



Rutland Local Plan Review 2015-2036

Issues and Options Consultation

Housing Supply Background Paper



October 2015

Rutland Local Plan Review
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Housing Supply Background Paper (October 2015)

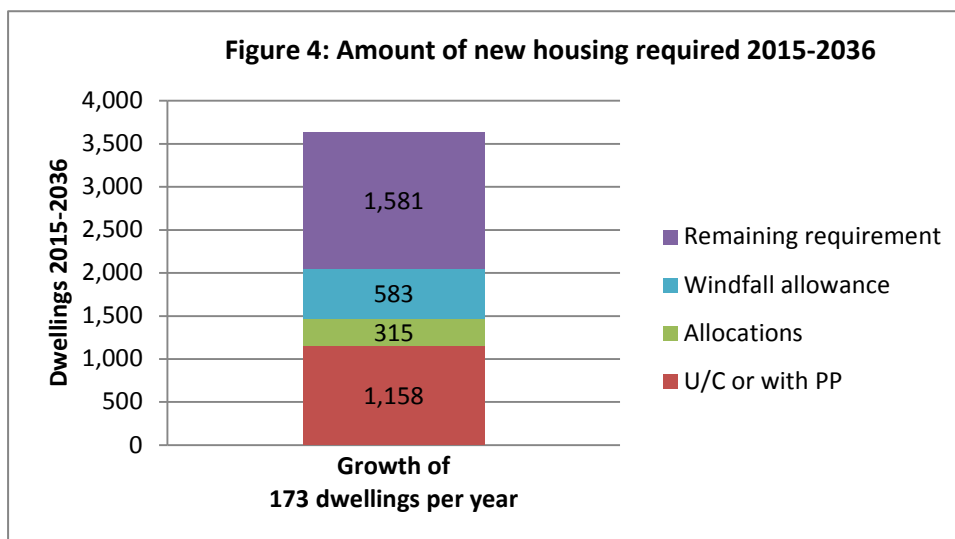
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1. Purpose

1.1. The purpose of this paper is to explain the calculation of the housing supply figures set out in Figure 4 of the Rutland Local Plan Review – Issues and Options Consultation document (November 2015). Figure 4 is set out below:



2. Explanation of figures

2.1. Table 1 below shows how the housing figures in Figure 4 above have been obtained.

Table 1 Explanation of housing figures

Category	Numbers of dwellings	Commentary
U/C or with PP	1,158	Number of dwellings with planning permission or under construction at 1 April 2015 (see Table 4 below). <i>Source: Rutland County Council Residential Monitoring Information for April 2015)</i>
Allocations	315	Number of dwellings allocated in Site Allocations and Policies DPD (SAP DPD) (October 2014) and Draft Uppingham Neighbourhood Plan (Referendum Edition - June 2014). Allocated Site H1 (40 dwellings) in Oakham in SAPDPD has been granted planning permission and completed. Table 3 below provides a breakdown of the remaining uncommitted allocated sites at 1 st April 2015 <i>Source: Local Planning Documents.</i>

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Category	Numbers of dwellings	Commentary												
Windfall Allowance	583	<p>Detailed figures for the Windfall Allowance are based on information supplied to the Planning Inspector at the Site Allocations & Policies DPD Examination – See document: Windfall Housing Supply (December 2013).</p> <p>The projected windfall figure of 37, is based on the following information taken from the above-mentioned document:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th> <th style="text-align: center;">Average windfall completions (excl. gardens) from 2006/07 – 2012/13</th> </tr> </thead> <tbody> <tr> <td>Oakham</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Uppingham</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Local Service Centres (7)</td> <td style="text-align: center;">10</td> </tr> <tr> <td>Other Villages</td> <td style="text-align: center;">16</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">37</td> </tr> </tbody> </table> <p>The 'Other Village figure' is reduced by 50% to reflect planning policy which reduces the circumstances allowing for additional residential development in the Other Villages (applies to smaller service centres & restraint villages).</p> <p>The windfall allowance for small site completions is calculated below. Outstanding commitments are deducted to avoid double counting inflating the small site windfall allowance. The allowance is 37 minus the average annual projected small site commitment completions.</p> <p>37 (windfall projection) x 20 = 740</p> <p>740 – 157 (gross small site commitments) = 583</p> <p><i>Source - Windfall Housing Supply Statement 10.12.13</i></p>		Average windfall completions (excl. gardens) from 2006/07 – 2012/13	Oakham	6	Uppingham	5	Local Service Centres (7)	10	Other Villages	16	Total	37
	Average windfall completions (excl. gardens) from 2006/07 – 2012/13													
Oakham	6													
Uppingham	5													
Local Service Centres (7)	10													
Other Villages	16													
Total	37													
Remaining requirement	1,581	<p>The remaining number of dwellings that will be required over the period 2015-2036. Based on the total housing requirement of 170 dwellings per annum set out in the Strategic Housing Market Assessment requirement for the period 2011-2036. (See Table 2 below).</p>												

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2.2. Table 2 below shows how the remaining requirement of 1,581 dwellings 2015-2036 referred to above has been calculated:

Table 2: Calculation of remaining dwelling requirement

	Numbers of dwellings
Total SHMA housing requirement over 25 years 2011-2036 (25 years x 170 dwellings per annum)	4,250
• Built 2011-2015	-613
• U/C or with PP	-1,158
• Allocations	-315
• Windfall allowance	-583
Total remaining requirement 2015-2036	1,581

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Table 3: Allocated Sites

Site	Village/Town	Allocation Source	Number of dwellings allocated
H2 Empingham Farm at 16 Main St	Empingham	Site Allocations & Policies DPD	5
H3 Empingham Land at Southview Farm, Main Street	Empingham	Site Allocations & Policies DPD	5
H4 Ketton Land adj to Chater House, High Street	Ketton	Site Allocations & Policies DPD	34
H5 Ketton Home Farm, High Street	Ketton	Site Allocations & Policies DPD	19
H6 Ketton Land at the Crescent, Stamford Rd	Ketton	Site Allocations & Policies DPD	20
H7 Greetham Land to rear of Northbrook Close	Greetham	Site Allocations & Policies DPD	19
H8 Ketton Land adjacent to Empingham Road	Ketton	Site Allocations & Policies DPD	33
H9 Ryhall Land adjacent to River Gwash Trout Farm, Belmesthorpe Lane	Ryhall	Site Allocations & Policies DPD	10
Uppingham	Uppingham	Uppingham Neighbourhood Plan	170
Total Allocations			315

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Table 4: Dwellings with planning permission/under construction

Planning Reference	Site	Village/Town	Number of dwellings permitted/under construction
2013./1025/FUL	Fox Cottage, 1, Woodside, Ashwell, Oakham, LE15 7LX	Ashwell	1
2013/1053/FUL	The Old Chapel, Cottesmore Road, Ashwell, OAKHAM, Rutland, LE15 7LJ	Ashwell	1 (demolition of 1)
APP/2012/0562	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	2
2013/0435/FUL	Exeter House, 11, Chapel lane, Barrowden, Uppingham, LE15 8EB	Barrowden	1
2014/1037/FUL	7 Barrowden Road, Ketton PE9 3RJ	Barrowden	1 (no net gain)
2013/0385/FUL	13 Chapel Lane, Barrowden, Oakham LE15 8EB	Barrowden	3 (demolition of 1)
FUL/2008/0869	Home Farm, Loddington Lane, Belton in Rutland, LE15 9LA	Belton in Rutland	1
APP/2011/0819	Land adjacent to 1 Littleworth Lane, Belton-in-Rutland	Belton in Rutland	1
RES/2004/0706	Land Adjacent To The Telephone Exchange, Goughs Lane, Belton In Rutland, Oakham, LE15 9JX	Belton in Rutland	2
APP/2012/0655	7, Top Lane, Bisbrooke, Oakham, LE15 9ER	Bisbrooke	1
FUL/2007/0919	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1
APP/2012/0720	3 Bottom Lane, Bisbrooke, LE15 9EJ	Bisbrooke	1
2013/0802/FUL	South Lodge, The Wisp, Braunston	Braunston-in-Rutland	1
APP/2012/0894	6, Wood Lane, Braunston-In-Rutland, Oakham, LE15 8QZ	Braunston-in-Rutland	1
APP/2011/0435	Paceys Lodge, The Wisp, Braunston in Rutland, LE15 8DP	Braunston-in-Rutland	1 (no net gain)
FUL/2010/0488 2013/0573	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	1
2013/0968/FUL	Chapel Farm, Cottesmore Road, Burley, LE15 7AB	Burley	1 (no net gain)

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Planning Reference	Site	Village/Town	Number of dwellings permitted/under construction
2013/0755/FUL	15 Church Lane, Caldecott, Uppingham, LE16 8RW	Caldecott	6
APP/2012/0273	Land Adjacent to, Cottesmore Grange, Main Street, Cottesmore, Oakham, LE15 7DH	Cottesmore	1
FUL/2009/0379	Land adjacent to, 12, Toll Bar, Cottesmore, Oakham, LE15 7DP	Cottesmore	1
APP/2010/1287	7, Rectory Lane, Edith Weston, Uppingham, LE15 8HE	Edith Weston	1
APP/2011/0586	Land adjacent to Tyler Close, Edith Weston	Edith Weston	5
2014/0565/POD	The Old Pumping Station, Manton Road, Edith Weston	Edith Weston	1 (no net gain)
APP/2011/0370	33, Weston Road, Edith Weston, Oakham, LE15 8HQ	Edith Weston	1
2014/0118/FUL	Limetrees, 6 Whitwell Road, Empingham.	Empingham	1
2014/1055/ful	Manor Farm, Manor Farm Lane, Essendine, Stamford, PE6 4LA	Essendine	2
FUL/2010/0177	Land adjacent to, Station House, Station Road, Essendine, Stamford	Essendine	1
APP/2011/0719	2-4 Main Road, Glaston, LE15 9BP	Glaston	5
RES/2009/1342	Land adjacent to, 3, Seaton Road, Glaston, Uppingham	Glaston	2
APP/2012/0292	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	2
APP/2011/0556	The Granary, Great Lane, Greetham, Oakham, LE15 7NG	Greetham	1
2014/0773/FUL	Land adjacent to 10 Oakham Road, Greetham, Rutland	Greetham	1
FUL/2008/0515	Land adjacent to, 15, Stretton Road, Greetham, Oakham, LE15 7NP	Greetham	1
FUL/2010/0072	Land adjacent to, 15, Stretton Road, Greetham, Oakham, LE15 7NP	Greetham	2
APP/2012/0383	Greetham Garage, 77 Main Street, Greetham, Rutland, Le015 7NJ	Greetham	5

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FUL/2010/0533	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	2
APP/2011/0635	Gunthorpe Farm, Hall Drive, Gunthorpe, Oakham, Rutland, LE15 8BE	Gunthorpe	3
2014/0171/FUL	The Paddock, Lyndon Road, Hambleton, Oakham, Rutland	Hambleton	1
app/2011/0355	Beech Holuse, Ketton Road, Hambleton, Oakham, Rutland, LE15 8TH	Hambleton	1 (no net gain)
APP/2011/0473	Magna House, Lyndon Road, Hambleton, Oakham, Rutland, LE15 8TJ	Hambleton	1 (no net gain)
APP/2012/0407	Home Farm, Ketton Road, Hambleton, Oakham, LE15 8TH	Hambleton	1 (no net gain)
2013/0383/FUL	Holly Cottage, Ketton Road, Hambleton	Hambleton	1 (no net gain)
APP/2010/1094	20, Geeston Road, Ketton, Oakham, PE9 3RH	Ketton	1
2014/0450/FUL	63A High Street, Ketton, PE9 3TE	Ketton	2 (net gain of 1)
FUL/2007/0068	Long Barn Farmyard, High Street, Ketton, Uppingham, PE9 3TE	Ketton	4
APP/2012/0902	Kilthorpe Grange, Barrowden Road, Ketton, PE9 3RJ	Ketton	2
2015/0260/FUL (renewal)	14 Red Milles Lane, Ketton, Rutland, PE9 3RG	Ketton	1
2014/0747/FUL	4 Redmiles Lane, Ketton, Rutland	Ketton	1
APP/2011/0871	The Forge, 23 Bull Lane, Ketton, PE9 3TB	Ketton	1
2014/0751/FUL	2 Northwick Road, Ketton PE9 3SA	Ketton	1
2014/0150	Former Surgery, 5 Geeston Road, Ketton	Ketton	1
APP/2012/0842	Land adjacent to, 7, Barrowden Road, Ketton, Uppingham, PE9 3RJ	Ketton	1
APP/2010/1075	The Granary, Church Street, Langham, Oakham, LE15 7JE	Langham	2

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APP/2010/1192	64, Burley Road, Langham, Oakham, LE15 7HY	Langham	2
APP/2010/1286	Land adjacent to, 1, Oakham Road, Langham, Oakham	Langham	1
APP/2011/0120	Land adjacent to, 15, Cold Overton Road, Langham, Oakham	Langham	1
FUL/2001/0178	The Former Telephone Exchange, Bridge Street, Langham, Oakham, LE15 7HU	Langham	1
FUL/2010/0579	Barn to the rear of, 58, Main Street, Lyddington, Oakham, LE15 9LT	Lyddington	1
FUL/2009/1271	Land to the rear of, 36, Lyndon Road, Manton, Uppingham, LE15 8SR	Manton	1
APP/2011/0473	17a Bowling Green Lane, Market Overton, Rutland	Market Overton	1
2014/1145/FUL	The Long Cottage, 3 Fountain's Row, Market Overton, Oakham, Rutland, LE15 7PJ	Market Overton	1
2014/0842/Ful	3 Kings Close, Market Overton, LE15 7PS	Morcott	1 (no net gain)
APP/2012/0688	Roses Timber Yard, Pinfold Lane, North Luffenham, LE15 8LE	North Luffenham	7
APP/2012/0850	The House and Panniers, 12 Church Street, North Luffenham, LE15 8JR	North Luffenham	1
2013/0497/FUL	Suncrest, Foster's Bridge, North Luffenham, PE9 3BF	North Luffenham	1 (no net gain)
2014/0753/PAD	Settings Farm, Pilton Road, North Luffenham, LE15 9PD	North Luffenham	3
APP/2013/0004	Land West of, Uppingham Road, Oakham, Oakham (Jeakins Weir)	Oakham	102
APP/2013/0097	Land off Hunstsmans Drive, (Tresham Site) Oakham LE15	Oakham	32

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2013/0541/FUL	130 Braunston Road, Oakham	Oakham	10
APP/2012/0483	32, Braunston Road, Oakham, Rutland, LE15 6LD	Oakham	1
2014/1084/FUL	Land off Kings Road, Oakham	Oakham	2
APP/2013/0212	34A Braunston Road, Oakham	Oakham	1
APP/2011/0200	Grange Farm, Uppingham Road, Oakham, LE15 8AA	Oakham	1
FUL/2006/0066	Land To The Rear Of, The Merry Monk, Deans Street, Oakham	Oakham	1
FUL/2007/0417	Land adjacent to, 62, Ashwell Road, Oakham, LE15 6QQ	Oakham	1
2015/0021/OUT	Land to the North West of 11 Vicarage Road	Oakham	1
APP/2012/0814	11 Finkey Street, Oakham, LE15 6AG	Oakham	2 (1 demolition)
APP/2012/0418	8-10 Melton Road, Oakham, LE16 6AY	Oakham	1
APP/2012/0448	2 Church Passage, Oakham, LE15 6DR	Oakham	1
	Spinney Hill, Uppingham Road, Oakham	Oakham	3
APP/2011/0612 2013/0839/RES	Land between Barleythorpe and Oakham, Burley Park Way, Oakham Larkfleet phase 1	Oakham	31
APP/201120495	Land between Barleythorpe and Oakham, Burley Park Way,. Phases 3.7 & 8 Bellway	Oakham	130
APP/201120495	Land between Barleythorpe and Oakham, Burley Park Way,. Phases 3.7 & 8 Bellway	Oakham	124

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APP/2012/0788	Land between Barleythorpe and Oakham, Burley Park Way, Oakham Pers/cc	Oakham	24
2014/1120/RES	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	Oakham	187
2014/0581/RES	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Oakham	7
2013/0867	Hawksmead Ltd, Land off 39 Main Road, Barleythorpe	Oakham	1
2014/0832	Land Beteeen Barleythorpe and Burley Park Way, Barleythorpe - conversion from Barn	Oakham	237
2015/0083/RES	Land Beteeen Barleythorpe and Burley Park Way,	Oakham	126
APP/2011/0591	Hill Top Cottage, 3-4 Casterton Lane, Pickworth, Stamford, PE9 4DJ	Pickworth	1 (no net game)
APP/2011/0810	1 & 2, Casterton Lane, Pickworth, Stamford, PE9 4EZ	Pickworth	2
APP/2012/0863	Kingfisher Hotel, 9, Uppingham Road, Preston, Oakham, LE15 9NW	Preston	1
APP/2011/0029	The Old Mill House, Holydate Road, Ridlington, LE15 9AR	Ridlington	1
FUL/2009/1207	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	1
FUL/2010/0121	Land at the rear of, South Riding, Essendine Road, Ryhall, Stamford, PE9 4HE	Ryhall	1
2013/0742	Quarry Farm, Essendine Road, Ryhall, Stamford, PE9 4HE	Ryhall	1
APP/2012/0219	Land adjacent to, March House, New Road, Ryhall, Oakham	Ryhall	1
FUL/2005/0282	3, Drurys Lane, Seaton, Oakham, LE15 9HS	Seaton	1
2014/0363/ful	Chaterside, Stamford Road, South Luffenham PE9 3UU	South Luffneham	1 (no net gain)
2013/0697/FUL	1 Pinfold Lane, South Luffenham, Oakham, Rutland	South Luffenham	1

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FUL/2009/0273	Land adjacent to, The Squirrels, Spinney Lane, Stretton, Oakham, LE15 7RB	Stretton	1
APP/2011/0437	The Crown Inn, Crown Lane, Tinwell, Rutland, PE9 3UF	Tinwell	2
APP/2011/0456	The Hall, 56, High Street East, Uppingham, Uppingham, LE15 9QA	Uppingham	1
FUL/2008/0701	1, Wheatley Avenue, Uppingham, Oakham, LE15 9SN	Uppingham	2
FUL/2008/0883	42-42a, High Street East, Uppingham, Uppingham, LE15 9PZ	Uppingham	3
FUL/2009/0128	T & S Convenience, 32, High Street West, Uppingham, Oakham, LE15 9QD	Uppingham	1
FUL/2010/0047	40, High Street East, Uppingham, LE15 9PZ	Uppingham	1
2013/0404/FUL	91 Main Street, Whissendine, Rutland	Whissendine	1
2014/0730	Grange Farm, 3 Hortons Lane, Whissendine, LE15 7EP	Whissendine	1
2014/0221/RES	41, Main Street, Whissendine, Oakham, LE15 7ES	Whissendine	1
APP/2012/0151	Land adjacent to 29, Ashwell Road, Whissendine, Oakham, LE15 7EN	Whissendine	1
FUL/2008/0018	Orchard House, Cold Overton Land, Whissendine, Oakham, LE15 7QB	Whissendine	1 (no net gain)
FUL/2010/0688	Stapleford Farms, Manor Farm, Station Road, Whissendine, Oakham, LE15 7HG	Whissendine	5
2013/0975	Former Whitwell Hotel and Conference, Bull Rigg Lane, Whitwell	Whitwell	3
2014/0761/FUL	Wing Grange, Preston Road, Wing LE15 8SB	Wing	1
FUL/2009/0239	The Cuckoo Inn, 3, Top Street, Wing, Oakham, LE15 8SE	Wing	2
RES/2009/0966	Land to the rear of, 5, Top Street, Wing, Uppingham, LE15 8SE	Wing	1

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Planning Reference	Site	Village/Town	Number of dwellings permitted/under construction
Total			1175
Net Total (- 17 demolitions/replacements)			1158

Reference Documents

1. [Rutland Local Plan Review – Issues and Options Consultation document -November 2015](#)
2. [Site Allocations and Policies Development Plan Document \(DPD\) – October 2014](#)
3. [Uppingham Neighbourhood Plan – Referendum Edition June 2014](#)
4. [Windfall Housing Supply \(December 2013\)](#)
5. [Strategic Housing Market Assessment 2015 Update Report – October 2015](#)