



Housing Monitoring Report 2022

Position as of 1st April 2022

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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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 2022 to 31 March 2027.

| | |
|---|------------------------|
| Annual Housing Requirement | 325 dwellings per year |
| Annual Housing Requirement including shortfall and 5% buffer | 341 dwellings per year |
| Projected housing supply 01 Apr 2022 to 31 Mar 2027 | 2,835 dwellings |
| 5 Year Housing Land Supply 01 Apr 2022 to 31 Mar 2027 | 8.31 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: <https://www.gov.uk/guidance/housing-supply-and-delivery>.

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 2022 to 31 March 2027:

- Year 1 – April 2022 to March 2023
- Year 2 – April 2023 to March 2024
- Year 3 – April 2024 to March 2025
- Year 4 – April 2025 to March 2026
- Year 5 – April 2026 to March 2027

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 checks 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’.

Within the definition of deliverable, 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 that homes will not be delivered within five years;
- 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 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 = 2,925 dwellings), and actual housing completions (2013 to date = 3,173). This equates to a surplus of 248 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2022 to 31 March 2027.

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 14 January 2022, the Ministry of Housing and Local Government (MHCLG) published HDT measurements for the 2018/19-2020/21 period. Mansfield District’s result is **178%**, 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 (April 2022 to March 2027) | 325 x 5 | 1,625 |
| Appropriate Buffer (April 2022 to March 2027) | 5% of 1,625 | 81 |
| Five Year Supply Requirement (April 2022 to March 2027) | 1625 + 81 | 1,706 |

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2022 and March 2027.

5. What is the housing supply?

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

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

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

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

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

| Year | Period | No of Homes Predicted |
|--------------|--------------------------|------------------------------|
| 1 | April 2022 to March 2023 | 363 |
| 2 | April 2023 to March 2024 | 504 |
| 3 | April 2024 to March 2025 | 616 |
| 4 | April 2025 to March 2026 | 697 |
| 5 | April 2026 to March 2027 | 655 |
| Total | | 2,835 |

A trajectory covering the Plan Period (2022 to 2027) is provided at the rear of this document. Sites with 4 or fewer dwellings are not included in the HELAA and it is assumed that they will be completed during the first three years.

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

6. Comparison of requirement and supply

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

| | Total No. of Homes | Annual No. of Homes | Years of Supply |
|--|---------------------------|----------------------------|------------------------|
| Required supply (April 2022 to March 2027) | 1,706 homes | 341pa | 5 years |
| Expected Supply (April 2022 to March 2027) | 2,835 homes | 567pa | 8.31 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

