield		96 452363 360055 97 456760 362555	Land at Hermitage Lane  Land to the rear of 183 Clipstone Road West			13 1	4								25 12		25 Full planning permission 12 Reserved matters approval	0.90 Grange Farm 0.58 Holly	Completed site 19/6/18  Completed site 19/10/18
Mansfield		99 453105 361349	18 Burns Street			2	11								21		21 Full planning permission	0.17 Ladybrook	Commencement was as of 15/2/17, these flats have been complete 1/10/18.
Mansfield Mansfield		102 454254 361214 105 453667 363348	Old Metal Box car park site  Land at 7 Oxclose Lane		1		1								14		14 Full planning permission 17 Full planning permission	0.32 Portland 0.45 Woodhouse	Permission granted for residential development and complete (2014/0083/ST). Site confirmed as complete 2016/17.  Site completed 12/6/18.
Mansfield		111 453467 361269	22 St John Street			8	1								8		8 Full planning permission	0.11 Woodlands	Site completed 1/2/16.
Mansfield		113 455908 359724				0 4	1								5		5 Full planning permission	0.30 Lindhurst	Last plot completed 7/2/19
Mansfield Mansfield		114 453443 360827 155 454987 359529	Dallas Street  Berry Hill Hall		10 4	6	8								14		14 Full planning permission 53 Full planning permission	0.12 Portland 2.11 Berry Hill	This site has now completed.  Additional development was permitted by the original application but it is now understood that this is not expected to take place. The site is
Mansfield	,	156 455236 359594	Former Miners Offices		4	8 2	4								18		18 Reserved matters approval	0.93 Berry Hill	considered to be complete.  Site complete 10/4/18
Mansfield	Completed	158 455636 362943	Land off Sandlands Way	77 8	34 69 2	1									251		251 Full planning permission	13.46 Maun Valley	Site now complete (as of 31/3/2017).
Mansfield Mansfield		159 456019 362066 162 453607 362654	Birchlands off Old Mill Lane  Sherwood Rise (Former Sherwood Colliery)	11	0 2 1	1 5	2								9		9 Full planning permission     25 Full planning permission	0.25 Maun Valley 14.65 Sherwood	Site is completed 01/10/2018 As of 31/3/2017 this site has been completed.
Mansfield		163 453533 362914		1 3	35 41 1	3									90		90 Full planning permission	2.38 Sherwood	Site now completed as of 3/11/16.
Mansfield	,	166 454319 363434	Land off Portland Street (West)	15 1	11 0	3 2									31		31 Full planning permission	0.83 Park Hall	Site is complete.
Mansfield Mansfield		167 452914 362122 168 455063 360993			24 6	2 1	4								84		84 Full planning permission  8 Full planning permission	2.43 Broomhill 0.11 Newgate	Planning permission in place (2013/0212/ST) and site completed.  Site complete 2018/2019.
Mansfield	Completed	179 453482 361243	Land at Union Street			7									7		7 Full planning permission	0.14 Woodlands	Planning app 2016/0005/ST granted. Site completed 20/2/17.
Mansfield Mansfield	,	199 451077 360633 302 456365 358760				1	8								10 8		10 Full planning permission 8 Other	0.88 Grange Farm 0.13 Ransom Wood	A small site in a higher value location with extant planning permisison (2016/0400/ST). Site completed.  site completed 14/3/19.
Warsop Parish	Permission Granted	35 455906 367746	Stonebridge Lane / Sookholme Lane					30 40	40 40	40 10	0				200		200 Outline planning permission	9.01 Warsop Carrs	Outline permission granted in September 2018. Trajectory based on Statement of Common Ground signed by landowner (March 2019); site linked with HELAA ref 36
Warsop Parish	Permission Granted	36 455954 367476	Sookholme Lane / Sookholme Drive							30	0 40 40	40 40	0 10		200		200 Outline planning permission	7.27 Market Warsop	Outline permission granted in September 2018. Trajectory based on Statement of Common Ground signed by landowner (March 2019); site
Warsop Parish	Permission Granted	57 455851 366537	Land off Mansfield Road, Spion Kop (adj The Gables)					8							8		8 Full planning permission	0.41 Market Warsop	linked with HELAA ref 35.  An application was granted on appeal (2016/0224/NT). Delivery expected from 2021/22.
Warsop Parish	Permission Granted	87 457939 369390	Welbeck Farm							16 16	6				32		32 Outline planning permission	0.78 Meden	Outline planning permission granted in June 2017 (2015/0635/NT). Delivery expected from 2024/26 based on definition of deliverable in NPPF (/2019)
Warsop Parish	Permission Granted	176 456641 368944	Moorfield Farm				7 10	8							25		25 Reserved matters approval	1.39 Warsop Carrs	Completions started 30/5/18. Assume completions continue at similar pace.
Warsop Parish	Permission Granted	182 456803 368170	Oak Garage							5 4	4				9		9 Outline planning permission	0.18 Meden	A small brownfield site with extant outline planning permisson (2016/0028/NT - submitted in Jan 2016). Delivery update provided by landowner in Nov 2018. Site is currently being marketed; reserved matters expected once sold. Based on new definition of deliverable in NPPF (2018) it is expected that homes will start to be delivered on site from 2024/25 onwards.
Warsop Parish	Permission Granted	204 458227 370048	Elksley House							10					10		10 Outline planning permission	0.21 Netherfield	A small site in a lower value location with extant outline planning permisison (2017/0518/OUT). Delivery expected from 2024/25 based on definition of deliverable in NPPF (2019).
Warsop Parish	Permission Granted	301 456862 368840	The Rectory				1	2 3							6		6 Full planning permission	0.58 Netherfield	A small greenfield site located in a conservation area. The site has full planning permission (2016/0425/NT). It is considered that the site will be developed in 2021 and will be complete in a single year.
Warsop Parish	Pending Decision	33 455852 368790	Church Warsop Miners Welfare, Managers Accommodation. Phase 1							5 10	0 10 5				30		30 Outline planning permission	1.05 Warsop Carrs	A brownfield site in a lower value area. Resolution to grant outline permission (2018/0646/OUT) subject to S106. Forms Phase 1 of larger site (ref 298). Assumed that the site will begin to deliver homes in 2024/25 based on NPPF definition of deliverable. Max rate of 10dpa.
Warsop Parish	Pending Decision	175 454976 367893	Former Warsop Vale School							10					10		10 Outline planning permission	0.32 Warsop Carrs	Small brownfield site; resolution to grant outline permission subject to a \$106 being signed. Based on new definition of deliverable in NPPF (2018) it is expected that homes will start to be delivered on site from 2024/25 onwards.
Warsop Parish	Pending Decision	298 455973 368774	Football Ground Church Warsop Miners Phase 2								5	10 10	10	7	42		42 Outline planning permission	1.44 Warsop Carrs	A greenfield site in a lower value area. Resolution to grant subject to a s106 (2018/0647/OUT). Linked to adjacent site (HELAA Ref 33); this site is Phase 2. Therefore considered to be coming forward following compltion of Phase 1 at a max rate of 10dpa.
Warsop Parish	Allocation	34 457032 367107	Land at Sherwood Street / Oakfield Lane								10	15 11	1		36		36	1.21 Market Warsop	A greenfield site with no planning permisison in place. An application is expected shortly but given the recent resolutions to grant (sites 35 and 36) and lack of extant permission at this time the site is currently expected to deliver during the back end of the plan period (2027/28 onwards) at a max rate of 15dpa.
Warsop Parish	MDC Housign Site	287 457740 369564	Melville Court							13					13		13	0.38 Netherfield	A MDC owned site currently used as sheltered housing (loss of 38 flats); the site is to redeveloped as affordable housing for 11 houses and 2 bungalows. Advised that site is epxected to complete by Oct 2020; however no permission yet in place. As such site is considered to be
Warsop Parish	Completed	152 456094 369177	Land off Birch Street		10 1	5 5									30		30 Full planning permission	1.41 Warsop Carrs	deliverable in 2025/26. Site has been completed.
Warsop Parish		153 456441 368083			19 47 2	6 7									122		122 Reserved matters approval	7.24 Warsop Carrs	Site completed
Warsop Parish  Gross completi		154 454749 367996	Land at West St and King St	31 2	20 2 55 <b>392 37</b>	3 238 20	18 348	430 424 3	383 403	645 601	2 641 589	613 600	3 508 3	320 252	67 8810	919 9	67 Reserved matters approval	5.45 Warsop Carrs	Site complete
Losses		]		2	1 1	6 1	7 26	1	403	38	2041 209	010 008	5 508 3	203	83	0	83		
Net Completion		-								_	2 641 589					919	9646		
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	wellings above or belo	ow annual requirement.	mpletions	-30 -7 325 32	71 66 4 27 331 32	2 -88 6		104 99 326 318 3			7 316 264 0 186 111			-5 -72 827 -1974					
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