



Mansfield
District Council

Mansfield District Council

Housing Monitoring Report 2025

Position as of 1st April 2025

Planning Policy Team

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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, 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 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 (April 2025 to March 2030)	325 x 5	1,625
Appropriate Buffer (April 2025 to March 2030)	5% of 1,625	81
Five Year Supply Requirement (April 2025 to March 2030)	1625 + 81	1,706

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

						Completions																Next five years																												
						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				
Reference	Name	Ward	Status	Housing Ref	Planning Application Reference	Capacity (Dwellings)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Plan Period	Post Plan	Total																					
Policy H1: Housing allocations																																																		
Referen	Name	Ward	Status	Housing	Planning Applicatio	Capacity	20	201	201	201	201	201	201	202	202	202	202	202	202	202	202	202	203	203	2032/	Plan Peri	Post Plan	Total																						
H1ai	Clipstone Road East	Newlands	Commenced	H-NI005	2019/0205/RES	313	0	0	0	0	0	0	0	0	0	4	26	0	50	50	50	50	50	33	0	0	313	0	313																					
H1aii	Clipstone Road East	Newlands	Commenced	H-NI011	2017/0523/FUL	197	0	0	0	0	0	0	0	0	0	40	48	54	50	5	0	0	0	0	0	0	197	0	197																					
H1b	Land off Skegby Lane		Allocated			215												0	0	50	50	50	50	15	0	215	0	215																						
H1c	Fields Farm, Abbott Road	Brick Kiln	Detailed	H-Bk007	2022/0612/FUL	183	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	33	0	0	0	183	0	183																						
H1d	Three Thorn Hollows Farm	Ransom Wood	Commenced	H-Rw015	2024/0351/RES	190	0	0	0	0	0	0	0	0	0	0	14	33	40	40	40	23	0	0	0	190	0	190																						
H1e	Land at Redruth Drive	Ransom Wood	Commenced	H-Rw009	2024/0309/RES	156	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	6	0	0	0	156	0	156																					
H1f	Former Rosebrook Primary School		Allocated			134												0	0	0	50	50	34	0	0	134	0	134																						
H1g	Abbott Road		Allocated			102												0	0	0	50	50	2	0	0	102	0	102																						
H1h	Centenary Road	Broomhill	Commenced	H-Br020	2021/0458/FUL	77	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25	2	0	0	0	77	0	77																						
H1i	Former Mansfield Brewery (part a)	Portland	Completed	H-Po048	2018/0262/FUL	75	0	0	0	0	0	0	0	75	0	0	0	0	0	0	0	0	0	0	0	75	0	75																						
H1j	Bellamy Road		Allocated			40												0	0	0	15	15	10	0	0	40	0	40																						
H1k	High Oakham Farm (east)		Allocated			40												0	0	15	15	10	0	0	0	40	0	40																						
H1l	Land off Balmoral Drive	Sherwood	Outline	H-Sh014	2015/0083/NT	35	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	5	0	0	0	35	0	35																						
H1m	Sherwood Close	Carr Bank	Completed	H-Cb003	2017/0827/FUL	33	0	0	0	0	0	0	0	2	26	5	0	0	0	0	0	0	0	0	0	0	33	0	33																					
H1n	Ladybrook Lane / Tuckers Lane		Allocated			33												0	0	15	15	3	0	0	0	33	0	33																						
H1o	Hermitage Mill	Oakham	Detailed	H-Oa019	2021/0328/FUL	31	0	0	0	0	0	0	0	0	0	0	0	0	0	15	16	0	0	0	0	31	0																							