

# **Housing Monitoring Report 2019**

**(updated December 2019)**

Planning Policy Team



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# Introduction

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## **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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## **Further information**

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# Five Year Land Supply

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## 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>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.

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<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.

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<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.

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<sup>2</sup> APP/X03025/W/19/3230027

<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:

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

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:

<b>Year</b>	<b>Period</b>	<b>No of Homes Predicted</b>
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
<b>Total</b>		<b>1662</b>

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.

	<b>Total No. of Homes</b>	<b>Annual No. of Homes</b>	<b>Years of Supply</b>
<b>Required supply</b> (April 2019 to March 2024)	1,428 homes	286pa	5 years
<b>Expected Supply</b> (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.

	Large sites	Small sites	Total
<b>Housing sites with planning permission</b>			
No. of sites	41	125	166
No. of sites where there has been a commencement	19	38	57
No. of sites where there has not been a commencement	22	87	109
<b>Housing sites supported subject to the signing of a Section 106 Agreement</b>			
No. of sites	9	0	9

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
<b>No. of dwellings on large sites (10 and more)</b>			
Not started	973	2342	3537
Under construction	18	327	345
Total	991	2669	3882
<b>No. of dwellings on small site (9 and less)</b>			
Not started	59	206	265
Under construction	2	43	48
Total	61	249	313
<b>No. of dwellings on all site</b>			
Not started	1032	2548	3802
Under construction	20	370	393
<b>Total</b>	<b>1052</b>	<b>2918</b>	<b>4195</b>

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

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
<b>No. of dwellings on large sites (10 and more)</b>			
Not started	963	1588	2773
Under construction	0	0	0
Total	963	1588	2773
<b>No. of dwellings on small site (9 and less)</b>			
Not started	59	186	245
Under construction	0	0	0
Total	59	186	245
<b>No. of dwellings on all site</b>			
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.

Period	Gross completions			Total losses			Net completions			Running net completions		
	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total	Warsop Parish	Mansfield	District Total
<b>2013/2014</b>	78	219	<b>297</b>	0	2	<b>2</b>	78	217	<b>295</b>	78	217	<b>295</b>
<b>2014/2015</b>	59	196	<b>255</b>	0	1	<b>1</b>	59	195	<b>254</b>	137	412	<b>549</b>
<b>2015/2016</b>	70	322	<b>392</b>	0	1	<b>1</b>	70	321	<b>391</b>	207	733	<b>940</b>
<b>2016/2017</b>	47	327	<b>373</b>	0	6	<b>6</b>	47	320	<b>367</b>	254	1053	<b>1307</b>
<b>2017/2018</b>	33	205	<b>238</b>	0	1	<b>1</b>	33	204	<b>237</b>	287	1257	<b>1544</b>
<b>2018/2019</b>	16	382	<b>398</b>	0	7	<b>7</b>	16	375	<b>391</b>	303	1632	<b>1935</b>
<b>Total</b>	303	1651	<b>1953</b>	0	18	<b>18</b>	303	1632	<b>1935</b>	303	1632	<b>1935</b>
<b>Average</b>	50	275	<b>325</b>	0	3	<b>3</b>	50	272	<b>323</b>			

## Historic completion and supply rates

Figure 4.

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

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.

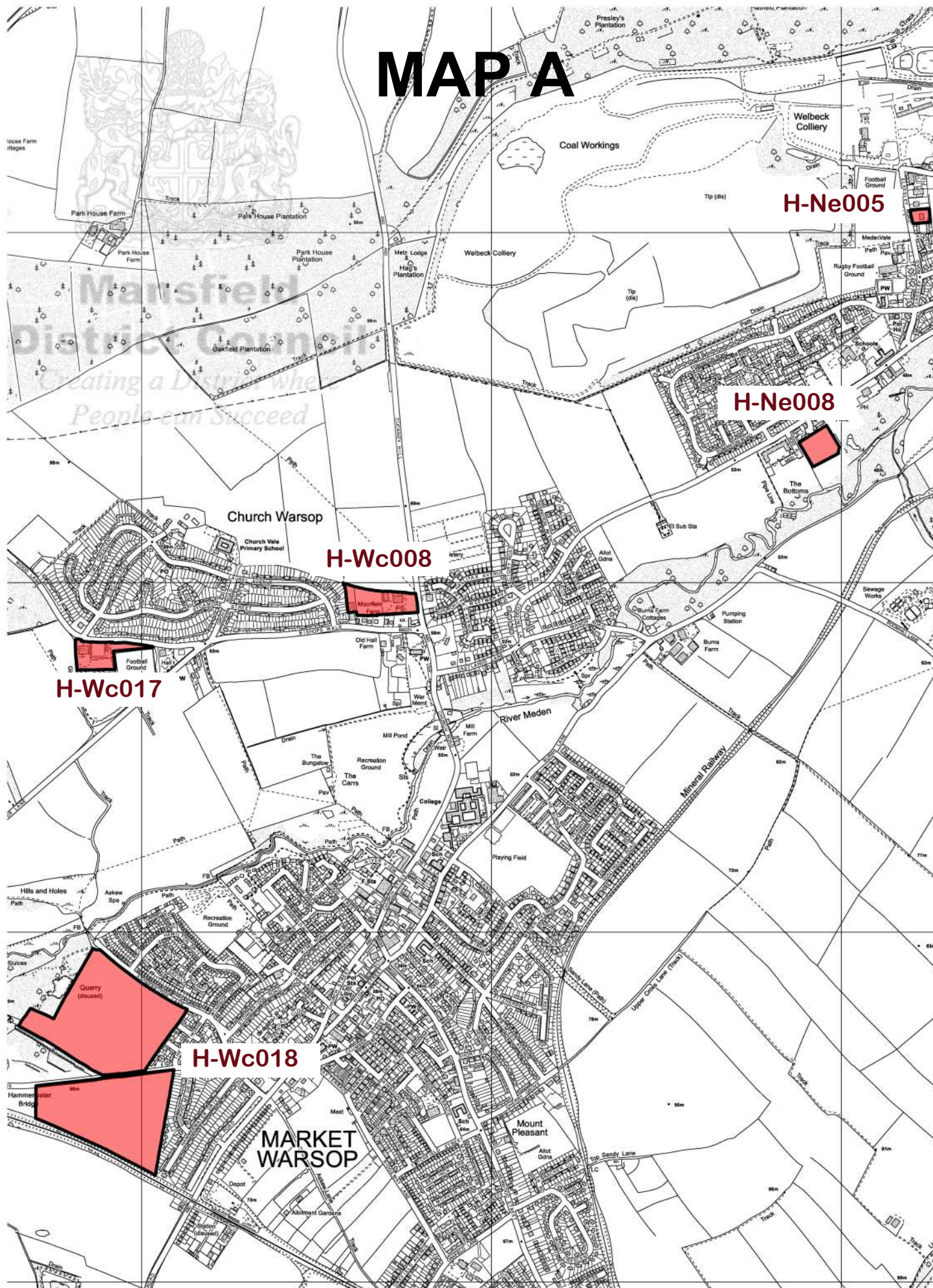


## Location plans (Large sites with planning permission only)

Reference	Plan	Reference	Plan	Reference	Plan	Reference	Plan
H-Bf008	B	H-Cb003	C	H-Ne008	A	H-Po041	B
H-Bf010	B	H-Cb006	C	H-Ng017	C	H-Po048	B
H-Bh001	D	H-Cb007	B	H-Nl005	C	H-Rw012	D
H-Bh005	D	H-Cb011	B	H-Oa016	D	H-Rw014	D
H-Bh008	D	H-Gf002	D	H-Oa019	D	H-Sa014	B
H-Bh016	D	H-Gf009	B	H-Oa024	D	H-Wc008	A
H-Bh017	D	H-Gf010	B	H-Oa025	D	H-Wc017	A
H-Bh018	D	H-Ki002	C	H-Pe006	B	H-Wc018	A
H-Bk006	B	H-Ki007	C	H-Ph015	B	H-Wl025	B
H-Br010	B	H-Ne005	A	H-Ph016	B	Old_H-Ra038	B
H-Br018	B						

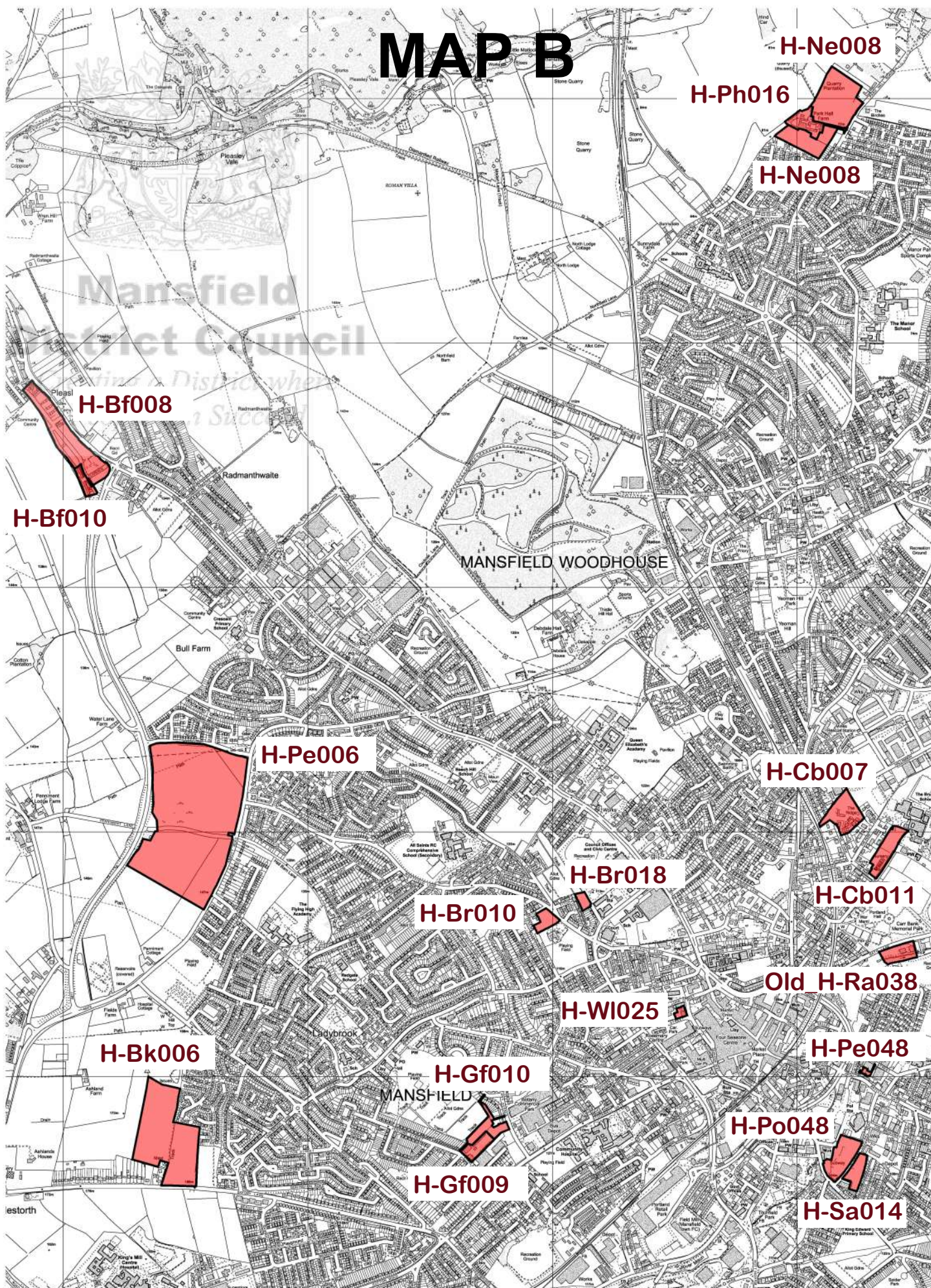
Large Sites i.e. Sites providing 10 or more dwellings

# MAP A





# MAP B



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**MAP C**

H-Cb006

H-Cb003

H-Ng017

H-Ki007

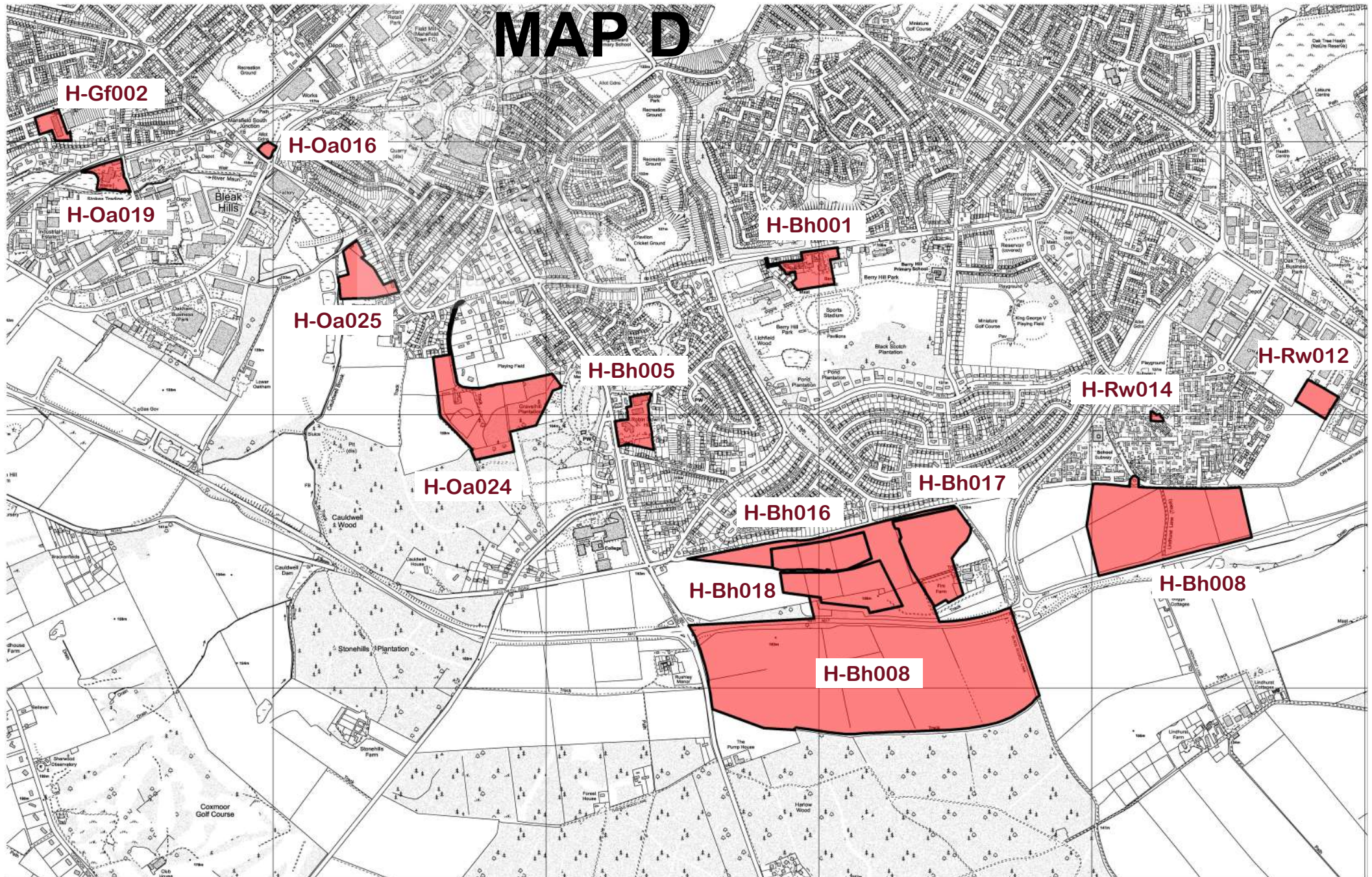
H-Ki002

H-Ni005

Housing Monitoring Report 2019



# MAP D



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## 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.

### Warsop Parish Wards

#### 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
<b>Small</b>												
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	1	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 366223	Brownfield	Windfall			0.110	1	0	0	1	9.09
					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	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	1.08	14	0	0	14	13.02						

## Meden

Small												
H-Me002	26, Forest Road, Warsop.	457706 366513	Brownfield	Windfall			0.310	2	1	0	1	6.45
					Full	2008/0643/NT		1	1	0	0	
					Outline	2019/0045/OU		1	0	0	1	
H-Me004	Land rear of 31, Birkland Avenue, Warsop.	456994 367986	Brownfield	Windfall			0.020	1	0	1	0	50.00
					Full	2009/0669/NT		1	0	1	0	
H-Me008	Oak Garage, Hetts Lane, Warsop.	456803 368170	Brownfield	Windfall			0.180	9	0	0	9	50.00
					Outline	2016/0028/NT		9	0	0	9	

## 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
<b>Small</b>												
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/FU		2	0	0	2	
<b>Ward Totals</b>												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.57	16	1	1	14	28.07						

## Netherfield

<b>Large</b>												
H-Ne005	Elkesley House, Elkesley Road, Meden Vale	458227 370048	Mixed	Windfall			0.206	10	0	0	10	48.54
					Outline	2017/0518/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/NT		32	0	0	32	
<b>Small</b>												
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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	1.82	54	0	2	52	29.74						

## Warsop Carrs

Large												
H-Wc008	Land at Moorfield Farm, Bishops Walk, Church Warsop. (Now Bishops Meadows)	456679 368945	Mixed	Allocated			1.370	25	7	1	17	18.25
					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	

## Warsop Carrs

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-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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	19.35	464	10	3	451	23.98						

## 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 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 362512	Greenfield	Windfall			0.230	8	0	0	8	34.78
					Outline	2015/0316/ST		8	0	0	8	

## Berry Hill

Large												
H-Bh001	Berry Hill Hall, Mansfield.	454973 359535	Mixed	Windfall			2.110	110	60	0	50	52.13
					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
					Full	2016/0440/ST		66	19	10	37	
H-Bh008	Lindhurst. Land adjacent the MARR between Nottingham Road and Southwell Road West	455553 358304	Greenfield	Allocated			69.600	1182	0	0	1182	16.98
					Reserved Matters	2015/0045/ST		1182	0	0	1182	

# 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
					Outline	2016/0587/ST		1	0	1	0	
Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		88.52	1880	115	178	1587	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
								150	0	0	150	
								2016/0477/ST				
Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		7.55	150	0	0	150	19.87					

## Broomhill

Large												
H-Br010	Former Bowls Club, Westfield Lane, Mansfield.	452972 361637	Greenfield	Windfall			0.570	14	0	5	9	24.56
								14	0	5	9	
								Full	2017/0807/FU			
H-Br018	Land off Rosemary Avenue, Mansfield.	453126 361718	Greenfield	Allocated			0.290	10	0	1	9	34.48
								10	0	1	9	
								Full	2018/0726/FU			
Small												
H-Br016	84, Westfield Lane.	452923 361748	Brownfield	Windfall			0.020	2	0	2	0	100.00
								2	0	2	0	
								2017/0270/PN				
H-Br017	The Old Bakery, Broomhill Lane, Mansfield.	452763 361922	Brownfield	Windfall			0.040	1	0	0	1	25.00
								1	0	0	1	
								Full	2017/0181/FU			
Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.92	27	0	8	19	29.35					

## 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, Pleasley.(Pleasley Hill Regeneration Area)	451016 363613	Brownfield	Allocated			3.830	152	117	24	11	39.69
					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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	4.68	169	117	24	28	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 362073	Mixed	Windfall			1.660	43	26	17	0	25.90
					Full	2012/0442/NT		43	26	17	0	
H-Cb011	Nursery Site Windmill Lane The Park Mansfield. Now called Wildflower Rise.	454366 361925	Mixed	Windfall			1.280	23	0	22	1	17.97
					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/ET		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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	5.83	194	62	39	93	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 Totals												
Site Area (Ha)		Total Dwellings		Completed		Under Construction		Not Started		Density Upon Completion		
2.77		92		0		0		92		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 Lane, Forest Town.	456478 363395	Brownfield	Windfall			0.190	3	0	1	2	15.79
					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 Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.22	4	0	1	3	18.18					

## Hornby

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	
Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.16	4	2	1	1	25.00					

## Kings Walk

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-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	
Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.12	3	0	0	3	25.00					

## Kingsway

Large												
H-Ki002	Land to the rear of 66-70, Clipstone Road West, Forest Town.	456615 362276	Mixed	Allocated			0.440	14	13	1	0	31.82
					Full	2016/0003/NT		14	13	1	0	
H-Ki007	Land at Pump Hollow Road Allotments, Forest Town, Mansfield. Now named Potters Corner.	456291 361746	Greenfield	Windfall			1.950	52	0	7	45	26.67
					Reserved Matters	2018/0568/RE		52	0	7	45	
Small												
H-Ki004	31, Oakland Road, Forest Town.	455400 361853	Greenfield	Windfall			0.120	2	0	0	2	16.67
					Full	2018/0210/FU		2	0	0	2	
H-Ki005	23, Old Mill Lane, Forest Town.	455902 361997	Greenfield	Windfall			0.120	4	0	0	4	33.33
					Outline	2016/0291/NT		4	0	0	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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	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	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-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 Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.09	9	0	6	3	100.00					

## 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

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-Lf007	8, Heath Avenue, Mansfield.	456640 361019	Brownfield	Windfall			0.250	1	0	0	1	4.00
					Full	2016/0169/ST		1	0	0	1	

## Manor

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 Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		0.09	4	0	0	4	44.44					

## Maun Valley

Small												
H-Mv010	Land adj 2, Blenheim Close, Forest Town.	455008 362262	Greenfield	Windfall			0.010	1	0	1	0	100.00
					Full	2016/0645/NT		1	0	1	0	
H-Mv012	Three Thorn Lodge, Old Mill Lane, Forest Town, Mansfield.	455624 362212	Greenfield	Windfall			0.100	1	0	1	0	10.00
					Full	2018/0029/FU		1	0	1	0	
H-Mv013	Land rear of 19 Bransdale Avenue Forest Town Mansfield (To be known as Bransdale Heights)	455338 362052	Mixed	Windfall			0.340	6	0	0	6	17.65
					Reserved Matters	2018/0355/RE		6	0	0	6	

Ward Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		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 Totals												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		1.61	70	0	1	69	43.48					

# 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
<b>Large</b>												
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
					Outline	2014/0248/NT		312	0	0	312	
					Full	2017/0523/FU		1	0	0	1	
<b>Small</b>												
H-NI001	49, Poplar Grove,	457191 362141	Greenfield	Windfall			0.053	1	0	1	0	18.87
					Outline	2010/0777/NT		1	0	1	0	
H-NI010	52, Lime Grove (Adjoining 50,) Forest Town.	457279 362212	Brownfield	Windfall			0.160	1	0	1	0	6.25
					Variation of Conditions	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/NT		1	1	0	0	
					Full	2017/0841/FU		1	0	1	0	
H-NI030	Land side of Poplar Grove Forest Town	456955 362376	Greenfield	Windfall			0.180	1	0	0	1	5.56
					Outline	2018/0493/OU		1	0	0	1	
H-NI031	98 Clipstone Road West	456898 362469	Greenfield	Windfall			0.300	3	0	0	3	10.00
					Outline	2018/0498/OU		3	0	0	3	
<b>Ward Totals</b>												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	11.44	324	1	3	320	28.33						

## 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 Lane Estate, Mansfield.	456860 359850	Brownfield	Windfall			0.050	2	0	0	2	40.00
					Change Of Use	2018/0520/CO		2	0	0	2	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.09	5	0	0	5	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, Mansfield.	452404 359873	Mixed	Allocated			1.140	32	0	0	32	28.07
					Full	2018/0098/FU		32	0	0	32	
H-Oa024	High Oakham House, 7, High Oakham Drive, Mansfield.	453794 359029	Mixed	Windfall			9.210	28	0	0	28	3.04
					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 Mansfield	453327 359502	Greenfield	Windfall			2.430	39	0	0	39	16.05
					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 and Hillsway Crescent, now called Hampton View.	453425 359753	Greenfield	Windfall			0.330	5	4	0	1	15.15
					Reserved Matters	2012/0298/ST 2013/0590/ST		3 1	2 1	0 0	1 0	
					Full	2017/0580/FU		1	1	0	0	
H-Oa020	Land adj Brentwood 13 High Oakham Road, Mansfield.	453705 359535	Greenfield	Windfall			0.070	1	0	1	0	14.29
					Full	2016/0424/ST		1	0	1	0	
H-Oa022	Land to the rear of 20, Garth Road, Mansfield.	453465 359790	Greenfield	Windfall			0.060	1	0	0	1	16.67
					Full	2018/0443/FU		1	0	0	1	
H-Oa023	Land rear of 207 & 209, Nottingham Road, Mansfield.	453965 359596	Greenfield	Windfall			0.040	1	0	0	1	25.00
					Full	2017/0602/FU		1	0	0	1	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	13.52	128	4	22	102	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 Totals												
							Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
							7.03	175	125	35	15	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 Tattersall Walk Mansfield Woodhouse	455219 363528	Greenfield	Windfall			0.010	1	0	0	1	100.00
					Outline	2018/0609/OU		1	0	0	1	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.89	11	0	3	8	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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	21.91	446	0	43	403	20.35						

# 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
<b>Small</b>												
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	
<b>Ward Totals</b>												
		Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion					
		2.06	122	0	6	116	59.22					

## Racecourse

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-Ra005	Land to the rear of 59-67, Southwell Road West, Mansfield.	455092 360514	Brownfield	Windfall			0.080	4	0	0	4	50.00
					Full	2017/0294/FU		4	0	0	4	
H-Ra006	Land at Northfield House, 27, Northfield Drive, Mansfield.	455233 360760	Greenfield	Windfall			0.260	6	0	0	6	23.08
					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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.46	11	0	0	11	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	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-Rw007	Adj 188 Southwell Road East.	458596 358545	Greenfield	Windfall			0.100	7	0	0	7	70.00
					Outline	2017/0854/OU		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/ST		1	0	0	1	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	1.42	66	0	0	66	46.48						

## Sandhurst

Large												
H-Sa014	Former Mansfield Brewery (part B) Great Central Road Mansfield	454243 360608	Brownfield	Allocated			0.760	23	0	0	23	30.26
						2017/0631/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/FU		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/FU		1	0	0	1	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.84	27	0	0	27	32.14						

# 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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.96	21	3	3	15	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
<b>Small</b>												
H-Wh003	Former garage site Alexandra Avenue, Mansfield.	453742 363982	Brownfield	Windfall			0.200	7	5	0	2	35.00
					Full	2014/0018/NT		5	5	0	0	
					Full	2017/0642/FU		2	0	0	2	
H-Wh009	Land adj 47, Grove Street, Mansfield Woodhouse.	453683 363239	Brownfield	Windfall			0.070	4	2	2	0	57.14
					Full	2014/0009/NT		4	2	2	0	
H-Wh010	23-25 Station Street Mansfield Woodhouse	453835 363284	Brownfield	Windfall			0.030	4	2	0	2	133.33
					Full	2016/0564/NT		4	2	0	2	
H-Wh012	Land adj, Corner House. 1 Northfield Avenue, Pleasley Vale. (Ashcroft)	452791 363854	Greenfield	Windfall			0.050	1	0	0	1	20.00
					Full	2016/0338/NT		1	0	0	1	
<b>Ward Totals</b>												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.35	16	9	2	5	45.71						

# 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 361228	Brownfield	Windfall			0.080	8	0	0	8	100.00
					Full	2016/0562/ST		8	0	0	8	
H-WI035	22 Chesterfield Road South Mansfield	453579 361642	Brownfield	Windfall			0.100	8	0	0	8	80.00
					Full	2018/0651/FU		8	0	0	8	
Ward Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.83	54	0	0	54	65.38						

## Yeoman Hill

Small												
H-Yh006	Land Adjacent, 58 Mansfield Road, Woodhouse, NG19 9JN	454037 362507	Greenfield	Windfall			0.020	1	0	0	1	50.00
					Full	2016/0448/NT		1	0	0	1	
H-Yh007	Land at corner of Sherwood Street & Debdale Lane, Mansfield Woodhouse		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 Totals												
	Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion						
	0.09	6	0	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 Totals

Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
178.17	4110	451	388	3271	23.07

## District Wide Totals

Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
200.98	4658	462	394	3802	23.18

# 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'.

## Warsop Parish Wards

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
Meden												
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	

## Warsop 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

## Mansfield Wards

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
<b>Manor</b>												
<b>Large</b>												
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	
<b>Ward Totals</b>												
							Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
							1.27	28	0	0	28	22.05

## Newlands

<b>Large</b>												
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	
H-NI023	122, Clipstone Road West, Forest Town, Mansfield.	457152 362651	Brownfield	Windfall			0.200	14	0	0	14	70.00
					Full	2014/0394/NT		14	0	0	14	
<b>Ward Totals</b>												
							Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
							8.22	212	0	0	212	25.79



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
Sherwood												
Large												
H-Sh014	Land off Balmoral Drive Mansfield.	452310 362711	Greenfield	Windfall			0.850	35	0	0	35	41.18
					Outline	2015/0083/NT		35	0	0	35	

## Woodhouse

Large												
H-Wh005	Land at Cox's Lane, Mansfield Woodhouse	453435 364309	Greenfield	Windfall			0.744	33	0	0	33	44.35
					Full	2018/0596/FU		33	0	0	33	

## Mansfield Totals

Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
11.08	308	0	0	308	27.79

## District Wide Totals

Site Area (Ha)	Total Dwellings	Completed	Under Construction	Not Started	Density Upon Completion
13.54	379	0	0	379	27.98

Five year housing trajectory

Location	Status	Ref	Easting	Northing	Site Name	19/20	20/21	21/22	22/23	23/24	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	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	13	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 permision 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	15	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	30	Reserved matters approval	7.55	Brick Kiln	Site with planning permision (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	40	Reserved matters approval	21.47	Penniment	Greenfield site with planning permision; 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	120	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 will 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 considered 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	25	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 permision (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 permision 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 permision (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 permision 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 demolished. 16 new dwellings to be erected. Assume development to complete following adjacent site (2002/21).
Warsop Parish	Permission Granted	35	455906	367746	Stonebridge Lane / Sookholme Lane		30	40	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	295				
Losses						26	1							
Net Completions						322	429	404	328	295				
Lapse Rate @10%						32	43	40	33	30				
Prediced Completions						290	386	364	295	266				

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Housing trajectory

Housing trajectory

					Completions		18	17	16	Next Five Years					9	8	7	6	5	4	3	2	1																	
Years Remaining					20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1																
Year					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																
Location	Status	Ref	Easting	Northing	Site Name					13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Plan Period	Post Plan	Total	Type of Permission	Site Size	Ward	Delivery Justification				
Completions					(Sites over 5 dwellings not included in HELAA)					112	59	83																		254		254								
Small Sites (4 or fewer dwellings)					(Both completions and projections)					27	27	65	92	55	81	35	35	36													453		453							
Windfall Allowance																															380		380							
Mansfield	Permission Granted	1	454236	360597	Former Mansfield Brewery (part B)																										23		23	Permission in principle	0.76	Portland	There is current developer interest expressed for a housing scheme. 2017/0631/PIP, Permission in principle in place and it is assumed that the site will begin to deliver homes in 2024/25 based on NPPF definition of deliverable. Max rate of 10dpa.			
Mansfield	Permission Granted	19	456279	361737	Allotment site at Pump Hollow Road												14	20	18													52		52	Reserved matters approval	1.92	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	13												63		63	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														33		33	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															23		23	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	27b	456833	359054	Land off Sherwood Oaks Close																	6	20	20									46		46	Outline planning permission	1.20	Ransom 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 20dpa expected.	
Mansfield	Permission Granted	54	454333	358941	Former Evans Halshaw site										4	15	15	10															44		44	Full planning permission	1.92	Berry Hill	Planning permission 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	59	453330	359486	Land to the rear of 28 High Oakham Hill																	9	15	15									39		39	Outline planning permission	2.37	Oakham	Planning application (2017/0214/OUT) approved. 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 at a max rate of 15dpa. Site is located in a higher value area.	
Mansfield	Permission Granted	68	452669	360690	Kirkland Avenue Industrial Park																		10	10									20		20	Permission in principle	0.70	Grange Farm	Small brownfield site. Permission in principle in place but unable to be developed until after 2020. Development potentially linked to adjacent 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		28	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	75	452730	360797	Former Mansfield Hosierey Mill Car Park & Electricity Board workshops & social club																	10	10	9								29		29	Permission in principle	0.97	Ladybrook	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 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																10		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	30											150		150	Reserved matters approval	7.55	Brick Kiln	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).		
Mansfield	Permission Granted	81	451551	362173	Penniment Farm (Housing)												40	40	40	40	40	40	40	40	40	40	30					430		430	Reserved matters approval	21.47	Penniment	Greenfield site with planning permission; 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.										6	15																	21		21	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)											36	120	120	120	120	120	90	90	90	90	90	90	90	60	60	1386	314	1700	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							7	28	29	53	35																152		152	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															14		14	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	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 considered 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		14	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))																	25	25	25	25	25	25	25	25	25	25	263	50	313	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)								7	58	57	18																140		140	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)										1	8	1															10		10	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							26	0	0	0	0	9	8														43		43	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											5		2														7		7	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										8		8	Full planning permission	0.08	Woodlands	A town centre conversion; planning permission (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																											32		32	Full planning permission	1.14	Oakham	The site has extant planning permission 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		7	Outline planning permission	0.16	Penniment	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		7	Outline planning permission	0.10	Ransom 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																							

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## Housing trajectory (continued from pg 58)

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