

Mansfield District Council

Housing Monitoring Report 2024

Position as of 1st April 2024

Planning Policy Team

Published January 2025

⊕ www.mansfield.gov.uk





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Introduction

Disclaimer

This document supersedes all previous Housing Land Monitoring Reports 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 2024 to 31 March 2029.

Annual Housing Requirement	325 dwellings per year
Annual Housing Requirement including shortfall	341 dwellings per year
and 5% buffer	
Projected housing supply 01 Apr 2024 to 31 Mar	2,830 dwellings
2029	
5 Year Housing Land Supply 01 Apr 2024 to 31 Mar	8.7 years
2029	

As the report covers up to 1 April 2024, the 2023 version of the NPPF that was in place at that time has been used to assess the five year housing land supply in conjunction with a Local Plan less than five years old.

We recognise that the latest version (2024) of the NPPF and a new standard methodology have now been published which will be reflected in the next housing monitoring report.

1. Policy Background

Paragraph 75 of the NPPF (2023) states that local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.

Paragraph 76 of the NPPF (2023) states that local planning authorities "are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes if the following criteria are met:

- a) Their adopted plan is less than five years old; and
- b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded"

Paragraph 77 states that "in all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of a four years' worth of housing if the provision in paragraph 226 apply. The supply should be demonstrated against the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old".

Paragraph 77 also states that where there has been significant under delivery of housing over the previous three year, the supply of specific deliverable sites should in addition include a buffer of 20%.

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

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 2024 to 31 March 2029:

- Year 1 April 2024 to March 2025
- Year 2 April 2025 to March 2026
- Year 3 April 2026 to March 2027
- Year 4 April 2027 to March 2028
- Year 5 April 2028 to March 2029

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 set out in paragraph 75 of the NPPF (2023) 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 (2023) sets out that:

• Non-major development (i.e. sites of up to 9 dwellings) which have planning permission and all sites with detailed planning permission (i.e. sites which have full permission or a reserved matters approval) should be considered to be deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years;

• Sites which have outline permission for major development, allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, 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 72 that where 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 = 3,575 dwellings), and actual housing completions (2013 to date = 3,943). This equates to a surplus of 368 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2024 to 31 March 2029.

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 delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirements for an action plan and 20% buffer.
- Where the Housing Delivery Test results indicate that delivery is below 85% of an authority's requirement, an action plan should be produced as well as a 20% buffer which 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 12 December 2024, the Ministry of Housing, Communities and Local Government (MHCLG) published HDT measurements for the 2020/21, 2021/22 and 2022/23 period. Mansfield District's result is **176%**, 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

Element	Calculation	No. of Homes
Housing Target	325 x 5	1,625
(April 2024 to March 2029)		
Appropriate Buffer	5% of 1,625	81
(April 2024 to March 2029)		
Five Year Supply Requirement	1625 + 81	1,706
(April 2024 to March 2029)		

This means that the housing requirement is as follows:

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2024 and March 2029.

5. What is the housing supply?

As 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 2024 to March 2025	327
2	April 2025 to March 2026	544
3	April 2026 to March 2027	595
4	April 2027 to March 2028	671
5	April 2028 to March 2029	693
	Total	2,830

A trajectory covering the Plan Period (2024 to 2029) is provided at the rear of this document. Sites with 4 or fewer dwellings are not included in the Housing and Employment Land Availability Assessment (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 2024 to March 2029)	1,706 homes	341pa	5 years
Expected Supply (April 2024 to March 2029)	2,830 homes	566pa	8.7 years

As set out above the expected supply excludes supply from windfall, applications currently being determined and, allocations that are not expected to deliver within 5 years.

7. Next Steps

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

is maintained:

• Continue to monitor housing delivery

8. Housing Trajectory

											Compl						Next five	years						
					Years Remaining Year		20 1) 19 L 2	18 3	17 4	16 5	15 1 6	4 13 7 8		11 10 10 1:		8 13 1	76 415	5 16	4 17	3 18	2 19	1 20	
Reference Name		Ward	Status	Housing	Planning Application	Capacity	2013/14	2014/15	5/16	6/17	2017/18	8/19	:0/21	1/22	2/23	_	5/26		8/29	9/30		2031/32	R R Plan Period Post Pla	in Total
		Waru	Status	Ref	Reference	(Dwellings)	201	201	201	201	201	201	202	202	202 202	202	202	202	202	202	203	203		in rotai
Policy H1: Ho	using allocations	Ward	Status	Housing	Planning Applicatio	Capacity (Dw	201 -	201 -	201 -	201 - 2	01 v 20'	201	202 - 2	202 - 20	2 - 202 -	202 - 2	02 - 202	- 202 - 2	202 - 2	02 - 20	3 🔻 203	✓ 203	▼ Plan Peri ▼ Post Plan	▼ Total ▼
H1ai Clipstone	Road East	Newlands	Commenced Commenced	H-NI005	2019/0205/RES	31	3 C) 0	0	0	0	0	0 0	0	4 20	6 25	50 5	0 50	50	50	8	0	0 313	0 313
	e Road East Skegby Lane	Newlands	Allocated	H-NI011	2017/0523/FUL	19 21		0 0	0	0	0	0	0 0	0	40 44	3 50 0		9 0 0 50	0 50	0 35	0			0 197 0 215
	arm, Abbott Road	Ransom Wood	Allocated Commenced	H-Rw015	2021/0704/RES	20 19		0 0	0	0	0	0	0 0	0	0 14	40 4 40		0 40 0 40	40 25	0	0	0		0 200 0 199
		Ransom Wood	Outline		2019/0183/OUT	16	9 0		0		0	-	0 0	0	0 0		40 4	0 40	40	9	0	0	0 169	0 169
H1f Former R H1g Abbott Ro	Rosebrook Primary School		Allocated		1	13 10			1							0		5 25 0 25	25 25	25 25	9 17	0		0 134 0 102
H1h Centenar	y Road	Broomhill	Detailed	H-Br020	2021/0458/FUL	7	7 C			0	0		0 0	0	0 0		25 2	5 12	0	0	0		0 77	0 77
H1i Former M H1j Bellamy F		Portland	Completed Allocated	H-Po048	2018/0262/FUL	7	5 C	0 0	0	0	0	0	0 75	0	0 0	0 0	0	0 0 0 15	0 15	0 10	0	0	• • • •	0 75 0 40
H1k High Oak	kham Farm (east)		Allocated			4	0									0		5 15	10	0	0		0 40	0 40
H1I Land off E H1m Sherwood	Balmoral Drive	Sherwood Carr Bank	Outline Completed	H-Sh014 H-Cb003	2015/0083/NT 2017/0827/FUL	3					0		0 0 2 26	0	0 0		15 2 0	0 0	0	0	0	0	• ••	0 35 0 33
H1n Ladybroo	k Lane / Tuckers Lane	Oaltham	Allocated	11.0-040		3			0	0	0	0		0	0	0	0	0 15	15	3	0	-		0 33
H10 Hermitage H1p South of	Debdale Lane	Oakham	Detailed Allocated	H-Oa019	2021/0328/FUL	3		0	0	0	0	0	0 0	0	0 (0 10 0	10 1 0	1 0 0 10	10	12	0	0	-	0 31 0 32
	Holly Road		Allocated	1111/1-005	0040/0500/518		6			-	0	0 1	0 01	0	0 0	8	8	0 0	0	0	0	0		0 16
H1r Land at C H1s Land off L		Woodhouse	Completed Allocated	H-Wh005	2018/0596/FUL	3	1 C 4	0	0	0	0	0 1	0 21	0	0 (0 0	0	0 0	0	0	0			0 31 14 14
	Rosemary Street dge Lane / Sookholme Lane, Market Warsop	Broomhill	Completed	H-Br018 H-Wc018	2018/0726/FUL	1 40	0 0		0	0	0		0 0	10	0 0		0 50 5	0 0	0	0 50	0 34			0 10 0 400
	d Street / Oakfield Lane, Market Warsop	warsop cans	Commenced Allocated	H-WC018	2020/0398/RES	40		5 0	0	U	U	0	0 0	0	0 0	0	0	5 10	50 10	11	0	0		0 400
H1w Former W	Varsop Vale School, Warsop Vale	Warsop Carrs	Completed	H-Wc015	2019/0797/FUL	1 244	0 0 2 0	0 0	0	0	0	0	0 0 2 122	6 21	4 (0 0 4 238	0 383 39	0 0 0 397	0 365	0 230	0 68	0		0 10 4 2442
Policy H2: Co	mmitted housing sites					244	2 0	, ,	Ū	0			2 122	21	40 13	+ 230	303 32	0 337	303	230	00		0 2420	.4 2442
Referen 🗾 Name			Status		Planning Applicatio				201 💌	201 💌 2	01 💌 201	201		202 <mark>- 2</mark> 02		_				202 💌 20	3 💌 203	_	🔻 Plan Peri 💌 Post Plan	
H2a Former M H2aa The Ridge	fansfield Brewery (part B)	Sandhurst Carr Bank	Completed Commenced	H-Sa014 H-Cb007	2019/0741/FUL 2012/0442/NT	5	1 C 3 C		0 26	0	0	0	0 0	0	9 4:	2 0	0	0 0	0	0	0	0		0 51 17 43
H2ab Birchland	ds/Old Mill Lane	Maun Valley	Completed	H-Mv006	2014/0162/NT		9 0) 0	1	1	5	2	0 0	0	0 (0	0 0	0	0	0	0	0 9	0 9
	arage site Alexandra Avenue	Woodhouse Woodlands	Commenced Lapsed	H-Wh003 H-Wl034	2017/0642/FUL 2016/0562/ST		6 C 8 C		0	0	0	5	0 0	0	0 0		0	0 0	0	0	0	0	0 0	1 6
H2ae Land off F	Portland Street (West)	Park Hall	Completed	H-Ph009	2007/1125/NT	3		5 11	0	3	2	0	0 0	0	0 0	0 0	0	0 0	0	0	0	0	0 31	0 31
	tague Street 27, Redgate Street	Newgate Penniment	Completed Lapsed	H-Ng006 H-Pe010	2013/0555/ST 2017/0070/FUL		8 C	$\frac{1}{2}$	2	1	4	0	0 0	0	0 0		0	0 0	0	0	0	0		0 8
H2ah Adj 188,	Southwell Road East	Ransom Wood	Lapsed	H-Rw007	2017/0854/OUT		7 C) 0	0	0	0	0	0 0	0	0 () 0	0	0 0	0	0	0	0	0 0	7 7
H2ai 52 Ratclif H2aj Yasmee	ffe Gate	Newgate Grange Farm	Lapsed Completed	H-Ng004 H-Gf008	2016/0574/ST 2016/0400/ST		9 C 0 C		0	0	0	0	0 0	0	0 0		0	0 0	0	0	0	0	•	9 9 0 10
H2ak Land at N	Northfield House	Racecourse	Completed	H-Ra006	2018/0261/RES		6 0	0 0	0	0	0	0	0 0	6	0 0		0	0 0	0	0	0	0	0 6	0 6
H2al Wood La H2am Welbeck	ne, Church Warsop	Warsop Carrs Netherfield	Completed Detailed	H-Wc020 H-Ne008	2020/0507/FUL 2020/0298/RES		0 C 8 C	0 0	0	0	0	0	0 0	0	0 3		0	0 0	0	0	0	-		0 30 0 18
H2an Moorfield	Farm	Warsop Carrs	Commenced	H-Wc008	2014/0069/NT	2	5 C	0	0	0	0	7	1 9	1	5	1 1	0	0 0	0	0	0	0	0 25	0 25
H2ao Oak Gara H2ap Elksley H		Meden Netherfield	Lapsed Lapsed	H-Me008 H-Ne005	2016/0028/NT 2017/0518/OUT		9 C 0 C		0	0	0	0	0 0	0	0 0		0	0 0	0	0	0		• •	9 9 10 10
H2b Former M	Iansfield General Hospital	Woodlands	Completed	H-WL001	2015/0712/NT	5			0	0	0	54	0 0	0	0 0		0	0 0	0	0	0	-	0 54	0 54
H2c Allotment H2d Sandy La	t site at Pump Hollow Road	Kingsway Newgate	Completed Completed	H-Ki007 H-Ng017	2018/0568/RES 2016/0262/ST	5			0	0	0	0 1	2 22	18	0 0 26 3		0	0 0	0	0	0	0		0 52 0 63
	Vindmill Lane (former nursery)	Carr Bank	Completed	H-Cb011	2017/0738/FUL	2			0	0	0	0 2	3 0	0	0 () 0	0	0 0	0	0	0	0		0 23
	Sherwood Oaks Close	Ransom Wood Berry Hill	Commenced Completed	H-Rw012 H-Bh005	2020/0304/RES 2018/0399/FUL	4		0 0	0	0	0	0	0 0	0	0 0	0 15	15 1 0	4 0 0 0	0	0	0	0		0 44 0 44
		Oakham	Commenced		2019/0802/FUL		4 C 8 C		0	0	4	0	0 0	0	0 1:			5 0	0	0	0			0 58
		Grange Farm	Lapsed	H-Gf009 H-Gf010	2017/0636/PIP 2017/0637/PIP		5 C 5 C	0 0	0	0	0	0	0 0	0	0 0	0 0	0	0 0	0	0	0	0		25 25 35 35
	Avenue Industrial Park High Oakham House	Grange Farm Oakham	Lapsed Commenced		2018/0575/NMA		8 0	0 0	0	0	0	0	6 0	0	1 () 3	0	3 3	3	3	3	0		0 28
	th of Skegby Lane nt Farm Phase 1	Brick Kiln Penniment	Commenced Completed		2016/0447/ST 2017/0572/RES	15 20			0	0	0		0 0 8 57	0 34	0 1 53 0		25 2	5 25 0 0	25	8	0	0		0 150 0 202
		Penniment	Outline		2010/0805/ST	20				0	0	0 5	0 0	0	0 (8 50	50	50	50	0		0 228
	he corner of Quarry Lane Hill Regeneration Area	Oakham Bull Farm and Ple	Completed	H-Oa016 H-Bf008	2014/0715/ST 2014/0147/ST	2 15					0 29	0 1 53 2	4 7 8 4	0	0 0		0	0 0	0	0	0			0 21 0 151
H20 Bath Mill		Carr Bank	Detailed	H-Cb006	2020/0068/FUL		8 C		0	0	0		0 0	0	0 0		8	0 0	0	0	0			0 18
	Hermitage Lane he rear of 183 Clipstone Road West	Grange Farm Holly	Completed	H-Gf005 H-HI004	2013/0622/ST 2014/0128/NT		5 C 2 C				13		0 0	0	0 0		0	0 0	0	0	0			0 25 0 12
	· · · · · · · · · · · · · · · · · · ·	Kingsway	Completed Completed	H-Hi004	2016/0003/NT		2 C 4 C			0	5	8	1 0	0	0 0		0	0 0	0	0	0	-		0 12
H2s 18 Burns H2t Park Hall		Ladybrook Park Hall	Completed Completed	H-La009 H-Ph015	2016/0468/ST 2016/0312/NT	2				0	0 58		0 0	0	0 0		0	0 0	0	0	0			0 21 0 140
	Farm (Site B)	Park Hall	Completed	H-Ph015	2015/0032/NT		0 0		•	0	0	1	1 0	3	2 3		0	0 0	0	0	0		•	0 10
	7 Oxclose Lane fansfield Sand Co	Woodhouse Sandhurst	Completed Commenced	H-Wh008 H-Sa005	2015/0334/NT 2020/0535/FUL		7 C 3 C				6	1	0 0	0	0 0		0 15 1	0 0 5 3	0	0	0		*I	0 17 0 73
H2x 20 Abbot	t Road	Abbott	Lapsed	H-Ab003	2019/0146/RES		8 0	0 0	0	0	0	0	0 0	0	0 0	0 0	0	0 0	0	0	0	0	0 0	8 8
H2y 284 Berry H2z Former M		Lindhurst Berry Hill	Completed Completed	H-Li008 H-Bh010	2015/0046/ST 2014/0719/ST		5 C 8 C		0	0	4	1	0 0	0	0 0	0 0	0	0 0	0	0	0			0 5 0 18
		Deny Hill	Completed	П-ВПОТО	2014/0713/31	182		5 12	40	61	137 2	255 17	0 108	72	105 15	9 89	86 10	5 84	78	61	53		0 10	36 1826
	Pleasley Hill Farm																							
Referent Name Phase 1	· · · · · · · · · · · · · · · · · · ·	Ward Central	Status Outline	Housing H-Ce001	Planning Applicatio	Capacity (Dw 31					01 ▼ 20′ 0		<mark>202 ▼</mark> 2 0 0	202 - 2 02 0	2 - <u>202</u> - 0 (• <mark>202 • 2</mark> 0 50	202 - 2 50	<u>102</u> ▼ 20 50			✓ Plan Peri ✓ Post Plan 0 311	Total Total Total Total
Phase 2		Central	Outline	H-Ce001		27	3 0				0		0 0	0	0 0	0 0	0	0 0	50	50	50	50	50 250 2	23 273
Phase 3		Central	Outline	H-Ce001		26 85					0		0 0	0	0 0	and the second		0 0 0 50	0 100	0 100		50 36 1		6 266 39 850
Policy SUE2:	Land off Jubilee Way					80) 0	0	0	0	0	0 0	0	0	0 0		0 50		50				00 800
Policy SUE2	Land at Berry Hill– committe	d strategic	urban evt	ension																				
Reference Name					Planning Applicatio	Capacity (Dw	201 -	201 -	201 🔻	201 🔻 2	01 🔻 201	201	202 - 2	202 - 2 02	2 - 202 -	202 - 2	02 🔻 202	- 202 - 2	202 - 2	202 - 20	3 🔻 203	~ 203	▼ Plan Peri ▼ Post Plan	Total
	2, 3A & 3B, 8A & 8B.	Berry Hill	SUE3	Multiple	Multiple	57						36 13			80			0 0	0	0				0 578
Phase 2 Phase 3						37	8 C 0 C				0		0 0 0	0	0 0			0 50 0 40	50 0	50 0	50 0			0 378 0 40
Phase 4								0 0	0		0		0 0	0	0 0			0 0	0	0	0			0 0
Phase 5 Phase 6						69			0	0	0	0	0 0	0	0 0			0 0	0 50	0 50	50			0 0 40 690
						168		0 0	0	0	0	36 13	1 172	157	80 3	2 0	50 5	0 90						1686
Windfall Referencer Name	-	Ward	Status	Housing	Planning Applicatio	Canacity (Dw	201 -	201 -	201 -	201 - 2	01 - 204	7 201 -	202 - 4	202 - 20	2 - 202 -	202 - 4	02 - 202	202 - 4	202 - 2	02 - 20	3 - 202	v 202	▼ Plan Peri ▼ Post Plan	Total
Small sites (<5)		Trana	outus	neusing			17	7 63	45	42	56	28 7	4 14	92	46 28	3 0	0	0 0	0	0	0	0	0	505
Large sites (>4)							265			270 312		79 5			110 52 156 8			0 0 0 0	0	0			0 0	1462 0 1967
																				-	-	-		- 1001,
Gross completions										373		398 43			389 39		544 59			541 0		86 2		
Losses Net Completions							295			•	1 237 3	7 3 391 40		21 362	9 9 380 39		-	0 0 5 671	0 693	•	0 371 2		0 28	
Cumulative Net Com							205										1911 540							

Cumulative Net Completions	295	549	940	1307	1544	1935	2337	2811	3173	3553	3943	4270	4814	5409	6080	6773	7314	7685	797	1 8199		
Annual Requirement	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	32	5 325		
Cumulative Requirement	325	650	975	1300	1625	1950	2275	2600	2925	3250	3575	3900	4225	4550	4875	5200	5525	5850	617	5 6500		
Monitor - no of dwellings above or below annual requirement	-30	-101	-35	7	-81	-15	62	211	248	303	368	370	589	859	1205	1573	1789	1835	179	6 1699		
Manage - Annual requirement taking account of cumulative net completions	310	313	309	305	310	304	297	284	277	268	256	248	211	156	70	-55	-204	-395	-73	6 -1699		

Figure 1- The trajectory sheet from the housing monitoring spreadsheet.