

# DESIGN AND ACCESS STATEMENT

## PROPOSED QINETIQ ENCLAVE

## FORT HALSTEAD.

Submission to Sevenoaks District Council

REFERENCE: 30002236-BHK-XX-XX-RP-A-0099\_REV P2

# APPROVAL & REVISION HISTORY.

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# 1. INTRODUCTION

This Design and Access Statement is to support the Planning Application for works to the proposed QinetiQ enclave comprising the erection of perimeter security fence, erection of a new reception building, creation of a new main site entrance along Crow Road, refurbishment of existing buildings including plant installation, creation of a new surface level car park and access, installation of two new explosive magazine stores and surrounding pendine block walls, demolition of existing buildings, installation of 6no. storage containers, installation of new site utilities, landscaping and ecological works

The proposal for the formation of a secure enclave is at the heart of the proposals for the redevelopment of Fort Halstead for which a separate planning application has been submitted by Merseyside Pension Fund (MPF) in 2019 (ref: 19/05000/HYB).

Figures 1 & 2 show the enclave within the red line boundary of that application and how the area of the enclave is shown on the illustrative masterplan that accompanies the MPF application. MPF's proposals refer to the retention of a number of QinetiQ's buildings within an area known as the 'QinetiQ enclave' and changes required to meet their operational requirements. This submission explains these requirements.

Fort Halstead comprises an existing employment site, currently occupied by Defence Science and Technology Laboratory (DSTL) and QinetiQ. In 2011 DSTL announced its intention to relocate all of its operations from Fort Halstead to Porton Down and Portsmouth West; this is expected to take place by 2022. QinetiQ will remain at Fort Halstead within the 'enclave' which is located on the southern-most boundary of the site. At present, QinetiQ's buildings are distributed across the Fort Halstead site and DSTL operate and manage security across the whole site. When DSTL leave, the fencing and security gate will contract within the site to form the enclave within which all of QinetiQ's operations will take place. As part of this, in summary the proposals which are the subject of this application submission seek approval for the erection of a security fence, security entrance, new reception building, laying out of car park, refurbishment of a number of existing buildings, new site utilities, new magazine stores and works to a number of trees.

It is important to highlight that these proposals are supported by both the adopted Development Plan and the draft Local Plan. Policy EMP3 of the Allocations and Development Management Plan (ADMP) (2015) allocates Fort Halstead for redevelopment. The policy states that the redevelopment proposals will be expected to achieve a range of employment uses including research and development and generate at least the number of jobs that the site accommodated immediately prior to the announced withdrawal of DSTL from the site. The Proposed Submission Version of the Emerging Local Plan (Policy ST2) continues to support the redevelopment of the site. QinetiQ's proposals comply with both national policy and locally adopted site specific policy seeking to ensure that QinetiQ's operations remain active and efficient in advance of DSTL vacating Fort Halstead.

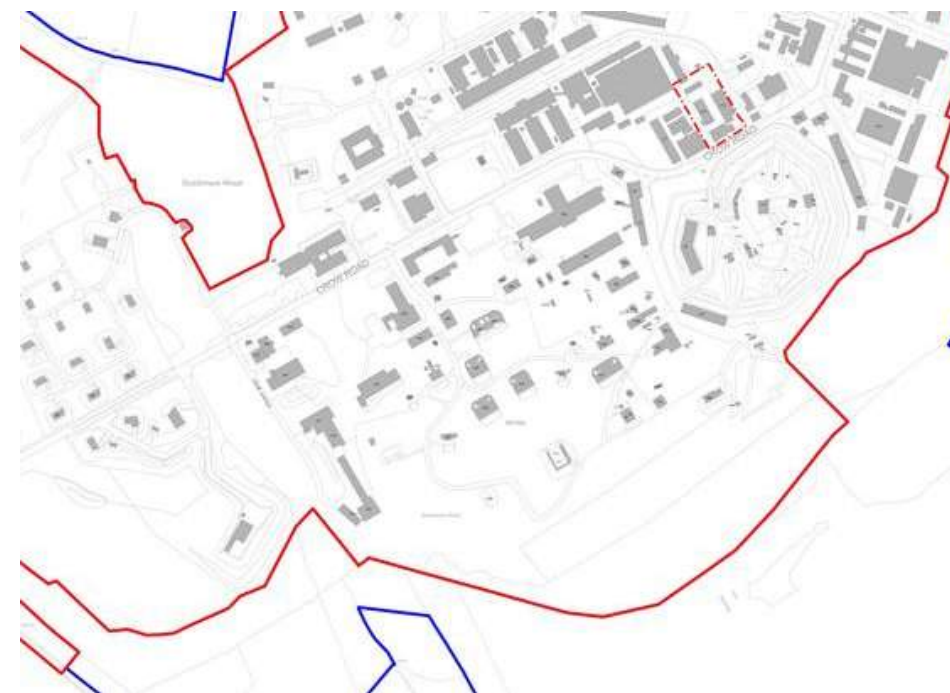


Figure 1 - CBRE's Site Location Plan



Figure 2 - CBRE's Illustrative Master Plan



## 2. SITE LOCATION

Fort Halstead is located on Crow Drive, approximately 8 km northeast of Sevenoaks on the edge of the North Downs and is approximately 1km to the west of the M25 motorway. It is situated within the administrative area of Sevenoaks District Council. Fort Halstead is situated to the top of Star Hill, upon a steep escarpment

The green line on the adjacent site plan indicates the current DSTL Fort Halstead Site boundary with the red line highlighting the proposed new QinetiQ enclave facing onto and accessed from Crow Road.

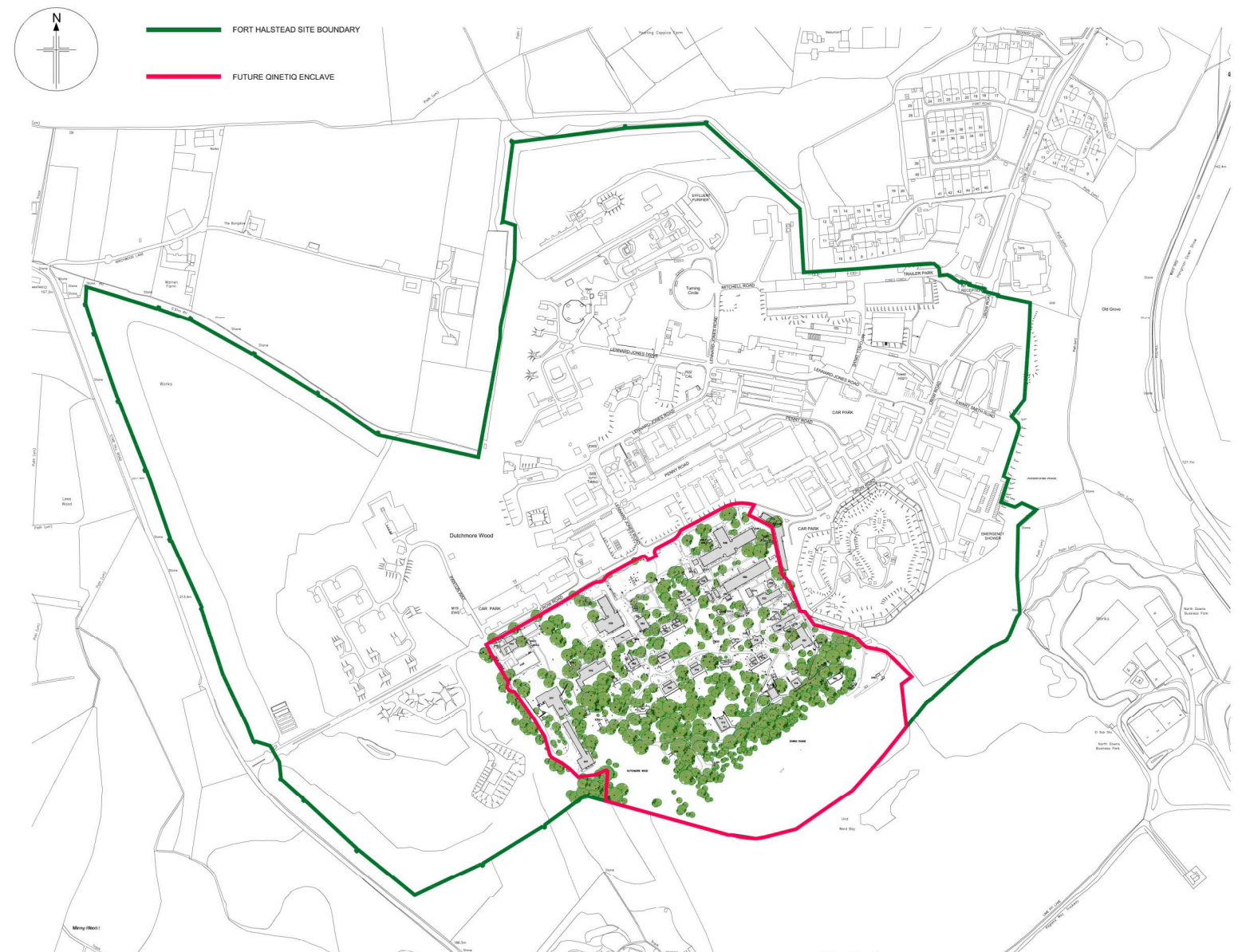
The area within the green line including the QinetiQ enclave is subject to the revised hybrid planning application submitted by MPF (ref: 19/05000/HYB) in September 2019 for the following:

*“Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site”.*

Following consultation on the above planning application, a number of amendments were made to the scheme to include a minor uplift of the outline employment floorspace and a decrease in the number of proposed residential units. The proposed description was amended in June 2020 to:

*“Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site”.*

The most recent 2019 hybrid planning application is expected to be determined at a Special Planning Committee in May 2021





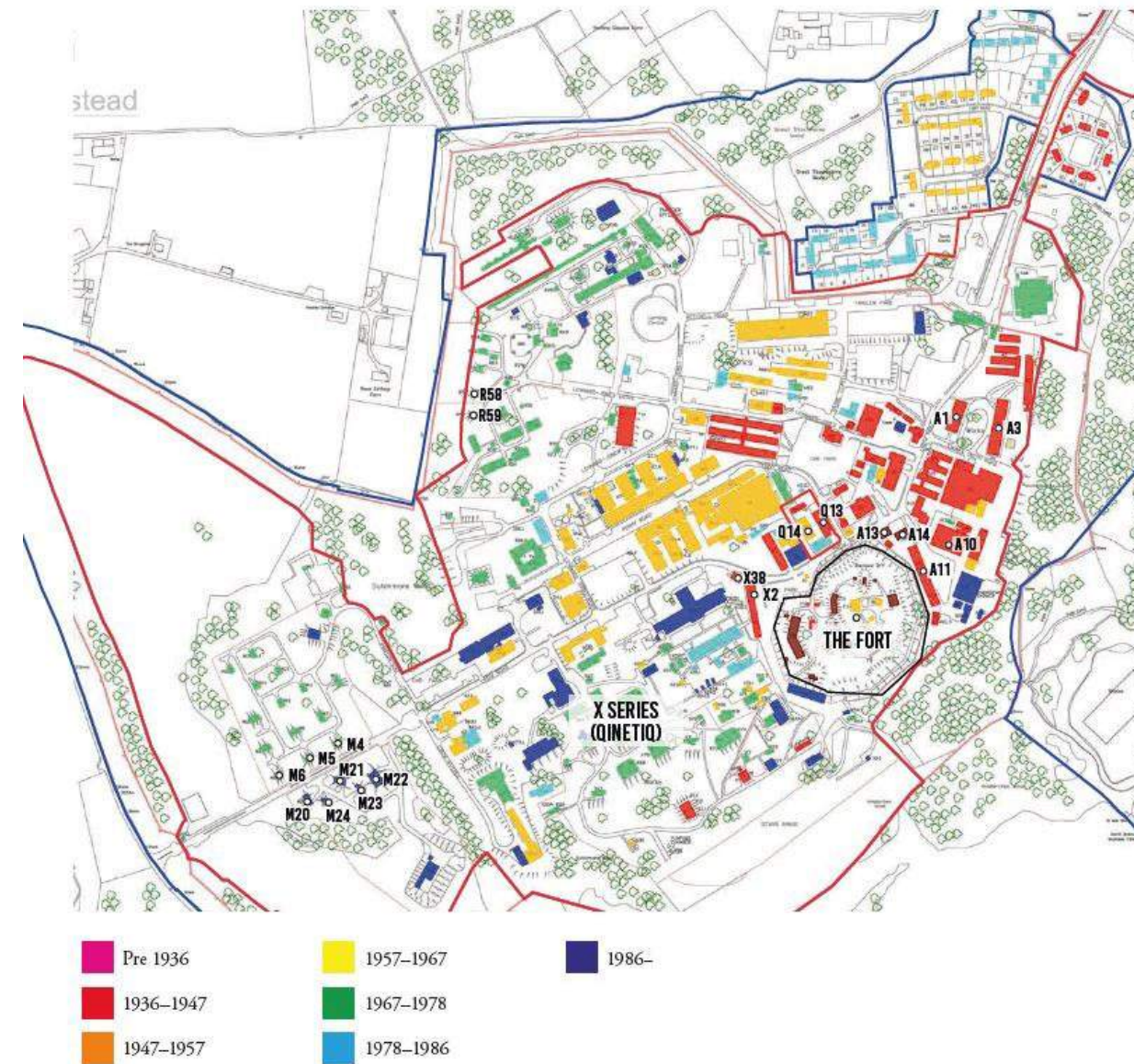
### 3. HISTORY

The original Fort Halstead was constructed in the late 19th century as one of the fortresses within the defensive ring surrounding London.

In 1937 Fort Halstead was purchased by the War Office to accommodate the rocketry work of the ARD (Armament Research Department). Several of the Fort's casemates and magazines were altered and further buildings were built within the Fort.

Significant new development occurred to the north-east of the Fort (in the Q area) during the late 1940s and 1960s with the development of the atomic bomb and other conventional research.

Fort Halstead now consists of a large amount of hard-standing and numerous office buildings, workshop and laboratories built through the twentieth century for the Government's Defence Research Establishment. Most of the buildings within the QinetiQ "X" enclave have been built between 1978 and 1986. It is this 'X' enclave and the proposed new works within that form the basis of this Planning Application





## 4. EXISTING SITE PLAN

The buildings on site are amalgamated with internal roads, pedestrian paths, grassed areas and surrounded by a ring of mature woodland to the southern edge with the main access provided via Crow Road

The existing buildings are primarily used for experimentation, process, storage and site support.

There are also a number of redundant buildings within the proposed new enclave that have been identified for demolition.

A Scheduled Ancient Monument, known as the Fort, sits to the east of the proposed QinetiQ secured enclave (the site). The Fort is polygonal in shape and is surrounded by an earth rampart and a deep external ditch which runs around almost all of the Fort, although it is infilled at the northeast edge. The Fort comprises a number of buildings and structures, three of which are statutorily listed (one is Grade II and two are Grade II\*). A further Grade II listed building sits outside of the Fort to the north.

The entire Fort Halstead site is located within the Kent Downs Area of Outstanding Natural Beauty as well as the Metropolitan Green Belt. It also comprises large areas of woodland including approximately 45 ha of designated Ancient Woodland and open space. The site is not located within a Conservation Area.



## 4.1. EXISTING SCHEDULE OF AREAS

The following GIA schedule is of all the existing buildings within the proposed new QinetiQ enclave

Existing Buildings	Area (m2) - GIA Floor Space
X34	12.49
X35	10.22
X35A	10.22
X82	81.61
X78	1508.92
X04	21.35
X05	27.78
X06	27.23
X07	23.94
X08	57.23
X09	57.23
X79	565.74
X79-1	19.92
X12	64.75
X43-1	22.53
X43-2	6.45
X60-1	12.71
X69	19.69
X80	137.77
X81	21.01
X10	38.62
X14	19.18
X15	121.29
X15B	66.1
X15C	37.16
X17	73.83
X20	4.33
X21A	57.01
X23	266.79
X26	79.26
X28	25.87
X36	5.04
X41	47.86
X42	26.52
X44	308
X47	618.32
X49	36.34
X49.1	15.45
X51	394.98
X55	65.55
X56	23.05
X76	388.13
X77	269.83
X11	170.13

X13	65.96
X15-3	17.39
X19	155.92
X24	18.56
X24-2	5.1
X24-3	5.1
X29	26.57
X32-1	9.91
X40	6.59
X48	1307.64
X48-1	14.85
X48-2	14.85
X48-3	14.85
X52	28.28
X57	28.28
X58	14.51
X60	170.08
X61	247.66
X62	62.18
X63	74.51
X64	122.15
X65	130.07
X66	11.62
X67	67.08
X70	122.15
X71	39.34
X72	11.72
X73	58.12
X74	59.64
X68	146.72
X16	22.68
X21B	17.64
X50-1Y	24.99
X18	154.27
X50	759.53
<b>TOTAL</b>	<b>9903.94</b>

## 5. ***PROPOSED WORKS***

*“QinetiQ intends to remain at the Fort Halstead site for the long term and this is entirely consistent with the wide economic policy objectives of Sevenoaks District Council.*

*QinetiQ undertakes activities at the Fort Halstead site to provide expert advice on the assurance of the safety and suitability of ordnance, munitions and explosives for service to UK MOD and original equipment manufacturers – these activities are important for national defence and security.”*

To enable QinetiQ to continue to operate within an independent enclave at Fort Halstead, a series of works need to be undertaken to facilitate this.

These works are:

- Demolition of existing buildings as identified on the previous page
- Provide a new entrance from Crow Road.
- Construct new and modify existing internal roads to facilitate the vehicular movement of staff, visitors, and deliveries
- Add further car parking for both staff and visitors
- Construct new and modify existing pedestrian pathways to provide step free access from the car parking areas to and into the front of site buildings
- Provide new security measures at the entrance to the site. Control to the site will be managed by a new reception building (X83) and a guard post positioned at the entrance to the secure area
- Install new sections of security fencing to enclose the new QinetiQ enclave
- Provide a new utilities networks with connections to incoming/outgoing services at the site boundary.
- Refurbish existing buildings and install additional Mechanical and Electrical plant
- Install cycle storage provisions
- Install electric vehicle (EV) charging points
- Locate a new site wide refuse and recycling store
- Modify existing foul and surface water drainage to suit the new works
- Install sustainable drainage systems (SuDS) to support the additional hard landscaping created by the new car parking areas
- Reposition 2No. existing storage magazines from elsewhere at Fort Halstead and move into the proposed new QinetiQ enclave
- Install new 20ft ISO storage containers on the remaining floor slab following the demolition of X51
- Plant new native species trees to mitigate those felled to make way for the proposed works
- Plant new hedging at the front of site to soften the visual impact of the new security fence
- Minor alterations to the internal chainlink fencing

See the following page for the proposed site plan of the above works



The following has been extracted from drawings 30002236-BHK-00-XX-DR-A-0003





## 5.1. DEMOLITION PLAN

The buildings identified in red are planned to be demolished as part of the proposals that form this Planning Application.





## 5.2. PERIMETER SECURITY FENCE

Due to the nature of the work undertaken by QinetiQ at Fort Halstead it is necessary to enclose the enclave with a security fence.

The current proposal utilises the existing DSTL Fort Halstead 3m high security fence running to the south of the Downs Range with the rest of the perimeter being provided with a new 2.9m high fence constructed from 2.44m high panels topped with 3 strands of barbed wire.

*Note: Approximately 100m of the fence on the western edge will need to be 4m high due to the existing site topography*

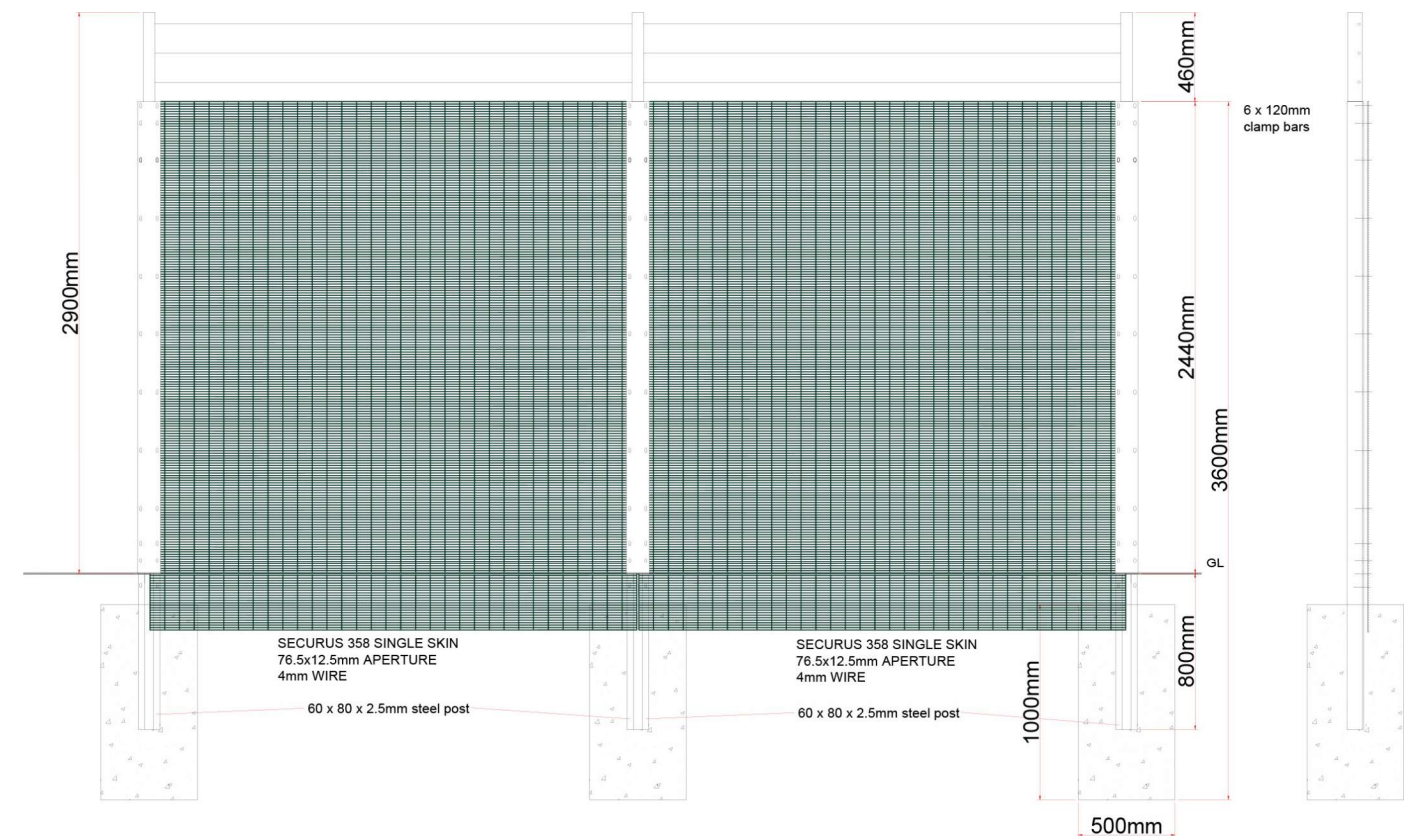
To reduce the visual impact of the fence it will be coloured dark green with a matt finish to help it blend into the surrounding landscape. At the front of site where it faces onto Crow Road a low hedgerow will be planted in front of it to act as a buffer to soften its impact

Access and egress through the perimeter fence will be through dedicated points. These have been shown on the proposed plan as red circles on the following page. All vehicle and pedestrian gates through the fence line will be of a similar construction

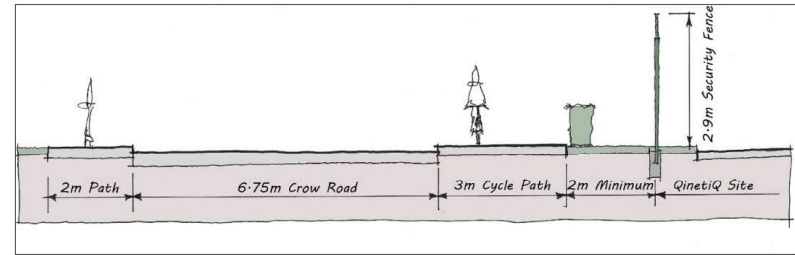
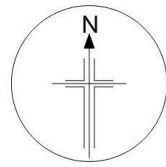
A number of personnel emergency escape exit points have been identified as mustard coloured circles on the proposed plan



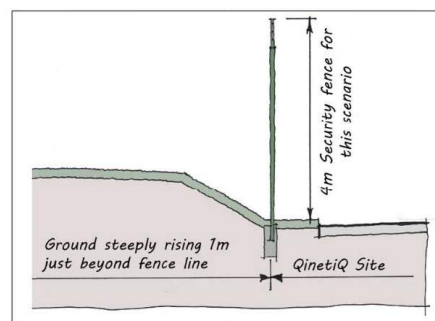
Visualisation of the fence running parallel with Crow Road whilst maintaining a minimum 2m buffer zone between it and the cycle path. The visual impact is softened through the planting of a new hedgerow within the buffer zone



Details of the proposed fence



SKETCH SECTION A-A



SKETCH SECTION B-B

#### FENCE LEGEND

- EXISTING PERIMETER SECURITY FENCING TO REMAIN
- NEW PERIMETER SECURITY FENCING AND GATES

#### ACCESS AND EGRESS LEGEND

- EXTERNAL ACCESS GATES/BARRIERS
- EXTERNAL EMERGENCY PERSONNEL EXIT GATES

ALL THE VEHICLE AND PEDESTRIAN GATES TO COMPLY WITH BS-1722 PART 14 TO MATCH SECURITY RATING OF PROPOSED PERIMETER FENCE.



## 5.3. RECEPTION BUILDING X83

### *Introduction:*

A new reception building will be required to process and control the entry of visitors and contractors into the secure enclave. It is proposed the reception building will also act as the site's post room whilst also providing welfare facilities for the entrance gate security guards and receptionists.

The building will be level with the external paving to provide a barrier free entrance with only a ramp required at the Staff Entrance to the rear of the building.

QinetiQ have decided to proceed with a modular constructed building for X83.

To reduce the visual impact the proposed new reception building within the Green Belt and AONB it has been designed to be modest in volume, single storey and with a flat roof.

The building will not be materially larger than those proposed for demolition, for example X51. It therefore can be seen as a direct replacement for X51 within the enclave

*(X51 is significantly larger in volume than the proposed X83)*



Visualisation of the proposed new reception building

### *External Envelope:*

#### -External walls:

External walls are one-piece construction of Plastisol-coated galvanised steel finishes and vinyl-faced plasterboard internally as part of Portakabin standard walls.

#### -Secondary external cladding over the Plastisol finished walls (see elevations for material extent):

Brick slips for most of the elevations. Colour to match existing X78 brick.

Aluminium cladding for the Northern and Eastern elevations. Aluminium powder coated cassettes with a secret-fix solution following a landscape orientation. Colour grey RAL 7016.

#### -Windows:

Powder coated PVC-U frames with double-glazed. Colour Anthracite.

#### -External doors:

Main entrance glazed sliding doors:

Automated operating double bi-parting door leaves with insulated glazing, slim frame sliding door system. Including 2 fixed glazed screens on each side. Total opening 2300mm. Frame colour Anthracite

Staff entrance:

Anodised aluminium frame and steel-faced door with an insulating core. Colour Anthracite

#### -Ground Floor:

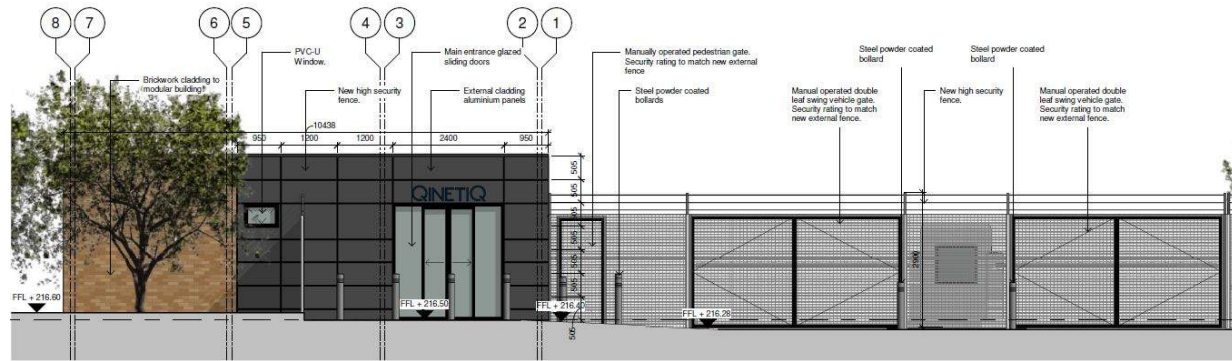
Floors comprise 18mm thick moisture-resistant structural particle board fixed to the galvanized steel joist with adhesive and zinc-plated screws. The floor is completely underdrawn and insulated with rigid, HCFC-free urethane foam boards with foil-facings on both sides.

#### -Roof:

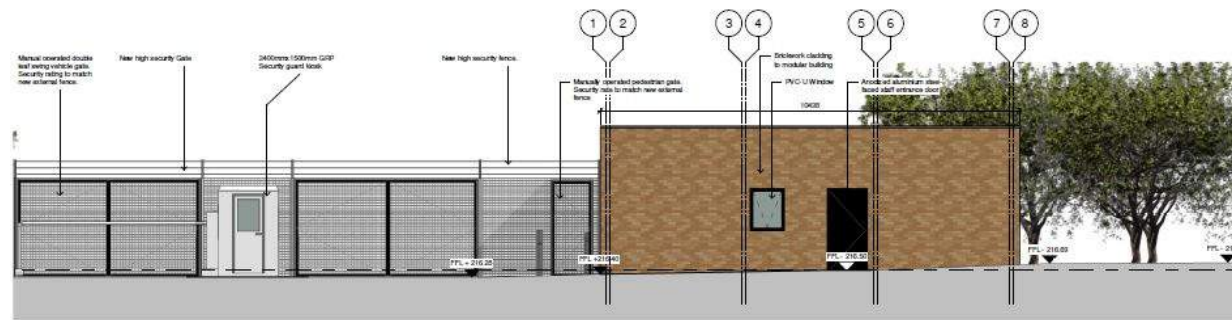
Solar-reflective, profiled aluminium-zinc coated steel and is impact resistant on the external face, rigid polymer/plywood composite inserts, timber peripheral frame and polyester-coated galvanised steel ceiling internally designed to prevent condensation problems and has a low-maintenance finish. The void between the upper skin and ceiling lining is filled with injected HCFC-free polymer insulation.

#### -External corporate signage above the front door:

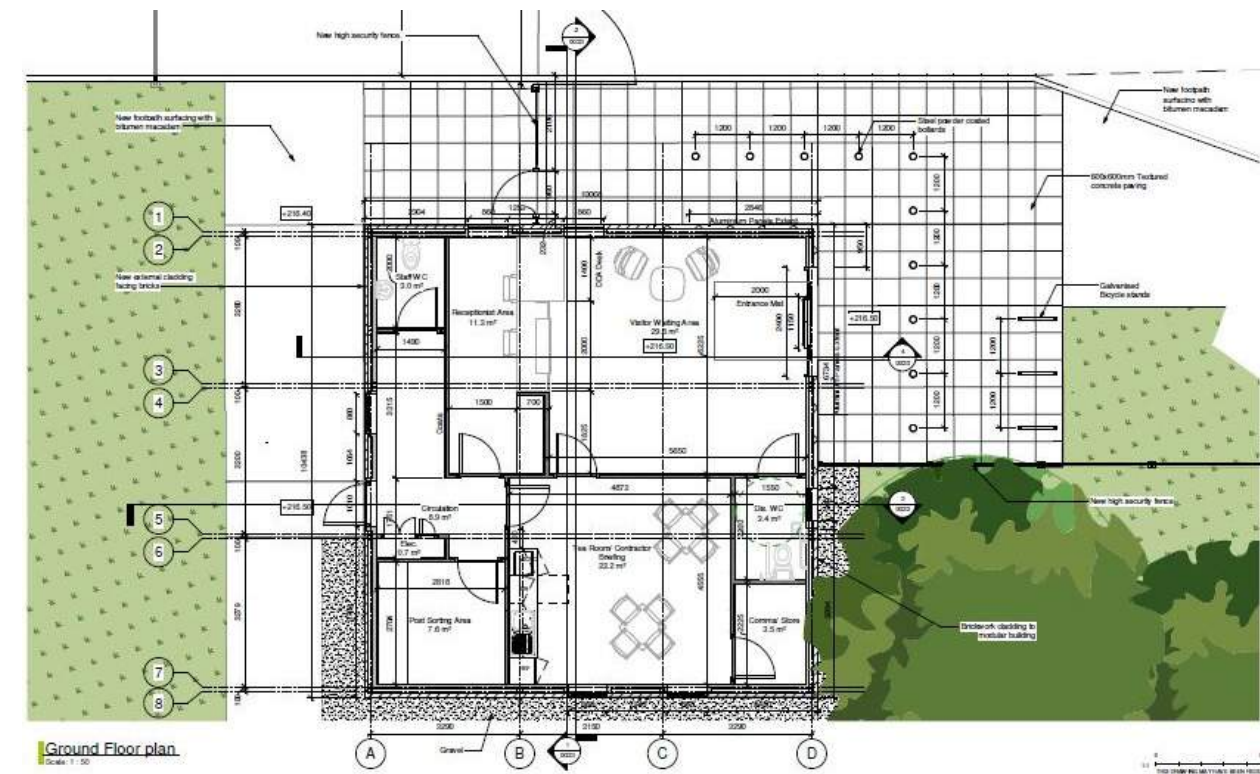
Crafted 3D built up letters. Aluminium powder coater, colour to match RAL 240 20 20 (QinetiQ corporate colour).



East Elevation



West Elevation



Ground Floor plan  
Scale: 1:50

X83 Ground Floor Plan

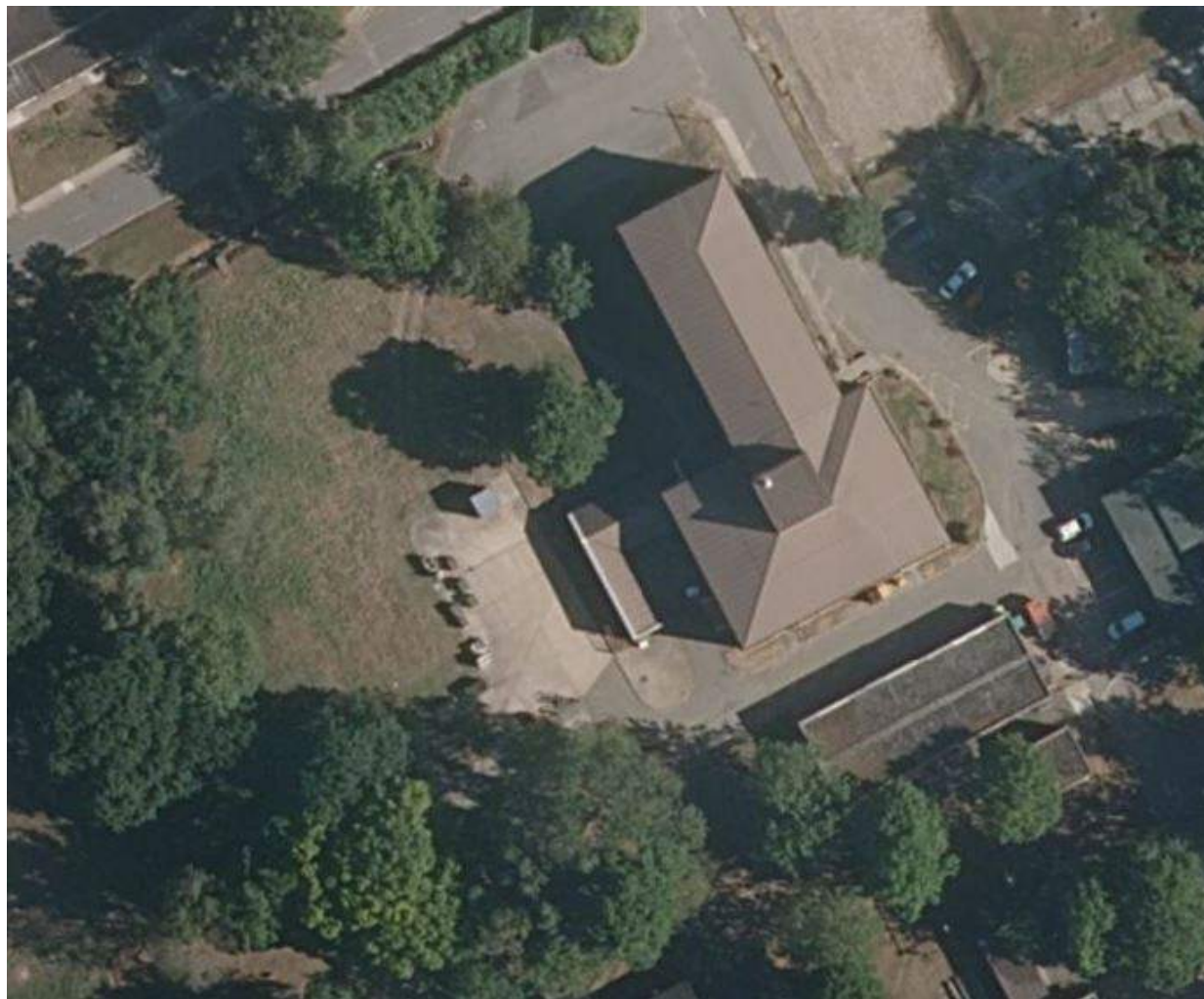


## 5.4. OFFICE BUILDING X78

### *Introduction:*

The proposal involves the refurbishment/fit out of the existing building X78 to accommodate new offices, a new single storey plant room/enclosure, a new main entrance and a new staff entrance as well as new external improvements such as windows and replacement roof.

The new plantroom and enclosure are modest in scale and only minimal new floorspace is proposed in terms of an extension and therefore deemed to be appropriate development in the Green Belt.



Aerial view of X78

### *Existing Building:*

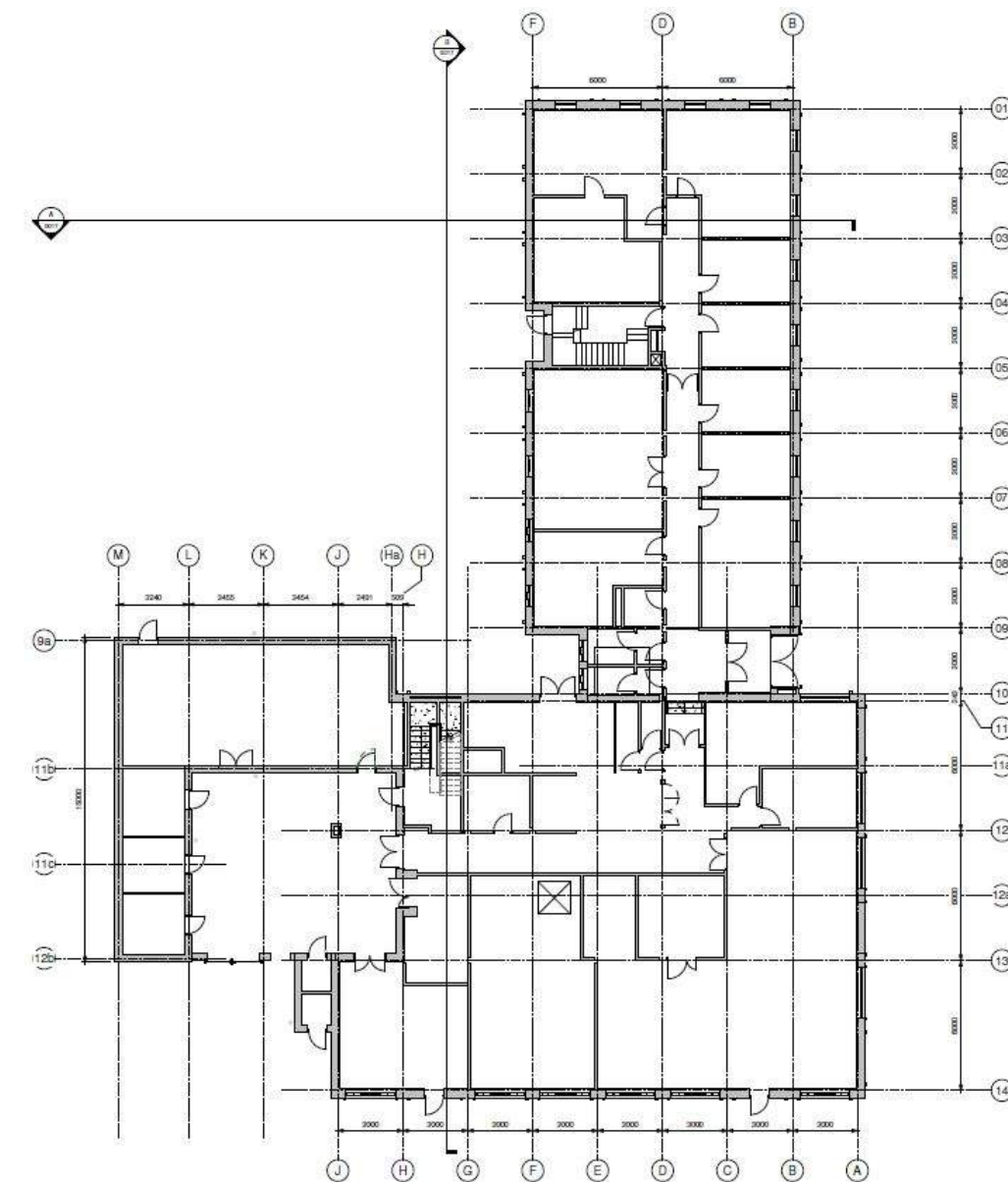
The building was constructed in 1991 and consists of accommodation on the ground and first floor with limited plant space provided on the second floor within the roof space

The primary structure is reinforced concrete frame. The external envelope is constructed from brick and blockwork cavity wall with partial insulation, various glazing types and a composite metal roof cladding.

The building is split into two wings: North Wing & South Wing with approx. 525mm internal finish floor level change between the two wings at ground floor level (only).

The previous use of X78 was a mixture of office, laboratory, workshops and stores. The building has been unoccupied for a number of years.

### Existing Ground Floor Plan:







Existing eastern elevation



Existing western elevation

***Design Proposal:***

The proposed layout is divided into three zones: Front of house, Shared and Welfare facilities located centrally on plan and the open plan offices at the extents of both North and South wings.

The proposed external plant room is located in the new single storey extension to the North West side of the building. The proposal to locate the plant room externally is due to the existing clear roof height constraints at the plant level.

***External Envelope Works:*****-Windows:**

All existing windows to be replaced with new aluminium powder coated, fixed, double-glazed units.

**Notes:**

All South facing windows to have solar control glass to reduce heat gain and sun glare.

Windows to the toilet areas to be blocked up with brick work.

All external windows to receive blinds.

**-Flush Swing Doors:**

All external doors to be replaced with new steel doorsets.

**-Fully Louvred Swing Doors:**

External plant room door requiring fully louvred configuration doorset, with steel box framing; powder coated finish.

**-New Main Entrance & Canopy:**

Existing entrance to be filled-in with brickwork coursing to match existing as a relocated new main entrance location is proposed with step free access.

**- Staff Entrance:**

New glazed aluminium doors to the rear the X78 on a step free access route from the carpark

**-New external plant room:**

A new single storey plant room extension will be constructed of brick and blockwork cavity wall and a 'Single Ply Roof System'.

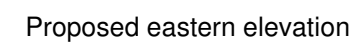
External masonry to be architectural finish brickwork to match existing X78 building.

The external Plant Area enclosure to be a louvred panel screening system; powder coated; on vertical structural steel sections. Fully louvred double leaf.

**-Main Roof:**

To receive a new coating to prolong the life of the existing roof panels

Removal of the redundant chimney

[illegible]



## 5.5. LABORATORIES X48, X79 & X23

### *Introduction:*

The core objectives for X48, X79 and X23 are to provide repurposed and refurbished laboratory facilities to co-locate the processes currently undertaken on those buildings.

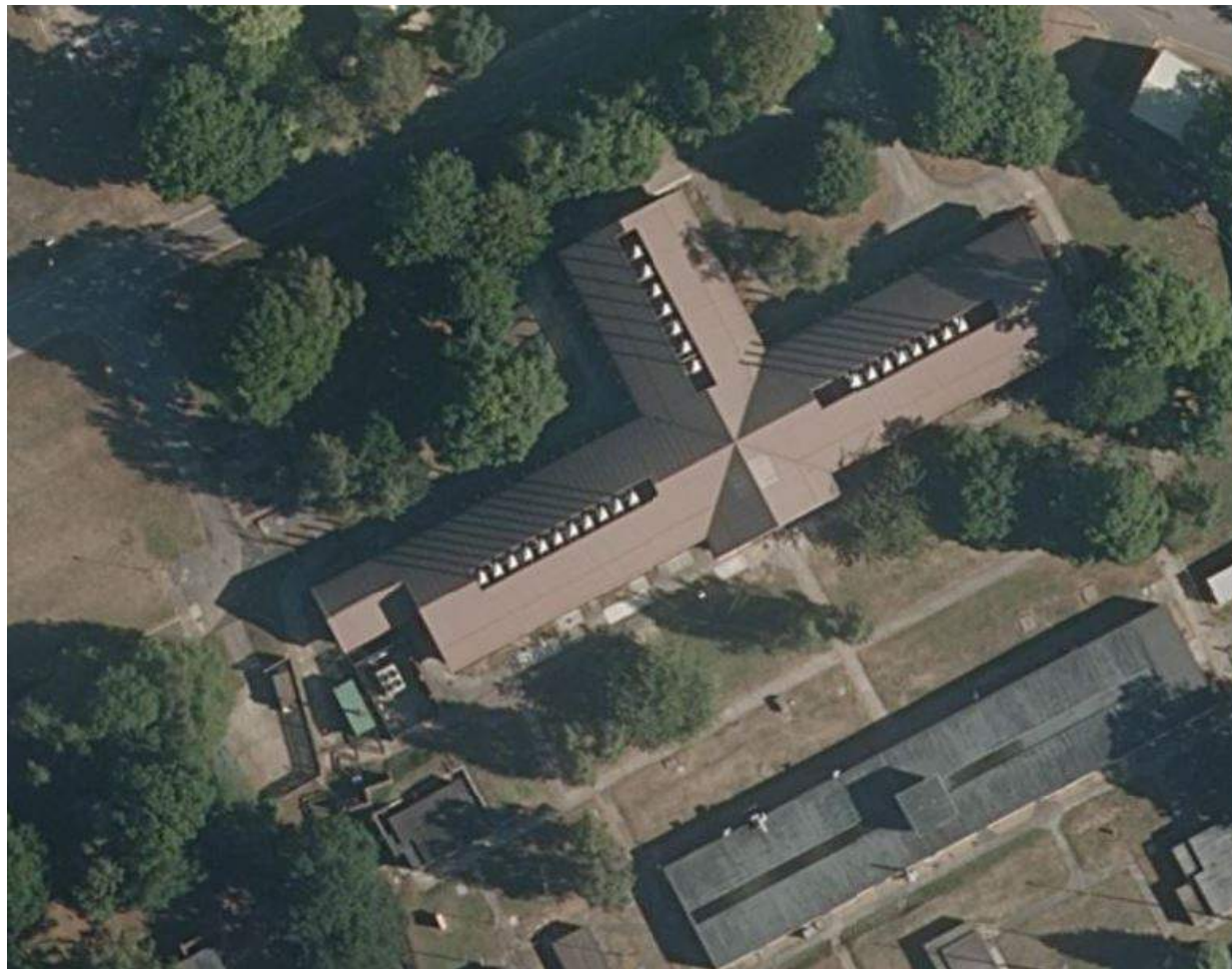
The primary work is being undertaken internally with only making good where required to elements on the external envelope

For all three buildings new external plant is proposed. These new plant elements are fundamental for maintaining QinetiQ's business capabilities and therefore their ability to remain at Fort Halstead

### *Existing Buildings X48, X79 & X23:*

These structures are of varying sizes and build materiality from traditional masonry brick and block construction with a membrane flat roof.

### *Existing X48:*



This building was constructed in the early 1990's and has two storeys

Located on the ground floor are process laboratory areas, small offices, stores, toilets and breakout spaces. The first floor houses the bulk of the M&E equipment within the roof space.

The external envelope is constructed from masonry and blockwork with glazing systems and timber external doors with a composite metal roof cladding.

X48 is also supported by an external goods area with gas bottle storage of brick and metal roof construction to match the main building and an external chiller compound of existing brick and timber cladding. There are existing boilers within proprietary enclosures.

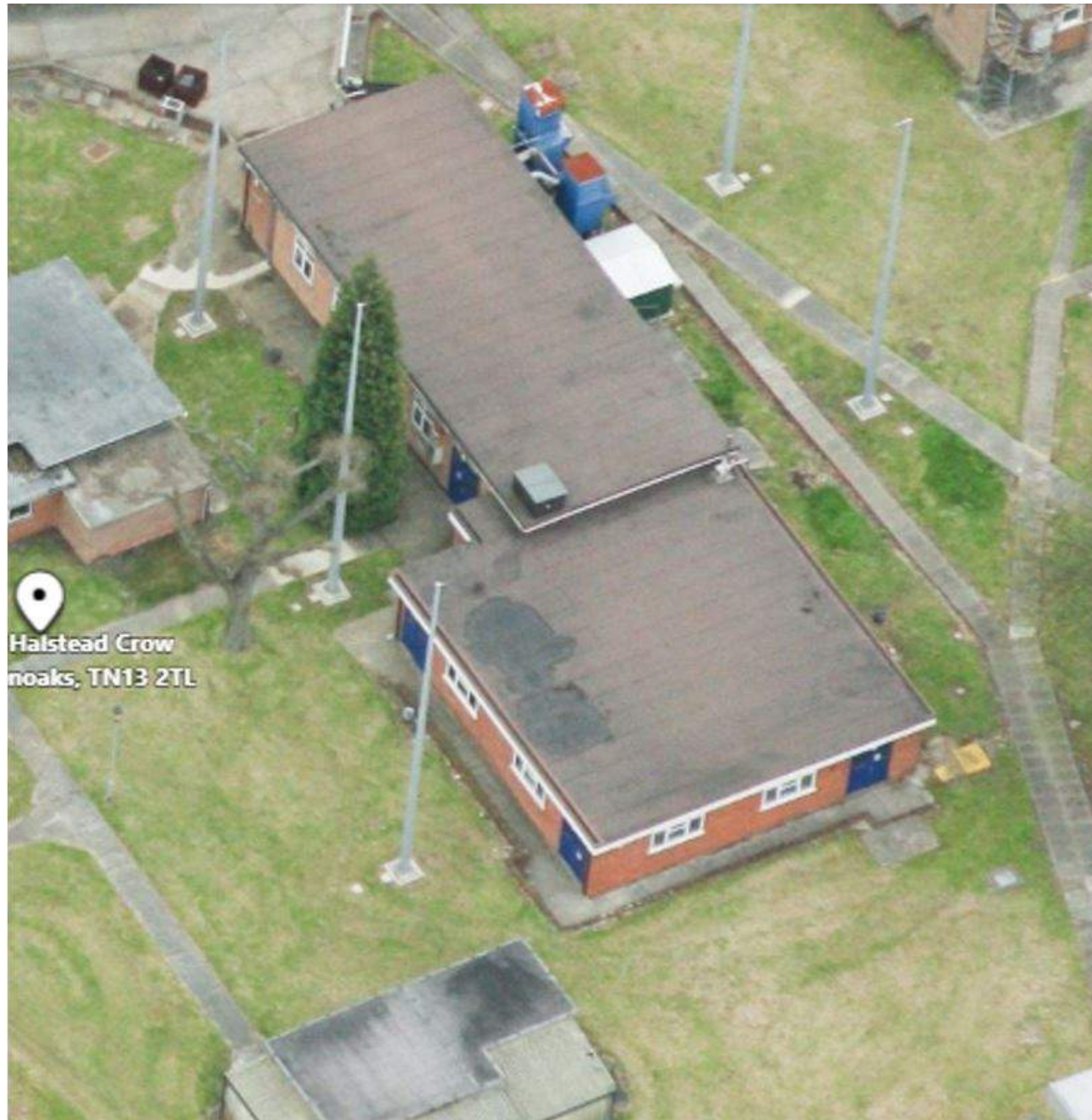
### *Existing X79:*



This building was constructed in the early 1990's and has an approximate floor space of 900m2 across single storey with dedicated plant positioned external to lab areas.

The external envelope is constructed from masonry, glazing systems with a composite metal roof cladding.



**Existing X23:**

This building was constructed in the early 1990's  
The external envelope is constructed from masonry and blockwork, glazing systems and flat felt roof.

**Design Proposals for X48, X79 & X23:****Building X48 proposal:****External plant areas:**

The existing external Chiller Compound is required to be extended approx. 1.2m West to house the new chiller units for Building X48. The compound is constructed on a ground bearing raft slab adjacent to the West Wing of Building X48. The compound is enclosed with a masonry pier wall on the East elevation, and timber fencing with steel posts on the North, South and West elevations.

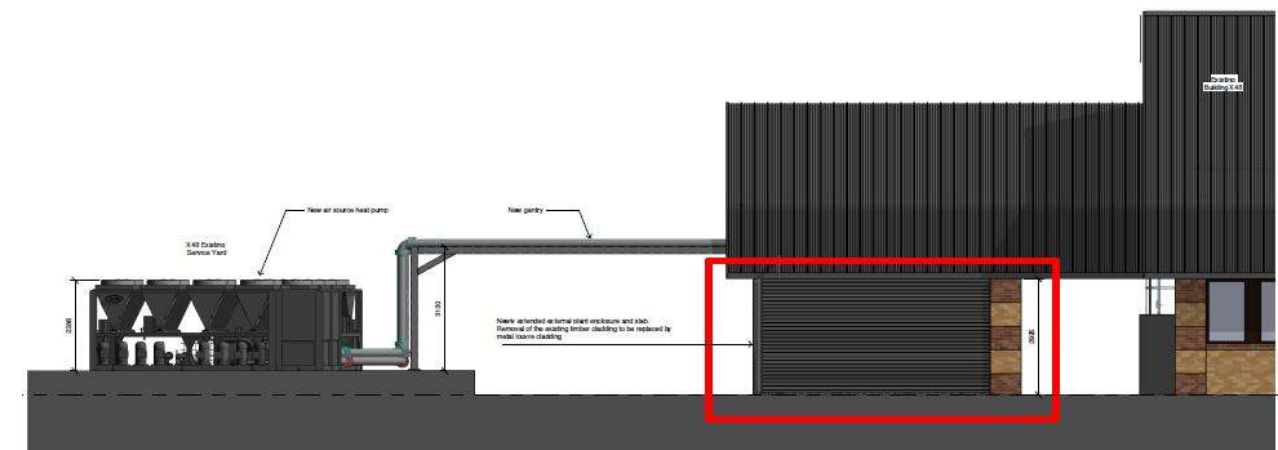
The extension of the compound is to be constructed by casting a 1.2m wide concrete strip along the West face of the existing raft slab and dowelling in at regular intervals. The masonry wall is to remain however, the timber fencing is to be replaced with a metal louvre fence system. New steel posts will be required to support the new louvre panels.

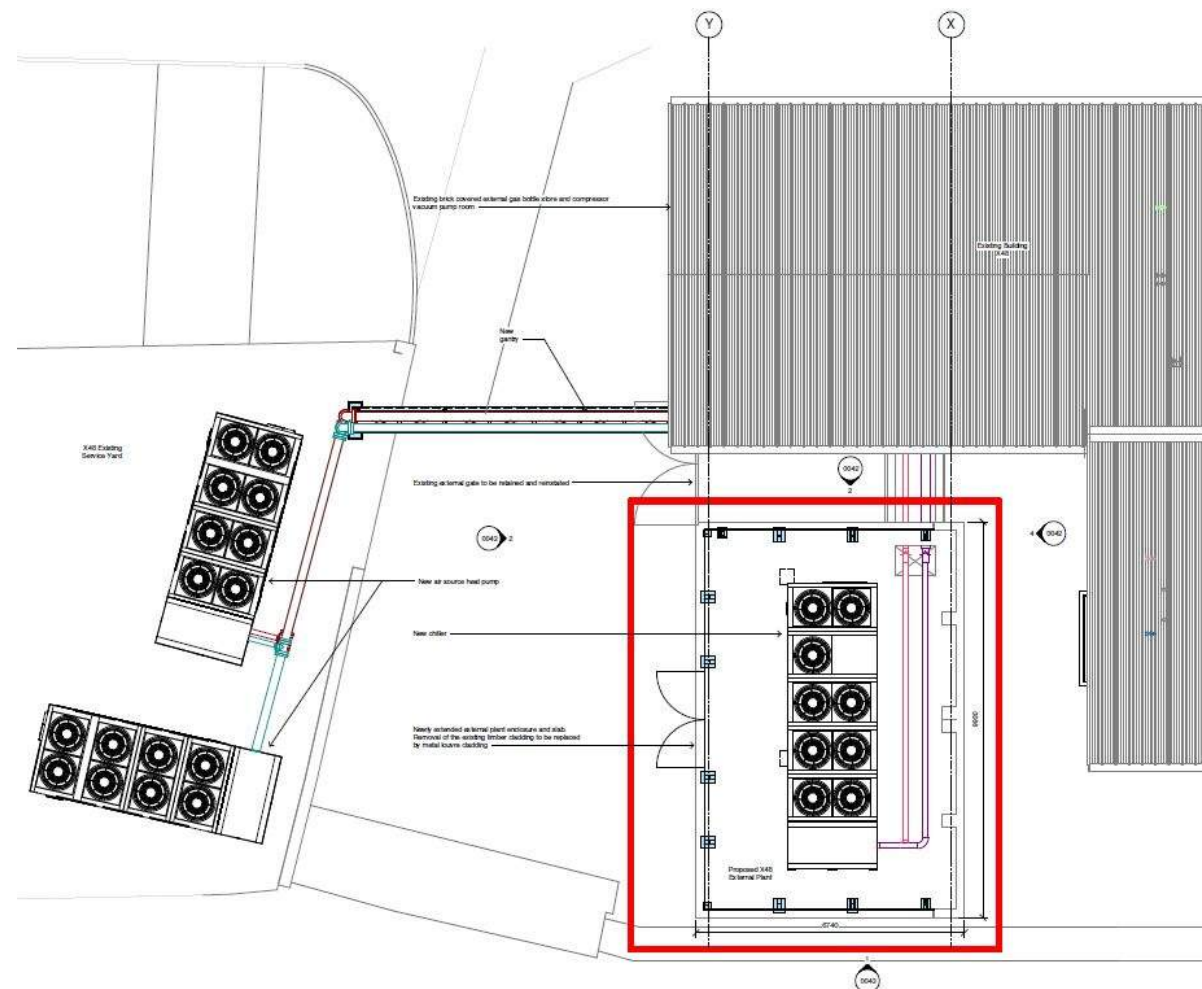
An existing storage yard is proposed to be utilised as a new location for 2 No. Air Source Heat Pumps (ASHP's). These ASHP's replace the existing oil tanks and boiler that will no longer be required following the refurbishment of the building

A new steel services gantry will be required to support the new ducts and cables from the ASHP's to Building X48.

All of the plant will be minimal in height in relation to the adjacent X48 building

The red box highlights the modified chiller compound



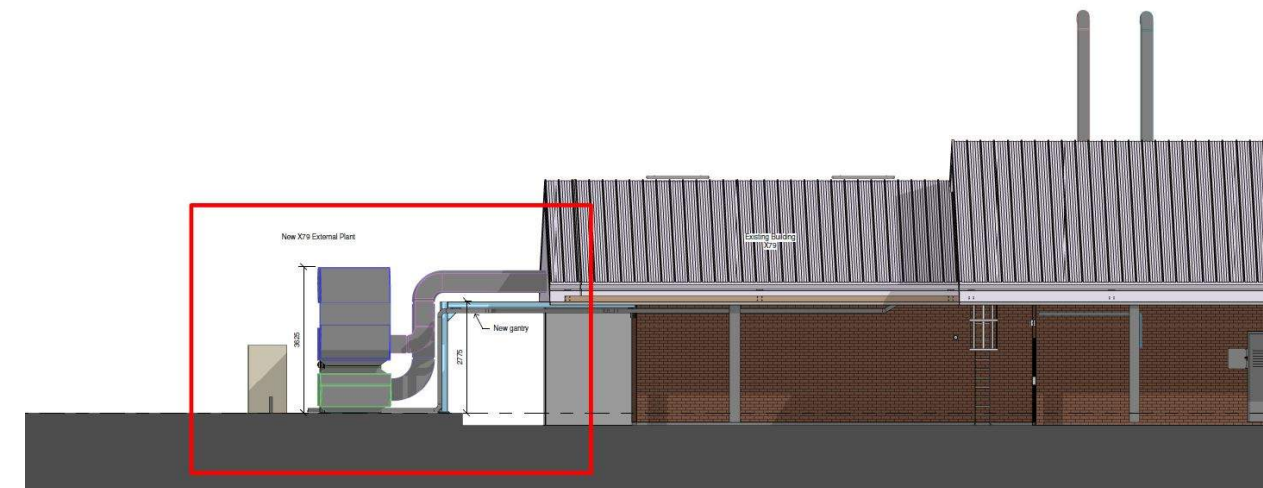
***Building X79 proposal:*****External plant areas:**

A new External Plant is to be constructed from a 9750x5450mm ground bearing reinforced concrete raft slab in the soft to the North-East of Building X79.

Also, a new steel services gantry will be required to support the new ducts and cables from the new External Plant Room to Building X79.

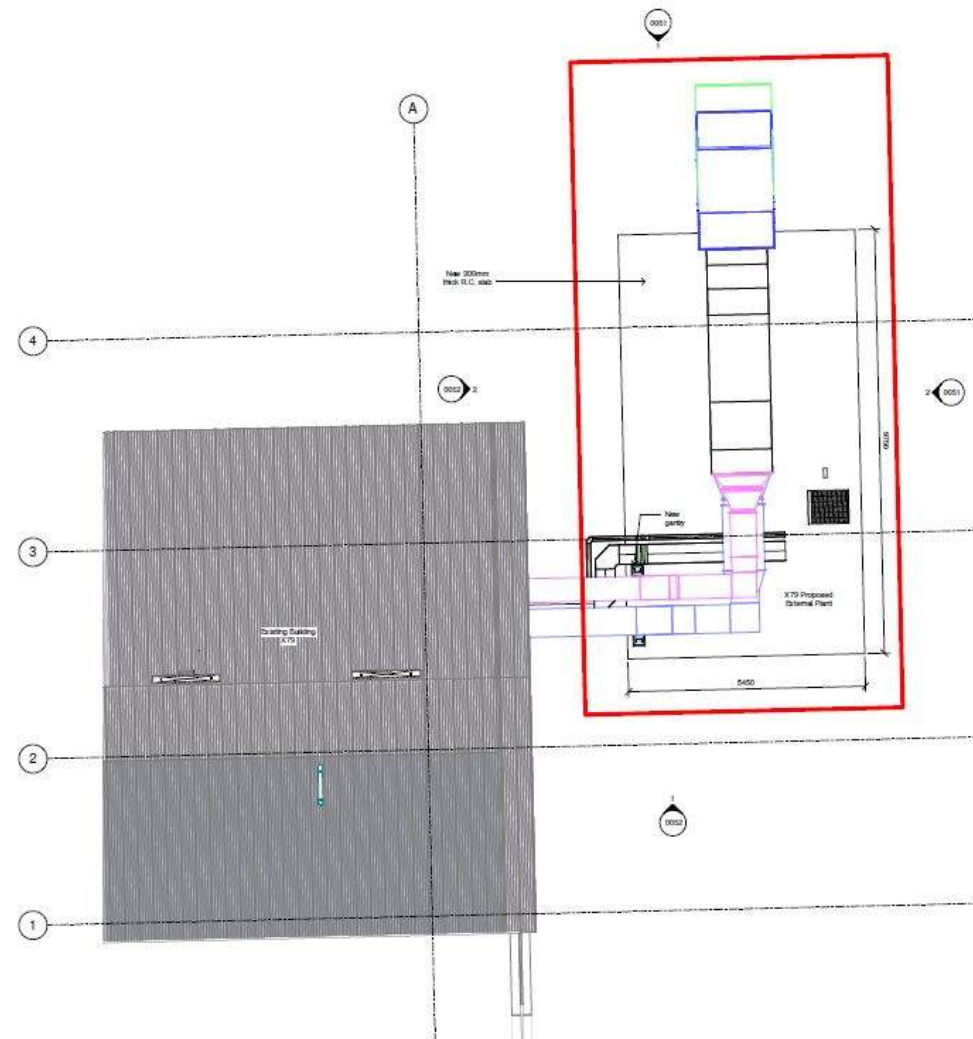
The proposed plant will be minimal in height in relation to the adjacent X79 building

The red boxes highlight the new plant required for X79





The red box on the plan view below highlights the new plant for X79

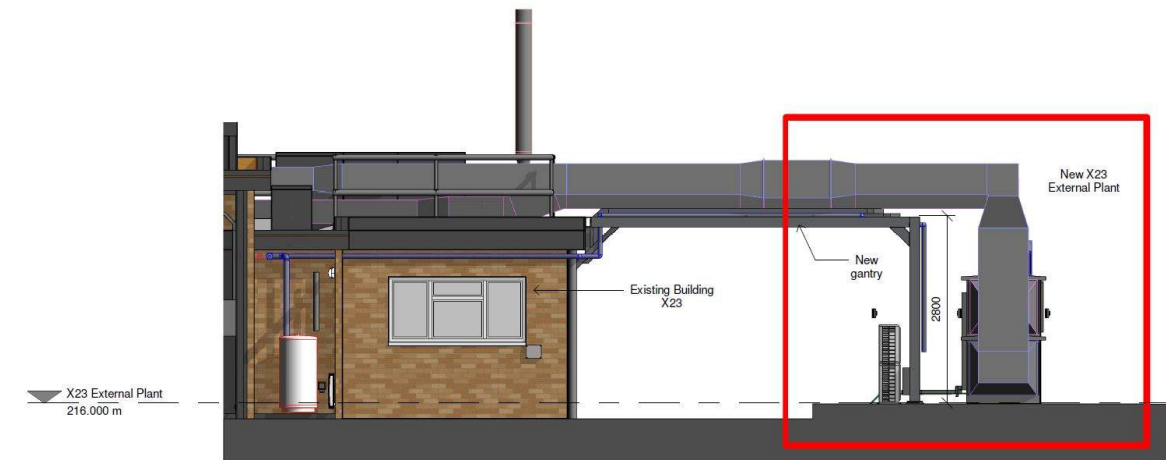


### *Building X23 proposal:*

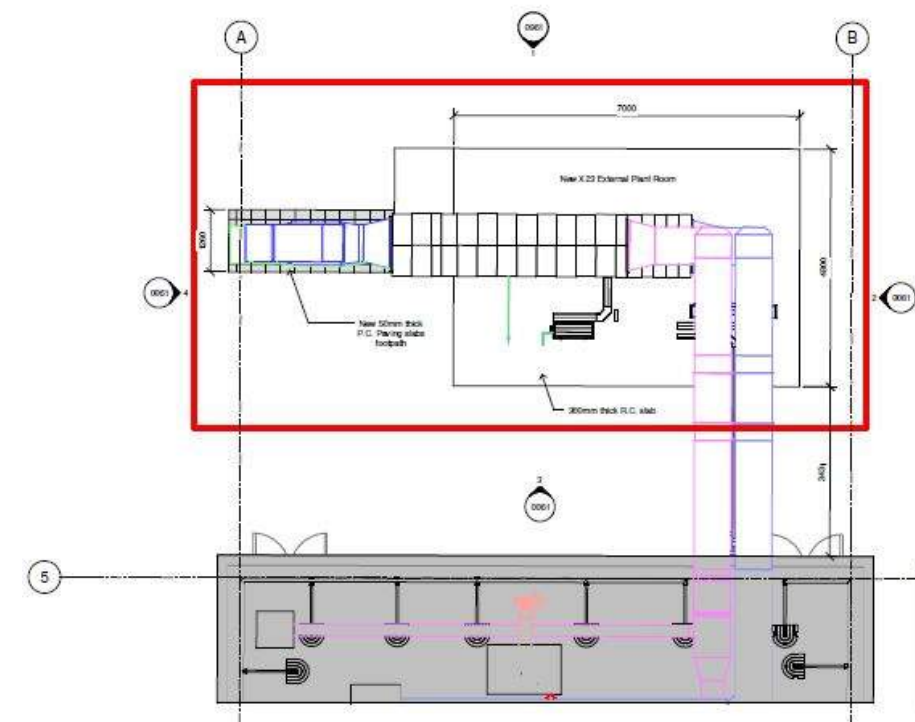
#### **External plant areas:**

A new External Plant is to be constructed from a 7500x5500mm ground bearing reinforced concrete raft slab at the North of the existing building.

Also, a new steel services gantry will be required to support the new ducts and cables from the new External Plant Room to Building X23.



Elevation view of the proposed new plant for X23



X23 plan view

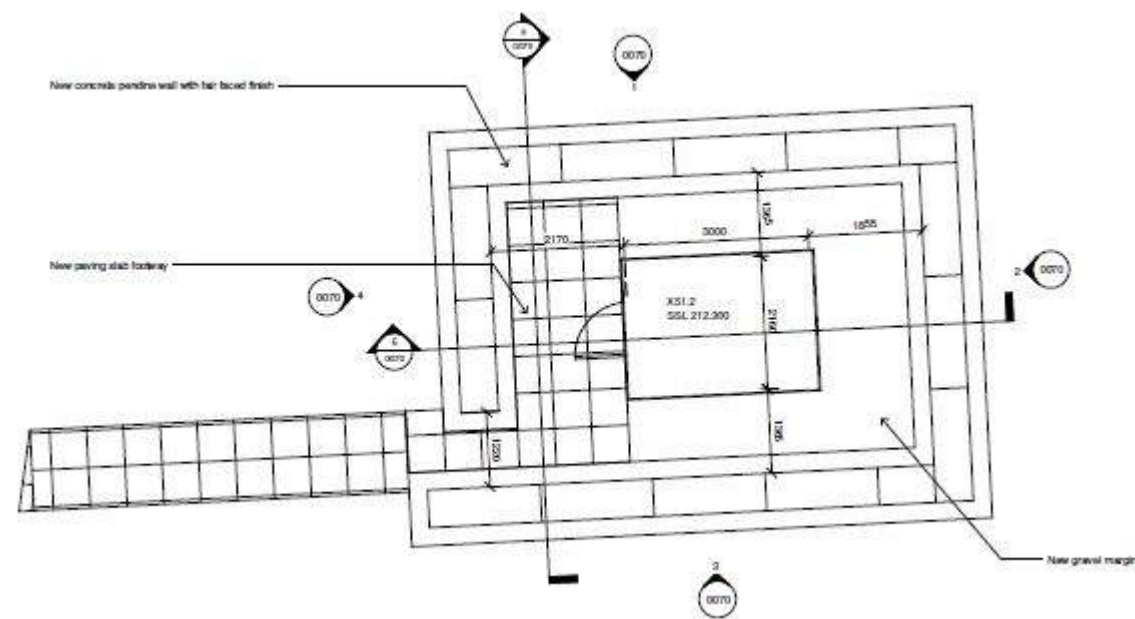


## 5.6. NEW MAGAZINES X51.2 & X24.1

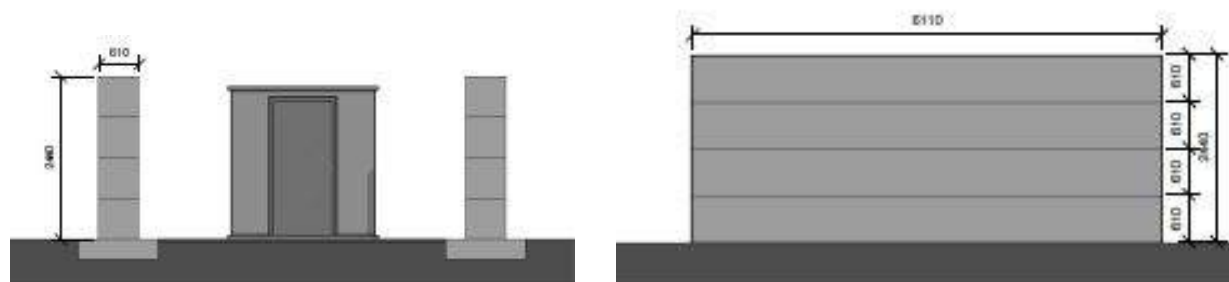
### *Design proposal:*

New buildings X51.2 & X24.1 will be built using existing metal enclosures that are currently located elsewhere at Fort Halstead but outside of the proposed enclave. These will be repositioned into the new enclave and supported off new concrete bases. The 2 magazines will be surrounded by new concrete pendine block walls of 2440m high

Short new footpaths will be constructed to connect them to the existing internal path network



Typical plan view



Typical section and elevation

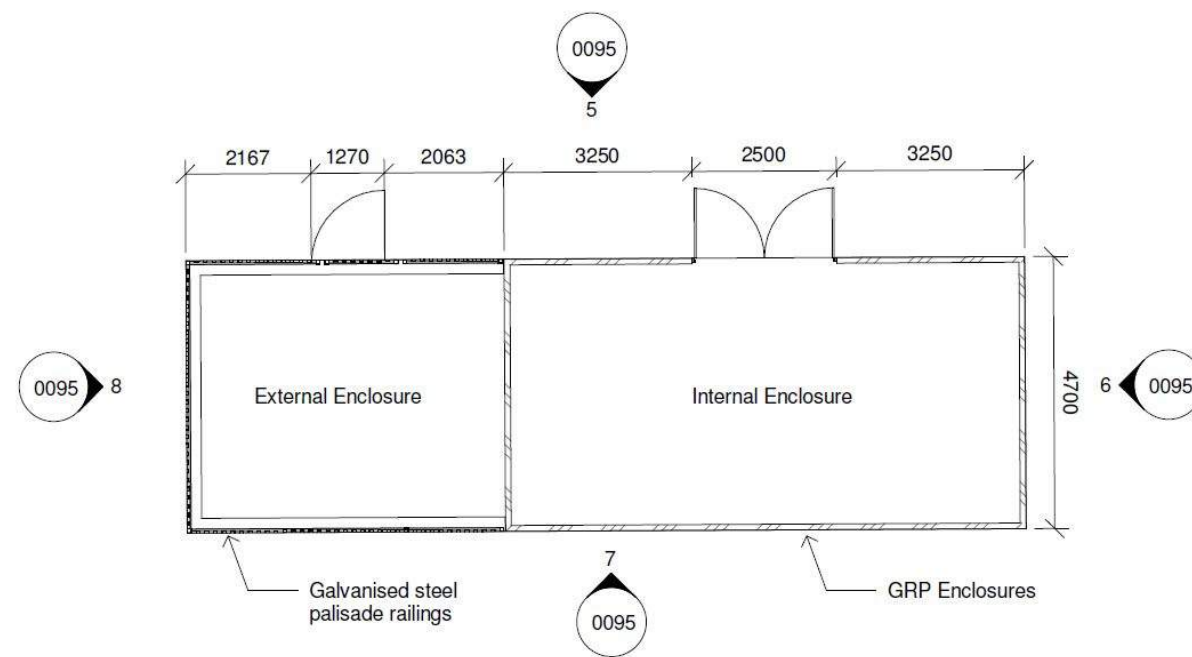
## 5.7. NEW SITE UTILITIES

### *Design proposal:*

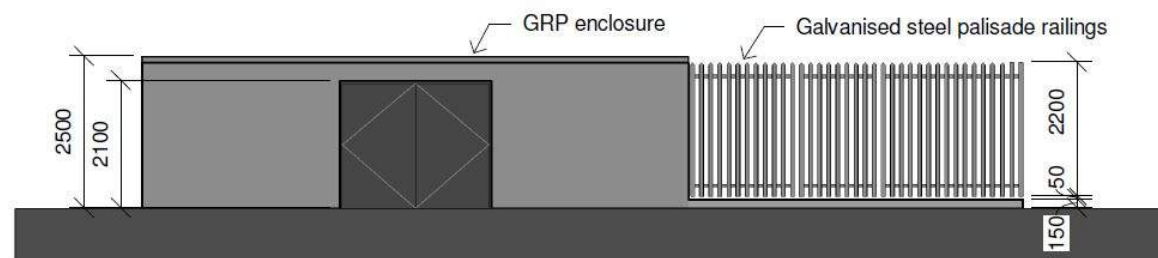
5No. new HV/LV substation buildings are required to support the new site electrical network installation.

These substations will be built from GRP enclosures with an external area surrounded by a palisade fencing 2.4m high

See drawing 30002236-BHK-SS-ZZ-DR-A-0095 for details and locations



Typical plan view



Typical elevation



## 5.8. X51 STORAGE SPACE

Following the demolition of X51 it is proposed that the floor slab remains in order that it becomes a base to support 6No. 20ft standard ISO storage containers.

The containers once installed will be a permanent solution and it is not expected that they will be moved or replaced at regular intervals.

To soften the visual impact, they will be painted matt green.



Typical 20ft ISO container proposed for siting on the X51 slab



X51 Existing Floor Plan



X51 Proposed Floor Plan

## 6. PROPOSED SCHEDULE OF AREAS

The following GIA schedule details which of the existing buildings are proposed to be demolished

Existing buildings to be demolished	Area (m2) - GIA Floor Space
X43.1	22.53
X43.2	6.45
X49	36.34
X51/X51.1	394.98
X49.1	15.45
X44	308
X56	23.05
X28	25.87
X26	79.26
X50	759.53
X50.1	24.99
X21B	17.64
X21A	57.01
X55	65.55
X20	4.33
X16	22.68
X18	154.27
X14	19.18
X15C	37.16
X15B	66.1
X42	26.52
X36	5.04
X41	47.86
X10	38.62
X17	73.83
<b>TOTAL</b>	<b>2332.24</b>

The following GIA schedule is of the proposed new buildings

Proposed new buildings	Area (m2) - GIA Floor Space
X78 Internal (wet) Plantroom	28.07
X83 Reception Building	93.29
X51.2 Magazine	6.48
X24.1 Magazine	5.1
X51 - 6 No. ISO Containers	82.06
Guard Kiosk	2.85
HV DNO GRP kiosk	12.96
HV Intake GRP building	64.04
Substation SS1 - LV switch room (GRP enclosure)	36.98
Substation SS2 - LV switch room (GRP enclosure)	24.94
Substation SS3 - LV switch room (GRP enclosure)	24.94
Substation SS4 - LV switch room (GRP enclosure)	24.94
LV Switchroom - SS3/LV2 (GRP enclosure)	16.81
<b>TOTAL</b>	<b>423.46</b>

### Summary of areas

	Area (m2) - GIA Floor Space
Existing Building Remaining (see Section 4.1 for details)	9903.94
Existing buildings to be demolished	2332.24
Proposed new buildings	423.46
<b>TOTAL FLOOR SPACE FOLLOWING THE WORKS</b>	<b>7995.16</b>

Following the works there will be a decrease of 1,908.78m2 of total floor space compared to what is currently present within proposed enclave boundary.



## 7. NEW ENTRANCE, ACCESS ROADS AND CAR PARKING

The following is to be read in conjunction with drawings 30002236-BHK-00-XX-DR-A-0004 & 30002236-BHK-00-XX-DR-A-0005 and the accompanying planning reports by Stantec

The re-modelling of Crow Road has been addressed separately under CBRE's application as it falls outside of the boundary of this proposal.

Entry to the new QinetiQ enclave will be formed from a new roundabout on Crow Road

The proposed new internal road network will provide vehicular routes to the new carparking whilst also connecting to the existing internal roads.

Upon entry to the site visitors will be directed to the dedicated new visitor's car parking.

A guard post and barriers will control pedestrian and vehicular entry through the secure line. However immediately before this position a reject loop is proposed. This has been sized for the safe turning away of all vehicle up to and including Class 1 HGVs

Staff car parking will be provided past the secure line to the west of X78.

A total of 115 new standard parking bays are proposed plus 8 new disabled parking bays whilst utilising 29 existing car parking bays.

Parking bay details:

- Visitor Parking 9No, 2 of which are allocated as disabled bays
- Adjacent to X83 – 6No. existing
- Adjacent to X60 – 6No. existing
- 6No. new disabled parking bays to the left of X78
- Staff parking adjacent to X78 = 125 bays with 17 of those utilising existing parking areas.

Provision for electric charging points have been included within the car parking areas, 3No. 22KW pedestals with 2 outlet sockets each (22kW DC per socket).

A total of 48 cycle parking spaces will be provided

New pedestrian footways and access routes to X78 and the X83 gatehouse will comply with Building Regulations Part M of the Approved Documents.

Pedestrian access to the development is via a footpath connecting to the adopted highways footpath south of Crow Road and to the west of the visitor's car park. A new pedestrian crossing point has been introduced to serve the visitors car park and any pedestrians from the north and east of the site.

A new pedestrian crossing point has also been introduced to the east of X78 to align with the relocated building entrance.

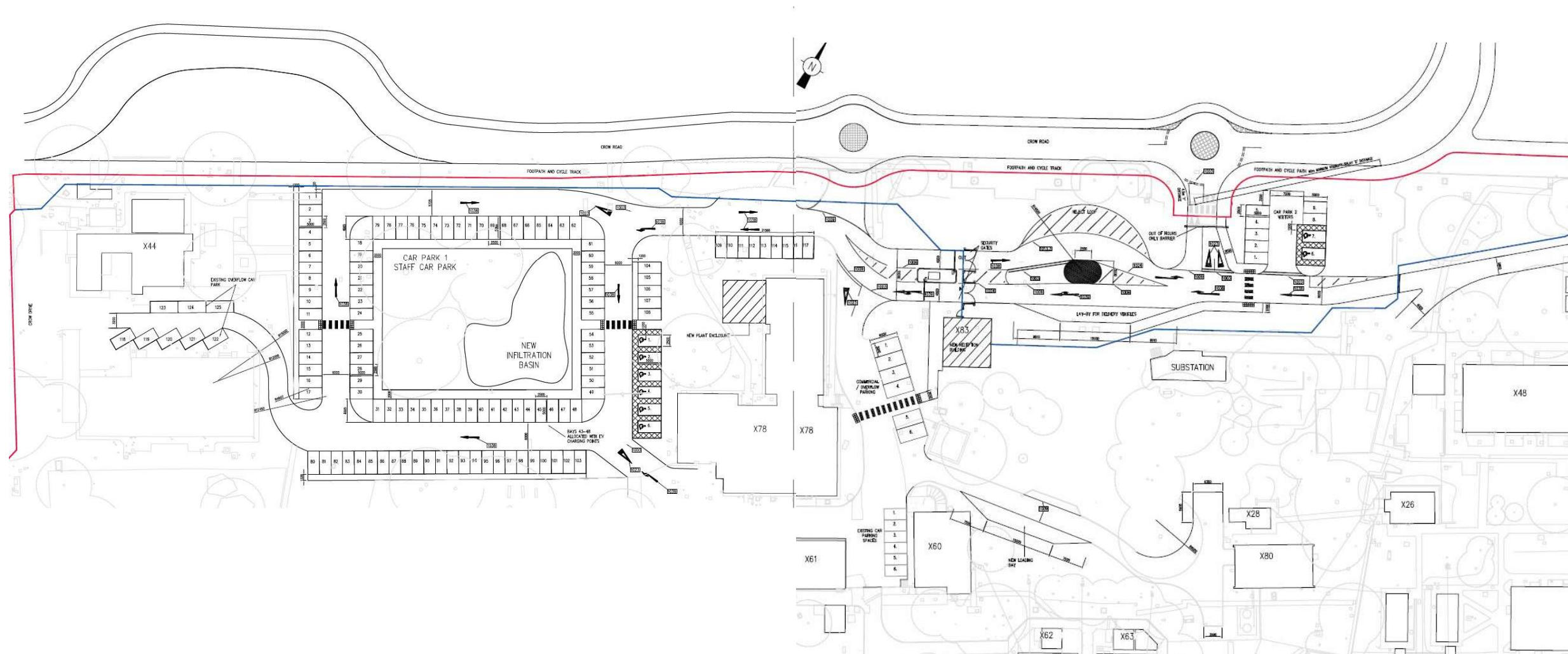
Footways to the back of the parking bays for safe pedestrian movement have been included to the staff car park in most locations.

Dropped kerbs and tactile paving will be provided at all crossing points.



Visualisation of the new EV charging points to the west of X78

The following plan is of the proposed new roads and carparking. This has been extracted from drawings 30002236-BHK-00-XX-DR-A-0004 & 30002236-BHK-00-XX-DR-A-0005

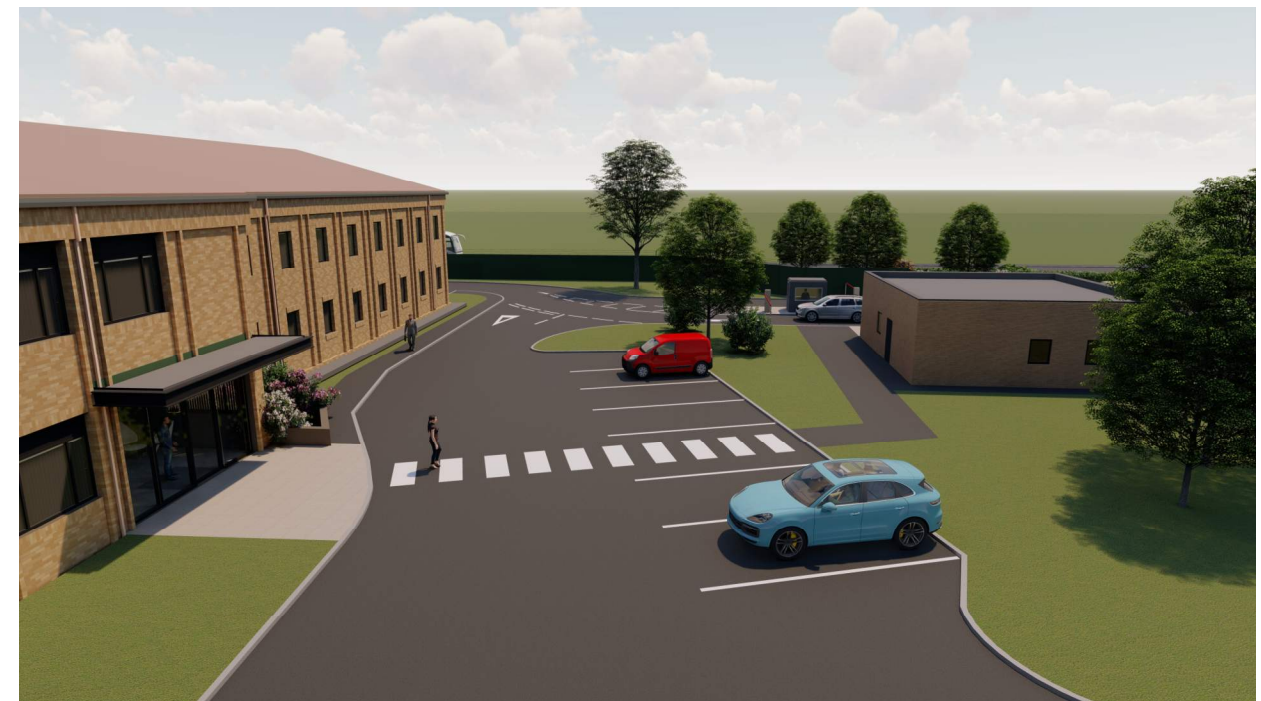




## 7.1. VISUALISATIONS OF THE PROPOSED NEW ENTRANCE, ACCESS ROADS AND CARPARKING









## 8. LANDSCAPING & ECOLOGY

The existing enclave site landscape palette is limited to bitumen macadam roads and pathways, concrete paving, grassed areas, and mature trees.

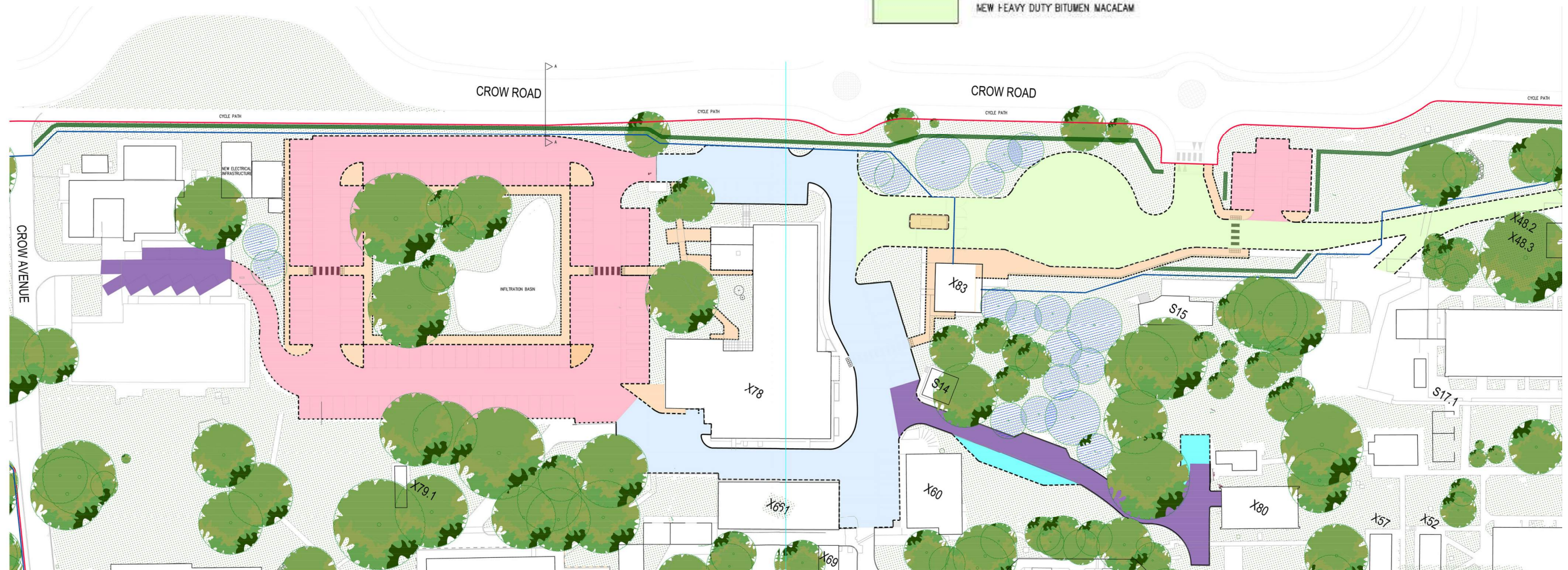
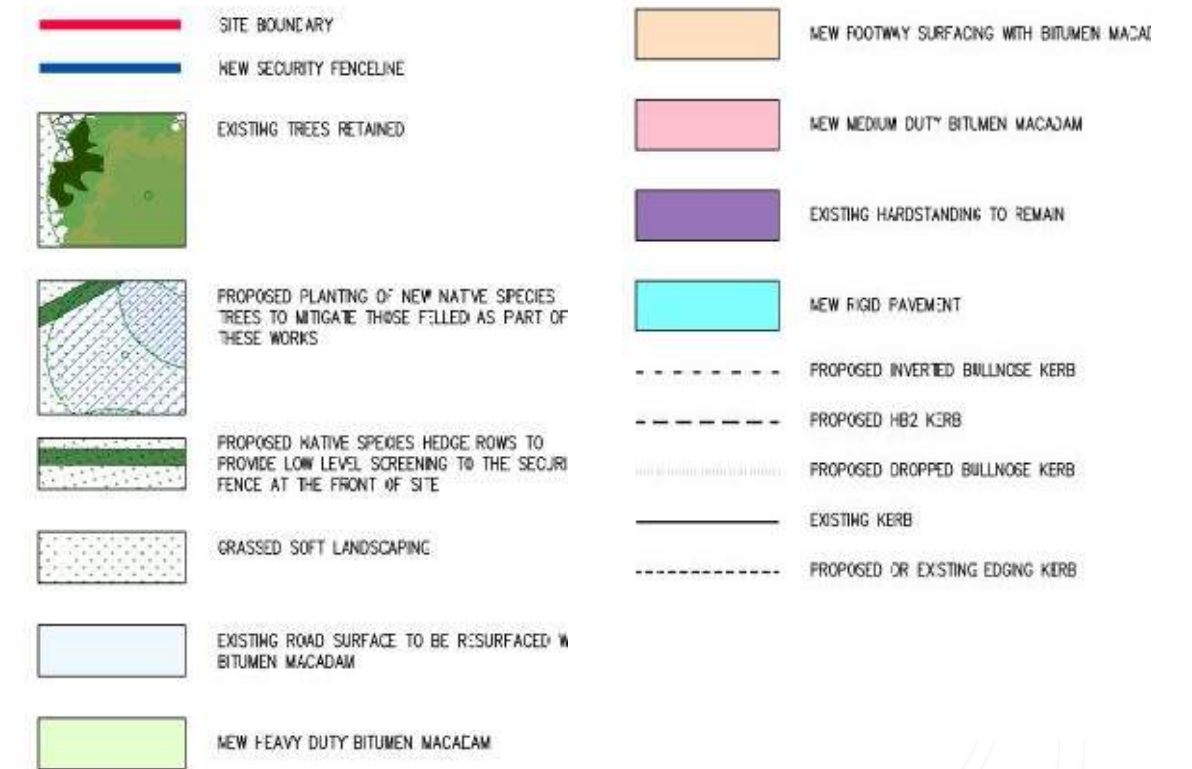
Interventions into the existing landscape are restricted to the area known as the front of site, the area facing Crow Road. Materials for the proposed works are in keeping with the existing. For roads and carparking areas this is bitumen macadam surfaces and the pathways, either concrete paving or bitumen macadam surfaces

All disturbed areas of soft terrain will be profiled where necessary and re-seeded

As part of the SuDS design an infiltration basin will be provided within the centre of the main X78 parking area

To reduce the visual impact of the new fence adjacent to Crow Road a new low hedge row will be planted using native species. The extent of this is shown as the thick green line on the plan below and is part of the minimum 2m wide buffer zone between the fence and the proposed Cycle Path.

New trees will be planted to mitigate those felled on a 3:1 ratio. These will be native species as detailed previously in this report. The identified areas for new planting are identified in the below plan as blue hatching.

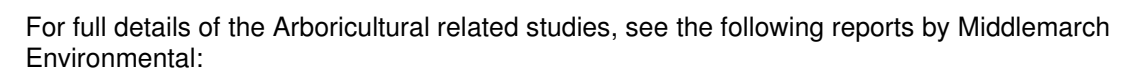




It is understood that TPO number 04 of 2016 (situated at Fort Halstead and adjacent wooded areas) applies to all trees present within the assessment area and therefore statutory constraints apply to the development in respect of trees.

The LEMP and Biodiversity Net Gain Assessment documents state that native trees should be used to replace those lost or as part of any further planting on site. Trees will be replaced at 3 trees planted per 1 tree lost in order to further enhance the biodiversity value of the site. Species planted will reflect those already present on site, with the following species proposed:

- Most of proposed new planting would be located around the New Reception Building (refer to drawings for the proposed zones allocated for the new trees).



- It should be noted that apart from the new fence line, all of the proposed works fall outside of the 15m ancient woodland buffer zone.



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## 8.2. ECOLOGY

The site contains several important habitats, including ancient woodland and Habitats of Principal Importance (broad-leaved semi-natural woodland under 'Lowland Mixed Deciduous Woodland' and unimproved calcareous grassland under 'Lowland Calcareous Woodland'). The habitats present have the potential to support a range of species, including protected/notable species

Included within this planning application are the following surveys and reports undertaken by Middlemarch Environmental. These should be consulted in conjunction with the drawings accompanying this application.

- Preliminary Ecological Appraisal
- Preliminary Arboricultural Assessment
- Arboricultural Impact Assessment
- Preliminary Bat Roost Assessment
- Badger Survey
- Ecological Mitigation Strategy
- Bat Protection Strategy
- Dusk Emergence and Dawn Re-Entry Bat Surveys
- Bat Mitigation Strategy – Building X9
- Construction Ecological Management Plan
- Landscape and Ecological Management Plan
- Biodiversity Net Gain Assessment

An example of Middlemarch's findings is that their mitigation strategy has identified the need for badger tunnels to be installed within the proposed new perimeter fence and within areas of the existing internal fencing. The adjacent drawing identifies their initial recommendations for these tunnels. The exact locations are to be finalised with Middlemarch during the construction period.

Middlemarch Environmental have identified the following additional measures to be implemented as part of the proposed works. See the *Landscape and Ecological Management Plan* for further details

- A number of Bat boxes to be installed
- At least 30 dormouse nest boxes constructed and placed within the enclave
- Bird boxes for a variety of species installed in trees and on / within buildings
- 2No. hibernacula to be installed within the grassland/scrub mosaic in the southern part of the QinetiQ site

The proposed developments will provide a positive net change of 8.91 habitat units, a gain of 6.34%. For full details see the Biodiversity Net Gain Assessment report.





## 9. *SUMMARY*

QinetiQ intends to remain at the Fort Halstead site for the long term and this is entirely consistent with the wide economic policy objectives of Sevenoaks District Council.

QinetiQ undertakes activities at the Fort Halstead site to provide expert advice on the assurance of the safety and suitability of ordnance, munitions and explosives for service to UK MOD and original equipment manufacturers – these activities are important for national defence and security.”

It is necessary to redevelop the site to provide a secure enclave to ensure QinetiQ's continued use of the site following DSTL's departure from Fort Halstead. QinetiQ has confirmed it is only possible for them to remain on the site if it is positively planned to enable the business to remain on the site.

The proposals would clearly be in the public interest and whilst changing the character of the existing site, the principle of development has previously been granted permission, and the proposals would seek to conserve and enhance the character and setting of the AONB. The proposals are therefore in accordance with the provisions of the Development Plan and the NPPF.

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