



1 Site Plan - Plan 1
1:1500

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CDM REGULATIONS
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REVISION NOTES

Rev	Date	Description	Issue	Checker
P1	2025-07-15	Preliminary Issue P1	MI	LT

PROJECT PARTNERS




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PARTNER/ASSOCIATE PROJECT LEAD
 Matthew Branton Luke Turner

PROJECT NAME PROJECT No.
 Barrelmans Point at HMS Ganges 21-0038

PROJECT ADDRESS
 Former HMS Ganges, Shotley, Suffolk

CLIENT / USER NAME
 Haylink Limited

VOLUME

S1	Site 1
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SHEET NO.
 Plan 1

FULL DOCUMENT REFERENCE

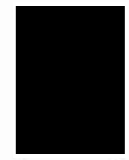
Identification / Location	Sheet Number
Project Originator Volume Level Rev. Role Number Code Code Zone Location Box Size	
FHG-FEA-S1-XX-OP-A 11011	

Renumbered from:

REVISION DATE REVISION
 2025-07-15 P1

STATUS
 A3 Planning

SHEET SIZE SCALE
 A1 L 1 : 1500



SCHEDULE 4-OTHER OBLIGATIONS

In this Schedule (and elsewhere in this Deed where the context permits) the following words and phrases shall have the following meaning:

“Community Facilities“	means together those facilities listed at Table A
“Completion“	means the completion of construction works (including the installation and connection of all necessary services and electrics, the installation of all external and internal windows and doors, plastering and painting) such that the relevant building to which this definition applies is capable of being occupied for its intended purpose and “Complete” and “Completed” shall be construed accordingly
“Extra Care Plan“	the plan appended to this Deed titled “C2 Care” with reference FHG-FEA-S1-XX-DP-A-5801 rev P1 at Schedule 5 (or such amended plan as is agreed by the District Council in writing)
“Extra Care“	means the 75 self contained care units with communal facilities shown edged red on the Extra Care Plan
“Heritage Assets Plan“	the plan appended to this Deed titled “Combined extent of demolition (Approved + S73)” with reference FHG-FEA-S1-XX-DP-A-1204 rev P10 at Schedule 5
“Heritage Assets“	means: <ul style="list-style-type: none">- Nelson Hall (as shown shaded orange and numbered 13 on the Heritage Assets Plan)- Vincent House (as shown shaded orange and numbered 14 on the Heritage Assets Plan)- Swimming Pool & Workshop (as shown shaded orange and numbered 15 on the Heritage Assets Plan)- Mast (as shown shaded orange and marked “Mast” on the Heritage Assets Plan)- Faith, Hope & Charity Steps (as shown shaded orange and numbered 18 on the Heritage Assets Plan)- Listed Gates (in the location shown numbered 22 on the Heritage Assets Plan)- Martello Tower L (as shown shaded orange and marked “Martello Tower L” on the Heritage Assets Plan)- Fort (as shown numbered 21 on the Heritage Assets Plan)

	and "Heritage Asset" shall refer to any of the above
"Heritage Consents"	means any scheduled ancient monument consent pursuant to the Ancient Monuments and Archaeological Areas Act 1979 or the Ancient Monuments (Class Consents) Order 1994 for any of the Heritage Assets
"Heritage Works"	the works to be carried out to each of the Heritage Assets in accordance with the details to be agreed with the District Council pursuant to the conditions of the Planning Permission and any Listed Building Consent (if relevant) and any Heritage Consent (if relevant)
"Listed Building Consent"	means any listed building consent pursuant to the Planning (Listed Building and Conservation Areas) Act 1990 granted for any of the Heritage Assets which for the avoidance of doubt in respect of the Heritage Works to the Swimming Pool & Workshop shall include the listed building consent approved pursuant to the application with reference DC/24/00862 (or any subsequent application approved by the District Council)
"Management Company Covenant"	means a covenant imposed by the Developer in the transfer of each and every one of the Residential Dwellings (whether sold as completed units or off plan) which prevents the sale of those Residential Dwellings without requiring that the transferee (or the tenant as appropriate) enters into and delivers to the Management Company a deed of covenant whereby the transferee (or tenant as the case may be) covenants with the Management Company in a form approved by the Management Company (such approval not to be unreasonably withheld or delayed) to observe and perform the obligations on the part of the transferee (or tenant as the case may be) to contribute to the Management Company costs of maintaining the common parts within the Wider Site (unless otherwise agreed with the District Council in writing)
"Management Company"	means HMS Ganges Management Company Limited (registered company number 11949690)
"Nelson Hall"	means the building marked 'Nelson Hall' as shown shaded orange and numbered 13 on the Heritage Assets Plan
"Open Space Specification"	the works to be carried out to deliver the Open Space in accordance with the details to be agreed with the District Council pursuant to the conditions of the Planning Permission

“Open Space Transfer”

a transfer of the Open Space which inter alia shall contain the following provisions:

- a) The Developer shall transfer the fee simple estate free from encumbrances save those set out in the title at a nominal consideration of £1.00;
- b) All easements and rights necessary in relation to access for the benefit of the Open Space;
- c) Any exceptions and reservations in relation to drainage and services, support and access of light and air for the benefit of the Development;
- d) Restrictive covenants as to use and development and otherwise as is reasonable to safeguard the Open Space for its intended purpose:
 - (i) Not to use or permit the Open Space to be used for any purpose other than for the provision of recreational facilities or amenity land for use by the general public as open space or for the purposes of sustainable drainage (as appropriate);
 - (ii) Not to use or permit the Open Space to be used in a manner which may be or become a nuisance (whether or not amounting to a legal nuisance), annoyance, disturbance or cause damage to the rest of the Development

“Open Space”

the areas of open space and onsite playing area (to include any sustainable drainage system) which shall be provided pursuant to the Planning Permission

“Phase”

a phase of the Development as shown on the plan reference FHG-FEA-S1-XX-DP-A-1230 rev P10-“Proposed Overall Phasing Plan” appended to this Deed at Schedule 5 (or such amended plan as is agreed by the District Council in writing)

“Retail Plan”

the plan appended to this Deed titled “Retail” with reference FHG-FEA-S1-XX-DP-A-1204 rev P10 at Schedule 5 (or such amended plan as is agreed by the District Council in writing)

“Retail Unit”

means the provision of a new retail unit within the area shown edged red on the Retail Plan

“Swimming Pool & Workshop”

means the swimming pool building as shown shaded orange and numbered 15 on the Heritage Assets Plan

“Vincent House”

means the building marked ‘Vincent House’ and numbered 14 on the Heritage Assets Plan

1. The Developer hereby covenants with the District Council:

Transfers of Residential Dwellings

- 1.1. Not to transfer any part of the Application Site that comprises one or more Residential Dwellings without including the Management Company Covenant in the transfer.

Community Facilities

- 1.2. To construct the Community Facilities to Completion within the timescales set out in Table A below so that each of these Community Facilities specified in the first column shall be provided to Completion in accordance with the Planning Permission before any more than the number of Residential Dwellings specified in the third column are Occupied:

Table A

Community Facilities	Works to Community Facilities to be carried out in accordance with the Planning Permission	To be constructed to Completion before Occupation of:
Swimming Pool & Workshop	indoor recreation space (tennis, badminton etc), gym, changing facilities and small retail units.	273 Residential Dwellings
Vincent House	six serviced units (hotel/boarding use).	273 Residential Dwellings
Nelson Hall	meeting hall, library/creche, café, co-working space, retail, cinema museum.	273 Residential Dwellings
Retail Unit	New build Class E retail unit.	273 Residential Dwellings
Extra Care	75 self contained care units with communal facilities.	273 Residential Dwellings

- 1.3. Not to Occupy 273 Residential Dwellings unless and until the Swimming Pool & Workshop, Vincent House, Nelson Hall, the Retail Unit and the Extra Care have been constructed to Completion
- 1.4. Not to Occupy or allow Occupation of more than 273 of the Residential Dwellings unless and until the freehold interest in the Community Facilities (save those Community Facilities which

the District Council agrees in writing may be otherwise transferred or retained by the Developer) has been transferred to the Management Company

Heritage Assets

- 1.5. To carry out and Complete the Heritage Works within the timescales set out in Table B below so that the Heritage Works have been carried out and Completed to each of the Heritage Assets specified in the first column before any more than the number of Residential Dwellings specified in the second column are Occupied:

Table B

Heritage Asset	Heritage Works to be Completed before Occupation of:
Mast	113 Residential Dwellings
Faith, Hope & Charity Steps	273 Residential Dwellings
Martello Tower L	273 Residential Dwellings
Fort	273 Residential Dwellings
Listed Gate	273 Residential Dwellings
Swimming Pool & Workshop	273 Residential Dwellings
Vincent House	273 Residential Dwellings
Nelson Hall	273 Residential Dwellings

- 1.6. Not to Occupy 113 Residential Dwellings unless and until the Heritage Works in relation to the Mast have been Completed
- 1.7. Not to Occupy 273 Residential Dwellings unless and until the Heritage Works in relation to the Faith, Hope & Charity Steps, Martello Tower L, Fort, Listed Gate, Swimming Pool & Workshop, Vincent House and Nelson Hall have been Completed
- 1.8. Not to Occupy or allow Occupation of more than 273 of the Residential Dwellings unless and until the freehold interest in the Heritage Assets (save those Heritage Assets which the District Council agrees in writing may be otherwise transferred or retained by the Developer) has been transferred to the Management Company

Open Space

- 1.9. Not to permit the Occupation of any more than 90% of the Residential Dwellings on a Phase until the Open Space on that Phase has been provided in accordance with the approved Open Space Specification (unless otherwise agreed in writing)
- 1.10. To maintain and manage (at its own cost) the Open Space on a Phase strictly in accordance with the approved Open Space Specification and the Planning Permission until such time as it has been transferred in accordance with paragraph 1.11

- 1.11. To transfer the Open Space to the Management Company in accordance with the Open Space Transfer within 12 months of Occupation of the final Residential Dwelling
- 1.12. Following completion of the Open Space it shall (for the lifetime of the Development):
 - 1.12.1. not be used for any purpose other than the provision of public open space for the benefit of members of the public.
 - 1.12.2. be maintained and managed in a clean and tidy condition and free of defects and in accordance with the Open Space Specification.
 - 1.12.3. not be built on or allowed to be built on subject to any reasonable restrictions imposed in the interest of public safety or for the ancillary use of the Open Space.

SCHEDULE 5 – ADDITIONAL PLANS



1 C2 Care
1:1500

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REVISION NOTES

Rev	Date	Description	Issuer	Checker
P1	2025-08-04	First issue	MJ	LT

PROJECT PARTNERS




WAVENSHERE HOMES Haylink Limited

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PARTNER/ASSOCIATE PROJECT LEAD
 Matthew Branton Luke Turner

PROJECT NAME PROJECT No.
 Barrelmans Point at HMS Ganges 21-0038

PROJECT ADDRESS
 Former HMS Ganges, Shotley, Suffolk

CLIENT / USER NAME
 Haylink Limited

VOLUME

S1	Site 1
----	--------

SHEET NAME
 C2 Care

FULL DOCUMENT REFERENCE

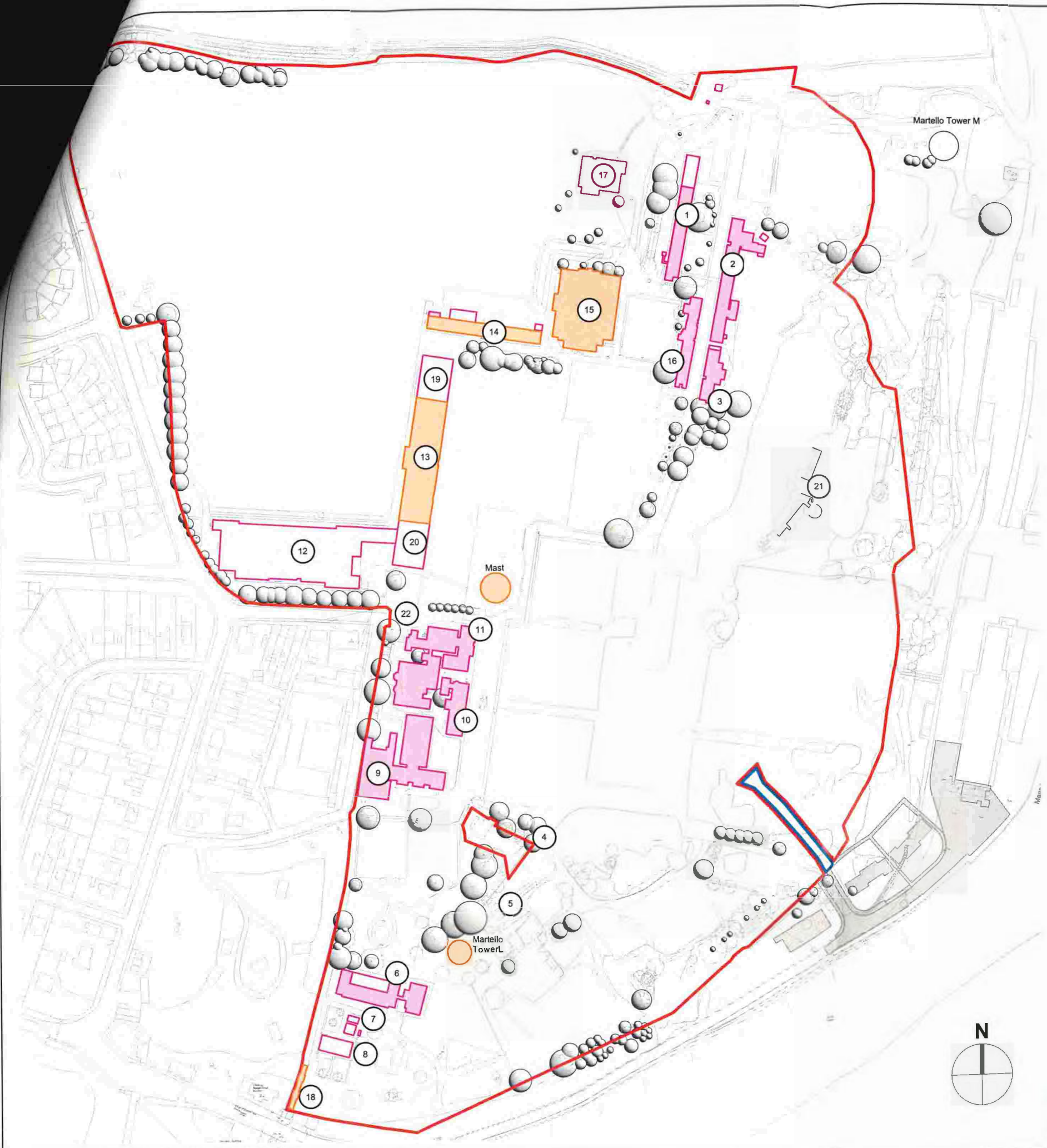
Identification / Location	Sheet Number
Project Code Originator Volume / Zone Level / Loc@B/Type	Doc. No. Role Number
FHG-FEA-S1-XX-DP-A-5800	
Renumbered from:	

REVISION DATE REVISION
 2025-08-04 P1
 STATUS
 S2 Information

SHEET SIZE SCALE
 A1 L 1:1500



Autodesk Docs/21-0038-FHG-HMS Ganges/FHG-FEA-S1-XX-DP-A-001_SiteMaster.rvt
 FEATiles-Standard-A1-Landscape-BlockRight-BS1192 Detak DLM version 2018-05-16 Copyright



Building Reference

- 1 Drake Building
- 2 Hawke 1 & 2
- 3 Hawke 3
- 4 Gate Post - Demolished
- 5 Gate House - Demolished
- 6 Signals School
- 7 Frobisher & Collingwood Huts
- 8 Dental Building
- 9 Ganges
- 10 Admin
- 11 Anson
- 12 Mess Gallery - demolished
- 13 Nelson Hall
- 14 Vincent House
- 15 Swimming Pool & Workshop
- 16 Social Club Mess
- 17 Social Club Mess Demolished
- 18 Faith, Hope & Charity Steps
- 19 Laundry
- 20 Admin (Nelson)
- 21 Fort
- 22 Listed Gate

- Existing structure to retain
- Additional Demolition Works
- Previously Proposed Demolition Works

1 Combined extent of demolition (Approved + S73)
1:1250

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REVISION NOTES

Rev	Date	Description	Issuer	Checker
P1	2021-08-18	Preliminary Issue P1	MJ	
P2	2022-03-15	Adjusted extents of demolition as agreed with Client	LAT	
P3	2022-03-16	Highlighted extent of additional demolition works	LAT	
P4	2022-04-26	Vincent House wings reinstated.	MJ	
P5	2022-11-03	Drawing name changed. Approved demolition and S73 proposed demolition defined.	MJ	
P6	2023-03-03	Additional Vincent House demolition. Building Reference key updated. Planning Submission.	MJ	LT
P7	2023-06-16	Amendments to clients comments.	MJ	LT
P8	2023-06-23	Coordinated boundary with extent of land exchange.	MJ	LT
P9	2023-07-07	Existing lines updated to match site survey.	MJ	LT
P10	2024-05-17	Red line updated.	MJ	LT

PROJECT PARTNERS



WAVENSHERE
HOMES



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Barrelmans Point at HMS Ganges	21-0038

PROJECT ADDRESS
 Former HMS Ganges, Shotley, Suffolk

CLIENT / USER NAME
 Haylink Limited

VOLUME	
S1	Site 1

SHEET NAME
 Combined extent of demolition (Approved + S73)

FULL DOCUMENT REFERENCE
 Identification / Location Sheet Number
 Project Originator Volume Level Doc Role Number
 Code Zone Location Type Dia
 FHG-FEA-S1-XX-D PA-1204
 Renumbered from:

REVISION DATE	REVISION
2024-05-17	P10
STATUS	
A3 Planning	

SHEET SIZE	SCALE
A1 L	As indicated



1 Proposed Overall Site Phasing Plan
 1 : 1500

- Key**
- Phase 1
 - Phase 1a
 - Phase 1b
 - Phase 2
 - Phase 3

Proposed route for pedestrian and cycle connectivity within the site. The route is subject to planning permission and will be subject to a detailed design and construction programme. The route is shown in blue on the plan. The route is shown in blue on the plan.

Layout is subject to planning permission. Refer to the planning permission reference: 2024-08-09/1113

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P1	2022-04-26	Preliminary Issue	MJ	
P2	2023-01-24	Updated layout with updated phasing zones	MJ	LT
P3	2023-03-03	Planning Submission	MJ	LT
P4	2023-05-16	Amendments to Phase 3 Highways	MJ	LT
P5	2023-06-23	Adjusted regions to road layout	MJ	LT
P6	2023-07-07	Existing tree respaced to match site survey. Existing path adjusted as it.	MJ	LT
P7	2024-01-18	Adjusted access onto King Edward VII Drive. Amended dog walking path adjacent plot 173	MJ	LT
P8	2024-05-17	Red line updated	MJ	LT
P9	2024-08-06	Propose ditch own.	MJ	LT
P10	2024-08-09	Plot 290 and any adjacent to post and rail with bed g lines. Plot number shown.	MJ	LT

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PROJECT No. 21-0038

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CLIENT / USBRM Haylink Limited

VOLUME
 S1 Site 1

SHEET NAME
 Proposed Overall Site Phasing Plan

FULL DOCUMENT REFERENCE

Project Code	Origin Code	Author	Version	Doc Type	Role	Number
FHG-FEA-S1-XX-DP-A-1230						

REVISION DATE 2024-08-09
REVISION P10

STATUS A3 Planning

SHEET SIZE A1 L
SCALE 1 : 1500