



Rutland County Council

Five Year Land Supply
& Developable Housing Land Supply
Report

2021/22 – 2025/26

Half year update report

Quarter 1 & 2 2021

Contents

Five Year Land Supply & Developable Housing Land Supply Report	1
1. Introduction	3
2. Local Housing Need & Housing Requirement	3
3. The Five Year Supply.....	3
4. Rutland's Five-Year Supply.....	4
Appendix A: Breakdown of Sites within the Five Year Supply	6

1. Introduction

- 1.1 This paper is supplementary to the full annual Five-year Housing Land Supply statement for the period 2021/22 – 2025/26, and provides an update to the supply situation as based on the monitoring period 1st April 2021 – 30th September 2021.

2. Local Housing Need & Housing Requirement

- 2.1 The calculation of housing need for Rutland is set out in detail in the Five year housing land supply paper and is not repeated in this update report as the calculation of need will not change within the monitoring year. The calculation is set out below for information.

Table 1: Five Year Requirement: Local Housing Need Calculation – 2021/22 – 2025/26

a	Annual Local Housing Need Figure	129	
b	Basic Five Year Local Housing Need Figure	645	a x 5
c	5% Buffer applied	32.25	5% of b
d	Total Five Year Requirement including 5% buffer	677	b + c (rounded up)
e	Annual Requirement	135.4	d / 5

- 2.2 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 **677 dwellings**. Broken down into an annual requirement this equates to **135.4 dwellings per annum** over the next five years.

3. The Five Year Supply

- 3.1 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. This is the element of the five year supply which will be updated in this paper.

Sources of Five Year Supply

- 3.2 A breakdown of the supply is identified in Table 2 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.
- 3.3 All of the data that sits behind Table 2 is provided in Appendix A of this paper. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.

Table 2: Sources of Five Year Supply

Category of Site	Year 1 1 Oct 2021/ 31 Sept 22	Year 2 1 Oct 2022/31 Sept 23	Year 3 1 Oct 2023/31 Sept 24	Year 4 1 Oct 2024/31 Sept 25	Year 5 1 Oct 2025/31 Sept 26	Net Total in five year period
Large sites with planning permission	91	69	69	56	19	304
Large sites allocated but without planning permission	0	0	0	0	0	0
Small sites with planning permission	43	69	-	-	-	119
Small sites allocated but without planning permission	0	0	0	0	0	0
Windfall allowance	-	-	20	20	20	60
Small sites lapse rate deduction	-10	-10	-	-	-	-20
Total	124	128	89	76	39	463

3.4 The assumptions used to determine supply and delivery are set out in the main Five-year Housing Land Supply statement located here- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/housing-supply/>

4. Rutland's Five-Year Supply

- 4.1 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance. The calculation is set out in Table 1.
- 4.2 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 **677 dwellings**.
- 4.3 The supply of land for housing is set out in Table 2 above and the full and specific site data is included in Appendix A. There is a five year **supply of 463 dwellings**.

- 4.4 The results show that Rutland does not have a sufficient supply of deliverable sites to meet the five year requirement of 677 dwellings and can demonstrate a **3.4 year supply** when looking at the Local Housing Need figure, these calculations are set out in Table 3.

Table 3: Rutland's Five Year Supply based on the Local Housing Need Figure

Need	a	Annual Local Housing Need Figure	129	
	b	Basic Five Year Local Housing Need Figure	645	a x 5
	c	5% Buffer applied	32.25	5% of b
	d	Total Five Year Requirement including 5% buffer	677	b + c (rounded up)
	e	Annual Requirement	135.4	d / 5
Supply	f	Five Year Land Supply Estimate	463	Table 2
	g	Total amount of supply (years)	3.4	f/ e

Appendix A: 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 Monitoring Period (1st Apr 21 -30 Sept 21)	Total Net Completions at 30th Sept 2021	Outstanding Dwellings - including those under construction at 30th Sept 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 - Construction of 42 No. residential dwellings and associated garages and infrastructure; Construction of 191 residential dwellings, garages and associated infrastructure (Area 9). 2020 Reserved matters applications to alter approved plans for phase 9 - AREA C ONLY in order to make amendments to 9 no. plots, remove 5 no. plots and create some garages (Previously approved under Reserved Matters application 2016/0673/RES) (in relation to outline permission APP/2011/0832). Total gross number therefore reduced from 233 by 5 to 228 as a result of 2020/0021/RES.	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland	Barleythorpe	228	118	0	15	133	95	32	32	31		0	95
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		40	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. Demolition of existing 7 dwellings granted prior approval under 2019/1012/DMP and dealt with under separate record.	6 The Crescent Ketton Stamford Rutland PE9 3SY		28	0	7	0	0	28	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 permission APP/2011/0832.	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)		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 Rutland		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 (Larkfleet)		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		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		14	0	0	0	6	8	7	1	0	0	0	8
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. Variation approved under 2019/0409/FUL for variation of Condition No. 2 (Car Port and Bin Storage) and (replace the floor in barn B) of Planning Permission 2017/0358/FUL.	Ashwell Farmyard, Teigh Road		10	0	0	0	0	10	5	5	0	0	0	10
									Total Demolitions/ Losses 1 Apr 21- 30th Sept 21	Total Net Completions 1 Apr 21- 30th Sept 21							
									0	288							
											Total Five Year Supply	91	69	69	56	19	304

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 30 th September 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
2020/1263/MAF pending	H5	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings.	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	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings.	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
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.
Total											0	0	0	0	0	0	

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 1st April 2021	Total complete prior to 2020/21	Demolitions/ Losses in (1st April-30th sept)	Completed in 2020/21	Completed in Monitoring Period (1st Apr - 30th Sept)	Total Net Completions at 30th Sept 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	0	1	0	1	0	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	1	1	1	1	0	0	0	0	0	1
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	0	6	0	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	1	0		1	0	1	1	1	0	0	0	0	0	1
FUL/2007/0919 ; 2020/0494/FUL		D	Section 73 application for FUL/2007/0919 - The erection of a two storey dwelling house with double garage.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0		0	0	0	1	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	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	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	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	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	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	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	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	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	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	0	1	1	0	0	0	0	1
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	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	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	-1		0	0	-1	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	1	0		1	1	2	3	3	0	0	0	0	3
																			3

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	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	0	1	1	0	0	0	0	1
FUL/2010/0533	D	Erection of 2 No. two storey semi-detached dwellings.	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	2	0	0		0	0	0	2	2	0	0	0	0	2
2015/0831/FUL ; 2017/0304/BN	D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	1	0	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	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	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	0	2	2	0	0	0	0	2
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	0	-1	1	0	0	0	0
2019/1082/MA F		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	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	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	0	1	0	1	0	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	0	1	1	0	0	0	0	1
2017/1082/FUL	D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0	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	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	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	0	1	1	0	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	-1		0	0	-1	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	-1	-1	1	1	0	0	0	0	1
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	0	1	0	1	0	0	0	1

2021/0809/FUL		D	The conversion of agricultural buildings into one residential dwelling	Land NW Of Blue Stones Bungalow College Farm Lane, Belton In Rutland Rutland	Belton In Rutland Rutland	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0878/FUL		D	Demolition of existing pump house and construction of new 2 bedroom dwelling.	The Old Pump House Manton Road LE15 8HB	Edith Weston	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1244/FUL		D	Conversion of existing barn to dwelling, - outbuilding part of app	35 Main Street Empingham Rutland LE15 8PR	Empingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1346/PAD		PN	Proposed change of use of an agricultural building to a dwelling.	The Old Piggery Far Wood Lane LE15 7QT	Greetham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1428/FUL		D	Erection of 1 no. detached dwelling including access and parking.	Land To The South Of 1 Pond Lane Greetham Rutland	Greetham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1431/PAD		PN	Proposed change of use of an Agricultural Building to a Dwellinghouse (class C3)	Land Off Main Street Lyddington Rutland	Lyddington	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0365/FUL		D	Detached dwelling	Land Adjacent To 2 Wing Road Manton Rutland	Manton	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/1369/PAD		PN	Proposed change of use of an agricultural building to 3 no. dwellinghouses	Agricultural Barn Teigh Road Market Overton Rutland	Market Overton	3	0	0		0	0	0	3	0	3	0	0	0	3
2021/0451/FUL		D	New dwelling.	1 Woodland View LE15 6EJ	Oakham	1	0	0		0	0	0	1	0	1	0	0	0	1

2021/0366/FUL		D	Change of use of 1 no. shop and 2 no. office suites to 3 no. domestic apartments	40 Melton Road Oakham Rutland	Oakham	3	0	0		0	0	0	3	0	3	0	0	0	3
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	0	1	0	1	0	0	0	1
2020/0441/FUL		D	Proposed detached dwelling.	The Old Station Shepherds Walk Belmesthorpe Rutland	Ryhall	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0491/FUL		D	Reinstatement of original Farmhouse and single storey extensions to create a single dwelling house.	Cuckoo Farm Lodge Stamford Road South Luffenham Rutland PE9 3UU	South Luffenham	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0264/PAD		PN	Change of use of agricultural building to form 1 No. Dwelling; and building operations reasonably necessary to convert the building to a dwelling.	Sheepwash Barn Main Street Stoke Dry Rutland	Stoke Dry	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0772/PAD		PN	Notification for Prior Approval for Proposed Change of Use of an Agricultural Building to a Dwelling House (Class C3)	Glebe Farm Empingham Road Tinwell PE9 3UL	Tinwell	1	0	0		0	0	0	1	1	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	0		0	0	0	0	1	0	0	0	0	1

2020/0275/FUL		D	Conversion of redundant reservoir to 1 no. 4 bedroom house to include garage and solar array.	The Old Reservoir Stockerston Road Uppingham Rutland	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0116/FUL		D	Change of use of betting shop (A2 use) to 1 no. dwelling (C3 use) including first floor extension	24 North Street East Uppingham Rutland LE15 9QJ	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2017/0657/OUT		O	Erection of a dwelling	Many Buses, 7 London Road LE15 9TJ	Uppingham	1	0	0		0	0	0	1	1	0	0	0	0	1
2021/0471/FUL		D	Construction of a replacement dwelling and demolition of existing bungalow	The Bungalow Ketton Road North Luffenham Rutland PE9 3UT	Ketton	0	0	0		0	0	0	0	0	-1	1	0	0	0
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	0	3	0	3	0	0	0	3
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	0	1	0	0	0	0	0	0
2018/0978/PAD		D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221 197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	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	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	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	3	0	0		0	0	0	3	0	3	0	0	0	3
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	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/19/3221 217)	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham	North Luffenham	3	0	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	1		0	0	1	1	0	2	0	0	0	2
2018/1039/FUL ; 2020/0704/FUL	D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	0	0		0	0	0	2	2	0	0	0	0	2
2016/1228/FUL	D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0	-1	-1		0	0	-1	1	1	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	0	-2	0	-2	0	0	0	-2
2016/0384/FUL		D	Barn Conversions to form 2 dwellings	Taylors Farm, Casterton Lane PE9 4DH	Pickworth	2	0	0		0	0	0	2	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	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	0	1	0	1	0	0	0	1
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1 , Top Farm, Ridlington LE15 9AX	Ridlington	2	0	0		0	0	0	2	0	0	0	0	0	0
APP/2013/0190 ; FUL/2009/1207)		D	Erection of two-storey detached dwelling and associated double garage to front (north) of new property and creation of new access to the north	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	1	0	0		0	0	0	1	1	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	0	1	1	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	0	1	0	0	1	0	0	1

2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	1	0	0		0	0	0	1	0	0	1	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	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	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	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	0	2	0	2	0	0	0	2
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	0	4	4	0	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	0	7	0	7	0	0	0	7
2017/0657/OUT ; 2018/1145/RES ; 18/02465/IND WE ; 2020/0702/DIS		O	Erection of dwelling.	Many Buses, 7 London Road LE15 9TJ	Uppingham	1	0	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	0	1	1	0	0	0	0	1
2020/1086/PAD		PN	Conversion of Agricultural building to dwellinghouse.	Development site, Fosse Lane, Thistleton	Thistleton	1	0	0		0	0	0	1	0	1	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	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	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	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	1	0	0		0	0	0	1	0	1	0	0	0	1
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	0	4	0	4	0	0	0	4
2019/1036/FUL		D	Replacement dwelling incorporating landscaping and associated access	The Bungalow, Newstead Road, Belmesthorpe	Ryhall	0	0	0		0	0	0	0	-1	1	0	0	0	0
0																			

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 30 th September 2021	Outstanding Dwellings - including those under construction at 30 th September 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	
	H3	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	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	0	None received.
	LNP01		Hayes Farm, Manor Lane, Langham	Langham	0	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	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	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	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	0	Allocated in Neighbourhood Plan
								0	0	0	11	0	0	0	0	0	0	0	

