



Rutland County Council

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Five Year Land Supply  
& Developable Housing Land Supply  
Report

**2021/22 – 2025/26**

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## Contents

1. Introduction .....	3
2. National Policy Context.....	3
3. Local Policy Context .....	6
4. Local Housing Need & Housing Requirement .....	8
5. Establishing the Five Year Requirement .....	11
6. The Five Year Supply .....	15
7. Rutland’s Five Year Supply .....	29
8. Supply in the Longer Term – Identifying a Developable Supply .....	30
9. Small and Medium Sized Sites .....	34
10. The Trajectory .....	36
Appendix A: Lapse Rates.....	39
Appendix B: Breakdown of Sites within the Five Year Supply .....	40
Appendix C: Student Accommodation.....	53
Appendix D: Older Person’s Accommodation.....	54
Appendix E: Completion data for sites that completed delivering in 2020/21 .....	56
Appendix F: Assumption Analysis .....	59

## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF)<sup>1</sup> 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 2021. 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.
- 1.3 This assessment 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 forward 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 2021 to the 31st March 2026.
- 1.4 As the Local Authority have recently submitted the Local Plan for examination, this report also goes further and provides information about the developable supply across Years 6-15. An updated trajectory with supporting numerical data is also provided to show how the submitted Local Plan will ensure an appropriate supply across the plan period.

## 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.

### **Five Year Supply**

- 2.2 The NPPF was revised in July 2018 (and has since been updated in 2019) 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>2</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.

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

<sup>2</sup> NPPF, February 2019, Paragraph 73

- 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:

*'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>3</sup>.*

- 2.5 It should be noted that at this point in time, the Local Plan has been submitted for examination and therefore the allocations included in the submitted version of the plan are included in this report so that they can be monitored. Where significant evidence and information is known about delivery, they are identified at the relevant and appropriate time when they are forecasted to come forward. Several of the sites identified as allocations are also subject to planning applications which are also being assessed, providing certainty that sites are being actively progressed through the planning process.

#### **Applying a Buffer to the Five Year Supply Calculation**

- 2.6 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*

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<sup>3</sup> NPPF, February 2019, Page 66

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>4</sup>

- 2.7 The NPPF has clarified how to establish whether a local planning authority meets criteria c) above and therefore require a 20% buffer 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.

#### **The Longer Term – Identifying a Developable Supply**

- 2.8 Paragraph 67 b) requires that as part of the strategic policy making process with regard to housing land, planning policies should identify:

*‘specific, developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan’.*

- 2.9 The definition of developable is set out in the NPPF Glossary which states:

*‘To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged’.*

#### **Windfall Sites**

- 2.10 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>5</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>6</sup>. A Small Site Windfall Housing Study for Rutland was completed in 2020 and can be found at <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/archived-local-plan-evidence-base/housing/>.

#### **Small and Medium Sized Sites**

- 2.11 Paragraph 68 of the NPPF recognises the contribution that small and medium sized sites can play in the delivery of homes, due to the relative speed at which they can be built-out. Criteria a) of paragraph 68 requires local planning authorities to:

*‘identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved’.*

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<sup>4</sup> NPPF, February 2019, Paragraph 73

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

<sup>6</sup> NPPF, February 2019, Paragraph 70

<sup>7</sup> NPPF, February 2019, Paragraph 68 a)

## **Trajectory**

- 2.12 The NPPF, at paragraph 73, highlights the need to include a trajectory as part of strategic policies, to illustrate the expected delivery rate of housing during the plan period. Identifying the anticipated delivery of sites ensures the ability to monitor and manage local planning policies.
- 2.13 This report now goes on to set out the local policy context for Rutland in relation to housing land supply.

## 3. Local Policy Context

### **The Core Strategy 2011 and Site Allocations Development Plan Document 2014**

- 3.1 The Rutland County Council Core Strategy Development Plan Document was adopted in July 2011. This document set 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.

### **The Emerging Rutland Local Plan – Submitted for Examination**

- 3.6 The emerging Rutland Local Plan 2018-2036 which was submitted for examination in February 2021 is at an advanced stage of the plan making process. The examination dates are currently being programmed but at present look set to take place in late summer/autumn 2021.
- 3.7 The submitted Local Plan sets out a housing requirement of 130 dwellings per annum, equating to a total of 2340 dwellings across the plan period.

### **A Stepped Approach**

- 3.8 As the available land supply was identified and assessed during the preparation of the Local Plan, it became clear, that whilst there is a more than adequate supply of land to meet the requirement of the total plan period, it would take time to build up to the delivery rates required, to meet the housing requirement. This is particularly the case, due to the strategic objective to provide a quantum of housing as part of a new settlement, St George's Garden Community, which will commence delivery in 2025/26.
- 3.9 The NPPG recognises that in some cases a stepped requirement is appropriate, particularly where 'strategic sites will have a phased delivery or are likely to be delivered later in the plan period'<sup>8</sup>.
- 3.10 On this basis, the housing requirement is stepped in order to identify and recognise this fact about the housing land supply position.
- 3.11 The housing requirement, identified in the trajectory in Chapter 10 of the submitted Local Plan, shows an annual housing requirement of 110 dwellings per annum between 2021/22 and 2025/26 (a total of 550 dwellings across the first five year period), followed by 140 dwellings per annum from 2026/27 onwards.
- 3.12 Due to the advancement of the Local Plan, it is important to look forward to the policies set out in the emerging Local Plan, as it will guide development across Rutland within the next five years and in addition, across the wider and more long term plan period and inform the sites which come forward for development, both on allocated sites and small windfall opportunities which continue to be supported by policy.
- 3.13 Policy H1 in the submitted Local Plan sets out 17 allocated sites in Oakham with Barleythorpe and across the Local Service Centre villages, with indicative capacities ranging from 6 to 200 dwellings. In addition, it identifies the delivery of a new Garden Community at St George's Barracks with an indicative capacity for delivery during the plan period of 1000 dwellings.
- 3.14 There is also allowance in Policy H1 of the submitted Local Plan for 200 dwellings to be delivered in the small town of Uppingham, where the specific sites are to be identified through the Uppingham Neighbourhood Plan Review process, rather than the Local Plan.

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<sup>8</sup> NPPG paragraph 021 Reference ID: 68-021-20190722 Revision date: 22 July 2019

### **Windfall Developments in the Rutland Context**

- 3.15 A Small Site Windfall Study was completed in July 2020 in order to have a clear understanding of the number of new dwellings granted permission as windfall developments and how they have contributed to housing delivery for Rutland.
- 3.16 The study found that whilst the contribution of small windfall sites had decreased over the plan period, both brownfield and greenfield sites have consistently become available annually. The study included an assessment of national guidance (including permitted development rights) and local policies including the revised settlement hierarchy in the submitted plan in order to forecast likely windfall rates moving forward.
- 3.17 Recognition that windfall development continues to be supported under policies SD2, SD3 and SD4 of the submitted plan is important in forecasting the continued delivery of small scale windfall sites.
- 3.18 The study found that an average of 25 new dwellings per annum were delivered on small windfall sites over the last three year period.
- 3.19 This evidence demonstrates that windfall sites provide a reliable source of supply and therefore the inclusion of a windfall allowance in the supply is in line with the requirements of paragraph 70 of the NPPF. Based on this robust evidence, and to ensure that the approach is not overly ambitious, a windfall allowance of 20 dwellings per annum is identified as part of the housing land supply moving forward.
- 3.20 The windfall allowance of 20 dwellings per annum is therefore identified as part of the housing land supply, but will only be applied to years 3, 4 and 5 in the first five year period, to ensure there is no double counting with existing commitments on small sites.

## **4. Local Housing Need & Housing Requirement**

- 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>9</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>10</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.

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<sup>9</sup> NPPF, February 2019, Paragraph 73

<sup>10</sup> NPPG, 20<sup>th</sup> February 2019, Paragraph: 002 Reference ID: 2a-002-20190220



- 4.3 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.
- 4.4 However, it is important due to the advancements in the plan making process, with the Local Plan 2018-2036 submitted for examination in February 2021, to provide further information about how the submitted Local Plan addresses housing land supply across the next five years and across the longer term. Therefore, the five year supply calculation utilising the housing requirement set out in the submitted Local Plan is also included in this report.
- 4.5 As identified above, the five year housing requirement in the submitted Local Plan for 2021/22 – 2025/26 is **550 dwellings**, with an annual requirement of **110 dwellings**.
- 4.6 This section of the report, now goes on to explain the local housing need calculation for Rutland.

### **Local Housing Need Calculation for Rutland**

#### **Step 1: Baseline**

- 4.7 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 2020 to 2030. For Rutland the projected figures are 16,176 households in 2020 and 17,111 households in 2030. This is a projected growth of 935 households over the next ten years, with an annual figure of 94 dwellings (rounded up from 93.5).

#### **Step 2: Affordability**

- 4.8 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>11</sup> In Rutland the median workplace-based affordability ratio for 2019 identified in the ONS data published in 2020 is 8.94.

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<sup>11</sup> Office for National Statistics, 2020, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2019

- 4.9 As the ratio is more than 4, an adjustment must be made following the calculation set out in the PPG<sup>12</sup>:

$$\text{Adjustment Factor} = 8.94 - 4 / 4 = 1.235$$

$$1.235 \times 0.25 + 1 = 1.30875$$

- 4.10 The adjustment factor for Rutland is therefore 1.30875 and is used to multiply 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 1224 dwellings over the 10 year period as shown in the calculation below. The final figure is divided by 10 which equates to 123 per annum.

$$935 \times 1.30875 = 1224 \text{ (rounded up from 1223.68)}$$

$$1224 / 10 = 123 \text{ per annum (rounded up from 122.4)}$$

### **Step 3: Capping the level of any increase**

- 4.11 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>13</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 94 dwellings per annum. The minimum annual local housing need figure is 123 per annum as calculated at step 2.
- 4.12 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 (94). Therefore the cap calculation is carried out on the average requirement set out in the Core Strategy at 150 dwellings per annum.

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

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<sup>12</sup> NPPG, 20<sup>th</sup> February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

<sup>13</sup> NPPG, 20<sup>th</sup> February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

- 4.13 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 123 per annum.

#### **Step 4: Cities and urban centres uplift**

- 4.14 Step 4 of the methodology includes an uplift in urban centres. A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list<sup>14</sup>. Rutland is not included on this list and therefore this element of the methodology does not impact on the calculation for Rutland.

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

- 4.15 To calculate the five year local need figure the annual minimum figure (123) is multiplied by 5, with the final five year local housing need for Rutland equating to **615 dwellings**.

## 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>15</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 2020/21 there is an oversupply of 272 dwellings across the 15 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>16</sup>.
- 5.4 No surplus is deducted from the housing requirement identified in the submitted plan, that has been accrued since the beginning of the plan period including years 2018/19 – 2020/21 (81 dwelling surplus), as the requirement set out moving forward, is not backdated to these years.

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<sup>14</sup> Office for National Statistics list of Major Towns and Cities - <https://geoportal.statistics.gov.uk/datasets/major-towns-and-cities-december-2015-names-and-codes-in-england-and-wales/data>

<sup>15</sup> NPPG, 13<sup>th</sup> September 2018, Paragraph: 044 Reference ID: 3-044-20180913

<sup>16</sup> NPPG, 13<sup>th</sup> September 2018, Paragraph: 045 Reference ID: 3-045-20180913

**Table 1: Net Dwelling Completions**

Rutland County Council	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	19/20	20/21	Total
<b>Net Completions</b>	158	127	127	120	121	92	125	171	225	220	248	257	211	184*	136**	<b>2522</b>
<b>Core Strategy 2011 Requirement</b>	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	<b>2250</b>
<b>Difference</b>	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	-14	<b>+272</b>

Completion data at individual site level during 2020/21 is provided in Appendix B and Appendix E.

\* - Includes 32 dwellings released to market as a result of the completion of a C2 older person's housing scheme during 2019/20. See Appendix D of Five Year Land Supply Report 2020/21 – 2024/25 published August 2020 for more information

\*\* - Includes 33 dwellings released to market as a result of the completion of a 60 bed Care Home during 2020/21. See Appendix D attached for more information.

## Completion Data 2020/21

- 5.5 The completion data for 2020/21 is collated from the five year land supply monitoring and equates to **136 dwellings**. Table 2 below sets out the data for the 2020/21 completions. The breakdown of completions on individual sites can be found in Appendix B Table B (i), Appendix B Table B (iii) and in Appendix E.

**Table 2: Completions 2020/21**

Source of Completions	Number of demolitions/ losses completed during 2020/21	Number of dwellings completed during 2020/21	Net Total Completions
Large Sites with Planning Permission (Appendix B Table B (i))	7	76	<b>69</b>
Small Sites with Planning Permission (Appendix B Table B (iii))	3	2	<b>-1</b>
Sites fully completed during 2020/21 (Appendix E)	0	35	<b>35</b>
Number of dwellings released to market as a result of the completion of Class C2 developments (Appendix D)	0	33	<b>33</b>
<b>Total</b>	<b>10</b>	<b>146</b>	<b>136</b>

## Buffers

- 5.6 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%.
- 5.7 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 2020 updated HDT figures were published by Government in January 2021 and are identified for Rutland County Council in table 3 below.

**Table 3: Housing Delivery Test Figures for Rutland County Council taken from Housing Delivery Test: 2020 Measurement**

Year	Requirement	Delivered
2017/18	96	251
2018/19	133	213
2019/20	116	188
<b>Total</b>	<b>346</b>	<b>652</b>
<b>Housing Delivery Test: 2020 measurement for Rutland – 189%</b>		

- 5.8 Table 3 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**

- 5.9 The five year requirement utilising the local housing need figure is set out in Table 4a below.

**Table 4a: Five Year Requirement: Local Housing Need Calculation – 2021/22 – 2025/26**

a	Annual Local Housing Need Figure	123	
b	Basic Five Year Local Housing Need Figure	615	a x 5
c	5% Buffer applied	30.75	5% of b
d	Total Five Year Requirement including 5% buffer	646	b + c (rounded up)
e	Annual Requirement	129.2	d / 5

- 5.10 The five year requirement utilising the stepped housing requirement set out in the submitted Local Plan is set out in Table 4b below.

**Table 4b: Five Year Requirement: Utilising submitted Local Plan requirement – 2021/22 – 2025/26**

a	Stepped annual requirement for years 2021/22 – 2025/26 inclusive	110	
b	Basic Five Year Requirement Figure	550	a x 5
c	5% Buffer applied	27.5	5% of b
d	Total Five Year Requirement including 5% buffer	578	b + c (rounded up)
e	Annual Requirement	115.6	d / 5

- 5.11 Following the local housing need calculation, the five year Local Housing Need figure for Rutland required across the next five years from 2021/22 to 2025/26 including a 5% buffer is **646 dwellings**. Broken down into an annual requirement this equates to **129.2 dwellings per annum** over the next five years.
- 5.12 Following the stepped housing requirement as set out in the submitted Local Plan, the five year housing requirement figure for Rutland required across the next five years from 2021/22 to 2025/26 including a 5% buffer is **578 dwellings**. Broken down into an annual requirement this equates to **115.6 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 With regard to larger sites, in particular those identified in the submitted Local Plan it is important to gather information from the site promoters and developers on the intended delivery timescales and build out rates to inform the five year land supply assessment. All site promoters have been contacted for an update on the availability, deliverability and achievability of all sites, during March and April 2021.
- 6.3 Where detailed information is not provided by site promoters, with regard to build out rates, the information included in the five year supply assessment is based on assumptions, in order to provide a consistent and robust approach to establishing whether a site is deliverable or developable in the context of the NPPF requirement. These assumptions are set out in detail below and further information is provided in Appendix F.

- 6.4 It is important to have the definition of deliverable at the forefront of consideration. 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 a 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>17</sup>*

### **Assumptions**

- 6.5 As part of the monitoring that is carried out to inform the Five Year Land Supply, an assessment is made of when housing, either with planning permission in place, or identified in the submitted Local Plan, is expected to be built.
- 6.6 There are national studies that address build out rates of development, which focus on larger sites. In particular, the two most recent are the Letwin Report and Independent Review (Letwin, 2018) and Start to Finish: What factors affect the build-out rates of large scale housing sites? Second Edition (Lichfields, 2020).
- 6.7 These two national studies provide important information on the build out rates and the delivery of homes across the country. The Letwin Review included an assessment of sites with forecasted delivery, whereas the Lichfield Report assessed only completed development schemes or sites with at least three full years of delivery data.

### **Lead in times to commencing delivery of homes**

- 6.8 The Lichfield Report identifies the average timeframes from validation of the first planning application to the completion of the first dwelling on site for larger sites. The average planning approval period ranges from 1.4 years for sites with a capacity of between 50 and 99 dwellings and 6.1 years for sites of more than 2000 dwellings. The planning approval period increases as the size of site increases.

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<sup>17</sup> NPPF Glossary, 2019, Page 66



6.9 On gaining detailed permission the period until delivery commences is also analysed. On sites with a capacity of between 50 and 99 dwellings, there is a 2 year lead in time between gaining consent and delivering the first dwelling. The equivalent period is 1.9 years for sites with a capacity of between 100 and 499 dwellings and 2.3 years for sites with a capacity of between 1000 and 1499 dwellings. The data provided at Figure 4 of the Lichfield Report is provided at Table 5 below for information purposes.

**Table 5: Data from Figure 4: Average timeframes from validation of first application to completion of first dwelling, Lichfield 2020**

	Site Size					
Duration in Years	50-99	100-499	500-999	1000-1499	1500-1999	2000+
Average planning approval period	1.4	2.1	3.3	4.6	5.3	6.1
Average planning to delivery period	2.0	1.9	1.7	2.3	1.7	2.3
Total	3.3*	4.0	5.0	6.9	7.0	8.4
* does not sum due to rounding						

### Build out Rates

6.10 Once delivery commences on site, it is important to understand how fast sites are built out in order to include realistic delivery rates in the five year supply assessment. Build out rates can vary significantly, dependent on market conditions as well as the specific circumstances of the site, and who is bringing the site forward.

6.11 The Lichfield Report provides interesting information on the mean and median build out rates dependent on site size. These are included in Table 6 below and are taken from Table 3: median and mean delivery rates by site size on page 10 of the Lichfield Report.

**Table 6: Data from Table 3: median and mean delivery rates by site size, Lichfield 2020**

Site Size	Number of Sites	Median housing delivery (dwellings per annum)	Median delivery as % of total on site	Mean annual delivery (dwellings per annum)	Mean annual delivery as % of total units on site
50-99	29	27	33%	22	29%
100-499	54	54	24%	55	21%
500-999	24	73	9%	68	9%
1000-1499	17	88	8%	107	9%
1500-1999	9	104	7%	120	7%
2000+	27	137	4%	160	4%

- 6.12 Both the mean and median values show a correlation with a higher build out rate as the size of site increases. It also shows that the proportion of a site's total size that is built out each year reduces as site size increases.
- 6.13 Whilst the data in the Lichfield Report includes an assessment of 180 different sites and is very useful at getting information and evidence across the country, it is important to note that average figures are used and there are significant variations due to the circumstances varying between places and over different time periods. It is therefore important to review local data, to identify the situation for Rutland and the local context.

#### **Delivery in Rutland – Looking back**

- 6.14 A review of completed sites has been undertaken to gather information and analyse what has happened across the county of Rutland in recent times, in relation to delivery rates.
- 6.15 All planning permissions for sites with less than 10 dwellings where a planning application was received between 2015 and 2020 and are now completed have been analysed. In addition, all planning permissions for sites of 10 or more dwellings where a planning application was received between 2010 and 2020 and are now completed have been analysed. This information is provided in tabular form in Appendix F.
- 6.16 It should be noted that the data available is limited due to the nature of housing delivery across the county and the limited size, both geographically and in terms of housing requirement. It is considered important to only review planning permissions where the site has been completed, so a full picture of the delivery of a site is understood.

### **Small Sites: Less than 10 dwellings**

- 6.17 23 sites fit the criteria above and are analysed as part of this research. 17 of the 23 sites are for a single dwelling. The remaining 6 sites have a capacity of between 3 and 7 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent was 90 days. The median figure was 73 days.
- 6.18 The mean average number of days between detailed consent granted and the delivery of the first dwelling on site is 634 (1.7 years). The median figure is 518 days (1.4 years).
- 6.19 All sites apart from one completed in full during one monitoring period. The one site that did not complete in full during one monitoring period was split across two years, but only due to the timing of the monitoring period. The site in question was for 7 dwellings, with the timeframe from the first completion to the last completion spanning 7 months.
- 6.20 The mean average number of days from commencement on site to final completion is 414 days (1.1 years). The median figure is 343 days (0.9 years). Identifying therefore that it takes on average approximately a year to complete small sites of less than 10 dwellings once they commence is a reasonable assumption.
- 6.21 With regard to sites identified for residential conversion through the prior notification process, whereby they have to be completed within three years of prior approval being granted; If they are actively being converted they will be identified in Year 1, if works have not commenced they will be identified as delivering in Year 2.
- 6.22 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of small sites of less than 10 dwellings in the five year land supply, set out in Table 7 below.

**Table 7: Assumptions Used for Delivery in Five Year Land Supply for Small Sites of Less than 10 dwellings**

<b>1</b>	Small sites of less than 10 dwellings with planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
<b>2</b>	If a site is actively under construction at the 31 <sup>st</sup> March, it will be identified as delivering in Year 1.
<b>3</b>	If a site has detailed permission or prior approval but work on site has not yet commenced it will be identified as delivering in Year 2.
<b>4</b>	If a site has outline permission only, it will be identified as delivering in Year 3.
<b>5</b>	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed

	that delivery will not continue for the time being), the site will not be included as delivering within 5 years.
<b>6</b>	If the site is allocated but there is no planning permission in place, delivery will be identified, based on active discussions with the site promoter and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary.
<b>7</b>	Sites will be identified as delivering within one monitoring year, unless further information is received from the developer or monitoring officer that confirms that a slower build out rate is more realistic.

### **Medium Sites: 10 – 49 dwellings**

- 6.23 Different authorities quantify the capacity of medium and large sites in various ways dependent on the type of sites coming forward within their administrative area. For Rutland, based on the dataset available, there was a divide in sites around the 50 dwellings capacity and therefore those with a capacity of more than 10 but less than 50 are considered medium sites in the Rutland context.
- 6.24 There were 9 sites that fit the criteria set out above for being included in the study with capacities ranging from 10 to 38 dwellings. These sites related to planning applications submitted between 2010 and 2020 that were approved and were fully built out and completed. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 274 days (0.8 years). The median figure was 280 days (0.8 years). Only two of the sites had outline planning permission in place prior to applying for detailed consent. The mean average for gaining outline permission was 851 days (2.3 years).
- 6.25 If you remove the two sites from the data that went through the outline and reserved matters process, the remaining 7 sites that went straight to full planning permission had a mean average determination timeframe of 326 days (0.9 years). The two sites that went through outline and then reserved matters had a mean average total determination period of 944 days (2.6 years).
- 6.26 The mean average number of days between detailed consent being granted and the delivery of the first dwelling on site is 583 (1.6 years). The median figure is 553 days (1.5 years).
- 6.27 The mean average number of completions is 16 dwellings per annum. The delivery rate varies considerably across the 9 sites. One site of 25 dwellings completed over three monitoring periods where as two other sites, including one of 35 dwellings and another of 38 dwellings completed during one monitoring period.
- 6.28 The mean average number of days from commencement on site to final completion is 479 days (1.3 years). The median figure is 494 days (1.4 years). Identifying therefore that it takes on average approximately two monitoring periods to complete medium sites of between 10 and 49 dwellings once they commence is a reasonable assumption.

6.29 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of medium sites of between 10 and 49 dwellings in the five year land supply, set out in Table 8 below.

**Table 8: Assumptions Used for Delivery in Five Year Land Supply for Medium Sites of between 10 and 49 dwellings**

1	Medium sites of between 10 and 49 dwellings with detailed planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
2	If a site is actively under construction at the 31 <sup>st</sup> March, it will be identified as delivering across Year 1 and Year 2, with the capacity split across the two years equally.
3	If a site has detailed permission but work on site has not yet commenced it will be identified as delivering across Year 2 and Year 3, with the capacity split across the two years equally.
4	If a site has outline permission only and/or is allocated, delivery will be identified, based on active discussions with the site promoter and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary.
5	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed that delivery will not continue for the time being), the site will not be included as delivering within 5 years.
6	Delivery will be identified across two monitoring periods, with the total split equally, unless further information is received from the developer or monitoring officer that confirms that a slower or faster build out rate is more realistic.

**Larger Sites: 50+ dwellings**

6.30 The data available for larger sites with a capacity of 50 or more dwellings where an application was submitted between 2010 and 2020 and has now been completed is limited in Rutland and mainly relates to individual phases of the Oakham North Urban Extension identified in the Rutland Core Strategy, adopted in July 2011. There are two other sites, one other in Barleythorpe and another located in the town of Uppingham. As the Oakham North development has been phased, these individual phases can be considered, however it needs to be identified that they form part of the wider urban extension and therefore do not reflect completely independent sites.

- 6.31 6 sites fit the criteria above and are analysed as part of this research. Capacities range from 61 to 200 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 241 days (0.7 years). The median figure was 246 days (0.7 years). Four of the sites had outline planning permission in place prior to applying for detailed consent, albeit three of the sites related to a single outline permission at Oakham North. The mean average for gaining outline permission was 519 days (1.4 years).
- 6.32 When looking at those sites where outline and reserved matters were dealt with, the mean average number of days it took to get full consent was 613 days (1.7 years). The median figure was 634 days (1.7 years). For the two sites that went straight to full planning permission, rather than gaining outline first, the mean average number of days it took to get consent was 385 days (1.1 years). The median figure was also 385 days (1.1 years).
- 6.33 The mean average number of days between detailed consent being granted and the delivery of the first dwelling on site is 543 (1.5 years). The median figure is 645 days (1.8 years).
- 6.34 On this basis, where a site is allocated and information is provided on when a full planning application is likely to be submitted or an application is currently pending consideration, 3 years will be allowed for gaining planning permission, dealing with discharging conditions, starting on site and delivering the first dwelling. This allows for a cautious approach when comparing it to the average through the local research (979 days = 2.7 years). An allocated site without a planning application submitted will therefore be factored in no earlier than Year 4 on this basis. This is also dependent on written evidence from the site promoter that a planning application is being actively prepared and details provided of when it will be submitted.
- 6.35 The mean average number of completions is 33 dwellings per annum per site. The median figure is 30 dwellings per annum. However, across the Oakham North Urban Extension the build out rate included annual figures of 83, 122, 91, 133 and 35 in respect of these completed phases. These figures do not include completions from other phases that are still under construction at this time, and therefore there are higher delivery rates on this sustainable urban extension development than are identified here.
- 6.36 The build out rate information provided here needs to be approached cautiously on these larger sites, because there isn't enough evidence in the past 10 years on completed sites to provide a significant amount of information, particularly when half of the sites relate to a wider urban extension.
- 6.37 All larger sites, identified as allocations in particular, have been discussed with site promoters, developers and landowners and information has been received on the intended delivery timescales and build out rates. The information received will be sense checked against this local research and the figures identified in the national research to ensure they are consistent in approach. Where information is more vague, an assumption will be used based on the mean average number of completions at this point in time, of 33 dwellings per annum.

### **Comparing local research to national data**

- 6.38 The Lichfield Report provides comparative data, with sites of a capacity of between 50 and 99 dwellings taking 1.4 years to get planning approval and a further 2 years to deliver the first dwelling on site totalling 3.3 years (does not sum due to rounding). Larger sites with a capacity of between 100 and 499 dwellings took 2.1 years to gain planning approval and a further 1.9 years to start delivering on site, totalling 4 years.
- 6.39 The local data largely reflects the national averages with Rutland's median figure of 1.8 years to gain planning approval sitting in between the two site size categories in the national data of 1.4 years (sites with a capacity of 50-99) and 2.1 years (sites with a capacity of 100-499).
- 6.40 With regard to lead in times where conditions are discharged, site works commence and the first dwelling is delivered, again the local data largely reflects the national averages with the median figure of 1.8 years for Rutland being comparable to the national average of 1.9 years for sites with a capacity of 100-499 dwellings and 2 years for sites with a capacity of 50-99 dwellings.
- 6.41 The build out rate of 33 dwellings per annum identified through local research sits comfortably in between the two site size categories in the national data of 22 dwellings per annum (sites with a capacity of 50-99) and 55 dwellings per annum (sites with a capacity of 100-499). As the data for Rutland's larger sites spans across the two national categories (due to a limited amount of sites), the assumed rate of 33 dwellings per annum is considered appropriate.
- 6.42 Whilst it is accepted that the dataset is limited for Rutland over the last ten years, the fact the data is largely in line with the national averages provides a robust and realistic approach to establishing assumptions.
- 6.43 The assumptions uses for large sites as a starting point for identifying delivery are set out in Table 9 below.

**Table 9: Assumptions Used for Delivery in Five Year Land Supply for Larger Sites of 50+ dwellings**

1	Larger sites of more than 50 dwellings with detailed planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
2	If a site is actively under construction at the 31 <sup>st</sup> March, it will be identified as delivering from Year 1 at a delivery rate of 33 dwellings per annum, unless evidence such as past delivery rates on the site, or information provided by the developer is received that mean a different delivery timeframe or build out rate should be followed.
3	If a site has detailed permission but work on site has not yet commenced it will be identified as delivering from Year 3 onwards at a delivery rate of 33 dwellings per annum, unless information is provided by the developer that mean a different delivery timeframe or build out rate should be followed.
4	If a site has outline permission only, delivery will be identified, no earlier than Year 4 at a rate of 33 dwellings per annum. This assumption however will also be based on active discussions with the site promoter as to when a detailed planning application is to be submitted and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary. If further evidence or information is known that means a site will deliver more quickly this will be used to evidence a quicker delivery timeframe.
5	If a site is allocated but there is no planning permission in place, delivery will only be identified, based on active discussions with the site promoter and based on the information received, assessed against the definition of deliverable in the NPPG Annex 2: Glossary. Delivery will be identified, no earlier than Year 4 at a rate of 33 dwellings per annum. Indicators such as the submission of planning applications, Statement of Common Grounds and other written evidence will be utilised to make a judgement as to the likely delivery of a site. . If further evidence or information is known that means a site will deliver more quickly this will be used to evidence a quicker delivery timeframe.
6	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed that delivery will not continue for the time being), the site will not be included as delivering within 5 years.

6.44 The assumptions set out above which reflect the NPPF definition in the Rutland context of what is a deliverable site have been used to determine when sites will deliver in the five year supply and at what rate.



## **Rutland's Five Year Supply 2021/22 – 2025/26 – The Data**

- 6.45 Of the 145 sites within the supply, 21 sites were fully built out and completed during 2020/21. These completed sites are identified in Appendix E. Of the remaining 124 sites in the supply with outstanding capacity, 12 sites fall within the category of large sites (of 10 or more dwellings) with planning permission in place. 15 of the sites fall into the category of large sites (of 10 or more dwellings) that are allocated (in the submitted Local Plan) but not yet with planning permission in place.
- 6.46 Large sites in the category of being allocated but yet to gain planning permission are only included in the five year supply where sufficient information has been provided by the developers, planning agents and planning officers in the Development Management Team as delivering within the later stages of the five year period. Only 4 of the 15 sites in this category are identified as delivering within the first five years, and all 4 of these sites have Statements of Common Ground signed along with written evidence of deliverability update information being received in support of the delivery of these sites. No site in this category is identified as delivering prior to Year 4.
- 6.47 87 of the 124 sites in the supply are small sites of less than 10 dwellings where planning permission is in place. There are 10 small sites identified as allocations without planning permission in place. There are six 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 included in the supply at this point in time. Monitoring will continue and they will be brought back into the supply if the sites become active again.

### **Windfall Supply**

- 6.48 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.
- 6.49 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. A Windfall Study has been completed which looks at completions across the 13 years of the plan period so far from 2006/07 to 2018/19 as well as the average over the last three years to provide a more up to date context. The Windfall Study does demonstrate a reduction in the delivery of windfall developments, with the initial five year period between 2006 and 2011 providing an annual average of 58 dwellings, and in comparison the average between 2016 and 2019 equating to 25 dwellings per annum.

- 6.50 With the changes in policy set out in the Local Plan Review, including three additional villages classified as Local Service Centres and the removal of the “restraint village” policy will ensure that there continues to be a supply of windfall sites coming forward. In addition, the number of new homes provided by the Class Q Prior Notification procedure means that it is reasonable to assume that the rate of supply from windfall sites will continue at a level of about **20 homes per annum**. The Windfall Study sets out that this is based on an assumption that about 3 dwellings per annum will be built in each of the two towns, a further 7 may come forward across the 10 Local Service Centres and 7 across the Smaller Villages category.
- 6.51 To avoid any double counting between the small scale sites with planning permission and the windfall allowance, the small sites with planning permission are not included in the supply from year 3 onwards at which point the windfall allowance is utilised instead. Small sites that are allocated remain included across the five years if they are identified as coming forward and are not discounted. This is demonstrated in Table 10 below.

#### **Lapse Rate**

- 6.52 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 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.
- 6.53 The number of dwellings where planning permission has lapsed for each monitoring period are identified in Appendix A. The average number since 2006/07 is 9.5 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, nor allocations which are sites that are planned for.

#### **Sources of Five Year Supply**

- 6.54 A breakdown of the supply is identified in Table 10 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 10: Sources of Five Year Supply**

Category of Site	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Net Total in five year period
Large sites with planning permission	104	76	71	67	19	<b>337</b>
Large sites allocated but without planning permission	0	0	0	71	124	<b>195</b>
Small sites with planning permission	33	65	-	-	-	<b>98</b>
Small sites allocated but without planning permission	0	0	0	0	0	<b>0</b>
Windfall allowance	-	-	20	20	20	<b>60</b>
Small sites lapse rate deduction	-10	-10	-	-	-	<b>-20</b>
<b>Total</b>	<b>127</b>	<b>131</b>	<b>91</b>	<b>158</b>	<b>163</b>	<b>670</b>

- 6.55 All of the data that sits behind Table 10 is provided in Appendix B. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.
- 6.56 The assumptions set out above are the starting point for the identification of delivery, along with an assessment against the glossary definition of deliverable, identified in the NPPF. On large sites, the developers/ planning agents have been contacted to establish the forecast for delivery and to gather up to date information on the availability of sites, progress made towards submission of planning applications and other information on intended timeframes.
- 6.57 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 11 below identifies the amount of completions delivered each year on the SUE so far. The five year supply data does identify that the SUE will be built out within the next five years.

**Table 11: Net Delivery of Dwellings on Oakham North Sustainable Urban Extension**

Net Dwellings Completed	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Oakham North SUE	39	140	123	120	197	115	174	57	54

6.58 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, in line with the assumption work set out above. All sites, including small sites are regularly monitored through site visits, to identify the progress on site.

#### **Student and Older Person's Accommodation**

6.59 Student accommodation and Use Class C2 residential institutions have not been accounted for prior to 2019/20 in the five year land supply calculation for Rutland due to the limited amount of information known about how to adequately include them as a source. 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.

6.60 Paragraph 42 of the NPPG 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>18</sup>.

6.61 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>19</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 at the Oakham North Sustainable Urban Extension.

6.62 There have been no student accommodation schemes granted or delivered during 2020/21. Background information is provided in Appendix C for monitoring purposes. There is currently an older person's accommodation development being built out in Oakham. The 60 bed Care Home element of the scheme was completed in September 2020, there is an outstanding 41 assisted living units included in the scheme which have not yet commenced. The site is included in Appendix D so that it can be monitored.

<sup>18</sup> NPPG Reference ID: 3-042-20180913

<sup>19</sup> NPPG Reference ID: 3-043-20180913

- 6.63 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.
- 6.64 As the completion figure for 2020/21 is not factored in to the supply calculation 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. In addition, the stepped housing requirement identified in the submitted Local Plan is included to demonstrate that the submitted plan which is about to go through the examination process, results in an appropriate number of deliverable sites in line with the requirements of the NPPF. The two calculations are set out in Tables 4a and 4b above.
- 7.2 The Local Housing Need figure based on the standard methodology across the next five years from 2021/22 to 2025/26 including a 5% buffer is **646 dwellings**.
- 7.3 The Stepped Housing Requirement set out in the submitted Local Plan across the next five years from 2021/22 to 2025/26 including a 5% buffer is **578 dwellings**.
- 7.4 The supply of land for housing is set out in Table 10 above and the full and specific site data is included in Appendix B. There is a five year **supply of 670 dwellings**.
- 7.5 The results show that Rutland does have a sufficient supply of deliverable sites to meet the five year requirement of 646 dwellings and can currently demonstrate a **5.2 year supply** when looking at the Local Housing Need figure, and a **5.8 year supply** when looking at the housing requirement figure set out in the submitted Local Plan. These calculations are set out in Table 12a and Table 12b below.

**Table 12a: Rutland's Five Year Supply based on the Local Housing Need Figure**

f	Five Year Land Supply Estimate	670	Table 10
g	Total amount of supply (years)	5.2	f/ Table 4a: e

**Table 12b: Rutland’s Five Year Supply based on the Stepped Housing Requirement set out in the Submitted Plan**

f	Five Year Land Supply Estimate	670	Table 10
g	Total amount of supply (years)	5.8	f/ Table 4b: e

## 8. Supply in the Longer Term – Identifying a Developable Supply

### How many homes to plan for across the Plan Period

- 8.1 In addition to the requirement for a five year supply, paragraph 67 b) of the NPPF confirms that local planning policies should identify a supply of:
- ‘specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan’.
- 8.2 As part of the preparation of the Local Plan which has been submitted for examination, significant work has been carried out to ensure that a developable supply from years 6-15 is identified, to ensure there is a strategic approach to housing delivery throughout the plan period.
- 8.3 The calculation of Local Housing Need for Rutland following the standard methodology is set out above in Section 4. At the time of plan submission, the local housing need for Rutland is **123 dwellings per annum** when following the standard calculation set out in the PPG. **This equates to a Local Housing Need of 2214 dwellings across the plan period.**
- 8.4 Whilst the Local Housing Need figure does not produce the requirement<sup>20</sup>, it is useful in informing the starting point for establishing the housing requirement for an area.
- 8.5 There is scope within the PPG, where there are exceptional circumstances, to identify an increased housing requirement. Examples of where this approach may be appropriate are where ‘increases in housing need are likely to exceed past trends because of:
- growth strategies for the area are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth;
  - strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
  - an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;’<sup>21</sup>

<sup>20</sup> NPPG, Paragraph: 002 Reference ID: 2a-002-20190220

<sup>21</sup> NPPG, Paragraph: 010 Reference ID: 2a-010-20201216

- 8.6 An open dialogue is held with neighbouring local planning authorities and no issues have been raised that means the housing requirement needs to be increased in order to meet unmet need elsewhere<sup>22</sup>.
- 8.7 As these circumstances or others that may be considered to have a similar impact are not applicable in the case of Rutland, the housing requirement is set at a similar rate to the housing need figure of 123 dwellings per annum.
- 8.8 To build in a small amount of flexibility, as the standard methodology and data used to calculate the housing need was introduced, consulted upon and amended during the preparation of the Regulation 19 version of the plan, a housing requirement was identified that saw the rounding up of the housing need figure. The **housing requirement was therefore set at 130 dwellings per annum**. This equates to **2340 dwellings across the plan period**.
- 8.9 Whilst it is considered that there are no exceptional circumstances that require a significant deviation from the standard housing need figure in setting the housing requirement (in line with the PPG), the Council want to ensure there is sufficient housing supply to respond to affordability issues and to provide flexibility in the supply to ensure that new homes are delivered.
- 8.10 It is good practice to provide a buffer of supply on top of the established housing requirement figure in order to ensure choice and flexibility in the market and to provide a range of different types and sized sites across the area. If a buffer is not incorporated into identifying the number of homes to plan for, there would be no flexibility if any of the sites with planning permission or allocated do not come forward or come forward more slowly than anticipated.
- 8.11 Starting with the evidence produced in the Strategic Housing Market Assessment (SHMA) that identified that the supply of 160 dwellings could be considered a reasonable option, this was interrogated further and considered an appropriate level of supply to identify, in order to ensure the housing requirement of 130 dwellings per annum is met.
- 8.12 A **25% buffer** has therefore been identified as an appropriate way of ensuring the flexibility and choice of housing land supply is provided to ensure the housing requirement is met in full. This approach ensures that there is sufficient flexibility to maintain a five year supply as well as meeting the longer term aims of the plan in terms of delivery.
- 8.13 The headline figures in Table 13 below set out the local housing need and the housing requirement.

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<sup>22</sup> NPPF Paragraph 60

**Table 13: Local Housing Need, Housing Requirement and the Amount of Land Supply to Identify for Rutland as set out in the submitted Local Plan**

Need/ Requirement/ Supply	Plan Period (18 years)	Per Annum
Rutland Local Housing Need (using PPG Standard Method)	2214	123
Rutland Housing Requirement (set out in submitted Local Plan)	2340	130

**Identifying the remaining supply**

- 8.14 As set out in Table 1 in Chapter 5 of the submitted plan, deducted from the Housing Requirement figure of 130 dwellings per annum are the completions achieved during 2018/19 (300 dwellings) and sites with planning permission at the 1<sup>st</sup> April 2019 (600 dwellings). This results in a final figure of **1529 dwellings to be found moving forward**, through allocated sites and a windfall allowance through planning policy.
- 8.15 Applying the 25% buffer to this residual requirement of 1529 dwellings, equates to an additional 382.25 dwellings of housing land supply to find, to ensure the wider delivery aspirations are met. This equates to a total of **1911.25 dwellings of housing land supply to identify**.
- 8.16 A range of specific sites are identified through the submitted Local Plan that meets this identified supply figure, and provides a range of developable sites across the 6-10 and 11-15 year periods.
- 8.17 Table 14 below provides a breakdown of the figures across the settlement categories. The full data is included in Table 16 which is provided in the trajectory section of this report.
- 8.18 The final indicative capacity identified on sites through the submitted Local Plan is **1924 dwellings**, which meets and slightly exceeds the residual requirement (including the 25% buffer) identified above.



**Table 14: Developable sites by Settlement Across Years 6 to 15 as set out in the Submitted Local Plan**

Category of Site	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total
Allocated Sites: Oakham with Barleythorpe	48	33	33	33	25	0	0	0	0	0	<b>172</b>
Allocated Sites: Uppingham	33	33	33	35	64	33	33	33	33	33	<b>363</b>
Allocated Sites: St George's Garden Community	75	100	100	100	100	100	100	100	100	100	<b>975</b>
Allocated Sites: Cottesmore	2	2	2	2	0	0	0	0	0	0	<b>8</b>
Allocated Sites: Edith Weston	0	0	33	33	4	0	0	0	0	0	<b>70</b>
Allocated Sites: Empingham	2	8	1	0	0	0	0	0	0	0	<b>11</b>
Allocated Sites: Ketton	7	13	5	0	0	0	0	0	0	0	<b>25</b>
Allocated Sites: Market Overton	13	14	0	0	0	0	0	0	0	0	<b>27</b>
Allocated Sites: Ryhall	6	6	0	12	12	0	0	0	0	0	<b>36</b>
Allocated Sites: Whissendine	0	6	18	13	0	0	0	0	0	0	<b>37</b>
Windfall allowance	20	20	20	20	20	20	20	20	20	20	<b>200</b>
<b>Total</b>	<b>206</b>	<b>235</b>	<b>245</b>	<b>248</b>	<b>225</b>	<b>153</b>	<b>153</b>	<b>153</b>	<b>153</b>	<b>153</b>	<b>1924</b>

## 9. Small and Medium Sized Sites

- 9.1 As previously identified, the NPPF highlights the important contribution of small and medium sized sites for meeting the housing requirement due to relatively quick build out rates.
- 9.2 In order to identify a good mix of sites, paragraph 68 requires that local planning authorities 'identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved'.
- 9.3 The housing requirement, as set out above is 2340 dwellings across the plan period. This figure, minus the completions 2018/19 (211) and commitments (600) results in a figure of 1529 dwellings. 10% of that figure is 153 dwellings (rounded up from 152.9 dwellings).
- 9.4 Paragraph 69 of the NPPF states that 'Neighbourhood Planning Groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area'. As the housing allocations for the town of Uppingham have been left to the Neighbourhood Plan process to be determined, 10% of the 200 dwellings allocated to Uppingham are identified in this calculation.
- 9.5 A windfall allowance is included in the housing supply, due to historic delivery of such small sites, along with policies included in the Local Plan to continue to support these in certain cases (Policies SD2 – The spatial strategy for development and SD3 – Development within planned limits of development). Permitted development rights through the Prior Notification process also provide a source of small windfall developments. Evidence on the amount of windfall allowance to include is discussed above. As windfall development on small sites is supported in policy and Prior Approval processes, they are included as a source of small and medium sized sites.
- 9.6 Table 15 below sets out the source of small and medium sized sites, the site area and the indicative capacity, with the total equating to 431 dwellings. This represents a **28% proportion** of the overall residual requirement figure (1529 dwellings) across the plan period, exceeding the 10% requirement set out in the NPPF.

**Table 15: Small and Medium Sized Sites planned for across the plan period**

Site Reference	Site Address	Site Area (ha)	Indicative Capacity
<b>Allocations</b>			
H1.5	Land off Main Street Barleythorpe	0.55	8
H1.6	Uppingham (20 - 10% of the 200 identified as being allocated by the Neighbourhood Plan should be compliant with this requirement)	To be allocated in the Uppingham Neighbourhood Plan	20
H1.9	West of 17 Whitwell Road, Empingham	0.17	5
H1.10	Southview Farm, Empingham	0.28	6
H1.14	Main Street, Market Overton	0.91	27
H1.15	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	0.84	24
H1.16	Land to the south-west of Belmesthorpe Lane, Ryhall	0.42	12
H1.17	Land off Melton Road, Whissendine	0.48	12
<b>Total number of dwellings allocated on small and medium sized sites under 1 hectare in area</b>			<b>114</b>
<b>Windfall Allowance</b>			
	Windfall allowance over plan period		300
<b>Total Windfall Allowance</b>			<b>300</b>
<b>Brownfield Land Register</b>			
LPR/GLA/01 (part of)	Land East of Seaton Road, Glaston	0.27	10-12
LPR/MOR/01 (part of)	Part of The White Horse Inn, Morcott	0.81	1-5
LPR/NOR/02	Pinfold Close, North Luffenham	0.21	6-8
<b>Total number of dwellings identified on brownfield land register on small and medium sized sites under 1 hectare in area (using minimum figure of the range and only sites without planning permission in place)</b>			<b>17</b>
<b>Total</b>			
<b>Total number of dwellings identified on small and medium sized sites under 1 hectare in area included as allocated sites or sites identified on brownfield land register and windfall allowance</b>			<b>431</b>

## 10. The Trajectory

- 10.1.1 As required by the NPPF, a trajectory is provided in Chapter 10 of the submitted Local Plan. It is important to update this as monitoring periods pass, so that there is an up to date position identified.
- 10.1.2 Identified in Figure 1 below is the updated trajectory based on the data set out in this report.
- 10.1.3 The numerical data that sits behind this trajectory is provided in Table 16 below.

Figure 1: Rutland Local Plan Housing Trajectory 2021/22 - 2035/36 - Updated May 2021

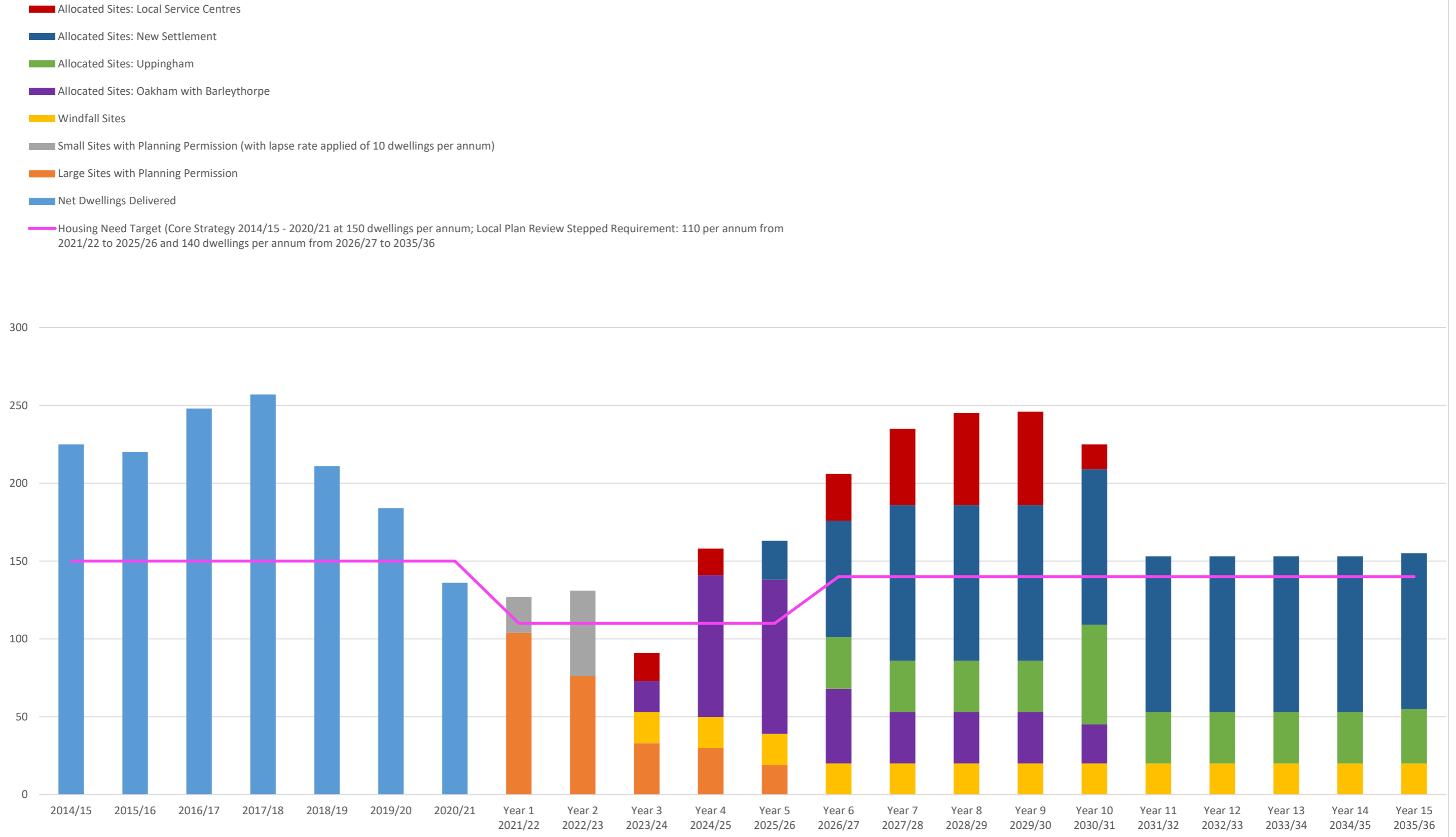


Table 16: Numerical data behind Rutland Local Plan Housing Trajectory 2021/22 - 2035/36 - Updated May 2021

Source of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total
<b>Net Dwellings Delivered</b>	225	220	248	257	211	184	136																
Phase 9 Oakham North								33	33	33	11	0	0	0	0	0	0	0	0	0	0	0	110
Phase 10 Oakham North								33	7	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Land West of, Uppingham Road, Oakham, Oakham (APP/2013/0004)								12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Land Between Barleythorpe and Burley Park Way, Barleythorpe (2019/1383/RES)								0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Land south Of Leicester Road, Uppingham (2019/0525/OUT)								0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	20
Land between Barleythorpe and Burley Park Way, Barleythorpe (2018/1068/NMA)								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land north of Cold Overton Road, Langham (2020/0380/OUT)								0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	18
Casterton Lane Yard, Holme Close, Tinwell (2019/0469/FUL)								7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Ashwell Farmyard, Teigh Road, Ashwell (2019/0409/FUL)								5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>Large Sites with Planning Permission (not allocated in the submitted Local Plan)</b>								104	76	33	30	19	0	0	0	0	0	0	0	0	0	0	262
<b>Small Sites with Planning Permission (with lapse rate of 10 dwellings per annum)</b>								23	55	0	0	0	0	0	0	0	0	0	0	0	0	0	78
<b>Windfall Sites</b>								0	0	20	20	20	20	20	20	20	20	20	20	20	20	20	260
H1.1 Land south of Brooke Road (former allotments), Oakham (40)								0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
H1.2 Land off Uppingham Road, Oakham (73)								0	0	0	33	33	7	0	0	0	0	0	0	0	0	0	73
H1.3 Land off Burley Road, Oakham (200)								0	0	0	10	33	33	33	33	33	25	0	0	0	0	0	200
H1.4 Land south of Braunston Road, Oakham (61)								0	0	0	28	33	0	0	0	0	0	0	0	0	0	0	61
H1.5 Land off Main Street, Barleythorpe (8)								0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
<b>Allocated Sites: Total Oakham with Barleythorpe</b>								0	0	20	91	99	48	33	33	33	25	0	0	0	0	0	382
<b>Allocated Sites in Current Uppingham Neighbourhood Plan</b>								0	0	0	0	0	33	33	33	33	31	0	0	0	0	0	163
<b>Allocated Sites to be identified through Uppingham Neighbourhood Plan Review</b>								0	0	0	0	0	0	0	0	0	33	33	33	33	33	35	200
<b>Allocated Sites: New Settlement</b>								0	0	0	0	25	75	100	100	100	100	100	100	100	100	100	1000
H1.7 Land off Main Street, Cottesmore (8)								0	0	0	0	0	2	2	2	2	0	0	0	0	0	0	8
H1.8 Officers Mess, Edith Weston (70)								0	0	0	0	0	0	0	33	33	4	0	0	0	0	0	70
H1.9 West of 17 Whitwell Road, Empingham (5)								0	0	0	0	0	2	2	1	0	0	0	0	0	0	0	5
H1.10 Southview Farm, Empingham (6)								0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	6
H1.11 Adjacent Chater House, High Street, Ketton (15)								0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	15
H1.12 The Crescent, High Street, Ketton (35)								0	0	18	17	0	0	0	0	0	0	0	0	0	0	0	35
H1.13 Home Farm, Ketton (10)								0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	10
H1.14 Main Street, Market Overton (27)								0	0	0	0	0	13	14	0	0	0	0	0	0	0	0	27
H1.15 River Gwash Trout Farm, Belmesthorpe Lane, Ryhall (24)								0	0	0	0	0	0	0	0	12	12	0	0	0	0	0	24
H1.16 Land to the southwest of Belmesthorpe Lane, Ryhall (12)								0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	12
H1.17 Land off Melton Road, Whissendine (12)								0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	12
H1.18 South Lodge Farm, Whissendine (25)								0	0	0	0	0	0	0	12	13	0	0	0	0	0	0	25
<b>Allocated Sites: Total Local Service Centres</b>								0	0	18	17	0	30	49	59	60	16	0	0	0	0	0	249
<b>Total Supply</b>								127	131	91	158	163	206	235	245	248	225	153	153	153	153	153	2594
<b>Housing Need Target (Core Strategy 2014/15 - 2020/21 at 150 dwellings per annum; Local Plan Review Stepped Requirement: 110 per annum from 2021/22 to 2025/26 and 140 dwellings per annum from 2026/27 to 2035/36)</b>	150	150	150	150	150	150	150	110	110	110	110	110	140	140	140	140	140	140	140	140	140	140	140

# Appendix A: Lapse Rates

**Table A (i): Lapse Rates on Small Sites across Rutland**

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	19/20	20/21	Total
Number of Net dwellings lapsed and not implemented on small sites	14	7	16	21	16	11	5	1	2	12	10	10	2	12	4	<b>143</b>

Appendix B: Breakdown of Sites within the Five Year Supply

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

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net Completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2015/0785/RES; 2015/0083/RES; 2020/0021/RES	SUE	D	Phase 9 Oakham North – 228 dwellings	Land between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	228	73	0	45	118	110	33	33	33	11	0	110
2014/0581/RES; 2016/0892/RES; 2016/1106/RES	SUE	D	Phase 10 Oakham North – 189 dwellings	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	189	136	0	9	145	44	33	7	0	0	0	40
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	102	68	0	22	90	12	12	0	0	0	0	12
2014/0899/RES; 2018/0609/RES	SUE	D	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	Barleythorpe	66	0	0	0	0	66	0	0	0	0	0	0
2019/1228/OUT	Submitted Plan H1.1	O	Outline application for the erection of up to 40 no. dwellings with associated open space, landscaping and infrastructure (access and highway improvements for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham	Oakham	40	0	0	0	0	40	0	0	20	20	0	40
2017/0564/FUL; 2019/1012/DMP; 2020/1262/MAF pending	H7 & Submitted Plan H1.12	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	Ketton	28	0	7	0	-7	35	0	0	18	17	0	35
2014/0386/RES; 2016/0108/RES; 2016/0673/RES; 2019/1383/RES	SUE	D	Reserved Matters application to change external appearance of apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments approved under Reserved Matters application 2016/0108/RES in relation to permission APP/2011/0832.	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	24	0	0	0	0	24	0	24	0	0	0	24
2019/0525/OUT	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South Of Leicester Road Uppingham	Uppingham	20	0	0	0	0	20	0	0	0	10	10	20



2014/1144/RES; 2018/1068/NMA	SUE	D	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	18	4	0	0	4	14	14	0	0	0	0	14
2020/0380/OUT	LNP06	O	Erection of 18 no. dwellings with associated access, highways, open space and drainage infrastructure	Land north of Cold Overton Road, Langham	Langham	18	0	0	0	0	18	0	0	0	9	9	18
2019/0469/FUL		D	Demolition of existing steel frame barn and erection of 14 no. dwellings including 4 no. affordable properties	Casterton Lane Yard, Holme Close, Tinwell	Tinwell	14	0	0	0	0	14	7	7	0	0	0	14
2017/0358/FUL; 2019/0409/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, Ashwell	Ashwell	10	0	0	0	0	10	5	5	0	0	0	10
									<b>Total Demolitions/ Losses 2020/21</b>	<b>Total Net Completions 2020/21</b>							
									7	76							
											<b>Total Five Year Supply</b>	104	76	71	67	19	337

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

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received
	Submitted Plan H1.8	Residential development with indicative capacity of 70 dwellings	Officers Mess, Edith Weston	Edith Weston	70	0	0	0	0	70	0	0	0	0	0	0	Deliverability Update received 01/04/2021.
	Submitted Plan H2	Residential development with indicative capacity of up to 1000 dwellings during Plan period	St George's Garden Community	Edith Weston	1000	0	0	0	0	1000	0	0	0	0	25	25	Statement of Common Ground signed 31/01/2021
2020/1263/MAF pending	H5 & Submitted Plan H1.11	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings. Allocated for 15 dwellings in the Submission Plan	Land adjacent to Chater House, High Street	Ketton	15	0	0	0	0	15	0	0	0	0	0	0	Deliverability Update received from developer 03/03/2021.
2020/1254/MAF - pending	H6 & Submitted Plan H1.13	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings. Allocated for 10 dwellings in the Submission Plan	Home Farm, High Street	Ketton	10	0	0	0	0	10	0	0	0	0	0	0	Deliverability Update received 21/04/2021.
	H8	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road	Ketton	33	0	0	0	0	33	0	0	0	0	0	0	01/04/2020
	Submitted Plan H1.14	Residential development with indicative capacity of 27 dwellings	Main Street, Market Overton	Market Overton	27	0	0	0	0	27	0	0	0	0	0	0	Deliverability Update received 01/03/2021.
	Submitted Plan H1.2	Residential development with indicative capacity of 73 dwellings	Land off Uppingham Road, Oakham	Oakham	73	0	0	0	0	73	0	0	0	33	33	66	Deliverability Update received 10/03/2021.
	Submitted Plan H1.3	Residential development with indicative capacity of 200 dwellings	Land off Burley Road, Oakham	Oakham	200	0	0	0	0	200	0	0	0	10	33	43	Statement of Common Ground signed 01/03/2021

2020/1473/MAO - pending	Submitted Plan H1.4	Outline planning application for the construction of up to 62 no. dwellings (Use Class C3) with associated landscaping, open space and access, drainage and services infrastructure; to include details of access off Braunston Road, with all other matters reserved.	Land south of Braunston Road, Oakham	Oakham	61	0	0	0	0	61	0	0	0	28	33	61	Statement of Common Ground signed 01/03/2021.	
	Submitted Plan H1.15	Residential development with indicative capacity of 24 dwellings	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Ryhall	24	0	0	0	0	24	0	0	0	0	0	0	Deliverability Update received 05/03/2021.	
	Submitted Plan H1.16	Residential development with indicative capacity of 12 dwellings	Land to the south west of Belmesthorpe Lane, Ryhall	Ryhall	12	0	0	0	0	12	0	0	0	0	0	0	Deliverability Update received 29/04/2021.	
	Submitted Plan H1.6	Residential development with indicative capacity of 200 dwellings to be allocated through Neighbourhood Plan	Uppingham	Uppingham	200	0	0	0	0	200	0	0	0	0	0	0	Uppingham Neighbourhood Plan Review being progressed.	
2019/0524/OUT - Pending	UNP Site B	Housing development (up to 163 no. dwellings) with access from Leicester Road	Land North Of Leicester Road Uppingham	Uppingham	163	0	0	0	0	163	0	0	0	0	0	0	Deliverability Update received from developer 20/04/2021.	
	Submitted Plan H1.17	Residential development with indicative capacity of 12 dwellings	Land off Melton Road, Whissendine	Whissendine	12	0	0	0	0	12	0	0	0	0	0	0	Deliverability Update received from developer 08/03/2021.	
2020/0172/OUT - pending	Submitted Plan H1.18	Residential development with indicative capacity of 25 dwellings	South Lodge Farm, Whissendine	Whissendine	25	0	0	0	0	25	0	0	0	0	0	0	Deliverability Update received from developer 08/03/2021.	
											<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71</b>	<b>124</b>	<b>195</b>	

Table B (iii) – Small Sites with planning permission (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net Completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2020/0844/FUL		D	Proposed 1 no. dwelling.	Land to the rear of 1 Main Road, Barleythorpe	Barleythorpe	1	0	0	0	0	1	0	1	0	0	0	1
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	2	0	0	0	0	2	2	0	0	0	0	2
2019/0787/FUL pending		D	Conversion of three redundant barns to dwellings and construction of three additional dwelling houses	Land at Welland Farm, Main Street, Barrowden	Barrowden	6	0	0	0	0	6	0	0	0	0	0	0
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	2	0	0	1	1	1	1	0	0	0	0	1
FUL/2007/0919; 2020/0494/FUL		D	Section 73 application for erection of a two storey dwelling house with double garage.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0	0	0	1	0	1	0	0	0	1
2019/1155/FUL		D	Change of use of Grade 2 listed barn to new dwelling, including new garage, driveway and associated landscaping	Barn Opposite Junction With The Inhams, Top Lane, Bisbrooke	Bisbrooke	1	0	0	0	0	1	0	1	0	0	0	1
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	1	0	0	0	0	1	1	0	0	0	0	1
2019/0888/PAD; 19/00736/CNDWBN (superseded 2018/1062/PAD)		PN	Proposed change of use from agricultural building to 1 dwellinghouse.	America Lodge America Lodge Lane LE15 8DF	Brooke	1	0	0	0	0	1	1	0	0	0	0	1
2019/1335/FUL		D	Demolition of the existing house and erection of a new dwelling.	The Lilacs, 16 Church Lane, Brooke	Brooke	0	0	0	0	0	0	-1	1	0	0	0	0
2018/0947/PAD		PN	Class Q Prior Approval to convert no. 1 Agricultural Building to Residential use.	Barn by Burley Wood, Stamford Road	Burley	1	0	0	0	0	1	1	0	0	0	0	1

2020/0843/PAD		PN	Prior approval for proposed change of use of an Agricultural building to 3 no. dwellinghouses.	Fairchild Lodge, Lyddington Road, Caldecott	Caldecott	3	0	0	0	0	3	0	3	0	0	0	3
2020/0040/FUL		D	Construction of No.1 detached dwelling on land adjacent to No.22 Main Street.	Land adjacent to 22 Main Street, Caldecott	Caldecott	1	0	0	0	0	1	0	1	0	0	0	1
2020/0674/FUL; 2020/0332/PAD		D	Proposed conversion of existing agricultural buildings to a dwelling with associated annex to include demolition of existing agricultural buildings.	Quarry Farm, Holywell Road, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/0775/PAD		PN	Prior approval for proposed change of use of agricultural building to 1 no. dwellinghouse.	Agricultural Building, Bradley Lane, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/1250/FUL		D	Minor Material Amendment application for APP/2010/1287 - Extension of time for implementation of FUL/2007/0972, Erection of two-storey dwellinghouse.	Land adjacent to 7 Rectory Lane, Edith Weston	Edith Weston	1	0	0	0	0	1	0	1	0	0	0	1
FP/2010/0248		D	Erection of dwelling and garage	7 Church Road	Egleton	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	Egleton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0559/OUT		O	Outline application for 1.5 storey detached dwelling with some matters reserved.	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0	0	0	0	1	0	0	1	0	0	1
2018/1124/FUL		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	-1	0	0	-1	1	1	0	0	0	0	1
2018/1129/FUL		D	Construction of 1 no. new dwelling with PV panels, detached garage	Land to the south of Lonsdale Farmhouse, 6 Main Road, Glaston	Glaston	1	0	0	0	0	1	1	0	0	0	0	1
2017/0888/FUL; 2019/0287/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	5	0	0	1	1	4	4	0	0	0	0	4

2020/1215/FUL; 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	2	0	0	0	0	2	0	2	0	0	0	2
2016/1206/FUL; 19/02550/CROSS		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	1	0	0	0	0	1	0	1	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	2	0	0	0	0	2	0	0	0	0	0	0
2015/0831/FUL; 2017/0304/BN		D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	1	0	0	0	0	1	1	0	0	0	0	1
2017/1201/FUL		D	New dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinthorpe Farmhouse.	Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0	0	0	1	0	1	0	0	0	1
2020/0482/PAD		PN	Proposed change of use of two storey farm office to 1 no dwellinghouse.	The Crewyard, Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	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	2	0	0	0	0	2	0	0	0	0	0	0
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	0	0	0	0	0	0	-1	1	0	0	0	0
2019/1082/MAF		D	The Demolition of existing dwelling and associated outbuildings. The erection of a 1 no. new build private dwelling.	The Garden House, Ketton Road, Hambleton	Hambleton	0	0	0	0	0	0	-1	1	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	1	0	0	0	0	1	0	1	0	0	0	1
2019/0648/FUL; 2016/0470/FUL; 2020/1190/FUL		D	The proposed demolition of existing outbuildings, retention and alteration of an existing wall and construction of 1 no. 2-storey, 4-bedroom detached dwelling, with associated external store, landscaping and alteration to shared access with Gable House.	Land adj to the Gable House High Street	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0522/OUT		O	Proposed New Dwelling	Land to the East of 3 Sand Furrows, PE9 3SS	Ketton	1	0	0	0	0	1	0	0	1	0	0	1
2019/0328/FUL; 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	1	0	0	0	0	1	1	0	0	0	0	1
2019/0063/FUL		D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0676/FUL		D	Proposed new single storey dwelling	Manor Barn, 33B High Street, Ketton	Ketton	1	0	0	0	0	1	0	1	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	1	0	0	0	0	1	1	0	0	0	0	1
2018/0433/FUL		D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	0	0	0	0	1	0	1	0	0	0	1
2017/1187/FUL; 2015/0243/FUL		D	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	-1	0	0	0	1	1	0	0	0	0	1
2020/1227/FUL		D	Demolition of existing dwelling and replacement with new detached dwelling.	The Croft, Toll Bar, Little Casterton	Little Casterton	0	0	0	0	0	0	-1	1	0	0	0	0
2018/0333/FUL		D	Conversion of redundant barn to residential use.	The Bell House, 4 The Green , LE15 9LW	Lyddington	1	0	0	0	0	1	0	1	0	0	0	1
2019/1204/FUL		D	Subdivision of site into two separate dwellings.	Clipper Cottage, 15 Main Street, Lyddington	Lyddington	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	1	0	0	0	0	1	0	0	0	0	0	0
2019/0116/FUL; 2020/0365/FUL		D	Proposed 3 bedroom dwelling	2 Wing Road, Manton	Manton	1	0	0	0	0	1	1	0	0	0	0	1

2018/0511/FUL		D	Demolitions and replacement dwelling	Cedar House, Wing Road, LE15 8SZ	Manton	0	-1	0	0	-1	1	1	0	0	0	0	1
2017/0462/PAD; 2020/1369/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	3	0	0	0	0	3	0	3	0	0	0	3
2018/0978/PAD		D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
2019/1369/OUT		O	Conversion of a redundant traditional stone agricultural barn into 1 no. two storey dwelling.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	0	1	0	0	1
2019/0862/PAD		D	Change of Use of an Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2019/1300/PAD		D	Change of use of agricultural building to form 3 new dwellings and associated operational development.	Barn At Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2017/0008/FUL; 2020/1213/FUL		D	Erection of 3 new dwellings	Land Adj Pasture House 10 Glebe Road, North Luffenham	North Luffenham	3	0	0	0	0	3	3	0	0	0	0	3
2018/1151/PAD		D	Change of use of barn to 3 no. dwellings (allowed under appeal APP/A2470/W/19/3221217)	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham	North Luffenham	3	0	0	0	0	3	0	3	0	0	0	3
2019/0731/FUL		D	Conversion of barn to create 2 No. dwellinghouses.	Sculthorpe House, Pilton Road, North Luffenham	North Luffenham	2	1	0	0	1	1	0	1	0	0	0	1
2020/0111/FUL		D	Change of use of the existing offices (B1) at the front of the building to 1 no. 1 bedroom flat and 1 no. 3 bedroom flat and convert shop (A1) at rear to 1 no. 3 bedroom house (C3).	78 High Street, Oakham	Oakham	3	0	0	0	0	3	0	3	0	0	0	3
2018/1039/FUL; 2020/0704/FUL		D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	0	0	0	0	2	2	0	0	0	0	2
2019/1401/POD		D	Prior approval for a change of use from main entrance, office and meeting space into a flat.	William Dalby House, South Street, Oakham	Oakham	1	0	0	0	0	1	0	1	0	0	0	1
2020/1316/FUL		D	Change of use required for ground floor retail unit from	10 Northgate, Oakham	Oakham	1	0	0	0	0	1	1	0	0	0	0	1



			class A1 to ground floor flat class C3a.															
2016/1228/FUL		D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0	-1	0	0	-1	1	1	0	0	0	0	0	1
2020/1183/FUL		D	Demolition of existing bungalow. Construction of 1 no. 2 storey, 5 bedroom dwelling and associated landscaping.	6 Catmose Park Road, Oakham	Oakham	0	0	1	0	-1	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	-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	2	0	0	0	0	2	0	0	0	0	0	0	0
2019/0177/FUL; 2017/0363/FP; 2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land at Preston Road	Preston	1	0	0	0	0	1	0	0	0	0	0	0	0
2020/0003/PAD		D	Proposed change of use of agricultural building to 4 no. dwelling houses.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	4	0	0	0	0	4	0	4	0	0	0	0	4
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1, Top Farm, Ridlington LE15 9AX	Ridlington	2	0	0	0	0	2	0	0	0	0	0	0	0
2019/1293/FUL; 2020/0888/FUL; 2021/0051/FUL		D	Replacement Dwelling and demolition of existing light industrial buildings	Beckendale House Farm, 3 East Lane, Ridlington	Ridlington	0	0	0	0	0	0	-1	1	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	1	0	0	0	0	1	1	0	0	0	0	0	1
2017/1007/FUL		D	Conversion of approved extension to form single dwelling to include new conservatory to the rear. Erection of boundary fence and gate.	43 Coppice Road	Ryhall	1	0	0	0	0	1	1	0	0	0	0	0	1
2019/0341/OUT		O	Proposed permanent agricultural dwelling	Land off Little Casterton Road, Ryhall	Ryhall	1	0	0	0	0	1	0	0	1	0	0	0	1
2019/1036/FUL		D	Replacement dwelling incorporating landscaping and associated access	The Bungalow, Newstead Road, Belmesthorpe	Ryhall	0	0	1	0	-1	1	1	0	0	0	0	0	1
2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	1	0	0	0	0	1	0	0	1	0	0	0	1

2020/0774/PAD		PN	Prior approval for proposed change of use of agricultural building to a dwellinghouse (does not include operational development).	Agricultural building at Cuckoo Farm, Stamford Road, South Luffenham	South Luffenham	1	0	0	0	0	1	0	1	0	0	0	1
2019/1372/PAD		D	Proposed conversion of existing agricultural building and alterations to form 1 No. detached dwelling.	Woodlands Farm, Stocken Hall Road, Stretton	Stretton	1	0	0	0	0	1	0	1	0	0	0	1
2019/1032/FUL; 2017/0752/FUL		D	Conversion of two existing barns to a single residential unit.	Costalls Barn, Edmondthorpe Road	Teigh	1	0	0	0	0	1	1	0	0	0	0	1
2019/0800/FUL		D	New dwelling houses	Grange Farm Barns, Main Street, Thistleton	Thistleton	2	0	0	0	0	2	0	2	0	0	0	2
2020/1086/PAD		PN	Conversion of Agricultural building to dwellinghouse.	Development site, Fosse Lane, Thistleton	Thistleton	1	0	0	0	0	1	0	1	0	0	0	1
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	0	0	0	0	0	0	-1	1	0	0	0	0
2019/1052/FUL		D	Part demolition, part extension and conversion of Public House to form dwelling. Erection of 2 no. semi-detached houses along Stamford Road and 2 no. houses along Crown Lane.	The Crown Inn, Crown Lane, Tinwell	Tinwell	4	0	0	0	0	4	0	4	0	0	0	4
2020/0236/FUL; 2016/0375/OUT	UNP Site A	D	Construction of 7 no. dwellings with associated access and parking.	Land adj to 68 Leiceister Road	Uppingham	7	0	0	0	0	7	0	7	0	0	0	7
2017/0657/OUT; 2018/1145/RES; 18/02465/INDWE; 2020/0702/DIS		O	Erection of dwelling.	Many Bushes, 7 London Road LE15 9TJ	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2018/0448/FUL; 2020/0723/FUL		D	Erect single dwelling with associated landscaping and utilizing existing access	Behind 34 North Street West, Uppingham	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2020/0406/FUL		D	Construction of dwelling and associated access	9 Stockerston Road, Uppingham	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2020/0790/FUL		D	Change of use and renovation of old bakery extension to the rear of the shop (currently being used as a showroom) to a 1 No. dwellinghouse. No alterations to existing access.	17 High Street East, Uppingham	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1

2020/0584/FUL		D	Erection of replacement dwelling including demolition of existing.	9 Spring Back Way, Uppingham	Uppingham	0	0	1	0	-1	1	1	0	0	0	0	1
2013/1114/FUL; 2017/0737/FUL; 2019/1361/FUL		D	Demolitions, erection of 4 No. dwellings and conversion of existing buildings to form 1 No. dwelling and a car port	Manor Farm, Station Road, Whissendine, Oakham, LE15 7HG	Whissendine	5	0	0	0	0	5	5	0	0	0	0	5
2019/0169/FUL		D	The extension and modernisation of an existing dwelling. The construction of a new build family dwelling within a designated area of the existing plot.	29A The Nook, Whissendine	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1
2019/1390/OUT		O	Two storey dwelling to rear of 3 Stapleford Road Whissendine.	3 Stapleford Road, Whissendine	Whissendine	1	0	0	0	0	1	0	0	1	0	0	1
2019/0542/FUL		D	Conversion of barn to dwelling house with single storey extension and change of use of cottage from an ancillary building to an independent dwelling house. Erection of detached garage to serve the barn	Cedar Cottage, Bottom Street, Wing	Wing	2	0	0	0	0	2	0	2	0	0	0	2
									<b>3</b>	<b>2</b>							<b>104</b>
											<b>33</b>	<b>65</b>	<b>6</b>	<b>0</b>	<b>0</b>		

Table B (iii) – Allocated Small Sites (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Total Demolitions/ Losses	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received
2019/1389/FUL - pending	Submitted Plan H1.5	6 no. detached dwellings with garaging and associated site work (allocated with an indicative capacity of 8)	Land off Main Street, Barleythorpe	Barleythorpe	8	0	0	0	0	0	8	0	0	0	0	0	0	Awaiting update from landowner's architect.
	Submitted Plan H1.7	Residential development with indicative capacity of 8 dwellings	Land off Main Street, Cottesmore	Cottesmore	8	0	0	0	0	0	8	0	0	0	0	0	0	Deliverability Update received from developer 16/04/2021.
	H3 & Submitted Plan H1.10	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Land at Southview Farm, Main Street	Empingham	6	0	0	0	0	0	6	0	0	0	0	0	0	Deliverability Update received 22/03/2021.
	H2	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Farm at 16 Main Street	Empingham	5	0	0	0	0	0	5	0	0	0	0	0	0	None received.
	Submitted Plan H1.9	Residential development with indicative capacity of 5 dwellings	West of 17 Whitwell Road, Empingham	Empingham	5	0	0	0	0	0	5	0	0	0	0	0	0	Deliverability Update received from developer 13/04/2021.
	LNP01		Hayes Farm, Manor Lane, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP02		Land west of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP03		Land East of Ashwell Road at Burley Road junction, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP04		Land west of Melton Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP14		Land east of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
									0	0	0	0	0	0	0	0	0	
									0	0	32	0	0	0	0	0	0	

## Appendix C: Student Accommodation

Ratio calculation and details of completed schemes

**Table C (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

**Table C (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

## Appendix D: Older Person's Accommodation

including Ratio calculation and details of current schemes

**Table D (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 D (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 D (iii) – Older Person's Accommodation schemes under construction 2019/20**

Application Reference	Location	Proposal	Number of older person's accommodation spaces under construction 20/21
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.	41 Assisted Living Units outstanding.

**Table D (iii) – Older Person’s Accommodation schemes completed 2019/20**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>	<b>Number of older person’s accommodation spaces completed 20/21</b>
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 completed and opened on the 17 <sup>th</sup> September 2020.  60 residential unit bedrooms/ conversion ratio of 1.81 = <b>33 dwellings</b> released to the market through the delivery of C2 residential units during 2020/21.

## Appendix E: Completion data for sites that completed delivering in 2020/21

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net completions at 31st March 2021
2016/1093/PAD 2015/0289/PAD (appeal)	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	3	2	0	1	3
2018/0227/FUL	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	1	0	0	1	1
2019/1104/FUL	Change of use from dwelling in multiple use classes C1 and C3 to 2 separate dwellings: nos 6 and 7 The Green.	7 The Green, Caldecott	Caldecott	1	0	0	1	1
2018/0981/RES 2016/0297/OUT 2020/0464/FUL	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	1	-1	0	2	1
2017/0144/FUL; 2019/0460/FUL; 2019/0631/FUL	Erection of detached dwelling & garage.	36 Weston Road, Edith Weston, LE15 8HQ	Edith Weston	1	0	0	1	1



2019/0757/PAD	Change of use of agricultural building to a dwellinghouse.	Barn adjacent to 3 Shacklewell Cottages, Stamford Road, Empingham	Empingham	1	0	0	1	1
2018/0629/RES	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	1	0	0	1	1
2018/0734/FUL	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	1	0	0	1	1
2017/0419/FUL	Demolition of existing bungalow. Erection of single storey dwelling.	13 Church Lane LE15 9DH	Morcott	0	-1	0	1	0
F/1999/0568	Erection of new dwelling house with detached garage and store.	Land adjacent to, 14, Willoughby Road, LE15 9DY	Morcott	1	0	0	1	1
2019/0358/FUL; 2018/0412/FUL	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	1	0	0	1	1
2018/0358/FUL; 2020/0024/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	-1	0	1	0
2019/0505/FUL; 2019/1326/FUL	Demolition of existing dwelling and garage and erection of new dwelling and detached garage with studio above and relocation of existing garage to be used as garden store, new walls and piers to	23 Stamford Road, Oakham	Oakham	0	-1	0	1	0

	entrance, fencing and gate to driveway							
2017/0886/FUL	Demolition of existing outbuilding and replacement with 1.no two bedroom single storey dwelling house.	The Glen, Waterside, PE9 4EY	Ryhall	1	0	0	1	1
2019/0697/FUL	Conversion of barn and extension off annex to form a new dwelling and alterations to existing house	The Old Forge, Foundry Road, Ryhall	Ryhall	1	0	0	1	1
2017/0619/FUL 2015/0291/FUL	Proposed New Dwelling at allotments on South View in Uppingham. Variation of Condition 2 of application 2015/0291/FUL.	Allotment gardens, South View	Uppingham	1	0	0	1	1
2018/1036/FUL	Proposed new chalet style & single storey dwelling and extension of existing driveway	Land at rear of 11 Stockerston Road, Uppingham	Uppingham	1	0	0	1	1
2017/0422/MAJ	Erection of 29 dwellings with associated landscaping, open space and infrastructure.	Land South of Leicester Road.	Uppingham	29	17	0	12	29
2016/0336/MAJ	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Land South of Leicester Road.	Uppingham	75	72	0	3	75
2018/0212/RES; 2015/0086/OUT; 2019/0436/FUL	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	5	3	0	2	5
2019/1098/FUL	Change of use of land for siting of mobile home for a period of three years	Wing Hall, Wing Hall Drive, Wing	Wing	0	0	0	0	0
						<b>Totals</b>	<b>0</b>	<b>35</b>

## Appendix F: Assumption Analysis

In addition to the national research (The Letwin Report and Lichfield Report) utilised to establish assumptions, research has been carried out on local delivery data held by Rutland County Council. This data allows an assessment of local delivery rates and timeframes achieved in the past, informing a robust forecasted delivery in the Five Year Land Supply Report.

The data utilised for the research was split into two categories for the purposes of identifying the data. The first set of data collated was for small sites of less than 10 dwellings. Due to these types of sites being more common in Rutland, only five years worth of data was identified for the research. All sites that were completed as of the 31<sup>st</sup> March 2021, and where the application was received between the 1<sup>st</sup> January 2015 and the 31<sup>st</sup> December 2020 were reviewed.

The second category was for sites with a capacity of 10 or more dwellings. As these types of site are less common in Rutland than small sites, ten years worth of data was utilised to try and provide the most up to date information, whilst expanding the criteria to ensure there was sufficient data to analyse. All sites that were completed as of the 31<sup>st</sup> March 2021, and where the application was received between the 1<sup>st</sup> January 2010 and the 31<sup>st</sup> December 2020 were reviewed.

It should be reiterated that only completed sites were included in the dataset, to provide a consistent snapshot of delivery. No lapsed sites or incomplete sites were included. Replacement dwellings were also removed from the dataset and only sites where there was a new build element to the proposal were included. Therefore, conversions and change of use consents were not included. This cleansing of the data was done to ensure that the schemes were comparable in terms of the type of development.

With regard to outline, full and reserved matters consents, dates of when applications were validated and determined were taken from Rutland's planning database. Subsequent applications which sought to amend the initial detailed consent were not included, only the initial and first approved scheme, in order to provide consistency.

Dates with regard to commencement on site, delivery of first dwelling and final completion of all dwellings on site, were drawn from several sources including council tax monitoring data, planning commitment data and building control records. One source of data could not be relied on to collate the information for all sites and therefore it is accepted that whilst the dates are as accurate as they can possibly be, there is scope for different dates to be recorded in the different monitoring systems, due to them being used for different purposes.

All data used in the analysis is identified in Table F (i) below.

Table F (i) – Assumption Analysis – Raw data

Reference	Settlement	Total Dwellings	No. of days taken to gain outline planning permission	No. of days taken to gain detailed permission	Date commenced on site	Date of first completion	Days between detailed consent granted and first completion on site	Date of final completion	Delivery 2011/12	Delivery 2012/13	Delivery 2013/14	Delivery 2014/15	Delivery 2015/16	Delivery 2016/17	Delivery 2017/18	Delivery 2018/19	Delivery 2019/20	Delivery 2020/21
2017/0660/FUL	Eggleton	1	0	49	01/09/2017	07/05/2018	255	07/05/2018								1		
2017/1113/FUL	Greetham	1	0	73	11/06/2018	22/02/2019	385	22/02/2019								1		
2017/0939/FUL	Oakham	1	0	72	15/03/2019	26/11/2019	704	26/11/2019										1
2016/0813/FUL	Oakham	6	0	182	19/06/2017	23/02/2018	371	05/03/2018							6			
2015/0947/FUL	North Luffenham	1	0	54	09/05/2016	10/02/2017	423	10/02/2017						1				
2015/0021/OUT; 2015/0318/FUL	Oakham	1	46	53	27/01/2016	31/10/2016	518	31/10/2016						1				
2015/0638/FUL	Market Overton	1	0	44	25/08/2015	02/06/2016	280	02/06/2016						1				
2016/0041/FUL	Ketton	1	0	56	10/08/2016	22/05/2017	434	22/05/2017							1			
2016/1136/FUL	Oakham	5	0	89	19/06/2017	23/11/2017	276	04/04/2018								5		
2018/0643/FUL	Oakham	1	0	76	28/01/2019	02/12/2019	427	02/12/2019									1	
2015/0841/FUL	Market Overton	1	0	56	14/09/2016	02/08/2017	631	02/08/2017							1			
2018/0174/FUL	Ketton	1	0	138	24/09/2018	02/09/2019	412	02/09/2019									1	
2015/0981/FUL	North Luffenham	1	0	97	03/11/2017	12/11/2018	1008	12/11/2018								1		
APP/2011/0832; 2015/0377/RES	Barleythorpe	3	85	57	29/11/2016	30/11/2017	888	19/12/2017							3			
2018/1036/FUL	Uppingham	1	0	186	17/02/2020	29/03/2021	706	29/03/2021										1
2018/0024/FUL	Glaston	3	0	66	11/04/2018	13/06/2019	451	13/06/2019									3	
2016/0144/FUL	Langham	1	0	55	23/05/2016	02/10/2017	546	02/10/2017							1			
2015/0498/FUL	Uppingham	4	0	85	12/04/2018	08/10/2019	1503	08/10/2019									4	
2017/0144/FUL	Edith Weston	1	0	148	22/05/2019	12/01/2021	1281	12/01/2021										1
2016/0251/FUL	Belton in Rutland	1	0	52	08/04/2015	10/01/2017	235	10/01/2017						1				
2015/0770/OUT; 2016/1143/FUL	Ryhall	7	71	202	31/08/2017	16/01/2019	589	04/07/2019								5	2	
2017/0886/FUL	Ryhall	1	0	97	18/10/2018	18/11/2020	1051	18/11/2020										1
2017/0619/FUL	Uppingham	1	0	77	24/10/2018	29/12/2020	1203	29/12/2020										1
2015/1075/MAJ	Empingham	29	0	417	24/07/2017	02/02/2018	374	02/05/2018							13	16		
2013/0392/MAJ	Uppingham	38	0	291	07/05/2014	26/01/2015	325	25/02/2015				38						
2017/0254/MAJ	Oakham	16	0	215	07/12/2017	13/11/2018	393	14/12/2018								16		
2013/1042/FUL	Greetham	19	0	215	01/12/2016	28/04/2017	1025	11/12/2017							19			
FUL/2010/0705	Cottesmore	25	0	282	22/11/2012	02/11/2012	554	31/03/2014	5	11	9							
OUT/2008/0228; APP/2012/0688	North Luffenham	20	1128	90	01/01/2014	02/04/2014	359	05/08/2015				18	2					
2013/0541/MAJ	Oakham	10	0	585	29/04/2016	06/11/2017	1004	11/01/2018							10			
2013/0956/OUT; 2016/0930/RES	Greetham	35	574	95	05/06/2017	29/06/2018	553	20/02/2019								35		
2017/0422/MAJ	Uppingham	29	0	280	21/01/2019	26/11/2019	658	17/11/2020									17	12
OUT/2009/1306; APP/2012/0788	Barleythorpe	144	543	90	20/02/2012	20/02/2015	758	29/09/2017			21	19	40	48	16			
OUT/2009/1306; APP/2012/0495	Barleythorpe	200	543	91	17/10/2012	11/09/2014	694	27/07/2017			30	40	26	85	19			
OUT/2009/1306; APP/2011/0612	Barleythorpe	143	543	178	20/02/2012	30/11/2012	288	14/08/2015		23	32	63	25					
OUT/2008/0344; APP/2010/1073	Barleythorpe	125	448	314	01/01/2012	23/03/2012	226	22/08/2014		41	54	30						
APP/2013/0097	Oakham	61	0	322	01/03/2014	05/01/2015	634	18/09/2015			5	29	27					
2016/0336/MAJ	Uppingham	75	0	448	31/10/2017	19/09/2018	655	24/04/2019								32	40	3