



# TENDRING DISTRICT COUNCIL

## Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

**AGENT:** Mr Geoff Armstrong -  
Armstrong Rigg Planning  
The Exchange  
Colworth Science Park  
Sharnbrook  
Bedford  
MK44 1LQ

**APPLICANT:** Hopkins Homes Ltd  
C/O Agent

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 17/01318/FUL

**DATE REGISTERED:** 4th August 2017

Proposed Development and Location of the Land:

**Residential development of 115 No. dwellings together with garages, access roads, parking, fencing, walling, public open space, landscaping, drainage, highways infrastructure and other ancillary works.  
Land at Robinson Road Brightlingsea Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos:

001 - Location Plan  
002 Rev. D - External Works Layout  
003 Rev. D - Planning Layout  
004 Rev. C - Materials Plans  
005 Rev. A - Open Space Plan  
010 - House Type 1762 Elevations  
011 - House Type 1762 Plans  
012 - House Type 1302 Elevations  
013 - House Type 1302 Plans  
014 Rev. A - House Type 792 & 1050 Elevations  
015 Rev. A - House Type 792 & 1050 Plans  
016 Rev. A - House Type 1050 & 790 Elevations 1  
017 Rev. A - House Type 1050 & 790 Elevations 2  
018 Rev. B - House Type 1050 & 790 Plans  
019 - House Type 1042 Elevations  
020 - House Type 1042 Plans

- 021 - House Type 1469 Elevations 1
- 022 - House Type 1469 Elevations 2
- 023 - House Type 1469 Plans
- 024 - House Type 1762 Elevations
- 025 - House Type 1762 Plans
- 026 - House Type 1635 Elevations
- 027 - House Type 1635 Plans
- 028 Rev. A - House Type 660 Elevations
- 029 Rev. A - House Type 660 Plans
- 030 - House Type 1300 Elevations & Plans
- 031 - House Type 887 Elevations 1
- 032 - House Type 887 Elevations 2
- 033 - House Type 887 Plans
- 034 - House Type 852 Elevations
- 035 - House Type 852 Plans
- 036 - House Type 673, 654 & 734 Elevations 1
- 037 - House Type 673, 654 & 734 Elevations 2
- 038 - House Type 673, 654 & 734 Plans 1
- 039 - House Type 673, 654 & 734 Plans 2
- 040 - House Type 706 Gifted Plan & Elevations
- 041 - House Type 699 Plans & Elevations
- 042 - House Type 855 Elevations
- 043 - House Type 855 Plans
- 044 - House Type 892 Elevations
- 045 - House Type 892 Plans
- 046 - House Type 1300 Plans & Elevations
- 047 - House Type 740 Plans & Elevations
- 048 - House Type 1200b Floor Plan & Elevations
- 049 - House Type 790 & 660 Elevations
- 050 - House Type 790 & 660 Plans
- 051 - House Type 852 Elevations
- 052 - House Type 852 Plans
- 053 - House Type 1042 Elevations
- 054 - House Type 1042 Plans
- 055 - House Type 1050 & 660 Elevations 1
- 056 - House Type 1050 & 660 Elevations 2
- 057 - House Type 1050 & 660 Plans
- 058 Rev. A - House Type 1050 & 1200 Elevations
- 059 Rev. A - House Type 1050 & 1200 Plans
- 060 - House Type 660 Elevations
- 061 - House Type 660 Plans
- 062 Rev. A - House Type 1350 & 1050 Elevations
- 063 Rev. A - House Types 1350 & 1050 Plans
- 067 - House Type 946 Gifted Elevations
- 068 - House Type 946 Gifted Plans
- 069 - House Type 495 Elevations 1
- 070 - House Type 465 Elevations 2
- 071 - House Type 495 Plans
- 072 - House Type 861 Gifted Elevations
- 073 - House Type 861 Gifted Plans
- 074 - House Type 790 Elevations
- 075 - House Type 790 Plans
- 076 - House Type 654 & 734 Elevations
- 077 - House Type 654 & 734 Plans
- 078 - House Type 892 Elevations
- 079 - House Type 892 Plans

080 - House Type 855 Elevations  
 081 - House Type 855 Plans  
 082 - House Type 1050 Elevations  
 083 - House Type 1050 Plans  
 084 - House Type 660 & 892 Elevations  
 085 - House Type 660 & 892 Plans  
 086 - House Type 1350 & 1050 Elevations  
 087 - House Type 1350 & 1050 Plans  
 088 Rev. A - House Type 892 & 660 Elevations  
 089 Rev. A - House Type 892 & 660 Plans  
 090 - House Type 1567 Elevations  
 091 - House Type 1567 Plans  
 092 Rev. A - House Type 1567 Elevations  
 093 Rev. A - House Type 1567 Plans  
 200 Rev. A - Garage 1 Plan & Elevations  
 201 Rev. A - Garage 2 Plan & Elevations  
 202 - Garage 3 Plan & Elevations  
 203 - Garage 4 Plan & Elevations  
 204 - Sales Garage Plan & Elevations  
 205 - Garage 5 Plan & Elevations  
 206 - Pumping Station Enclosure  
 301 - External Works Detail 1  
 302 - External Works Details 2  
 303 - External Works Details 3  
 HOPK 428/14-001 Rev. D  
 HOPK 428/xx-002 Rev. D  
 HOPK 428/xx- 03 Rev. D

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Discharging surface water runoff via infiltration where site conditions allow and limiting all additional runoff to 5l/s for storm events up to and including the 1 in 100 year event plus 40% climate change allowance unless otherwise agreed by the local authority.
  - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
  - Final modelling and calculations for all areas of the drainage system.
  - The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
  - Detailed engineering drawings of each component of the drainage scheme.
  - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
  - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
- The scheme shall subsequently be implemented prior to occupation.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

- 4 No works shall take place until a scheme to minimise the risk of offsite flooding caused

by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason - To ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

- 5 No dwelling shall be occupied until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 6 The maintenance plan referred to in Condition No. 5 above shall allow for the provision of annual maintenance logs at the request of the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 7 The development shall be carried out in accordance with the mitigation measures set out in the Ecological Assessment produced by Southern Ecological Solutions dated July 2017 and the Habitats Regulations Assessment Screening Report dated August 2017.

Reason - To ensure the proposal does not adversely affect Protected Species.

- 8 No development shall commence until an Ecological Mitigation Scheme and Management/Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how biodiversity within the site will be encouraged by the development.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity.

- 9 No development shall take place before an Environmental Construction Management Plan for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the loading and unloading of plant and materials, hours of construction, dust suppression strategy, means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason - To ensure that development is carried out in a controlled manner while minimising impacts on the surrounding residential properties and also in the interests of highway safety.

- 10 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring properties.

- 11 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

- 12 Within the hereby permitted development, no dwelling shall be occupied until a high-speed broadband connection is installed utilising resistant tubing to that dwelling, all in accordance with details that shall be submitted and approved, in writing, by the Local Planning Authority. If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast wireless service will be considered acceptable.

Reason - To ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking.

- 13 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 90 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

- 14 Prior to occupation of any dwelling the vehicular parking and associated vehicle turning facilities serving that dwelling, as shown on the submitted plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

- 16 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 17 The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.

Reason - To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

- 18 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- 19 Prior to occupation a footway measuring no less than 2m in width has been provided entirely at the Developer's expense along the Robinson Road frontage of the development as shown on drawing No.BRI2 003D.

Reason - To make adequate provision within the highway for the additional pedestrian traffic generated within the highway as a result of the proposed development.

- 20 No works in connection with the proposed development shall commence until such time as Robinson Road between the recent improvement works associated with the Phase 1 development and the site access has been upgraded to current policy standards of no less than 5.5m in width as shown on drawing No. BRI2 003D. These improvements shall be provided entirely at the Developer's expense.

Reason - To make adequate provision within the highway for the additional vehicular traffic generated within the highway as a result of the proposed development.

- 21 A. No development or preliminary ground-works within any defined phase of the development can commence until a programme of archaeological trial trenching for that phase has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority.

B. No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of

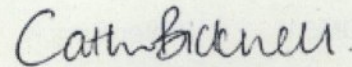
archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

C. Following completion of the archaeological fieldwork, the applicant will submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Local Planning Authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets with archaeological interest.

**DATED:** 28th August 2018

**SIGNED:**




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Catherine Bicknell  
Head of Planning

#### IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG4 Affordable Housing in New Developments

HG6 Dwelling Size and Type

- HG7 Residential Densities
- HG9 Private Amenity Space
- COM6 Provision of Recreational Open Space for New Residential Development
- COM20 Air Pollution/ Air Quality
- COM21 Light Pollution
- COM22 Noise Pollution
- COM23 General Pollution
- COM30 Electricity Supply
- COM31 Water Supply
- EN1 Landscape Character
- EN3 Coastal Protection Belt
- EN6 Biodiversity
- EN6A Protected Species
- EN6B Habitat Creation
- EN11A Protection of International Sites European Sites and RAMSAR Sites
- EN11B Protection of National Sites SSSI's, National Nature Reserves, Nature Conservation Review Sites, Geological Conservation Review Sites
- EN11C Protection of Local Sites: Local Nature Reserves, County Wildlife Sites, Regionally Important Geological/Geomorphological Sites
- EN12 Design and Access Statements
- EN13 Sustainable Drainage Systems
- TR1A Development Affecting Highways
- TR3A Provision for Walking
- TR5 Provision for Cycling
- TR7 Vehicle Parking at New Development
- TR8 Public Car Parking
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries

- SPL3 Sustainable Design
- HP5 Open Space, Sports & Recreation Facilities
- LP1 Housing Supply
- LP2 Housing Choice
- LP3 Housing Density and Standards
- LP4 Housing Layout
- LP5 Affordable and Council Housing
- PPL1 Development and Flood Risk
- PPL2 Coastal Protection Belt
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL5 Water Conservation, Drainage and Sewerage
- PPL7 Archaeology
- CP1 Sustainable Transport and Accessibility
- CP2 Improving the Transport Network
- SAH3 Development Robinson Road, Brightlingsea

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Provision of Recreational Open Space for New Development

The applicant is reminded that this permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Please note Condition No. 20 requires a Legal Agreement between the Applicant/Developer and the Highway Authority using the powers in Section 278 of the Highways Act, 1980 and due to the current condition and rural nature of the road is likely to consist of complete reconstruction of the road.

The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath no10 (Brightlingsea) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site. No vehicles associated with the development shall affect the ease of passage along the Public Right of Way.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

Essex Highways, Colchester Highways Depot, 653 The Crescent, Colchester, CO4 9YQ.

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

#### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

**The attached notes explain the rights of appeal.**

## NOTES FOR GUIDANCE

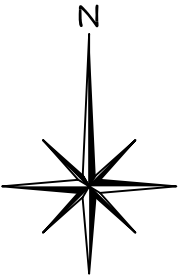
### WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

#### APPEALS TO THE SECRETARY OF STATE


- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
  - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

#### ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.



PLANNING

Project: Robinson Road Brightlingsea 2		Project No: BRI2	
Drawing: Location Plan		Dwg No: 001	Rev: *
Plot Numbers:		Scale: 1:2500 @ A3	North: 
		Drawn By: AA	Date: July 2017
		Checked By:	Date:



**HOPKINS  
HOMES**

MELTON PARK HOUSE,  
MELTON, WOODBRIDGE,  
SUFFOLK IP12 1TJ  
TEL: 01394 446800, FAX: 01394 389605.

Parking Schedule - PRIVATE & SOCIAL				
Plot No.	House-Type	Bedrooms	Parking Allowance	Rear Garden Size sqm
1	1762	4 Bedrooms	DG + 4 Spaces	245
2	1302	3 Bedrooms	SG + 3 Spaces	138
3	1050	3 Bedrooms	SG + CP + 1 Space	102
4	1050	3 Bedrooms	SG + CP + 1 Space	102
5	730	3 Bedrooms	2 Spaces	100
6	730	3 Bedrooms	2 Spaces	100
7	1050	3 Bedrooms	SG + CP + 1 Space	100
8	1050	3 Bedrooms	SG + CP + 1 Space	100
9	1042	3 Bedrooms	SG + 3 Spaces	128
10	1469	4 Bedrooms	SG + CP + 1 Space	147
11	1469	4 Bedrooms	SG + CP + 1 Space	147
12	1469	4 Bedrooms	SG + CP + 1 Space	101
13	1469	4 Bedrooms	SG + CP + 1 Space	114
14	1762	4 Bedrooms	DG + 2 Spaces	233
15	1635	4 Bedrooms	SG + 2 Spaces	161
16	1635	4 Bedrooms	DG + 2 Spaces	154
17	660	2 Bedrooms	2 Spaces	85
18	660	2 Bedrooms	2 Spaces	79
19	1300	3 Bedrooms	SG + 3 Spaces	140
20	887	3 Bedrooms	SG + 2 Spaces	104
21	887	3 Bedrooms	SG + 3 Spaces	103
22	887	3 Bedrooms	SG + 1 Space	165
23	852	2 Bedrooms	CP + 1 Space	32
24	854	2 Bedrooms	CP + 1 Space	
25	734	2 Bedrooms	CP + 1 Space	
26	854	2 Bedrooms	CP + 1 Space	
27	734	2 Bedrooms	2 Spaces	
28	873	2 Bedrooms	CP + 1 Space	
29	706	2 Bedrooms	2 Spaces	
30	706	2 Bedrooms	2 Spaces	
31	695	2 Bedrooms	SG + 1 Space	162
32	852	2 Bedrooms	SG + 1 Space	85
33	882	3 Bedrooms	SG + 1 Space	100
34	882	3 Bedrooms	SG + 1 Space	101
35	882	3 Bedrooms	SG + 2 Spaces	100
36	1300	4 Bedrooms	SG + 2 Spaces	146
37	1300	4 Bedrooms	SG + 2 Spaces	185
38	740	2 Bedrooms	SG + 2 Spaces	152
39	1250b	3 Bed semi detached / terraced house (2 storey)	2 Spaces	141
40	740	2 Bedrooms	SG + 2 Spaces	88
41	1302	3 Bedrooms	SG + 2 Spaces	144
42	740	2 Bedrooms	SG + 2 Spaces	187
43	790	2 Bedrooms	2 Spaces	103
44	660	2 Bedrooms	2 Spaces	75
45	660	2 Bedrooms	2 Spaces	75
46	730	3 Bedrooms	CP + 1 Space	82
47	660	2 Bedrooms	CP + 1 Space	82
48	1042	3 Bedrooms	SG + 2 Spaces	113
49	1050	3 Bedrooms	SG + CP + 1 Space	100
50	1050	3 Bedrooms	SG + CP + 1 Space	100
51	660	2 Bedrooms	2 Spaces	75
52	1050	3 Bedrooms	SG + CP + 1 Space	100
53	1050	3 Bedrooms	SG + CP + 1 Space	101
54	1200	4 Bedrooms	SG + CP + 1 Space	131
55	1050	3 Bedrooms	SG + CP + 1 Space	118
56	660	2 Bedrooms	2 Spaces	115
57	660	1 Bedroom	2 Spaces	60
58	660	2 Bedrooms	2 Spaces	60
59	1635	4 Bedrooms	DG + 2 Spaces	140
60	1050	3 Bedrooms	SG + CP + 1 Space	100
61	1350	4 Bedrooms	SG + CP + 1 Space	100
62	1350	4 Bedrooms	SG + CP + 1 Space	93
63	1050	3 Bedrooms	SG + CP + 1 Space	100
64	660	2 Bedrooms	2 Spaces	101
65	660	2 Bedrooms	2 Spaces	75
66	1050	3 Bedrooms	SG + CP + 1 Space	108
67	1200	4 Bedrooms	SG + CP + 1 Space	100
68	660	2 Bedrooms	2 Spaces	80
69	660	2 Bedrooms	2 Spaces	102
70	660	2 Bedrooms	2 Spaces	75
71	660	2 Bedrooms	2 Spaces	75
72	882	3 Bedrooms	SG + 2 Spaces	100
73	946	3 Bedrooms	2 Spaces	113
74	946	3 Bedrooms	2 Spaces	100
75	1300	4 Bedrooms	SG + 2 Spaces	144
76	495	1 Bedroom	1 Space	
77	495	1 Bedroom	1 Space	
78	495	1 Bedroom	1 Space	
79	495	1 Bedroom	1 Space	
80	495	1 Bedroom	1 Space	
81	495	1 Bedroom	1 Space	
82	881	2 Bedrooms	2 Spaces	77
83	881	2 Bedrooms	2 Spaces	78
84	660	2 Bedrooms	2 Spaces	101
85	660	2 Bedrooms	2 Spaces	75
86	730	3 Bedrooms	2 Spaces	101
87	730	3 Bedrooms	2 Spaces	139
88	854	2 Bedrooms	CP + 1 Space	
89	734	2 Bedrooms	CP + 1 Space	
90	854	2 Bedrooms	CP + 1 Space	
91	734	2 Bedrooms	2 Spaces	
92	882	3 Bedrooms	SG + 1 Space	100
93	882	3 Bedrooms	SG + 1 Space	103
94	855	2 Bedrooms	SG + 1 Space	91
95	1050	3 Bedrooms	SG + CP + 1 Space	107
96	1050	3 Bedrooms	SG + CP + 1 Space	128
97	1635	4 Bedrooms	DG + 2 Spaces	238
98	882	3 Bedrooms	SG + 1 Space	100
99	882	3 Bedrooms	SG + 1 Space	109
100	882	3 Bedrooms	SG + 2 Spaces	100
101	1300	4 Bedrooms	SG + 2 Spaces	172
102	660	2 Bedrooms	2 Spaces	75
103	660	2 Bedrooms	2 Spaces	75
104	660	2 Bedrooms	2 Spaces	75
105	882	3 Bedrooms	SG + 1 Space	106
106	1042	3 Bedrooms	SG + 1 Space	170
107	1050	3 Bedrooms	SG + CP + 1 Space	165
108	1350	4 Bedrooms	SG + CP + 1 Space	102
109	1350	4 Bedrooms	SG + CP + 1 Space	104
110	1050	3 Bedrooms	SG + CP + 1 Space	104
111	852	2 Bedrooms	SG + 1 Space	85
112	852	3 Bedrooms	SG + 1 Space	88
113	1567	4 Bedrooms	DG + 2 Spaces	200
114	1567	4 Bedrooms	DG + 2 Spaces	175
115	852	2 Bedrooms	CP + 1 Space	92

Note: Parking bays - 2.9m x 5.5m  
Garage Sizes - 3m x 7m Internal



Open Market			
House type Description	Sq.Ft	No.	Plot Numbers
485 1 Bed apartment (2 storey)	510	6	76,77,78,79,80,81
654 2 Bed apartment (2 storey)	654	4	24,25,68,69
660 1 Bed terraced house (2 storey)	644	3	56,57,58
660 2 Bed semi detached / terraced house (2 storey)	644	16	17,18,44,45,51,64,65,68,69,70,71,84,85,102,103,104
673 2 Bed FOG (1.5 storey)	673	1	28
699 2 Bed detached bungalow (1 storey)	699	1	31
734 2 Bed apartment (2 storey)	734	4	25,27,89,91
740 2 Bed detached bungalow (1 storey)	740	3	38,40,42
730 3 Bed semi detached / terraced house (2 storey)	730	6	5,6,43,46,86,87
855 2 Bed FOG (1.5 storey)	855	2	32,34
862 2 Bed FOG (1.5 storey)	862	3	23,47,115
887 3 Bed terraced house (2 storey)	887	3	20,21,22
892 3 Bed semi detached / terraced house (2 storey)	892	12	33,34,35,72,92,93,98,99,100,105,107,110,112
1042 3 Bed detached house (2 storey)	1042	4	9,15,46,106
1050 3 Bed semi detached / terraced house (2 storey)	1071	15	3,4,7,8,49,50,52,55,60,63,66,95,96,107,110
1250b 3 Bed detached bungalow (1 storey)	1250	1	39
1200 4 Bed link detached house (2 storey)	1200	3	53,54,67
1300 4 Bed detached house (2 storey)	1317	5	19,36,37,75,101
1302 4 Bed detached house (2 storey)	1302	2	2,41
1350 4 Bed link detached house (2.5 storey)	1350	4	61,62,108,109
1469 4 Bed link detached house (2 storey)	1469	4	10,11,12,13
1567 4 Bed detached house (2 storey)	1550	2	113,114
1635 4 Bed detached house (2 storey)	1635	3	16,53,97
1762 4 Bed detached house (2 storey)	1762	2	1,14

Gifted			
House type Description	Sq.Ft	No.	Plot Numbers
706 2 Bed semi detached bungalow 2b-3b (1 storey)	706	2	29,30
861 2 Bed semi detached house 2b-4b (2 storey)	861	2	62,83
946 3 Bed semi detached house 3b-5b (2 storey)	946	2	73,74

TOTAL 6 PLOTS

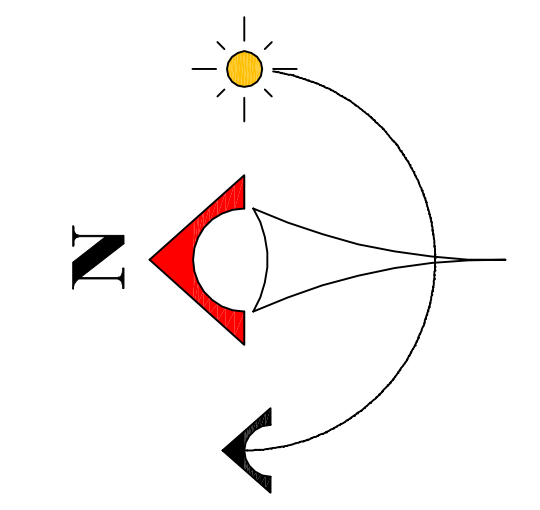
115 No. Residential Units

PRIVATE - 109 units

9	1 Bed	8%
34	2 Bed	31%
41	3 Bed	38%
25	4 Bed	23%

GIFTED - 6 units

0	1 Bed	0%
4	2 Bed	67%
2	3 Bed	33%



Scale Bar

Notes:  
Do not scale from this drawing to ascertain dimensions.  
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Rev	Date	Details
A	23.10.17	L.E.A.P location moved
B	12.12.17	L.E.A.P removed
C	20.12.17	Garden Size Schedule added
D	18.01.18	Revisions following committee meeting

	Single Storey
	1.5 Storey
	2 Storey
	2.5 Storey

### PLANNING

Project:  
Robinson Road,  
Brightlingsea 2

Drawing:  
Planning Layout

Plot Numbers:  
-

Project No:  
BR12

Dwg No:  
003

Scale:  
1:500 @ A0

North:  
-

Drawn By:  
AA

Date:  
28th July 17

Checked By:  
-

Date:  
-

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