

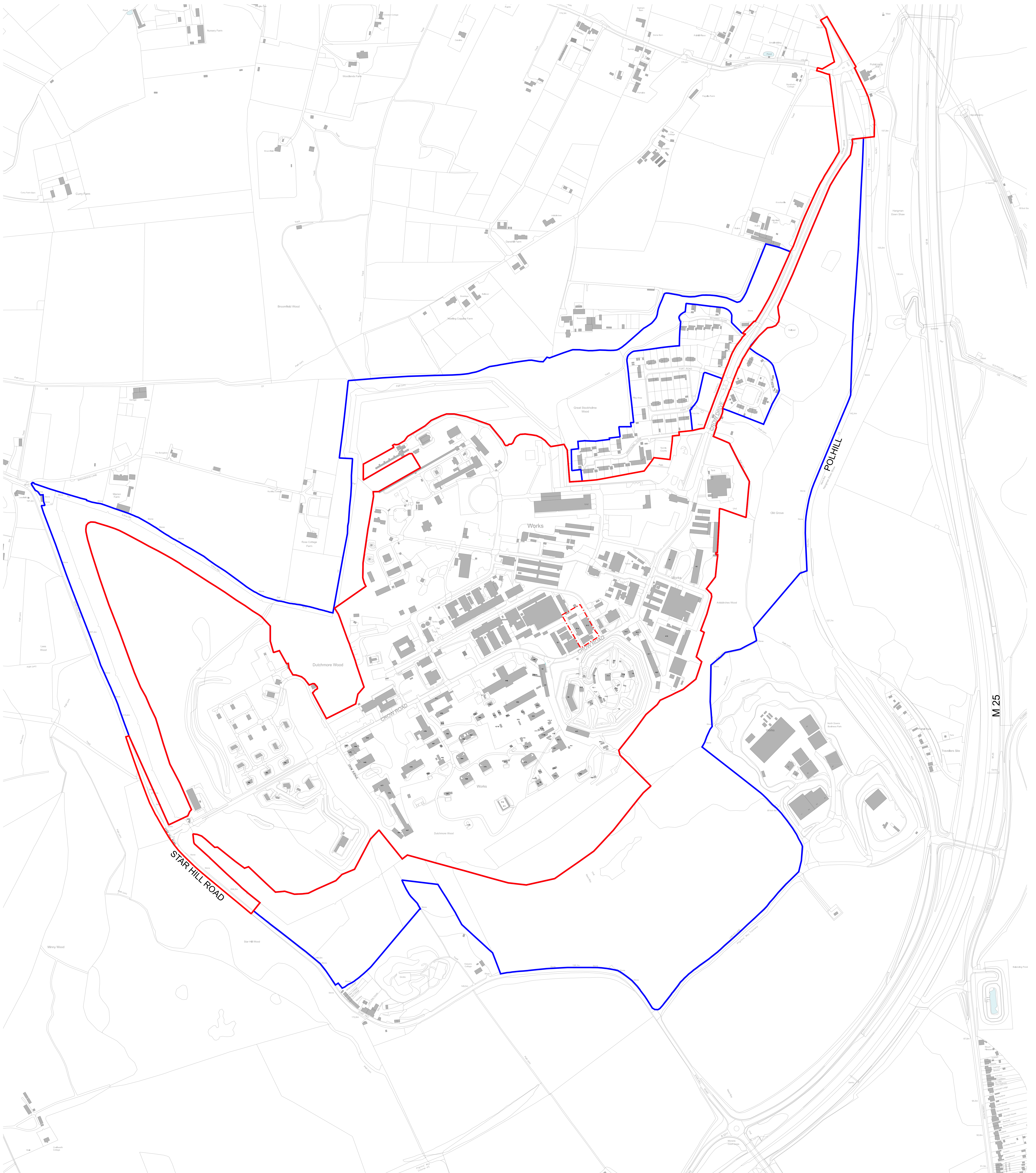
## FIGURES

**Figure 1.1**

**APPLICATION SITE LOCATION PLAN**



Notes:  
 Do not scale from this drawing.  
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- Key
- Outline Planning Application boundary
  - Applicant's land ownership boundary
  - - - Detailed Planning Application boundary
  - Existing buildings

P2 19.05.20 Resubmitted for Planning ECC RT  
 P1 10.03.20 Submitted for Planning CDS ECC

Rev	Date	Description	Drawn	Chkd

Drawing Status  
**FOR PLANNING**

Client  
**Merseyside Pension Fund**



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Project  
**Fort Halstead**

Drawing Title  
**Site Location Plan**

Scale @ A0 1:2500 Job Ref. 005561

Drawing No. 005561\_S01 Revision P2

Scale Bar 0 20 40 60 80 100m

M 25

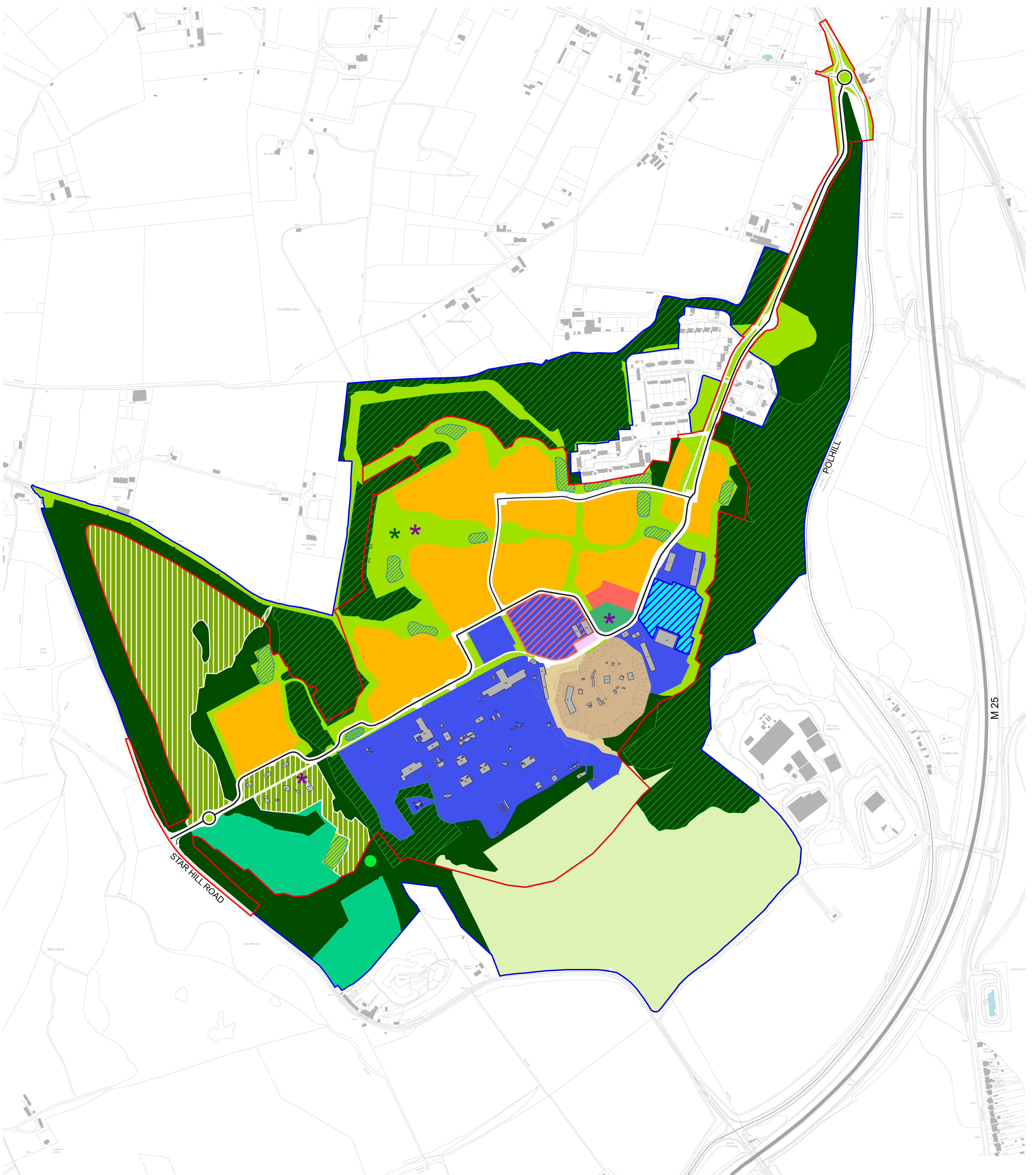


**Figure 3.1**

**LAND USE & GREEN INFRASTRUCTURE PLAN**



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- KEY**
- Application boundary
  - Applicant's land ownership boundary
  - Existing buildings for retention
  - Proposed vehicular routes
  - Scheduled monument (The Fort)
  - Residential
  - Mixed Use
  - Employment
  - Employment / Mixed Use
  - Primary school / Employment
  - Village Square
  - Hardstanding
  - Village Green
  - Public Open Space (incl. woodland buffer, SuDs, Children's play area)
  - Community Recreation Area
  - Existing Woodland
  - Existing Ancient Woodland
  - Ecologically Enhanced Grassland / Mitigation Zone
  - Existing Chalk Grassland
  - Indicative bat barn location
  - Indicative Local Equipped Area for Play (LEAP)
  - Indicative location for a Multi-Use Games Area
  - Indicative location for SuDS ponds

Notes:  
 All land uses can deviate +/-3m within the application boundary, subject to on-site constraints.  
 \*The shapes and sizes of the ponds as shown on the plan are indicative only.

P2	18.05.20	Submitted for Planning	ECC	RT
P1	10.03.20	Submitted for Planning	CDS	ECC
Rev	Date	Description	Drawn	Chkd

Drawing Status  
**FOR PLANNING**

Client  
 Merseyside Pension Fund



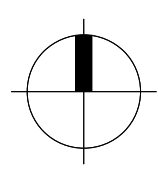
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Project  
 Fort Halstead

Drawing Title  
**Land Use and Green Infrastructure Plan**

Scale @ A0 1:2500 Job Ref. 005561  
 Drawing No. 005561\_PP01 Revision P2

Scale Bar  
 0 20 40 60 80 100m



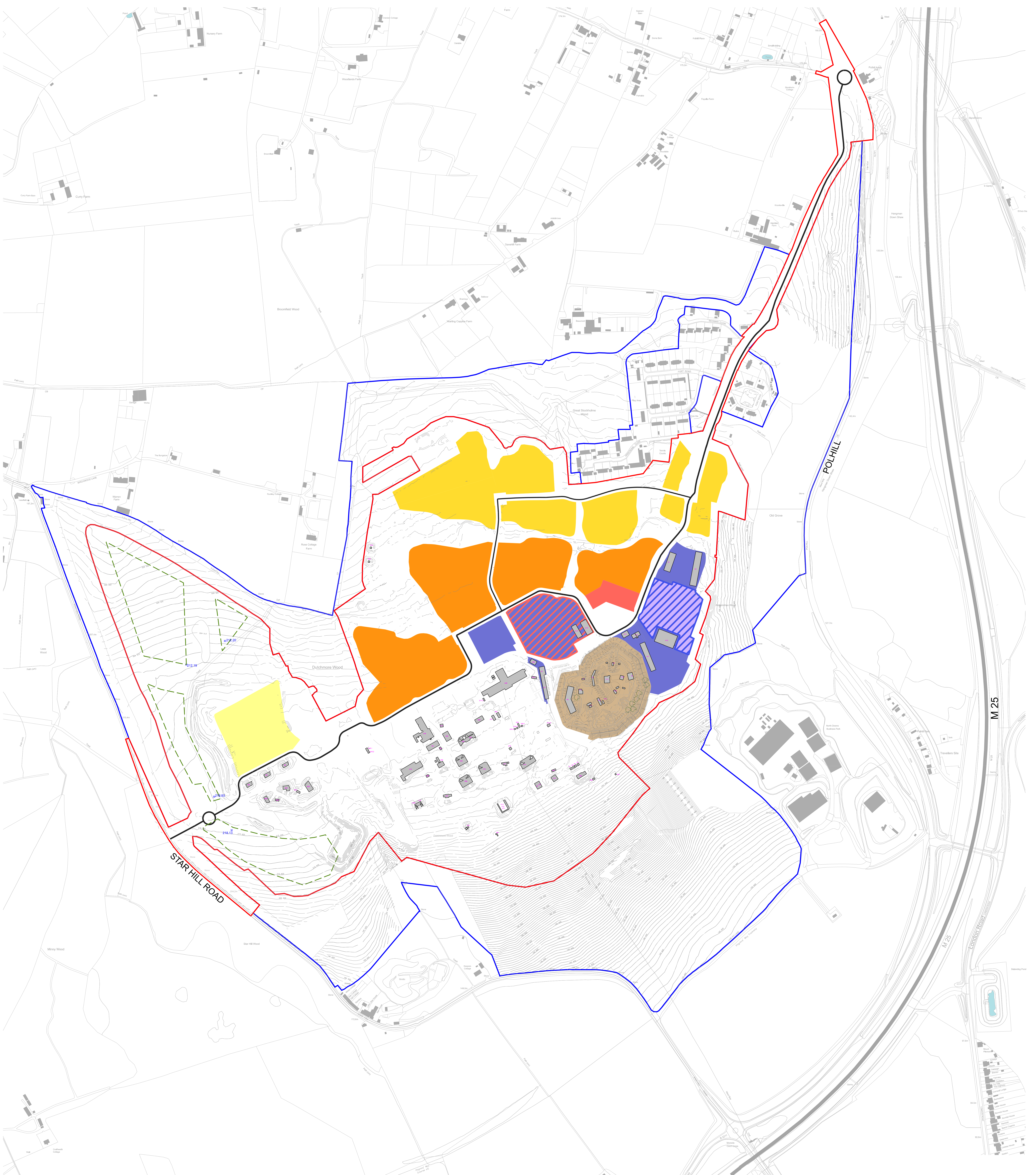


**Figure 3.2**

**BUILDING HEIGHTS PLAN**



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- KEY**
- Application boundary
  - Applicant's land ownership boundary
  - Proposed vehicular routes
  - Scheduled Monument
  - Proposed contours
  - Proposed stockpile
  - x 218.93 Highest point in proposed stockpile

- Residential: Up to 2 storeys (Up to 11m to top of ridgeline)
- Residential: Up to 2 storeys with occasional landmark buildings up to 2.5 storeys (Up to 12.5m to top of ridgeline for 2.5 storeys)
- Residential: Up to 2.5 storeys with occasional 3 storeys ((Up to 13.5m to top of ridgeline for 3 storeys).

- Mixed Use: Up to 3 storeys (Up to 16m to top of ridgeline)
- Employment: Up to 3 storeys (Up to 15m to top of ridgeline)
- Primary school / Employment: Up to 3 storeys (Up to 15m to top of ridgeline)
- Employment/ Mixed Use: 3 storeys with occasional landmark buildings up to 4 storeys (Up to 15m to top of ridgeline for 3 storeys and up to 16m to top of ridgeline for 4 storeys)

**NOTES**

The height parameters set out in the Building Heights Parameter Plan are to maximum ridge heights. The heights are set from existing ground levels, not a proposed Finish Floor Level and therefore account for any ground works that may need to be undertaken. Each of the parameter levels has been set at such a level to allow for flexibility to be introduced in roof line and the steepness of roof pitches in order to create variety and interest.

**Maximum Building Heights (MBH)**  
 A further 1m has been added to parameter plan residential and mixed use heights and 1.5m has been added to employments heights to allow tolerance for ground level slopes across the building footprint.

P2 18.05.20 Resubmitted for Planning P1 10.03.20 Submitted for Planning	ECC RT CDS ECC
Rev   Date   Description	Drawn   Check
Drawing Status <b>FOR PLANNING</b>	
Client Merseyside Pension Fund	
 <b>Merseyside</b> PENSION FUND	
JTP Studios Unit 5, The Run Warehouse Pennington Street London, E1W 2AP +44 (0)20 7017 1780 www.jtp.co.uk	
Project Fort Halstead	
Drawing Title <b>Building Heights Plan</b>	
Scale @ A0 1:2500	Job Ref. 005561
Drawing No. 005561_PP02	Revision P2
Scale Bar 0 20 40 60 80 100m	



**Figure 3.3**

**ACCESS & MOVEMENT PLAN**





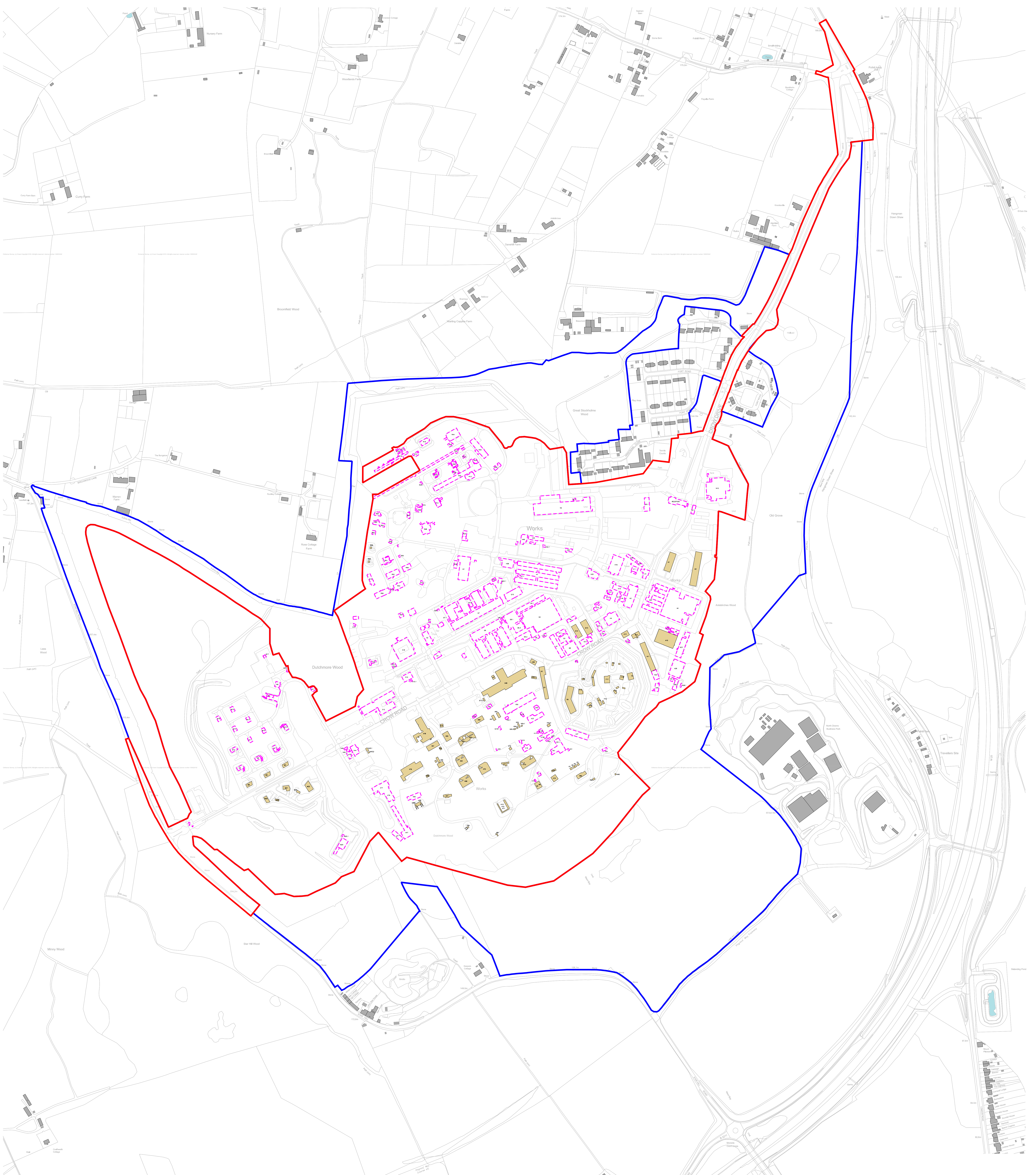


**Figure 3.4**

**DEMOLITION PLAN**



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- KEY**
- Application boundary
  - Applicant's land ownership boundary
  - Buildings to be demolished
  - Buildings to be retained

P1	19.03.20	Resubmitted for Planning	ECC	RT
P1	10.03.20	Submitted for Planning	CDS	ECC
Rev	Date	Description	Drawn	Chkd

Drawing Status  
**FOR PLANNING**

Client  
**Merseyside Pension Fund**

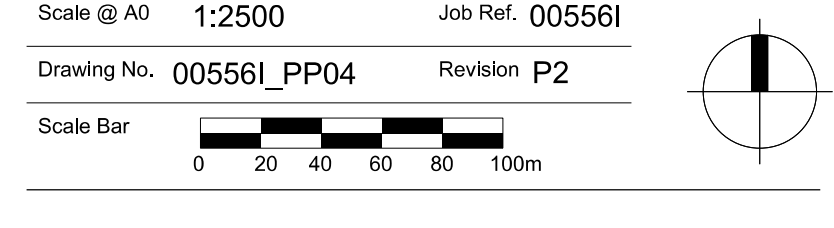


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Project  
**Fort Halstead**

Drawing Title  
**Demolition Plan**

Scale @ A0 1:2500 Job Ref. 005561  
 Drawing No. 005561\_PP04 Revision P2





**Figure 3.5**

**ILLUSTRATIVE MASTERPLAN**



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- KEY**
- Application boundary
  - Applicant's land ownership boundary

**NOTE**

Aerial photograph is not geo-referenced. Refer to the Site Location Plan (Drawing No. 005561\_S01) for the precise location of the red and blue line boundaries.

P2	18.05.20	Resubmission for Planning	GDJ, ECC
P1	20.09.19	Submitted for Planning	GDJ, ECC
Rev	Date	Description	Drawn   Check

Drawing Status

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Client

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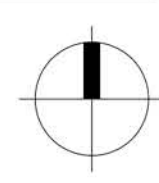
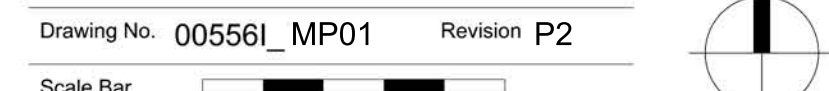
Fort Halstead Masterplan

Drawing Title

**Illustrative Masterplan**

Scale @ A0 1:2500 Job Ref. 005561

Drawing No. 005561\_MP01 Revision P2





**Figure 3.6**

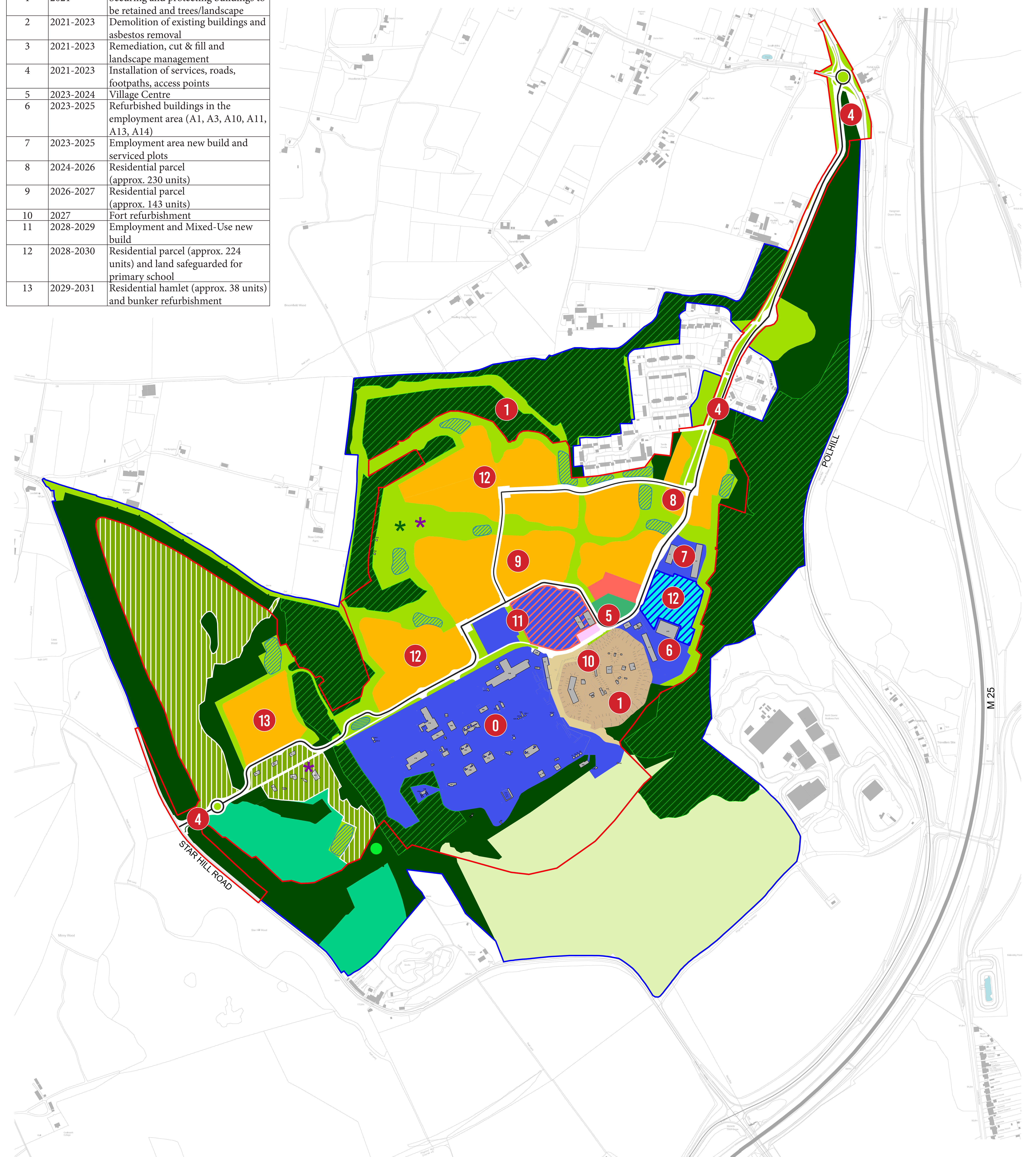
**INDICATIVE PHASING PLAN**



# INDICATIVE PHASING PLAN

PHASE	TIMESCALE	DESCRIPTION
0	2020-2021	Securing QinetiQ X-enclave with security fence
1	2021	Securing and protecting buildings to be retained and trees/landscape
2	2021-2023	Demolition of existing buildings and asbestos removal
3	2021-2023	Remediation, cut & fill and landscape management
4	2021-2023	Installation of services, roads, footpaths, access points
5	2023-2024	Village Centre
6	2023-2025	Refurbished buildings in the employment area (A1, A3, A10, A11, A13, A14)
7	2023-2025	Employment area new build and serviced plots
8	2024-2026	Residential parcel (approx. 230 units)
9	2026-2027	Residential parcel (approx. 143 units)
10	2027	Fort refurbishment
11	2028-2029	Employment and Mixed-Use new build
12	2028-2030	Residential parcel (approx. 224 units) and land safeguarded for primary school
13	2029-2031	Residential hamlet (approx. 38 units) and bunker refurbishment

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P2 18.05.20 Submitted for Planning  
 P1 10.03.20 Submitted for Planning  
 Rev | Date | Description | Drawn | Check

Drawing Status  
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Drawing Title  
**Indicative Phasing Plan**

Scale @ A0 1:2500 Job Ref. 005561  
 Drawing No. 005561\_003 Revision P2

Scale Bar 0 20 40 60 80 100m