



Rutland County Council

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Five Year Land Supply  
& Developable Housing Land Supply  
Report

**2023/24 – 2027/28**

**May 2023**

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## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF)<sup>1</sup> includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land when assessed against their housing requirements.
- 1.2 This report sets out the five-year land supply position for Rutland County Council on 31<sup>st</sup> March 2023. The report compares the current requirement for new homes in the county with the deliverable supply to establish the number of years of supply which are available.
- 1.3 This assessment is based on monitoring data and each site identified is being actively monitored on a regular basis for updates on progress. Five-year land supply reports look forward over a five-year period commencing on the 1st of April of the current year. The five-year period covered by this statement is therefore the 1st April 2023 to the 31st March 2028.
- 1.4 The Local Authority resolved to withdraw the Rutland Local Plan 2018-2036 from examination on 1st September 2021. Rutland County Council is working on the new local plan and it is predicted that this will be adopted in Summer 2025.

## 2. National Policy Context

- 2.1 The NPPF seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet identified objectivity assessed needs.

### **Five Year Supply**

- 2.2 The NPPF was revised in July 2018 (and has since been updated in 2019 and 2021) when substantive amendments to policy in relation to housing land supply were made. Paragraph 74 of the NPPF continues to require local planning authorities to identify and annually update the housing land supply position. It requires that a 'supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'<sup>2</sup> are identified.
- 2.3 The National Planning Practice Guidance (PPG) was updated in July 2019 following the revision of the NPPF. The PPG provides further guidance on the policy requirements of the NPPF in relation to demonstrating a five-year land supply.
- 2.4 The inclusion of sites within the five-year supply needs to be carefully considered and it is particularly important that the deliverability of sites is assessed in detail. With this in

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<sup>1</sup> NPPF, July 2021, Paragraph 74

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

<sup>2</sup> NPPF, July 2021, Paragraph 74

mind, it is important to identify the definition of the term 'deliverable' confirmed in the NPPF Glossary which states:

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

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.<sup>3</sup>.

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

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

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

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

- 2.6 The NPPF has clarified how to establish whether a local planning authority meets criteria c) above and therefore require a 20% buffer to be applied. Footnote 41 of the NPPF states that the 20% buffer requirement is measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

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

- 2.7 Paragraph 68 b) requires that as part of the strategic policy making process with regard to housing land, planning policies should identify:

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<sup>3</sup> NPPF, July 2021, Page 66

<sup>4</sup> NPPF, July 2021, Paragraph 74

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

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

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

### **Windfall Sites**

- 2.9 Paragraph 71 of the NPPF allows windfall sites to be part of the anticipated supply, where there is ‘compelling evidence that they will provide a reliable source of supply’<sup>5</sup>. It goes on to state that ‘any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends’<sup>6</sup>. A Small Site Windfall Housing Study for Rutland was completed in 2020 and can be found at <https://www.rutland.gov.uk/planning-building-control/local-plan/new-local-plan/local-plan-evidence-base/housing-evidence>

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

- 2.10 Paragraph 69 of the NPPF recognises the contribution that small and medium sized sites can play in the delivery of homes, due to the relative speed at which they can be built-out. Criteria a) of paragraph 69 requires local planning authorities to:

*‘identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved’<sup>7</sup>.*

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

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<sup>5</sup> NPPF, February 2019, Paragraph 71

<sup>6</sup> NPPF, February 2019, Paragraph 71

<sup>7</sup> NPPF, February 2019, Paragraph 69 a)

### 3. Local Policy Context

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

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

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

- 3.6 The Small Site Windfall Study completed in 2022 provides a clear understanding of the number of new dwellings granted permission as windfall developments and how they have contributed to housing delivery for Rutland.
- 3.7 The study found that whilst the contribution of small windfall sites had decreased over the plan period, both brownfield and greenfield sites have consistently become available annually. The study included an assessment of national guidance (including permitted development rights) and local policies to forecast likely windfall rates in the future.

- 3.8 The study found that an average of 26 new dwellings per annum were delivered on small windfall sites over the most recent five-year period.
- 3.9 The evidence demonstrates that windfall sites provide a reliable source of supply and therefore the inclusion of a windfall allowance in the supply is in line with the requirements of paragraph 71 of the NPPF. Based on robust evidence, and to ensure that the approach is not overly ambitious, a windfall allowance of 25 dwellings per annum is identified as part of the housing land supply moving forward. It is therefore identified as part of the housing land supply, but will only be applied to years 3, 4 and 5 in the first five-year period, to ensure there is no double counting with existing commitments on small sites.

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

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

- 3.10 Step 1 of the standard methodology involves setting a baseline using the household growth projections. As per the guidance<sup>8</sup>, 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 2023 to 2033. For Rutland the projected figures are 16,443 households in 2023 and 17,376 households in 2033. This is a projected growth of 933 households over the next ten years, with an annual figure of 93 dwellings (rounded down from 93.3).

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

- 3.11 Once the projected growth for the next ten years is identified; the standard methodology moves on to step 2 - applying an adjustment to take account of affordability. The most recent median workplace-based affordability ratios published by the Office of National Statistics (ONS) are used to carry out this calculation. The ratio is calculated by dividing the house price data for a given area by its earnings, which identifies the relative affordability of an area. 'A higher ratio indicates that on average, it is less affordable for a resident to purchase a house in their local authority district. Conversely, a lower ratio indicates higher affordability in a local authority. While there are many more factors that influence affordability, the simple ratio provides an overview of geographic differences across England and Wales.'<sup>9</sup> In Rutland the median workplace-based affordability ratio for 2022 identified in the ONS data published in 2022 is 9.12.
- 3.12 As the ratio is more than 4, an adjustment must be made following the calculation set out in the PPG<sup>10</sup>:

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<sup>8</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>9</sup> Office for National Statistics, 2021, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2020

<sup>10</sup> NPPG, 20<sup>th</sup> February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

$$\text{Adjustment Factor} = ((9.12 - 4) / 4) \times 0.25 + 1 = 1.32$$

- 3.13 The adjustment factor for Rutland is therefore 1.32 and is used to multiply the projected growth figure established in step 1 to identify the local housing need figure for the area. The local housing need for Rutland is therefore 1,231 dwellings over the 10 year period as shown in the calculation below. The final figure is divided by 10 which equates to 123 per annum.

$$933 \times 1.32 = 1,231 \text{ (rounded down from 1,231.56)}$$

$$1,231 / 10 = 123 \text{ per annum}$$

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

- 3.14 The guidance goes on to discuss capping the level of increase in the minimum annual housing need figure to ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible. Different calculations are used depending on whether there are up to date strategic policies for an area or not. The annual average requirement set out in the Core Strategy adopted in July 2011 is 150 dwellings per annum. The average annual household growth calculated at step 1 of this calculation is 93 dwellings per annum. The minimum annual local housing need figure is 123 per annum as calculated at step 2.
- 3.15 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 (93). Therefore, the cap calculation is carried out on the average requirement set out in the Core Strategy at 150 dwellings per annum.

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

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

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

- 3.17 Step 4 of the methodology includes an uplift in urban centres. A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list<sup>11</sup>.

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<sup>11</sup> Office for National Statistics list of Major Towns and Cities - <https://geoportal.statistics.gov.uk/datasets/major-towns-and-cities-december-2015-names-and-codes-in-england-and-wales/data>



Rutland is not included on this list and therefore this element of the methodology does not impact on the calculation for Rutland.

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

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

## 4. Establishing the Five-Year Requirement

- 4.13 The NPPG requires past shortfalls to be taken into account in the five-year land supply calculation. Where the standard methodology is used as the starting point, “Step 2 of the standard method factors in past under delivery as part of the affordability ratio, there is therefore no requirement to specifically address under delivery when establishing the minimum annual local housing need figure”<sup>12</sup>.
- 4.14 Table 1 below shows the annual breakdown of net dwelling completions since the start of the plan period. It identifies that when applying the Core Strategy requirement of 150 dwellings per annum up until 2022/23 there has been an oversupply of 165 dwellings across the 17 years.
- 4.15 This surplus would normally be deducted from the five-year requirement when calculating the five-year land supply however due to the strategic policies being more than five years old, the local housing need figure which projects the need going forward is used instead of the Core Strategy requirement. The PPG advises that ‘where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years’<sup>13</sup>.

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<sup>12</sup> NPPG, 22 July 2019, Paragraph: 031 Reference ID: 68-031-20190722

<sup>13</sup> NPPG, 22 July 2019, Paragraph: 032 Reference ID: 68-032-20190722

**Table 1: Net Dwelling Completions**

Rutland County Council	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Total
<b>Net Completions</b>	158	127	127	120	121	92	125	171	225	220	248	257	211	184*	136**	96	97	<b>2715</b>
<b>Core Strategy 2011 Requirement</b>	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	<b>2550</b>
<b>Difference</b>	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	-14	-54	-53	<b>+165</b>

Completion data at individual site level during 2022/23 is provided in Appendix B and Appendix E.

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

\*\* - Includes 33 dwellings released to market as a result of the completion of a 60 bed Care Home during 2020/21. See Appendix D of Five Year Land Supply Report 2021/22 – 2025/2026 published in May 2022 for more information.

## Completion Data 2022/23

- 4.16 The completion data for 2022/23 is collated from the five-year land supply monitoring and equates to 97 net gains. Table 2 below sets out the data for the 2022/23 completions. The breakdown of completions on individual sites can be found in Appendix B Table B (i), Appendix B Table B (iii) and in Appendix E.

**Table 2: Completions 2022/23**

Source of Completions	Number of demolitions/ losses completed during 2022/23	Number of dwellings completed during 2022/23	Net Total Completions
Large Sites with Planning Permission (Appendix B Table B (i))	0	66	<b>66</b>
Small Sites with Planning Permission (Appendix B Table B (iii))	4	6	<b>2</b>
Sites fully completed during 2022/23 (Appendix E)	0	29	<b>29</b>
Number of dwellings released to market as a result of the completion of Class C2 developments	0	0	<b>0</b>
<b>Total</b>	<b>4</b>	<b>101</b>	<b>97</b>

## Buffers

- 4.17 Buffers are put in place to ensure that there is a realistic prospect of achieving the planned level of housing supply by providing additional flexibility. Paragraph 74 of the NPPF requires local authorities to include a 5% buffer to ensure choice and competition in the market for land, a 10% buffer where the local planning authority wishes to demonstrate a five-year supply through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Where there has been a record of persistent under-delivery of housing, the buffer should be increased to 20%.
- 4.18 Footnote 41 of the NPPF makes it clear that persistent under-delivery will be measured against the Housing Delivery Test (HDT) and it is important to note that the buffers are not cumulative and that only one will apply. The buffer brings forward delivery of dwellings from later in the plan period into the first five years and does not require additional dwellings to be delivered. The 2021 updated HDT figures were published by Government in January 2022 and are identified for Rutland County Council in table 3 below.

**Table 3: Housing Delivery Test Figures for Rutland County Council taken from Housing Delivery Test: 2021 Measurement<sup>14</sup>**

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

4.19 Table 3 above identifies that following the methodology set out in the HDT Rule Book, Rutland has gone beyond the delivery requirement of at least 85% over the past three years. The minimum buffer of 5% to ensure choice and competition in the market is therefore applied.

#### **Five Year Requirement for Rutland**

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

**Table 4: Five Year Requirement: Local Housing Need Calculation – 2023/24 – 2027/28**

a	Annual Local Housing Need Figure	123	
b	Basic Five-Year Local Housing Need Figure	615	a x 5
c	5% Buffer applied	31	5% of b
d	Total Five-Year Requirement including 5% buffer	646	b + c (rounded up)
e	Annual Requirement	129	d / 5 (rounded down)

4.21 Following the local housing need calculation, the five-year Local Housing Need figure for Rutland required across the next five years from 2023/24 to 2027/28 including a 5% buffer is **646 dwellings**. Broken down into an annual requirement this equates to **129 dwellings per annum** over the next five years.

<sup>14</sup> Department of Levelling up, Housing and Communities- Housing Delivery Test 2021 Measurement

## 5. The Five-Year Supply

- 5.13 In order to calculate the amount of land supply for housing across Rutland it is important to have a clear understanding of the sites that are available. The Council have effective monitoring systems in place with an officer in post who conducts regular site visits to ascertain the delivery status of each site. This enables more informed estimations of the number of homes that will be delivered in the five-year period.
- 5.14 With regard to larger sites, it is important to gather information from the site promoters and developers on the intended delivery timescales and build out rates to inform the five-year land supply assessment. All site promoters have been contacted for an update on the availability, deliverability and achievability of all sites, during March and April 2023.
- 5.15 Where detailed information is not provided by site promoters with regard to build out rates, the information included in the five-year supply assessment is based on assumptions in order to provide a consistent and robust approach to establishing whether a site is deliverable or developable in the context of the NPPF requirement. These assumptions are set out in detail below and further information is provided in Appendix F.
- 5.16 The NPPF confirms that for sites to be included in the five-year supply, a site must be identified as deliverable. It is important to have the definition of deliverable at the forefront of consideration. Page 66 of the glossary within the NPPF provides the following definition of the term deliverable:

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

- a) *Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.<sup>15</sup>*

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<sup>15</sup> NPPF Glossary, 2019, Page 66

## Assumptions

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

## Lead in times to commencing delivery of homes

- 5.20 The Lichfield Report identifies the average timeframes from validation of the first planning application to the completion of the first dwelling on site for larger sites. The average planning approval period ranges from 1.4 years for sites with a capacity of between 50 and 99 dwellings and 6.1 years for sites of more than 2000 dwellings. The planning approval period increases as the size of site increases.
- 5.21 On gaining detailed permission the period until delivery commences is also analysed. On sites with a capacity of between 50 and 99 dwellings, there is a 2 year lead in time between gaining consent and delivering the first dwelling. The equivalent period is 1.9 years for sites with a capacity of between 100 and 499 dwellings and 2.3 years for sites with a capacity of between 1000 and 1499 dwellings. The data provided at Figure 4 of the Lichfield Report is provided at Table 5 below for information purposes.

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

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

### Build out Rates

- 5.22 Once delivery commences on site, it is important to understand how fast sites are built out in order to include realistic delivery rates in the five year supply assessment. Build out rates can vary significantly, dependent on market conditions as well as the specific circumstances of the site, and who is bringing the site forward.
- 5.23 The Lichfield Report provides interesting information on the mean and median build out rates dependent on site size. These are included in Table 6 below and are taken from Table 3: median and mean delivery rates by site size on page 10 of the Lichfield Report.

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

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

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

### Delivery in Rutland – Looking back

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

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

**Small Sites: Less than 10 dwellings**

- 5.29 23 sites fit the criteria above and were analysed as part of this research. 17 of the 23 sites are for a single dwelling. The remaining 6 sites had a capacity of between 3 and 7 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent was 90 days. The median figure was 73 days.
- 5.30 The mean average number of days between detailed consent granted and the delivery of the first dwelling on site is 634 days (1.7 years). The median figure is 518 days (1.4 years).
- 5.31 All sites apart from one completed in full during one monitoring period. The one site that did not complete in full during one monitoring period was split across two years, but only due to the timing of the monitoring period. The site in question was for 7 dwellings, with the timeframe from the first completion to the last completion spanning 7 months.
- 5.32 The mean average number of days from commencement on site to final completion is 414 days (1.1 years). The median figure is 343 days (0.9 years). Based on these figures, it is therefore a reasonable assumption that it takes approximately one year to complete small sites (less than 10 dwellings) once they have commenced.
- 5.33 With regard to sites identified for residential conversion through the prior notification process, whereby they have to be completed within three years of prior approval being granted; if they are being actively converted, they will be identified in Year 1, if works have not commenced they will be identified as delivering in Year 2.
- 5.34 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of small sites of less than 10 dwellings in the five-year land supply, set out in Table 7 below.



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

<b>1</b>	Small sites of less than 10 dwellings with planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
<b>2</b>	If a site is actively under construction at the 31 <sup>st</sup> March, it will be identified as delivering in Year 1.
<b>3</b>	If a site has detailed permission or prior approval but work on site has not yet commenced, it will be identified as delivering in Year 2.
<b>4</b>	If a site has outline permission only, it will be identified as delivering in Year 3.
<b>5</b>	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed that delivery will not continue for the time being), the site will not be included as delivering within 5 years.
<b>6</b>	If the site is allocated but there is no planning permission in place, delivery will be identified based on active discussions with the site promoter and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary.
<b>7</b>	Sites will be identified as delivering within one monitoring year, unless further information is received from the developer or monitoring officer that confirms that a slower build out rate is more realistic.

**Medium Sites: 10 – 49 dwellings**

- 5.35 Different authorities quantify the capacity of medium and large sites in various ways dependent on the type of sites coming forward within their administrative area. For Rutland, based on the dataset available, there was a divide in sites around the 50 dwellings capacity and therefore those with a capacity of between 10 and 49 are considered medium sites in the Rutland context.
- 5.36 There were 9 sites that fit the criteria set out above for being included in the study with capacities ranging from 10 to 38 dwellings. These sites related to planning applications submitted between 2010 and 2020 that were approved and were fully built out and completed. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 274 days (0.8 years). The median figure was 280 days (0.8 years). Only two of the sites had outline planning permission in place prior to applying for detailed consent. The mean average for gaining outline permission was 851 days (2.3 years).

- 5.37 If you remove the two sites from the data that went through the outline and reserved matters process, the remaining 7 sites that went straight to full planning permission had a mean average determination timeframe of 326 days (0.9 years). The two sites that went through outline and then reserved matters had a mean average total determination period of 944 days (2.6 years).
- 5.38 The mean average number of days between detailed consent being granted and the delivery of the first dwelling on site is 583 days (1.6 years). The median figure is 553 days (1.5 years).
- 5.39 The mean average number of completions is 16 dwellings per annum. The delivery rate varies considerably across the 9 sites. One site of 25 dwellings completed over three monitoring periods whereas two other sites, including one of 35 dwellings and another of 38 dwellings completed during one monitoring period.
- 5.40 The mean average number of days from commencement on site to final completion is 479 days (1.3 years). The median figure is 494 days (1.4 years). Based on these figures, it is therefore a reasonable assumption that it takes approximately two monitoring periods to complete medium sites (10-49 dwellings) once they have commenced.
- 5.41 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of medium sites of between 10 and 49 dwellings in the five year land supply, set out in Table 8 below.

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

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

**Larger Sites: 50+ dwellings**

- 5.42 The data available for larger sites with a capacity of 50 or more dwellings where an application was submitted between 2010 and 2020 and has now been completed is limited in Rutland and mainly relates to individual phases of the Oakham North Urban Extension identified in the Rutland Core Strategy, adopted in July 2011. There are two other sites, one other in Barleythorpe and another located in the town of Uppingham. As the Oakham North development has been phased, these individual phases can be considered, however it needs to be identified that they form part of the wider urban extension and therefore do not reflect completely independent sites.
- 5.43 6 sites fit the criteria above and are analysed as part of this research. Capacities range from 61 to 200 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 241 days (0.7 years). The median figure was 246 days (0.7 years). Four of the sites had outline planning permission in place prior to applying for detailed consent, albeit three of the sites related to a single outline permission at Oakham North. The mean average for gaining outline permission was 519 days (1.4 years).

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

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

- 5.50 The Lichfield Report provides comparative data, with sites of a capacity of between 50 and 99 dwellings taking 1.4 years to get planning approval and a further 2 years to deliver the first dwelling on site totalling 3.3 years (does not sum due to rounding). Larger sites with a capacity of between 100 and 499 dwellings took 2.1 years to gain planning approval and a further 1.9 years to start delivering on site, totalling 4 years.
- 5.51 The local data largely reflects the national averages with Rutland's median figure of 1.8 years to gain planning approval sitting in between the two site size categories in the

national data of 1.4 years (sites with a capacity of 50-99) and 2.1 years (sites with a capacity of 100-499).

- 5.52 With regard to lead in times where conditions are discharged, site works commence and the first dwelling is delivered, again the local data largely reflects the national averages with the median figure of 1.8 years for Rutland being comparable to the national average of 1.9 years for sites with a capacity of 100-499 dwellings and 2 years for sites with a capacity of 50-99 dwellings.
- 5.53 The build out rate of 33 dwellings per annum identified through local research sits comfortably in between the two site size categories in the national data of 22 dwellings per annum (sites with a capacity of 50-99) and 55 dwellings per annum (sites with a capacity of 100-499). As the data for Rutland's larger sites spans across the two national categories (due to a limited number of sites), the assumed rate of 33 dwellings per annum is considered appropriate.
- 5.54 Whilst it is accepted that the dataset is limited for Rutland over the last ten years, the fact the data is largely in line with the national averages provides a robust and realistic approach to establishing assumptions.
- 5.55 The assumptions uses for large sites as a starting point for identifying delivery are set out in Table 9 below.

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

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

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

## 5.58 **Rutland's Five-Year Supply 2023/24 – 2027/28 – The Data**

- 5.59 Of the 162 sites with Planning permission included within the supply last year (1<sup>st</sup> April 2022-31<sup>st</sup> March 2023), 28 sites were fully built out and completed during 2022/23 and delivered a net total of 30 dwellings within the last monitoring year (2022/23). These completed sites are identified in Appendix E.
- 5.60 134 sites are included within the supply for the current monitoring period as having capacity to deliver within the five years from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028. Of these, 19 sites fall within the category of large sites (of 10 or more dwellings) with planning permission in place. Five sites fall into the category of sites that are allocated (in the Site Allocations and policies DPD and/or made neighbourhood Plans) but not yet with planning permission in place. These sites have not been included in the supply.
- 5.61 Large sites in the category of being allocated but are yet to gain planning permission are only included in the five-year supply where sufficient information has been provided by the developers, planning agents and planning officers in the Development Management Team as delivering within the later stages of the five-year period. The large site in this category is not identified as delivering within the first five years. It is the subject of a planning application however deliverability information doesn't confirm that development on site will commence during the five-year period.
- 5.62 114 of the 133 sites in the supply are small sites of less than 10 dwellings where planning permission is in place. There are four small sites identified as allocations without planning permission in place, these sites are not included in the supply at this point in time. There are also seven small sites identified where a start on site was made some time ago, but regular monitoring has identified that they are not being actively developed. These sites are not included in the supply. Monitoring will continue and they will be brought back into the supply if the sites become active again.

### **Windfall Supply**

- 5.63 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. The Site Allocations & Policies Development Plan Document sets out policies which support small scale windfall developments across Oakham, Uppingham and the villages.
- 5.64 The Small Windfall Housing Study report completed in September 2022 provides an update to the previous study published in July 2020. The study looks at the contribution small site windfalls (9 dwellings or less) have made to the County's housing supply since 2006 and assesses the scope for identifying small site windfall contributions that may come forward over the next 5 years.
- 5.65 Annual monitoring of small site windfall development shows that the average annual rate over the past 16 years has decreased gradually, however both brownfield and greenfield, sites have consistently become available annually. Several factors have arisen which may change windfall development rates in the future.

- 5.66 The National Planning Practice Guidance (NPPG) requires Local Plans to be based upon and reflect the presumption in favour of sustainable development and recognises the importance of issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements.
- 5.67 The section on Rural Housing in the PPG goes further and states that all settlements can play a role in delivering sustainable development in rural areas by avoiding blanket policies restricting housing development in some and preventing other settlements from expanding unless their use can be supported by robust evidence.
- 5.68 The category of 'Restraint Villages' is therefore, now considered too restrictive and no longer in alignment with National Planning Practice Guidance (NPPG) section on rural housing. This element of the adopted policy is therefore considered out of date and superseded by national policy. As a result, it is no longer considered appropriate to reduce the rate of small site windfall delivery in smaller service centres and restraint villages by 50%.
- 5.69 The new Local Plan will provide for housing needs in accordance with paragraph 11 of the NPPF and ensure that the Council will identify deliverable sites sufficient to provide a minimum of five years' worth of housing in accordance with paragraph 68 of the NPPF (2021).
- 5.70 The approach to setting a small site windfall allowance has previously been based on the average annual rate over the preceding 10 years continuing throughout the remaining plan period. Over time it is recognised that the availability of small windfall sites will decrease, however, policy changes means that new opportunities for windfall development will continue to arise.
- 5.71 National policy guidance states that all settlements can play a role in delivering sustainable development in rural areas which has the potential to create more opportunities for small scale windfall development sites to come forward which might have been restricted by the policies in the current adopted plans. This is expected to impact on in the short-term supply of small site windfalls. Added to this it is assumed that there will continue to be a small supply of new homes provided by the Class Q regime.
- 5.72 An annual average of 37 homes have been built on small site windfall sites over the 16 year monitoring period. Assuming that this rate will continue to reduce over the new plan period and adding an allowance for significant national and local changes in policy approach it is considered appropriate to include an allowance within the local plan review of **25 homes per annum** for small site windfall development
- 5.73 To avoid any double counting between the small-scale sites with planning permission and the windfall allowance, the small sites with planning permission are not included in the supply from year 3 onwards at which point the windfall allowance is utilised instead. Small sites that are allocated remain included across the five years if they are identified as coming forward and are not discounted. This is demonstrated in Table 10 below.



### **Lapse Rate**

- 5.74 An important consideration when looking at small sites and deliverability is the potential for planning permissions to lapse and remain unimplemented. The number of planning permissions that have lapsed have been recorded since 2006/07. This enables an average to be calculated which can be used to estimate the number of planning permissions that will lapse and as a result the number of dwellings lost from the supply.
- 5.75 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 9.1 dwellings per annum. This figure has been rounded up to 10 and applied as a lapse rate against the small sites with permission. The lapse rate is not applied to the windfall allowance, which is calculated based on actual completions rather than permissions granted, nor allocations which are sites that are planned for.

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

- 5.76 A breakdown of the supply is identified in Table 10 below. The table sets out the different sources of sites based on the scale of a site and whether they have planning permission in place.

**Table 10: Sources of Five Year Supply**

Category of Site	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Net Total in five year period
Large sites with planning permission	60	189	116	199	200	<b>764</b>
Large sites allocated but without planning permission	0	0	0	0	0	<b>0</b>
Small sites with planning permission	18	122	0	0	0	<b>140</b>
Small sites allocated but without planning permission	0	0	0	0	0	<b>0</b>
Windfall allowance	-	-	25	25	25	<b>75</b>
Small sites lapse rate deduction	-10	-10	-	-	-	<b>-20</b>
<b>Total</b>	<b>68</b>	<b>301</b>	<b>141</b>	<b>224</b>	<b>225</b>	<b>959</b>

- 5.77 All of the data that sits behind Table 10 is provided in Appendix B. Completions to date, the outstanding number of dwellings still to be delivered and the forecast delivery over the next five years is set out.
- 5.78 The assumptions set out above are the starting point for the identification of delivery, along with an assessment against the glossary definition of deliverable, identified in the NPPF. On large sites, the developers/ planning agents have been contacted to establish the forecast for delivery and to gather up to date information on the availability of sites, progress made towards submission of planning applications and other information on intended timeframes.
- 5.79 The delivery of homes on the Oakham North Sustainable Urban Extension has provided a consistent supply of completions since the site began delivering in 2012/13. Table 11 below identifies the number completions delivered each year on the SUE so far. The five-year supply data does identify that the SUE will be built out within the next five years.

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

Net Dwellings Completed	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Oakham North SUE	39	140	123	120	197	115	174	57	54	37	66

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

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

5.81 Student accommodation and Use Class C2 residential institutions have not been accounted for prior to 2019/20 in the five-year land supply calculation for Rutland due to the limited amount of information known about how to adequately include them as a source. The updated PPG introduced guidance on how to include student housing and older people's housing completions in the five-year supply in September 2018.

5.82 Paragraph 42 of the NPPG stipulates that 'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market'<sup>16</sup>.

5.83 Similarly, paragraph 43 states 'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'<sup>17</sup>. Whilst the amount of student accommodation across the county is not a significant number, there has been delivery of older person's accommodation in recent years.

5.84 There have been no student accommodation or older persons schemes granted or delivered during 2022/23. Background information is provided in Appendices C and D for monitoring purposes.

5.85 Any new permissions granted for student accommodation or older person's accommodation will continue to be monitored 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.

<sup>16</sup> NPPG Reference ID: 3-042-20180913

<sup>17</sup> NPPG Reference ID: 3-043-20180913

5.86 As the completion figure for 2022/23 is not factored into the supply calculation due to the use of the Local Housing Need figure to assess housing land supply, rather than the Core Strategy housing requirement, the figures do not impact on the five-year housing land supply at this point in time. However, it is important to record these alternative types of developments which do release housing back into the supply once completed.

## 6. Rutland's Five-Year Supply

- 6.13 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance.
- 6.14 The Local Housing Need figure based on the standard methodology across the next five years from 2022/23 to 2027/28 including a 5% buffer is **646 dwellings**.
- 6.15 The supply of land for housing is set out in Table 10 above and the full and specific site data is included in Appendix B. There is a five-year **supply of 959 dwellings**.
- 6.16 The results show that Rutland does have a sufficient supply of deliverable sites to meet the five-year requirement of 646 dwellings and can, in fact, demonstrate a **7.4 year supply** when looking at the Local Housing Need figure. These calculations are set out in Table 12.

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

Need	a	Annual Local Housing Need Figure	123	
	b	Basic Five-Year Local Housing Need Figure	615	a x 5
	c	5% Buffer applied	31	5% of b
	d	Total Five Year Requirement including 5% buffer	646	b + c (rounded up)
	e	Annual Requirement	129	d / 5
Supply	f	Five Year Land Supply Estimate	959	Table 10
	g	Total amount of supply (years)	<b>7.4</b>	f/ e

# Appendix A: Lapse Rates

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

Lapse Rates	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Total
Number of Net dwellings lapsed and not implemented on small sites	14	7	16	21	16	11	5	1	2	12	10	10	2	12	4	11	2	<b>154</b>

Appendix B: Breakdown of Sites within the Five-Year Supply

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

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period	Completed in Monitoring Period 2022/23	Total Net Completions at 31 March 23	Outstanding Dwellings - including those under construction at 31 March 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years	Comments
2017/0358/FUL; 2019/0409/FUL; 2020/1132/DIS		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	Developer expects one dwelling to be built out in 2023 with the remaining balance to follow.

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 2022/23	Total Net Completions at 31 March 23	Outstanding Dwellings - including those under construction at 31 March 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years	Comments
2015/0785/RES; 2015/0083/RES; 2020/0021/RES; 2021/0859/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. Reserved Matters matters application to approved scheme (Phase 9 - 2015/0083/RES) in respect of six apartment blocks plots 175-216 (total 33 plots) and their replacement with 10 (No.) 3 storey homes and 6 (No.) 2 storey homes following Outline planning permission APP/2011/0832.	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland	Barleythorpe	211	141	0	44	185	26	15	11	0	0	0	26	Developer has advised of build out rate. Six apartment blocks have been changed to 10 homes which has reduced the net total dwellings on site to 211.
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	189	145	0	22	167	22	12	10	0	0	0	22	Developer advised 17 (discrepancy in completion number due to difference between developer and RCC completion definition) left to complete by the end of 2023/early 2024, then the balance of 10 is forecast for end of 2024/early 2025.

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 2022/23	Total Net Completions at 31 March 23	Outstanding Dwellings - including those under construction at 31 March 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years	Comments
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 (Allison Homes)Development Land Off Hackamore Way Barleythorpe Rutland	Barleythorpe	24	0	0	0	0	24	0	0	0	11	0	11	Developer expects to submit Reserved Matters planning permission for 11 houses instead of 24 apartments.
2017/0564/FUL; 2019/1012/DMP; 2020/1262/MAF	H7 & Withdrawn Plan H1.12	D	Erection of 50 dwellings together with associated access, parking and landscaping..	6 The Crescent Ketton Stamford Rutland PE9 3SY	Ketton	50	0		0	0	50	17	33	0	0	0	50	Site commenced March 2023. Lower delivery rate expected in year 1.
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	8	13	0	0	0	21	Site commenced March 2023. Lower delivery rate expected in year 1.
2020/1254/MAF , 2022/0916/DIS	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	3	5	7	0	0	15	Developer advised the build out rates.
2020/0942/OUT		Outline	Outline application for 75 houses (appeal allowed)	Land off Park Lane, Ketton	Ketton	75	0	0	0	0	75	0	0	0	33	33	66	Developer expects to commence in early 2024 at a rate of 40 per year. First dwelling to be completed in late 2024/early 2025. RCC assumptions have been applied.



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 2022/23	Total Net Completions at 31 March 23	Outstanding Dwellings - including those under construction at 31 March 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years	Comments
2020/0380/OUT; 2021/1334/RES; 2022/1210/DIS; 2022/1223/MAO	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	Development expected to commence in 2023 at rate of 9 per annum. Construction expected to be completed by 2024. RCC assumptions have been applied.
2021/1423/MAO		Outline	Outline application for 50 no. dwellings	Cold Overton Road, Langham	Langham	50	0	0	0	0	50	0	0	0	20	20	40	Developer expects development of the site to commence in 2025 at rate of 20 dwellings per annum. Construction expected to be completed on site 2027. RCC assumptions have been applied.
2019/1228/OUT; 2021/1151/RES	Submitted Plan H1.1	D	Outline application for the erection of up to 40 no. dwellings with associated open space, landscaping and infrastructure (access and highway improvements for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham	Oakham	40	0	0	0	0	40	0	20	20	0	0	40	Developer expects construction to commence in July 2023 and finish by July 2025.
2020/143/MAO2 022/0205/MAR		D	Outline application for the erection of up to 62 no. dwellings with associated open space, landscaping and infrastructure. Reserved matters application approved	Land off Braunston Road	Oakham	62	0	0	0	0	62	0	27	32	3	0	62	Groundworks have commenced on site. Developer advised the following build out rates - July 2023 -July 2024 – 27 units and July 2024 -July 2025 – 32 units.

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 2022/23	Total Net Completions at 31 March 23	Outstanding Dwellings - including those under construction at 31 March 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years	Comments
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	0	0	0	15	0	0	0	0	15	15	Landowners intention is to sell site to a developer. Development of the site will commence within 2 years subject to any relevant pre commencement conditions being discharged.
2021/0794/MAF		D	Erection of 84 dwellings, including public open space, landscaping, a pump station and associated infrastructure	Land off Uppingham Road, Oakham	Oakham	84	0	0	0	0	84	5	46	33	0	0	84	Site is under construction. Site preparation works and first dwelling have been completed. Developer advised of build out rate.
2022/0336/MAO		Outline	Outline planning application with all matters except access reserved, for the erection of up to 213 dwellings, amenity space, allotments including parking and areas for outdoor play, landscaping and all associated infrastructure.	Land off Burley Road	Oakham	213	0	0	0	0	213	0	0	0	33	33	66	Developer expects 10 homes delivered 23/24, after that 50 homes per annum in 2024/25, 2025/26 and 2026/27 with the final 48 forecast for 2027/28. RCC assumptions have been applied.
2021/1124/MAO		Outline	Outline application for the development of up to 100 no. dwellings including up to 30% affordable housing, open space, green infrastructure, children's play area and SuDS.	Land North of Braunston Road	Oakham	100	0	0	0	0	100	0	0	0	33	33	66	RCC assumptions have been applied.
2019/0524/OUT	UNP Site B	Outline	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	Developer has advised that construction to commence June 2023 at a rate of 40/50 dwellings per annum. RCC assumptions have been applied.
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	0	10	10	0	0	20	RCC assumptions have been applied.



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

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2021/1266 /FUL	D	Demolition of existing bungalow and associated outbuildings and the provision of a replacement dwelling.	Green Bough, 4 Water Lane, Rutland, LE15 7LS	Ashwell	0	0	0	0	0	0	-1	1	0	0	0	0
APP/2012/0562 2016/0146 /FP 2021/0348 /FUL	D	Conversion of barn to 2 No. single storey dwellinghouses.	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	2	1	0	0	1	1	1	0	0	0	0	1
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	-1	1	0	0	0	0
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	0	6	0	0	0	0	0	0
2021/1126 /FUL	D	The erection of a detached dwelling in the garden.	Redbricks 23 Wakerley Road LE15 8EP	Barrowden	1	0	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	0	1	0	1	0	0	0	1
2019/1389 /FUL	D	6 no. detached dwellings with garaging and associated site work	Land Adjacent To Barleythorpe Hall Main Road	Barleythorpe	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 PE9 4JJ	Belmesthorpe	1	0	0	0	0	1	0	1	0	0	0	1
2021/1209 /FUL 2021/0809 /FUL 2022/1092 /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	1	0	0	0	0	1	0	1	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
FUL/2007/0919 2020/0494 /FUL 2022/0062 /FUL	D	Section 73 application for FUL/2007/0919 - The erection of a two storey dwelling house with double garage.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0	0	0	1	1	0	0	0	0	1
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 Rutland	Braunston In Rutland	4	0	0	0	0	4	0	4	0	0	0	4
2021/1421 /FUL	D	Change of use and conversion of The Old Plough to create a 1 no. 4 bed dwelling and 1 no. 3 bed dwelling together with the erection of 2 no. dwellings in the car park with landscaping and related infrastructure works.	The Old Plough, 1 Oakham Road, Braunston In Rutland, LE15 8QY	Braunston In Rutland	4	0	0	0	0	4	0	4	0	0	0	4
2022/0308 /PAD	PN	Conversion of an existing agricultural building to 1 no. residential dwelling.	Grange Farm Ridlington Road LE15 8GQ	Brooke	1	0	0	0	0	1	0	1	0	0	0	1
2019/1335 /FUL	D	Demolition of the existing house and erection of a new dwelling.	The Lilacs, 16 Church Lane, Brooke	Brooke	0	0	1	0	0	0	1	0	0	0	0	1
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	0	1	0	1	0	0	0	1
2020/0843 /PAD 2021/0672 /FUL	PN	Prior approval for proposed change of use of an Agricultural building to 3 no. dwellinghouses.	Fairchild Lodge, Lyddington Road, Caldecott	Caldecott	3	0	0	0	0	3	0	3	0	0	0	3
2020/0040 /FUL	D	Construction of No.1 detached dwelling on land adjacent to No.22 Main Street.	Land adjacent to 22 Main Street, Caldecott	Caldecott	1	0	0	0	0	1	0	1	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2022/0952 /FUL	D	Alterations to the property to incorporate the 4 lettable rooms into the main dwelling, proposed glazed walkway, carport with storage/workshop, alterations to roof covering and additional roof light	The Old Plough Bed And Breakfast 41 Main Street LE16 8RS	Caldecott	0	0	0	0	0	0	0	0	0	0	0	0
2022/0951 /FUL	D	Barn conversion to form a single dwelling, including detached carport.	Barn Adjacent to New Quarry House, Holywell Road LE15 7SQ	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/0674 /FUL; 2020/0332 /PAD	D	Proposed conversion of existing agricultural buildings to a dwelling with associated annex to include demolition of existing agricultural buildings.	Quarry Farm, Holywell Road, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2022/0672 /PAD 2021/0082 /PAD 2020/0775 /PAD	PN	Prior approval for proposed change of use of agricultural building to 1 no. dwellinghouse.	Agricultural Building, Bradley Lane, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/1250 /FUL	D	Minor Material Amendment application for APP/2010/1287 - Extension of time for implementation of FUL/2007/0972, Erection of two-storey dwellinghouse.	Land adjacent to 7 Rectory Lane, Edith Weston	Edith Weston	1	0	0	0	0	1	1	0	0	0	0	1
2021/0878 /FUL	D	Demolition of existing pump house and construction of new 2 bedroom dwelling.	The Old Pump House Manton Road LE15 8HB	Edith Weston	1	0	0	0	0	1	0	1	0	0	0	1
FP/2010/0248	D	Erection of dwelling and garage	7 Church Road	Egleton	1	0	0	0	0	1	0	0	0	0	0	0

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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	0	0	0	0	0
2022/0478 /PAD, 2021/0691 /PAD	D	Conversion of agricultural barn to 2 No. residential dwellinghouses (class C3) comprising No. 1 larger dwellinghouse and No. 1 smaller dwellinghouse (amended scheme of planning permission Ref 2021/0691/PAD)	Shacklewell Lodge Farm Stamford Road Empingham Rutland LE15 8QQ	Empingham	2	0	0	0	0	2	0	2	0	0	0	2
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 & 17 Whitwell Road LE15 8PX	Empingham	0	0	0	0	0	2	0	0	0	0	0	0
2020/0835 /RES, 2019/0559 /OUT	D	Outline application for 1.5 storey detached dwelling with some matters reserved. Demolition	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0	0	0	0	1	0	1	0	0	0	1
2021/1004 /FUL	D	Alterations and extension to existing dwelling house to form two self-contained dwelling houses, including private parking.	5 Empingham Road, LE15 8AW	Exton	2	0	0	0	0	2	0	2	0	0	0	2
2022/0966 /FUL	D	Erection of one bungalow.	Land To The Rear Of 5, Empingham Road, Exton, Rutland	Exton	1	0	0	0	0	1	0	1	0	0	0	1

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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	0	1	0	1	0	0	0	1
2016/1206 /FUL	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	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	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
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	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	0	1	0	1	0	0	0	1
2020/1428 /FUL	D	Erection of 1 no. detached dwelling including access and parking.	Land To The South Of 1 Pond Lane Greetham Rutland	Greetham	1	0	0	0	0	1	0	1	0	0	0	1



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2021/1454 /FUL	D	Proposed single storey dwelling and works to agricultural building.	Far Wood Farm, Far Wood Lane, Greetham ,Rutland ,LE15 7QT	Greetham	1	0	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	0	1	1	0	0	0	0	1
2015/1150 /FUL	D	Residential development of the existing kennels via the conversion of one existing building, a new dwelling in place of existing outbuildings and the construction of new garaging for the existing dwelling, Old Priest House. Various existing outbuildings are proposed to be demolished.	Old Priest House, Lyndon Road, LE15 8TJ	Hambleton	2	0	0	0	0	2	0	0	0	0	0	0
2014/0171 /FUL 2018/0230 /FUL 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	1	0	1	0	0	1	-1	1	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	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	Land adj to the Gable House High Street	Ketton	1	0	0	0	0	1	0	1	0	0	0	1

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		to shared access with Gable House.														
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	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	0	1	0	1	0	0	0	1
2020/1249 /LBA 2022/0874 /DIS	D	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	0	1	0	1	0	0	0	1
2022/0590 /FUL	D	Internal and external alterations to convert existing barns to habitable accommodation, change of use from Sui Generis to Class C1 commercial use.	The Stables, Kilthorpe Grange, Barrowden Road, Ketton, PE9 3RJ	Ketton	2	0	0	0	0	2	0	2	0	0	0	2
2021/0520 /FUL	D	Existing dwelling to be demolished and replacement dwelling and detached garage to be constructed.	Vistabella, High Street, PE9 3TA	Ketton	0	0	1	0	0	0	-1	1	0	0	0	0
2021/0375 /FUL	D	Conversion of outbuildings to living accommodation.	Northfield Farm, Stamford Road, PE9 4DD	Little Casterton	2	0	0	0	0	0	0	2	0	0	0	2
2022/1208 /DIS 2018/0784 /FUL 2017/0472 /FUL 2016/0144 /FUL	D	Proposed Alterations/Refurbishment and Change of Use to Form Dwelling	30 Burley Road, Langham, LE15 7YH	Langham	1	0	0	0	0	0	1	1	1	1	1	5

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2020/1431 /PAD	PN	Proposed change of use of an Agricultural Building to a Dwellinghouse (class C3)	Land Off Main Street Lyddington Rutland	Lyddington	1	0	0	0	0	1	0	1	0	0	0	1
2022/1259 /PAD	PN	Class Q Prior Approval for the Conversion of 2 no. Agricultural Barns to 5 no. Residential Dwellinghouses (Class C3)	Agricultural buildings at Manor Farm LE15 9JG	Lyddington	5	0	0	0	0	5	0	5	0	0	0	5
2022/0795 /FUL	D	Erection of a replacement dwelling	Manor Farm Stoke Road, LE15 9JG	Lyddington	0	0	0	0	0	1	-1	1	0	0	0	0
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	0	2	0	2	0	0	0	2
2020/1369 /PAD 2021/0816 /FUL 2022/0365 /DIS	D	Conversion of existing outbuilding into separate 3 bedroom dwelling.	Manortoft 12 Main Street LE15 7PL	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0978 /PAD 2021/0979 /FUL	D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0862 /PAD 2019/1369 /OUT 2021/0832 /FUL	O	Conversion of a redundant traditional stone agricultural barn into 1 no. two storey dwelling.	Vine Farm, Back Lane, Morcott (Plot 1 Jacob Barn)	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2019/1300 /PAD 2021/0866 /RES	D	Change of use of agricultural building to form 3 new dwellings and associated operational development.	Barn At Vine Farm, Back Lane, Morcott (Plot 5 Ryedale Barn)	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2021/1339 /FUL	D	Demolition of existing barn and erection of 2 no. new dwellings.	Vine Farm, Back Lane, Morcott, (Plot 4 Herdwick Barn)	Morcott	1	0	0	0	0	1	0	1	0	0	0	1

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2021/1373 /FUL 2022/0510 /FUL 2022/1203 /FUL	D	Demolition of existing barn and erection of one new 2 bedroom dwelling.	Vine Farm (Plot 2 Southdown Barn), Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2019/1339 /FUL 2022/0586 /FUL	D	Demolition of existing clad barn and erection of a 1 no. 3 bedroomed 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, (Plot 3 Swaledale Barn)	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2022/1176 /PAD	PN	Change of use of an agricultural building to a dwelling house following removal of attached sheds.	Land to the South of Barrowden Road	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2022/0920 /FUL 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	1	0	0	0	0	1
2021/0471 /FUL 2021/1040 /FUL	D	Demolition - rebuild	The Bungalow, Ketton Rd, PE9 3UT	North Luffenham	0	0	0	0	0	0	-1	1	0	0	0	0
2021/0451 /FUL 2021/1169 /FUL	D	New dwelling.	1 Woodland View LE15 6EJ	Oakham	1	0	0	0	0	1	0	1	0	0	0	1
2021/0366 /FUL	D	Change of use of 1 no. shop and 2 no. office suites to 3 no. domestic apartments	40 Melton Road Oakham Rutland	Oakham	3	0	0	0	0	3	0	3	0	0	0	3
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	0	1	0	1	0	0	0	1

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2021/1410 /FUL 2022/0637 /DIS	D	Demolition of existing house and garage. Construction of 2 no. 3 storey, 5 bedroom dwellings,	57 Stamford Road LE15 6HZ	Oakham	1	0	1	0	0	1	0	1	0	0	0	1
2022/0623 /PED	PN	Change of use from offices to single dwelling house.	65 Deans Street, LE15 6AF	Oakham	1	0	0	0	0	1	0	1	0	0	0	1
2022/0622 /PED	PN	Change of use from commercial to residential.	67 Deans Street, LE15 6AF	Oakham	1	0	0	0	0	1	0	1	0	0	0	1
2022/1088 /FUL	D	Retention of 42 Northgate as dwellinghouse and erection of 2 No. dwellings, including part demolition.	42 Northgate LE15 6QS	Oakham	2	0	0	0	0	2	0	2	0	0	0	2
2023/0089 /PED	PN	Prior approval for change of use of vacant offices (use class E) to 2 no. flats (use class C3). Internal work to consist of 1) Fit 2 no. ensuites 2) Remove 1 no. stud wall 3) Build 2 no. dividing stud walls.	1 Burley Corner, LE15 6DU	Oakham	2	0	0	0	0	2	0	2	0	0	0	2
2019/0177 /FUL; 2017/0363 /FP; 2015/0106 /PAD	D	Change of use of agricultural building to a dwellinghouse.	Land At Wing Road Preston Rutland	Preston	1	0	0	0	0	1	0	0	0	0	0	0
2020/0003 /PAD	PN	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	4	0	0	0	0	4
2021/0673 /PAD	PN	Conversion of agricultural building to dwellinghouse.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	1	0	0	0	0	1	0	1	0	0	0	1
2021/0263 /PAD	PN	Change of use of agricultural barn to residential dwelling.	Jubilee Lodge Brooke Road LE15 9AJ	Ridlington	1	0	0	0	0	1	0	1	0	0	0	1
2021/0083 /FUL 2022/0295 /FUL	D	Development of the land on the south side of Church Farm, Ridlington to create 1 no. detached 2.5 storey C3 dwellinghouse with associated driveway, parking and garage with first floor habitable space.	Church Farm, 2 Church Lane LE15 9AL	Ridlington	1	0	0	0	0	1	0	1	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2021/1047 /FUL	D	Conversion and extension of existing Coach House to form ancillary accommodation to dwelling	The Old Rectory, 4 Holygate Road	Ridlington	1	0	0	0	0	1	0	1	0	0	0	1
2020/0441 /FUL	D	Proposed detached dwelling.	The Old Station Shepherds Walk Belmesthorpe Rutland	Ryhall	1	0	0	0	0	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	0	1	0	0	0	0	0	0
2019/0341 /OUT	O	Proposed permanent agricultural dwelling	Land off Little Casterton Road, Ryhall	Ryhall	1	0	0	0	0	1	0	1	0	0	0	1
2022/0808 /FUL	D	Change of use of former barn to residential dwelling. (Border application)	Land At Borderville Farm Stamford Road	Ryhall	1	0	0	0	0	1	0	1	0	0	0	1
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
2021/0491 /FUL	D	Reinstatement of original Farmhouse and single storey extensions to create a single dwelling house.	Cuckoo Farm Lodge Stamford Road South Luffenham Rutland PE9 3UU	South Luffenham	1	0	0	0	0	1	0	1	0	0	0	1
2022/1185 /FUL	D	Demolition of existing bungalow and replacement with 1 no. 3 bed bungalow and standalone garage with associated landscaping works.	18 Stamford Road, South Luffenham, LE15 8NT	South Luffenham	1	0	0	0	0	1	0	1	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	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	4	0	0	0	0	4	0	4	0	0	0	4
2021/0264 /PAD	PN	Change of use of agricultural building to form 1 No. Dwelling; and building operations reasonably necessary to convert the building to a dwelling.	Sheepwash Barn Main Street Stoke Dry Rutland	Stoke Dry	1	0	0	0	0	1	0	1	0	0	0	1
2023/0045 /PAD	PN	Conversion of existing agricultural building and alterations to form 1 No. detached dwelling.	Woodlands Farm, Stocken Hall Farm LE15 7GW	Stretton	1	0	0	0	0	1	0	1	0	0	0	1
2021/1416 /FUL 2022/1379 /DIS	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
2022/0950 /FUL	D	Conversion & Change of Use of existing barns to a single residential unit	Barns At Angus Farm, Main Street, Teigh, Rutland	Teigh	1	0	0	0	0	1	0	1	0	0	0	1
2022/0542 /FUL 2022/0132 /FUL 2019/0800 /FUL	D	New dwelling houses	Grange Farm Barns, Main Street, Thistleton	Thistleton	2	0	0	1	1	1	1	0	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2018/0978 /PAD 2021/0979 /FUL	D	Demolition of existing barn and agricultural silos. Construction of 2 storey dwelling and ancillary works, garaging, landscaping and alterations to the existing access.	Manor Farm Barn, Thistleton Road, LE15 7QE	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
2022/1302 /PAD 2020/1086 /PAD	PN	Conversion of Agricultural building to dwellinghouse.	Development site, Fosse Lane, Thistleton	Thistleton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0197 /FUL 2021/1469 /FUL	D	Demolition of the existing house, kennelling and other ancillary accommodation to enable the erection of a replacement family dwelling, garaging and ancillary accommodation.	Amberley Cottage Mill Road LE15 9JW	Thorpe by Water	1	0	0	0	0	1	-1	1	0	0	0	0
2022/1124 /FUL	D	Change of use of land from agricultural to domestic C3 and erection of garage	Swallow Farm, Main Street, LE15 9JQ	Thorpe by Water	1	0	0	0	0	1	0	1	0	0	0	1
2020/0772 /PAD	PN	Notification for Prior Approval for Proposed Change of Use of an Agricultural Building to a Dwelling House (Class C3)	Glebe Farm Empingham Road Tinwell PE9 3UL	Tinwell	1	0	0	0	0	1	1	0	0	0	0	1
2022/0059 /FUL 2019/1052 /FUL	D	Part demolition, part extension and conversion of Public House to form dwelling. Erection of 2 no. semi-detached houses along Stamford Road and 2 no. houses along Crown Lane.	The Crown Inn, Crown Lane, Tinwell	Tinwell	4	0	0	3	3	1	1	0	0	0	0	1
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
2022/0700 /OUT	O	Outline application for 1 no. Dwelling with garaging with all Matters Reserved apart from Access.	Fourwinds, Casterton Lane, Tinwell, Rutland, PE9 3UQ	Tinwell	1	0	0	0	0	1	0	1	0	0	0	1



Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2022/1174 /FUL	D	Demolition of existing two storey dwelling, construction of replacement two storey dwelling with detached garage and associated landscaping works.	Kellaways Main Street Tinwell Rutland PE9 3UD	Tinwell	0	0	0	0	0	0	-1	1	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	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	0	1	0	1	0	0	0	1
2021/0116 /FUL	D	Change of use of betting shop (A2 use) to 1 no. dwelling (C3 use) including first floor extension	24 North Street East Uppingham Rutland LE15 9QJ	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2021/0656 /FUL; 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	0	7	7	0	0	0	0	7
2021/0967 /FUL	D	Proposed demolition of existing buildings and replacement with new dwelling	5A Adderley Street LE15 9PP	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2022/0946 /FUL 2023/0207 /DIS	D	Garden Hotel 16 High Street West LE15 9QD	Change of Use from Residence & Hotel to Residence and Three Flats. Replacement of existing extension with a single storey extension.	Uppingham	2	0	0	0	0	2	0	2	0	0	0	2
2019/1390 /OUT	O	Two storey dwelling to rear of 3 Stapleford Road Whissendine.	3 Stapleford Road, Whissendine	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1

Planning App Ref	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/ Losses in Monitoring Period 22/23	Completed in Monitoring Period 01/04/22 - 31/03/23	Total Net Completions at 31/03/23	Outstanding Dwellings - including those under construction at 31/03/23	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Total Five Years
2021/1018 /PAD	PN	Change of use of agricultural building to form 1 No. Dwelling;	Agricultural building East of Oakham Road	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1
2022/1079 /FUL	D	Conversion of the agricultural barn to a single dwelling. Change of use of agricultural land to residential.	Land Adj To 55, Stapleford Road, Whissendine, Rutland	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1
2020/0034 /FUL 2022/1446 /DIS	D	Proposed single storey three bedroom earth-sheltered dwelling on land off Exton Road, Whitwell.	Field House Exton Road	Whitwell	1	0	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	0	1	1	0	0	0	0	1
2018/0257 /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	0	0	0	0	1	1	0	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	2	0	0	1	1	1	1	0	0	0	0	1
Totals					167		4	6		160	18	122	1*	1*	1*	143

\*These figures are not included in the supply due to the windfall allowance applied. This avoids double counting.



## Appendix C: Student Accommodation

Ratio calculation and details of completed schemes

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

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

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

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

## Appendix D: Older Person's Accommodation

including Ratio calculation and details of current schemes

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

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

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

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

## Appendix E: Completion data for sites that completed delivering in 2022/23

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
2016/0858/FUL	Renovation and extension of existing cottage. (previously unregistered)	Westbourne House, 10 Church Street, LE15 9JU	Belton	1	0	1	1
2020/1158/FUL	Demolition of existing bungalow and erection of a replacement dwelling with detached garage.	35 Main Street, LE15 8PR	Empingham	0	0	1	1
2020/1244/FUL	Conversion of existing barn to dwelling, alterations to existing access and subdivision of existing residential curtilage.	35 Main Street, LE15 8PR	Empingham	1	0	1	1
2018/1124/FUL	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	1	1	2
2017/0888/FUL; 2019/0287/FUL 2021/1136/FUL	Construct 5 no. detached properties and a new access road. The site is currently occupied by industrial buildings falling under Class	Barker Signs Ltd 21 Old Great North Road PE9 4AP	Great Casterton	5	4	1	5

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
	B1, and it is proposed to change to residential use under Class C3.						
2019/1082/MAF	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
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	1	1
2018/0433/FUL	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	0	1	1
2017/1187/FUL; 2015/0243/FUL	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	0	0	0
2020/1227/FUL	Demolition of existing dwelling and replacement with new detached dwelling.	The Croft, Toll Bar, Little Casterton	Little Casterton	0	0	1	1
2020/0365/FUL	Detached dwelling	Land Adjacent To 2 Wing Road Manton Rutland	Manton	1	0	1	1

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
2017/0008/FUL; 2020/1213/FUL	Erection of 3 new dwellings	Land Adj Pasture House 10 Glebe Road, North Luffenham	North Luffenham	3	0	3	3
2018/1151/PAD On appeal	Change of use of barn to 3 no. dwellings.	Barn at Cannon House, Settings Farm, Pilton Road	North Luffenham	3	0	3	3
2020/1183/FUL	Demolition of existing bungalow. Construction of 1 no. 2 storey, 5 bedroom dwelling and associated landscaping.	6 Catmose Park Road, Oakham	Oakham	0	-1	1	0
2021/0999/FUL	Change of use of office building to holiday lets and dwelling.	The Water Mill Station Road LE15 8NB	South Luffenham	1	0	1	1
2021/0692/FUL	Demolition of existing Dwelling and Garage with construction of new dwelling and garage	Cherry Tree Cottage, Casterton Lane, PE9 3UQ	Tinwell	0	1	1	2
2021/1225/FUL 2019/1052/FUL	Part Demolition, part extension and conversion of public house to form 1 no. dwelling.	The Crown Inn, Crown Lane, Tinwell, PE9 3UF	Tinwell	1	0	1	1



Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
2022/0213/FUL	Change of use from sandwich shop into one bed flat.	1 - 4 Printers Yard, LE15 9RA	Uppingham	1	0	1	1
2017/0657/OUT; 2018/1145/RES; 18/02465/INDWE; 2020/0702/DIS	Erection of dwelling.	Many Buses, 7 London Road LE15 9TJ	Uppingham	1	0	1	1
2022/0056/FUL	Conversion of flat into offices	23 High Street East LE15 9PY	Uppingham	-1	0	-1	-1
2018/0448/FUL; 2020/0723/FUL	Erect single dwelling with associated landscaping and utilizing existing access	Behind 34 North Street West, Uppingham	Uppingham	1	0	1	1
2020/0406/FUL 2021/1386/FUL	Construction of dwelling and associated access	9 Stockerston Road, Uppingham	Uppingham	1	0	0	0

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
2020/0584/FUL	Erection of replacement dwelling including demolition of existing.	9 Spring Back Way, Uppingham	Uppingham	0	-1	1	0
2013/1114/FUL; 2017/0737/FUL; 2019/1361/FUL	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	4	4
2020/1244/FUL 2021/1065/FUL	Conversion of existing barn to dwelling, - outbuilding part of app	35 Main Street Empingham Rutland LE15 8PR	Empingham	1	0	1	1

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2022/23	Completed in Monitoring Period 22/23	Total Net completions at 31st March 2023
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	1	1
2019/0469/FUL	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	12	2	14
<b>Total net completions 1st April 2022 - 31st March 2023</b>						<b>30</b>	

## Appendix F: Assumption Analysis

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

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

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

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

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

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

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

Table F (i) – Assumption Analysis – Raw data

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