

Mansfield District Council

Housing Monitoring Report 2025

Position as of 1st April 2025

Planning Policy Team

Published August 2025







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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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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 2025 to 31 March 2030.

Annual Housing Requirement	325 dwellings per year
Annual Housing Requirement including shortfall and 5% buffer	341 dwellings per year
Projected housing supply 01 Apr 2025 to 31 Mar 2030	2,521 dwellings
5 Year Housing Land Supply 01 Apr 2025 to 31 Mar 2030	7.3 years

1. Policy Background

Paragraph 78 of the NPPF (2024) states that local planning authorities should 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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

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 2025 to 31 March 2030:

- Year 1 April 2025 to March 2026
- Year 2 April 2026 to March 2027
- Year 3 April 2027 to March 2028
- Year 4 April 2028 to March 2029
- Year 5 April 2029 to March 2030

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 78 of the NPPF (2024) 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 (2024) 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 (2024) paragraph 75 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 = 3,900 dwellings), and actual housing completions (2013 to date = 4,240 dwellings). This equates to a surplus of 340 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five-year period 01 April 2025 to 31 March 2030.

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 the requirement over the previous three years, a 20% buffer should be added to the identified supply of specific deliverable sites, in addition to the requirement for an action plan.
- Where Housing Delivery Test results indicate that housing delivery is below 95% of the requirement, the authority should prepare an action plan to assess the causes of under-delivery 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

This means that the housing requirement is as follows:

Element	Calculation	No. of Homes
Housing Target	325 x 5	1,625
(April 2025 to March 2030)		
Appropriate Buffer	5% of 1,625	81
(April 2025 to March 2030)		
Five Year Supply Requirement	1625 + 81	1,706
(April 2025 to March 2030)		

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2025 and March 2030.

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 2025 to March 2026	281
2	April 2026 to March 2027	453
3	April 2027 to March 2028	533
4	April 2028 to March 2029	631
5	April 2029 to March 2030	623
	Total	2,521

A trajectory covering the Plan Period (2025 to 2030) 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 2025 to March 2030)	1,625 homes	341pa	5 years					
Expected Supply (April 2025 to March 2030)	2,521 homes	504 pa	7.3 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

	o. Housing maj										<u> </u>						N								
					Years Remaining		20	19	18	17 1	6 15	letions 14	13 1	12 11	10	9	Next fiv	6 years	4	3	2	1			
					Year		1	. 2	3	4	5 6		8	9 10	11	12 1	14	15 10	17	18	19	20			
Reference	Name	Ward	Status	Housing	Planning Application	Capacity	13/14	2014/15	2015/16	2016/17	2018/19	19/20)20/21	2/23	23/24	4/25	6/27	27/28	9/30	30/31	31/32	25/23 Pla	n Period	Post Plan	Total
				Ref	Reference	(Dwellings	501	201	201	201	201	201	202	202	202	202	202	202	202	203	203	203			
	H1: Housing allocations		01.1		DI 1 A 11 11	0 11	00	004	204	04 004	004	004	000	000	000	000	000	000	000	200	20 000	00/ DI	a : a		T
Referen ▼ H1ai		Ward ▼ Newlands	Status Commenced		Planning Applicatio 2019/0205/RES		20 v 13 0		201 - 2 0		0 0			0 4		0 5		50 50		33	0	32/. ▼ Pla 0	n Peri ▼ Po 313	ost Plan ▼ 0	Total 313
H1aii	Clipstone Road East	Newlands	Commenced		2017/0523/FUL	1	97 0		0	0	0 0		0	0 40		54 5	5	0 (0	0	0	0	197	0	197
H1b H1c	Land off Skegby Lane Fields Farm, Abbott Road	Brick Kiln	Allocated Detailed	H-Bk007	2022/0612/FUL		15 83 0	0	0	0	0 0	0	0	0 0	0	0		50 50 50 50		50	15	0	215 183	0	
H1d	Three Thorn Hollows Farm	Ransom Wood	Commenced	H-Rw015	2024/0351/RES	1	90 0		0		0 0	_		0 0		33 4	40	40 23	3 0	0	0	0	190	0	190
H1e H1f	Land at Redruth Drive Former Rosebrook Primary School	Ransom Wood	Commenced Allocated	H-Rw009	2024/0309/RES		56 0 34	0	0	0	0 0	0	0	0 0	0	0	50	0 50		34	0	0	156 134	0	
H1g	Abbott Road		Allocated	II D 000	0004/0450/51#	1	02										0	0 50	50	2	0	0	102	0	102
H1h H1i		Broomhill Portland	Commenced	H-Br020 H-Po048	2021/0458/FUL 2018/0262/FUL		77 0 75 0		0		0 0			0 0		0	25	25 25		0	0	0	77 75	0	
H1j	Bellamy Road		Allocated				40										0	0 1		10	0	0	40	0	40
H1k H1l	High Oakham Farm (east) Land off Balmoral Drive	Sherwood	Allocated Outline	H-Sh014	2015/0083/NT		40 35 0	0	0	0	0 0	0	0	0 0	0	0		15 15 15 15		0	0	0	40 35	0	
H1m		Carr Bank	Completed	H-Cb003	2017/0827/FUL		33 0	0	0	0	0 0	2	26	5 0	0	0	0	0 (0	0	0	0	33	0	33
H1n H1o	Ladybrook Lane / Tuckers Lane Hermitage Mill	Oakham	Allocated Detailed	H-Oa019	2021/0328/FUL		33 31 0	0	0	0	0 0	0	0	0 0	0	0	0 0	15 19 15 10		0	0	0	33 31	0	
H1p	South of Debdale Lane	1	Allocated				32										0	10 10) 12	0	0	0	32	0	
H1q H1r	Land off Holly Road Land at Cox's Lane	Woodhouse	Allocated Completed	H-Wh005	2018/0596/FUL		16 31 0	0	0	0	0 0	10	21	0 0	0	0	0 0	0 0	0 0	0	0	0	16 31	0	16 31
H1s	Land off Ley Lane	December 11	Allocated		0040/0700/51#		14		0	0	0 0	0	0 1	10 0			0	0 (0	0	0	0	0	14	14
H1t H1u		Broomhill Warsop Carrs	Completed Commenced	H-Br018	2018/0726/FUL 2020/0398/RES		10 0 00 0		0	0	0 0	0		0 0	66	67 5	50	50 50	50	17	0	0	10 400	0	
H1v		Market Warsop	Outline	H-Mw037	2019/0401/OUT		36 0	0	0	0	0 0	0	0	0 0	0	0	0	12 12	2 12	0	0	0	36	0	
H1w	Former Warsop Vale School, Warsop Vale	Warsop Carrs	Completed	H-WC015	2019/0797/FUL	24	10 0 03 0	0	0	0	0 0	12	122 2	6 4 21 48	154	154 19	270 3	97 504	356	146	0 15	0	10 2389	0 14	
	H2: Committed housing sites																								
Referen →1 H2a		Ward ▼ Sandhurst	Status Completed	Housing H-Sa014	Planning Applicatio ▼ 2019/0741/FUL		~ 20 ~ 51 0	201 ▼ 2	201 ~ 20	01 - 201	201	201 ~ 2		202 ▼	202 ▼ 2	02 v 202 v	202 2 02	202 v	202 🔻	203 🔻 20	03 ~ 20 3	32/: <mark>▼ Pla</mark> 0	n Peri <mark>▼</mark> Po 51	ost Plan ▼ 0	
H2a H2aa	The Ridge	Carr Bank	Commenced	H-Cb007	2012/0442/NT		43 0		26	0	0 0	_		0 0		0		0 (0 0	0	0	0	26	17	43
H2ab H2ac	*	Maun Valley Woodhouse	Completed Completed	H-Mv006 H-Wh003	2014/0162/NT 2014/0018/NT		9 0		1	1	5 2	0	0	0 0	0	0	0	0 (0	0	0	0	9	0	
H2ac H2ad	Ashmead Chambers	Woodlands	Lapsed	H-WI034	2016/0562/ST		8 0	0	0	0	0 0	0	0	0 0) 0	0) 0	0 () 0	0	0	0	0	8	8
H2ae H2af		Park Hall Newgate	Completed Completed	H-Ph009 H-Ng006	2007/1125/NT 2013/0555/ST		31 15 8 0	11	0	3	2 0	0	-	0 0	0 0	0	0	0 (0 0	0	0	0	31 8	0	
H2ag	Land adj 27, Redgate Street	Penniment	Commenced	H-Pe010	2017/0070/FUL		7 0	0	0	0	0 0	0	0	0 0	0	0	3	1 (0	0	0	0	7	0	
H2ah H2ai		Ransom Wood Newgate	Lapsed	H-Rw007 H-Ng004	2017/0854/OUT 2016/0574/ST		7 0		0	0	0 0	0	0	0 0	0	0	0	0 (0	0	0	0	0	9	7
H2aj		Grange Farm	Completed	H-Gf008	2016/0400/ST		10 0		0	0	0 10	0	0	0 0	0	0	0	0 () 0	0	0	0	10	0	
H2ak H2al		Racecourse Warsop Carrs	Completed Completed	H-Ra006 H-Wc020	2018/0261/RES 2020/0507/FUL		6 0 30 0	0	0	0	0 0	0	0	6 0	0 30	0	0	0 (0 0	0	0	0	30	0	
H2am		Netherfield	Lapsed	H-Ne008	2020/0298/RES		18 0	0	0	0	0 0	0	0	0 0	0	0	0 0	0 (0 0	0	0	0	0	18	18
H2an H2ao		Warsop Carrs Meden	Commenced Lapsed	H-Wc008	2014/0069/NT 2016/0028/NT		25 0 9 0		0	0	0 7	1	9	1 5	1	0	0	0 (0 0	0	0	0	25	9	
H2ap		Netherfield	Lapsed	H-Ne005	2017/0518/OUT		10 0	-	0	-	0 0	0	-	0 0	0	0		0 () 0	0	0	0	0	10	10
H2b H2c		Woodlands Kingsway	Completed Completed	H-WL001 H-Ki007	2015/0712/NT 2018/0568/RES		54 0 52 0	0	0	0	0 54	12	0 22 1	0 0	0	0	0 0	0 (0 0	0	0	0	54 52	0	54 52
H2d	· · · · · · · · · · · · · · · · · · ·	Newgate	Completed	H-Ng017	2016/0262/ST		63 0		0	0	0 0	0		0 26	37	0	0 0	0 (0 0	0	0	0	63	0	63
H2e H2f		Carr Bank Ransom Wood	Completed	H-Cb011	2017/0738/FUL 2020/0304/RES		23 0 44 0		0	0	0 0	23	0	0 0	0 0	0 2	0 20	0 (0 0	0	0	0	23	0	
H2g	Former Evans Halshaw site	Berry Hill	Completed	H-Bh005	2018/0399/FUL		44 0	0	0	0	4 15	8	9	8 0	0	0	0	0 () 0	0	0	0	44	0	44
H2h H2ia	9	Oakham Grange Farm	Commenced Lapsed	H-Oa025 H-Gf009	2018/0575/NMA 2017/0636/PIP		28 0 25 0		0		0 0			0 1			2 2	0 0		0	0	0	25 0	3 25	28 25
H2ib		Grange Farm	Lapsed	H-Gf010	2017/0637/PIP		35 0		0		0 0	0		0 0	0	0	0 0	0 (0 0	0	0	0	0	35	35
H2j H2k		Oakham Brick Kiln	Commenced		2019/0802/FUL 2016/0447/ST		58 0 50 0		0	0	0 0	0		0 0	13	0 2		4 (25 25		0	0	0	58 150	0	
H2la	Penniment Farm Phase 1	Penniment	Completed	H-Pe006a	2017/0572/RES		02 0	-	0	0	0 0	58	-	34 53		0	0 0	0 (0	0	0	202	0	202
H2lb H2m		Penniment Oakham	Outline Completed	H-Pe006b H-Oa016	2018/0552/OUT 2014/0715/ST		00 0 21 0		0	-	0 0	0	_	0 0	0	0	50	50 50	50	50 0	50	50	350 21	50 0	400 21
H2n		Bull Farm and Plea		H-Bf008	2014/01/13/ST		51 0		7		9 53			2 0	0 0	0		0 (0 0	0	0	0	151	0	
H2o H2p		Carr Bank Grange Farm	Lapsed Completed	H-Cb006 H-Gf005	2020/0068/FUL 2013/0622/ST		18 0 25 0		0		0 0 3 12	0	0	0 0	0	0	0	0 (0	0	0	0	0 25	18	
H2q		Holly	Completed	H-HI004	2014/0128/NT		12 0	-	0	3	5 4	0		0 0	0	0	0	0 () 0	0	0	0	12	0	
H2r H2s		Kingsway Ladybrook	Completed Completed	H-Ki002 H-La009	2016/0003/NT 2016/0468/ST		14 0 21 0	-	0	0	5 8 0 21	1	-	0 0		0	0 0	0 0	0 0	0	0	0	14 21	0	
H2t		Park Hall	Completed	H-Ph015	2016/0312/NT		40 0		0		8 57	18		0 0	0	0	0 0	0 (0 0	0	0	0	140	0	140
H2u H2v	· , , , , , , , , , , , , , , , , , , ,	Park Hall Woodhouse	Completed	H-Ph016	2015/0032/NT 2015/0334/NT		10 0 17 0		0	10	0 1	1	0	3 2	2 3	0	0 0	0 (0	0	0	0	10 17	0	10 17
H2w	Former Mansfield Sand Co	Sandhurst	Commenced	H-Sa005	2020/0535/FUL		73 0	0	0	0	0 0	0	0	0 9	16	15 2		0 () 0	0	0	0	73	0	73
H2x H2y		Abbott Lindhurst	Lapsed Completed	H-Ab003 H-Li008	2019/0146/RES 2015/0046/ST		5 0		0	-	0 0	0		0 0		0		0 0		0	0	0	5	8	
H2z		Berry Hill	Completed	H-Bh010	2014/0719/ST		18 0	0	4	8	2 4	0	0	0 0	0	0	0	0 (0	0	0	0	18	0	18
Policy	SUE1: Pleasley Hill Farm					19	97 15	12	40	61 13	7 255	170	108 7	2 105	159	18 9	133	86 7	77	60	52	52	1780	217	1997
Reference		Ward ▼	Status	Housing N	Planning Applicatio	Capacity (20	201 🔻 2	201 - 20	01 - 201	201	201 - 2	202 202	202	202 - 2	02 - 202 -	202 - 202	202	202 🕶	203 - 20	3 - 203	32/: ▼ Pla	n Peri ▼ P	ost Plan ▼	Total 🔻
Phase 1		Central	Outline	H-Ce001		3	11 0	0	0	0	0 0	0	0	0 0	0	0	0	0 (50	50	50	50	200	111	311
Phase 2 Phase 3		Central Central	Outline Outline	H-Ce001 H-Ce001			73 0 66 0		0		0 0 0 0	0		0 0		0	0 0	0 0		0	50 0	50 50	100 50	173 216	273 266
						8	50 0	0	0	0	0 0	0	0	0 0	0	0	0	0 (50	50	100	150	350	500	850
Policy	SUE2: Land off Jubilee Way					0	00 0	0	0	0	0 0	0	0	0 0	0	0	0	0 (50	50	50	50	200	600	800
						0	00 0	U	U	U	0 0	U	U	0 0	U	U	0	0 (50	50	50	50	200	600	600
	SUE3: Land at Berry Hill– committe																								
Reference Thase 1		Ward ▼ Berry Hill	Status Completed	Housing Multiple	Planning Applicatio Multiple		~ 20 ~ 78 0	201 ~ 2	201 ▼ 20		201 v 0 36		.02 ▼ 202 · 172 15			02 v 202 v	202 2 02	202 ·	202 ▼	203 ▼ 2 0	03 - 20 3	32/: ▼ Pla 0	n Peri ▼ Po 578	ost Plan ▼ 0	
Phase 2		Lindhurst	Detailed	H-Li012	2021/0489/RES	4	84 0	0	0	0	0 0	0	0	0 0	0	0	50	50 50	50	50	50	50	350	134	484
Phase 3 Phase 4							40 0 0 0		0		0 0	0		0 0		0		0 (0	0	0	40	0	
Phase 5							0 0	0	0		0 0	0	0	0 0	0	0	0	0 (0	0	0	0	0	0	0
Phase 6							90 0 92 0		0		0 0 0 36	_	0 172 15	0 0 57 80		0		0 (50 5 (, ,	50 100	50 100	50 100	150 1118	540 674	
Windfa	1					1/	JE 0	U	U		3 36	131	174 15	., 80		U	. 30	JU 51	. 90	100	.50	100	1118	0/4	1194
Referen	Name	Ward	Status	Housing	Planning Applicatio	Capacity (_												202 🔻				n Peri 🔻 P	ost Plan 🔻	
Small sites Large sites							17 265		45 307		6 28 5 79			92 46 11 110		90		0 (0	0	0	0			547 1552
Large ones							282			312 10			77 13			132		0 (0 0	0	0	0	0	0	2099
Gross com	pletions						297	255	392	373 23	8 398	437	479 38	33 389	395	304 28	453 5	33 63·	623	406	317	352			
Losses							257		1		1 7			21 9		7		0 (0	0	0			
Net Compl							295	254		367 23		402	474 36		-	297 28	453 5	33 63 ⁻	623		317	352			
	Net Completions						295			1307 154	4 1935		2811 317			4240 452			6761			7836			
Annual Red Cumulative	Requirement						325 325			325 32 1300 162			325 32 2600 292			325 32 3900 422		25 329 75 520			325 3175	325 6500			
Monitor - r	no of dwellings above or below annual requirement						-30	-101	-35	7 -8		62	211 24	18 303	368	340 29	424	32 93	1236	1317 1	309	1336			
Manage - A	Annual requirement taking account of cumulative ne	t completions					310	313	309	305 31	0 304	297	284 27	77 268	256	251 24	218 1	66 72	-65	-222	-492	-1336			

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