

**15th MAY 2019 ONLY SOLUTIONS NOTE EXPLAINING SOME OF THE PD/78 ARGUMENTS
RELEVANT TO MAIN MATTERS 4 AND 6 TAKING ACCOUNT OF MDC HEARING STATEMENTS AND
MDC's 13th MAY 2019 CLARIFICATION E-MAIL**

Setting the Housing Target

- The 2013/14 D2N2 Growth Strategy and 2015 Employment Land Forecasting Study both predate the January 2018 Centre for Cities Outlook report, the February 2018 D2N2 Economic and Policy Review, and the 2019 D2N2 Strategic Economic Plan
- The evidence base does not support planning for an additional 23 houses per annum on the basis of these outdated reports and the most recent documents indicate the potential for significant job losses in Mansfield due to increased automation.
- **Therefore 23 houses should be subtracted from the annual 325 housing figure, reducing the housing target for the plan period to 302 houses annum.**

Meeting the Housing Target

- There is no reason to apply an uncertainty & flexibility buffer to previous years, because the issues of uncertainty and flexibility do not arise in relation to historic completions.
- Therefore, any uncertainty & flexibility buffer should be applied only to the remaining 14 years of the Plan.
- MDC is proposing a buffer of between 16% and 34%.
- If a 16% buffer is applied to the remaining 14 years of the Plan, this would amount to either:
 - 52 per annum x 14 years = 728 (based on 325 houses per annum) or
 - 48 per annum x 14 years = 676 (based on 302 houses per annum)
- If a 34% buffer is applied to the remaining 14 years of the Plan, this would amount to either:
 - 111 per annum x 14 years = 1,554 (based on 325 houses per annum) or
 - 103 per annum x 14 years = 1,442 (based on 302 houses per annum)
- **It would not be sound to apply a buffer retrospectively. However, a 16-34% buffer based on the last 14 years of the plan would still provide a significant buffer.**

Calculating MDC's proposed buffer / justification of extending the urban boundary

- MDC is proposing to supply between 7,557 houses (without the Strategic Urban Extension sites), and 8,726 houses (if one includes the Strategic Urban Extension sites).
- This equates to a buffer of 1,057 houses (without the Strategic Urban Extension sites), and 2,226 houses (if one includes the Strategic Urban Extension sites).
- The buffer of 1,057 houses (without the Strategic Urban Extension sites) equates to 75.5 houses a year for the remaining 14 years, which is a buffer of 23% for 325 houses per annum and a buffer of 25% for 302 houses per annum.
- The buffer of 2,226 houses (with the Strategic Urban Extension sites) equates to 159 houses a year for the remaining 14 years, which is a buffer of 49% for 325 houses per annum and a buffer of 53% for 302 houses per annum.
- **Given the significant buffer without such sites, we do not think there is a sound justification to extend the urban boundary into the open countryside to meet housing need.**