

Consultation by Rippon Homes Ltd.

For land off Marquis Road, Old Dalby,
Leicestershire for 39 New Homes
including affordable homes

To be held at:

**The Belvoir Alehouse, Crown Park,
Station Road, Old Dalby, LE14 3NQ**

on **24th November between 10:30am and 12:30pm**



RIPPON HOMES

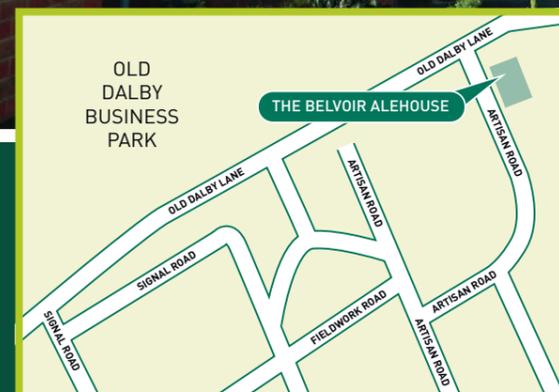
Craftsmanship, care and comfort: the hallmarks of a Rippon home

From the moment you step into a Rippon home, you'll feel different. It might be the amount of space; it might be the sense of comfort; it might be the level of attention to detail. Whatever it is, there's one word that sums it up: HOME.

Aside from the welcoming sense of quality and care that you'll find in every one of our homes, the practicalities more than measure up too. Your home will be designed to meet the latest regulations on energy efficiency, saving you money on your heating bills and protecting the planet for future generations. And because it's been hand built by craftsmen using the highest quality materials to the most stringent requirements, it will also be easy to look after, so you can spend more of your leisure time doing the things that you love.

A diamond standard

Rippon Homes was founded by Edward Rippon in 1953 and we celebrated our diamond anniversary in 2013. We build high quality houses in desirable locations because we understand that where you live is about more than just bricks and mortar. It's about building a space where you can create and share happy memories. It's about building a home.



Please confirm your interest in attending
the event to be held at

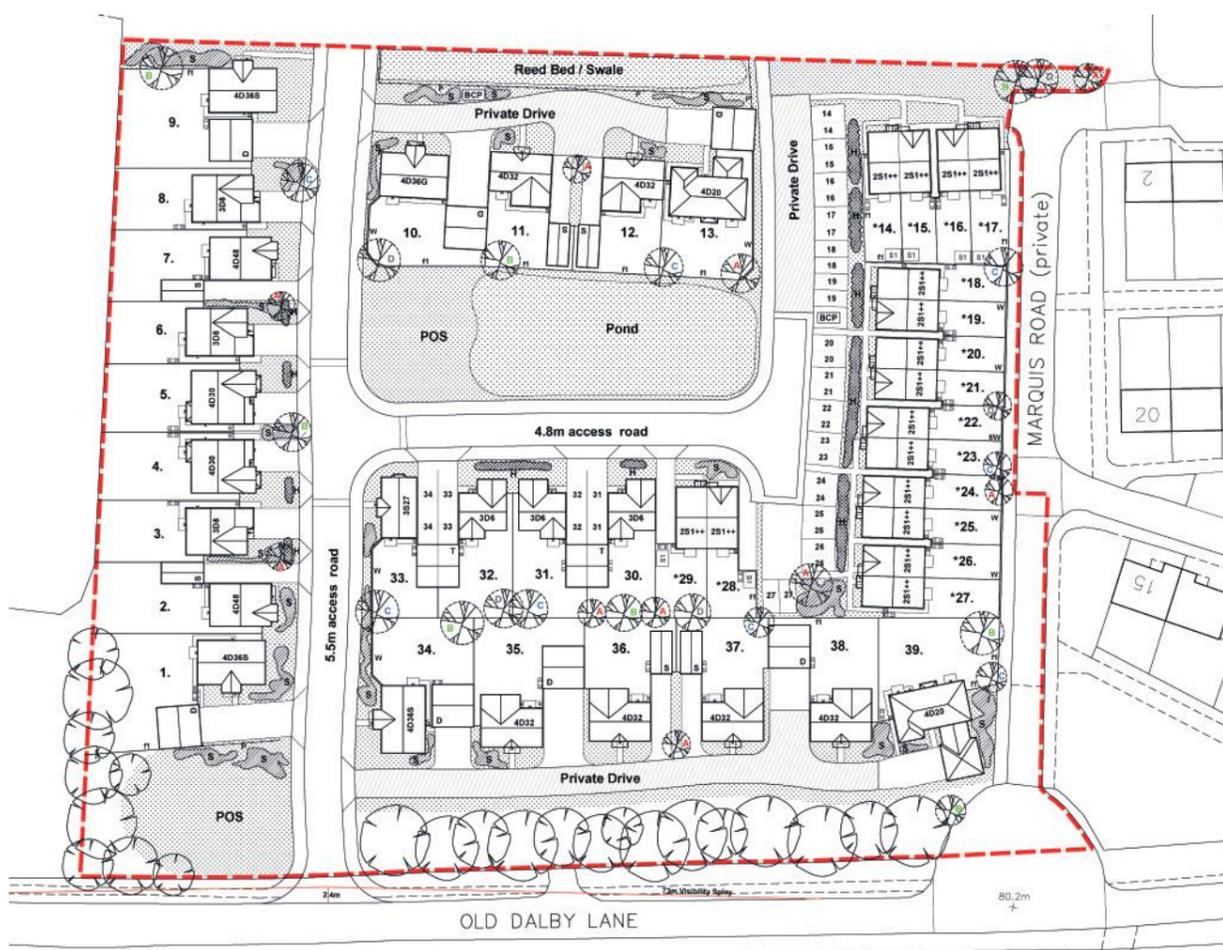
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by email to info@ripponhomes.co.uk

The Site



Planning



The site has benefit of a planning permission secured under appeal; Appeal ref APP/Y2430/W/15/3135191 in April 2016 – 39 dwellings.

This consultation is in relation to the reserved matters application to discharge the planning conditions on the outline.

The layout over shows the initial design and mix of house types. There will be 16 affordable homes on the site which are to be offered to a housing association for disposal/allocation to local people

It is intended to provide a pond to control surface water run-off from the site to avoid any potential flooding.

The main tree group on Old Dalby lane will be retained except where access is required into the site.

The main site access will be from Old Dalby Lane.

There is a section 106 agreement in place which requires the following contributions:

Education contribution - £24,198.02

Library contribution - £1,177

Travel pack to encourage sustainable travel - £2,061

Bus passes for each dwelling for twelve months - £28,080

Bus stop improvements contribution - £7,704

Civic amenity site improvement contribution - £4,546

