



Rutland County Council

Five Year Land Supply
& Developable Housing Land Supply
Report

2021/22 – 2025/26

Half year update report

Quarter 1 & 2 2022

Contents

Five Year Land Supply & Developable Housing Land Supply Report 1

1. Introduction 3

2. Local Housing Need & Housing Requirement 3

3. The Five Year Supply 3

4. Rutland’s Five-Year Supply 5

Appendix A: Breakdown of Sites within the Five Year Supply Error! Bookmark not defined.

1. Introduction

- 1.1 This paper is supplementary to the full annual Five-year Housing Land Supply statement for the period 2022/23 – 2026/27, and provides an update to the supply situation as based on the 6 month monitoring period 1st April 2022 – 30th September 2022.

2. Local Housing Need & Housing Requirement

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

Table 1: Five Year Requirement: Local Housing Need Calculation – 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

- 2.2 Following the local housing need calculation, the five year Local Housing Need figure for Rutland required across the next five years from 2022/23 – 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.
- 2.3 In the 6 months since the Five Year Supply Statement was published, a total of 37 new homes have been built in the County. Past completions over the whole Local Plan monitoring period from 2006 are shown in Appendix A. The 37 homes which have been built between 1st April 2022 and 31st September 2022 will be deducted from overall supply in this update paper.

3. The Five Year Supply

- 3.1 In order to calculate the amount of land supply for housing across Rutland it is important to have a clear understanding of the sites that are available and deliverable. This six-month update has reviewed all elements of housing land supply.
- 3.2 Monitoring shows that between 01/04/22 and 30/09/22 planning permission has been issued for the following:

- 2 new large sites for a total of 65 homes (2021/1423/MAO Land at Cold Overton Road, Langham for 50 homes and 2022/0741/PED prior approval of conversion of commercial building to 15 apartments at 1 Lands End Way, Oakham)
 - Reserved matter applications for 3 large sites (2021/1151/RES 40 dwellings at Allotment Gardens Brooke Road, Oakham; 2021/1334/RES 18 dwellings at Land north of Cold Overton Road, Langham; and 2022/0205/MAR 62 dwellings at land south of Braunston Road, Oakham) these sites were already included within the housing supply with outline consent. The issuing of Reserved Matters permission together with signed S106 agreements confirms the assumptions that these sites are expected to deliver within the 5 year period.
 - Detailed consent for 3 allocated sites in Ketton: H7 Land at the Crescent (50 dwellings 2020/1262/MAF); H5 Land adjacent to Chater House (21 dwellings 2020/1263/MAF) and H6 Home Farm (15 dwellings 2020/1254/MAF)
 - 25 additional homes on small sites (net additional homes)
- 3.3 Small site windfalls continue to make a significant contribution to housing supply in Rutland and our five-year housing land supply calculation includes an allowance for small site windfall in years 3, 4 and 5. NPPF para.71 requires this to be supported by “compelling evidence that it will provide a reliable source of supply”. The Small Site Windfall Study provides this evidence. This paper was reviewed and updated in August 2022 to reflect evidence of past delivery rates from small site windfalls and the current policy situation in respect of housing development (ie the application of the tilted balance in light of there being less than a 5 year housing land supply and the housing policies in the adopted local plan being considered out of date). This study concludes that a slightly higher windfall rate of 25 homes per year in years 3, 4 & 5 is justified.

Sources of Five Year Supply

- 3.4 A breakdown of the supply is identified in Table 2 below. The table sets out the different sources of sites based on the scale of a site and whether they have planning permission in place. The table also discounts the 37 dwellings which have been completed during the last 6 months.
- 3.5 The data that sits behind Table 2 is provided in Appendix A and B of this paper.

Table 2: 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	70	123	140	58	29	420
Large sites allocated but without planning permission	0	18	18	33	33	102
Small sites with planning permission	54	91	0	0	0	145
Small sites allocated but without planning permission	0	0	0	0	0	0
Windfall allowance	-	-	25	25	25	75
Small sites lapse rate deduction	-10	-10	-	-	-	-20
Completions 1/04/22-30/9/22	-37					
Total	77	222	183	116	87	685

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

Rutland's Five-Year Supply

- 4.13 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance.
- 4.14 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**.

- 4.15 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. **At 30s September 2022** there is a five year **supply of 685 dwellings**.
- 4.16 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 **4.6 year supply** when looking at the Local Housing Need figure, These calculations are set out in Table below.

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	685	Table 10
	g	Total amount of supply (years)	4.6	f/ e

Appendix A: 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	22/23 (6 months only)	Total
Net Completions	158	127	127	120	121	92	125	171	225	220	248	257	211	184	136	96	37	2655
Core Strategy 2011 Requirement	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2550
Difference	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	-14	-54	-113	105

Appendix B: Breakdown of Sites within the Five Year Supply - Updated at 30st September 2022

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 30th September 2022	Outstanding Dwellings - including those under construction at 30th September 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	D	Erection of 40 no. dwellings with associated open space, landscaping and infrastructure	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	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	D	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	D	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 2022/0205/MAR		D	Reserved Matters Application for details relating to external appearance, layout, scale and landscaping with associated open space for the construction of up to 62 dwellings, pursuant to Outline Permission ref 2020/1473/MAO	Land off Braunston Road	Oakham	62	0	0	0	0	62	0	0	0	33	29	62

2020/1263/MAF	H5	D	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	
2020/1254/MAF	H6	D	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	
2021/1423/MAO		O	Outline application for 50 no. dwellings	Cold Overton Road, Langham	Langham	50	0	0	0	0	50	0	0	25	25	0	50	
2022/0741/PED		Prior Approval	Change of use of commercial building to 15 apartments under Prior Approval	1 Lands End Way, Oakham	Oakham	15				0	15	15					15	
									Total	35	318	420	70	123	140	58	29	420

Table B (ii) – Large Sites (10 or more dwellings) allocated - Unchanged at September 2022

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 30 th September 2022	Outstanding Dwellings - including those under construction at 30 th September 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	
	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	18	18	33	33	102	

Table B (iii) – Small Sites with planning permission (Less than 10 dwellings) – Updated at 31st September 2022

Planning Application 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 30 th September 2022	Outstanding Dwellings - including those under construction at 30 th September 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
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	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	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	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	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	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	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,	Bisbrooke	1	0		0	0	1	0	1	0	0	0	1

			Top Lane, Bisbrooke														
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	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	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	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	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	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	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	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	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	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	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	Market Overton	1	0		0	0	1	0	1	0	0	0	1

			Road, Market Overton														
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	0	0	0	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 2022/0484/RES	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	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	121

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

Small sites gaining Planning permission between 01 April 2022 and 31 September 2022

Planning Application 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 30 th September 2022	Outstanding Dwellings - including those under construction at 30 th September 2022	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2019/0918/FUL	D	Renovation of four barns and conversion into dwellings, extension to Barn C to create parking amenity and accommodation provision. Extension to Barn A, and new dwelling at the end of the site.	Land Adjacent To 27 The Street South Luffenham	South Luffenham	6	0	0	0	0	6	0	6	0	0	0	6
2021/0265/FUL	D	1 no. dwelling to replace previously approved mobile home.	Green Lane Farm Newstead Road Belmesthorpe	Ryhall	1	0	0	0	0	1	0	1	0	0	0	1
2021/0951/FUL	D	Demolition of No. 15 and 17 Whitwell Road, to create 2 no. replacement detached dwellings with garages and associated landscaping works.	15 And 17 Whitwell Road Empingham	Empingham	0	0	0	0	0	0	0	0	0	0	0	0
2021/1339/FUL	D	Demolition of existing barn and erection of 2 no. new dwellings.	Vine Farm Back Lane Morcott	Morcott	2	0	0	0	0	2	0	2	0	0	0	2

2021/1373/FUL	D	Demolition of existing barn and erection of one new 2 bedroom dwelling.	Vine Farm Back Lane Morcott	Morcott	2	0	0	0	0	2	0	2	0	0	0	2
2021/1416/FUL	D	Conversion of 1 no. agricultural building and 1 no. sui generis building to 2 no. residential units. New field access gate.	Two Buildings To The South Of Middle Street Teigh	Teigh	2	0	0	0	0	2	0	2	0	0	0	2
2021/1469/FUL	D	Demolition of existing house, kennelling and other ancillary accommodation to enable the erection of a replacement family dwelling, garaging and ancillary accommodation.	Amberley Cottage Mill Road Thorpe By Water		0	0	0	0	0	0	0	0	0	0	0	0
2021/1480/FUL	D	Removal of the existing barn and 3 no. static caravans and construction of 1 no. dwelling and a residential annex.	Land To The Rear Of Marie Main Street Tinwell	Tinwell	1	0	0	0	0	1	0	1	0	0	0	1
2022/0059/FUL	D	Erection of 4 no. dwellings (Plots A, B, C and D).	The Old Crown Crown Lane Tinwell	Tinwell	4	0	0	0	0	4	0	4	0	0	0	4
2022/0182/FUL	D	Demolition of existing bungalow and connected garage and replacement with 1 no. two-storey dwelling. Park fencing to be installed along front boundary of site.	Oak Tree Farm Main Street Barrow	Barrow	0	0	0	0	0	0	0	0	0	0	0	0
2022/0447/FUL	D	Change of use from commercial site to form four new private dwelling houses. Including the demolition of the existing commercial buildings / workshops and hardstanding.	Land To The Rear Of 36/38/42 High Street Braunston In	Braunston In	4	0	0	0	0	4	0	4	0	0	0	4
2022/0500/FUL	D	Modern single storey extension to be removed to create building plot to erect 1 no. new dwelling adjacent existing end of terrace (No 8) with 2 no. allocated car parking spaces.	8 Old Great North Road Great Casterton	Great Casterton	1	0	0	0	0	1	0	1	0	0	0	1

2022/0510/FUL	D	Demolition of existing clad barn and erection of a 1 no. 3 bed roomed barn style dwelling with an extension to attach to adjacent stone barn and conversion of this to residential accommodation with a double garage to the South side of the plot.	Vine Farm Back Lane Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2022/0586/FUL	D	Erection of dwelling with addition of extra bedroom over the double garage, addition of 1.2m high stone wall to the front to separate from Barn 5b and 1.5m high stone wall to separate the drive from the rear garden. Enlarge garden.	Swaledale Barn Back Lane Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2022/0795/FUL	D	Erection of a replacement dwelling	Manor Farm Stoke Road Lyddington	Lyddington	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS					25	0	0	0	0	25	0	25	0	0	0	25

Table B (iii) – Allocated Small Sites (Less than 10 dwellings) - Unchanged at September 2022

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 30th September 2022	Outstanding Dwellings - including those under construction at 30th September 2022	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

