



Rutland County Council

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# Five Year Land Supply Report

**2019/20 – 2023/24**

**Published June 2019**

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## Contents

Five Year Land Supply Report .....	1
1. Introduction .....	3
2. National Policy Context.....	3
3. Local Policy Context .....	5
4. Local Housing Need.....	6
Local Housing Need Calculation for Rutland.....	6
Five Year Local Housing Need Figure for Rutland .....	7
5. Establishing the Five Year Requirement .....	8
Buffers.....	10
Five Year Requirement for Rutland.....	10
6. The Five Year Supply .....	11
Student and Older Person’s Accommodation .....	14
7. Rutland’s Five Year Supply .....	15
Appendix A: Windfall Completions on Small Sites.....	16
Appendix B: Lapse Rates .....	16
Appendix C: Breakdown of Sites within the Five Year Supply .....	17
Appendix D: Student Accommodation .....	25
Appendix E: Older Person’s Accommodation .....	26
Appendix F: Completion Data 2018/19 .....	27

## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land when assessed against their housing requirements.
- 1.2 This report sets out the five year land supply position for Rutland County Council at 31<sup>st</sup> March 2019. The report compares the current requirement for new homes in the county with the deliverable supply to establish the number of years of supply which are available. This report is based on monitoring data and each site identified is being actively monitored on a regular basis for updates on progress. Five year land supply reports are prepared annually and look forwards over a five year period commencing on the 1st of April of the current year. The five year period covered by this statement is therefore the 1st April 2019 to the 31st March 2024.

## 2. National Policy Context

- 2.1 The NPPF seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet identified objectivity assessed needs.
- 2.2 The NPPF was revised in July 2018 when substantive amendments to policy in relation to housing land supply were made. Paragraph 73 of the NPPF continues to require local planning authorities to identify and update annually the housing land supply position. It requires that 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'<sup>1</sup> are identified.
- 2.3 The National Planning Practice Guidance (PPG) was updated in September 2018 following the revision of the NPPF, published in July 2018. The PPG provides further guidance on the policy requirements of the NPPF in relation to demonstrating a five year land supply.
- 2.4 The inclusion of sites within the five year supply needs to be carefully considered and it is particularly important that the deliverability of sites is assessed in detail. With this in mind, it is important to identify the definition of the term 'deliverable' confirmed in the NPPF Glossary which states:

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<sup>1</sup> Paragraph 73 – NPPF, February 2019

*'To be considered deliverable, sites for housing 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.*

*Sites that are not major development and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans).*

*Sites with outline planning permission, permission in principle, allocated in the development plan or 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<sup>2</sup>.*

- 2.5 In addition to identifying the sites and forecasting delivery over the five year period there is also a requirement to identify a buffer. The buffer moves forward a certain percentage of housing delivery requirement from later in the plan period. Paragraph 73 of the NPPF provides the different buffer percentages and in which circumstances they should be used, stating:

'The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'<sup>3</sup>

- 2.6 The NPPF has clarified how to establish whether a local planning authority meets point c) above and that a 20% buffer needs to be applied. Footnote 39 of the NPPF states that the 20% buffer requirement is measured against the Housing Delivery Test from November 2018, where this indicates that delivery was below 85% of the housing requirement.

- 2.7 Paragraph 70 of the NPPF allows windfall sites to be part of the anticipated supply, where there is 'compelling evidence that they will provide a reliable source of supply'<sup>4</sup>. It goes on to state that 'any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'<sup>5</sup>.

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<sup>2</sup> Page 66 – NPPF, February 2019

<sup>3</sup> Paragraph 73 – NPPF, February 2019

<sup>4</sup> Paragraph 70 – NPPF, February 2019

<sup>5</sup> Paragraph 70 – NPPF, February 2019

### 3. Local Policy Context

- 3.1 The Rutland County Council Core Strategy Development Plan Document was adopted in July 2011. This document sets out the vision, objectives, spatial strategy and policies for development in Rutland up to 2026. It applies to the whole of the administrative area of Rutland County Council. The Core Strategy states that provision should be made for a minimum of 3000 dwellings over the plan period 2006 - 2026. This amounts to an average rate of 150 dwelling completions per annum.
- 3.2 The Site Allocations and Policies Development Plan Document was adopted by Rutland County Council on 13 October 2014. This document allocates sites for development and sets out policies for determining planning applications. It also applies to the whole of the administrative area of Rutland County Council.
- 3.3 There were a total of nine residential sites allocated in the Site Allocations and Policies Development Plan Document along with the identification of the Sustainable Urban Extension (SUE) located in Oakham set out in policy CS5 of the Core Strategy. The site allocations varied in size with indicative capacities ranging from 5 dwellings up to 40.
- 3.4 In addition to the allocations, Policy SP5 in the Site Allocations and Policies DPD allows for windfall developments within the towns and villages to come forward providing that:
  - a) It is appropriate in scale and design to its location and to the size and character of the settlement;
  - b) It would not adversely affect the environment or local amenity;
  - c) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
  - d) It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.
- 3.5 In addition to this criteria based approach the policy also encourages the re-use of buildings and previously developed land and the use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village and neighbourhood centres.
- 3.6 Windfall development within the towns and villages is therefore supported through the local planning policies currently in place and they are an important source of supply across the settlements.

## 4. Local Housing Need

- 4.1 Paragraph 73 of the NPPF 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’<sup>6</sup>. The PPG provides further guidance on this and it is important to note that the formula provided to calculate the local housing need figure does not set a housing requirement for an area, this is only done through the preparation and adoption of a local plan<sup>7</sup>.
- 4.2 The Core Strategy which sets out the strategic policies for sustainable development across Rutland was adopted in July 2011 and is therefore more than five years old. The Council is currently working on a review of the Local Plan which amongst other matters will establish an up to date housing target for the District. However, this new plan is insufficiently advanced in its preparation to be taken into account in the preparation of this statement. On this basis, the housing requirement used for identifying the five year land supply position should be the local housing need figure calculated using the standard methodology set out in the PPG.

### Local Housing Need Calculation for Rutland

- 4.3 Step 1 of following the standard methodology involves setting a baseline using the household growth projections. As per the guidance, table 406 in the 2014 based household projections for local authority areas in England is utilised to establish the projected growth for Rutland over 10 consecutive years from 2019 to 2029. For Rutland the projected figures are 16,087 households in 2019 and 17,016 households in 2029. This is a projected growth of 929 households over the next ten years, with an annual figure of 93 dwellings.
- 4.4 Once the projected growth for the next ten years is identified the standard methodology moves on to step 2, applying an adjustment to take account of affordability. The most recent median workplace-based affordability ratios published by the Office of National Statistics (ONS) are used to carry out this calculation. The ratio is calculated by dividing the house price data for a given area by its earnings, which identifies the relative affordability of an area. ‘A higher ratio indicates that on average, it is less affordable for a resident to purchase a house in their local authority district. Conversely, a lower ratio indicates higher affordability in a local authority. While there are many more factors that influence affordability, the simple ratio provides an overview of geographic differences across England and Wales.’<sup>8</sup> In Rutland the median workplace-based affordability ratio for 2018 identified in the ONS data published in 2019 is 9.87.

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<sup>6</sup> Paragraph 73 – NPPF, February 2019

<sup>7</sup> Paragraph: 002 Reference ID: 2a-002-20190220 - PPG, 20<sup>th</sup> February 2019

<sup>8</sup> Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2018 - Office for National Statistics, 2019

- 4.5 As the ratio is more than 4, an adjustment has to be made following the calculation set out in the PPG<sup>9</sup>:

$$\text{Adjustment Factor} = 9.87 - 4 / 4 = 1.4675$$

$$1.4675 \times 0.25 + 1 = 1.366875$$

- 4.6 The adjustment factor for Rutland is therefore 1.366875 and is used to multiple the projected growth figure established in step 1 to identify the local housing need figure for the area. The local housing need for Rutland is therefore 1270 dwellings over the 10 year period as shown in the calculation below. The final annual figure is divided by 10 which equates to 127 per annum.

$$929 \times 1.366875 = 1270$$

$$1270 / 10 = 127 \text{ per annum}$$

- 4.7 The guidance goes on to discuss capping the level of increase in the minimum annual housing need figure to ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible. Different calculations are used depending on whether there are up to date strategic policies for an area or not. In the case of Rutland example calculation 2b in the PPG<sup>10</sup> is relevant. The annual average requirement set out in the Core Strategy adopted in July 2011 is 150 dwellings per annum. The average annual household growth calculated at step 1 of this calculation is 93 dwellings per annum. The minimum annual local housing need figure is 127 per annum as calculated at step 2.

- 4.8 The cap calculation is based on the higher figure of either the average annual requirement set out in the Core Strategy (150) or the average annual household growth (93). Therefore the cap calculation is carried out on the average requirement set out in the Core Strategy at 150 dwellings per annum.

$$\text{Cap} = 150 + (40\% \times 150 = 60) = 210$$

- 4.9 The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for Rutland is therefore 127 per annum.

#### Five Year Local Housing Need Figure for Rutland

- 4.10 To calculate the five year local need figure the annual minimum figure is multiplied by 5, with the final five year local housing need for Rutland equating to **635 dwellings**.

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<sup>9</sup> Paragraph: 006 Reference ID: 2a-006-20190220 - PPG, 20<sup>th</sup> February 2019

<sup>10</sup> Paragraph: 006 Reference ID: 2a-006-20190220 - PPG, 20<sup>th</sup> February 2019

## 5. Establishing the Five Year Requirement

- 5.1 The PPG requires past shortfalls to be taken into account in the five year land supply calculation, stating that ‘the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)’<sup>11</sup>.
- 5.2 Table 1 below shows the annual breakdown of net dwelling completions since the start of the plan period. It identifies that when applying the Core Strategy requirement of 150 dwellings per annum up until 2018/19 there is an oversupply of 252 dwellings across the 13 years.
- 5.3 This surplus would normally be deducted from the five year requirement when calculating the five year land supply however due to the strategic policies being more than five years old, the local housing need figure which projects the need going forward is used instead of the Core Strategy requirement. The PPG advises that ‘where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years’<sup>12</sup>.

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<sup>11</sup> Paragraph: 044 Reference ID: 3-044-20180913 - PPG, 13<sup>th</sup> September 2018

<sup>12</sup> Paragraph: 045 Reference ID: 3-045-20180913 - PPG, 13<sup>th</sup> September 2018



**Table 1: Net Dwelling Completions**

<b>Rutland County Council</b>	<b>06/07</b>	<b>07/08</b>	<b>08/09</b>	<b>09/10</b>	<b>10/11</b>	<b>11/12</b>	<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>Total</b>
<b>Net Completions</b>	158	127	127	120	121	92	125	171	225	220	248	257	211	<b>2202</b>
<b>Core Strategy Requirement</b>	150	150	150	150	150	150	150	150	150	150	150	150	150	<b>1950</b>
<b>Difference</b>	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	<b>+252</b>

Completion data for 2018/19 is provided in Appendix F.

## Buffers

- 5.4 Buffers are put in place to ensure that there is a realistic prospect of achieving the planned level of housing supply by providing additional flexibility. Paragraph 73 of the NPPF requires local authorities to include a 5% buffer to ensure choice and competition in the market for land, a 10% buffer where the local planning authority wishes to demonstrate a five year supply through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Where there has been a record of persistent under-delivery of housing, the buffer should be increased to 20%.
- 5.5 Footnote 39 of the NPPF makes it clear that persistent under-delivery will be measured against the Housing Delivery Test (HDT) from November 2018 and it is important to note that the buffers are not cumulative and that only one will apply. The buffer brings forward delivery of dwellings from later in the plan period into the first five years and does not require additional dwellings to be delivered. The HDT figures were published by Government in February 2019 and are identified for Rutland County Council in table 2 below.

**Table 2: Housing Delivery Test Figures for Rutland County Council**

Year	Requirement	Delivered	Percentage
2015/16	111	220	198.2%
2016/17	111	257	231.5%
2017/18	96	251	226.1%

- 5.6 Table 2 above identifies that following the methodology set out in the HDT Rule Book, Rutland has gone beyond the delivery requirement of at least 85% over the past three years. The minimum buffer of 5% to ensure choice and competition in the market is therefore applied.

## Five Year Requirement for Rutland

- 5.7 The five year requirement is therefore as follows:

**Table 3: Housing Requirement Calculation – 2019/20 – 2023/24**

a	Annual Local Housing Need Figure	127	
b	Basic Five Year Local Housing Need Figure	635	a x 5
c	5% Buffer applied	31.75	5% of b
d	Total Five Year Requirement including 5% buffer	667	b + c (rounded up)
e	Annual Requirement	133.4	d / 5

- 5.8 The five year Local Housing Need figure for Rutland required across the next five years from 2019/20 to 2023/24 including a 5% buffer is **667 dwellings**. Broken down into an annual requirement this equates to **133.4 dwellings per annum** over the next five years.

## 6. The Five Year Supply

- 6.1 In order to calculate the amount of land supply for housing across Rutland it is important to have a clear understanding of the sites that are available. The Council have effective monitoring systems in place with an officer in post who does regular site visits to ascertain the delivery status of each site. This enables more informed estimations of the amount of homes that will be delivered in the five year period.
- 6.2 The NPPF confirms that for sites to be included in the five year supply, a site must be identified as deliverable. Page 66 of the glossary within the NPPF provides the following definition of the term deliverable:

‘To be considered deliverable, sites for housing 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. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans).
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.’<sup>13</sup>

- 6.3 This definition of deliverable has been used in the assessment of each site in the supply to provide an estimation of expected delivery. Of the 144 sites within the supply, 19 sites fall within the category of large sites where the sites have a capacity of 10 or more dwellings. 4 of these sites were completed during the 2018/19 monitoring period and have no remaining commitments moving forward to 2019/20. 9 sites have full planning permission in place with 7 of those currently being actively built out.
- 6.4 There are a total of 6 allocated sites included in the Rutland Local Plan Site Allocations & Policies Development Plan Document and the Uppingham Neighbourhood Plan which have not been completed. Of these 6 sites, 3 have planning applications pending. Only two sites in this category are identified as delivering dwellings within the five year period. Information has been received from the agent acting on these two sites, both allocated in the Uppingham Neighbourhood Plan (Site B & Site C) detailing the expected delivery timescales should planning permission be granted. This position is encouraging and identifies that these sites will be brought on stream within the five year period in

years 3 and 4. An additional year has been added to account for any slippage that may occur in these delivery timescales and to provide a conservative estimation, they are therefore identified in the five year supply as delivering completions in year 4 and year 5. Only 7% of the overall supply is made up of this category of sites.

- 6.5 Small sites of less than 10 dwellings with permission in place are considered deliverable until such time as permission expires, unless there is clear evidence that they are no longer deliverable. Of the 144 sites in the supply, 125 of them are small sites with permission for less than 10 dwellings. There are three small sites identified where a start on site has been made some time ago but regular monitoring has identified that they are not being actively developed. These sites are not identified as completing in the five year period. Monitoring will continue and they will be brought back into the supply, if the sites become active again.
- 6.6 The proportion of small sites present in the supply highlights the important role that windfall sites play in the delivery of new homes across Rutland. Windfall completions have formed a consistent supply since the beginning of the plan period in 2006. This type of development has also made up a significant number of completions since the Site Allocations & Policies Development Plan Document was adopted in October 2014.
- 6.7 The Site Allocations & Policies Development Plan Document sets out policies which support small scale windfall developments across Oakham, Uppingham and the villages. These policies continue to be applied and it is therefore considered that there is compelling evidence that the supply of windfall developments will continue in line with what has happened to date. The annual average number of windfall completions on small sites since the plan period commenced in 2006 are identified in Appendix A. The average across the 13 years of the plan period so far from 2006/07 to 2018/19 equates to 52.4 dwellings. Following the adoption of the Site Allocations & Policies Document in October 2014 the average number of windfall completions on small sites between 2014/15 and 2018/19 is 36 per annum.
- 6.8 The lower of the two averages, covering the last five years is considered to be a more relevant estimation of windfall completions on small sites, due to the point in time the data is taken from, since the adoption of the Site Allocations & Policies Development Plan Document. This figure is therefore factored into the supply. To avoid any double counting between the small scale sites with planning permission and the windfall allowance, the small scale sites with planning permission are not included in the supply from year 3 onwards at which point the windfall allowance is utilised instead. This is demonstrated in table 4 below.
- 6.9 An important consideration when looking at small sites and deliverability is the potential for planning permissions to lapse and remain unimplemented. The number of planning permissions that have lapsed have been recorded since the plan period began in 2006/07. This enables an average to be calculated which can be used to estimate the number of planning permissions that will lapse and as a result the number of dwellings lost from the supply. The number of dwellings where planning permission has lapsed for each monitoring period are identified in Appendix B. The average number since 2006/07 is 9.76 dwellings per annum. This figure has been rounded up to 10 and applied as a

lapse rate against the small sites with permission. The lapse rate is not applied to the windfall allowance, which is calculated based on actual completions rather than permissions granted.

- 6.10 A breakdown of the supply is identified in Table 4 below. The table sets out the different sources of sites based on the scale of a site and whether they have planning permission in place.

**Table 4: Sources of Five Year Supply**

Type of permission	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Estimated total in five year period
Large sites with planning permission	159	89	75	75	79	<b>477</b>
Large sites allocated but without planning permission	0	0	0	20	30	<b>50</b>
Small sites with planning permission	46	56	-	-	-	<b>102</b>
Windfall allowance	-	-	36	36	36	<b>108</b>
Small sites lapse rate deduction	-10	-10	-	-	-	<b>-20</b>
<b>Total</b>	<b>195</b>	<b>135</b>	<b>111</b>	<b>131</b>	<b>145</b>	<b>717</b>

- 6.11 All of the data that sits behind table 4 is provided in Appendix C. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.
- 6.12 The data is broken down into three different categories including, large sites with planning permission in place, large sites allocated in the Development Plan which do not have planning permission in place and small sites of less than 10 dwellings. On large sites, the developers/ planning agents have been contacted to establish the forecast for delivery. All but two developers/ planning agents responded to the request for information. Where a response has not been received, a cautious forecast has been identified, based on the delivery of the site so far and based on information gathered by the Monitoring Officer over previous years.

6.13 The delivery of homes on the Oakham North Sustainable Urban Extension has provided a consistent supply of completions since the site began delivering in 2012/13. Table 5 below identifies the amount of completions delivered each year on the SUE so far. The numbers forecasted in the five year supply moving forward equate to no more than 79 dwellings per annum on the SUE across the five year period. It is expected that the site will deliver more quickly than identified in the five year supply due to the delivery rates identified below, however without more detailed information from the developer, the conservative estimation has been used. The five year supply data does identify that the SUE will be built out within the next five years.

**Table 5: Net Delivery of Dwellings on Oakham North Sustainable Urban Extension**

<b>Net Dwellings Completed</b>	<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>
Oakham North SUE	39	140	123	120	197	115	174

6.14 Small scale sites have been identified as deliverable sites in line with the definition set out in the Glossary of the NPPF. The forecasted delivery timescales are based on whether they have full or outline consent, when the consent was granted and at what stage the development is currently at. All sites including small sites are regularly monitored to identify the progress on site.

#### Student and Older Person's Accommodation

6.15 Student accommodation and residential institutions have not been accounted for previously in the five year land supply calculation for Rutland due to the limited amount of information on how to include it. The updated PPG introduced guidance on how to include student housing and older people's housing completions in the five year supply in September 2018. Paragraph 42 stipulates that 'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market'<sup>14</sup>. Similarly, paragraph 43 states 'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'<sup>15</sup>. Whilst the amount of student accommodation across the county is not a significant number, there has been delivery of older person's accommodation in recent years with another scheme currently being built out.

<sup>14</sup> Reference ID: 3-042-20180913

<sup>15</sup> Reference ID: 3-043-20180913

- 6.16 There has been one permission implemented for student accommodation during 2018/19. The details of this permission are identified in Appendix D. There is currently an older person’s accommodation development being built out in Oakham but no completions were delivered during 2018/19. The site is included in Appendix E so that it can be monitored and recorded once completed, expected during 2019/20. Any new permissions granted for student accommodation or older person’s accommodation will be monitored moving forward so that the full picture of the supply can be identified, including the number of dwellings released to the market following the completion of communal types of accommodation.
- 6.17 As the completion figure for 2018/19 is not factored in to the requirement due to the use of the Local Housing Need figure to assess housing land supply, rather than the Core Strategy housing requirement, the figures do not impact on the five year housing land supply at this point in time. However, it is important to record these alternative types of developments which do release housing back into the supply once completed.

## 7. Rutland’s Five Year Supply

- 7.1 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance. The calculation is set out in table 3 above. The requirement across the next five years from 2019/20 to 2023/24 including a 5% buffer is **667 dwellings**.
- 7.2 The supply of land for housing is set out in table 4 above and the site data is included in Appendix C. There is a five year **supply of 717 dwellings**.
- 7.3 The results show that Rutland has sufficient land to more than meet the five year requirement of 667 dwellings and can demonstrate a **5.37 year supply**.
- 7.4 Completion data is identified in Appendix F and will continue to be monitored on annual basis moving forward.

**Table 6: Rutland’s Five Year Supply**

f	Five Year Land Supply Estimate	717	Table 4
g	Total amount of supply (years)	5.37	f/e

## Appendix A: Windfall Completions on Small Sites

Windfall Completions	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Number of Net Windfall Completions on Small Sites of less than 10 dwellings	87	82	58	70	70	59	50	25	17	67	33	32	31	<b>681</b>

## Appendix B: Lapse Rates

Lapse Rates	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Number of Net dwellings lapsed and not implemented	14	7	16	21	16	11	5	1	2	12	10	10	2	<b>127</b>



## Appendix C: Breakdown of Sites within the Five Year Supply

**Table C (i) – Large Sites (10 or more dwellings) with planning permission**

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D) Consent	Proposal	Development Address	Allocation/Windfall	Net Total Dwellings	Total complete prior to 2018/19	Demolitions/Losses in Monitoring Period 2018/19	Completions in Monitoring Period 2018/19	Total completions at 31st March 2019	Outstanding Dwellings - including those under construction at 31st March 2019	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total Five Years
2015/0785/RES 2015/0083/RES	SUE	D	Construction of 42 No. residential dwellings and associated garages and infrastructure; Construction of 191 residential dwellings, garages and associated infrastructure (Area 9)	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland (part of phase 9)	Allocation	233	0	0	29	29	204	35	40	45	45	39	204
2014/0581/RES, 2016/0892/RES, 2016/1106/RES	SUE	D	Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure (Area 10). Two additional plots granted under 2016/1106/RES.	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Allocation	189	136	0	9	145	44	24	20	0	0	0	44
APP/2013/0004; OUT/2010/0954		D	Proposed housing development and associated works including provision of access onto Uppingham Road, Oakham.	Land West of, Uppingham Road, Oakham, Oakham	Windfall	102	30	0	33	63	39	26	13	0	0	0	39
2016/0336/MAJ	UNP Site C	D	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure	Land South of Leicester Road.	Allocation	75	0	0	32	32	43	43	0	0	0	0	43
2014/0899/RES	SUE	D	Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home	Land Between Barleythorpe Oakham Bypass, & The Rutland College, & Land North of the Oakham Bypass, Oakham, Rutland	Allocation	66	0	0	0	0	66	0	0	20	30	16	66
2013/0956/OUT; 2018/0869/RES; 2017/1038/RES; 2016/0930/RES		D	Outline Planning application for the redevelopment of the former Greetham Garden Centre for residential development for up to 35 dwellings and the provision of access	Greetham Garden Centre, Oakham Road, Greetham	Windfall	35	0	0	35	35	0	0	0	0	0	0	0
2017/0422/MAJ	UNP Site C	D	Erection of 29 dwellings with associated landscaping, open space and infrastructure	Land South of Leicester Road.	Allocation	29	0	0	0	0	29	29	0	0	0	0	29
2015/1075/MAJ		D	Demolition of 10 No. dwellings and sheltered accommodation facility & the construction of 29 No. dwellings	Land at Bayleys Close	Windfall	21	5	0	16	21	0	0	0	0	0	0	0
2014/0386/RES 2016/0108/RES	SUE	D	Reserved Matters application for erection of apartment block comprising of 24 apartments and associated parking & infrastructure following planning application APP/2011/0832	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Allocation	24	0	0	0	0	24	0	0	0	0	24	24
2017/0254/MAJ		D	Construction proposals for 18 no. new dwellings, demolition of 2 no. existing dwellings and associated garages	90-92 and land to the rear of 94-100 Brooke Road	Windfall	16	0	0	16	16	0	0	0	0	0	0	0
2014/1144/RES	SUE	D	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	Allocation	18	0	0	0	0	18	2	16	0	0	0	18
2015/0192/MAJ		D	Conversion of Barleythorpe Hall from a vacant residential care home to 8 self contained houses with associated garaging and parking. Also 6 new build houses with private gardens and associated garaging and parking	Land adjacent to, Barleythorpe Hall, Main Road, Barleythorpe, Oakham, LE15 7EE	Windfall	14	8	0	6	14	0	0	0	0	0	0	0
2017/0358/FUL		D	Change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping	Ashwell Farmyard, Teigh Road	Windfall	10	0	0	0	0	10	0	0	10	0	0	10
<b>Total</b>												<b>159</b>	<b>89</b>	<b>75</b>	<b>75</b>	<b>79</b>	<b>477</b>

**Table C (ii) – Large Sites (10 or more dwellings) allocated**

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D) Consent	Proposal	Development Address	Allocation/Windfall	Net Total Dwellings	Total complete prior to 2018/19	Demolitions/Losses in Monitoring Period 2018/19	Completions in Monitoring Period 2018/19	Total completions at 31st March 2019	Outstanding Dwellings - including those under construction at 31st March 2019	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total Five Years	
2019/0524/OUT - Pending	UNP Site B	O	Housing development (up to 163 no. dwellings) with access from Leicester Road	Land North Of Leicester Road Uppingham	Allocation	163	0	0	0	0	163	0	0	0	0	0	30	30
2017/0564/FUL - Pending	H7	D	Demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space	6 The Crescent Ketton Stamford Rutland PE9 3SY	Allocation	35	0	0	0	0	35	0	0	0	0	0	0	0
	H5	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings	Land adjacent to Chater House, High Street	Allocation	34	0	0	0	0	34	0	0	0	0	0	0	0
	H8	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road	Allocation	33	0	0	0	0	33	0	0	0	0	0	0	0
2019/0525/OUT - Pending	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South Of Leicester Road Uppingham Rutland	Allocation	20	0	0	0	0	20	0	0	0	20	0	0	20
	H6	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings	Home Farm, High Street	Allocation	19	0	0	0	0	19	0	0	0	0	0	0	0
<b>Total</b>												<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>50</b>	

**Table C (iii) – Small Sites (Less than 10 dwellings)**

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D) Consent	Proposal	Development Address	Parish	Allocation/Windfall/Permitted Development	Net Total Dwellings	Total complete prior to 2018/19	Demolitions/Losses in Monitoring Period 2018/19	Completions in Monitoring Period 2018/19	Total completions at 31st March 2019	Outstanding Dwellings - including those under construction at 31st March 2019	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total 5 Year	
APP/2012/0562 2016/0146/FP		D	Conversion of barn to 2 No. single storey dwellinghouses.	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	Windfall	2	0	0	0	0	2	2	0	0	0	0	0	2
2017/0084/FUL		D	Demolition of an existing large steel framed agricultural building and the erection of two detached dwellings.	Old Hall Farm Building, Loddington Lane, LE15 9LA	Belton-in-Rutland	Windfall	2	0	0	0	0	2	0	2	0	0	0	0	2
2017/0116/FUL		D	Demolition of existing bungalow and formation of Replacement dwelling, demolition of former poultry building, construction of new covered seating area, external works, and conversion of former poultry shed to form new garage, stables, tack room and lambing shelter. Installation of air source heat pump to replace existing oil heating system.	The Homestead Littleworth Lane LE15 9LZ	Belton-in-Rutland	Replacement dwelling	0	-1	0	1	0	0	0	0	0	0	0	0	0
2018/1233/PAD		PN	Conversion of Agricultural barn to (C3) dwellinghouse.	Barn off College Farm Lane	Belton-in-Rutland	Permitted development	1	0	0	0	0	1	1	0	0	0	0	0	1
2015/0139/FUL		D	Change of use from public house (The Gate Inn, Bisbrooke) together with alterations and extensions to form a single dwelling and garaging.	The Gate Inn, 34, Main Street, Bisbrooke, OAKHAM, Rutland, LE15 9EP	Bisbrooke	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
FUL/2007/0919		D	Erection of two storey dwellinghouse with double garage. Amendments to FUL/2002/0826.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	Windfall	1	0	0	0	0	1	0	0	0	0	0	0	0
2016/1093/PAD 2015/0289/PAD (appeal)		PN	Building operations reasonably necessary to implement previous approval under the provision of Class Q(a) for the change of use of three agricultural buildings into three dwellings.	Meadowsweet Farm, knossington Road, Braunston in Rutland, Oakham, LE15 8QX	Braunston-in-Rutland	Windfall	3	2	0	0	2	1	1	0	0	0	0	0	1

2015/1120/FUL		D	Proposed barn conversion with extension adjacent to Ivy house, High Street, Braunston In Rutland	Land adjacent to 13 High Street	Braunston-in-Rutland	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2018/0520/FUL; FUL/2010/0488 2013/0573		D	Erection of two storey dwelling south of property.	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	Windfall	1	0	0	0	0	1	1	0	0	0	0	1
2018/1062/PAD		PN	Proposed change of use from agricultural building to 2 no. dwellinghouses.	America Lodge America Lodge Lane LE15 8DF	Brooke	Permitted development	2	0	0	0	0	2	0	2	0	0	0	2
2015/0932/FUL		D	Construction of a permanent dwelling at Cosy Dub Farm to accommodate an agricultural worker.	Cosy Dub Farm Braunston Road	Brooke	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2018/0947/PAD		PN	Class Q Prior Approval to convert no. 1 Agricultural Building to Residential use.	Barn by Burley Wood, Stamford Road	Burley	Permitted development	1	0	0	0	0	1	0	1	0	0	0	1
2013/0968/FUL		D	Erection of new cottage following demolition of Chapel Farm Bungalow. Alterations to driveway and landscape.	Chapel Farm, Cottesmore Road, Burley, LE15 7AB	Burley	Replacement dwelling	0	1	0	0	1	-1	-1	0	0	0	0	-1
2018/0660/PAD		PN	Conversion of existing roadside barn to 2 no. residential units.	Roadside Barn, Fairchilds Lodge, Lyddington Road	Caldecott	Permitted development	2	0	0	0	0	2	2	0	0	0	0	2
2018/0227/FUL		D	Proposed internal alterations to dwellings; including reverting one dwelling house back into two independent dwellings, as it had been previously.	7 Main Street, LE16 8RS	Caldecott	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2016/0991/PAD		PN	Proposed change of use of an agricultural barn to 2 dwellings.	Barn at Bidwell Lane	Clipsham	Permitted development	2	0	0	0	0	2	2	0	0	0	0	2
2018/0651/PAD 2016/1167/PAD		PN	rior approval of proposed change of use of an agricultural building to a dwellinghouse, with associated operational development.	Quarry Farm, Hollywell Road	Clipsham	Permitted development	1	0	0	0	0	1	0	1	0	0	0	1
FUL/2009/0379		D	Erection of three-storey detached dwellinghouse (revised scheme FUL/2009/0174).	Land adjacent to, 12, Toll Bar, Cottesmore, Oakham, LE15 7DP	Cottesmore	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
APP/2011/0594		D	Erection of two storey dwellinghouse to rear of existing dwelling. (Revised scheme APP/2011/0081).	Little Cottage, 8 Clatterpot Lane, Cottesmore, LE15 7DW	Cottesmore	Windfall	1	0	0	0	0	1	1	0	0	0	0	1
2018/0981/RES 2016/0297/OUT		D	Reserved matters application pursuant to outline permission 2016/0297/OUT - to demolish the existing bungalow and erect 2 stone built 2 storey houses.	5 Church Lane	Edith Weston	Windfall	1	0	0	0	0	1	-1	2	0	0	0	1
2017/0144/FUL		D	Erection of detached dwelling & garage.	36 Weston Road, Edith Weston, LE15 8HQ	Edith Weston	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2014/0565/POD		PN	Change of use from office to residential use.	The Old Pumping Station, Manton Road, Edith Weston	Edith Weston	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
FP/2010/0248			Erection of dwelling and garage	7 Church Road	Eggleton	Windfall	1	0	0	0	0	1	0	0	0	0	0	0
2018/0850/FUL 2014/1136/FUL		D	Change of use of primary barn to form a single dwelling, demolition of part of barn and erection of extensions and carrying out of alterations. Conversion and alterations to outbuilding to form ancillary outbuilding.	11 Church Road	Eggleton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
	H2	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Farm at 16 Main Street	Empingham	Allocation	5	0	0	0	0	5	0	0	0	0	0	0
	H3	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Land at Southview Farm, Main Street	Empingham	Allocation	5	0	0	0	0	5	0	0	0	0	0	0
2015/0256/FUL 2016/1031/FUL		D	Variation of Condition 2 in relation to approved application 2015/0256/FUL (Conversion of agricultural barns to three dwellings. Construction of new farm access). Substituting revised drawings which propose amended rear extensions, altered internal layout & fenestration and 'cart hovel' parking.	Shacklewell Lodge Farm	Empingham	Windfall	3	0	0	0	0	3	3	0	0	0	0	3
2016/0587/FUL		D	Conversion to residential and extension to an existing barn.	Manor Farm, Manor Farm Lane PE9 4LA	Essendine	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2018/1124/FUL		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0
APP/2011/0719 2018/0024/FUL		D	Erection of three dwellings with associated hard and soft landscaping	2-4 Main Road, Glaston, LE15 9BP	Glaston	Windfall	3	0	0	0	0	3	3	0	0	0	0	3
2017/0888/FUL		D	Construct 5 no. detached properties and a new access road. The site is currently occupied by industrial buildings falling under Class B1, and it is proposed to change to residential use under Class C3.	Barker Signs Ltd 21 Old Great North Road PE9 4AP	Great Casterton	Windfall	5	0	0	0	0	5	5	0	0	0	0	5

2018/0531/FUL; 2015/0556/FUL		D	Modern single storey extension to be removed to create building plot to erect two new dwellings on either end of the existing terrace houses (Nos 3 - 8) and a car park to the rear to serve the existing cottages.	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	Windfall	2	0	0	0	0	2	0	2	0	0	0	2
2016/1206/FUL		D	Replacement dwelling - alternative proposal to an extant permission. Construction of partially subterranean family dwelling, associated landscaping and proposed attenuation pond.	Land at Walk Farm Barn, Ryhall Road	Great Casterton	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0
2018/0629/RES		D	Reserved matters application for 2017/0402/OUT - the residential development for a single dwelling for an agricultural worker.	Home Farm, Pickworth Road, Great Casterton, PE9 4DF	Great Casterton	Windfall	1	0	0	0	0	1	1	0	0	0	0	1
FUL/2010/0533		D	Erection of 2 No. two storey semi-detached dwellings.	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	Windfall	2	0	0	0	0	2	0	0	0	0	0	0
2017/1113/FUL		D	Dwelling	Land Adj to 3 Locks Close	Greetham	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2015/0831/FUL		D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2013/0383/FUL		D	Construction of detached dwelling to replace existing semi-detached dwelling (Holly Cottage). Construction of new boundary wall and fence.	Holly Cottage, Ketton Road, Hambleton	Hambleton	Replacement dwelling	0	-1	0	1	0	0	0	0	0	0	0	0
2015/0887/MAJ 2017/0719/FUL		D	The demolition of three houses: Rutland House (also known as Beech House, which is within a Conservation Area), The Chestnuts and Magna House, and the erection of a single family house including an annexed lodge house, stores, potting sheds, energy centre, garaging, orangery, ancillary accommodation, in all forming a single planning unit and extending to include formal and informal gardens, ponds, tennis court, orchard, parkland and meadow land. Variation of conditions 2 and 5 of planning permission 2015/0887/MAJ, via detailed design changes to the new dwelling, addition of tennis shelter, amendment to boundary walls, adjustments to suit levels, landscape and design variations including impacts on arboriculture, removal of trees and provision of new trees.	The Hermitage, Lyndon Road, Hambleton (demolition of Beech House, The Chestnuts and magna house)	Hambleton	Replacement dwelling	-2	-3	0	0	0	1	1	0	0	0	0	1
2015/1150/FUL		D	Residential development of the existing kennels via the conversion of one existing building, a new dwelling in place of existing outbuildings and the construction of new garaging for the existing dwelling, Old Priest House. Various existing outbuildings are proposed to be demolished.	Old Priest House, Lyndon Road, LE15 8TJ	Hambleton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2014/0171/FUL 2018/0230/FUL		D	Demolition of the existing dwelling, two storey garage and associated outbuildings and the construction of a new family dwelling with integrated garage.	The Paddock, Lyndon Road, Hambleton, Oakham, Rutland	Hambleton	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0
2016/0229/FUL		D	Demolition of Existing Modern Dwelling and Erection of Replacement Dwelling (revised submission of APP 2015/1116/FUL).	Hamblewood, Lyndon Road	Hambleton	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0
FUL/2007/0068		D	Erection of 4 dwellings (Plots 1-4).	Long Barn Farmyard, High Street, Ketton, Uppingham, PE9 3TE	Ketton	Windfall	4	0	0	4	4	0	0	0	0	0	0	0
2017/1047/FUL		D	Change of use of garage to 15 The Green, Ketton to a dwellinghouse including new porch and windows and new garden studio.	15 The Green, Ketton, PE9 3RA	Ketton	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2018/0357/FUL 2015/0260/FUL		D	Erection of dwellinghouse to rear (south east) of existing dwellinghouse, including associated works.	14 Redmiles Lane, Ketton, Rutland, PE9 3RG	Ketton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2014/0747/FUL		D	Erection of two storey dwellinghouse and associated works.	4 Redmiles Lane, Ketton, Rutland	Ketton	Windfall	1	0	0	0	0	1	1	0	0	0	0	1

2016/0470/FUL		D	Erection of dwellinghouse and garaging on land adjacent to The Gable House. Demolition of sheds/garaging.	Land adj to the Gable House High Street	Ketton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2018/0174/FUL		D	Demolition of existing barn and erection of dwelling, to include new stone wall	Sheep Dip Barn Aldgate	Ketton	Windfall	1	0	0	0	0	1	1	0	0	0	0	1
2018/0522/OUT		O	Proposed New Dwelling	Land to the East of 3 Sand Furrows, PE9 3SS	Ketton	Windfall	1	0	0	0	0	1	0	0	1	0	0	1
2017/1082/FUL		D	Demolition of existing flat roof single storey extension and new 2 and single storey extension to cottage, and new build 1 no. 2 storey dwelling to part of site.	1 The Green, Ketton, PE9 3RA	Ketton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2019/0063/FUL		D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2016/1238/FUL		D	Change of use from currently C3 Dwelling House to C1 Hotel, Boarding House and Guest House.	Kilthorpe Grange, Barrowden Road, Ketton, PE9 3RJ	Ketton	Windfall	-1	0	1	0	-1	0	0	0	0	0	0	0
2017/0247/FUL		D	Demolition of bungalow and erection of 3 No. dormer dwelling houses.	Islington Bungalow, 6 Cold Overton Road, Langham, LE15 7JG	Langham	Windfall	2	0	0	0	0	2	2	0	0	0	0	2
2016/0144/FUL		D	Erection of dwelling.	57 Manor Lane, Langham	Langham	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2018/0734/FUL		D	The proposed development is for a conversion of existing garage and stables into a new dwelling. The existing side row of stables will be demolished and rebuilt in a similar foot print.	Land adjacent to, 15, Cold Overton Road, Langham	Langham	Windfall	1	0	0	0	0	1	1	0	0	0	0	1
2018/0784/FUL 2017/0472/FUL 2016/0144/FUL		D	Proposed Alterations/Refurbishment and Change of Use to Form Dwelling	30 Burley Road, Langham, LE15 7YH	Langham	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2018/0433/FUL		D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2015/0243/FUL		D	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	Replacement dwelling	0	0	1	0	-1	1	1	0	0	0	0	1
2018/0893/FUL ; 2015/1137/PAD		D	Application for retention of a no. 3 bedroom residential barn conversion & alterations, including lowering of roof ridge and replacement of roof tiles, landscaping and access works (to Class Q scheme permitted under planning permission ref: 2015/1137/PAD). Implement Barn.	Barn at Lambley Lodge Lane	Leighfield	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2016/0516/LBA		D	Conversion of two existing barns into 2 residential dwellings (Units 2 and 3).	Frith Farm, Ryhall Road, PE9 4BJ	Little Casterton	Windfall	2	0	0	0	0	2	0	2	0	0	0	2
2016/0080/FUL		D	Dwelling.	Land adj to 10 Toll Bar	Little Casterton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2018/0333/FUL		D	Conversion of redundant barn to residential use.	The Bell House, 4 The Green , LE15 9LW	Lyddington	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2018/0665/FUL		D	Construction of a new dwelling	Land to the east of the Yews 9 Priory Road LE15 8ST	Manton	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2017/0030/FUL		D	Proposed demolition of existing bungalow and replace with detached dwelling house	15 Priory Road, LE15 8ST	Manton	Replacement dwelling	0	-1	0	1	0	0	0	0	0	0	0	0
2018/0511/FUL		D	Demolitions and replacement dwelling	Cedar House, Wing Road, LE15 8SZ	Manton	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0
2017/0462/PAD		PN	Two new single storey dwelling houses to be constructed using the steel framework of the existing agricultural buildings.	Agricultural Barn, Teigh Road.	Market Overton	Permitted development	2	0	0	0	0	2	0	2	0	0	0	2
2015/0984/FUL		D	Conversion of part of first floor storage area to form two bedroom flat.	The Wharf, Teigh Road	Market Overton	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
F/1999/0568		D	Erection of new dwelling house with detached garage and store.	Land adjacent to, 14, Willoughby Road, LE15 9DY	Morcott	Windfall	1	0	0	0	0	1	0	0	1	0	0	1
FUL/2008/0293		D	Conversion of former school hall to dwelling, including demolition of single storey flat roof link block.	School Hall, The Old School, School Lane, Morcott, Oakham	Morcott	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2019/0358/FUL; 2018/0412/FUL		D	Demolish and Rebuild Barns to form single dwelling with landscaping (revised version of consent 2018/0412/FUL & 2018/0429/LBA).	Barns to rear of Village Hall.	Morcott	Windfall	1	0	0	0	0	1	0	1	0	0	0	1
2017/0419/FUL		D	Demolition of existing bungalow. Erection of single storey dwelling.	13 Church Lane LE15 9DH	Morcott	Replacement dwelling	0	0	1	0	-1	1	1	0	0	0	0	1
2016/1026/PAD 2018/0102/FUL 2018/0038/FP		D	Conversion & alterations of existing barn to form a dwelling.	Barn, Wing Road	Morcott	Windfall	1	0	0	1	1	0	0	0	0	0	0	0
2014/0753/PAD 2018/0891/FUL		D	Conversion of agricultural buildings to up to 3 dwellings amended to a total of 2	Settings Farm, Pilton Road, North Luffenham, LE15 9PD	North Luffenham	Windfall	2	1	0	1	2	0	0	0	0	0	0	0

			following 2018 application - Conversion of a barn to create a single dwelling house.																
2015/0981/FUL		D	Erection of a new dwelling	Stone Cottage 27, Church Street, North Luffenham	North Luffenham	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
2018/0358/FUL		D	Demolition of house and garage and replacement with new 4 bed dwelling including detached garage. Erection of new front gates and fencing.	12 Glebe Road, North Luffenham, LE15 8JU	North Luffenham	Replacement dwelling	0	0	1	0	-1	1	0	1	0	0	0	0	1
2015/1145/MAJ		D	Demolition of the existing house, annexe and garage. Construction of a replacement dwelling.	Ketton Fields, Ketton Road, North Luffenham	North Luffenham	Replacement dwelling	0	0	0	1	1	-1	-1	0	0	0	0	0	-1
2017/0442/FUL		D	Partial demolition and conversion of existing office premises to form 4 No. apartments and erection of 2 No. dwellings to rear.	43 South Street	Oakham	Change of use from retail.	6	0	0	0	0	6	6	0	0	0	0	0	6
2016/0813/FUL		D	Demolition of existing garages and erection of 6 no. dwelling houses for Nottingham Community Housing Association.	Beech Road Car Park, Beech Road	Oakham	Windfall	6	0	0	6	6	0	0	0	0	0	0	0	0
2016/0284/FUL		D	Conversion from private dwelling into 6 No. dwellings with ancillary changes.	7 Westgate	Oakham	Windfall	5	0	0	0	0	5	0	5	0	0	0	0	5
2018/1039/FUL		D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	Windfall	2	0	0	0	0	2	0	2	0	0	0	0	2
2016/0734/FUL		D	Conversion and alteration of garage to form dwelling with two storey extension to north-east side and single storey extension to the rear.	141 Brooke Road	Oakham	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
2015/0535/FUL supercedes FUL/2006/0066		D	Proposed dwelling.	6 Dean's Street Oakham	Oakham	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2016/0391/FUL		D	Change of use to form flat involving internal alterations.	5 High Street	Oakham	Windfall	1	0	0	0	0	1	0	1	0	0	0	0	1
2017/0939/FUL		D	Demolish existing garage block and replace with a detached dwellinghouse.	Land to south of 1 Crown Street	Oakham	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2018/0643/FUL		D	Proposed dwelling, demolition of existing garage. Alterations to existing dwelling to include new conservatory and detached garage.	Lodge Bungalow, 6 Stamford Road, LE15 6JA	Oakham	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2016/1228/FUL		D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	Replacement dwelling	0	-1	0	0	-1	1	1	0	0	0	0	0	1
2017/0651/FUL		D	Change of use from residential to a retail shop and health clinic.	24 Mill Street, LE15 6EA	Oakham	Change of use to retail	-1	0	1	0	-1	0	0	0	0	0	0	0	0
2019/0037/RG3		D	Regulation 3 application for change of use of first floor of Jules House from Residential to Office use (B1), returning the whole building back to office use.	Jules House, 1 Cold Overton Road, LE15 6NT	Oakham	Change of use to offices.	-1	0	0	0	0	-1	-1	0	0	0	0	0	-1
2018/1341/FUL		D	Change of use from 2 no. cottages to commercial shop use (Class A1)	18 and 20 Gaol Street, LE15 6AQ	Oakham	Change of use to retail.	-2	0	0	0	0	-2	0	-2	0	0	0	0	-2
2016/0384/FUL		D	Barn Conversions to form 2 dwellings	Taylor's Farm, Casterton Lane PE9 4DH	Pickworth	Windfall	2	0	0	0	0	2	0	2	0	0	0	0	2
2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land at Preston Road	Preston	Permitted development	1	0	0	0	0	1	0	1	0	0	0	0	1
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1, Top Farm, Ridlington LE15 9AX	Ridlington	Windfall	2	0	0	0	0	2	0	2	0	0	0	0	2
2016/1143/FUL (Supercedes 2015/0770/OUT)	H9	D	Development of 7 Dwellings.	Land off Belmesthorpe Lane, Ryhall	Ryhall	Allocation	7	0	0	5	5	2	2	0	0	0	0	0	2
2016/0989/PAD		PN	Proposed change of use under class Q from barn to two dwellings (C3).	Grange Farm, Newstead Road, PE9 4JJ	Ryhall	Permitted development	2	0	0	2	2	0	0	0	0	0	0	0	0
2017/1143/FUL		D	Conversion of barn to form dwelling and erection of 2.2m high close boarded fence along the western side boundary.	Fordham Kitchens, New Road, PE9 4HL	Ryhall	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
APP/2013/0190; FUL/2009/1207)		D	Erection of two-storey detached dwelling and associated double garage to front (north) of new property and creation of new access to the north	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2017/0259/FUL		D	Proposed detached dwelling with garage and parking on land to the rear of Homestead, Church Street, Ryhall, Peterborough, PE9 4HR	Homestead, Church Street, PE9 4HR	Ryhall	Windfall	1	0	0	0	0	1	0	1	0	0	0	0	1
2017/1007/FUL		D	Conversion of approved extension to form single dwelling to include new	43 Coppice Road	Ryhall	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1

			conservatory to the rear. Erection of boundary fence and gate.																
2017/0886/FUL		D	Demolition of existing outbuilding and replacement with 1.no two bedroom single storey dwelling house.	The Glen, Waterside, PE9 4EY	Ryhall	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2017/0330/FUL		D	Demolition of existing property to build new residential property for holiday letting.	Elderflower Cottage, Belmesthorpe Lane, PE9 4JF	Ryhall	Replacement and lost to holiday letting	-1	0	0	0	0	-1	0	-1	0	0	0	0	-1
2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	Windfall	1	0	0	0	0	1	0	0	1	0	0	0	1
2014/0363/FUL		D	Construction of 1 No. dwellinghouse and garage following demolition of dwellinghouse and garage.	Chaterside, Stamford Road, South Luffenham PE9 3UU	South Luffenham	Replacement dwelling	0	1	0	0	1	-1	-1	0	0	0	0	0	-1
2016/0776/FUL		D	Conversion and change of use from agricultural use to residential C3.	Conversion & change of use from agricultural use to residential C3	Teigh	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
2017/0752/FUL		D	Conversion of two existing barns to a single residential unit.	Costalls Barn, Edmondthorpe Road	Teigh	Windfall	1	0	0	0	0	1	0	1	0	0	0	0	1
2017/0872/PAD		PN	Proposed conversion of 2 no. agricultural buildings to 2 no. dwellings.	Grange Farm Barns, Main Street	Thistleton	Permitted development	2	0	0	0	0	2	0	2	0	0	0	0	2
2018/0197/FUL		D	The demolition of the existing house, kenneling and other ancillary accommodation to enable the erection of a replacement family dwelling, garaging and stables.	Amberley Cottage Mill Road LE15 9JW	Thorpe by Water	Replacement Dwelling	0	0	0	0	0	0	-1	1	0	0	0	0	0
2016/0626/FUL		D	Proposed barn conversion to two bedroom dwelling. Variation of Condition 2 in relation to approved application 2015/0144/FUL - drawing no. 109-SPE-P-01A to be superseded by drawing no. 109-SPE-P-01B to allow for the widening of the vehicular entrance by 450mm and the erection of a timber garden shed within the grounds to the barn conversion.	Foxglove Cottage, Mill Lane, Tickencote, PE9 4AE	Tickencote	Windfall	2	1	0	1	2	0	0	0	0	0	0	0	0
2016/0375/OUT	UNP Site A	O	Outline application for dwellings.	Land adj to 68 Leiceister Road	Uppingham	Allocation	6	0	0	0	0	6	0	0	6	0	0	0	6
2015/0498/FUL		D	Erection of 4 No. Flats.	6, Tods Terrace, Uppingham, OAKHAM, Rutland, LE15 9SL - flats	Uppingham	Windfall	4	0	0	0	0	4	4	0	0	0	0	0	4
2017/0263/FUL		D	Conversion of offices into 2 separate flats.	4-5 Chapel Walk, Adderley Street, LE15 9NE	Uppingham	Windfall	2	1	0	1	2	0	0	0	0	0	0	0	0
2017/0307/FUL		D	Demolition of existing house and double garage and associated sheds and replacement with 2.5 storey house and detached garage for 4 cars.	11 Stockerston Road, LE15 9UD	Uppingham	Replacement dwelling	0	0	0	0	0	0	-1	1	0	0	0	0	0
2016/1174/FUL		D	Conversion of existing building to form two new dwellings.	7B-&C North Street West	Uppingham	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
2017/0619/FUL 2015/0291/FUL		D	Proposed New Dwelling at allotments on South View in Uppingham. Variation of Condition 2 of application 2015/0291/FUL.	Allotment gardens, South View	Uppingham	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2017/0657/OUT		O	Erection of dwelling.	Many Buses, 7 London Road LE15 9TJ	Uppingham	Windfall	1	0	0	0	0	1	0	0	1	0	0	0	1
2018/0212/RES 2015/0086/OUT		D	Reserved matters application for the erection of 5 detached dwellings and associated works of outline permission 2015/0086/OUT.	Whissendine Cottage, 32 Main Street	Whissendine	Windfall	5	0	0	0	0	5	5	0	0	0	0	0	5
2013/1114/FUL 2017/0737/FUL		D	The proposals include; Demolition of redundant farm buildings. Change of use from agricultural to residential. Extension of unit 1 - the original red brick building. The second red brick building on the site will be converted into a garage block. Erection of four new dwellings as a courtyard development.	Manor Farm, Station Road, Whissendine, Oakham, LE15 7HG	Whissendine	Windfall	4	0	0	0	0	4	0	4	0	0	0	0	4
2018/0049/FUL		D	Conversion and extension of existing double garage into 3 bedroom dwelling.	91 Main Street, Whissendine, Rutland	Whissendine	Windfall	1	0	0	0	0	1	1	0	0	0	0	0	1
2016/0678/FUL		D	Two storey dwelling to the rear of 3 Stapleford Road, Whissendine.	3 Stapleford Road	Whissendine	Windfall	1	0	0	0	0	1	0	1	0	0	0	0	1
2018/0776/FUL; 2016/0075/FUL		D	Retrospective application for demolition works already carried out and new application for revised design for New House at the front (south part of the site)	The Three Horseshoes, 66 Main Street, LE15 7ET	Whissendine	Replacement dwelling	0	-1	0	0	-1	1	1	0	0	0	0	0	1

			and a new Ancillary Building/Carport structure to the rear (north part of the site)																
2014/0730/PAD 2016/0277/FUL		D	Resubmission following refusal 2015/0935/FUL, conversion of existing barns to form single dwelling house, parking and storage in relocated silo's (2 number). Removal of Atcost barn.	Grange Farm, 3 Hortons Lane, Whissendine, LE15 7EP	Whissendine	Windfall	1	0	0	1	1	0	0	0	0	0	0	0	0
2018/0904/FUL		D	Demolition of the existing cottage & construction of a new dwelling	Pears Lodge Cottage, LE15 7HG	Whissendine	Replacement dwelling	0	0	1	0	-1	1	0	1	0	0	0	0	1
FUL/2009/0239		D	Construction of two storey extensions to existing dwellinghouse to form two dwellinghouses and erection of new dwelling to rear (south) of property.	The Cuckoo Inn, 3, Top Street, Wing, Oakham, LE15 8SE	Wing	Windfall	3	2	0	1	3	0	0	0	0	0	0	0	0
2017/0379/FUL		D	Demolition of an existing bungalow and detached garage, and the erection of 2 no. two storey dwellings with detached single garages.	5 Glaston Road LE15 8RU	Wing	Windfall	1	0	0	0	0	1	0	-1	2	0	0	0	1
2018/0257/FUL; 2015/0271/FUL; 2015/1134/FUL		D	Erection of a replacement dwelling and alteration and connection to other existing dwelling to form one single dwelling to include demolition of existing outbuildings. Installation of ground mounted solar array and creation of new pond.	Wing Grange, Preston Road, Wing LE15 8SB	Wing	Windfall	-1	0	0	0	0	-1	0	-1	0	0	0	0	-1
2018/0198/FUL		D	Retention of commercial kitchen use in outbuilding & Extension of kitchen into adjacent residential unit.	The Feathers 13 Wing Hall, LE15 8RQ	Wing	Windfall	-1	0	1	0	-1	0	0	0	0	0	0	0	0
												<b>Total</b>	<b>46</b>	<b>56</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>114</b>	



## Appendix D: Student Accommodation

Ratio calculation and details of completed schemes

**Table D (i) – 2011 Census Data (CT0773) – Number of students in student only household**

Area	All student only households	Size of student only household																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+		
Rutland	30	14	6	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0

**Table D (ii) – Number of students calculated by using 2011 Census Data (CT0773) and resultant ratio**

Area	All student only households	Number of students living in communal accommodation by number of students in the accommodation																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	Total	Ratio
Rutland	30	14	12	15	20	0	0	0	0	0	0	0	0	0	0	0	61	2.03

**Table D (iii) – Student Accommodation schemes completed 2018/19**

Application Reference	Location	Proposal	Number of Student Bedroom Accommodation Spaces Completed 2018/19
2017/0726/FUL	Oakham Veterinary Hospital, Ashwell Road, Oakham, LE15 7QH	Extension to the main hospital and alterations to the 2nd stable block by converting an area of it into student accommodation.	4

## Appendix E: Older Person's Accommodation

including Ratio calculation and details of current schemes

**Table E (i) – 2011 Census Data (CT0774) – Number of households by household size**

Area	Total Households	Size of household															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	
Rutland	15,002	4752	8733	1181	279	48	9	0	0	0	0	0	0	0	0	0	0

**Table E (ii) – Number of adults by household size calculated by using 2011 Census Data (CT0774) and resultant ratio**

Area	Total number of adults (aged 16 or over) by size of household																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	Total	Ratio
Rutland	4752	17466	3543	1116	240	54	0	0	0	0	0	0	0	0	0	27171	1.81

**Table E (iii) – Older Person's Accommodation schemes under construction 2018/19**

Application Reference	Location	Proposal	Number of older person's accommodation spaces under construction 18/19
2014/0899/RES	Land Between Barleythorpe Oakham Bypass & The Rutland College & Land North Of The Oakham Bypass Oakham Rutland	Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home.	60 bed care home 41 assisted living units

## Appendix F: Completion Data 2018/19

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings Granted	Total complete prior to 2018/19	Demolitions/ Losses completed 2018/19	Gross Dwellings Completed 2018/19	Total Net Dwellings Completed at 31st March 2019	Outstanding Dwellings - including those under construction at 31st March 2019
2015/0785/RES 2015/0083/RES	Construction of 42 No. residential dwellings and associated garages and infrastructure; Construction of 191 residential dwellings, garages and associated infrastructure (Area 9)	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland (part of phase 9)	Barleythorpe	233	0	0	29	29	204
2014/0581/RES, 2016/0892/RES, 2016/1106/RES	Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure (Area 10). Two additional plots granted under 2016/1106/RES.	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	189	136	0	9	145	44
2015/0192/MAJ	Conversion of Barleythorpe Hall from a vacant residential care home to 8 self contained houses with associated garaging and parking. Also 6 new build houses with private gardens and associated garaging and parking.	Land adjacent to, Barleythorpe Hall, Main Road, Barleythorpe, Oakham, LE15 7EE	Barleythorpe	14	8	0	6	14	0
2017/0116/FUL	Demolition of existing bungalow and formation of Replacement dwelling, demolition of former poultry building, construction of new covered seating area, external works, and conversion of former poultry shed to form new garage, stables, tack room and lambing shelter. Installation of air source heat pump to replace existing oil heating system.	The Homestead Littleworth Lane LE15 9LZ	Belton-in-Rutland	0	-1	0	1	0	0

2015/1120/FUL	Proposed barn conversion with extension adjacent to Ivy house, High Street, Braunston In Rutland	Land adjacent to 13 High Street	Braunston-in-Rutland	1	0	0	1	1	0
FUL/2009/0379	Erection of three-storey detached dwellinghouse (revised scheme FUL/2009/0174).	Land adjacent to, 12, Toll Bar, Cottesmore, Oakham, LE15 7DP	Cottesmore	1	0	0	1	1	0
2014/0565/POD	Change of use from office to residential use.	The Old Pumping Station, Manton Road, Edith Weston	Edith Weston	1	0	0	1	1	0
2015/1075/MAJ	Demolition of 10 No. dwellings and sheltered accommodation facility & the construction of 29 No. dwellings.	Land at Bayleys Close	Empingham	21	5	0	16	21	0
2016/0587/FUL	Conversion to residential and extension to an existing barn.	Manor Farm, Manor Farm Lane PE9 4LA	Essendine	1	0	0	1	1	0
2013/0956/OUT; 2018/0869/RES; 2017/1038/RES; 2016/0930/RES	Outline Planning application for the redevelopment of the former Greetham Garden Centre for residential development for up to 35 dwellings and the provision of access.	Greetham Garden Centre, Oakham Road, Greetham - appeal allowed	Greetham	35	0	0	35	35	0
2017/1113/FUL	Dwelling	Land Adj to 3 Locks Close	Greetham	1	0	0	1	1	0
2013/0383/FUL	Construction of detached dwelling to replace existing semi-detached dwelling (Holly Cottage). Construction of new boundary wall and fence.	Holly Cottage, Ketton Road, Hambleton	Hambleton	0	-1	0	1	0	0
FUL/2007/0068	Erection of 4 dwellings (Plots 1-4).	Long Barn Farmyard, High Street, Ketton, Uppingham, PE9 3TE	Ketton	4	0	0	4	4	0
2017/1047/FUL	Change of use of garage to 15 The Green, Ketton to a dwellinghouse including new porch and windows and new garden studio.	15 The Green, Ketton, PE9 3RA	Ketton	1	0	0	1	1	0
2016/1238/FUL	Change of use from currently C3 Dwelling House to C1 Hotel, Boarding House and Guest House.	Kilthorpe Grange, Barrowden Road, Ketton, PE9 3RJ	Ketton	-1	0	1	0	-1	0
2016/0144/FUL	Erection of dwelling.	57 Manor Lane, Langham	Langham	1	0	0	1	1	0

2015/0243/FUL	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	0	1	0	-1	1
2018/0893/FUL ; 2015/1137/PAD	Application for retention of a no. 3 bedroom residential barn conversion & alterations, including lowering of roof ridge and replacement of roof tiles, landscaping and access works (to Class Q scheme permitted under planning permission ref: 2015/1137/PAD). Implement Barn.	Barn at Lambley Lodge Lane	Leighfield	1	0	0	1	1	0
2017/0030/FUL	Proposed demolition of existing bungalow and replace with detached dwelling house	15 Priory Road, LE15 8ST	Manton	0	-1	0	1	0	0
2015/0984/FUL	Conversion of part of first floor storage area to form two bedroom flat.	The Wharf, Teigh Road	Market Overton	1	0	0	1	1	0
FUL/2008/0293	Conversion of former school hall to dwelling, including demolition of single storey flat roof link block.	School Hall, The Old School, School Lane, Morcott, Oakham	Morcott	1	0	0	1	1	0
2017/0419/FUL	Demolition of existing bungalow. Erection of single storey dwelling.	13 Church Lane LE15 9DH	Morcott	0	0	1	0	-1	1
2016/1026/PAD 2018/0102/FUL 2018/0038/FP	Conversion & alterations of existing barn to form a dwelling.	Barn, Wing Road	Morcott	1	0	0	1	1	0
2014/0753/PAD 2018/0891/FUL	Conversion of agricultural buildings to up to 3 dwellings amended to a total of 2 following 2018 application - Conversion of a barn to create a single dwelling house.	Settings Farm, Pilton Road, North Luffenham, LE15 9PD	North Luffenham	2	1	0	1	2	0
2015/0981/FUL	Erection of a new dwelling	Stone Cottage 27, Church Street, North Luffenham	North Luffenham	1	0	0	1	1	0
2018/0358/FUL	Demolition of house and garage and replacement with new 4 bed dwelling including detached garage. Erection of new front gates and fencing.	12 Glebe Road, North Luffenham, LE15 8JU	North Luffenham	0	0	1	0	-1	1
2015/1145/MAJ	Demolition of the existing house, annexe and garage. Construction of a replacement dwelling.	Ketton Fields, Ketton Road, North Luffenham	North Luffenham	0	0	0	1	1	-1

APP/2013/0004; OUT/2010/0954	Proposed housing development and associated works including provision of access onto Uppingham Road, Oakham.	Land West of, Uppingham Road, Oakham, Oakham (Jeakins Weir)	Oakham	102	30	0	33	63	39
2017/0254/MAJ	Construction proposals for 18 no. new dwellings, demolition of 2 no. existing dwellings and associated garages.	90-92 and land to the rear of 94-100 Brooke Road	Oakham	16	0	0	16	16	0
2016/0813/FUL	Demolition of existing garages and erection of 6 no. dwelling houses for Nottingham Community Housing Association.	Beech Road Car Park, Beech Road	Oakham	6	0	0	6	6	0
2016/0734/FUL	Conversion and alteration of garage to form dwelling with two storey extension to north-east side and single storey extension to the rear.	141 Brooke Road	Oakham	1	0	0	1	1	0
2017/0651/FUL	Change of use from residential to a retail shop and health clinic.	24 Mill Street, LE15 6EA	Oakham	-1	0	1	0	-1	0
2016/1143/FUL (Supercedes 2015/0770/OUT)	Development of 7 Dwellings.	Land off Belmesthorpe Lane, Ryhall	Ryhall	7	0	0	5	5	2
2016/0989/PAD	Proposed change of use under class Q from barn to two dwellings (C3).	Grange Farm, Newstead Road, PE9 4JJ	Ryhall	2	0	0	2	2	0
2017/1143/FUL	Conversion of barn to form dwelling and erection of 2.2m high close boarded fence along the western side boundary.	Fordham Kitchens, New Road, PE9 4HL	Ryhall	1	0	0	1	1	0
2016/0776/FUL	Conversion and change of use from agricultural use to residential C3.	Conversion & change of use from agricultural use to residential C3	Teigh	1	0	0	1	1	0
2016/0626/FUL	Proposed barn conversion to two bedroom dwelling. Variation of Condition 2 in relation to approved application 2015/0144/FUL - drawing no. 109-SPE-P-01A to be superseded by drawing no. 109-SPE-P-01B to allow for the widening of the vehicular entrance by 450mm and the erection of a timber garden shed within the grounds to the barn conversion.	Foxglove Cottage, Mill Lane, Tickencote, PE9 4AE	Tickencote	2	1	0	1	2	0

2016/0336/MAJ	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Land South of Leicester Road.	Uppingham	75	0	0	32	32	43
2017/0263/FUL	Conversion of offices into 2 separate flats.	4-5 Chapel Walk, Adderley Street, LE15 9NE	Uppingham	2	1	0	1	2	0
2016/1174/FUL	Conversion of existing building to form two new dwellings.	7B-&C North Street West	Uppingham	1	0	0	1	1	0
2014/0730/PAD 2016/0277/FUL	Resubmission following refusal 2015/0935/FUL, conversion of existing barns to form single dwelling house, parking and storage in relocated silo's (2 number). Removal of Atcost barn.	Grange Farm, 3 Hortons Lane, Whissendine, LE15 7EP	Whissendine	1	0	0	1	1	0
2018/0904/FUL	Demolition of the existing cottage & construction of a new dwelling	Pears Lodge Cottage, LE15 7HG	Whissendine	0	0	1	0	-1	1
FUL/2009/0239	Construction of two storey extensions to existing dwellinghouse to form two dwellinghouses and erection of new dwelling to rear (south) of property.	The Cuckoo Inn, 3, Top Street, Wing, Oakham, LE15 8SE	Wing	3	2	0	1	3	0
2018/0198/FUL	Retention of commercial kitchen use in outbuilding & Extension of kitchen into adjacent residential unit.	The Feathers 13 Wing Hall, LE15 8RQ	Wing	-1	0	1	0	-1	0
<b>Totals</b>						<b>7</b>	<b>218</b>	<b>Net = 211</b>	