

RUTLAND COUNTY COUNCIL LOCAL PLAN MAIN MODIFICATIONS REPRESENTATIONS

By Iain Downer of Class Q Ltd

LIST OF APPENDICES

Appendix 1: Assessment of disputed sites in RCC9

Appendix 2: Assessment of disputed sites in the Council's July 2026 Five-Year Land Supply Report

Appendix 3: Correspondence with Rutland County Council regarding its review of the Five-Year Housing Land Supply Report

BACKGROUND

1. This representation objects to Main Modifications MM29 and MM86. MM29 would insert the Council's housing land supply calculation, including a claimed post-adoption five-year supply of 1,203 dwellings, equivalent to 8.2 years. MM86 would replace Figure 11 and Table 6 with the updated housing trajectory in RCC9. These modifications give effect to references 2.59 and 2.58 respectively in RCC49.
2. The Plan was submitted for examination in February 2025. Paragraphs 234(b) and 235 of the December 2024 National Planning Policy Framework provide that it is examined under the relevant previous version of the Framework. Paragraph 230 of the December 2023 Framework provides that plans reaching Regulation 19 after 19 March 2024 are examined under that Framework. Paragraph 8 of Annex A of the August 2026 Framework preserves the transitional arrangements in Annex 1 of the December 2024 Framework. References in this statement to the Framework are therefore to the December 2023 Framework unless expressly stated otherwise.
3. RCC9 was published in May 2025 with a base date of 31 March 2025. It uses an annual housing requirement of 123 dwellings and claims a post-adoption five-year supply of 1,203 dwellings against a requirement of 738 dwellings. The requirement included a 20% buffer because the then-latest Housing Delivery Test measurement, published in December 2024, recorded delivery of 80%.
4. The evidence has since changed. Actual completions in 2025/26 were 149 dwellings rather than the 185 forecast in RCC9. A new Housing Delivery Test measurement was published on 17 August 2026, recording delivery of 89% for Rutland. That result may have a bearing on the applicable five-year requirement and should be addressed by the Council in an updated assessment.
5. Class Q objects because RCC9 no longer provides a reliable basis for the proposed Main Modifications. Its completion forecast has been superseded and the published evidence does not demonstrate that the assumed completions from a substantial number of major outline and allocated sites will occur within the five-year period. The Council's July 2026 assessment adds weight to that concern because it revises a number of the contributions previously included in RCC9 and relies on further sites whose delivery is also disputed.
6. This representation also objects to the proposed Policies Map modifications insofar as the Planned Limits of Development changes are incomplete. The Council has applied its 2023 Planned Limits to Development Review methodology to recent planning permissions at a

number of settlements, but has not applied the same approach to extant housing permissions at Brooke Road, Braunston-in-Rutland and land north of Main Street, Market Overton.

SITES DISPUTED

7. The glossary to the December 2023 Framework provides that sites with outline permission for major development, allocations, permissions in principle and sites on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The same evidential distinction is reflected in the most recently published Framework. The Planning Practice Guidance identifies relevant evidence including progress towards reserved matters and the discharge of conditions, firm developer intentions, anticipated start dates and build-out rates, site assessment work, ownership and infrastructure provision.
8. A number of sites have failed to meet delivery milestones previously relied upon by the Council. At Quarry Farm, RCC30 anticipated an infrastructure reserved matters submission in November 2025, a residential reserved matters submission in December 2025 and first reserved matters approval in May 2026. No residential reserved matters application has been submitted. The programme is therefore behind the milestones on which the trajectory depended, yet RCC9 includes 83 dwellings within the five-year period.
9. Other sites have only outline permission and no identified reserved matters application, discharge of conditions, commencement or site-specific implementation programme. This includes Officers' Mess, where RCC9 includes 74 dwellings; Leicester Road, where it includes 33 dwellings; and Belmesthorpe Lane, where it includes 11 dwellings. Standard lead-in and build-out assumptions do not establish that these particular sites will deliver within five years.
10. Normanton Road provides a particularly clear ownership and delivery example. Class Q promoted the site and continues to act for the landowner. The site remains in our client's ownership, has not been sold to or placed under the control of a housebuilder, and has no reserved matters application, condition discharge or site-specific delivery programme. RCC9 nevertheless includes 15 dwellings from the site.
11. The Council's own July 2026 trajectory also reduces or removes a number of contributions previously included in RCC9. It reduces Burley Road by 33 dwellings, Ayston Road by 33 dwellings and Cold Overton Road by 10 dwellings, and removes the RCC9 contributions from Uppingham Gate, Greetham Quarry, Whitwell Road and the prior approval scheme at 1 Lands' End Way. Those later changes support the concern that the RCC9 trajectory was not sufficiently robust.
12. Appendix 1 provides the full site-by-site assessment. The total disputed or unevidenced contribution from major sites in RCC9 is 492 dwellings.
13. Appendix 1 also identifies one small-site example. RCC9 included five dwellings at Agricultural Buildings at Manor Farm, Lyddington. The prior approval required completion by 18 January 2026, development had not commenced and the site is omitted from the July 2026 report. Those five dwellings should be removed.
14. Class Q has not undertaken a comprehensive review of every small site in RCC9. The Manor Farm example demonstrates that the small-site schedule also requires verification.

HOUSING SUPPLY AGAINST RCC9

15. RCC9 claims a five-year supply of 1,203 dwellings. The major-site contribution disputed or not evidenced in Appendix 1 amounts to 492 dwellings. Removing that contribution reduces the claimed supply to 711 dwellings. Removing the further five-dwelling Manor Farm example reduces the figure to 706 dwellings.
16. Against the five-year requirement of 738 dwellings stated in RCC9, the disputed major-site deductions reduce the supply to 711 dwellings, equivalent to 4.82 years. Including the Manor Farm deduction reduces the supply to 706 dwellings, equivalent to 4.78 years.
17. Those calculations apply the requirement used by the Council in RCC9 and demonstrate that, once the disputed contributions are removed, RCC9 does not establish a five-year supply on its own stated basis. The 2025 Housing Delivery Test measurement may affect the applicable requirement, but it does not resolve the substantial concerns regarding the supply evidence. That position must be recalculated by the Council rather than assumed in the proposed Main Modifications.
18. The actual completion figure for 2025/26 is 149 dwellings, rather than the 185 forecast in RCC9. The 13-dwelling surplus identified in RCC9 therefore becomes a shortfall of 23 dwellings. This is a further material change which must be reflected in any updated calculation.
19. The Council's July 2026 report adds weight to the concern regarding the robustness of RCC9. It materially revises or removes a number of RCC9 contributions. Appendix 2 also identifies 571 dwellings in the later assessment which are not supported by sufficient evidence of delivery. Removing those dwellings would reduce the July 2026 claimed supply from 1,499 to 928 dwellings. That figure is not advanced as a complete alternative assessment because Class Q has not reviewed every small site and the Council may seek to provide further evidence for individual major sites. It nevertheless demonstrates that the later report cannot be relied upon as published without addressing the identified disputes.
20. The July 2026 report has not been submitted as examination evidence and participants have not been invited to comment upon it. It cannot substitute for an updated assessment prepared and tested through the examination.
21. The Council has confirmed that it is undertaking an assessment of what the information provided by Class Q, together with the changes to the Framework and Housing Delivery Test, means for its most recently published Housing Land Supply Report. The Council's decision to review its position reinforces the concern that neither RCC9 nor the July 2026 report presently provides a settled or sufficiently robust basis for the proposed Main Modifications. The outcome of that review should be submitted as examination evidence and made available for comment.

POLICIES MAP AND PLANNED LIMITS OF DEVELOPMENT

22. The Council's Schedule of Proposed Policies Map Changes includes a number of amendments to Planned Limits of Development. Although these are presented as Policies Map modifications rather than textual Main Modifications, they form part of the changes required to make the Plan effective and must apply the Council's evidence-base methodology consistently.
23. The Planned Limits to Development Review 2023 explains that its purpose is to provide an up-to-date boundary, including changes arising from planning permissions granted outside the existing Planned Limits of Development. Inclusion criterion In.C applies to sites with extant planning permission for housing outside and adjoining the 2014 Planned Limits of Development. Unless developed, the whole approved application site is to be included within the Planned Limits of Development.

24. The Council has applied that approach to later permissions through the July 2026 Schedule of Proposed Policies Map Changes. PM1 and PM2 amend the Braunston-in-Rutland Planned Limits of Development to reflect planning permission 2023/1325/FUL. PM3 amends the Edith Weston boundary to account for planning permission 2025/0492/MAO. PM10 amends the Manton boundary to account for planning permission 2024/0698/FUL. Each is justified by reference to principles B and C of the Planned Limits to Development Review 2023.
25. The same approach should be applied to the Brooke Road site at Braunston-in-Rutland and the land north of Main Street at Market Overton. Both benefit from extant planning permission for housing on land outside and adjoining the relevant Planned Limits of Development. On the Council's own methodology, both sites fall within criterion In.C and should be included within the relevant boundary unless there is a clear and justified reason to depart from that approach.
26. Planning permission 2022/1286/MAO permits up to 30 dwellings at Brooke Road. Following the quashing of the earlier appeal decision, the appeal was redetermined and allowed in August 2025. The permission remains extant. The proposed Braunston boundary changes are therefore incomplete because they update the boundary for another recent permission but omit the Brooke Road permission.
27. Planning permission 2022/1193/MAO permits up to 27 dwellings on land north of Main Street, Market Overton. The site is outside and adjoining the Planned Limits of Development and falls within the same inclusion principle. It should therefore be reflected in the Market Overton boundary.
28. The omission of these sites is inconsistent with the Council's own evidence base and its approach to other recent permissions. It also risks making the Plan ineffective by leaving extant housing permissions outside the Planned Limits of Development where the Council's methodology indicates they should be included. The Policies Map should therefore be amended to include the approved application-site boundaries at Brooke Road, Braunston-in-Rutland and land north of Main Street, Market Overton.

CONCLUSION

29. RCC9 no longer provides a sound evidential basis for the proposed Main Modifications. Removing the 492 disputed or unevidenced major-site dwellings reduces the claimed supply below five years when assessed against the requirement stated in RCC9. The further Manor Farm example reduces it again.
30. A new Housing Delivery Test measurement has since been published and may affect the applicable requirement. That does not overcome the central evidential problem. The significant reduction in dwellings arising from missed delivery milestones, lack of site progress, changes in the Council's later trajectory and the absence of clear evidence means that the claimed supply cannot be accepted without a complete reassessment.
31. Paragraph 35 of the December 2023 Framework requires plans to be positively prepared, justified, effective and consistent with national policy. The proposed Main Modifications would not satisfy those tests if they incorporated a quantified housing supply position which is based on superseded completion evidence and insufficiently evidenced site contributions. In particular, they would not be justified by proportionate evidence or effective in demonstrating that the Plan will maintain a sufficient supply of deliverable housing following adoption.
32. The Council has confirmed that it is reviewing its most recently published Housing Land Supply Report in light of the information provided by Class Q and the changes to the Framework and

Housing Delivery Test. That review adds weight to the conclusion that the published position is not settled. Its outcome should be submitted and tested through the examination before any quantified housing supply figure is incorporated into the Plan.

33. The proposed Policies Map modifications are also incomplete. The omission of the extant housing permissions at Brooke Road, Braunston-in-Rutland and land north of Main Street, Market Overton is inconsistent with criterion In.C of the Planned Limits to Development Review 2023 and with the approach applied to other recent permissions. Without those amendments, the Policies Map would not provide an effective or consistently justified boundary between settlement and countryside.
34. The Inspector is respectfully requested to require the Council to submit an updated housing trajectory and five-year supply assessment which demonstrates a supply sufficient to meet at least five years of the applicable requirement from adoption. The assessment must use actual completions, address the latest Housing Delivery Test measurement and provide clear, current and site-specific evidence for every site relied upon. The Council should also amend the Policies Map so that the approved application-site boundaries at Brooke Road and land north of Main Street are included within the Planned Limits of Development.
35. Participants must be given a fair opportunity to comment on the updated assessment and its supporting evidence before the examination is concluded. Unless and until the Council demonstrates a deliverable five-year supply and corrects the incomplete Planned Limits of Development changes, the proposed modifications are not justified or effective and should not state that the Council has a supply of 1,203 dwellings or 8.2 years.

Appendix 1

Major sites																			
Planning Application Reference	Detailed/Outline	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/Losses in Monitoring Period 24/25	Completed in Monitoring Period 01/04/24 - 31/03/25	Total Net Completions at 31/03/25	Outstanding Dwellings - including those under construction at 31/03/25	Year 1 26/27	Year 2 27/28	Year 3 28/29	Year 4 29/30	Year 5 30/31	Total Five Years	Delivery progress/planning status	Class Q comments/evidence	Dwellings to be removed
2022/0227/MAO	Outline	Outline application for up to 650 dwellings, a local centre, open space, access, link road, drainage and landscaping.	Stamford North (Quarry Farm)	Little Casterton	650	0	0	0	0	650	0	0	0	33	50	83	Site had outline permission, subject to conditions including the signing of a section 106 agreement. Delivery rates were based on RCC assumptions.	RCC30 anticipated an infrastructure reserved matters submission in November 2025, a residential reserved matters submission in December 2025 and first reserved matters approval in May 2026. No residential reserved matters application has been identified. The programme is behind schedule. The 83 dwellings should be removed unless the Council provides an updated, site-specific programme demonstrating delivery by 31 March 2031.	-83
2026/0776/MAO	Outline	Emerging allocation for 94 dwellings. A subsequent outline application proposes up to 70 dwellings.	Land south of Stamford Road	Oakham	94	0	0	0	0	94	0	0	33	33	28	94	No permission or pending application was recorded in RCC9.	RCC28 anticipated an outline application in winter 2025 and permission in spring 2026. The application was not submitted until 23 June 2026 and proposes up to 70 dwellings, rather than 94. The ecology consultation response maintains a holding objection and requires breeding and wintering bird surveys and other ecological and protected-species information before the effects can be fully assessed. There is no current evidence supporting completion of 94 dwellings by 31 March 2031.	-94
2023/0822/OUT	Outline	Demolition and site clearance and redevelopment for residential use, Class E floorspace, open space, access, landscaping and associated works.	Officers Mess, Welland Road	Edith Weston	85	0	0	0	0	85	0	0	14	30	30	74	RCC9 recorded outline consent, no reserved matters application and a developer indication that reserved matters were likely in 2027, with commencement anticipated in 2028.	The site has outline permission but no reserved matters application. The site has not been sold to a developer. No housebuilder-led delivery programme has been identified. The Council should provide the clear, current and site-specific evidence relied upon at the time of preparing RCC9. In the absence of clear site-specific evidence, the 74 dwellings should be removed.	-74
No application	Allocation	Emerging allocation for 28 dwellings and a new medical centre.	Whitwell Road South	Empingham	28	0	0	0	0	28	0	0	0	14	14	28	RCC9 recorded no permission or pending application and noted that the site also included an allocation for a new medical centre under Policy INF4.	There is no planning permission. Class Q is instructed in relation to the site. There are unresolved issues concerning delivery of the medical centre and whether the site can accommodate both the medical centre and 28 dwellings. The Council includes no dwellings from the site in its July 2026 five-year supply. The 28 dwellings in RCC9 should be removed.	-28
2022/1213/MAO	Outline	Outline application for up to 62 dwellings, landscaping and open space with all matters reserved except access.	Land east of Normanton Road	Edith Weston	62	0	0	0	0	62	0	0	0	0	15	15	RCC9 included the site based on its permission at 31 March 2025 and applied RCC assumptions to the trajectory. RCC9 also recorded the High Court challenge lodged on 7 April 2025.	Class Q promoted the site and continues to act for the landowner. The site remains in the client's ownership. It has not been sold to or placed under the control of a housebuilder. No reserved matters application, condition discharge or site-specific delivery programme has been prepared. The 15 dwellings included in RCC9 should be removed.	-15
2022/0336/MAO; 2025/0225/MAR	Outline	Outline application for up to 213 dwellings, amenity space, allotments, play areas, landscaping and associated infrastructure.	Land off Burley Road	Oakham	213	0	0	0	0	213	0	0	33	33	33	99	RCC9 recorded outline permission only and a reserved matters application received on 3 March 2025 which was pending. Delivery rates were based on	RCC9 included 99 dwellings. The Council's July 2026 report includes 66. The Council's own later evidence therefore reduces the RCC9 contribution by 33 dwellings. Reserved matters approval supports retaining the remaining 66 at this stage.	-33
2025/1658/HYBRID	Allocation	Proposed mixed-use neighbourhood plan allocation including 105 dwellings.	Uppingham Gate	Uppingham	105	0	0	0	0	105	0	0	0	0	33	33	RCC9 recorded that the dwellings formed part of a proposed mixed-use allocation in the emerging Neighbourhood Plan, while the site was allocated entirely for	RCC9 included 33 dwellings. The Council's July 2026 report includes no contribution from U-HA3. The 33 dwellings should therefore be removed from the RCC9 assessment.	-33
2025/0404/MAF	Detailed	Full application for 78 dwellings; the RCC9 trajectory used an allocation capacity of 76 dwellings.	Land off Ayston Road	Uppingham	76	0	0	0	0	76	0	0	0	33	33	66	RCC9 recorded a full application received on 1 April 2025 and assumed that it was likely to progress towards delivery more quickly than U-HA3.	RCC9 included 66 dwellings. The Council's July 2026 report includes 33. The Council's own later evidence therefore reduces the RCC9 contribution by 33 dwellings.	-33
2025/0472/MAO	Outline	Outline application for up to 125 dwellings with access from Leicester Road, open space and associated infrastructure.	Land off Leicester Road	Uppingham	125	0	0	0	0	125	0	0	0	0	33	33	RCC9 recorded an outline application received on 16 April 2025. The trajectory allowed for determination and a subsequent reserved matters application.	Outline permission has been granted, but no reserved matters application, condition discharge or commencement has been identified. The contribution is based on standard assumptions rather than a site-specific implementation programme. The 33 dwellings included in RCC9 should be removed.	-33
2022/0896/MAO	Outline	Outline application for up to 11 dwellings and associated works, with all matters reserved other than access.	Land south-west of Belmesthorpe Lane	Ryhall	11	0	0	0	0	11	0	0	6	5	0	11	RCC9 recorded outline permission, no reserved matters application as at 25 April 2025 and delivery rates based on RCC assumptions.	The site has outline permission but no reserved matters application, condition discharge or commencement. The trajectory relies on standard assumptions and no site-specific implementation programme has been identified. The 11 dwellings should be removed.	-11
2022/0741/PED; 2024/0509/PED	Prior approval	Prior approval for conversion of former office space to 15 residential units.	1 Lands' End Way	Oakham	15	0	0	0	0	15	0	15	0	0	0	15	RCC9 assumed delivery before expiry of the prior approval. It also recorded a pending outline application for 61 dwellings and stated that only one of the two schemes could be delivered.	RCC9 included 15 dwellings from the prior approval. RCC9 also recorded a pending outline application for 61 dwellings at the same site and stated that the schemes were alternatives: if the 61-dwelling scheme were approved, the 15-dwelling conversion could not also be delivered. The July 2026 report confirms that the Council no longer expects the 15-dwelling permission to be built out. The 15 dwellings should be removed from RCC9.	-15
2021/0170/MAO; 2023/1095/RES	Detailed	Reserved matters application for 30 dwellings pursuant to outline permission.	Greetham Quarry, Stretton Road	Greetham	30	0	0	0	0	30	11	14	5	0	0	30	RCC9 recorded reserved matters approval, a cleared and levelled site but no construction, and delivery rates based on developer information and RCC assumptions.	RCC9 included 30 dwellings. The Council's July 2026 report includes no contribution from the site and states that it has not commenced, delivery is subject to delay and the trajectory was updated following information from the developer. The Council's own later evidence therefore removes all 30 dwellings from RCC9.	-30
2021/1423/MAO; 2023/1376/FUL; 2025/0610/MAR	Outline	Erection of up to 50 dwellings with associated access, highways, open space and drainage infrastructure.	Cold Overton Road	Langham	50	0	0	0	0	50	0	0	10	20	20	50	RCC9 recorded outline permission only, no reserved matters application and delivery rates reflecting that position.	RCC9 included 50 dwellings. The Council's July 2026 report includes 40. The Council's own later evidence therefore reduces the RCC9 contribution by 10 dwellings. The remaining 40 dwellings are not disputed in this schedule.	-10
Small site example																			
Planning Application Reference	Detailed/Outline	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/Losses in Monitoring Period 24/25	Completed in Monitoring Period 01/04/24 - 31/03/25	Total Net Completions at 31/03/25	Outstanding Dwellings - including those under construction at 31/03/25	Year 1 26/27	Year 2 27/28	Year 3 28/29	Year 4 29/30	Year 5 30/31	Total Five Years	Delivery progress/planning status	Class Q comments/evidence	Dwellings to be removed
2022/1259/PAD	Prior approval	Class Q prior approval for conversion of two agricultural barns to five dwellings.	Agricultural Buildings at Manor Farm	Lyddington	5	0	0	0	0	5	5	0	0	0	0	5	RCC9 recorded no completions in 2024/25 and no record of commencement.	RCC9 included all five dwellings and recorded that development had not commenced. The Class Q prior approval was issued on 18 January 2023 and required completion within three years; its permission expiry date was 18 January 2026. The site is omitted from the Council's July 2026 report. The five dwellings should be removed. This is one example identified without a comprehensive review of the RCC9 small-site schedule. It demonstrates that the small-site entries contain discrepancies which require verification by the Council.	-5

Appendix 2

Sites promoted by Class Q																			
Planning Application Reference	Detailed/Outline	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/Losses in Monitoring Period 25/26	Completed in Monitoring Period 01/04/25 - 31/03/26	Total Net Completions at 31/03/26	Outstanding Dwellings - including those under construction at 31/03/26	Year 1 26/27	Year 2 27/28	Year 3 28/29	Year 4 29/30	Year 5 30/31	Total Five Years	Delivery progress/planning status	Class Q comments/evidence	Dwellings to be removed
2022/1213/MAO; 2025/0492/MAO	Outline	Outline application for up to 62 dwellings, landscaping and open space with all matters reserved except access.	Land to the East of Normanton Road	Edith Weston	62	0	0	0	0	62	0	0	0	33	29	62	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	Class Q promoted the site and continues to act for the landowner. The site remains in the client's ownership. It has not been sold to or placed under the control of a housebuilder. No reserved matters application, condition discharge or site-specific delivery programme has been prepared. The 62 dwellings should be removed.	-62
2022/1286/MAO	Outline	Outline planning application for up to 30 dwellings including access and associated infrastructure.	Field to the North of Brooke Road	Braunston	30	0	0	0	0	30	0	0	0	15	15	30	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	Class Q promoted the site and continues to act for the landowner. The site remains in the client's ownership. It has not been sold to a developer. No reserved matters application, condition discharge or site-specific delivery programme has been prepared. The 30 dwellings should be removed.	-30
2022/1193/MAO	Outline	Outline planning application for up to 27 dwellings with all matters reserved except access.	Land to the North of Main Street	Market Overton	27	0	0	0	0	27	0	0	14	13	0	27	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	Class Q promoted the site and continues to act for the landowner. The site remains in the client's ownership. It has not been sold to a developer and is not being marketed. No reserved matters application, condition discharge or site-specific delivery programme has been prepared. The 27 dwellings should be removed.	-27

Other sites																			
Planning Application Reference	Detailed/Outline	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to monitoring period	Demolitions/Losses in Monitoring Period 25/26	Completed in Monitoring Period 01/04/25 - 31/03/26	Total Net Completions at 31/03/26	Outstanding Dwellings - including those under construction at 31/03/26	Year 1 26/27	Year 2 27/28	Year 3 28/29	Year 4 29/30	Year 5 30/31	Total Five Years	Delivery progress/planning status	Class Q comments/evidence	Dwellings to be removed
2023/0822/OUT	Outline	Demolition and site clearance and redevelopment for residential use, Class E floorspace, open space, access, landscaping and associated works.	Officers Mess, Welland Road	Edith Weston	85	0	0	0	0	85	0	0	14	30	30	74	Site has not commenced. Trajectory updated to reflect response received from developer.	The site has outline permission but no reserved matters application. The site has not been sold to a developer. No housebuilder-led delivery programme has been identified. The Council should provide the clear, current and site-specific evidence relied upon at the time of preparing the report, including the source and date of the developer response. In the absence of clear site-specific evidence, the 74 dwellings should be removed.	-74
2022/1413/MAO	Outline	Construction of up to 63 dwellings, public open space, play area, landscaping, highways and drainage infrastructure.	Land South of Meadow Lane	Ryhall	63	0	0	0	0	63	0	0	0	33	30	63	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	The site remains unsold to a developer. No reserved matters application, condition discharge or substantive delivery progress has been identified. The Council should provide the clear, current and site-specific evidence relied upon at the time of preparing the report. In the absence of that evidence, the 63 dwellings should be removed.	-63
2022/0227/MAO; 2026/0388/DIS	Outline	Outline application for up to 650 dwellings, a local centre, open space, access, link road, drainage and landscaping.	Land at Quarry Farm, Old Great North Road	Little Casterton	650	0	0	0	0	650	0	0	0	33	50	83	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	RCC30 anticipated an infrastructure reserved matters submission in November 2025, a residential reserved matters submission in December 2025 and first reserved matters approval in May 2026. No reserved matters application has been identified. The RCC30 programme is therefore behind its stated milestones. The 83 dwellings should be removed unless the Council provides the clear, current and site-specific evidence relied upon at the time of preparing the report demonstrating delivery by 31 March 2031.	-83
2025/0472/MAO	Outline	Construction of up to 125 dwellings with access from Leicester Road, open space and associated infrastructure.	Land at Leicester Road	Uppingham	125	0	0	0	0	125	0	0	0	33	33	66	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	Outline permission has been granted, but no reserved matters application, condition discharge or commencement has been identified. No site-specific implementation programme has been provided. The 66 dwellings should be removed.	-66
2023/0767/OUT	Outline	Outline application for up to 61 dwellings with all matters reserved except access.	1 Lands End Way	Oakham	61	0	0	0	0	61	0	0	0	33	28	61	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	The report includes all 61 dwellings. No reserved matters application, condition discharge, commencement or site-specific delivery programme has been identified. The 61 dwellings should be removed.	-61
2022/0896/MAO	Outline	Outline application for up to 11 dwellings and associated works, with all matters reserved other than access.	Land south-west of Belmesthorpe Lane	Ryhall	11	0	0	0	0	11	0	0	0	6	5	11	Site has not commenced. Standard assumptions applied to inform delivery trajectory.	There is no reserved matters application, condition discharge or commencement. No site-specific implementation programme has been identified. The 11 dwellings should be removed.	-11
2026/0776/MAO	Outline	Outline application for up to 70 dwellings with all matters reserved except access.	Land South of Stamford Road	Oakham	94	0	0	0	0	94	0	0	20	40	34	94	RCC28 delivery trajectory used for emerging allocation H1.1.	The July 2026 report includes 94 dwellings. The application submitted on 23 June 2026 proposes up to 70 dwellings, not 94. The Council's ecology consultation response maintains a holding objection and requires breeding and wintering bird surveys and other ecological and protected-species information before the effects can be fully assessed. There is no current evidence supporting completion of 94 dwellings by 31 March 2031. All 94 should be removed.	-94

Appendix 3

Subject: RE: Five Year Housing Land Supply
Date: Tuesday, 1 September 2026 at 13:52:15 British Summer Time
From: Andrew Needham
To: Iain Downer, Roger Ranson, Justin Johnson
CC: Tom Helliwell
Attachments: image001.png, image002.png, image003.jpg, image004.png, image005.png

Good afternoon, Iain,

Thank you for your further email correspondence.

We have considered our position in more detail and we are undertaking an assessment based on the information you have provided as to what this now means regarding our most recently published Housing Land Supply Report at this present time based on the changes to the NPPF and HDT.

At present, I can't say exactly when we can provide you with an update on this, but we are ensuring we are doing this as soon as we can, given the significance of this matter. I am sure you understand we wish to do this thoroughly to ensure the review is accurate.

Kind regards
Andrew

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From: Iain Downer [REDACTED]
Sent: 28 August 2026 10:36
To: Andrew Needham <ANeedham@rutland.gov.uk>; Roger Ranson <RRanson@rutland.gov.uk>; Justin Johnson <JJohnson@rutland.gov.uk>
Cc: [REDACTED]
Subject: [EXTERNAL] Re: Five Year Housing Land Supply

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Do **NOT** click on links or attachments unless you recognise the sender and know the content is safe.
Please report any issues or concerns to the IT Service Desk.

Hi Andrew and Roger,

To make the issues simpler to review, I have brought my comments on the sites into the attached schedule.

The schedule reproduces the relevant entries from the Council's July 2026 Five-Year Land Supply Report. It then sets out our evidence and comments and identifies the number of dwellings which we consider should be removed from the deliverable supply.

The schedule currently disputes 571 dwellings across ten sites. That includes the three sites promoted by Class Q, where we act for the landowners and have direct knowledge of the ownership and delivery position.

The numerical effect is as follows. Applying the 5% buffer following publication of the 2025 Housing Delivery Test result, the Council's claimed supply of 1,499 dwellings would represent approximately 5.31 years if accepted in full. Removing only the 119 dwellings on the three Class Q sites reduces the supply to 1,380 dwellings, or approximately 4.89 years. If all 571 dwellings identified in the attached schedule are removed, the supply reduces to 928 dwellings, or approximately 3.29 years.

The evidence currently available therefore suggests that an appropriate working range based on the work I have done so far is between 3.29 and 4.89 years (although, I anticipate we will end up towards the lower end of that range), depending upon the further clear and site-specific evidence the Council is able to provide. In either case, the position is below five years.

I have not undertaken a systematic review of the small sites included in the Council's report. As well as other major sites, there may therefore be further dwellings which should be removed once the small-sites supply has been reviewed.

My immediate objective is to agree urgently with the Council an evidenced figure, or at least a sufficiently narrow range, which can be used as the current five-year housing land supply position for decision-taking. Given the provisional 15 September Committee date for application 2025/0934/MAO, I would be grateful if we could resolve this as a matter of urgency. I remain available to meet early next week either in person or online to go through the schedule.

I will separately submit an FOI request seeking clarification of the evidence which was held by, and available to, the Council when the July 2026 report was prepared. Where no evidence beyond that identified in the published report was available, I will seek confirmation of that position.

[@Justin](#) – I do not consider that the need for Andrew and Roger to review the wider supply position should hold up your assessment of application 2025/0934/MAO. The development management team should be able to reach its own view on the weight and effect of that evidence when assessing the application and advising Members. The application should therefore continue to be progressed while the precise supply figure is being agreed. I would appreciate it if you could give me a call to update me on the application in any case.

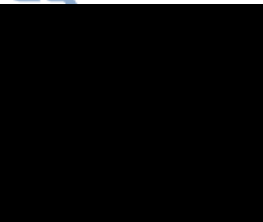
Kind regards,

IAIN DOWNER
Director

[Redacted signature]

07713 668474
01780 679908

 CLASS Q



The Grey House, 3 Broad Street, Stamford PE9 1PG

From: Iain Downer <[Redacted]>
Date: Thursday, 27 August 2026 at 07:35
To: Andrew Needham <ANeedham@rutland.gov.uk>; Roger Ranson <RRanson@rutland.gov.uk>
Cc: Tom Helliwell <[Redacted]>; Justin Johnson <JJohnson@rutland.gov.uk>
Subject: Re: Five Year Housing Land Supply

Hi Andrew,

Thanks for acknowledging my email. I appreciate that you will need some time to consider the wider query.