

# Planning & Development Case Study



► Development consent for 50 much needed dwellings has been secured by Andrew Granger & Co. for a local housebuilder, on the edge of a sought-after Rutland village.



*Proposed site plan of the development at Cold Overton Road, Langham.*

Following recent success on a neighbouring development site for 18 dwellings, the Planning and Development team at Andrew Granger & Co. (AG & Co.) were instructed by Langton Homes in 2021 to assist in seeking planning consent for new homes on a greenfield site the edge of the village of Langham.

Having previously worked closely with the Langham Parish Council and Neighbourhood Plan Group in securing an allocation for landowner clients, Director, Stephen Mair, explains more about the scheme: “We have worked for a number of years in promoting

*our clients land for development in the village and were delighted to have secured consent for Langton Homes to build the homes previously allocated in the Neighbourhood Plan. When an opportunity was presented on the neighbouring site, we were well placed to help prepare a further application and secure the additional development.”*

A greenfield site outside the limits of development often presents a number of challenges when seeking planning consent. However, following the late withdrawal of the Rutland Local Plan, the required housing supply level for the County had fallen well

below the requirement set out in National policy. Therefore, well-situated sustainable development sites are looked upon favourably to meet the short-term need.

Located near to a wide range of local services and amenities in the village itself and within nearby Oakham, the site was seen as a logical and sustainable location for new housing. Moving quickly to undertake a full range of preliminary investigations and surveys, initial discussions were held with the Parish Council prior to the formal submission to Rutland County Council.

In addition to the construction of 50 new dwellings – 30% of which will be on-site Affordable Housing – the site will provide substantial community funding through the Community Infrastructure Levy, a new on-site equipped play area, as well as highway improvements throughout the village – in the form of traffic calming measures and a new pedestrian crossing.

The team at AG & Co. promptly obtained Recommendation for Approval for the case Planning Officer, with Rutland County Council resolving to grant outline planning consent at a meeting of the Planning Committee.

Ben Cripps, Director at Langton Homes, adds: “It’s very exciting that we now have planning permission to be able to take this project forward. The development will bring a selection of ideal and essential two, three, four and five-bedroom homes to the area, and thanks to the help from AG & Co. we’re looking forward to making a start on building in the near future.”

If you need any help or guidance in unlocking the potential of your land, please get in touch for an initial consultation and appraisal. Alternatively, you can find more information here: [www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

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