

# **Mansfield District Council**

# Housing Monitoring Report 2021

Position as of 1 April 2021

Planning policy Team





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

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# **Executive Summary**

This report sets out Mansfield District's five-year housing land supply position. The supply calculation (summarised below) covers the period from 01 April 2021 to 31 March 2026.

Annual Housing Requirement	325 dwellings per year
Annual Housing Requirement including shortfall and 5% buffer	341 dwellings per year
Projected housing supply 01 Apr 2021 to 31 Mar 2026	2,641 dwellings
5 Year Housing Land Supply 01 Apr 2021 to 31 Mar 2026	7.75 years

# 1. Policy Background

Paragraph 74 of the NPPF (2021) 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 housing requirement ...".

Paragraph 74 also requires that strategic plans include a housing trajectory to illustrate the expected rate of housing delivery.

Guidance on 5 year housing land supply and Housing Delivery Test is contained in planning practice guidance at: <a href="https://www.gov.uk/guidance/housing-supply-and-delivery">https://www.gov.uk/guidance/housing-supply-and-delivery</a>

# 2. What period is covered?

The assessment period is based on financial years which run from 1 April to 31 March each year. This report presents the situation from 1 April 2021 to 31 March 2026:

- Year 1 April 2021 to March 2022
- Year 2 April 2022 to March 2023
- Year 3 April 2023 to March 2024
- Year 4 April 2024 to March 2025
- Year 5 April 2025 to March 2026

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

The housing supply includes new build dwellings, conversions, changes of use and demolitions and redevelopments.

To be counted as 'completed' a dwelling must be ready for occupation. 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 74 of the NPPF (2021) sites must be 'deliverable'; this means that the housing site should be available now, offer a suitable location for development now, and be 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 (2021) 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.

Local Plan allocations are included within the five year supply only where there is a an expectation that housing completions will begin on site within five years, the sites within the five year supply were considered as part of the Local Plan examination.

Sites where a planning application is currently being determined are 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 NPPF paragraph 71 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, shortfall?

The adopted Mansfield District Local Plan 2013-2033 sets a housing requirement of **325 dwellings per annum** (dpa).

The shortfall to add to the five year housing requirement is the difference between the total housing requirement (2013 to date= 2,600 dwellings), and actual housing completions (2013 to date= 2,811). This equates to a surplus of 211 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2021 to 31 March 2026.

## 5. Housing Delivery Test and buffer

The Housing Delivery Test (HDT) is a percentage measurement looking back over the previous three years assessing the balance between net homes delivered and the number of homes required. The framework specifies that an appropriate buffer should be added to the 5-year housing land supply calculation, depending on the Housing Delivery Test result for the Local Planning Authority. It sets out the circumstances when a 5%, 10% or 20% buffer should apply. The determining factor here is whether 'there has been significant under delivery of housing over the previous three years':

- Where Housing Delivery Test results indicate that delivery is below 85% of an authority's requirement, a 20% buffer should be added to the housing requirement, for the purpose of assessing the authority's 5-year housing land supply position.
- Where Housing Delivery Test results indicate that housing delivery is below 95% of the requirement, the authority should prepare an action-plan in line with national planning practice guidance and identify actions to increase delivery in future years.

On 19 January 2021, the Ministry of Housing and Local Government (MHCLG) published HDT measurements for the 2017/18-2019/20 period. Mansfield District's result is **141%**, therefore the required buffer of 5% (16 dpa for 5 years) has been added to the annual housing requirement to calculate the 5-Year Housing Land Supply position. This brings the annual requirement to 341 dpa, for the next 5 years.

Therefore, the total housing requirement for Mansfield District across the next five years is 1,706 dwellings.

#### The Housing Requirement

This means that the housing requirement is as follows:

Element	Calculation	No. of Homes
Housing Target	325 x 5	1,625
(April 2021 to March 2026)		
Appropriate Buffer	5% of 1,625	81
(April 2021 to March 2026)		
Five Year Supply Requirement	1625 + 81	1,706
(April 2021 to March 2026)		

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2021 and March 2026.

## 6. 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 2021 to March 2022	316
2	April 2022 to March 2023	453
3	April 2023 to March 2024	509
4	April 2024 to March 2025	647
5	April 2025 to March 2026	716
	Total	2,641

A trajectory covering the Plan Period (2021 to 2026) 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.

#### 7. 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 2021 to March 2026)	1,706 homes	341pa	5 years
Expected Supply (April 2021 to March 2026)	2,641 homes	528pa	7.75 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.

# 8. Impacts of Covid-19 and housing monitoring

There is no evidence to date to show a significant slow-down or loss of confidence in the market across Mansfield District. Site trajectories are based on the latest developer forecasts which, where necessary, have been adjusted by the Council to reflect any outstanding planning or site preparation requirements.

Evidence of any Covid-19 impacts on housing land supply will be reviewed regularly during the monitoring year and any substantiated changes will be reflected in the next full year housing land supply report, to 31/03/2022.

Planning consents which were due to expire between 23 March and 31 December 2020 have had their consent extended to 01 May 2021, in accordance with the Town and Country Planning Act 1990 (as amended), Section 93 (enforced on the day on which Section 17 of the Business and Planning Act 2020, until 31 December 2020.

#### 9. Next Steps

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

Continue to monitor housing delivery

							Years Remaining	20	19	18	Completi	ons 16 15	14	13 :	Next fiv	e years	8	7	5 5	4 3	2	1	
		HELAA		Local Plan			Year Planning Application	1	2	3	4	5 6	7 08	8	9 10	11 12	13 92	14 19		7 18		20 En Plan	
mpletions	Status	Ref	Housing Ref	Allocation	Site Name (Sites over 5 dwellings not included in HELAA)	Ward	Reference	112	29	83	16/	17/18	19/	20/21	22/23	23/24	752/	26/27	28/	30/	31/32	Period 254	Post Plan
	fewer dwellings)				(10% Lapse Rate applied to projections)			27	27	65	92	55 72	83	10	30	30		38 38	3 38 3	18 38	38	522 38 266	
ansfield ansfield	Permission Granted Permission Granted	1 4	H-Sa014 H-Po005		Former Mansfield Brewery (part B) Land astride Victoria Street	Portland Portland	2019/0741/FUL 2019/0487/FUL									20 20	11 10	10 10	10 1	.0 6		51 56	
ansfield ansfield	Permission Granted Permission Granted	19 23	H-Ki007 H-Ng017		Allotment site at Pump Hollow Road (Newlands Road) Sandy Lane	Kingsway Carr Bank	2018/0568/RES 2016/0262/ST						12	22 1	25	25 13						52 63	
ansfield ansfield	Permission Granted Permission Granted	24 27b	H-Cb003 H-Rw012		Sherwood Close Land off Sherwood Oaks Close	Carr Bank Ransom Wood	2017/0827/FUL 2020/0304/RES						2	26	5	4 20	20					33 44	
ansfield ansfield	Permission Granted Permission Granted	54 59	H-Bh005 H-Oa025		Former Evans Halshaw site Land to the rear of 28 High Oakham Hill	Berry Hill Oakham	2018/0399/FUL 2019/0802/FUL					4 15	8	9	8	9 15	15	15				44 54	
ansfield ansfield	Permission in Principle Permission Granted	68 70	H-Gf009 H-Oa024		Kirkland Avenue Industrial Park Land at High Oakham House	Grange Farm Oakham	2017/0636/PIP 2018/0575/NMA						6	0	0 12	10	10					20 28	
ansfield ansfield	Permission in Principle Permission Granted	75 79	H-Gf010 H-Br018	H1u	Former Mansfield Hosiery Mill Land off Rosemary Avenue	Ladybrook	2017/0637/PIP 2018/0726/FUL								0	10	10	10				30	
ansfield ansfield	Permission Granted Permission Granted Permission Granted	80	H-Bk006 H-Pe006	1120	Land North of Skegby Lane Penniment Farm (Housing)	Brick Kiln	2016/0447/ST 2017/0572/RES						E0	57	30	30 30	30	30 31 31	31 3	1		150 430	
ansfield ansfield	Permission Granted Permission Granted Permission Granted	90	H-Bh08/16/17/1 H-Bf008	18/19	Land at Berry Hill (Lindhurst)	Berry Hill	2015/0045/ST 2014/0147/ST				20	36	131	172 17	0 120	120 119	117	90 90		0 90	60	60 1505 152	195
ansfield ansfield	Permission Granted Permission Granted Expired	93	H-Br010 H-Cb006		Pleasley Hill Regeneration Area Former Bowls Club Bath Mill	Broomhill	2017/0807/FUL 2015/0238/NT				28	29 53	1	4	9							14	
ansfield	Permission Granted	101	H-NI005	H1a	Clipstone Road East (Plot next to PH)	Newlands	2014/0248/NT								13	25 25	25	25 25	5 25 2	5 25	25	25 263	50
ansfield ansfield	Permission Granted Permission Granted	104 157	H-Ph016 H-Cb007		Park Hall Farm (Site B) The Ridge	Carr Bank	2015/0032/NT 2012/0442/NT			26	0	0 0	0	0	5	9 8						10 43	
lansfield lansfield	Permission Granted Permission Granted	164 165	H-Wh003 H-Wl034		Former garage site Alexandra Avenue Ashmead Chambers	Woodlands	2017/0642/FUL 2007/1125/NT					5			8							7 8	
ansfield ansfield	Permission Granted Permission Granted	177 180	H-Oa019 H-Pe010		Hermitage Mill Land adj 27, Redgate Street		2018/0098/FUL 2017/0070/FUL								15	17 6						32 7	
ansfield ansfield	Permission Granted Permission Granted		H-Rw007 H-Po055		Adj 188, Southwell Road East. Land off Cliff Street	Ransom Wood Portland	2017/0854/OUT 2018/0225/FUL			-					9	7						7 9	
ansfield ansfield	Permission Granted Permission Granted	296 297	H-Bf010 H-Rw014		1-26, Hillmoor Street Land at Sharratt Court	Bull Farm and Pleasley Hill Ransom Wood	2018/0803/FUL 2017/0821/OUT						12	3	1	12						16 12	
ansfield ansfield	Permission Granted Permission Granted	299	H-Ma003 H-Po056		Land off Portland Street Hill House Commercial Gate	Manor	2017/0605/FUL 2018/0083/PNSCUO							2 45	9 3							14 49	
lansfield lansfield	Permission Granted Permission Granted		H-Po057 H-Ki007		Land at Princes Street Land rear of 8, 10, 12, Stanley Road	Portland	2019/0655/FUL 2019/0075/FUL								6							6	
ansfield ansfield	Permission Granted Permission Granted Permission Granted	84 320	H-Po013 H-WI036		Sheepbridge Lane Land at Thoresby Street/ Wood Street/ Lindley Street	Kingsway Portland Woodlands	2020/0065/FUL 2020/0457//FUL								0 22							32	_
lansfield lansfield	Permission Granted Permission Granted Permission Granted	119	Old_H-Ra038 H-Ab003		Former Peugeot Garage, Bath Lane  20. Abbott Road	Carr Bank Abbott	2005/0408/ET 2019/0146/RES								36	8						36	
lanstield lansfield lansfield	Permission Granted Permission Granted Permission Granted	107 321 108	H-Ab003 H-Cb002 N/A		20, Abbott Road  Land at the rear of Ravensdale Hotel, Sherwood Hall Road  Marshalls	Abbott Carr Bank Sherwood	2019/0146/RES 2020/0170/FUL 2016/0201/NT								7	0		25	25			7 150	
lansfield	Allocation	13	H-NI011	H1a	Clipstone Road East (Next to Newlands roundabout)	Newlands	2017/0523/FUL									10	25	25 25 25 25	25 2	15 15 15 25	25	5 190	
lansfield lansfield	Allocation Allocation	27a 60	H-Rw009 H-Ma004	H1e	Land at Redruth Drive Land off Ley Lane	Ransom Wood Manor	2019/0183/OUT 2017/0047/FUL								4	10	25	25 25	5 25 2	15 25	9	169 14	
lansfield lansfield	Allocation Allocation/Pending Decision	189 267	H-HI007 H-Sh014	H1q H1l	Land off Holly Road Land off Balmoral Drive	Holly Sherwood	2015/0083/NT									6 7 15	20					13 35	
lansfield lansfield	Allocations Allocations	6 11	H-Br020 H-Rw015	H1h H1j	Centenary Road Bellamy Road	Broomhill Ransom Wood												10		.5 25 .4	10	95 40	
lansfield lansfield	Allocations Allocations	15 20	H-Pe013 H-Pe014	H1g H1f	Abbott Road Land at Rosebrook Primary School	Penniment Penniment											25	25 25		5 25 5 9	17	102 134	
lansfield lansfield	Allocations Allocations	25 28	H-Br021 H-Sh019	H1n H1p	Ladybrook Lane / Tuckers Lane South of Debdale Lane	Broomhill Sherwood										10	15	13 20				33 32	
lansfield lansfield	Allocations Allocations	52	H-Bf012 H-Bk007	SUE 1 H1c	Pleasley Hill Farm Fields Farm, Abbott Road	Bull Farm and Pleasley Hill Brick Kiln									15	30 50	50	50 50 30 30		0 50	50	50 495 200	165
tansfield tansfield	Allocations Allocations	73 74c	H-Rw016 H-Bf013	H1d SUF 1	Three Thorn Hollow Farm Pleasley Hill Farm (Water Lane)	Ransom Wood Bull Farm and Pleasley Hill	2020/0182/OUT								20	40 40	40	40 20		5 25	4	200 139	
tansfield tansfield	Allocations Allocations	76 89	H-Ot006 H-Gf014	SUE2 H1b	Land off Skegby Lane	Oak Tree Grange Farm				_						25	50	50 50	50 5	0 50	50	50 425 194	375
Mansfield Mansfield	Allocations Allocations	106 170	H-Sa005 H-Bf014	SUE1	Former Mansfield Sand Co Pleasley Hill Farm (Land off Wharmby Avenue)	Sandhurst Bull Farm and Pleasley Hill	2020/0535/FUL										30	10 25	25 2	5 22	25	107 25 110	
Mansfield	Allocations	270	H-Oa027	H1k	High Oakham Farm (east)	Oakham												15 15	5 10	5 25	25	40	
Mansfield Mansfield	MDC Housing Scheme MDC Housing Scheme	290 291	H-Ng021 H-Ot007		Sandy Lane MDC Housing Development Scheme Shirland Drive Boiler House	Newgate Oak Tree										30 10						30 10	
Mansfield Mansfield	Completed Completed	77 14	H-Po048 H-Wh005		Former Mansfield Brewery (part A) Land at Cox's Lane		2018/0262/FUL 2018/0596/FUL						10	75 21								75 31	
lansfield lansfield	Completed Completed	86 98	H-Oa016 H-Ki002		Land at the corner of Quarry Lane, Mansfield. Land to the rear of 66-70 Clipstone Road West	Oakham Kingsway	2014/0715/ST 2016/0003/NT					5 8	14 1	7								21 14	
lansfield lansfield	Completed Completed	103 203	H-Ph015 H-Ra006		Park Hall Farm (Site A) Land at Northfield House		2016/0312/NT 2018/0261/RES				7	58 57	18 6									140	
lansfield lansfield	Completed Completed		H-WI035 H-Mv013		22 Chesterfield Road South Land rear of 19 Bransdale Avenue		2018/0651/FUL 2018/0355/RES						8 6									8	
	Completed Completed	317	H-Yh010 H-Cb011		159 Yorke Street Wildflower Rise	Yemon Hill	2018/0083/PNSCUO 2017/0738/FUL						8 23									8 23	
lansfield lansfield	Completed Completed	2 85	H-WI001 H-Oa006		Former Mansfield General Hospital Land off Quarry Lane	Woodlands	2015/0712/NT 2013/0426/ST					54 17										54 17	
ansfield ansfield	Completed Completed		H-Gf005 H-HI004		Land at Hermitage Lane Land to the rear of 183 Clipstone Road West		2013/0622/ST 2014/0128/NT				3	13 12										25 12	i
lansfield lansfield	Completed	99	H-La009 H-Po039		18 Burns Street	Ladybrook Portland	2016/0468/ST 2014/0083/ST			_	14	21										21	
lansfield	Completed Completed	105	H-Wh008		Old Metal Box car park site Land at 7 Oxclose Lane	Woodhouse	2015/0334/NT				10	6 1										17	
lansfield lansfield	Completed Completed	110 111	H-Ph007 H-Wl021		Land to the rear of 5 Welbeck Road 22 St John Street	Park Hall Woodlands	2015/0160/NT 2015/0267/ST				8	8										8	
ansfield ansfield	Completed Completed	114	H-Li008 H-Po023		284 Berry Hill Lane Dallas Street	Lindhurst Portland	2014/0216/ST 2014/0696/ST				0	4 1 6 8										5 14	
ansfield ansfield	Completed Completed		H-Bh001 H-Bh010		Berry Hill Hall Former Miners Offices		2007/0769/ST 2014/0719/ST			10 4	43 8	2 4										53 18	
lansfield lansfield	Completed Completed	159	H-Mv011 H-Mv006		Land off Sandlands Way Birchlands off Old Mill Lane	Maun Valley Maun Valley	2012/0449/NT 2014/0162/NT	77	84	69 1	21 1	5 2										251 9	
lansfield lansfield	Completed Completed	162 163	H-Sh005 H-Sh012		Sherwood Rise (Former Sherwood Colliery) Development off Debdale Lane	Sherwood Sherwood	2003/0416/WT 2012/0433/NT	11 1	0 35	2 41	12 13											25 90	
ansfield ansfield	Completed Completed	166	H-Ph009 H-Br011 & H-Br		Land off Portland Street (West) Poppy Fields	Park Hall	2007/1125/NT 2013/0212/ST	15	11	0 24	3 60	2										31 84	
lansfield lansfield	Completed Completed	168 179	H-Ng006 H-WI024		10A Montague Street Land at Union Street	Newgate	2013/0555/ST 2016/0005/ST			1	2 7	1 4										8 7	
lansfield lansfield	Completed Completed	181	H-Po044 H-Gf008		Victoria Hotel Mapletree Meadows Development (Yasmee)	Portland	2015/0395/ST 2016/0400/ST					7										7 7 10	
ansfield ansfield	Completed	293	H-Ph021 H-Rw013		Land adj 169, Park Hall Road	Park Hall	2018/0709/FUL 2017/0766/PNSCUO					10		6								6	
arsop Parish	Permission Granted	35	H-Wc018		The Shireoaks Enterprise Centre Stonebridge Lane / Sookholme Lane	Warsop Carrs	2017/0816/OUT					8			15	40 40	40	40 10	0 40 4	10 25		185	
rsop Parish	Permission Granted Permission Granted	57	H-Wc018 H-Mw029		Sookholme Lane / Sookholme Drive Land off Mansfield Road, Spion Kop (adj The Gables)	Market Warsop	2017/0816/OUT 2019/0650/RES								8		30	40 40	40 4	25		215	
	Permission Granted Permission Granted	87 176	H-Ne008 H-Wc008		Welbeck Farm Moorfield Farm	Warsop Carrs	2015/0635/NT 2014/0069/NT					7	1	9	8	10 8						18 25	
arsop Parish arsop Parish	Permission Granted Permission Granted	301 33	H-Ne010 H-Wc017		The Rectory Church Warsop Miners Welfare, Phase 1	Netherfield Warsop Carrs	2016/0425/NT 2018/0646/OUT								2	3 10	5	10 5	5			5 30	
arsop Parish	Permission Granted Permission Granted		H-Wc015 H-Wc019	H1w	Former Warsop Vale School Football Ground Church Warsop Miners Phase 2	Warsop Carrs	2019/0797/FUL 2018/0647/OUT									10	10	10 5	5			10 35	
arsop Parish	Pending Decision MDC Housing Scheme	34	H-Mw030 H-Ne012		Land at Sherwood Street / Oakfield Lane Melville Court		2019/0401/OUT									12		10	15 1	.1		36 13	
arsop Parish arsop Parish	Completed	152	H-Wc012 H-Wc002		Land off Birch Street The Royal Estate	Warsop Carrs	2014/0302/NT 2010/0444/NT	22	19	10 47	15	5				- 23						30 122	
arsop Parish			H-Wc004		Land at West St and King St		2011/0463/NT	31	20	2	0	14	427	475	6 452	500 -655	746	740	627	4 520	242	67	
ross completion osses								297	1	392 1	373 6	238 398 1 7	35	475 31 1		509 647				530		253 9273 54	0
et Completions umulative Net (	Completions							295 295	549	940	367 1307	237 391 1544 1935	2337 2	474 31 811 312	7 3580	509 647 4089 4736	5452	6171 6833	7460 809	4 8624	8966		-
								325	325	325	325	325 325	325	325 <b>3</b> 2	5 325	325 325			325 32		325	325 6500	1
nnual Requirem Imulative Requ								325 -30		975	1300	1625 1950	2275 2	600 292		3575 3900 184 322					6175 17	6500 -72	