



1. Employment B1 (Offices and Light Industry) and B2 (Storage and Distribution) uses for 2.5ha of land, including surface water attenuation.
2. Extending 2ha of land reserved for future employment, if required.
3. Community facilities (e.g. health care) and 2.5ha of residential uses for 2.5ha of land, including surface water attenuation.
4. Open built and paved for sports, health, culture, sports pitches, outdoor games and parking and changing facilities.
5. Extending residential development to remain unincorporated (Local High, nearby Bank, Broomfield and High Weston).
6. Village street residential character area: the character of these areas would consist of short terraced houses and cottages with a mix of tenure, street furniture and some small scale commercial buildings. The street layout would be narrow and winding, with a mix of building heights, and a mix of building materials. The streets would be paved with permeable paving materials, and the street layout would be narrow and winding.
7. Village street residential character area: the character of these areas would consist of detached houses with 2.5ha of land, including surface water attenuation.
8. Rural Edge residential character area: the character of these areas would consist of detached houses with 2.5ha of land, including surface water attenuation.



Primary streets: these streets would be characterised by some or all of the following:

- 15m wide pavements
- 10m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 15m wide pavements
- 10m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 15m wide pavements
- 10m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 15m wide pavements
- 10m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 15m wide pavements
- 10m wide footways
- 2.2m wide verges
- On street parking
- Street lighting

Secondary streets: these streets would be characterised by some or all of the following:

- 10m wide pavements
- 7m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 10m wide pavements
- 7m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 10m wide pavements
- 7m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 10m wide pavements
- 7m wide footways
- 2.2m wide verges
- On street parking
- Street lighting

Tertiary streets: these streets would be characterised by some or all of the following:

- 7m wide pavements
- 5m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 7m wide pavements
- 5m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 7m wide pavements
- 5m wide footways
- 2.2m wide verges
- On street parking
- Street lighting
- 7m wide pavements
- 5m wide footways
- 2.2m wide verges
- On street parking
- Street lighting

Perrybrook, Brockworth Conceptual Masterplan

To be read in conjunction with Illustrative Masterplan and Design and Access Statement

Employment Area

- New pedestrian / cycle links in existing roads and footpaths crossing Perrybrook railway viaduct.
- Proposed footpaths across various street blocks to provide safe routes for pedestrians and cyclists.
- New pedestrian / cycle links in existing roads and footpaths crossing Perrybrook railway viaduct.
- Proposed footpaths across various street blocks to provide safe routes for pedestrians and cyclists.

Key

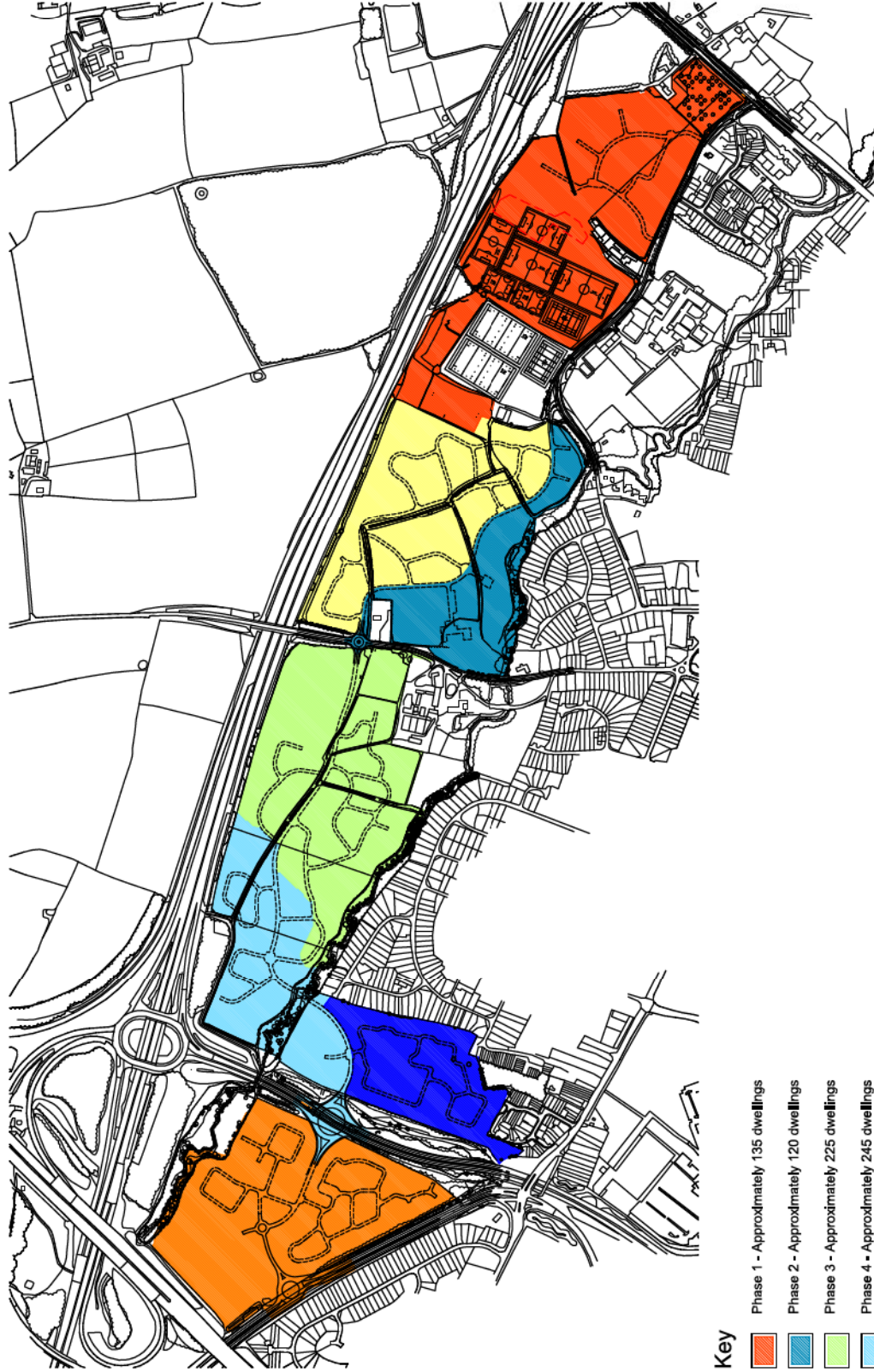
- 100% Residential coverage
- Community Use including Village Street coverage and some green fields
- Existing main Highways of Brockworth & Broomfield
- Highways and Greenways

hunterpage
CONSULTANTS
11, Church Lane, Marshfield, Gloucestershire, GL3 7LN
Tel: 01452 866000
www.hunterpage.co.uk

Project No: 1027/07
Date: 2010/01/07
Scale: A1
Project Name: Perrybrook, Brockworth

Prepared for: The Mayor of Gloucestershire
Project Manager: [Name]
Prepared by: [Name]

mhp
municipal
planning
administration



Key

- Phase 1 - Approximately 135 dwellings
- Phase 2 - Approximately 120 dwellings
- Phase 3 - Approximately 225 dwellings
- Phase 4 - Approximately 245 dwellings
- Phase 5 - Approximately 295 dwellings
- Phase 6 - Approximately 190 dwellings
- Phase 7 - Approximately 290 dwellings



Perrybrook, Brockworth
Site Phasing Plan

Revisions	Date	By	Checked
1. Initial design	06/01/11	AT	AT
2. Revise design	06/01/11	AT	AT
3. Revise design	06/01/11	AT	AT
4. Revise design	06/01/11	AT	AT
5. Revise design	06/01/11	AT	AT
6. Revise design	06/01/11	AT	AT
7. Revise design	06/01/11	AT	AT
8. Revise design	06/01/11	AT	AT
9. Revise design	06/01/11	AT	AT
10. Revise design	06/01/11	AT	AT
11. Revise design	06/01/11	AT	AT
12. Revise design	06/01/11	AT	AT
13. Revise design	06/01/11	AT	AT
14. Revise design	06/01/11	AT	AT
15. Revise design	06/01/11	AT	AT
16. Revise design	06/01/11	AT	AT
17. Revise design	06/01/11	AT	AT
18. Revise design	06/01/11	AT	AT
19. Revise design	06/01/11	AT	AT
20. Revise design	06/01/11	AT	AT

Project: Perrybrook, Brockworth
Client: ERLP 2 Ltd and The Society of Merchant Venturers
Title: Phasing Plan for Development
Drawing number: 10.67.111
Scale: FOR PLANNING
Drawn By: DAL
Checked By: AT
Date: 28-02-12
Scale @ A2: N.T.S.



117 EAST GARDEN, 117 EAST GARDEN, 117 EAST GARDEN, GLOS TEL: 01292 255432. www.mhp.co.uk



KEY: SITE LAYOUT

- APPLICATION BOUNDARY
- AFFORDABLE HOUSING (SHARED OWNERSHIP)
- AFFORDABLE HOUSING (RENTED)
- GARDEN/POS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
- TARMACADUM
- BLOCK PAVING (SEE BOUNDARIES AND SURFACES PLAN)
- FRONT PATH (400 X 200 PAVING SLABS)
- 1.5M HIGH BRICK WALL (SEE BOUNDARIES PLAN)
- 1.8M FENCE (SEE BOUNDARIES PLAN)
- KNEE RAIL (SEE BOUNDARIES PLAN)
- POST AND RAIL FENCING (SEE BOUNDARIES PLAN)
- PDS1 ANU RAIL FENCING WITH MESH (SEE BOUNDARIES PLAN)
- RETAINING WALL (SEE CHANGING PLANS)
- ACOUSTIC FENCING (SEE BOUNDARIES PLAN)
- PROPOSED EASEMENT DIVERSION
- PROW (PUBLIC RIGHT OF WAY LOCATION)
- PROPOSED TREE PLANTING
- EXISTING VEGETATION
- EXISTING TREE (REFER TO TREE RETENTION PLAN)
- ROOT PROTECTION ZONE
- TREE REMOVED
- BIN COLLECTION POINT
- HANDINGS
- 6 X 4 M SHED (CYCLE STORAGE)

Perrybrook 4 & 6
Accommodation Schedule

Use/Type	Sq. Ft	Sq. m	ST	BEES	NI's	TOTAL
OPEN MARKET HOUSING						
AP1 2B	416	38.1	0	0	0	36
ASHTED	405	37.4	0	0	0	36
WALSHY R	604	55.8	0	0	0	54
LEIGH	806	74.8	2	2	2	72
CHORON	991	91.4	0	0	0	81
PALEY	1,102	101.9	2	2	2	90
BLWERT	1,176	108.9	2	2	2	90
MAIR/BROOKSH	1,347	124.9	2	2	2	90
WINKFIELD	1,371	126.2	2	2	2	90
STICKLEHAM	1,311	121.7	2	2	2	90
sub total (Open Market)						288
AFFORDABLE HOUSING						
AP1 1B	530	48.9	0	1	1	10
AP2 2B	540	50.0	2	2	2	20
AP1 1B	410	37.9	0	2	2	6
AP1 2B	410	37.9	0	2	2	6
AP1 2B	553	51.1	0	2	2	12
AP1 2B	553	51.1	0	2	2	12
AP1 2B	553	51.1	0	2	2	12
AP1 2B	553	51.1	0	2	2	12
sub total (Affordable)						149
TOTAL						437

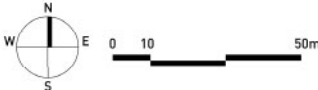


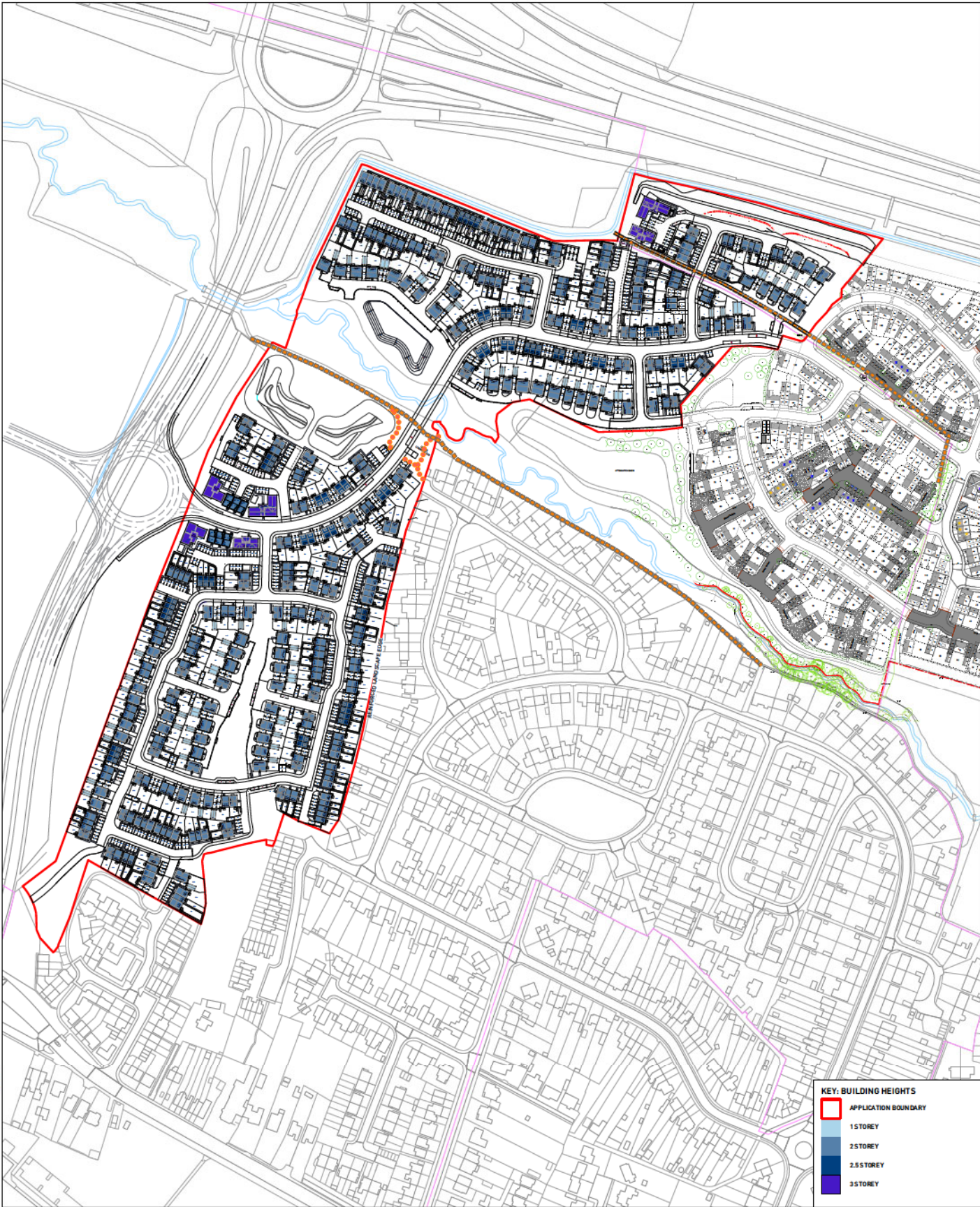


Perrybrook 4 & 6							TOTAL
Accommodation Schedule							NO'S
HOUSING	54.0	54.0	54	54	54	54	54
OPEN MARKET HOUSING							
APL 20	418	54.0	2	2	2	2	2
APL 25	418	54.0	2	2	2	2	2
APL 30	418	54.0	2	2	2	2	2
APL 35	418	54.0	2	2	2	2	2
APL 40	418	54.0	2	2	2	2	2
APL 45	418	54.0	2	2	2	2	2
APL 50	418	54.0	2	2	2	2	2
APL 55	418	54.0	2	2	2	2	2
APL 60	418	54.0	2	2	2	2	2
APL 65	418	54.0	2	2	2	2	2
APL 70	418	54.0	2	2	2	2	2
APL 75	418	54.0	2	2	2	2	2
APL 80	418	54.0	2	2	2	2	2
APL 85	418	54.0	2	2	2	2	2
APL 90	418	54.0	2	2	2	2	2
APL 95	418	54.0	2	2	2	2	2
APL 100	418	54.0	2	2	2	2	2
Sub total (Open Market)							286
AFFORDABLE HOUSING							
AFFORDABLE RENT							
APL 10	308	44.5	3	3	3	3	3
APL 20	308	44.5	3	3	3	3	3
APL 30	308	44.5	3	3	3	3	3
APL 40	308	44.5	3	3	3	3	3
APL 50	308	44.5	3	3	3	3	3
APL 60	308	44.5	3	3	3	3	3
APL 70	308	44.5	3	3	3	3	3
APL 80	308	44.5	3	3	3	3	3
APL 90	308	44.5	3	3	3	3	3
APL 100	308	44.5	3	3	3	3	3
Sub total (Affordable)							343
TOTAL							629



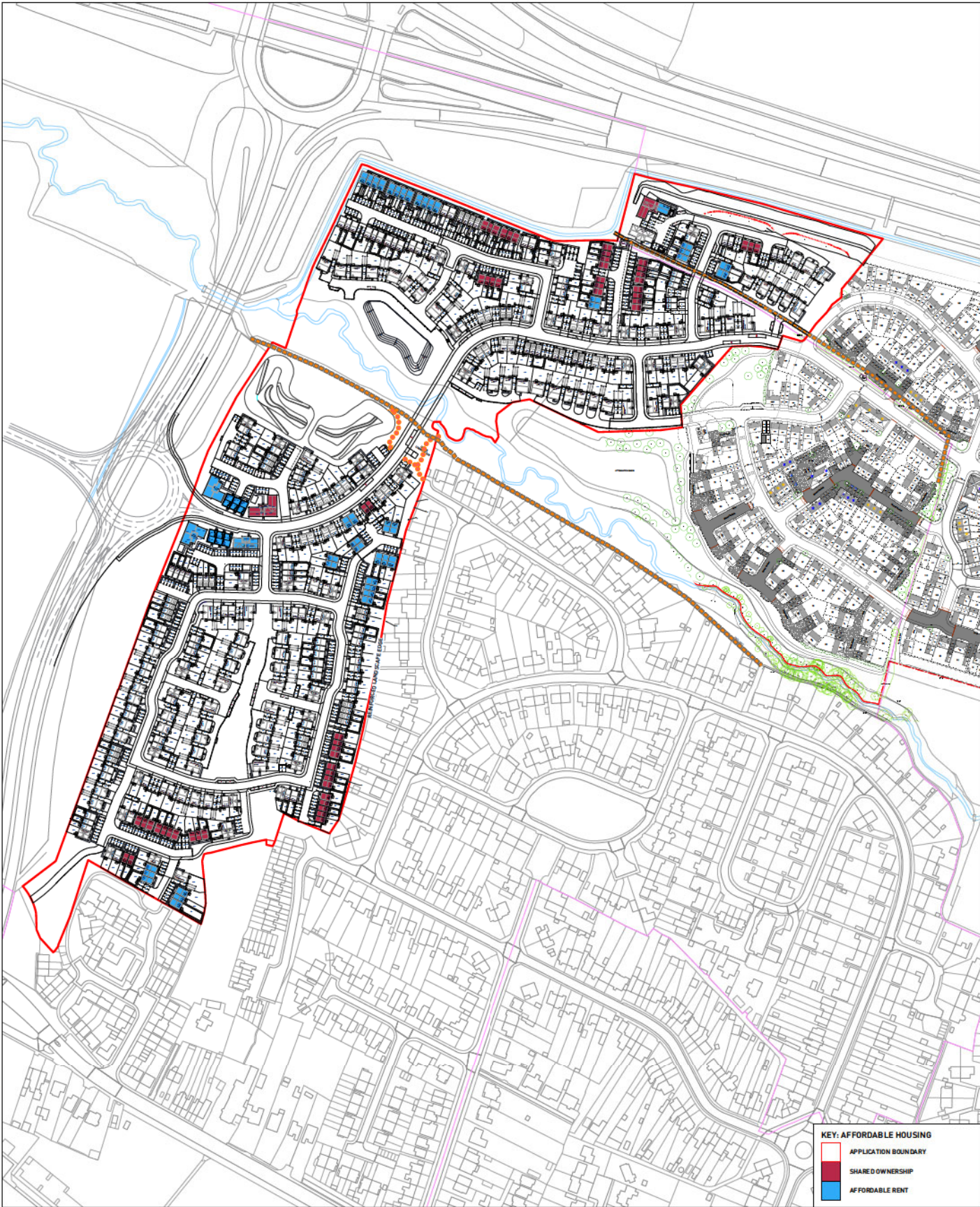
- KEY: SITE LAYOUT**
- APPLICATION BOUNDARY
 - AFFORDABLE HOUSING (SHARED OWNERSHIP)
 - AFFORDABLE HOUSING (RENTED)
 - GARDEN/POSS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
 - TARMACADAM
 - BLOCK PAVING (SEE BOUNDARIES AND SURFACES PLAN)
 - FRONT PATH (650 X 450 PAVING SLABS)
 - 1.8M HIGH BRICK WALL (SEE BOUNDARIES PLAN)
 - 1.8M FENCE (SEE BOUNDARIES PLAN)
 - KNEE RAIL (SEE BOUNDARIES PLAN)
 - POST AND RAIL FENCING (SEE BOUNDARIES PLAN)
 - POST AND RAIL FENCING WITH MESH (SEE BOUNDARIES PLAN)
 - RETAINING WALL (SEE ENGINEERING PLAN)
 - ACOUSTIC FENCING (SEE BOUNDARIES PLAN)
 - PROPOSED EASEMENT DIVERSION
 - PROW (PUBLIC RIGHT OF WAY LOCATION)
 - PROPOSED TREE PLANTING
 - EXISTING VEGETATION
 - EXISTING TREE (REFER TO TREE RETENTION PLAN)
 - ROOT PROTECTION ZONE
 - TREE REMOVED
 - ✖ BIN COLLECTION POINT
 - AS HANDINGS
 - S 6 X 4 FT SHED (CYCLE STORAGE)





PERRYBROOK - BUILDING HEIGHTS PLAN







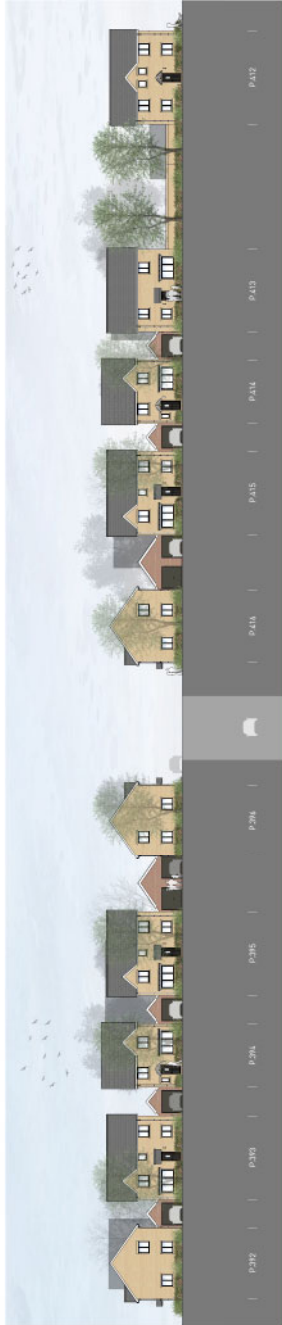
SITE LAYOUT (NOT TO SCALE)



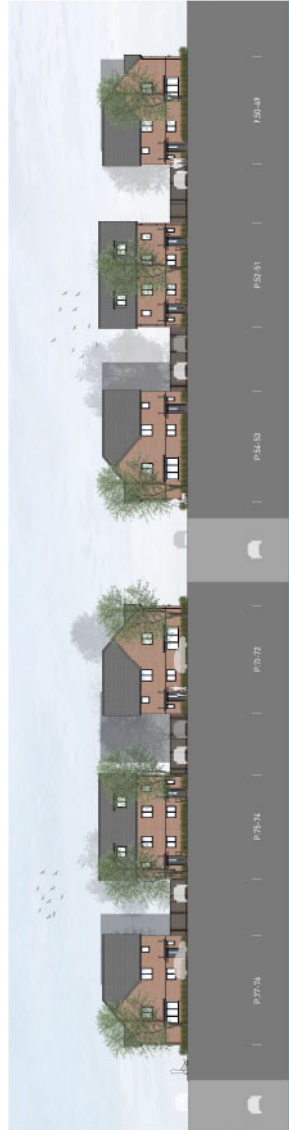
STREETSCENE B



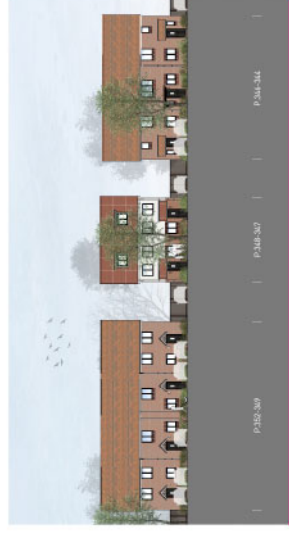
STREETSCENE A



STREETSCENE C



STREETSCENE D

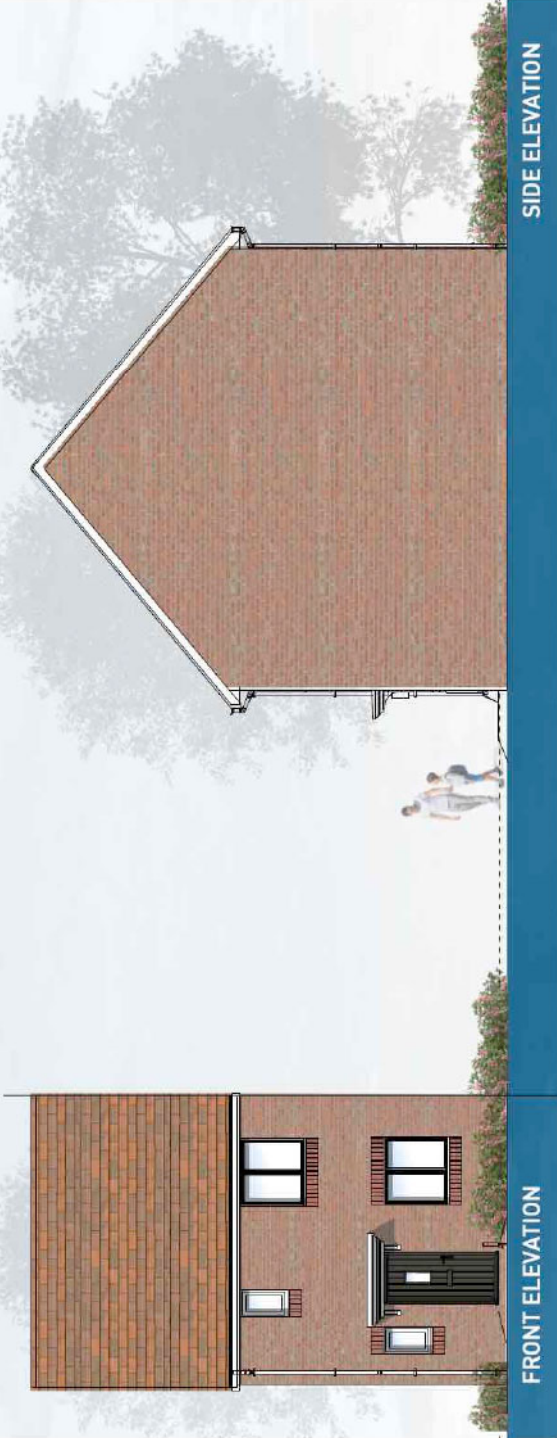


STREETSCENE E



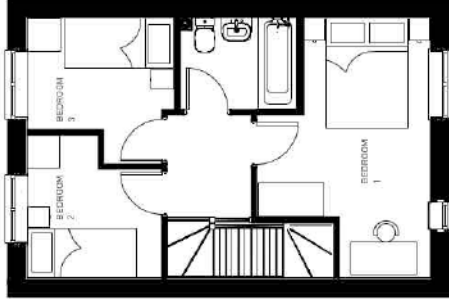
PERRYBROOK - ILLUSTRATIVE STREETSCENE

PLOTS: 12(H), 19, 55(H), 58, 59(H), 62, 63(H), 66, 67(H), 69, 86, 88, 89, 91, 132(H), 135, 297(H), 299, 300(H), 303, 304(H), 306, 327, 328(H), 331, 332(H)

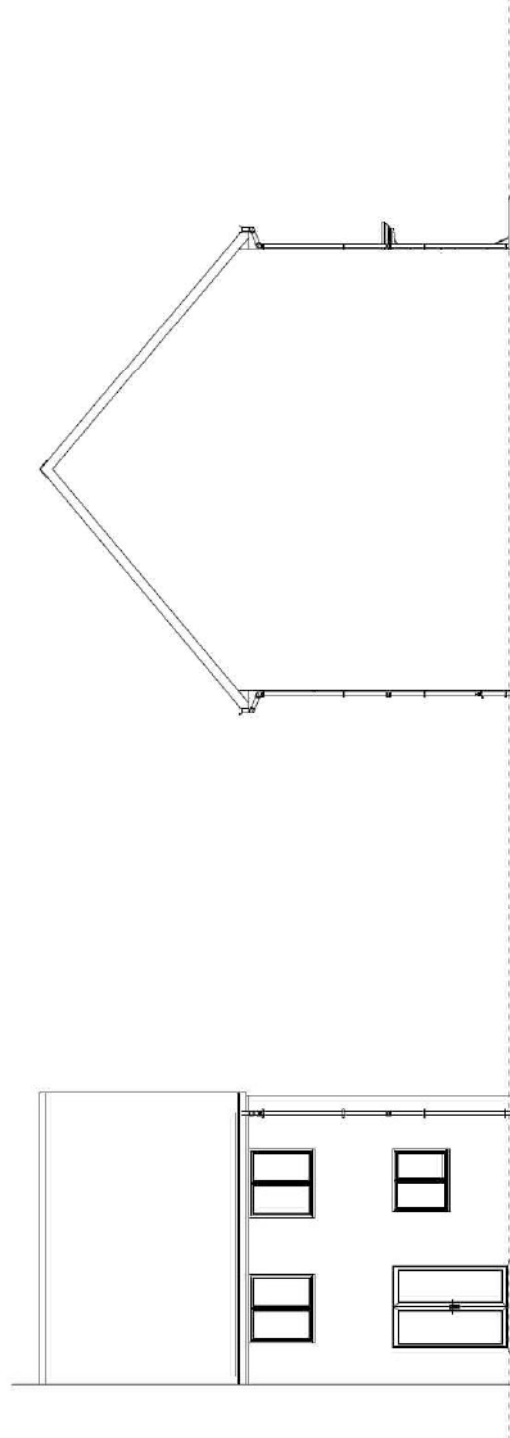


FRONT ELEVATION

SIDE ELEVATION

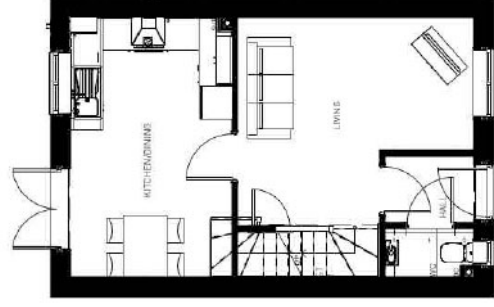


FIRST FLOOR



REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR



PERRYBROOK AF50 3B (VILLAGE BRICK)

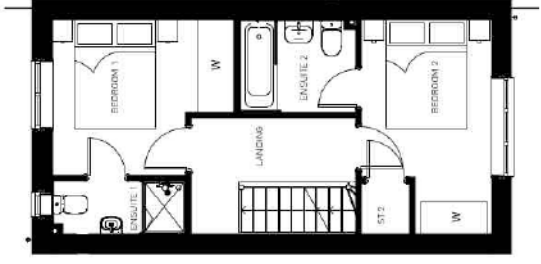




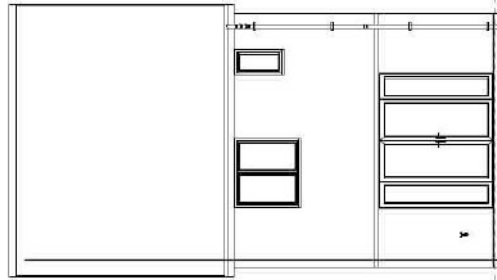
FRONT ELEVATION



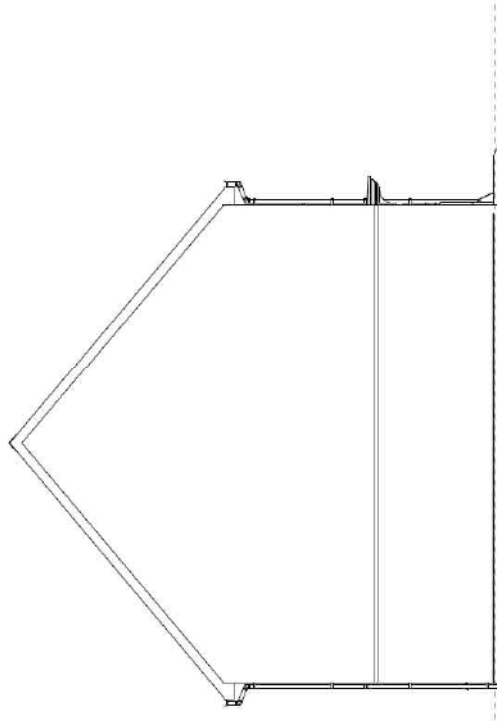
SIDE ELEVATION



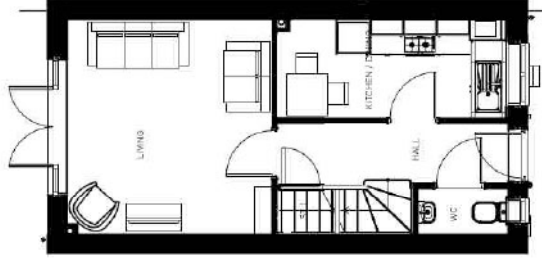
FIRST FLOOR



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



PERRYBROOK ASHTEAD (SPINE ROAD)

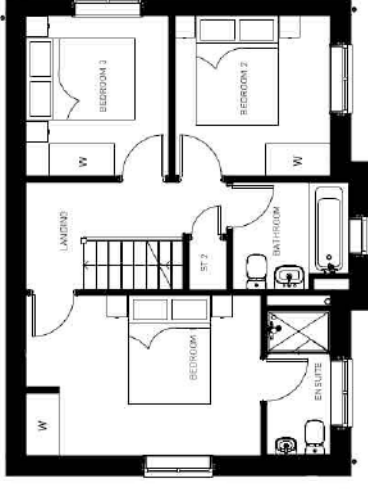


PLOTS: 81(H), 122(H), 130, 136, 373(H), 374, 403(H), 404

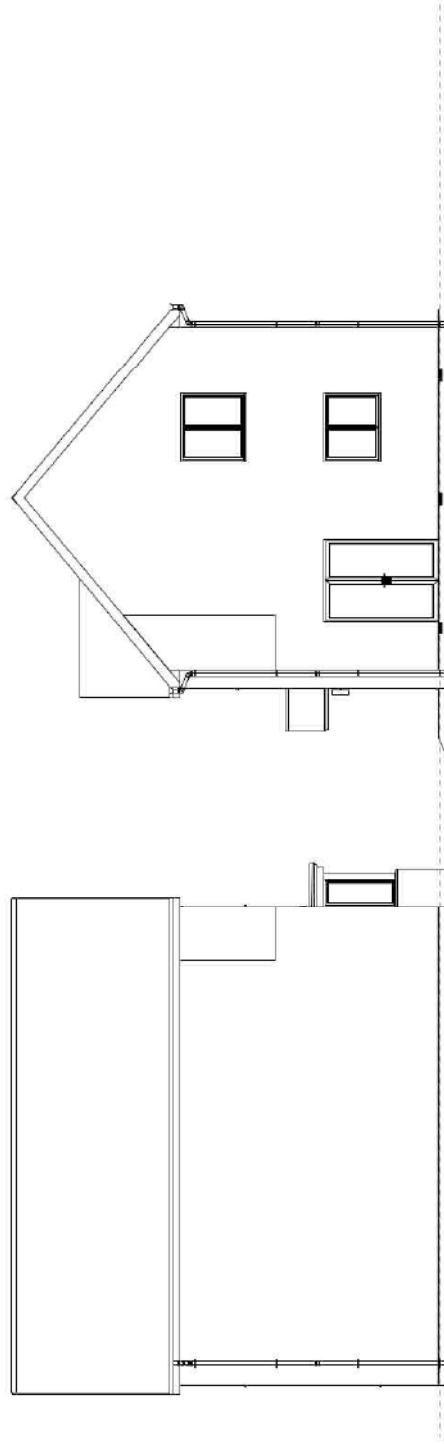


FRONT ELEVATION

SIDE ELEVATION

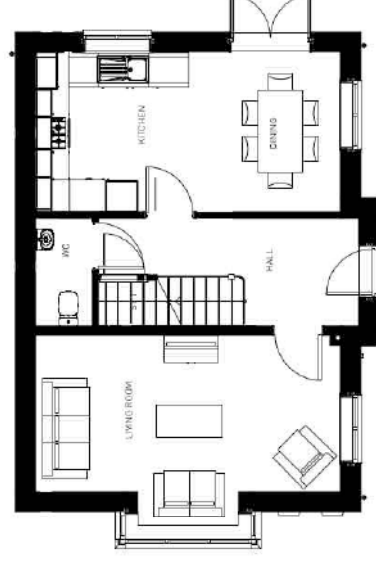


FIRST FLOOR



REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR



PERRYBROOK CHESHAM (VILLAGE RENDER)



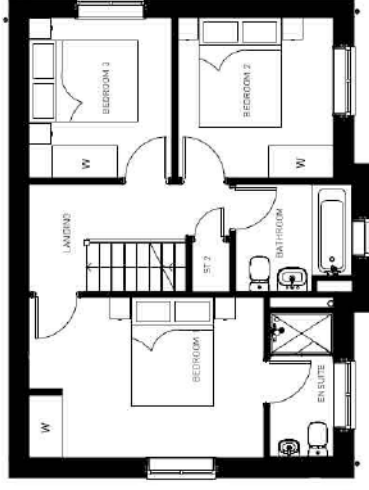
PLOTS: 49, 54(H), 72, 77(H), 144(H), 147, 163(H), 164, 169(H), 183(H), 185, 191(H), 422, 435(H),



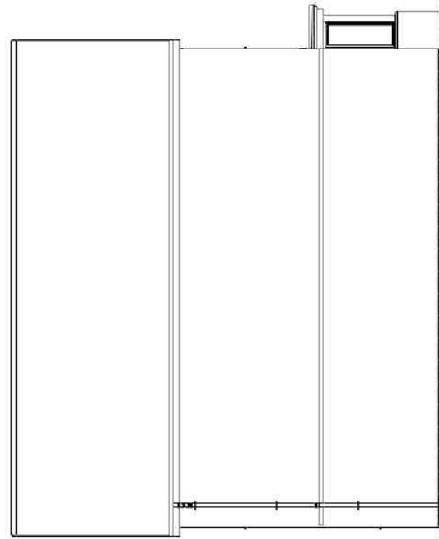
FRONT ELEVATION



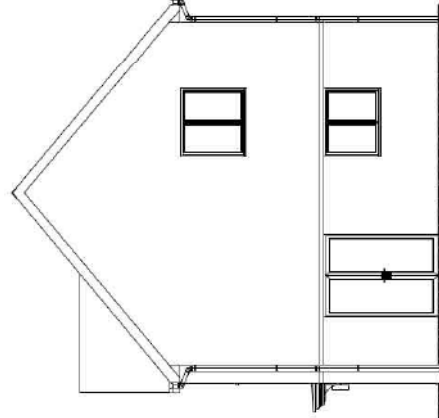
SIDE ELEVATION



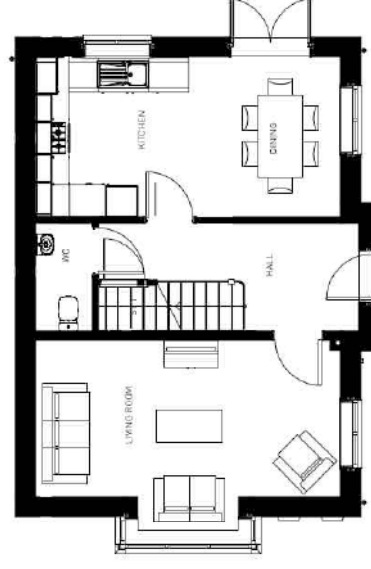
FIRST FLOOR



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR

PERRYBROOK CHESHAM (SPINE ROAD)



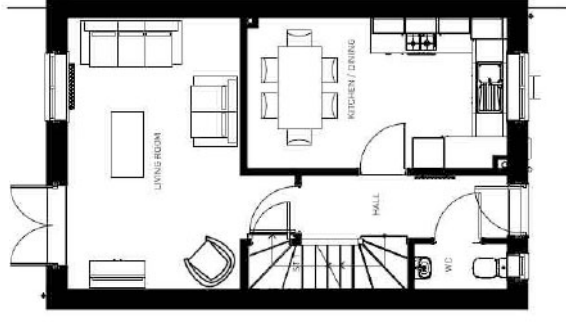
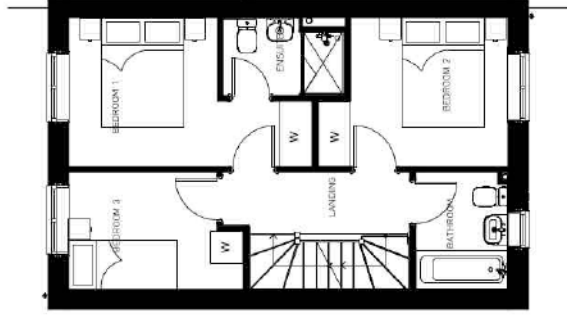
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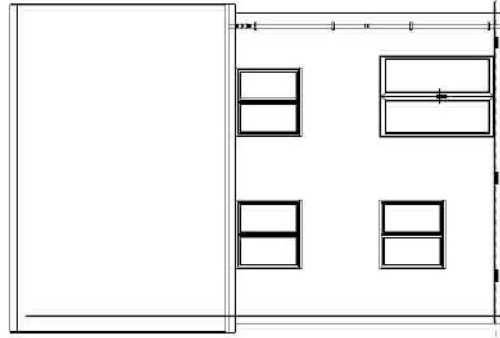
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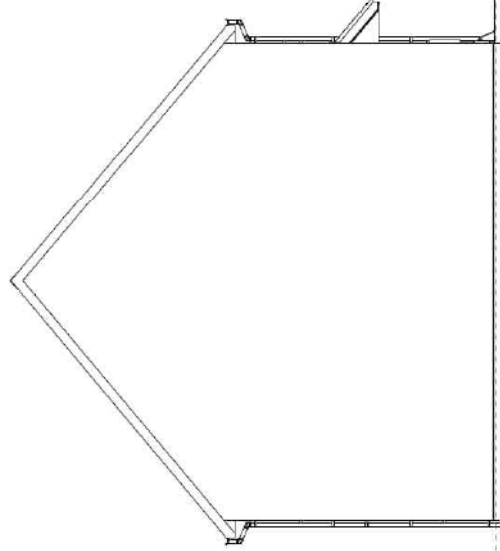
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION



PERRYBROOK HATFIELD (RURAL EDGE)



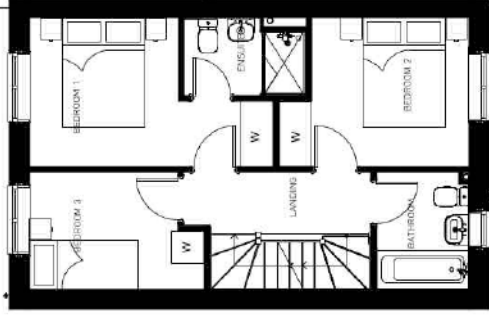
PLOTS: 78(H), 80, 83, 121(H), 131, 137, 266(H), 267, 372(H), 375, 402(H), 405



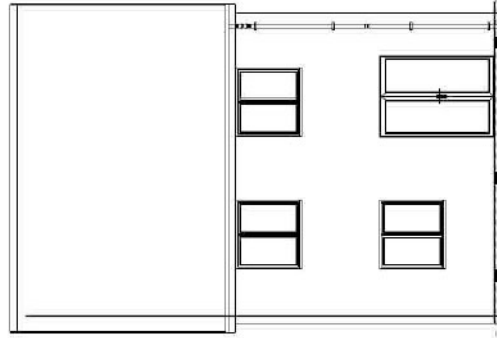
FRONT ELEVATION



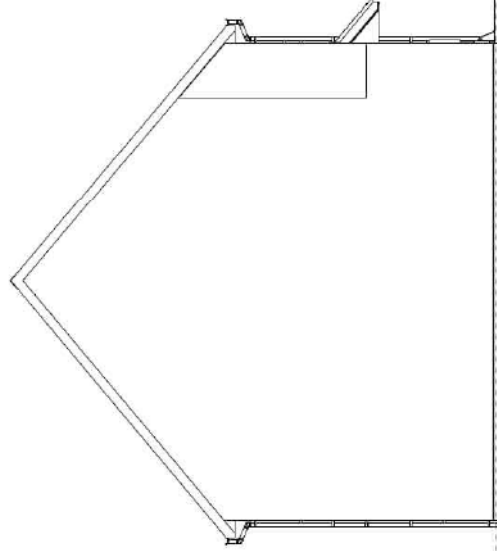
SIDE ELEVATION



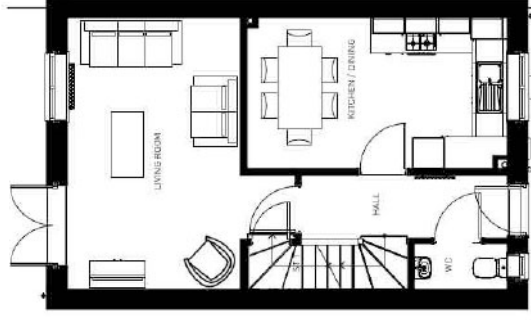
FIRST FLOOR



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



PERRYBROOK HATFIELD (VILLAGE RENDER)

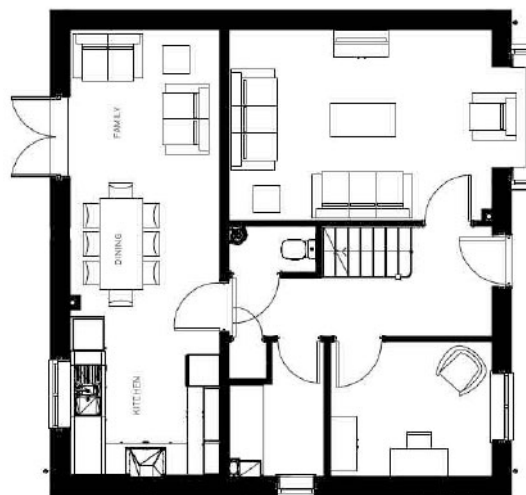
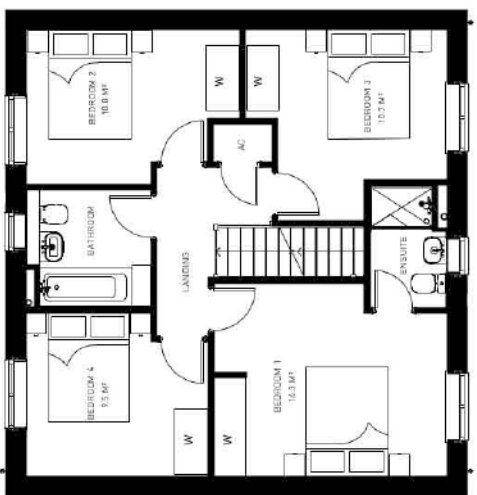


PLOTS: 9, 123(H), 124(H), 125(H), 126(H), 174(H), 182, 387, 388, 393(H), 395(H), 413(H), 415



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

GROUND FLOOR



PERRYBROOK WINKFIELD (RURAL EDGE)

