



Rutland County Council

Five Year Land Supply
& Developable Housing Land Supply
Report

2022/23 – 2026/27

Updated May 2022

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF)¹ 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 31st March 2022. 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 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 2022 to the 31st March 2027.
- 1.4 The Local Authority resolved to withdraw the Rutland Local Plan 2018-2036 from examination on 1st September 2021. Work has begun on the new local plan and it is predicted that this could be adopted in Summer 2025.

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 and 2021) when substantive amendments to policy in relation to housing land supply were made. Paragraph 74 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'² are identified.

¹ NPPF, July 2021, Paragraph 74

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

² NPPF, July 2021, Paragraph 74

- 2.3 The National Planning Practice Guidance (PPG) was updated in July 2019 following the revision of the NPPF. The PPG provides further guidance on the policy requirements of the NPPF in relation to demonstrating a five year land supply.
- 2.4 The inclusion of sites within the five year supply needs to be carefully considered and it is particularly important that the deliverability of sites is assessed in detail. With this in mind, it is important to identify the definition of the term 'deliverable' confirmed in the NPPF Glossary which states:

'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.³

Applying a Buffer to the Five Year Supply Calculation

- 2.5 In addition to identifying the sites and forecasting delivery over the five year period there is also a requirement to identify a buffer. The buffer moves forward a certain percentage of housing delivery requirement from later in the plan period. Paragraph 74 of the NPPF provides the different buffer percentages and in which circumstances they should be used, stating:

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

- a) *5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.⁴*

- 2.6 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 41 of the NPPF states that the 20% buffer requirement is measured against the Housing Delivery Test,

³ NPPF, July 2021, Page 66

⁴ NPPF, July 2021, Paragraph 74

where this indicates that delivery was below 85% of the housing requirement.

The Longer Term – Identifying a Developable Supply

- 2.7 Paragraph 68 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’.

- 2.8 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

- 2.9 Paragraph 71 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’⁵. 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’⁶. 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

- 2.10 Paragraph 69 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 69 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’⁷.

- 2.11 This report now goes on to set out the local policy context for Rutland in relation to housing land supply.

⁵ NPPF, February 2019, Paragraph 71

⁶ NPPF, February 2019, Paragraph 71

⁷ NPPF, February 2019, Paragraph 69 a)

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.

Windfall Developments in the Rutland Context

- 3.6 A Small Site Windfall Study was completed in July 2020 to provide a clear understanding of the number of new dwellings granted permission as windfall developments and how they have contributed to housing delivery for Rutland.
- 3.7 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.

- 3.8 The study found that an average of 25 new dwellings per annum were delivered on small windfall sites over the most recent three year period.
- 3.9 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 71 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.
- 3.10 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.

Local Housing Need Calculation for Rutland

Step 1: Baseline

- 3.11 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 2022 to 2032. For Rutland the projected figures are 16,349 households in 2022 and 17,291 households in 2032. This is a projected growth of 942 households over the next ten years, with an annual figure of 94 dwellings (rounded down from 94.2).

Step 2: Affordability

- 3.12 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.'⁸ In Rutland the median workplace-based affordability ratio for 2021 identified in the ONS data published in 2022 is 12.12.

⁸ Office for National Statistics, 2021, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2020

- 3.13 As the ratio is more than 4, an adjustment must be made following the calculation set out in the PPG⁹:

$$\text{Adjustment Factor} = ((12.12 - 4) / 4) \times 0.25 + 1 = 1.50750$$

- 3.14 The adjustment factor for Rutland is therefore 1.50750 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 1,420 dwellings over the 10 year period as shown in the calculation below. The final figure is divided by 10 which equates to 142 per annum.

$$942 \times 1.50750 = 1,420 \text{ (rounded down from 1,420.065)}$$

$$1,420 / 10 = 142 \text{ per annum}$$

Step 3: Capping the level of any increase

- 3.15 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. 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 142 per annum as calculated at step 2.
- 3.16 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.

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

- 3.17 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 142 per annum.

⁹ NPPG, 20th February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

Step 4: Cities and urban centres uplift

- 3.18 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 list¹⁰. 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

- 3.19 To calculate the five year local need figure the annual minimum figure (142) is multiplied by 5, with the final five year local housing need for Rutland equating to **710 dwellings**.

4. Establishing the Five Year Requirement

- 4.13 The PPG requires past shortfalls to be taken into account in the five year land supply calculation. Where the standard methodology is used as the starting point, “Step 2 of the standard method factors in past under delivery as part of the affordability ratio, there is therefore no requirement to specifically address under delivery when establishing the minimum annual local housing need figure” ¹¹.
- 4.14 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 2021/22 there has been an oversupply of 218 dwellings across the 16 years.
- 4.15 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’¹².

¹⁰ 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>

¹¹ NPPG, 22 July 2019, Paragraph: 031 Reference ID: 68-031-20190722

¹² NPPG, 22 July 2019, Paragraph: 032 Reference ID: 68-032-20190722

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	21/22	Total
Net Completions	158	127	127	120	121	92	125	171	225	220	248	257	211	184*	136**	96	2618
Core Strategy 2011 Requirement	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2400
Difference	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	-14	-54	+218

Completion data at individual site level during 2021/22 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 2021/22

- 4.16 The completion data for 2021/22 is collated from the five year land supply monitoring and equates to 96 net gains. Table 2 below sets out the data for the 2021/22 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 2021/22

Source of Completions	Number of demolitions/ losses completed during 2021/22	Number of dwellings completed during 2021/22	Net Total Completions
Large Sites with Planning Permission (Appendix B Table B (i))	0	35	35
Small Sites with Planning Permission (Appendix B Table B (iii))	3	7	4
Sites fully completed during 2021/22 (Appendix E)	2	59	57
Number of dwellings released to market as a result of the completion of Class C2 developments (Appendix D)	0	0	0
Total	5	101	96

Buffers

- 4.17 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 74 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%.
- 4.18 Footnote 41 of the NPPF makes it clear that persistent under-delivery will be measured against the Housing Delivery Test (HDT) 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: 2021 Measurement

Year	Requirement	Delivered
2018/19	133	213
2019/20	116	188
2020/21	81	114
Total	331	515
Housing Delivery Test: 2020 measurement for Rutland – 156%		

- 4.19 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

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

Table 4: Five Year Requirement: Local Housing Need Calculation – 2022/23 – 2026/27

a	Annual Local Housing Need Figure	142	
b	Basic Five Year Local Housing Need Figure	710	a x 5
c	5% Buffer applied	35.5	5% of b
d	Total Five Year Requirement including 5% buffer	746	b + c (rounded up)
e	Annual Requirement	149	d / 5 (rounded down)

- 4.21 Following the local housing need calculation, the five year Local Housing Need figure for Rutland required across the next five years from 2022/23 to 2026/27 including a 5% buffer is **746 dwellings**. Broken down into an annual requirement this equates to **149 dwellings per annum** over the next five years.

5. The Five Year Supply

- 5.13 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.
- 5.14 With regard to larger sites, 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 2022.
- 5.15 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.
- 5.16 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.¹³*

¹³ NPPF Glossary, 2019, Page 66

Assumptions

- 5.17 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 an adopted Local Plan, is expected to be built.
- 5.18 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).
- 5.19 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

- 5.20 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.
- 5.21 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.

5.22 **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

- 5.23 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.
- 5.24 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.

5.25 **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%

5.26 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.

5.27 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

5.28 A review of completed sites was undertaken in 2020 to gather information and analyse what has happened across the county of Rutland in recent times, in relation to delivery rates.

5.29 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.

5.30 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

- 5.31 23 sites fit the criteria above and were analysed as part of this research. 17 of the 23 sites are for a single dwelling. The remaining 6 sites had 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.
- 5.32 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).
- 5.33 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.
- 5.34 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.
- 5.35 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.
- 5.36 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

1	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.
2	If a site is actively under construction at the 31 st March, it will be identified as delivering in Year 1.
3	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.
4	If a site has outline permission only, it will be identified as delivering in Year 3.
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	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.
7	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

- 5.37 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.
- 5.38 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).

- 5.39 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).
- 5.40 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).
- 5.41 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.
- 5.42 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.
- 5.43 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 st 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

- 5.44 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.
- 5.45 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).

- 5.46 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).
- 5.47 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).
- 5.48 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.
- 5.49 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.
- 5.50 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.
- 5.51 All larger sites, 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

- 5.52 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.

- 5.53 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).
- 5.54 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.
- 5.55 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.
- 5.56 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.
- 5.57 The assumptions uses for large sites as a starting point for identifying delivery are set out in Table 9 below.

5.58 **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 st 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.

5.59 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.

5.60 **Rutland's Five Year Supply 2022/23 – 2026/27 – The Data**

- 5.61 Of the 99 sites with Planning permission included within the supply last year (1st April 2021-31st March 2022), 25 sites were fully built out and completed during 2021/22 and delivered a net total of 57 dwellings within the last monitoring year (2021/22). These completed sites are identified in Appendix E.
- 5.62 108 sites are included within the supply for the current monitoring period as having capacity to deliver within the five years from 1st April 2022 to 31st March 2027. Of these, 10 sites fall within the category of large sites (of 10 or more dwellings) with planning permission in place. Four sites fall into the category of sites that are allocated (in the Site Allocations and policies DPD and/or made neighbourhood Plans) but not yet with planning permission in place.
- 5.63 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. All four sites in this category are identified as delivering within the first five years, as all are the subject of planning applications and deliverability information confirms that development on site will commence during the five year period. Three sites are subject of full planning applications and have been included as commencing within year 2 whilst the fourth application is outline and is including as delivery from Year 4 onwards.
- 5.64 87 of the 108 sites in the supply are small sites of less than 10 dwellings where planning permission is in place. There are four small sites identified as allocations without planning permission in place, these sites are not included in the supply at this point in time. There are also four 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. Monitoring will continue and they will be brought back into the supply if the sites become active again.

Windfall Supply

- 5.65 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.
- 5.66 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.

- 5.67 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.
- 5.68 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

- 5.69 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.
- 5.70 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 99.6 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

- 5.71 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 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Net Total in five year period
Large sites with planning permission	55	106	96	33	29	319
Large sites allocated but without planning permission	0	35	37	33	33	138
Small sites with planning permission	42	78	0	0	0	120
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	87	209	153	86	82	617

- 5.72 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.
- 5.73 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.
- 5.74 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	21/22
Oakham North SUE	39	140	123	120	197	115	174	57	54	37

5.75 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

5.76 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.

5.77 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'¹⁴.

5.78 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'¹⁵. 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.

5.79 There have been no student accommodation or older persons schemes granted or delivered during 2021/22. Background information is provided in Appendices C and D for monitoring purposes

5.80 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.

5.81 As the completion figure for 2021/22 is not factored into the supply calculation due to the use of the Local Housing Need figure to assess housing land supply, rather than the

¹⁴ NPPG Reference ID: 3-042-20180913

¹⁵ NPPG Reference ID: 3-043-20180913

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.

6. Rutland's Five-Year Supply

- 6.13 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance.
- 6.14 The Local Housing Need figure based on the standard methodology across the next five years from 2022/23 to 2026/27 including a 5% buffer is **746 dwellings**.
- 6.15 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 617 dwellings**.
- 6.16 The results show that Rutland does not have a sufficient supply of deliverable sites to meet the five year requirement of 746 dwellings and can demonstrate a **4.1 year supply** when looking at the Local Housing Need figure, These calculations are set out in Table 12.

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

Need	a	Annual Local Housing Need Figure	142	
	b	Basic Five Year Local Housing Need Figure	710	a x 5
	c	5% Buffer applied	35.5	5% of b
	d	Total Five Year Requirement including 5% buffer	746	b + c (rounded up)
	e	Annual Requirement	149	d / 5
Supply	f	Five Year Land Supply Estimate	617	Table 10
	g	Total amount of supply (years)	4.1	f/ e

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	21/22	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	11	154

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 monitoring period	Demolitions/ Losses in Monitoring Period	Completed in Monitoring Period 2021/22	Total Net Completions at 31 March 22	Outstanding Dwellings - including those under construction at 30 March 2022	Year 1 2021/22	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	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	231	138	0	23	161	70	11	16	43	0	0	70
2014/0581/RES; 2016/0892/RES; 2016/1106/RES	SUE	D	Phase 10 Oakham North - Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure (Area 10). Two additional plots granted under 2016/1106/RES.	Land Between Barleythorpe and Burley Park Way, Barleythorpe - Buttercross Larkfleet	Barleythorpe	183	145	0	0	145	38	4	34	0	0	0	38
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)	Barleythorpe	24	0	0	0	0	24	0	0	24	0	0	24

2019/1228/OUT; 2021/1151/RES	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	20	20	0	0	0	40
2017/0564/FUL; 2019/1012/DMP; 2020/1262/MAF	H7 & Withdrawn Plan H1.12	D	Erection of 50 dwellings together with associated access, parking and landscaping.	6 The Crescent Ketton Stamford Rutland PE9 3SY	Ketton	35	0		0	0	35	0	20	15	0	0	35
2019/0525/OUT; 2022/0296/RES	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South Of Leicester Road Uppingham Rutland	Uppingham	20	0	0	0	0	20	18	2	0	0	0	20
2020/0380/OUT; 2021/1334/RES	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	9	9	0	0	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	12	12	2	2	0	0	0	0	2
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, Ashwell	Ashwell	10	0	0	0	0	10	0	5	5	0	0	10

2020/143/MAO		D	Outline application for the erection of up to 62 no. dwellings with associated open space, landscaping and infrastructure	Land off Braunston Road	Oakham	62	0	0	0	0	62	0	0	0	33	29	62	
									Total	35	318	319	55	106	96	33	29	319

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 2021/22	Demolitions/ Losses in 2021/22	Completed in 2021/22	Total completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2022.	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Status	
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	21	0	0	0	0	21	0	10	11	0	0	21	Planning permission approved subject to S106 agreement.	
2020/1254/MAF - pending	H6	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings.	Home Farm, High Street	Ketton	15	0	0	0	0	15	0	7	8	0	0	15	Planning permission approved subject to S106 agreement.	
	H8	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road (North of Wooton Close)	Ketton	36	0	0	0	0	36	0	18	18	0	0	36	Planning permission not yet approved.	
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	33	33	66	Planning permission approved subject to S106 agreement	
											Total	0	35	37	33	33	138	

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 monitoring period	Demolitions/ Losses in Monitoring Period 21/22	Completed in Monitoring Period 21/22	Total Net Completions at 31st March 22	Outstanding Dwellings - including those under construction at 31st March 2022	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	
2021/1266/FUL			Demolition of existing bungalow and associated outbuildings and the provision of a replacement dwelling.	Green Bough 4 Water Lane Ashwell Rutland LE15 7LS	Ashwell	0	0		0	0	0	0	0	0	0	0	0	0
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		1	1	1	1	0	0	0	0	0	1
2019/0787/FUL		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	6	6	0	0	0	0	0	6
2021/1126/FUL		D	The erection of a detached dwelling in the garden.	Redbricks 23 Wakerley Road LE15 8EP	Barrowden	1	0		0	0	1	0	1	0	0	0	0	1
2021/0165/MAF		D	1 no. dwelling house	Eight Arches Farm Seaton Rd, LE15 8EN	Barrowden	1	0		0	0	1	0	1	0	0	0	0	1
2021/1209/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	1	0	1	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	1	1		0	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	1	0	1	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	0	0	0	0
2018/0947/PAD 2021/0815/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	1	0	1	0	0	0	1
2020/0843/PAD 2021/0672/FUL		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	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	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	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	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	1	1	0	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	1	0	1	0	0	0	1
FP/2010/0248		D	Erection of dwelling and garage	7 Church Road	Egleton	1	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	1	1	0	0	0	0	1
2020/1244/FUL 2021/1065/FUL		D	Conversion of existing barn to dwelling, - outbuilding part of app	35 Main Street Empingham Rutland LE15 8PR	Empingham	1	0		0	0	1	0	1	0	0	0	1
2021/0691/PAD		D	Conversion of agricultural building to 4 dwellinghouses, consisting of 1 larger dwellinghouse and 3 smaller dwellinghouses.	Shacklewell Lodge Farm Stamford Road Empingham Rutland LE15 8QQ	Empingham	4	0		0	0	4	0	4	0	0	0	4
2019/0559/OUT		O	Outline application for 1.5 storey detached dwelling with some matters reserved. Demolition	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0		0	0	1	0	1	0	0	0	1
2018/1124/FUL		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	0	0	0	0	0	1	0	0	0	0	1
2017/0888/FUL; 2019/0287/FUL 2021/1136/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		4	4	1	1	0	0	0	0	1
2020/1215/FUL; 2018/0531/FUL; 2015/0556/FUL		D	Erection of 1 No. dwelling to the end of the existing terrace houses (south east) of No 3 Main Street, Great Casterton.	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	1	0		0	0	1	0	1	0	0	0	1
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	1	1	0	0	0	0	1

2020/0706/FUL		D	Erection of 4 No. residential two-storey dwellings and introduction of an access road.	Stamford Osteopathy Clinic, Old Great North Rd, PE9 4AA.	Great Casterton	4	0		0	0	4	0	4	0	0	0	4
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	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	1	0	0	0	0	0	0
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	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	1	0	1	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	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	2	0	0	0	0	0	0
2014/0171/FUL 2018/0230/FUL 2021/0444/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	-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	0	0	0	0	0
2018/0357/FUL 2015/0260/FUL 2021/1032/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	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	1	0	1	0	0	0	1
2017/1082/FUL 2019/0063/FUL		D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0		0	0	1	1	0	0	0	0	1
2019/0676/FUL		D	Proposed new single storey dwelling	Manor Barn, 33B High Street, Ketton	Ketton	1	0		0	0	1	0	1	0	0	0	1
2020/1249/LBA			Application for Listed Building Consent for the Conversion and Extension of Listed Dovecote to a Dwelling	Home Farm High Street	Ketton	1	0		0	0	1	0	1	0	0	0	1
2021/1348/FUL			Change of use for hotel (C1) to 1 no. residential dwelling (C3).	Kilthorpe Grange, Barrowden Road, Ketton, PE9 3RJ	Ketton	1	0		0	0	1	0	1	0	0	0	1
2021/0520/FUL			Existing dwelling to be demolished and replacement dwelling and detached garage to be constructed.	Vistabella, High Street, PE9 3TA	Ketton	0	0		0	0	0	-1	1	0	0	0	0
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	1	0	0	0	0	0	0
2018/0433/FUL		D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	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	0		0	0	0	-1	1	0	0	0	0
2020/1227/FUL		D	Demolition of existing dwelling and replacement with new detached dwelling.	The Croft, Toll Bar, Little Casterton	Little Casterton	0	0	1	0	0	0	1	0	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	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	1	1	0	0	0	0	1
2020/1369/PAD 2021/0816/FUL		PN	Proposed change of use of an agricultural building to 3 no. dwellinghouses	Agricultural Barn Teigh Road Market Overton Rutland	Market Overton	2	0		0	0	2	0	2	0	0	0	2
2018/0978/PAD 2021/0979/FUL		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	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	1	0	1	0	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	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	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		1	1	2	2	0	0	0	0	2
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	3	3	0	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	0		0	0	2	0	2	0	0	0	2
2021/0471/FUL 2021/1040/FUL		D	Demolition - rebuild	The Bungalow, Ketton Rd, PE9 3UT	North Luffenham	0	0		0	0	0	0	0	0	0	0	0
2021/0451/FUL		D	New dwelling.	1 Woodland View LE15 6EJ	Oakham	1	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	3	0	3	0	0	0	3

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	-1		0	-1	1	1	0	0	0	0	1
2021/1094/FUL		D	Change of Use from Offices (B1) and Shop (A1) to a single Residential Dwelling (C3), with infill extension	78 High Street, Oakham	Oakham	1	0		0	0	1	0	1	0	0	0	1
2021/1410/FUL		D	Demolition of existing house and garage. Construction of 2 no. 3 storey, 5 bedroom dwellings,	57 Stamford Road LE15 6HZ	Oakham						1	0	1	0	0	0	1
2019/0177/FUL; 2017/0363/FP; 2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land At Wing Road Preston Rutland	Preston	1	0		0	0	1	1	0	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	4	4	0	0	0	0	4
2021/0673/PAD		D	Conversion of agricultural building to dwellinghouse.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	1	0		0	0	1	0	1	0	0	0	1
2021/0263/PAD			Change of use of agricultural barn to residential dwelling.	Jubilee Lodge Brooke Road LE15 9AJ	Ridlington	1	0		0	0	1	0	1	0	0	0	1
2021/1047/FUL			Conversion and extension of existing Coach House to form ancillary accommodation to dwelling	The Old Rectory, 4 Holygate Road	Ridlington	1	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	1	0	1	0	0	0	1
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	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	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	1	0	1	0	0	0	1

2021/0999/FUL		D	Change of use of office building to holiday lets and dwelling.	The Water Mill Station Road LE15 8NB	South Luffenham	1			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	1	0	1	0	0	0	1
2019/0800/FUL		D	New dwelling houses	Grange Farm Barns, Main Street, Thistleton	Thistleton	2	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	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	1	1	0	0	0	0	1
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	5	0		0	0	5	5	0	0	0	0	5
2021/0692/FUL		D	Demolition of existing Dwelling and Garage with construction of new dwelling and garage	Cherry Tree Cottage, Casterton Lane, PE9 3UQ	Tinwell	0	0	1	0	0	0	0	0	0	0	0	0
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	1	0	1	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	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	1	0	1	0	0	0	1

2020/0406/FUL 2021/1386/FUL		D	Construction of dwelling and associated access	9 Stockerston Road, Uppingham	Uppingham	1	0		0	0	1	0	1	0	0	0	1
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	7	0	7	0	0	0	7
2017/0657/OUT; 2018/1145/RES; 18/02465/INDWE; 2020/0702/DIS		O	Erection of dwelling.	Many Buses, 7 London Road LE15 9TJ	Uppingham	1	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	1	1	0	0	0	0	1
2020/0584/FUL		D	Erection of replacement dwelling including demolition of existing.	9 Spring Back Way, Uppingham	Uppingham	0	-1		0	-1	1	0	1	0	0	0	1
2021/0967/FUL		D	Proposed demolition of existing buildings and replacement with new dwelling	5A Adderley Street LE15 9PP	Uppingham	1	0		0	0	1	0	1	0	0	0	1
2022/0213/FUL		D	1 - 4 Printers Yard, LE15 9RA	Change of use from sandwich shop into one bed flat.	Uppingham	1	0		0	0	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		1	1	4	4	0	0	0	0	4
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	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	1	0	0	1	0	0	1
2021/1018/PAD			Change of use of agricultural building to form 1 No. Dwelling;	Agricultural building East of Oakham Road	Whissendine	1	0		0	0	1	0	1	0	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	1	0	1	0	0	0	1	
2018/0257/FUL		D		Wing Grange, Preston Road, Wing LE15 8SB	Wing	1			0	0	1	0	1	0	0	0	1	
2017/0379/FUL 2021/0498/FUL		D	Demolition of an existing bungalow and detached garage, and the erection of 2 no. two storey dwellings with detached single garages.	5 Glaston Road LE15 8RU	Wing	1	0	1	0	0	1	1	0	0	0	0	1	
									3	7	5	125	42	78	1	0	0	116

* 1 for yr 3 is not included in 5 year supply as covered by annual windfall figure

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 2021/22	Total Demolitions/ Losses	Demolitions/ Losses in 2021/22	Completed in 2021/22	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
	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
	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
	LNP01		Hayes Farm, Manor Lane, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0
	LNP02		Land west of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0
	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
	LNP04		Land west of Melton Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0
	LNP14		Land east of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0
								0	0	0	11	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

Appendix E: Completion data for sites that completed delivering in 2021/22

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2021/22	Completed in Monitoring Period 21/22	Total Net completions at 31st March 2021
2014/1144/RES	Retail block and 18 apartments local Centre	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	Barleythorpe	18	4	14	18
2018/0728/FUL	Erection of a 78 bed care home with 13 linked aftercare apartments including communal facilities.	Former Site Of Rutland Agricultural Society Main Road Barleythorpe Rutland	Barleythorpe	13	0	13	13
2020/0844/FUL 2021/0665/FUL	Proposed 1 no. dwelling.	Land to the Rear of 1 Main Road	Barleythorpe	1	0	1	1
2014/0899/RES; 2018/0609/RES	Application for the approval of alternate reserved matters for the construction of Continuing Care Retirement Community & Care Home, comprising of 52 No. Assisted Living Units and a 60 No. Bed Care Home (minor alterations to the appearance of the 60 No. Bed Care Home).	Land Between Barleythorpe Oakham Bypass, & The Rutland College, & Land North of the Oakham Bypass, Oakham, Rutland - Retirement Home	Barleythorpe	112	60	0	52***

2017/0084/FUL 2020/0090/FUL	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	1	2
2018/0520/FUL; FUL/2010/0488 2013/0573	Erection of two storey dwelling south of property.	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	1	1	0	Completed in 20/21 but missed in previous 5yrs report
2019/0888/PAD; 19/00736/CNDWBN (superceded 2018/1062/PAD)	Proposed change of use from agricultural building to 1 dwellinghouse.	America Lodge America Lodge Lane LE15 8DF	Brooke	1	0	1	1
2021/0045/FUL	Conversion from holiday let	The Old School House, 2 Manton Road, LE15 8HB	Edith Weston	1	0	1	1
2018/1129/FUL	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	1	1
2020/0482/PAD	Change of use of two storey farm office to 1 no dwellinghouse.	The Crewyard, Gunthorpe Hall	Gunthorpe	1	0	1	1
2017/1082/FUL	Dwelling built on former drive	1 The Green, Ketton, PE9 3RA	Ketton	1	0	1	1
2019/1204/FUL	Subdivision of site into two separate dwellings.	Clipper Cottage, 15 Main Street, Lyddington	Lyddington	1	0	1	1

2020/0589/FUL	Erection of redesigned dwelling	Wellfield/ Lyndon Road, LE15 8RN	Manton	0	0	1	0
2018/0511/FUL	Demolition - rebuild	Cedar House, Wing Road, LE15 8SZ	Manton	0	0	1	0
2019/1401/POD	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	1	1
2020/1316/FUL	Change of use required for ground floor retail unit from class A1 to ground floor flat class C3a.	10 Northgate, Oakham	Oakham	1	0	1	1
2020/1123/FUL	Change of use from cafe to residential use.	Castle Cottage Café Church Passage LE15 6DR	Oakham	1	0	1	1
2021/0633/FUL	Change of use from A1,A3, D1 to C3(a) Dwelling house. Internal alteration of the building to convert to single dwelling,	1-2 Church Passage, LE15 6DR	Oakham	1	0	1	1
2021/12/10/FUL	Change of use from Physiotherapy Clinic to residential.	35 Burley Road, LE15 6DH	Oakham	1	0	1	1

APP/2013/0004; OUT/2010/0954	Proposed housing development and associated works including provision of access onto Uppingham Road, Oakham.	Land West of, Uppingham Road, Oakham, Oakham (Jeakins Weir)	Oakham	102	89	13	102
2016/1228/FUL	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0		1	0
2018/1068/NMA	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	2	0	Completed in previous monitoring but missed in previous 5yrs report
2017/1007/FUL	Conversion of approved extension to form single dwelling	43 Coppice Road Ryhall Rutland PE9 4HY	Ryhall	1	0	1	1

2019/1036/FUL	Replacement dwelling incorporating landscaping and associated access	The Bungalow, Newstead Road, Belmesthorpe	Ryhall	0	0	1	0
2019/1032/FUL 2017/0752/FUL	Change of use of existing barns to a single residential use, including single storey extensions.	Costalls Barn, Edmondthorpe Road	Teigh	1	0	1	1
Total Completions 1st April 2021 - 31st March 2022						59	
Total demolitions 1st April 2021 - 31st March 2022						2	
Total net completions 1st April 2021 - 31st March 2022						57	

*** 60 bed care home complete. Developer has advised us that they are no longer going to build out the 52 assisted living units.

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 31st March 2021, and where the application was received between the 1st January 2015 and the 31st 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 31st March 2021, and where the application was received between the 1st January 2010 and the 31st 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	Egleton	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