



Rutland County Council

Five Year Land Supply Report

2020/21 – 2024/25

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land when assessed against their housing requirements.
- 1.2 This report sets out the five year land supply position for Rutland County Council at 31st March 2020. The report compares the current requirement for new homes in the county with the deliverable supply to establish the number of years of supply which are available. This report is based on monitoring data and each site identified is being actively monitored on a regular basis for updates on progress. Five year land supply reports are prepared annually and look forwards over a five year period commencing on the 1st of April of the current year. The five year period covered by this statement is therefore the 1st April 2020 to the 31st March 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.
- 2.2 The NPPF was revised in July 2018 when substantive amendments to policy in relation to housing land supply were made. Paragraph 73 of the NPPF continues to require local planning authorities to identify and update annually the housing land supply position. It requires that a 'supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'¹ are identified.
- 2.3 The National Planning Practice Guidance (PPG) was updated in September 2018 following the revision of the NPPF, published in July 2018. The PPG provides further guidance on the policy requirements of the NPPF in relation to demonstrating a five year land supply.
- 2.4 The inclusion of sites within the five year supply needs to be carefully considered and it is particularly important that the deliverability of sites is assessed in detail. With this in mind, it is important to identify the definition of the term 'deliverable' confirmed in the NPPF Glossary which states:

'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.'

¹ Paragraph 73 – NPPF, February 2019

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

Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years².

2.5 It should be noted that at this point in time, sites allocated in the submission version of the Rutland Local Plan which is due to go for public consultation this summer, following a delay due to the Covid-19 Pandemic, are not included as deliverable at this point at time, but it is considered following consultation and once at examination these sites will be gain more weight and will be introduced into the five year supply at the relevant point in time.

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

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

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 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.’³

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

2.8 Paragraph 70 of the NPPF allows windfall sites to be part of the anticipated supply, where there is ‘compelling evidence that they will provide a reliable source of supply’⁴. 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

² Page 66 – NPPF, February 2019

³ Paragraph 73 – NPPF, February 2019

⁴ Paragraph 70 – NPPF, February 2019

trends⁵. A Windfall Study for Rutland has been completed and can be found on www.rutland.gov.uk.

3. Local Policy Context

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

⁵ Paragraph 70 – NPPF, February 2019

- 3.7 Windfall development within the towns and villages is therefore supported through the local planning policies currently in place and those moving forward through the Local Plan Review and they are therefore an important source of supply across the settlements.

4. Local Housing Need

- 4.1 Paragraph 73 of the NPPF states that ‘local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’⁶. The PPG provides further guidance on this and it is important to note that the formula provided to calculate the local housing need figure does not set a housing requirement for an area, this is only done through the preparation and adoption of a local plan⁷.
- 4.2 The Core Strategy which sets out the strategic policies for sustainable development across Rutland was adopted in July 2011 and is therefore more than five years old. The Council is currently working on a review of the Local Plan which amongst other matters will establish an up to date housing target for the District. However, this new plan is insufficiently advanced in its preparation to be taken into account in the preparation of this statement. On this basis, the housing requirement used for identifying the five year land supply position should be the local housing need figure calculated using the standard methodology set out in the PPG.

Local Housing Need Calculation for Rutland

- 4.3 Step 1 of following the standard methodology involves setting a baseline using the household growth projections. As per the guidance, table 406 in the 2014 based household projections for local authority areas in England is utilised to establish the projected growth for Rutland over 10 consecutive years from 2020 to 2030. For Rutland the projected figures are 16,176 households in 2020 and 17,111 households in 2030. This is a projected growth of 935 households over the next ten years, with an annual figure of 94 dwellings (rounded up from 93.5).
- 4.4 Once the projected growth for the next ten years is identified the standard methodology moves on to step 2, applying an adjustment to take account of affordability. The most recent median workplace-based affordability ratios published by the Office of National Statistics (ONS) are used to carry out this calculation. The ratio is calculated by dividing the house price data for a given area by its earnings, which identifies the relative

⁶ Paragraph 73 – NPPF, February 2019

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

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 2019 identified in the ONS data published in 2020 is 8.94.

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

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

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

- 4.6 The adjustment factor for Rutland is therefore 1.30875 and is used to multiply the projected growth figure established in step 1 to identify the local housing need figure for the area. The local housing need for Rutland is therefore 1224 dwellings over the 10 year period as shown in the calculation below. The final annual figure is divided by 10 which equates to 123 per annum.

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

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

- 4.7 The guidance goes on to discuss capping the level of increase in the minimum annual housing need figure to ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible. Different calculations are used depending on whether there are up to date strategic policies for an area or not. In the case of Rutland example calculation 2b in the PPG¹⁰ is relevant. The annual average requirement set out in the Core Strategy adopted in July 2011 is 150 dwellings per annum. The average annual household growth calculated at step 1 of this calculation is 94 dwellings per annum. The minimum annual local housing need figure is 123 per annum as calculated at step 2.

- 4.8 The cap calculation is based on the higher figure of either the average annual requirement set out in the Core Strategy (150) or the average annual household growth (94). Therefore the cap calculation is carried out on the average requirement set out in the Core Strategy at 150 dwellings per annum.

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

⁸ Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2019 - Office for National Statistics, 2020

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

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

- 4.9 The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for Rutland is therefore 123 per annum.

Five Year Local Housing Need Figure for Rutland

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

5. Establishing the Five Year Requirement

- 5.1 The PPG requires past shortfalls to be taken into account in the five year land supply calculation, stating that 'the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach)¹¹.
- 5.2 Table 1 below shows the annual breakdown of net dwelling completions since the start of the plan period. It identifies that when applying the Core Strategy requirement of 150 dwellings per annum up until 2019/20 there is an oversupply of 254 dwellings across the 14 years.
- 5.3 This surplus would normally be deducted from the five year requirement when calculating the five year land supply however due to the strategic policies being more than five years old, the local housing need figure which projects the need going forward is used instead of the Core Strategy requirement. The PPG advises that 'where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years'¹².

¹¹ Paragraph: 044 Reference ID: 3-044-20180913 - PPG, 13th September 2018

¹² Paragraph: 045 Reference ID: 3-045-20180913 - PPG, 13th September 2018

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	Total
Net Completions	158	127	127	120	121	92	125	171	225	220	248	257	211	184*	2386
Core Strategy Requirement	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2100
Difference	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	+286

Completion data for 2019/20 is provided in 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 for more information

Buffers

- 5.4 Buffers are put in place to ensure that there is a realistic prospect of achieving the planned level of housing supply by providing additional flexibility. Paragraph 73 of the NPPF requires local authorities to include a 5% buffer to ensure choice and competition in the market for land, a 10% buffer where the local planning authority wishes to demonstrate a five year supply through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Where there has been a record of persistent under-delivery of housing, the buffer should be increased to 20%.
- 5.5 Footnote 39 of the NPPF makes it clear that persistent under-delivery will be measured against the Housing Delivery Test (HDT) from November 2018 and it is important to note that the buffers are not cumulative and that only one will apply. The buffer brings forward delivery of dwellings from later in the plan period into the first five years and does not require additional dwellings to be delivered. The 2019 updated HDT figures were published by Government in February 2020 and are identified for Rutland County Council in table 2 below.

Table 2: Housing Delivery Test Figures for Rutland County Council

Year	Requirement	Delivered	Percentage
2016/17	111	257	231.5%
2017/18	96	251	261.45%
2018/19	133	213	160.15%

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

Five Year Requirement for Rutland

- 5.7 The five year requirement is therefore as follows:

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

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

- 5.8 The five year Local Housing Need figure for Rutland required across the next five years from 2020/21 to 2024/25 including a 5% buffer is **646 dwellings**. Broken down into an annual requirement this equates to **129.2 dwellings per annum** over the next five years.

6. The Five Year Supply

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

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

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

- 6.3 This definition of deliverable has been used in the assessment of each site in the supply to provide an estimation of expected delivery. Of the 142 sites within the supply, 12 sites fall within the category of large sites with planning permission in place where the sites have a capacity of 10 or more dwellings. Two of these sites have been granted subject to s106. These have been included due to the advanced stage that the s106 agreement is at and due to information being received from the site owner/developers on the deliverability of the sites. 7 of the sites fall into the category of being large sites, allocated but not yet with planning permission in place. Two of these sites (2019/0524/OUT and 2019/0525/OUT) however have been granted permission subject to s106 agreements, which are in the final stages of being prepared and agreed. Significant pre-application discussions on two other sites (H5 and H6) in this category have taken place and planning applications are due to be submitted in the next two months. The agents on all four of these sites have been contacted and information provided on delivery timescales.

- 6.4 Sites in the category of being allocated but yet to gain planning permission are only therefore included 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. The discussions held and information received is encouraging and identifies that these sites will be brought on stream within the five year period in years 4 and 5.
- 6.5 Small sites of less than 10 dwellings with permission in place are considered deliverable until such time as permission expires, unless there is clear evidence that they are no longer deliverable. Of the 142 sites in the supply, 123 of them are small sites with permission or small allocated sites for less than 10 dwellings. There are five small sites identified where a start on site has been made some time ago but regular monitoring has identified that they are not being actively developed. These sites are not identified as completing in the five year period. Monitoring will continue and they will be brought back into the supply if the sites become active again.
- 6.6 The proportion of small sites present in the supply highlights the important role that windfall sites play in the delivery of new homes across Rutland. Windfall completions have formed a consistent supply since the beginning of the plan period in 2006. This type of development has also made up a significant number of completions since the Site Allocations & Policies Development Plan Document was adopted in October 2014.
- 6.7 The Site Allocations & Policies Development Plan Document sets out policies which support small scale windfall developments across Oakham, Uppingham and the villages. These policies continue to be applied and it is therefore considered that there is compelling evidence that the supply of windfall developments will continue in line with what has happened to date. A Windfall Study has been completed which looks at completions across the 13 years of the plan period so far from 2006/07 to 2018/19 as well as the average over the last three years to provide a more up to date context. The Windfall Study does demonstrate a reduction in the delivery of windfall developments, with the initial five year period between 2006 and 2011 providing an annual average of 58 dwellings, and in comparison the average between 2016 and 2019 equating to 25 dwellings per annum.
- 6.8 With the changes in policy set out in the Local Plan Review, including three additional villages classified as Local Service Centres and the removal of the “restraint village” policy will ensure that there continues to be a supply of windfall sites coming forward. In addition, the number of new homes provided by the Class Q Prior Notification procedure means that it is reasonable to assume that the rate of supply from windfall sites will continue at a level of about 20 homes per annum. The Windfall Study sets out that this is based on an assumption that about 3 dwellings per annum will be built in each of the two towns, a further 7 may come forward across the 10 Local Service Centres and 7 across the Smaller Villages category.
- 6.9 To avoid any double counting between the small scale sites with planning permission and the windfall allowance, the small scale sites with planning permission are not included in the supply from year 3 onwards at which point the windfall allowance is

utilised instead. The only exception to this is in year 5 when a small allocated site (UNP A) is factored in for delivery. This is demonstrated in table 4 below.

6.10 An important consideration when looking at small sites and deliverability is the potential for planning permissions to lapse and remain unimplemented. The number of planning permissions that have lapsed have been recorded since the plan period began in 2006/07. This enables an average to be calculated which can be used to estimate the number of planning permissions that will lapse and as a result the number of dwellings lost from the supply. The number of dwellings where planning permission has lapsed for each monitoring period are identified in Appendix A. The average number since 2006/07 is 9.9 dwellings per annum. This figure has been rounded up to 10 and applied as a lapse rate against the small sites with permission. The lapse rate is not applied to the windfall allowance, which is calculated based on actual completions rather than permissions granted.

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

Table 4: Sources of Five Year Supply

Type of permission	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Estimated total in five year period
Large sites with planning permission	92	68	99	84	108	451
Large sites allocated but without planning permission	0	0	0	34	51	85
Small sites with planning permission and Allocated Small Sites	42	53	-	-	6	101
Windfall allowance	-	-	20	20	20	60
Small sites lapse rate deduction	-10	-10	-	-	-	-20
Total	124	111	119	138	185	677

- 6.12 All of the data that sits behind table 4 is provided in Appendix B. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.
- 6.13 The data is broken down into three different categories including, large sites with planning permission in place, large sites allocated in the Development Plan which do not have planning permission in place and small sites of less than 10 dwellings. On large sites, the developers/ planning agents have been contacted to establish the forecast for delivery. All but two developers/ planning agents responded to the request for information. Where a response has not been received, a cautious forecast has been identified, based on the delivery of the site so far and based on information gathered by the Monitoring Officer over previous years.
- 6.14 The delivery of homes on the Oakham North Sustainable Urban Extension has provided a consistent supply of completions since the site began delivering in 2012/13. Table 5 below identifies the amount of completions delivered each year on the SUE so far. The numbers forecasted in the five year supply moving forward equate to an average of 61 dwellings per annum on the SUE across the five year period. The five year supply data does identify that the SUE will be built out within the next five years.

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

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

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

Student and Older Person's Accommodation

- 6.16 Student accommodation and residential institutions have not been accounted for previously in the five year land supply calculation for Rutland due to the limited amount of information on how to include it. The updated PPG introduced guidance on how to include student housing and older people's housing completions in the five year supply in September 2018. Paragraph 42 stipulates that 'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount

of accommodation it releases in the housing market'¹⁴. 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 with another scheme currently being built out.

- 6.17 There have been no student accommodation schemes granted or delivered during 2019/20. Background information is provided in Appendix C for monitoring purposes. There is currently an older person's accommodation development being built out in Oakham. The site is included in Appendix D so that it can be monitored and recorded once completed, expected during 2020/21. A C2 residential scheme for 58 units was completed in June 2019 and therefore the ratio is applied, and the number of dwellings released (32) into the market as a result of this scheme is factored in to the completion figures for 2019/20.
- 6.18 Any new permissions granted for student accommodation or older person's accommodation will be monitored moving forward so that the full picture of the supply can be identified, including the number of dwellings released to the market following the completion of communal types of accommodation.
- 6.19 As the completion figure for 2019/20 is not factored in to the supply calculation due to the use of the Local Housing Need figure to assess housing land supply, rather than the Core Strategy housing requirement, the figures do not impact on the five year housing land supply at this point in time. However, it is important to record these alternative types of developments which do release housing back into the supply once completed.

7. Rutland's Five Year Supply

- 7.1 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance. The calculation is set out in table 3 above. The requirement across the next five years from 2020/21 to 2024/25 including a 5% buffer is **646 dwellings**.
- 7.2 The supply of land for housing is set out in table 4 above and the site data is included in Appendix B. There is a five year **supply of 677 dwellings**.
- 7.3 The results show that Rutland does have a sufficient supply of deliverable sites to meet the five year requirement of 646 dwellings and can currently demonstrate a **5.2 year supply**. The progression of the Local Plan Review to examination has been delayed due to the Covid-19 pandemic. It is expected that as soon as the Local Plan progresses, the supply of deliverable sites will increase further.

¹⁴ Reference ID: 3-042-20180913

¹⁵ Reference ID: 3-043-20180913

- 7.4 Completion data is identified in Appendix E and will continue to be monitored on annual basis moving forward.

Table 6: Rutland's Five Year Supply

f	Five Year Land Supply Estimate	677	Table 4
g	Total amount of supply (years)	5.2	f/e

Appendix A: Lapse Rates

Lapse Rates	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total
Number of Net dwellings lapsed and not implemented	14	7	16	21	16	11	5	1	2	12	10	10	2	12	139

Appendix B: Breakdown of Sites within the Five Year Supply

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

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Net Total Dwellings	Total complete prior to 2019/20	Demolitions/ Losses in Monitoring Period 2019/20	Completions in Monitoring Period 2019/20	Total Net Completions at 31st March 2020	Outstanding Dwellings - including those under construction at 31st March 2020	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Total Five Years
2015/0785/RES; 2015/0083/RES; 2020/0021/RES	SUE	D	Construction of 42 No. residential dwellings and associated garages and infrastructure; Construction of 191 residential dwellings, garages and associated infrastructure (Area 9). 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 (part of phase 9)	228	29	0	44	73	155	31	31	31	31	31	155
2014/0581/RES; 2016/0892/RES; 2016/1106/RES	SUE	D	Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure (Area 10). Two additional plots granted under 2016/1106/RES.	Land Between Barleythorpe and Burley Park Way, Barleythorpe - Buttercross Larkfleet	189	136	0	9	145	44	15	15	14	0	0	44
APP/2013/0004; OUT/2010/0954		D	Proposed housing development and associated works including provision of access onto Uppingham Road, Oakham.	Land West of, Uppingham Road, Oakham, Oakham (Jeakins Weir)	102	63	0	5	68	34	12	12	10	0	0	34
2016/0336/MAJ	UNP Site C	D	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Land South of Leicester Road.	75	32	0	40	72	3	3	0	0	0	0	3
2014/0899/RES; 2018/0609/RES	SUE	D	2014 - Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home. 2018 - 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	66	0	0	0	0	66	0	0	10	28	28	66

2017/0564/FUL	H7	D	Demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space	6 The Crescent Ketton Stamford Rutland PE9 3SY	35	0	0	0	0	35	0	5	30	0	0	35
2017/0422/MAJ	UNP Site C	D	Erection of 29 dwellings with associated landscaping, open space and infrastructure.	Land South of Leicester Road.	29	0	0	17	17	12	12	0	0	0	0	12
2014/0386/RES; 2016/0108/RES; 2016/0673/RES	SUE	D	Reserved Matters application to change external appearance of apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments approved under Reserved Matters application 2016/0108/RES in relation permission APP/2011/0832.	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	24	0	0	0	0	24	0	0	0	0	24	24
2014/1144/RES; 2018/1068/NMA	SUE	D	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	18	0	0	4	4	14	14	0	0	0	0	14
2017/0358/FUL		D	Change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping.	Ashwell Farmyard, Teigh Road	10	0	0	0	0	10	5	5	0	0	0	10
2019/0469/FUL Pending		D (subject to s106)	Demolition of existing steel frame barn and erection of 14 no. dwellings including 4 no. affordable properties	Casterton Lane Yard, Holme Close, Tinwell	14	0	0	0	0	14	0	0	4	10	0	14
2019/1228/OUT Pending		O (subject to s106)	Outline application for the erection of up to 40 no. dwellings with associated open space, landscaping and infrastructure (access and highway improvements for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham	40	0	0	0	0	40	0	0	0	15	25	40
Total											92	68	99	84	108	451

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

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Net Total Dwellings	Total complete prior to 2019/20	Demolitions/ Losses in Monitoring Period 2019/20	Completions in Monitoring Period 2019/20	Total Net Completions at 31st March 2020	Outstanding Dwellings - including those under construction at 31st March 2020	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Total Five Year Supply
2019/0524/OUT - Pending	UNP Site B	O	Housing development (up to 163 no. dwellings) with access from Leicester Road	Land North of Leicester Road Uppingham	163	0	0	0	0	163	0	0	0	0	30	30
	H5	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings	Land adjacent to Chater House, High Street	34	0	0	0	0	34	0	0	0	10	11	21
	H8	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road	33	0	0	0	0	33	0	0	0	0	0	0
2019/0525/OUT - Pending	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South of Leicester Road Uppingham Rutland	20	0	0	0	0	20	0	0	0	20	0	20
	H6	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings	Home Farm, High Street	19	0	0	0	0	19	0	0	0	4	10	14
2020/0380/OUT - Pending	LNP06	O	Erection of 18 no. dwellings with associated access, highways, open space and drainage infrastructure	Land north of Cold Overton Road, Langham	18	0	0	0	0	0	0	0	0	0	0	0
	LNP14	None	Allocated in the Langham Neighbourhood Plan	Land east of Ashwell Road, Langham	0	0	0	0	0	0	0	0	0	0	0	0
										Total	0	0	0	34	51	85

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

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2019/20	Demolitions/ Losses in Monitoring Period 2019/20	Completions in Monitoring Period 2019/20	Total net completions at 31st March 2020	Outstanding Dwellings - including those under construction at 31st March 2020	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	Total Five Year
APP/2012/0562; 2016/0146/FP		D	Conversion of barn to 2 No. single storey dwellinghouses.	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	2	0	0	0	0	2	2	0	0	0	0	2
2019/0787/FUL 2017/0084/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	0	6	0	6	0	0	0	6
		D	Demolition of an existing large steel framed agricultural building and the erection of two detached dwellings.	Old Hall Farm Building, Loddington Lane, LE15 9LA	Belton-in-Rutland	2	0	0	0	0	2	1	1	0	0	0	2
2018/1233/PAD; 2019/0113/FUL		PN	Conversion of Agricultural barn to (C3) dwellinghouse.	Barn off College Farm Lane	Belton-in-Rutland	1	0	0	1	1	0	0	0	0	0	0	0
2015/0139/FUL		D	Change of use from public house (The Gate Inn, Bisbrooke) together with alterations and extensions to form a single dwelling and garaging.	The Gate Inn, 34, Main Street, Bisbrooke, OAKHAM, Rutland, LE15 9EP	Bisbrooke	1	0	0	1	1	0	0	0	0	0	0	0
FUL/2007/0919		D	Erection of two storey dwellinghouse with double garage. Amendments to FUL/2002/0826.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0	0	0	1	0	0	0	0	0	0
2019/1155/FUL		D	Change of use of Grade 2 listed barn to new dwelling, including new garage, driveway and associated landscaping	Barn Opposite Junction With The Inhams, Top Lane, Bisbrooke	Bisbrooke	1	0	0	0	0	1	0	1	0	0	0	1
2016/1093/PAD 2015/0289/PAD (appeal)		PN	Building operations reasonably necessary to implement previous approval under the provision of Class Q(a) for the change of use of three agricultural buildings into three dwellings.	Meadowsweet Farm, knossington Road, Braunston in Rutland, Oakham, LE15 8QX	Braunston-in-Rutland	3	2	0	0	2	1	1	0	0	0	0	1
2018/0520/FUL; FUL/2010/0488 2013/0573		D	Erection of two storey dwelling south of property.	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	1	0	0	0	0	1	1	0	0	0	0	1

2019/0888/PAD; 19/00736/CNDWBN (superceded 2018/1062/PAD)		PN	Proposed change of use from agricultural building to 1 dwellinghouse.	America Lodge America Lodge Lane LE15 8DF	Brooke	1	0	0	0	0	1	1	0	0	0	0	1
2018/0947/PAD		PN	Class Q Prior Approval to convert no. 1 Agricultural Building to Residential use.	Barn by Burley Wood, Stamford Road	Burley	1	0	0	0	0	1	1	0	0	0	0	1
2013/0968/FUL		D	Erection of new cottage following demolition of Chapel Farm Bungalow. Alterations to driveway and landscape.	Chapel Farm, Cottesmore Road, Burley, LE15 7AB	Burley	0	1	1	0	0	0	0	0	0	0	0	0
2018/0660/PAD; 2019/0651/FUL; 2019/1227/FUL		PN	Conversion of existing roadside barn to 2 no. residential units.	Roadside Barn, Fairchild's Lodge, Lyddington Road	Caldecott	2	0	0	2	2	0	0	0	0	0	0	0
2018/0227/FUL		D	Proposed internal alterations to dwellings; including reverting one dwelling house back into two independent dwellings, as it had been previously.	7 Main Street, LE16 8RS	Caldecott	1	0	0	0	0	1	1	0	0	0	0	1
2016/0991/PAD		PN	Proposed change of use of an agricultural barn to 2 dwellings.	Barn at Bidwell Lane	Clipsham	2	0	0	2	2	0	0	0	0	0	0	0
APP/2011/0594; 2013/0181/FP		D	Erection of two storey dwellinghouse to rear of existing dwelling. (Revised scheme APP/2011/0081).	Little Cottage, 8 Clatterpot Lane, Cottesmore, LE15 7DW	Cottesmore	1	0	0	1	1	0	0	0	0	0	0	0
2018/0981/RES 2016/0297/OUT		D	Reserved matters application pursuant to outline permission 2016/0297/OUT - to demolish the existing bungalow and erect 2 stone built 2 storey houses.	5 Church Lane	Edith Weston	1	0	1	0	-1	2	0	2	0	0	0	2
2017/0144/FUL; 2019/0460/FUL; 2019/0631/FUL		D	Erection of detached dwelling & garage.	36 Weston Road, Edith Weston, LE15 8HQ	Edith Weston	1	0	0	0	0	1	1	0	0	0	0	1
FP/2010/0248			Erection of dwelling and garage	7 Church Road	Egleton	1	0	0	0	0	1	0	0	0	0	0	0
2018/0850/FUL 2014/1136/FUL		D	Change of use of primary barn to form a single dwelling, demolition of part of barn and erection of extensions and carrying out of alterations. Conversion and alterations to outbuilding to form ancillary outbuilding.	11 Church Road	Egleton	1	0	0	0	0	1	0	1	0	0	0	1
	H2	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Farm at 16 Main Street	Empingham	5	0	0	0	0	5	0	0	0	0	0	0
	H3	None	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Land at Southview Farm, Main Street	Empingham	5	0	0	0	0	5	0	0	0	0	0	0
2015/0256/FUL 2016/1031/FUL		D	Variation of Condition 2 in relation to approved application 2015/0256/FUL	Shacklewell Lodge Farm	Empingham	3	0	0	3	3	0	0	0	0	0	0	0

			(Conversion of agricultural barns to three dwellings. Construction of new farm access). Substituting revised drawings which propose amended rear extensions, altered internal layout & fenestration and 'cart hovel' parking.														
2019/0757/PAD 2018/1124/FUL		D D	Change of use of agricultural building to a dwellinghouse.	Barn adjacent to 3 Shacklewell Cottages, Stamford Road, Empingham	Empingham	1	0	0	0	0	1	1	0	0	0	0	1
		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	0	1	0	-1	1	1	0	0	0	0	1
2019/0559/OUT		O	Outline application for 1.5 storey detached dwelling with some matters reserved.	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0	0	0	0	1	0	0	1	0	0	1
2019/0465/FUL		D	Retention of mobile home on permanent basis	Tower House Farm, The Avenue, Exton	Exton & Horn	1	0	0	1	1	0	0	0	0	0	0	0
APP/2011/0719; 2018/0024/FUL		D	Erection of three dwellings with associated hard and soft landscaping	2-4 Main Road, Glaston, LE15 9BP	Glaston	3	0	0	3	3	0	0	0	0	0	0	0
2018/1129/FUL		D	Construction of 1 no. new dwelling with PV panels, detached garage	Land to the south of Lonsdale Farmhouse, 6 Main Road, Glaston	Glaston	1	0	0	0	0	1	1	0	0	0	0	1
2017/0888/FUL; 2019/0287/FUL		D	Construct 5 no. detached properties and a new access road. The site is currently occupied by industrial buildings falling under Class B1, and it is proposed to change to residential use under Class C3.	Barker Signs Ltd 21 Old Great North Road PE9 4AP	Great Casterton	5	0	0	0	0	5	5	0	0	0	0	5
2018/0531/FUL; 2015/0556/FUL		D	Modern single storey extension to be removed to create building plot to erect two new dwellings on either end of the existing terrace houses (Nos 3 - 8) and a car park to the rear to serve the existing cottages.	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	2	0	0	0	0	2	0	2	0	0	0	2
2016/1206/FUL; 19/02550/CROSS		D	Replacement dwelling - alternative proposal to an extant permission. Construction of partially subterranean family dwelling, associated landscaping and proposed attenuation pond.	Land at Walk Farm Barn, Ryhall Road	Great Casterton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0629/RES		D	Reserved matters application for 2017/0402/OUT - the residential development for a single dwelling for an agricultural worker.	Home Farm, Pickworth Road, Great Casterton, PE9 4DF	Great Casterton	1	0	0	0	0	1	1	0	0	0	0	1

FUL/2010/0533		D	Erection of 2 No. two storey semi-detached dwellings.	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	2	0	0	0	0	2	0	0	0	0	0	0
2015/0831/FUL; 2017/0304/BN		D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	1	0	0	0	0	1	1	0	0	0	0	1
2017/1201/FUL		D	New dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinthorpe Farmhouse.	Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0	0	0	1	0	1	0	0	0	1
2015/1150/FUL		D	Residential development of the existing kennels via the conversion of one existing building, a new dwelling in place of existing outbuildings and the construction of new garaging for the existing dwelling, Old Priest House. Various existing outbuildings are proposed to be demolished.	Old Priest House, Lyndon Road, LE15 8TJ	Hambleton	2	0	0	0	0	2	0	0	2	0	0	2
2015/0887/MAJ 2017/0719/FUL		D	The demolition of three houses: Rutland House (also known as Beech House, which is within a Conservation Area), The Chestnuts and Magna House, and the erection of a single family house including an annexed lodge house, stores, potting sheds, energy centre, garaging, orangery, ancillary accommodation, in all forming a single planning unit and extending to include formal and informal gardens, ponds, tennis court, orchard, parkland and meadow land. Variation of conditions 2 and 5 of planning permission 2015/0887/MAJ, via detailed design changes to the new dwelling, addition of tennis shelter, amendment to boundary walls, adjustments to suit levels, landscape and design variations including impacts on arboriculture, removal of trees and provision of new trees.	The Hermitage, Lyndon Road, Hambleton (demolition of Beech House, The Chestnuts and magna house)	Hambleton	-2	-3	0	1	-2	0	0	0	0	0	0	0
2014/0171/FUL 2018/0230/FUL		D	Demolition of the existing dwelling, two storey garage and associated outbuildings and the construction of a new family dwelling with integrated garage.	The Paddock, Lyndon Road, Hambleton, Oakham, Rutland	Hambleton	0	0	0	0	0	0	0	-1	1	0	0	0

2018/0357/FUL 2015/0260/FUL		D	Erection of dwellinghouse to rear (south east) of existing dwellinghouse, including associated works.	14 Redmiles Lane, Ketton, Rutland, PE9 3RG	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2014/0747/FUL		D	Erection of two storey dwellinghouse and associated works.	4 Redmiles Lane, Ketton, Rutland	Ketton	1	0	0	1	1	0	0	0	0	0	0	0
2019/0648/FUL; 2016/0470/FUL		D	The proposed demolition of existing outbuildings, retention and alteration of an existing wall and construction of 1 no. 2-storey, 4-bedroom detached dwelling, with associated external store, landscaping and alteration to shared access with Gable House.	Land adj to the Gable House High Street	Ketton	1	0	0	0	0	1	0	0	1	0	0	1
2018/0174/FUL		D	Demolition of existing barn and erection of dwelling, to include new stone wall	Sheep Dip Barn Aldgate	Ketton	1	0	0	1	1	0	0	0	0	0	0	0
2018/0522/OUT		O	Proposed New Dwelling	Land to the East of 3 Sand Furrows, PE9 3SS	Ketton	1	0	0	0	0	1	0	0	1	0	0	1
2019/0328/FUL; 2017/1082/FUL		D	Demolition of existing flat roof single storey extension and new 2 and single storey extension to cottage, and new build 1 no. 2 storey dwelling to part of site.	1 The Green, Ketton, PE9 3RA	Ketton	1	0	0	0	0	1	1	0	0	0	0	1
2019/0063/FUL		D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0676/FUL		D	Proposed new single storey dwelling	Manor Barn, 33B High Street, Ketton	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0247/FUL & 2019/0119/FUL; 2019/0608/FUL		D	Demolition of bungalow and erection of 3 No. dormer dwelling houses.	Islington Bungalow, 6 Cold Overton Road, Langham, LE15 7JG	Langham	2	0	1	3	2	0	0	0	0	0	0	0
2018/0734/FUL		D	The proposed development is for a conversion of existing garage and stables into a new dwelling. The existing side row of stables will be demolished and rebuilt in a similar foot print.	Land adjacent to, 15, Cold Overton Road, Langham	Langham	1	0	0	0	0	1	1	0	0	0	0	1
2018/0784/FUL 2017/0472/FUL 2016/0144/FUL		D	Proposed Alterations/Refurbishment and Change of Use to Form Dwelling	30 Burley Road, Langham, LE15 7YH	Langham	1	0	0	0	0	1	0	1	0	0	0	1
2018/0433/FUL		D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	0	0	0	0	1	0	1	0	0	0	1
	LNP01		Allocated in Langham Neighbourhood Plan	Hayes Farm, Manor Lane, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0
	LNP02		Allocated in Langham Neighbourhood Plan	Land west of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0
	LNP03		Allocated in Langham Neighbourhood Plan	Land East of Ashwell Road at	Langham	0	0	0	0	0	0	0	0	0	0	0	0

				Burley Road junction, Langham													
	LNP04		Allocated in Langham Neighbourhood Plan	Land west of Melton Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0
2017/1187/FUL; 2015/0243/FUL		D	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	-1	0	0	-1	1	1	0	0	0	0	1
2018/0333/FUL		D	Conversion of redundant barn to residential use.	The Bell House, 4 The Green , LE15 9LW	Lyddington	1	0	0	0	0	1	0	1	0	0	0	1
2018/0665/FUL		D	Construction of a new dwelling	Land to the east of the Yews 9 Priory Road LE15 8ST	Manton	1	0	0	0	0	1	0	0	0	0	0	0
2018/0511/FUL		D	Demolitions and replacement dwelling	Cedar House, Wing Road, LE15 8SZ	Manton	0	0	1	0	-1	1	1	0	0	0	0	1
2019/0116/FUL; 2020/0365/FUL		D	Proposed 3 bedroom dwelling	2 Wing Road, Manton	Manton	1	0	0	0	0	1	0	1	0	0	0	1
2017/0462/PAD		PN	Two new single storey dwelling houses to be constructed using the steel framework of the existing agricultural buildings.	Agricultural Barn, Teigh Road.	Market Overton	2	0	0	0	0	2	2	0	0	0	0	2
2018/0978/PAD F/1999/0568		D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
		D	Erection of new dwelling house with detached garage and store.	Land adjacent to, 14, Willoughby Road, LE15 9DY	Morcott	1	0	0	0	0	1	0	0	0	0	0	0
2019/0358/FUL; 2018/0412/FUL		D	Demolish and Rebuild Barns to form single dwelling with landscaping (revised version of consent 2018/0412/FUL & 2018/0429/LBA).	Barns to rear of Village Hall.	Morcott	1	0	0	0	0	1	1	0	0	0	0	1
2017/0419/FUL		D	Demolition of existing bungalow. Erection of single storey dwelling.	13 Church Lane LE15 9DH	Morcott	0	-1	0	0	-1	1	1	0	0	0	0	1
2019/1369/OUT		O	Conversion of a redundant traditional stone agricultural barn into 1 no. two storey dwelling.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	0	1	0	0	1
2019/0862/PAD		D	Change of Use of an Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2019/1300/PAD		D	Change of use of agricultural building to form 3 new dwellings and associated operational development.	Barn At Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2017/0008/FUL		D	Erection of 3 new dwellings	Land Adj Pasture House 10 Glebe Road, North Luffenham	North Luffenham	3	0	0	0	0	3	0	3	0	0	0	3
2018/1151/PAD		D	Change of use of barn to 3 no. dwellings (allowed under appeal APP/A2470/W/19/3221217)	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham	North Luffenham	3	0	0	0	0	3	0	3	0	0	0	3

2019/0731/FUL		D	Conversion of barn to create 2 No. dwellinghouses.	Sculthorpe House, Pilton Road, North Luffenham	North Luffenham	2	0	0	1	1	1	0	0	0	0	1
2018/0358/FUL; 2020/0024/FUL		D	Demolition of house and garage and replacement with new 4 bed dwelling including detached garage. Erection of new front gates and fencing.	12 Glebe Road, North Luffenham, LE15 8JU	North Luffenham	0	-1	0	0	-1	1	1	0	0	0	1
2015/1145/MAJ		D	Demolition of the existing house, annexe and garage. Construction of a replacement dwelling.	Ketton Fields, Ketton Road, North Luffenham	North Luffenham	0	1	1	0	0	0	0	0	0	0	0
2017/0442/FUL; 2019/0478/FUL		D	Partial demolition and conversion of existing office premises to form 4 No. apartments and erection of 2 No. dwellings to rear.	43 South Street	Oakham	6	0	0	6	6	0	0	0	0	0	0
2020/0111/FUL		D	Change of use of the existing offices (B1) at the front of the building to 1 no. 1 bedroom flat and 1 no. 3 bedroom flat and convert shop (A1) at rear to 1 no. 3 bedroom house (C3).	78 High Street, Oakham	Oakham	3	0	0	0	0	3	0	3	0	0	3
2018/1039/FUL		D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	0	0	0	0	2	2	0	0	0	2
2019/1047/FUL; 2015/0535/FUL supercedes FUL/2006/0066		D	Proposed dwelling.	6 Dean's Street Oakham	Oakham	1	0	0	1	1	0	0	0	0	0	0
2017/0939/FUL; 2019/1177/FUL		D	Demolish existing garage block and replace with a detached dwellinghouse.	Land to south of 1 Crown Street	Oakham	1	0	0	1	1	0	0	0	0	0	0
2018/0643/FUL		D	Proposed dwelling, demolition of existing garage. Alterations to existing dwelling to include new conservatory and detached garage.	Lodge Bungalow, 6 Stamford Road, LE15 6JA	Oakham	1	0	0	1	1	0	0	0	0	0	0
2016/1228/FUL		D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0	-1	0	0	-1	1	1	0	0	0	1
2019/0505/FUL; 2019/1326/FUL		D	Demolition of existing dwelling and garage and erection of new dwelling and detached garage with studio above and relocation of existing garage to be used as garden store, new walls and piers to entrance, fencing and gate to driveway	23 Stamford Road, Oakham	Oakham	0	0	1	0	-1	1	1	0	0	0	1
2019/1401/POD		D	Prior approval for a change of use from main entrance, office and meeting space into a flat.	William Dalby House, South Street, Oakham	Oakham	1	0	0	0	0	1	0	1	0	0	1
2019/0034/FUL		D	Change of use from a public house & premises	The Three Crowns, 42	Oakham	0	0	0	0	0	0	0	0	0	0	0

			(use class A4) to a single dwelling (use class C3)	Northgate, Oakham													
2019/0867/FUL		D	Change of use from shop and dwelling to a single dwelling.	30 Northgate, Oakham	Oakham	0	0	0	0	0	0	0	0	0	0	0	0
2020/0091/FUL		D	Proposed conversion of building to form a single dwellinghouse	21 Northgate, Oakham	Oakham	0	0	0	0	0	0	0	0	0	0	0	0
2019/0037/RG3		D	Regulation 3 application for change of use of first floor of Jules House from Residential to Office use (B1), returning the whole building back to office use.	Jules House, 1 Cold Overton Road, LE15 6NT	Oakham	-1	0	1	0	-1	0	0	0	0	0	0	0
2018/1341/FUL		D	Change of use from 2 no. cottages to commercial shop use (Class A1)	18 and 20 Gaol Street, LE15 6AQ	Oakham	-2	0	0	0	0	-2	0	-2	0	0	0	-2
2016/0384/FUL		D	Barn Conversions to form 2 dwellings	Taylor's Farm, Casterton Lane PE9 4DH	Pickworth	2	0	0	0	0	2	0	2	0	0	0	2
2019/0177/FUL; 2017/0363/FP; 2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land at Preston Road	Preston	1	0	0	0	0	1	0	1	0	0	0	1
2020/0003/PAD		D	Proposed change of use of agricultural building to 4 no. dwelling houses.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	4	0	0	0	0	4	0	4	0	0	0	4
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1 , Top Farm, Ridlington LE15 9AX	Ridlington	2	0	0	0	0	2	0	0	0	0	0	0
2016/1143/FUL & 2018/0790/FUL (Supercedes 2015/0770/OUT)	H9	D	Development of 7 Dwellings.	Land off Belmesthorpe Lane, Ryhall	Ryhall	7	5	0	2	7	0	0	0	0	0	0	0
APP/2013/0190; FUL/2009/1207)		D	Erection of two-storey detached dwelling and associated double garage to front (north) of new property and creation of new access to the north	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	1	0	0	0	0	1	1	0	0	0	0	1
2017/0259/FUL		D	Proposed detached dwelling with garage and parking on land to the rear of Homestead, Church Street, Ryhall, Peterborough, PE9 4HR	Homestead, Church Street, PE9 4HR	Ryhall	1	0	0	0	0	1	0	1	0	0	0	1
2017/1007/FUL		D	Conversion of approved extension to form single dwelling to include new conservatory to the rear. Erection of boundary fence and gate.	43 Coppice Road	Ryhall	1	0	0	0	0	1	1	0	0	0	0	1
2017/0886/FUL		D	Demolition of existing outbuilding and replacement with 1.no two bedroom single storey dwelling house.	The Glen, Waterside, PE9 4EY	Ryhall	1	0	0	0	0	1	1	0	0	0	0	1
2019/0341/OUT		O	Proposed permanent agricultural dwelling	Land off Little Casterton Road, Ryhall	Ryhall	1	0	0	0	0	1	0	0	1	0	0	1
2019/0697/FUL		D	Conversion of barn and extension off annex to form a new dwelling and alterations to existing house	The Old Forge, Foundry Road, Ryhall	Ryhall	1	0	0	0	0	1	0	1	0	0	0	1

2017/0330/FUL		D	Demolition of existing property to build new residential property for holiday letting.	Elderflower Cottage, Belmesthorpe Lane, PE9 4JF	Ryhall	-1	0	0	0	0	-1	0	-1	0	0	0	-1
2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	1	0	0	0	0	1	0	0	1	0	0	1
2019/1372/PAD		D	Proposed conversion of existing agricultural building and alterations to form 1 No. detached dwelling.	Woodlands Farm, Stocken Hall Road, Stretton	Stretton	1	0	0	0	0	1	0	1	0	0	0	1
2019/1032/FUL; 2017/0752/FUL		D	Conversion of two existing barns to a single residential unit.	Costalls Barn, Edmondthorpe Road	Teigh	1	0	0	0	0	1	1	0	0	0	0	1
2017/0872/PAD		PN	Proposed conversion of 2 no. agricultural buildings to 2 no. dwellings.	Grange Farm Barns, Main Street	Thistleton	2	0	0	0	0	2	2	0	0	0	0	2
2018/0197/FUL		D	The demolition of the existing house, kenneling and other ancillary accommodation to enable the erection of a replacement family dwelling, garaging and stables.	Amberley Cottage Mill Road LE15 9JW	Thorpe by Water	0	0	0	0	0	0	-1	1	0	0	0	0
2020/0236/FUL (pending decision) 2016/0375/OUT (lapsed 19/11/2019)	UNP Site A			Land adj to 68 Leicester Road	Uppingham	6	0	0	0	0	6	0	0	0	0	0	6
2015/0498/FUL; 2019/0432/FUL		D	Erection of 4 No. Flats.	6, Tods Terrace, Uppingham, OAKHAM, Rutland, LE15 9SL	Uppingham	4	0	0	4	4	0	0	0	0	0	0	0
2019/0744/FUL; 2017/0307/FUL Superceded		D	Demolition of existing house and double garage and associated sheds and replacement with 2.5 storey house and detached garage for 4 cars.	11 Stockerston Road, LE15 9UD	Uppingham	0	0	1	0	-1	1	1	0	0	0	0	1
2017/0619/FUL 2015/0291/FUL		D	Proposed New Dwelling at allotments on South View in Uppingham. Variation of Condition 2 of application 2015/0291/FUL.	Allotment gardens, South View	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2017/0657/OUT; 2018/1145/RES; 18/02465/INDWE		O	Erection of dwelling.	Many Bushes, 7 London Road LE15 9TJ	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2018/0448/FUL		D	Erect single dwelling with associated landscaping and utilizing existing access	Behind 34 North Street West, Uppingham	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2018/1036/FUL		D	Proposed new chalet style & single storey dwelling and extension of existing driveway	Land at rear of 11 Stockerston Road, Uppingham	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2018/0212/RES; 2015/0086/OUT; 2019/0436/FUL		D	Reserved matters application for the erection of 5 detached dwellings and associated works of outline permission 2015/0086/OUT.	Whissendine Cottage, 32 Main Street	Whissendine	5	0	0	3	3	2	2	0	0	0	0	2
2013/1114/FUL; 2017/0737/FUL; 2019/1361/FUL		D	The proposals include; Demolition of redundant	Manor Farm, Station Road, Whissendine,	Whissendine	4	0	0	0	0	4	0	4	0	0	0	4

			farm buildings. Change of use from agricultural to residential. Extension of unit 1 - the original red brick building. The second red brick building on the site will be converted into a garage block. Erection of four new dwellings as a courtyard development.	Oakham, LE15 7HG													
2018/0049/FUL		D	Conversion and extension of existing double garage into 3 bedroom dwelling.	91 Main Street, Whissendine, Rutland	Whissendine	1	0	0	1	1	0	0	0	0	0	0	0
2018/0776/FUL; 2016/0075/FUL		D	Retrospective application for demolition works already carried out and new application for revised design for New House at the front (south part of the site) and a new Ancillary Building/Carport structure to the rear (north part of the site)	The Three Horseshoes, 66 Main Street, LE15 7ET	Whissendine	0	-1	0	1	0	0	0	0	0	0	0	0
2018/0904/FUL		D	Demolition of the existing cottage & construction of a new dwelling	Pears Lodge Cottage, LE15 7HG	Whissendine	0	-1	0	1	0	0	0	0	0	0	0	0
2019/0169/FUL		D	The extension and modernisation of an existing dwelling. The construction of a new build family dwelling within a designated area of the existing plot.	29A The Nook, Whissendine	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1
2017/0379/FUL		D	Demolition of an existing bungalow and detached garage, and the erection of 2 no. two storey dwellings with detached single garages.	5 Glaston Road LE15 8RU	Wing	1	0	0	0	0	1	-1	2	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	2	0	0	0	0	2	0	2	0	0	0	2
2018/0257/FUL; 2015/0271/FUL; 2015/1134/FUL		D	Erection of a replacement dwelling and alteration and connection to other existing dwelling to form one single dwelling to include demolition of existing outbuildings. Installation of ground mounted solar array and creation of new pond.	Wing Grange, Preston Road, Wing LE15 8SB	Wing	-1	-1	0	0	0	0	0	0	0	0	0	0
2019/1098/FUL		D	Change of use of land for siting of mobile home for a period of three years	Wing Hall, Wing Hall Drive, Wing	Wing	1	0	0	0	0	0	0	0	0	0	0	0
Total											42	53	9	0	6	110	

Appendix C: Student Accommodation

Ratio calculation and details of completed schemes

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

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

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

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

Appendix D: Older Person's Accommodation

including Ratio calculation and details of current schemes

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

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

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

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

Table E (iii) – Older Person’s Accommodation schemes under construction 2019/20

Application Reference	Location	Proposal	Number of older person’s accommodation spaces under construction 19/20
2014/0899/RES	Land Between Barleythorpe Oakham Bypass & The Rutland College & Land North Of The Oakham Bypass Oakham Rutland	Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home.	60 bed care home 41 assisted living units

Table E (iiii) – Older Person’s Accommodation schemes completed 2019/20

Application Reference	Location	Proposal	Number of older person’s accommodation spaces completed 19/20
2016/0537/MAJ; 2018/0166/FUL	Penn Street	Erection of assisted living (extra care C2) accommodation for the elderly	30 x 1 bed units and 28 x 2 bed units Granted 31/05/2018. Completed 23/06/2019 58 residential unit bedrooms / conversion ratio of 1.81 = 32 dwellings released to the market through the delivery of C2 residential units during 2019/20

Appendix E: Completion Data 2019/20

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2019/20	Demolitions/ Losses in Monitoring Period 2019/20	Completed in Monitoring Period 2019/20	Total Net Dwellings Completed at 31st March 2020	Outstanding Dwellings - including those under construction at 31st March 2020	
2016/1143/FUL & 2018/0790/FUL (Supercedes 2015/0770/OUT)	Development of 7 Dwellings.	Land off Belmesthorpe Lane, Ryhall	Ryhall		7	5	0	2	7	0
2013/0968/FUL	Erection of new cottage following demolition of Chapel Farm Bungalow. Alterations to driveway and landscape.	Chapel Farm, Cottesmore Road, Burley, LE15 7AB	Burley		0	1	1	0	0	0
2014/0581/RES; 2016/0892/RES; 2016/1106/RES	Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure (Area 10). Two additional plots granted under 2016/1106/RES.	Land Between Barleythorpe and Burley Park Way, Barleythorpe - Buttercross Larkfleet	Barleythorpe		189	136	0	9	145	44
2014/0747/FUL	Erection of two storey dwellinghouse and associated works.	4 Redmiles Lane, Ketton, Rutland	Ketton		1	0	0	1	1	0
2014/1144/RES; 2018/1068/NMA	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)	Barleythorpe		18	0	0	4	4	14

2015/0139/FUL	Change of use from public house (The Gate Inn, Bisbrooke) together with alterations and extensions to form a single dwelling and garaging.	The Gate Inn, 34, Main Street, Bisbrooke, OAKHAM, Rutland, LE15 9EP	Bisbrooke	1	0	0	1	1	0
2015/0256/FUL 2016/1031/FUL	Variation of Condition 2 in relation to approved application 2015/0256/FUL (Conversion of agricultural barns to three dwellings. Construction of new farm access). Substituting revised drawings which propose amended rear extensions, altered internal layout & fenestration and 'cart hovel' parking.	Shacklewell Lodge Farm	Empingham	3	0	0	3	3	0
2015/0498/FUL; 2019/0432/FUL	Erection of 4 No. Flats.	6, Tods Terrace, Uppingham, OAKHAM, Rutland, LE15 9SL - flats	Uppingham	4	0	0	4	4	0
2015/0785/RES; 2015/0083/RES; 2020/0021/RES	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	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland (part of phase 9)	Barleythorpe	228	29	0	44	73	155

	from 233 by 5 to 228 as a result of 2020/0021/RES.								
2015/0887/MAJ 2017/0719/FUL	The demolition of three houses: Rutland House (also known as Beech House, which is within a Conservation Area), The Chestnuts and Magna House, and the erection of a single family house including an annexed lodge house, stores, potting sheds, energy centre, garaging, orangery, ancillary accommodation, in all forming a single planning unit and extending to include formal and informal gardens, ponds, tennis court, orchard, parkland and meadow land. Variation of conditions 2 and 5 of planning permission 2015/0887/MAJ, via detailed design changes to the new dwelling, addition of tennis shelter, amendment to boundary walls, adjustments to suit levels, landscape and design variations including impacts on arboriculture, removal of trees and provision of new trees.	The Hermitage, Lyndon Road, Hambleton (demolition of Beech House, The Chestnuts and magna house)	Hambleton						
				-2	-3	0	1	-2	0
2015/1145/MAJ	Demolition of the existing house, annexe and garage. Construction of a replacement dwelling.	Ketton Fields, Ketton Road, North Luffenham	North Luffenham	0	1	1	0	0	0
2016/0336/MAJ	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Land South of Leicester Road.	Uppingham	75	32	0	40	72	3

2016/0991/PAD	Proposed change of use of an agricultural barn to 2 dwellings.	Barn at Bidwell Lane	Clipsham						
				2	0	0	2	2	0
2017/0247/FUL & 2019/0119/FUL; 2019/0608/FUL	Demolition of bungalow and erection of 3 No. dormer dwelling houses.	Islington Bungalow, 6 Cold Overton Road, Langham, LE15 7JG	Langham						
				2	0	1	3	2	0
2017/0422/MAJ	Erection of 29 dwellings with associated landscaping, open space and infrastructure.	Land South of Leicester Road.	Uppingham						
				29	0	0	17	17	12
2017/0442/FUL; 2019/0478/FUL	Partial demolition and conversion of existing office premises to form 4 No. apartments and erection of 2 No. dwellings to rear.	43 South Street	Oakham						
				6	0	0	6	6	0
2017/0939/FUL; 2019/1177/FUL	Demolish existing garage block and replace with a detached dwellinghouse.	Land to south of 1 Crown Street	Oakham						
				1	0	0	1	1	0
2018/0049/FUL	Conversion and extension of existing double garage into 3 bedroom dwelling.	91 Main Street, Whissendine, Rutland	Whissendine						
				1	0	0	1	1	0
2018/0174/FUL	Demolition of existing barn and erection of dwelling, to include new stone wall	Sheep Dip Barn Aldgate	Ketton						
				1	0	0	1	1	0
2018/0212/RES; 2015/0086/OUT; 2019/0436/FUL	Reserved matters application for the erection of 5 detached dwellings and associated works of outline permission 2015/0086/OUT.	Whissendine Cottage, 32 Main Street	Whissendine						
				5	0	0	3	3	2
2018/0511/FUL	Demolitions and replacement dwelling	Cedar House, Wing Road, LE15 8SZ	Manton						
				0	0	1	0	-1	1
2018/0643/FUL	Proposed dwelling, demolition of existing garage. Alterations to existing dwelling to include	Lodge Bungalow, 6 Stamford Road, LE15 6JA	Oakham						
				1	0	0	1	1	0

	new conservatory and detached garage.								
2018/0660/PAD; 2019/0651/FUL; 2019/1227/FUL	Conversion of existing roadside barn to 2 no. residential units.	Roadside Barn, Fairchilds Lodge, Lyddington Road	Caldecott						
				2	0	0	2	2	0
2018/0776/FUL; 2016/0075/FUL	Retrospective application for demolition works already carried out and new application for revised design for New House at the front (south part of the site) and a new Ancillary Building/Carport structure to the rear (north part of the site)	The Three Horseshoes, 66 Main Street, LE15 7ET	Whissendine						
				0	-1	0	1	0	0
2018/0904/FUL	Demolition of the existing cottage & construction of a new dwelling	Pears Lodge Cottage, LE15 7HG	Whissendine						
				0	-1	0	1	0	0
2018/0981/RES 2016/0297/OUT	Reserved matters application pursuant to outline permission 2016/0297/OUT - to demolish the existing bungalow and erect 2 stone built 2 storey houses.	5 Church Lane	Edith Weston						
				1	0	1	0	-1	2
2018/1124/FUL	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine						
				0	0	1	0	-1	1
2018/1233/PAD; 2019/0113/FUL	Conversion of Agricultural barn to (C3) dwellinghouse.	Barn off College Farm Lane	Belton-in-Rutland						
				1	0	0	1	1	0
2019/0037/RG3	Regulation 3 application for change of use of first floor of Jules House from Residential to Office use (B1), returning the whole building back to office use.	Jules House, 1 Cold Overton Road, LE15 6NT	Oakham						
				-1	0	1	0	-1	0
2019/0465/FUL	Retention of mobile home on permanent basis	Tower House Farm, The Avenue, Exton	Exton & Horn						
				1	0	0	1	1	0
2019/0505/FUL; 2019/1326/FUL	Demolition of existing dwelling and garage and erection of new dwelling and detached	23 Stamford Road, Oakham	Oakham						
				0	0	1	0	-1	1

	garage with studio above and relocation of existing garage to be used as garden store, new walls and piers to entrance, fencing and gate to driveway								
2019/0731/FUL	Conversion of barn to create 2 No. dwellinghouses.	Sculthorpe House, Pilton Road, North Luffenham	North Luffenham	2	0	0	1	1	1
2019/0744/FUL; 2017/0307/FUL Superceded	Demolition of existing house and double garage and associated sheds and replacement with 2.5 storey house and detached garage for 4 cars.	11 Stockerston Road, LE15 9UD	Uppingham	0	0	1	0	-1	1
2019/1047/FUL; 2015/0535/FUL supercedes FUL/2006/0066	Proposed dwelling.	6 Dean's Street Oakham	Oakham	1	0	0	1	1	0
APP/2011/0594; 2013/0181/FP	Erection of two storey dwellinghouse to rear of existing dwelling. (Revised scheme APP/2011/0081).	Little Cottage, 8 Clatterpot Lane, Cottesmore, LE15 7DW	Cottesmore	1	0	0	1	1	0
APP/2011/0719; 2018/0024/FUL	Erection of three dwellings with associated hard and soft landscaping	2-4 Main Road, Glaston, LE15 9BP	Glaston	3	0	0	3	3	0
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	63	0	5	68	34
						Total	9	161	Net = 152