

Ruskington Consultation **Rippon Homes**

Wednesday 4th September **2019**



Section A:A



Section B:B



Section C:C

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.



Planning

Our proposal is for seventy-three new homes on the development which is a reserved matter application covering all aspects of the design, access, landscaping and mix of properties.

The proposal currently shows fifteen affordable homes incorporated in plans which will be built for and managed by a local housing provider and aimed at those on restricted incomes. These properties will have the same elevational treatments as the market homes so they do not become easily identified as subsidised housing.

The mix of new homes covers an element of family housing, properties ideal for first time buyers looking for their first home and homes for second timers looking to move into larger properties. With thirteen styles of homes on the development there is a good variation in street scene and property type.

The elevational treatment of these new homes is designed to blend into the local vernacular and continue the eclectic feel of the village as it has developed over the years.

There is onsite provision of public open areas and all the homes have a good level of private garden space. The public footpath that crosses the site has been sympathetically incorporated into the design where practically possible whilst maintaining a cohesive sense of space and community to the development.

The existing trees to the western and southern boundary of the site are being maintained, the new homes are positioned at a distance which will not impact on the future health of the trees.

We intend to plant trees across the site to improve the biodiversity of the development.

Drainage of surface water will be sustainably treated through a pond which will eventually mature with rushes and planting, encouraging further local biodiversity of wildlife which is currently limited by the existing use of the land.

Access is off Whitehouse Road and marks a natural extension to the existing development.