PORTON DOWN Masterplan

Health Protection Agency

[dstl]

PBTC Ltd

SALISBURY District Council

The future of Porton Down

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1. Executive Summary

1.1. The history of chemical and biological research at Porton Down goes back to the First World War when the site was originally occupied by the War Department. Over the ensuing years the site has developed and it is now occupied by three organisations, the Defence Science and Technology Laboratory (Dstl), the Health Protection Agency (HPA) Centre for Emergency Preparedness and Response (CEPR) and the Porton Down Science Park operator (Tetricus Ltd).

1.2. Due to partial privatisation of parts of the Ministry of Defence and other government initiatives such as the 2003 Lyons Review, Dstl is relocating approximately 800 jobs from other sites in the country to Porton Down under its Project Inspire. In addition, due to the formation of the HPA and the commercial success of CEPR (formerly the Centre for Applied Microbiology and Research (CAMR)) there have been a number of incremental developments on the CEPR site. There is also the possibility that the site may need to be totally redeveloped due to the age of the buildings and infrastructure; Dstl similarly has older buildings and faces the same considerations. The Porton Down Science Park was established in 1997 and the 2003 Salisbury District Local Plan agreed an allocation of up to 10 hectares at Porton Down for a new Science Park to be known as the Porton Bioscience and Technology Centre to be constructed on a site provided by Dstl outside of their secure area adjacent to their main entrance. Current proposals are for Dstl to build c20,000m^2 of new office/laboratory facilities by 2008 and for the new Porton Bioscience and Technology Centre to commence construction in 2007/08.

1.3. As a result of the intended development and in order for a more holistic impression of the planning issues facing the site, Salisbury District Council suggested to the three organisation on the Porton Down site that they prepare a joint Masterplan that sets out a range of agreed objectives that future development of the site will aim to address and deliver. This Masterplan, once approved, will become Supplementary Planning Guidance within the council's Local Planning Framework.

1.4. Dstl is the centre of scientific and engineering excellence for the UK Ministry of Defence (MoD) and home to one of the largest groups of scientists and engineers in the public service. It has a workforce of around 4,000 (scientists, engineers, corporate staff, contractors, etc.) and is based at several sites across the United Kingdom. Dstl's role is to ensure that the UK Armed Forces and UK Government are supported by world-class scientific advice. Dstl provides defence research, specialist technical services and the ability to track global technological developments.

1.5. The HPA's aim is to protect health, prevent harm and prepare for threats. The HPA has three national centres as well as teams who work at regional and local levels. One of these national centres is the Centre for Emergency Preparedness and Response (CEPR) located at Porton Down; it occupies the old CAMR estate. CEPR plays an important role in preparing for and co-ordinating responses to potential healthcare emergencies, including possible acts of deliberate release. In addition, the CEPR carries out both basic and applied research into understanding infectious diseases and manufactures a number of healthcare products, including vaccines and therapeutics. It is an important national resource.

1.6. The Porton Down Science Park (PDSP) was founded in October 1997 in order to meet the key defence diversification, technology transfer and capability objectives of both the MoD and DERA[1]. The PDSP was seen as part of a strategy for the transfer of non-defence technology between DERA and UK industry. It is currently proposed that a new Porton Bioscience and Technology Centre (PBTC) is developed on Dstl land adjacent to the Dstl main entrance and the CEPR site at Porton Down in order to support the growth of the bioscience sector. The PBTC will combine elements of both a science park and business incubation facilities with an emphasis on bioscience as a complementary activity to Dstl and the CEPR. The Porton Bioscience and Technology Centre will be targeted at biotechnology related firms who make use of specific technologies that include a biological component or arrive from a biological source. However, firms making use of other innovative technologies will not be excluded.

1.7. The Masterplan details the current land use on the Porton Down site and the proposed situation in 5 years and 10 years time and beyond. In the next 5 years:

- Dstl has identified their farm site for demolition and potential development and plans to have completed and occupied the new facilities required under Project Inspire.
- CEPR has identified its main site as a possible area of re-development with a further option to build a new HPA site on its land to the north of the existing site. The CEPR White Hut buildings could be demolished and redeveloped as part of the first phase of the PBTC development or alternatively for the construction of conferencing, training, welfare and nursery facilities.
- The PBTC development will be divided into 3 phases with the initial phase being split in two. Timing of the phases will be dependent on available funding.

[1] Defence Evaluation and Research Agency (DERA) was Dstl's forerunner organisation. DERA was part privatised in 2001. The non-retained elements of DERA became QinetiQ, now a private sector organisation.

1.8. The Masterplan anticipates the follow developments in 10 years and beyond:

- Dstl have identified some brown field sites at its current farm, main and residential sites as areas of possible re-development. It is anticipated that their Project Inspire developments will be fully completed and operational.

- CEPR has identified the HPA land to the north and west of its existing site as an area for potential development. Is it anticipated that the CEPR main site and White Hut redevelopment will be completed.

- PBTC Ltd plans to undertake phase 3 of its development and have completed phases one and two.

1.9. It should also be noted that the options identified on the attached three plans are purely aspirational at this stage and are reliant upon identified needs and requirements at the time. Additionally these options will be heavily reliant upon the necessary funding being made available. It is also possible there may be some overlap in the proposed timescales and those suggested at present are purely indicative.

1.10. Porton Down contains areas of land that are designated as Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPA).

1.11. Porton Down has poor transport and road provision and nearly all staff and supplies are made by private and goods vehicles. Dstl, CEPR and PBTC Ltd are committed to preparing a joint Site Travel Plan or Framework to reduce reliance on the private car by improving public transport, considering the provision of shuttle buses, encouraging car sharing schemes, encouraging pedestrian and cycling access to sites, possible improved vehicle access and investigating the viability of opening Porton Station.

1.12. In its Project Inspire proposal, Dstl is incorporating a number of sustainable design and energy management features in the design of its new facilities. Both CEPR and PBTC Ltd will consider implementing such features in their future developments.

1.13. Existing electricity and gas supplies meet Dstl and HPA requirements. PBTC Ltd supply needs further investigation.

1.14. Whilst current water, sewerage and drainage is adequate for both Dstl and CEPR, the MoD Water service provider had indicated that the Environment Agency is placing a limitation of the abstraction and discharge of water and that in future it may need to be reduced. This may have long term implications on the development of the Porton Down Site. PBTC Ltd will need to enter discussions with Dstl and CEPR for the sharing of existing supplies.

1.15. Voice and Data services are adequate to meet future expansion of Dstl and CEPR but PBTC Ltd will need to investigate the provision of services.

1.16. There are a number of opportunities to develop shared/communal facilities and Dstl, CEPR and PBTC Ltd are committed to working together to identify potential sharing opportunities. There are a number of practical and financial hurdles to sharing facilities such as security restrictions and financial viability that may mean sharing is impractical. The three stakeholders are however committed to forming a joint working group to look at sharing opportunities and these might include conference facilities, training facilities, commercial retail, catering facilities, library, visitors reception, nursery, sports and welfare facilities, services infrastructure, and incinerator.

2. Introduction

2.1. The Porton Down site is currently home to the Defence Science and Technology Laboratory (Dstl), the Health Protection Agency (HPA) and the private sector Porton Down Science Park. Although these three organisations occupy the same site, they are three entirely separate concerns. A brief background of each organisation has been provided at Section 3 of this document.

2.2. The history of the Porton Down site goes back to the First World War and the various organisations that have been established on the site over the years have built up an international reputation in the field of biological and chemical research and development. The Porton Down Science Park was founded in 1997 within the current secure Dstl site.

2.3. Preparation of the Salisbury District Local Plan (SDLP) developed the concept of the Salisbury Research Triangle. This suggested the development of Science Parks at Boscombe Down and Porton Down, centred on the three government-sponsored research and development organisations in the area. In April 2003, a government initiative resulting from the Lyons Review was announced with the aim to relocate a substantial number of public sector activities from London and the South East to other areas of the United Kingdom. The Lyons Review has subsequently influenced Dstl in its rationalisation process and the HPA in instigating a review of their estate.

2.4. The rationalisation, reorganisation and expansion of Dstl, Porton Down, recent incremental expansion and ageing buildings at CEPR and the need to expand the current Science Park to the area identified in the SDLP, prompted Salisbury District Council (SDC) to suggest to the three organisations that a Porton Down Masterplan should be prepared. This is so that a more holistic impression of the planning issues facing the site might be gained in the light of increased regulatory responsibility resulting when Crown Immunity (provided under Circular 18/84) is removed in 2006. The Porton Down Masterplan, once approved by SDC, will be a formalised supplementary planning document forming part of SDC's Local Development Framework.

2.5. The future development of the Porton Down site arguably represents the single greatest long term economic opportunity for the South Wiltshire economy. Dstl is planning initially to build approximately 20,000 m^2 of new office and laboratory accommodation under its Project Inspire; it may also redevelop some of the older buildings and develop existing current brown field sites in the future. The HPA may decide to redevelop its existing CEPR site to refurbish or replace its ageing buildings; there is also the possibility that the HPA may wish to develop its land to the north of the existing CEPR site. The Porton Bioscience and Technology Centre is planned for development in three

phases, the first two phases being 2.5 hectares each, and the last phase 5 hectares.

2.6. This Masterplan seeks to articulate the longer term evolution and development of the Porton Down site and set down, within a formal planning context, a range of agreed objectives which future development of the site will aim to address and deliver. The preparation of this document has involved consultation with statutory organisations and the local community to ensure that the objectives set reflect an appropriate balance between the needs of the organisations operating at Porton Down and interests within the local and wider community.

2.7. This Masterplan shall be subject to periodic review by all interested parties to take account of changing conditions, priorities and requirements.

3. Organisational Background and Future Prospects

3.1. Site History

3.1.1. The Porton Down site was acquired in 1916 in response to the German deployment of poisonous gas on 22 April 1915. Whilst the original concept for the extensive site had been for field trials, the end of World War I saw Porton Down as a facility with a greatly expanded role in not only field trials but also in applied research in meteorology, medicine and physiology, chemistry, physics, respirator design, etc. By the Armistice in 1919, there were almost 1500 people working on site. The role of Porton Down over the decades was initially to pursue both chemical warfare and chemical defence. When the UK abandoned its offensive chemical warfare capability in 1956, the role became strictly defence orientated.

3.1.2. In 1940 biological warfare research started at Porton Down in an autonomous organisation, eventually to become the Microbiological Research Establishment. In 1951 this Porton-based organisation moved from its original site to nearby ground on the Porton Down campus where it continued studies on biological defence. In 1979 this organisation (now known as the CEPR) was ceded from the MoD under the Public Health Laboratory Service and its responsibilities for chemical and biological defence were passed back to the Chemical Defence Establishment (CDE) on the main Porton Down Campus.

3.2. Dstl

3.2.1. Dstl is the centre of scientific and engineering excellence for the UK Ministry of Defence (MoD) and home to one of the largest groups of scientists and engineers in the public service. It has a workforce of around 4,000 (scientists, engineers, corporate staff, contractors, etc.) and is based at several sites across Britain. They are drawn from the UK Government retained laboratories and capabilities of Dstl's forerunner organisation, the Defence Evaluation and Research Agency (DERA).

3.2.2. Dstl was formed on 2 July 2001 and is an integral part of the MoD. Dstl is an independent Trading Fund wholly owned by the Secretary of State for Defence. Dstl is an agency of the MoD and as such is required to implement, maintain and comply with all of MoD's and HM Government's security standards, instructions and requirements for national defence purposes. As such, Dstl Porton Down is a highly secure site with all the necessary protective security measures in place, relating to all aspects of security, as dictated by MoD and HM Government. Ministry of Defence Police (MDP) and Ministry of Defence Guard Service (MGS) provide a 24-hour guard presence.

3.2.3. Dstl's role is to ensure that the UK Armed Forces and UK Government are supported by world-class scientific advice. Dstl provides defence research, specialist technical services and the ability to track global technological developments. Its capabilities in science and technology compare with the

best in the world, supporting UK procurement decisions, defence policy making, and various military and government operations.

3.2.4. Dstl is wholly owned by the UK Government and it conducts security-related scientific and engineering work that is best done within the public sector. Its policy is not to undertake work that can be done by industry or academia, but where appropriate, Dstl works with such organisations for mutual benefit, including the licensing of its innovative technology. Co-operative research centres with selected UK universities have already been set up to encourage more academic involvement in its research and there are more planned for the future.

3.2.5. International collaboration is also a strong driving force behind Dstl's success in delivering capability to the MoD. Research agreements with the US account for around half of Dstl's collaborative research and development work.

3.2.6. Since its formation, Dstl has undergone significant change. It has reduced the number of sites it occupies from 17 to 9 sites and substantially restructured its scientific organisation. It has established an effective corporate function from those elements previously devolved within Departments.

3.2.7. This process of change is continuing apace and Dstl has initiated an organisation wide programme of change to draw together the capabilities of the organisation and create a truly enabled and integrated single laboratory. The aim is to reduce fragmentation of Dstl's scientific capabilities, co-locate elements with potential synergy, and free up resources by using better ways of working. This extensive change programme is known as **i lab**.

3.2.8. At the heart of the **i lab** concept is the principle that Dstl's scientists should be enabled to concentrate on delivery and as much non-core work as possible should be taken away from them. This permeates everything that Dstl is doing and sets the context for the change Dstl is undergoing.

3.2.9. To deliver **i lab** Dstl has initiated four Strategic Improvement Programmes (SIPs) each SIP being "owned" by a functional Director. SIP4 deals with the physical environment and the objective of SIP4 is to create an environment in which excellence can thrive. In particular it aims to create safe and secure laboratory and office facilities that meet Dstl's future needs and manage them so that they are available as and when needed to meet programme requirements.

3.2.10. Under **i lab**, Dstl is currently in the process of rationalising its estate and intends to move approximately 800 staff over the next 5 years to Porton Down. This will require development of new accommodation on the Dstl Porton Down site in order for Dstl to consolidate and accommodate its business on the site. This will be covered by Project Inspire, a major Dstl project that has ministerial approval to proceed.

3.2.11. Project Inspire is being undertaken under SIP4 and its objective is to enable the provision of a range of services appropriate to support Dstl's business needs and those of the people it employs. This includes the ongoing delivery and maintenance of the physical environments required to pursue Dstl's business and the migration of some of Dstl's business units to their new host sites as Dstl's peripheral operations are relocated under **i lab**.

3.2.12. Site consolidation is one of the four main strands of work under Project Inspire enabling Dstl's consolidation onto its 3 core sites by 31 January 2008, including all works to provide necessary accommodation and facilities and the migration of business operations to the core sites from their old locations. Porton Down has been identified as one of the 3 core sites and will be the main corporate headquarters site for Dstl. The Dstl development will comprise a combined office /laboratory facility with a combined floor area of approximately 20,000m2.

3.3. CEPR

3.3.1. The development of the current Heath Protection Agency (HPA) site at Porton Down goes back to the War Department at Porton Down that was formed in 1940. This later became the Microbiological Research Establishment (MRE) in new purpose built accommodation that was opened in 1951.

3.3.2. In 1979 the MRE was disbanded and became the Centre for Applied Microbiology and Research (CAMR) as part of the Public Health Laboratory Service (PHLS) and military related work moved to the Chemical and Biological Defence Establishment (now Dstl). CAMR became a Special Health Authority in its own right in 1994 with more emphasis on commercial microbiological research and the manufacture of niche pharmaceutical products including vaccines and therapeutics.

3.3.3. In 2003 the Health Protection Agency (HPA) was created from a merger of the Public Health Laboratory Service, CAMR and other government establishments to provide better protection against infectious diseases and other dangers to health, including chemical hazards, poisons and radiation in England and Wales.

3.3.4. In April 2005 the HPA became a United Kingdom-wide body, when it merged with the National Radiological Protection Board to form a comprehensive health protection service.

3.3.5. The core functions of the HPA are to:

- Identify and respond to health hazards and emergencies
- Anticipate and prepare for emerging and future threats
- Alert and advise the public and Government on health protection
- Provide specialist health protection services
- Support others in their health protection roles

3.3.6. The HPA's aim is to protect health, prevent harm and prepare for threats. The HPA has three national centres as well as teams who work at regional and local levels. One of these national centres is the Centre for Emergency Preparedness and Response (CEPR) located at Porton Down which occupies the old CAMR estate.

3.3.7. CEPR plays an important role in preparing for and co-ordinating responses to potential healthcare emergencies, including possible acts of deliberate release. In addition, the CEPR carries out both basic and applied research into understanding infectious diseases and manufactures a number of healthcare products, including vaccines and therapeutics. It is an important national resource.

3.3.8. As the HPA has only relatively recently been established, the organisation is undertaking a review of its operations and estate. The HPA is expanding by absorbing other Department of Health (DH) arms length bodies (including the National Radiological Protection Board (NRPB) and National Institute of Biological Standards and Controls (NIBSC). In addition, other DH initiatives are driving cost reductions across the HPA and it may be that following this review process, the HPA may decide to rationalise its current operations and estates portfolio.

3.3.9. CEPR currently provides key HPA facilities for biological research, vaccine development, vaccine production and response to national and local emergencies of a biological, radiological and chemical nature. Many of these facilities are now showing their age and major investment is needed by the HPA to either construct new facilities or to carry out major refurbishment of the existing facilities. The HPA owned land surrounding the existing main CEPR site gives the option of undertaking either of these investment options and even a further expansion of HPA activities on the site should the current HPA review process recommend such action.

3.3.10. The CEPR main site is a secure site with a double fence, sterile zone and CCTV surveillance. The White Hut complex is protected by a single fence. Consideration needs to be given to the effect on security of individual stakeholder sites of any new development proposed by the other Porton Down site's major stakeholders

3.4. Porton Down Science Park

3.4.1. The Porton Down Science Park (PDSP) was founded in October 1997 in order to meet the key defence diversification, technology transfer and capability objectives of both the MoD and DERA. The PDSP was seen as part of a strategy for the transfer of non-defence technology between DERA and UK industry.

3.4.2. The PDSP was initially established by recycling existing buildings within the outer perimeter of the Dstl site. These buildings have been converted into serviced office and laboratory accommodation. Following the successful

completion of this first phase, the resulting Bioscience Incubator Unit (Tetricus Ltd) provided clients with bespoke facilities for their start up and early stages of development.

3.4.3. The need for further space involved the expansion into a further 3 existing buildings located within the secure Dstl site. Similar refurbishment programmes were carried out and are still ongoing.

3.4.4. These buildings are leased to and managed by Tetricus Ltd, a joint venture company comprising Dstl, Great Western Enterprises Ltd and New Sarum Enterprises Ltd. The purpose of Tetricus Ltd is three fold:

- To support the UK government's recognition of the importance of the biological sciences and biotechnology sector and its aim to further develop the sector of this economy
- To provide a productive environment for the mentoring, incubation and development of new biotechnology start up businesses and bioscience in their early stages of life
- To promote a more community orientated outlook:
  - Promote the development and expansion of the PDSP
  - Create a demand for high skill employment in South Wiltshire
  - Help facilitate technology transfer from Dstl into the public domain
  - Build and develop a network of public and private sector bodies to support the aforementioned activities.

3.4.5. Companies holding sub-tenancies within the PDSP include independent small companies and venture capital backed start ups specialising in biotechnology, pharmaceuticals, mathematical modelling, chemicals and materials. It is currently proposed that a new Porton Bioscience and Technology Centre (PBTC) is developed on Dstl land adjacent to Dstl main entrance and the CEPR site at Porton Down in order to support the growth of the bioscience sector.

3.4.6. The PBTC will combine elements of both a science park and business incubation facility with an emphasis on bioscience as a complementary activity to Dstl and the CEPR. The Centre will be targeted at biotechnology related firms who make use of specific technologies that include a biological component or arrive from a biological source. However, firms making use of other innovative technologies will not be excluded.

3.4.7. The site for the new development is immediately outside the secure area of both Dstl and CEPR but adjacent to them. As such it is ideally placed to provide a complementary commercial location that will be ideal for both spin-off companies and activities that are trading directly with the two agencies. The development of this site will be crucial to realising the opportunities for the commercialisation of the Intellectual Property in bioscience and other technologies that is being generated by the research agencies.

3.4.8. Access will be off the main site access road into a ten hectare site, which will be developed in phases to match the demand requirements arising from the

agencies and the regional bioscience and technology demand from developing companies.

3.4.9. There is currently an agreed allocation of 5 hectares within the Local Plan, with the recognition that the total development would eventually grow to occupy the whole 10 hectare site.

3.4.10. It is intended that the initial development will be planned around 2.5 hectares towards the front of the site. This plan will be set within an outline scheme for the whole site that will be prepared as part of the Development Brief. The second phase of a further 2.5 hectares will then follow to complete the agreed 5 hectare allocation before the third phase for the second 5 hectares is agreed.

3.4.11. The initial phases of the development will be positioned close to the CEPR's 'White Hut' site, which is developed land adjoining the allocation site. Discussions have taken place with the CEPR concerning the possible redevelopment of this site in due course, in order to better integrate it with the new development and secure better use of the site. This has been agreed in principle subject to the need to preserve CEPR's continued user requirements for the site. It has therefore been recognised that it would be desirable to pursue the integration of this site at an early stage in the phasing if at all possible.

4. Proposed Land Use Plans

The following plan, titled Site Overview Plan identifies the current overall situation on the Porton Down site and identifies the areas for potential new development and re-development in one AO size plan.

Following on from this plan are three sections as follows :

Section 4.1	Plan A	Current Situation
Section 4.2	Plan B	Proposed Situation in 5 years
Section 4.3	Plan C	Possible Situation in 10 years and beyond

Each section includes an A3 size plan followed by associated explanatory commentary. Each of the above listed plans identify the main site boundaries of each organisation and the immediate main access roads. Each organisation has been given its own identifying colour and these have been carried through on each of the 3 plans.

It should also be noted that the options identified on the attached three plans are purely aspirational at this stage and are reliant upon identified needs and requirements at the time. Additionally these options will be heavily reliant upon the necessary funding being made available. It is also possible there may be some overlap in the proposed timescales and those suggested at present are purely indicative.

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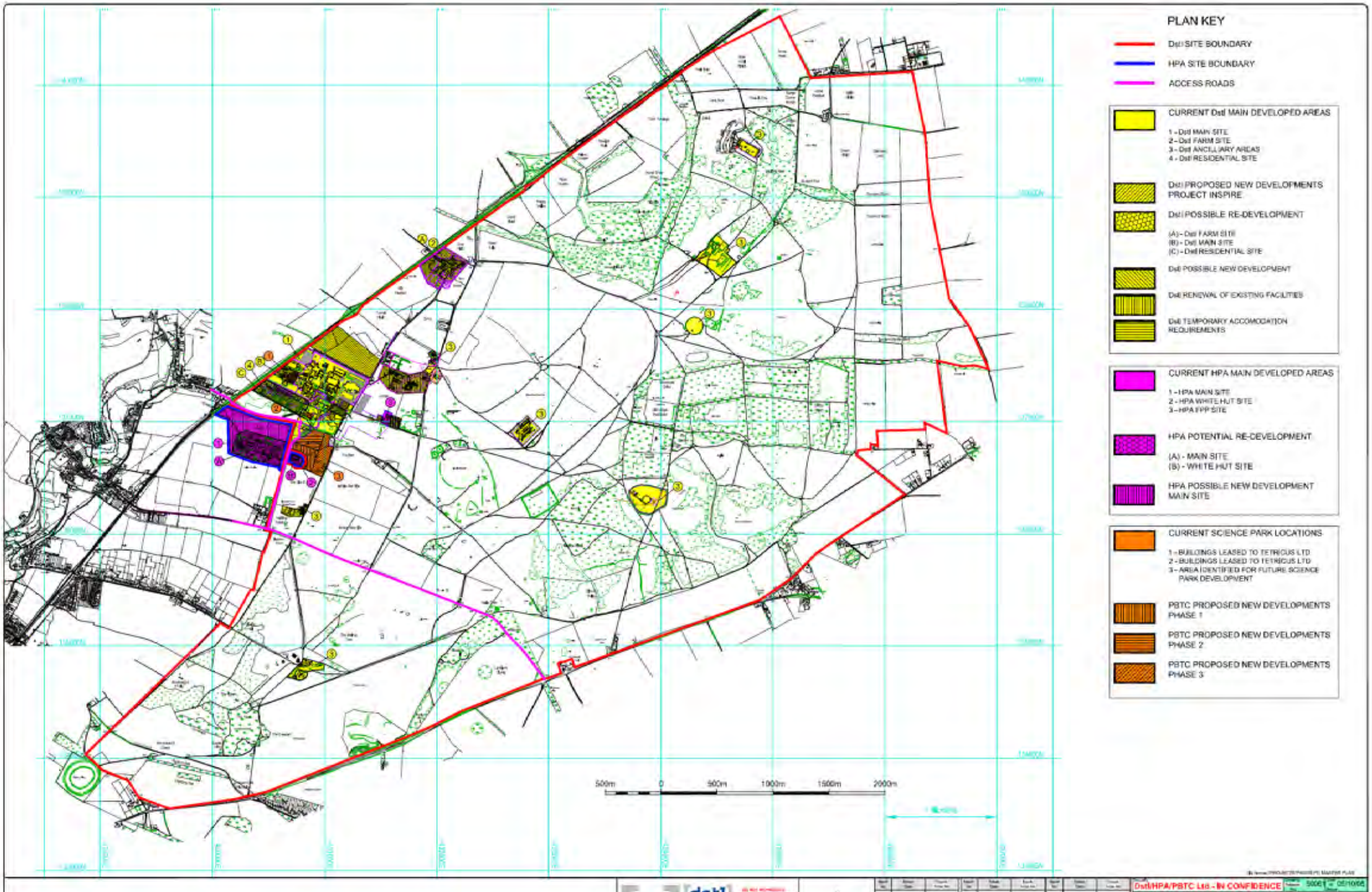

SITE OVERVIEW PLAN

dstl

CAD Drawing Office
Building 300
Porton Down, Salisbury, Wiltshire, SP4 0JQ
Tel:01980 654827 Fax: 01980 613567

SITES

Issue No.	Issue Date	Issue Amendment No.
D	31/08/05	68061

Dstl/HPA/PBTC Ltd - IN CONFIDENCE

Project: PORTON DOWN MASTER PLAN

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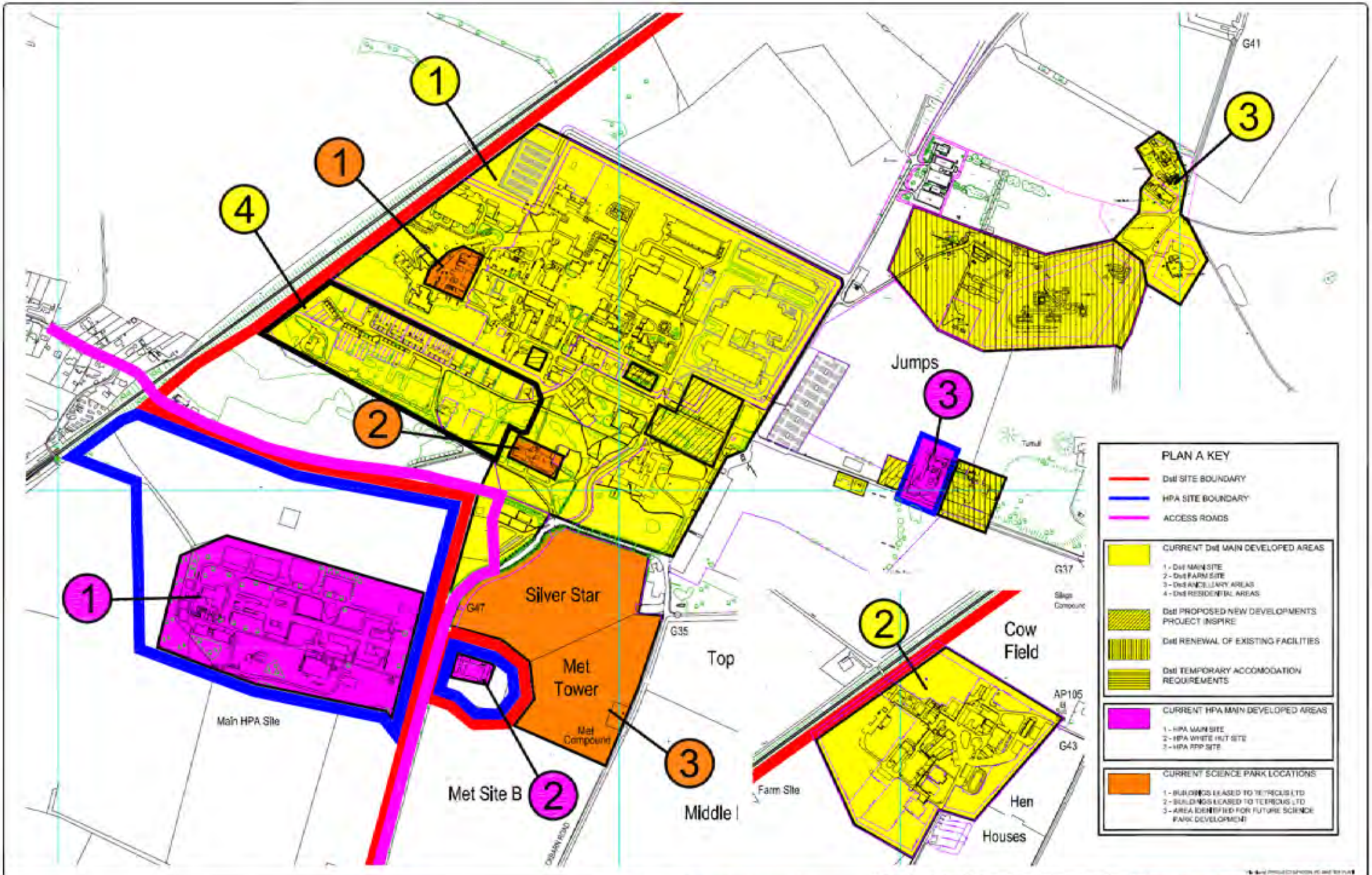
4.1. PLAN A - CURRENT SITUATION



PLAN A - CURRENT SITUATION

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SITES

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PORTON DOWN MASTER PLAN

PLAN A - CURRENT SITUATION

P40039-A-3

4.1.1. Plan A – Current Situation

Plan A identifies the current situation with regard to land use and occupation by the 3 organisations. Rather than identify every intricate detail of the sites, the main developed areas have been identified as an indication of their general size and location on the entire Porton Down site. Additionally where proposed developments are known about at this stage, these have also been identified.

4.1.2. Dstl

The Dstl site is vast and as several types of land use, including agricultural, recreational, operational, ancillary and amenity. A very large part of the site is designated as a Site of Special Scientific Interest (SSSI).
Agricultural: As well as operating its own farm, Dstl has several tenant farmers.
Recreational and SSSI: The SSSI area is vast and is described further at section 6.2. Part of the SSSI includes a recreational area, which consists of approximately 1000 acres and is located to the north east and east of the site. It includes the Isle Of Wight Woods together with both New and Tower Hill Plantations.
Ancillary/Amenity: The Dstl Porton Down site currently includes amenity facilities for it's staff and includes an on-site restaurant with cash point facility and greeting card retail outlet, an on-site fitness centre which includes a squash court, aerobics area and well equipped gym for strength and cardiovascular exercise, together with tennis courts and sports fields including football, volleyball and cricket pitches.
Operational: There are currently 4 main developed areas on the Dstl Porton Down site which are used to carry out Dstl's operations and business. These areas are outlined as follows:

1) *Dstl Main Site*: This is the main developed area of the Dstl site. It comprises approximately 300 buildings, which range in age from 85 years to up to date modern laboratories and office accommodation. The type of accommodation provided on the main site comprises office, laboratory and storage space.

2) *Dstl Farm Site*: This area comprises approximately 30 largely vacant and redundant agricultural farm buildings and storage barns. Most of the buildings in this area are some 65 years old and in a poor state of repair.

3) *Dstl Ancillary Areas*: There are several ancillary areas on the Dstl Porton Down site that support the activities of the main site. There are approximately 35 buildings in all ranging in age from 55 years to modern laboratory facilities.

4) *Dstl Residential Area*: There are approximately 38 residential properties on the site which are mainly 2 and 3 bedroom terraced houses. These houses are available to Dstl Porton Down staff only for short lets.

5) *Proposed New Developments – Project Inspire*: In order that Dstl can consolidate its operations on the main core sites, a new build facility at

Porton Down will be required in order to accommodate the increase in Dstl staff moving from other Dstl sites. Consideration at this stage is also being given to possibly providing a new sports facility to replace and improve upon the above-mentioned sports facilities. As yet a location has not been determined but it is likely to be located so that access can be granted to Dstl's neighbours on site and to the local community.

6) *Proposed Renewal of Facilities:* Some of the buildings on the main site are coming to the end of their life and as such, Dstl is taking this opportunity to replace and renew these facilities, rationalising their location where possible in order to achieve optimum benefits in operational efficiencies and cost savings. Additionally some of these building require upgrading in order to meet statutory regulations and requirements.

7) Temporary Accommodation Requirements: To assist Dstl in the rationalisation of the Dstl Estate, temporary accommodation and facilities are required on the Dstl Porton Down main site to enable improvement and reconfiguration of existing facilities and refurbishment to Dstl corporate standards.

4.1.3. CEPR

1) *CEPR Main Site*: The CEPR Porton Down main site occupies 27 hectares with the enclosed fenced area being 11 hectares; this also includes the area called the White Huts. The main site currently has 29 buildings and 20 Portakabins. Eleven of these buildings are of modular construction of varying age and anticipated remaining life of between 5 and 30 years. Three of these eleven buildings are likely to need replacement within the next 5 years. The age of the Portakabins also varies widely but it is anticipated that 7 will need replacing in the next 5 years, a further 6 within in the next 10 years and the remainder within the next 15 years. The Main Building and Power House is over 50 years old, and whilst the basic fabric is sound many of the building services are old and need replacement in order to meet modern day standards. Welfare facilities on the main site include a nursery that is shared with Dstl and a small outdoor swimming pool.
2) *CEPR White Hut Site*: The White Hut area is 1.9 hectares in area. The buildings are over 50 years old and are now used as training, storage, test and welfare facilities. A gym is located in one the buildings and there is a mini–football pitch, a tennis court and a volleyball court also located on the site. The current buildings are of pre-fabricated construction and need replacement in the next few years.
3) *CEPR Fermentation Pilot Plant Site*: CEPR occupies a satellite site, the Fermentation Pilot Plant (FPP), which is located within the secure site of Dstl. This is on the terms of a conditional transfer from the Ministry of Defence and is 0.7 hectares in area**.** This site comprises a number of old and new facilities and buildings used for the manufacture and storage of niche pharmaceutical products.

4.1.4. PBTC

1) *Existing Science Park*: Currently the Science Park is located in 4 buildings situated on the Dstl main site and which are leased to Tetricus Ltd. The buildings are approximately 85 years old and are of mixed condition, some having had significant investment whereas others, although having had some investment, are nearing the end of their life. The accommodation comprises office and laboratory space with some storage.
2) *Proposed new PBTC*: In order that Dstl can accommodate any future expansion, buildings currently occupied by Science Park companies may be required by Dstl in the future. As such it is proposed that a new Science Park be constructed on land provided by Dstl in order to provide a Bio-Science and Technology Centre that combines both a science park and business incubation facilities, with an emphasis on bioscience as complementary activity to Dstl and CEPR. The land identified on Plan A shows the whole of the site identified for long term development of a Science park, to be developed in 3 phases over a 10 year period.

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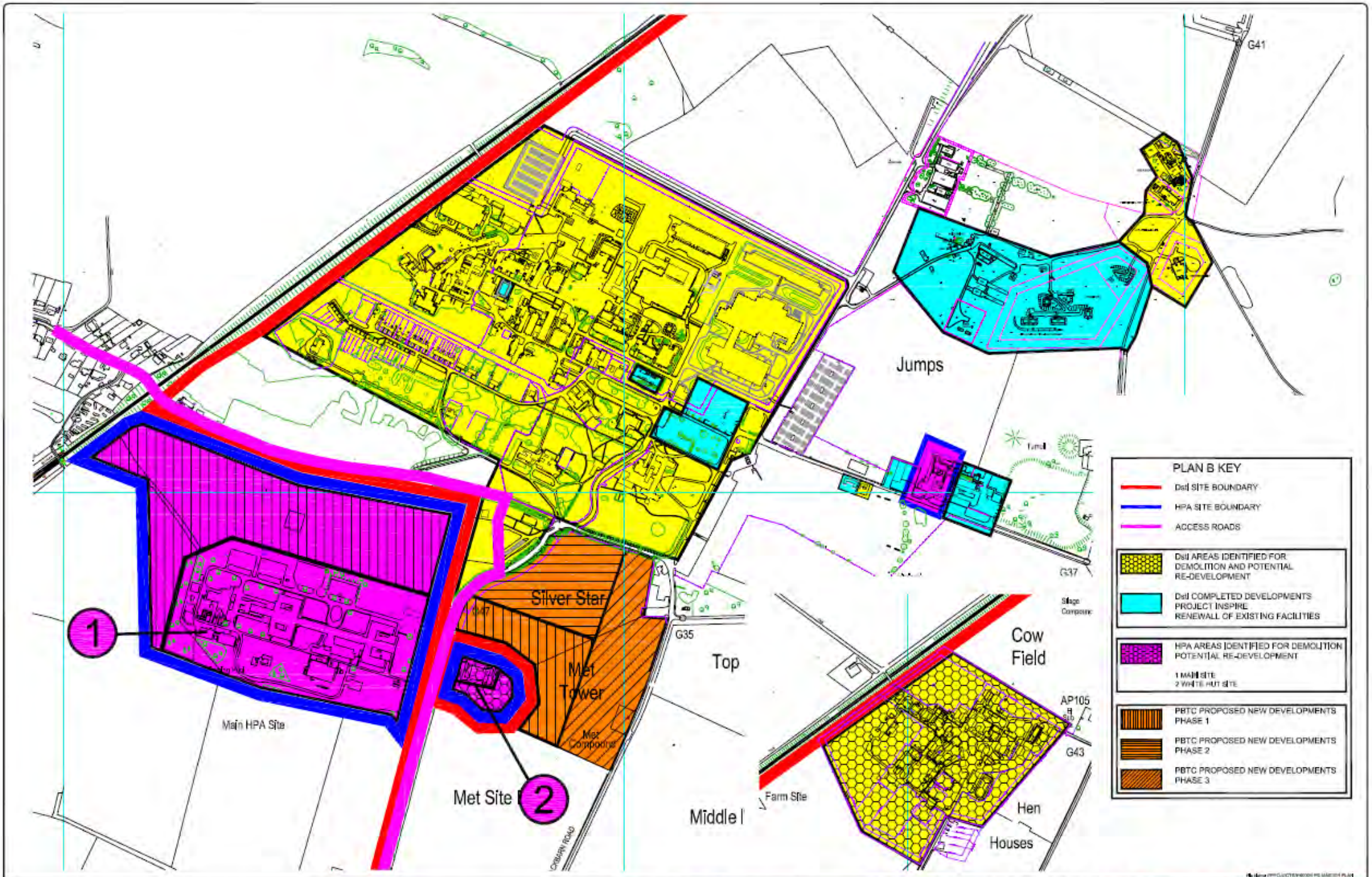
4.2. PLAN B – PROPOSED SITUATION IN 5 YEARS



PLAN B - PROPOSED POSITION IN 5 YEARS

dstl
CAD Drawing Office
Building 300,
Porton Down, Salisbury, Wiltshire, SP4 0JQ.
Tel: 01980 614607 Fax: 01980 613651

SITES

Issue No	Issue Date	Issue Ref No	Issue No	Issue Date	Issue Ref No	Issue No	Issue Date	Issue Ref No
B	31/08/05	60081						

DstI/HPA/PBTC Ltd – IN CONFIDENCE

PORTON DOWN MASTER PLAN

PLAN B – PROPOSED POSITION IN 5 YEARS

P40039-B-3

4.2.1. Plan B - Proposed Situation in 5 Years

Plan B attempts to identify the likely situation with regard to land use and occupation in the next 5 years' time. In addition to the already identified main site areas for each organisation, areas identified for demolition and possible re-development and areas identified for new development are also indicated. Similarly, areas previously identified for development on Plan A that are now likely to have been completed are also identified.

Although the areas identified for development on the attached Plan B are reasonably likely to proceed, it should also be noted that these developments will be reliant upon the necessary funding being available and the needs and requirements at the time.

4.2.2. Dstl

Areas Identified for Demolition and Potential Re-Development: The Dstl farm site has been identified as an area of demolition and possible re-development. The buildings are largely redundant and no longer required. Additionally there are existing services for power and water supplied to this site. This site could potentially be used for any future co-location of Dstl's business at the Dstl Porton Down site, for example an ISO container storage area for containers moving from other Dstl sites.

Completed Developments: It is anticipated that the new facility constructed for Project Inspire will be completed and fully occupied by Dstl businesses moving from other Dstl sites as part of the Dstl rationalisation programme. The proposed renewal of existing facilities should also be completed.

4.2.3. CEPR

Areas Identified for Potential Re-Development:

1) *CEPR Main Site:* The main site area has been identified as a possible area of re-development in the CEPR strategic plan. Options for re-development include the construction of new laboratories on existing car parks, new laboratories and extensions to the main building, a new engineering building and refurbishment of accommodation within the main building. These plans are purely aspirational and will be dependant upon funding being made available.
2) *CEPR White Hut Site:* The White Hut site has been identified as an area for potential demolition and re-development, to try to integrate this land as part of the development of phase one of the PBTC.

4.2.4. PBTC

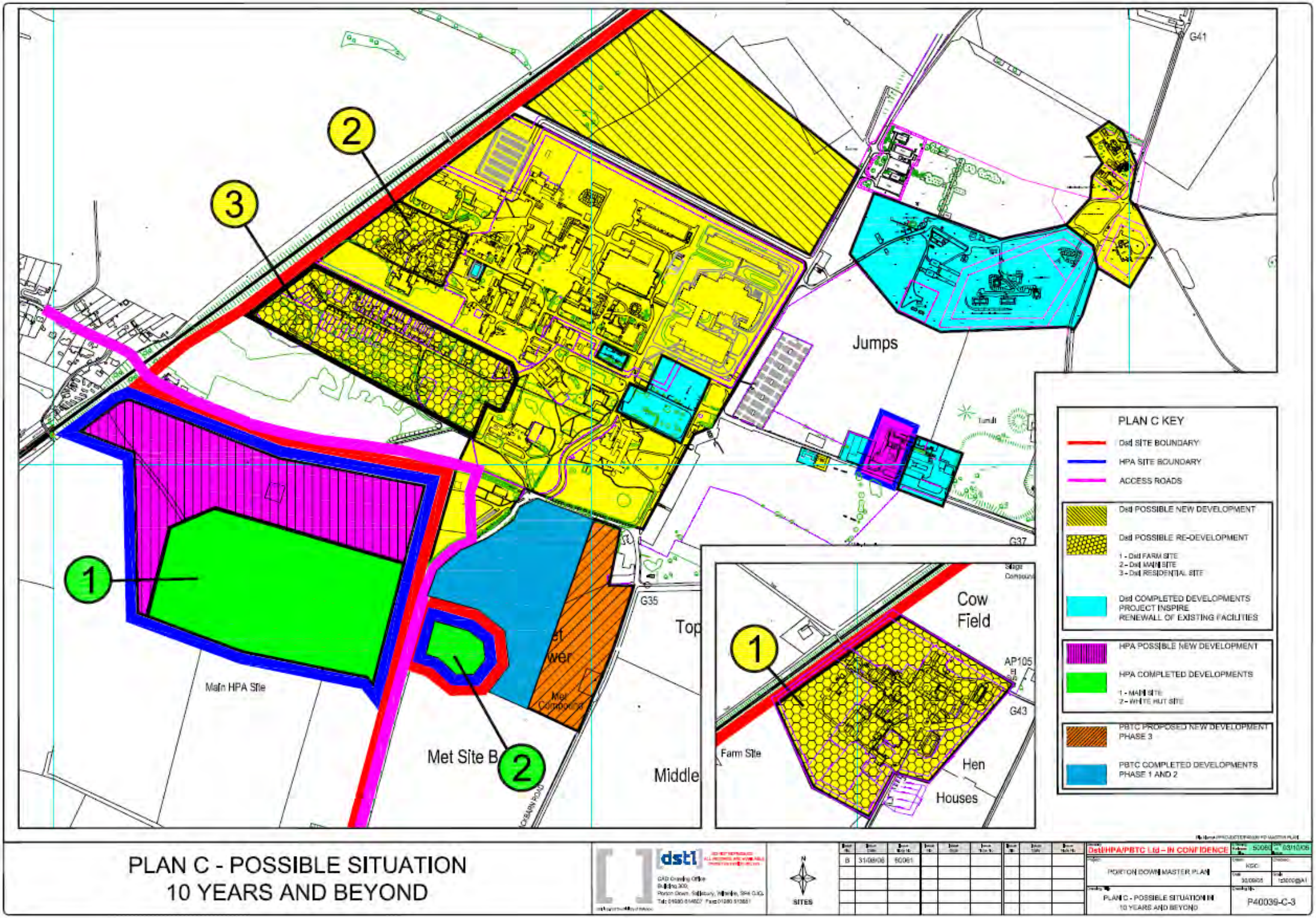
New Development: Various options have been considered for the phasing of the PBTC and the 10 hectare plot. The proposal is to split the overall development into two 5 hectare development parcels. The first 5 hectare parcel will cover Phase 1 and 2 of the PBTC development. This plot will be split into two 2.5 hectare parcels.

1) *PBTC Phase 1:* The first of the 2.5 hectare plots will incorporate the development of Phase 1 of the PBTC. This plot will itself be further split

into two separate phases, 1A and 1B. Phase 1A intends to cover the relocation of the existing incubator unit currently occupying accommodation on the Dstl main site, together with a flagship or anchor tenant and grow on space. Phase 1B will allow for additional grow on space.

2) *PBTC Phase 2:* The second 2.5 hectare parcel will incorporate Phase 2 of the PBTC development.
3) *PBTC Phase 3:* Pending successful completion of Phase 1 and 2 of the PBTC development and on acquiring the necessary funding, it is possible that construction of Phase 3 may well begin during this period. Alternatively the construction may roll into the next 10 year period.

4.3. PLAN C – POSSIBLE SITUATION IN 10 YEARS AND BEYOND



PLAN C - POSSIBLE SITUATION
10 YEARS AND BEYOND

dstl
GAD Drawing Office
Building 300,
Porton Down, Salisbury, Wiltshire, SP4 0JQ.
Tel: 01980 614627 Fax: 01980 613651

SITES

Issue No.	Issue Date	Issue Work No.	Issue No.	Issue Date	Issue Work No.	Issue No.	Issue Date	Issue Work No.
B	31/08/06	60061						

Dstl/HPA/PBTC Ltd – IN CONFIDENCE

Project No. 50061 Issue No. 03/10/06

Subject: PORTON DOWN MASTER PLAN

Drawn: KGC Checked:

Date: 30/09/06 Scale: 1:5000@A1

Drawing Title: PLAN C - POSSIBLE SITUATION IN 10 YEARS AND BEYOND

Drawing No. P40039-C-3

4.3.1. Plan C – Possible Situation in 10 years and beyond

Plan C attempts to identify the likely situation with regard to land use and occupation in the next 10 years and beyond. In addition to the already identified main site areas for each organisation, this plan also identifies those areas that could possibly be the subject of re-development or brand new development. As per Plan B, this Plan C also attempts to identify areas of completed development, previously identified on Plans A and B as potential new development or re-development areas.

4.3.2. Dstl

Possible New Development: This is a green field site of approximately 1 hectare. Should Dstl need to relocate additional staff from its remaining 3 sites to Porton Down, this area has been identified as an area of potential new development. The land is currently used for agricultural purposes and has already been subject to archaeological and other similar surveys, which have not identified any findings or areas of concern. Although there are currently no services laid to this site, service connection is easily available across the road adjacent to the Dstl main site, where existing services have been terminated in anticipation of any future development in this field.

Possible Re-Development

1) *Dstl Farm Site*: This site is a brownfield site of approximately 0.92 hectares. This site has already been identified as a largely redundant area, ideal for demolition and potential re-development. Should Dstl wish to relocate staff from its remaining 3 core sites, this area would be a suitable option. There are already services in place including an existing security fence.
2) *Dstl Main Site*: This is a brownfield site and houses the older buildings, which are generally in a poor state of repair. There are also many temporary buildings located within the main site. This area includes some of the existing Science Park buildings, which will be replaced as part of the PBTC development. Should funding allow, this would be an ideal opportunity for Dstl to clear up the older part of it's site and re-develop so that modern flexible accommodation can be provided in line with the existing modern facilities on site.
3) *Dstl Residential Site*: This area is predominantly a brownfield site with areas of green field included. The whole site is approximately 1 hectare. It comprises existing houses and an area of previous demolition which would be ideal for future staff housing should the need arise.

Completed Developments: The new development constructed for Project Inspire will be fully completed and operational, accommodating all relocated Dstl businesses and staff. The proposed renewal of existing facilities should also be completed.

4.3.3. CEPR

Possible New Development: As part of the CEPR strategic development plan, the land to the north of the CEPR main site has been identified as an area of potential development. This is a green field site of approximately 15 hectares.

It is proposed that new specialist facilities including a rapid response vaccine facility, new high containment laboratories and pharmaceutical manufacturing facilities could be built, including replacing the staff restaurant and training facilities. These plans are purely aspirational and will be dependant upon funding being made available.
Completed Developments: It is anticipated that the re-development of both the CEPR main site and the White Hut site will be completed by this time either as part of the development of Phase 1 of the PBTC development or as replacement nursery and training facilities.

4.3.4. PBTC

New Development – PBTC Phase 3: Pending successful completion of Phase 1 and 2 of the PBTC development, it is hoped that development of the remaining parcel of allocated land can commence. This will be dependent upon demand for further space and on acquiring the necessary funding. It is possible that construction of Phase 3 may well have already begun during the 5 year phase.
Completed Developments – Phase 1 and 2: It is fully anticipated that both Phase 1 and 2 of the new PBTC will be completed and operational, accommodating existing Tetricus client companies as well as new biotechnology firms.

5. Effects of Future Development

The proposed future developments identified in Section 4 of this Masterplan, will impose new pressures and opportunities that need to be identified and addressed. This section aims to try and identify these issues and summarise the effects of the future development on the Porton Down site and the wider local community.

5.1. Employment Growth

5.1.1. The future development of the Porton Down site arguably represents the single greatest long term economic opportunity for the South Wiltshire economy. The commitment to the major expansion of one of the Government's principal science and technology agencies sends a clear message that the area's growth as a centre for knowledge based industry will be assured. The investment required to support the growth in research capability and the creation of the Dstl corporate headquarters is very substantial. In addition the continued growth and commercial success of the CEPR is also of major importance and will continue to reinforce what is the largest concentration of life science expertise in the region.

5.1.2. Together these agencies represent an ongoing Government commitment to research and development in the area, which will support thousands of specialist jobs in science and technology as well as substantial administrative and manual support roles.

5.1.3. In addition there is now, for the first time, the opportunity to develop this potential via the commercial sector. The commercialisation of intellectual property gained from Government-sponsored research is a high priority element of the Government's strategy for creating a 'knowledge based' economy. The creation of the proposed new Porton Bioscience and Technology Centre will allow the spin-off companies created from research ideas, together with many other companies that provide services and research support to the agencies, to be able to locate on an immediately adjacent site. They will therefore be able to maximise the advantages of synergy, networking, skills and specialist infrastructure that are essential to the growth of science-based industry.

5.1.4. These changes are directly in line with the objectives of the South West Regional Development Agency (SWRDA) in encouraging business productivity, new enterprise and the promotion of innovation. SWRDA is particularly keen on the development of specialist industries, building dedicated science parks where industry can flourish, and improving technology transfer into the commercial sector. In addition their priority sectors include bio-medical and healthcare, which represents the fundamental basis of the science base at Porton.

5.1.5 The overall effect of these developments over the next ten years will be to position the area as one of the foremost research and science sub regions in

the country, with the potential to attract related companies and bodies to other sites in the vicinity. Experience in other parts of the world has demonstrated how research centres and their technological exploitation can form the basis of significant changes in the quality of local economies. There is every reason to expect that the effects of the changes outlined above on more employment, enhanced quality job opportunities, higher incomes, supplier expenditure, increased demand for professional services and higher retail spending will have long term profound and beneficial effects on the South Wiltshire economy.

5.1.6 In terms of the scale of employment growth at Porton Down the table below sets out the current number of employees on site and the likely growth by 2012 when the first two phases of the Science Park are likely to be completed. It must be emphasised that the figures set out below are estimates.

	Current	Predicted by 2012
DSTL	1200*	2000
HPA	600	600 **
PBTC	100	500
** The Dstl figures include contractors and military staff as well as Dstl staff*		
*** The HPA may be subject of reorganisation due to be discussed in 2008/09. Whilst not guaranteed, consolidation of activity on this site may see staff numbers rise to around 1000.*		

5.2. Travel and Transport

5.2.1. Although Dstl is looking to relocate up to 800 staff to its Porton Down site, it is apparent that not all 800 staff will be moving to the Salisbury area. Some of the staff have already indicated that they prefer to commute to Porton Down rather than experience the upheaval of a home move.

5.2.2. As a result Dstl's relocation programme will have a substantial impact on the local transport network and infrastructure. In addition to increase of staff there will also be an increase in the number of visitors to the site. In order to effectively deal with the increase in people travelling to and from the Porton Down site there are several issues that need to be considered and these are dealt with in more detail at Section 6.3.

5.2.3. The impact of the development on the surrounding road network is being studied in a transport assessment being carried out by Dstl. Additional work and surveys are being carried out to enable Dstl to produce a travel plan for its site. CEPR have also carried out their own travel assessment and produced a CEPR travel plan. It is already clear from very early discussions that there is the opportunity to pool resources and share in the resultant benefits.

5.3. Population Growth and Housing Provision

5.3.1. Although Dstl is looking to relocate up to 800 staff to it's Porton Down site, initially most staff have indicated that they will commute to their new workplace. However, in time commuting will eventually give way to permanent house moves. As a result this will have an impact on the local housing market and services.

5.3.2. Currently the HPA has no plans to increase staff numbers on the CEPR site in the short or medium term. However, a major site review is being undertaken that may result in a reduction or increase in staff on the HPA site with a consequential effect on housing and public service provision. Should the outcome of the review be that more HPA operations are to be located at Porton Down then there could be a significant increase in staff on the CEPR site of possibly up to 1000.

5.3.3. PBTC Ltd is looking to expand the number of tenants it will have, beyond those already located in the Porton Down Science Park. As yet, this is an unknown quantity and will ultimately be dependant upon the success of the new PBTC.

5.3.4. Dstl has its own residential properties which will be made available to staff relocating to the Porton Down site. Short term 50 week lettings will be available to assist staff in relocating to the local area. This availability will potentially assist in reducing some of the immediate pressure on local housing availability in the first year of relocation.

5.3.5. As part of its balanced strategy for housing and employment development in Salisbury District, the likely housing needs derived from employees of the Porton Down Science Park were considered during the preparation of the Salisbury District Local Plan, which was adopted in 2003. Considerable housing developments at both Salisbury and Amesbury will, in coming years provide a supply of housing to meet the needs of new employees and those moving to the area. However, in terms of accommodating the more recently announced relocation of Dstl employees, and the potential future demands derived from the CEPR, the district and county councils will need to ensure that the South West Regional Spatial Strategy acknowledges this in its allocation of housing supply. A failure to acknowledge this will result in under provision within the local housing market, which can only worsen the already difficult situation facing young families and lower paid sectors of the workforce.

5.4. Landscape and the Environment

5.4.1. As a result of intensification of activity on the Porton Down site, there are some factors that may be affected which need careful consideration. This includes the effects of future development on the landscape. The three organisations have identified a commitment to producing a joint landscape development plan in relation to the built area at Porton Down. Landscape sensitivity is covered in more detail at Section 6.1.

5.4.2. The design criteria considerations of the proposed developments also have an impact on the local environment and need to include sustainable design features and energy management as well as demonstrating, where possible, unified design concepts. These issues have been covered in more detail at Section 6.4.

5.4.3. Whilst the proposed developments are unlikely to affect existing nature conservation interests, present commitments will be continued throughout the entire development process. These include a continued commitment to working with English Nature in managing and maintaining the SSSI, SPA and SAC areas as well as a continued commitment to conservation and integrated land management plans. This is covered in more detail at Section 6.1.

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6. Whole Site Issues

6.1. Landscape Sensitivity

6.1.1. Porton Down constitutes one of the largest uninterrupted tracts of semi-natural chalk grassland in Britain. It supports rare grassland and scrub communities, together with significant populations of nationally rare plants, invertebrates and birds. The area is underlain by Upper (Cretaceous) Chalk with a few patches of clay-with-flints on high ground. Most of the grassland can be assigned to the National Vegetation Classification types.

6.1.2. Broad-leaved, mixed and coniferous plantations form several large blocks within the area, with beech, sycamore and scots pine widely planted. Semi-natural woodland of oak, ash and some yew occurs locally. Scrub and scattered trees are a feature of much of the grassland. Juniper is widespread and constitutes about 20% of the total English population.

6.1.3. Roe deer and rabbit occur in high numbers and the fluctuating population of rabbits has been a major influence on the vegetation of Porton Down, most of which is ungrazed by domestic stock.

6.1.4. It is recognised that part of the site affected by the Masterplan is inhabited by UK Biodiversity Action Plan priority species. Where these species are identified, it must be ensured that development protects and where possible enhances these species and their habitats.

6.1.5. The majority of the existing built form of the Dstl and CEPR sites is located to the north western corner of the Porton Down site, adjacent to the Salisbury to London railway line. Key views towards the site from public vantagepoints have been identified and are presented at Appendix 1.

6.1.6. Potential development and redevelopment plans are being considered for the 3 areas at Porton Down. As yet most are unfixed in terms of both nature and extent of proposals. It is therefore not feasible to provide a landscape strategy or detailed landscape concepts at this stage. However, Dstl, the CEPR and PBTC Ltd are fully committed to producing a “joined up” landscaping strategy.

6.1.7. At this stage it is not easy to say exactly when or at what stage a joined up landscaping strategy will be attained. However, it is hoped this would be achieved in the next 18 months. Both the CEPR and PBTC Ltd have already carried out some work in order to establish a visual baseline and a produce an initial landscape plan. The work carried out by the CEPR in producing their landscape development and management plan is considered sufficient for the CEPR site and will be used by Dstl and their architects to build upon for Dstl’s Phase 1 planning application. PBTC Ltd will also look to incorporate these principles into their forthcoming Development Brief.

6.1.8. Dstl is working with its Facility Management strategic partner in developing an Estates Development Plan. Landscaping will form part of this plan and Dstl is

content to share any work it carries out with both organisations, perhaps building on the work already carried out by them. Similarly the Dstl new build under Project Inspire will include a landscape plan as part of the design.

6.1.9. Dstl, CEPR and PBTC Ltd are committed to retaining existing mature and semi mature trees and landscaping elements. As such, trees and shrubs will only be removed if absolutely necessary. A replanting policy will be implemented and where possible, trees and shrubs will be relocated on site. CEPR is sensitive to any landscape planting along its southern boundary for security reasons.

6.1.10. Dstl operates an Integrated Land Management Plan (ILMP) for the SSSI area. This covers all of Dstl's activities and broadly follows Defence Estates' ILMP's. The work activities covered by the ILMP are reviewed on an annual basis and cover the management, maintenance and monitoring of special designations of the SSSI. Designations include "favourable recovering" and "favourable improving".

6.1.11. It is clear that planning conditions require a thorough analysis of the existing landscape character described above and visual amenity of the Porton Down site. Any future schemes for the site would therefore ensure that landscape design and planting is incorporated and considered throughout the development process. Any visual impact assessments and practical landscape development and management plans will be reviewed and monitored to ensure the landscape is protected in the future.

6.1.12. Please refer to Appendix 3 for a landscaping plan which identifies each individual site boundary and where screening already exists and more screening needs to be provided.

6.2. SSSI, SPA and SAC Impacts

6.2.1. Porton Down comprises areas of land that are designated as a Site of Special Scientific Interest (SSSI) notified under the Wildlife and Countryside Act 1981 (as amended). Please refer to Appendix 2 for a plan identifying the area designated as an SSSI.

6.2.2. Porton Down is also a Special Protection Area (SPA) under EC Directive 79/409 on the Conservation of Wild Birds, and a Special Area of Conservation (SAC) designated under the Habitat Regulations 1994. Porton Down is a habitat for many European protected species including 10% of the British Stone Curlew population, various species of bat and 20% of Britain's juniper population along with various types of orchid.

6.2.3. The site also lies within a Special Landscape Area (SLA) and an Area of Special Archaeological Significance (ASAS). An SLA is generally not considered to be of such high quality as an Area of Outstanding Natural Beauty (AONB) but is considered worthy of protection. The purpose of the ASAS is to preserve features of archaeological interest and, in appropriate

circumstances, exploit opportunities that may be presented for archaeological investigation.

6.2.4. It is recognised that the site could contain features of archaeological significance. Therefore an archaeological assessment will be carried out on any undeveloped land before any application for the site can be determined, in accordance with Planning Policy Guidance 16: Archaeology and Planning. If any archaeological remains are found, the applicant will demonstrate how these will be dealt with.

6.2.5. Two Bronze Age barrows have been identified close to the railway line and there is no record that they have been excavated. If development will affect these, an archaeological evaluation will be required.

6.2.6. English Nature (EN) is the statutory body, which promotes, enables and achieves nature conservation in England. EN values enormously the careful stewardship and continued commitment demonstrated by Dstl in managing such an important site.

6.2.7. Dstl recognises the significance of the SSSI, the SPA and the SAC and the requirements of the Habitat Regulations and undertakes its activities in the spirit and letter of the legislation. Dstl works hard alongside EN regarding any consent required for Dstl operations that may impact on the SSSI, the SPA and SAC, and regularly consults with EN.

6.2.8. Dstl and EN signed up to a Memorandum of Co-operation in October 2002. This memorandum sets out the undertaking of both Dstl and EN and identifies all operations likely to damage the features of special interest. Dstl has undertaken to consult EN where activities fall outside of the agreed assent and list of Operations Likely to Damage the Features of Special Interest. Dstl continues to undertake appropriate risk and environmental impact assessments for all its activities, including any new development on the Porton Down site, as required by environmental legislation applicable to the SSSI, SPA and SAC in particular.

6.2.9. Dstl falls under all of the above mentioned special interest areas, whereas the CEPR is only subject to the Areas of Special Archaeological Significance and SLA. As such, the developments proposed by Dstl, CEPR and PBTC Ltd and identified on Plans A, B and C will be considered for their effects on the local environment. The proposed development areas all lie outside of the SSSI.

6.3. Travel and Transportation

6.3.1. Porton Down currently experiences a high degree of inaccessibility by modes of transport other than the private car. There are also no footways or cycle paths that are close to the site. Coupled with that, the existing road infrastructure is of poor condition and requires significant improvement.

6.3.2. The provision of improved transport links will be a major consideration for each of the developments. Dstl, CEPR and PBTC Ltd are fully aware that

transport issues are the major concern for Salisbury District Council and Wiltshire County Council.

6.3.3. Main access to the Porton Down site is via the local road, identified in two sections as the Winterslow Road (council owned) and the Porton Pheasant Road (MoD owned). This road forms a connection between the A338 and the A30. There have been discussions between Wiltshire County Council and Dstl regarding possible transfer of ownership of the road whilst still allowing Dstl to close the road when required.

6.3.4. Access from Porton village is along the Winterslow Road and access from the A30 is along the Porton Pheasant Road. Access to both the Dstl and CEPR sites is then via Manor Farm Road, a MoD owned road. The Winterslow road passes through a railway arch that is restricted to single lane traffic with a priority for traffic approaching from the Porton village direction. Due to the likely increase in traffic along this road, it will be necessary to introduce some form of traffic control to enable fair access from both directions.

6.3.5. Secondary access is via the local Church Road through Idmiston village, which passes under the main Salisbury to London railway line. Once past the Idmiston Arch railway bridge the road becomes a MoD owned road, part of the Dstl site. The access at Idmiston Arch is currently restricted and is only open for incoming traffic between the hours of 06:30 and 10:00. Similarly access is restricted to outgoing traffic only between 16:00 (15:15 hrs on a Friday) and 18:00. There is some concern about the suitability of Church Road for additional traffic so traffic movements at this entry may have to be restricted. As part of the development that is currently going on at Dstl, discussions will be held between Dstl and Wiltshire County Council as to how this will be managed.

6.3.6. As part of the Dstl development other measures are being considered such as:

- Signalising the Porton Pheasant Road/A30 junction. This would make it easier for traffic to turn right towards Salisbury and may reduce the amount of traffic which routes through Porton.
- The level of traffic through Gomeldon and Idmiston will be kept under review and if there is an increase in traffic which is of considerable concern to the locals, measures will be considered here
- If issues arise at the Manor Farm/Winterslow Road junction, modifications may be required here.

6.3.7. A travel demand impact assessment of Porton Down upon the local environment was previously carried out in June 2001 on behalf of DERA. As part of it's current development plans, Dstl has prepared a Movement Impact Assessment, Rail Feasibility Study and a staff travel survey. Further work is currently being undertaken, building upon the work already done in order to produce a Dstl Travel Plan. The results of the staff survey will also be fed into

the Dstl Travel Plan, which is to be completed within the next 18 months. CEPR has also recently carried out their own survey and prepared their own CEPR Travel Plan.

6.3.8. Dstl, CEPR and PBTC Ltd are also committed to preparing a joint Site Travel Plan or Site Travel Framework for the Porton Down site. The Site Travel Plan will need to be approved by Wiltshire County Council. Although each organisation has its own policies and processes, a co-ordinated approach can be agreed on certain principles. Such a document should also identify and investigate potential solutions with recommendations for their implementation across the Porton Down site. The issues that will be addressed in the joint Site Travel Plan include:

- Measures to promote and facilitate public transport use such as improved bus routes, convenient bus stops, discounts on tickets
- Shuttle bus and drop off bays (for use by all 3 organisations) to viable pick up and drop off points, including opportunities to provide a relay service to meet train services at local railway stations such as Grateley, Salisbury and/or Andover
- Dedicated car share schemes to reduce single occupancy car travel (for use by all 3 organisations)
- Provision of pool cars and bikes
- Improved parking including priority parking for car sharers, parking permits and management based upon the necessity for a space
- Improvements for pedestrians and cyclists from local centres including provision of changing / shower facilities and lockers
- Improved access and alternative access points
- Road/junction improvements
- Possible re-opening of Porton Rail Station
- Use of local Park and Ride sites to run shuttle buses.
- Alternative working practices such as flexi working, home working and use of video conferencing
- Provision of on site facilities to minimise off-site movements such as cash point, shop and catering facilities
- Dissemination of information on available travel options to all staff.
- Whenever and wherever possible, address locally known concerns about issues arising from transport and traffic to and from the Porton Down site in association with the local highways authorities

- All traffic, including commercial vehicles, will be encouraged to access the Porton Down sites via the A30/Winterslow Road approach

6.3.9. A full time Travel Plan Co-ordinator will be appointed by Dstl to work in conjunction with both the CEPR and PBTC to develop a common strategy and oversee the implementation of the Site Travel Plan. The three organisations have committed to agreeing a site wide Travel Plan with Wiltshire County Council and Salisbury District Council by March 2008.

6.3.10. Please refer to Appendix 4 for a plan of the main transport hub on the Porton Down Site identifying car parking, bus stops and potential shuttle bus drop off points.

6.4. Design Criteria

6.4.1. Unifying Design

Clearly each organisation will want to set their own design concepts so that they meet the needs of their own business and corporate branding. At this stage, CEPR and PBTC Ltd are clearly not as far advanced in their designs or developments as Dstl currently are. However, although only in the very early stages, complimentary considerations can be given to Dstl's own design concepts and criteria particularly if they are found to be successful.

6.4.2. Design Concepts and Criteria

The following levels of design concepts and criteria can be considered to form the basis of a site wide design code or statement that takes into account the whole site issues, individual site issues and building issues:

- *Whole Site*: external landscaping and screening, density and scale, visual appearance and building heights
- *Individual Site:* brownfield land usage, infrastructure, site layout, internal landscaping, security and accessibility, design philosophies, construction efficiencies, inclusive design
- *Building Issues:* key building design drivers such as security, functionality, flexibility, amenity, circulation and access, mixed use environments uniting office and laboratory functions, provision of informal areas for break out space, formal and informal meeting rooms, social areas and coffee points.

6.4.3. Sustainable Design Features and Energy Management

Elements of the Dstl sustainable design features and energy management facilities can also be adopted by CEPR and PBTC Ltd and lessons can be learnt from the Dstl development. Some of the sustainable design and energy management features to be considered by the three organisations include:

- Brownfield site development
- Recycling of existing building infrastructure
- No piling to eliminate contamination risks to chalk aquifer
- Maximising good natural daylight

- Using prefabricated and modular components to minimise wastage
- Natural ventilation reducing use of mechanical systems
- Control of heat gain and glare
- High insulation standards meeting requirements of Part L2
- Selection of materials with low embodied energy
- Minimised use of metal cladding
- Solar shading
- Low energy flicker-free luminaries
- Surface water drainage

6.5. Infrastructure

6.5.1. Electricity

a. *Dstl*: The Dstl site is fed by 2 separate radial feeds at 11kV from a local substation, terminating at the intake substation. The site is served by 3 HV ring mains and at present there is 6.4MW of available capacity sufficient for the main Dstl site with an additional capacity of 6.4MV available for the Project Inspire development. Standby generation is available on the Dstl site at both HV and LV should power to the site be lost.

b. *CEPR*: The CEPR site is fed by a radial feed at 11KV from a local substation. The site has a single HV ring main and has an availability of 6.2MW. The site has its own standby generators.

c. *PBTC*: There is currently no power supply to the land identified for the development of the PBTC and this supply will require further investigation by the developer. PBTC Ltd will enter into discussions with Dstl and CEPR for any potential sharing of existing supplies.

6.5.2. Gas

a. *Dstl*: The Dstl site is supplied with gas via a high pressure network. This high pressure is reduced to supply the intermediate pressure network. The intermediate pressure governor station supplies 7 medium to low pressure governor stations within the Dstl site. Gas is distributed throughout the site by underground pipe work of varying materials and sizes.

b. *CEPR*: The CEPR site is fed by an independent pressure supply from the same network and is piped underground throughout the site.

c. *PBTC*: There is currently no gas supply to the land identified for the development of the PBTC and this supply will require further investigation. PBTC Ltd will enter into discussions with Dstl and CEPR for any potential sharing of existing supplies.

6.5.3. Water

a. *Dstl and CEPR*: The chalk aquifer below the Porton Down site supplies all current water needs for the site, for both Dstl and the CEPR. Water is pumped from boreholes located around the Porton Down site and is then chlorinated and passed through GAC (Granulated Active Carbon) filters before discharge to storage and distribution. Water is stored for distribution in water tanks located across the Dstl site. Water is distributed to both the Dstl and CEPR sites by an underground pipe distribution system. Although

this is a site supply, the ownership of assets and the management and operation of this supply is the sole responsibility of a centrally provided MoD PFI contract.

b. *PBTC*: There is currently no water supply to the land identified for the development of the PBTC and this supply will require further investigation. PBTC Ltd will enter into discussions with Dstl and CEPR for any potential sharing of existing supplies.
c. The MoD Water Service Provider has indicated that the Environment Agency are placing limitations upon the amount of water that can be abstracted or discharged at Porton and are also indicating that they may want to reduce the amount of abstraction in the future. This will potentially have long term implications for the development of the site and how it can be serviced which will clearly need further investigation. There are undoubtedly opportunities for stakeholders to reduce water usage and discharge and these should be explored and implemented as much as possible.

6.5.4. Sewerage and Drainage

a. *Dstl and CEPR*: Foul sewers serve the Dstl site with a number of pumping stations located around the site. The foul drainage is combined with the surface water from roofs of buildings. All foul sewage from both the Dstl and CEPR sites is treated at the on-site Blackbarn Sewage Treatment Works (STW). In addition there are separate individual septic tank facilities serving a small number of locations around the site. All sewage treated at the STW is discharged back to the land via herringbone land drains. Surface water is discharged to the aquifer via soakaways. This applies to both the Dstl and CEPR sites. Some areas also incorporate run-off interceptors. Although this is a site provision, the ownership of assets and the management and operation of this service is the sole responsibility of a centrally provided MoD PFI contract.
b. *PBTC*: There are currently no sewerage or drainage systems serving the land identified for the development of the PBTC and this supply will require further investigation. PBTC Ltd will enter into discussions with Dstl and CEPR for any potential sharing of existing supplies.

6.5.5. Voice and Data

a. *Dstl*: Voice and data services are provided via a BT network connection by way of two separate feeds on a fibre optic cable. This network terminates at the Dstl Main Network Equipment Room (MNER) on the Dstl main site. From the MNER voice services are distributed around the Dstl site on copper wire and data services are distributed on fibre optic cable. The PABX is run and administered on behalf of DFTS (Defence Fixed Telecommunications Service). As such, and due to the high levels of security on the Dstl site, there are no options for shared use with CEPR or PBTC. It is believed that there is sufficient capacity to incorporate the planned future expansion of the site.
b. *CEPR*: Voice and data services are provided by BT and NTL fibre optic cables. The cables terminate at the main switch and are distributed by

copper and fibre optic cables around the CEPR main site and the HPA Fermentation Pilot Plant site located within the Dstl site.

c. *PBTC*: There is currently no direct supply for voice and data connections to the site identified for the PBTC development and further investigation for such supplies will need to be made. PBTC Ltd will enter into discussions with Dstl and CEPR for any potential sharing of existing supplies.

6.6. Shared Facilities

6.6.1. There are a number of opportunities for shared/communal facilities, which could be developed as intrinsic parts of the Bioscience and Technology Centre for use by both Dstl and the CEPR. These opportunities could offer reduced trip generation, wider availability of high demand facilities, income generation and reduced maintenance costs.

6.6.2. The three organisations are committed to working together in order to identify any potential sharing of facilities. A Joint Working Group will be set up and will meet regularly to discuss any potential sharing issues on any of the sites as and when they arise. Any future improvements identified by any one of the organisations will be notified to the other two organisations to see if there is any interest or benefit in sharing. For example, the CEPR recently had the need to pull a new electric cable and asked Dstl if they would be interested in pulling their own cable at the same time, thereby reducing costs by using the same cable trench.

6.6.3. There are however, practical and financial hurdles to full integration of shared facilities. Consideration has been given to the possibility for each of the 3 organisations to access the existing facilities of each organisation as this would negate the need for expensive new development. However, the security requirements operating on each site may cause restrictions, which is an important consideration that will greatly influence the final option to share. This also impacts on the wider public access. The Joint Working Group will endeavour, where possible, to identify areas where facilities and infrastructure can be shared by the stakeholders, and where there are difficulties, explore how these can be overcome.

6.6.4. Additionally all 3 stakeholders have limited capital funding and it is unlikely that they would wish to invest in any new facility or infrastructure without a sound business case. The stakeholders in any of these shared facilities will need to agree how any such projects will be funded and operated and a feasibility study will need to be undertaken at an early stage. Any shared facilities or services need to be commercially attractive and economically viable before they can be given proper consideration by Dstl, CEPR or PBTC Ltd. Any such opportunities would also be subject to suitable locations being identified for public access and taking into account the security restrictions. The Joint Working Group will therefore endeavour, where possible, to discuss such potential investment opportunities and explore how these could be initiated.

6.6.5. The existing facilities and potential opportunities for sharing, both between the three organisations and with the wider local community, include the following:

- *Conference facilities and meeting rooms*: Both Dstl and the CEPR have ongoing requirements for conferencing and meeting rooms and currently make use of existing site facilities. Conference and meeting rooms are well sought after and are booked up weeks, sometimes months in advance. As such it will be difficult to share these facilities due to the high demand and low availability. Additionally, security constraints will make access to the facilities on the secure sites difficult. Where practical and viable such facilities could be provided on a shared basis as part of the PBTC development.

- *Training facilities*: Both Dstl and the CEPR have ongoing requirements for internal and external training and currently make use of existing site facilities, when available, or renting external commercial facilities in the wider community. As such it will be difficult to share these facilities due to the high demand and low availability. Additionally, security constraints will make access to the facilities on the secure sites difficult. Where practical and viable such facilities could be provided on a shared basis as part of the PBTC development.

- *Restaurant and catering facilities:* Both Dstl and CEPR have their own on site staff restaurant, which also provides catering for conferences, meetings and organised events. Existing security requirements make it difficult for access to the facilities on the secure sites and sharing.

- *Commercial/Retail facilities:* Currently both Dstl and CEPR have facilities in order that their staff can purchase greetings cards. Currently these are available in the staff restaurants. Additionally, Dstl also has a cashpoint machine installed in the staff restaurant. Existing security requirements make it difficult for sharing and access to the facilities on the secure sites difficult. Where practical and viable such facilities could be provided on a shared basis as part of the PBTC development.

- *Reception area:* Both Dstl and CEPR have their own separate reception and visitors' waiting areas. Similarly each organisation has its own corporate branding and security requirements, which make it difficult to share. Also, the locations are not suitable and a separate, purpose-built shared facility would be required if sharing were to be successful.

- *Specialist library:* Both Dstl and CEPR have their own specialist libraries. Consideration could be given to sharing a combined facility however access and storage are issues that make it difficult to work in practice. Additionally the cost of such a facility may be prohibitive when compared with the potential benefits.

- *Nursery*: CEPR currently operates a nursery for both CEPR and Dstl staff. With the expansion of Dstl the current nursery will be inadequate to meet the demand from Dstl and the PBTC. CEPR's long term intention is to relocate the nursery to the White Hut site. A centralised nursery for use by Dstl, CEPR and the PBTC could also be used by the local community, subject to spare capacity. The additional income generated by use by the local community would assist in the management and maintenance costs of such a facility.

- *Sports and leisure facilities including a gym*: Dstl has its own sports facilities including a fitness centre and gym, tennis courts and sports fields for football, volley ball and cricket. CEPR currently has its own Sports and Social Club that operates a gym, tennis court, volleyball court, mini football pitch and outdoor swimming pool. These facilities are all well used and Dstl is considering the relocation of its sports facilities onto another area of the site, so that it is accessible to the CEPR and the PBTC. A centralised sports and leisure facility for use by Dstl, CEPR and the PBTC could also be used by the local community. The additional income generated by use by the local community would assist in the management and maintenance costs of such a facility.

- *Infrastructure*: There are a number of opportunities for sharing infrastructure and recently both the CEPR and Dstl have both benefited from sharing trenches for new High Voltage (HV) power cables from the Sub Station at Boscombe Down. Further opportunities exist that may be mutually beneficial to major Porton Down stakeholders.

- *Incineration*: Both Dstl and CEPR have their own incinerators. Both of these facilities are now both old and will require significant investment to ensure they continue to meet statutory requirements and to extend their life span to enable continued use. Any future incineration provision will be considered in conjunction with the Environment Agency and other interested stakeholders.

- *CHP Facility:* Early investigations into the provision of a Combined Heat and Power (CHP) Facility are being carried by Dstl. Such a facility could replace the current incinerator and the heat currently being wasted by the existing incinerator can be used to heat buildings on site. In addition bio-mass can be grown on the Dstl Farm to produce additional power which, if there is sufficient capacity, can be shared with CEPR and PBTC.

6.6.6. Please refer to Appendix 5 for a plan identifying the main hub for shared facilities on the Porton Down Site.

7. Conclusion

7.1. This Masterplan provides an overview of the Porton Down site and the many exciting developments that are proposed over the next ten or so years. The site is of national importance for its security role, and of international importance for its contribution to both science and technological progress. The proposed developments will allow this potential to be developed to the benefit of the South Wiltshire area, and the Masterplan seeks to provide for this within a framework that will safeguard the environmental and social requirements of the area.

7.2. In preparing this Masterplan the key bodies concerned, Dstl, CEPR and PBTC Ltd have committed to working together to achieve a consistent and carefully planned approach to site development, including common strategies to support landscaping, public transport and other site-wide impacts. It is hoped that this will allow any environmental impact of the development to be minimised and all future planning applications to be submitted within an integrated and harmonious framework.

7.3. Dstl, CEPR and PBTC Ltd would like to stress that it has been difficult to comment on each of the proposed developments and their resultant issues in any great detail as, with the exception of the Dstl Project Inspire development, no clear details are known at this stage about the potential future development identified in this Masterplan. However, as soon as more information and detail are known, the key bodies involved will be consulted and this Masterplan reviewed.

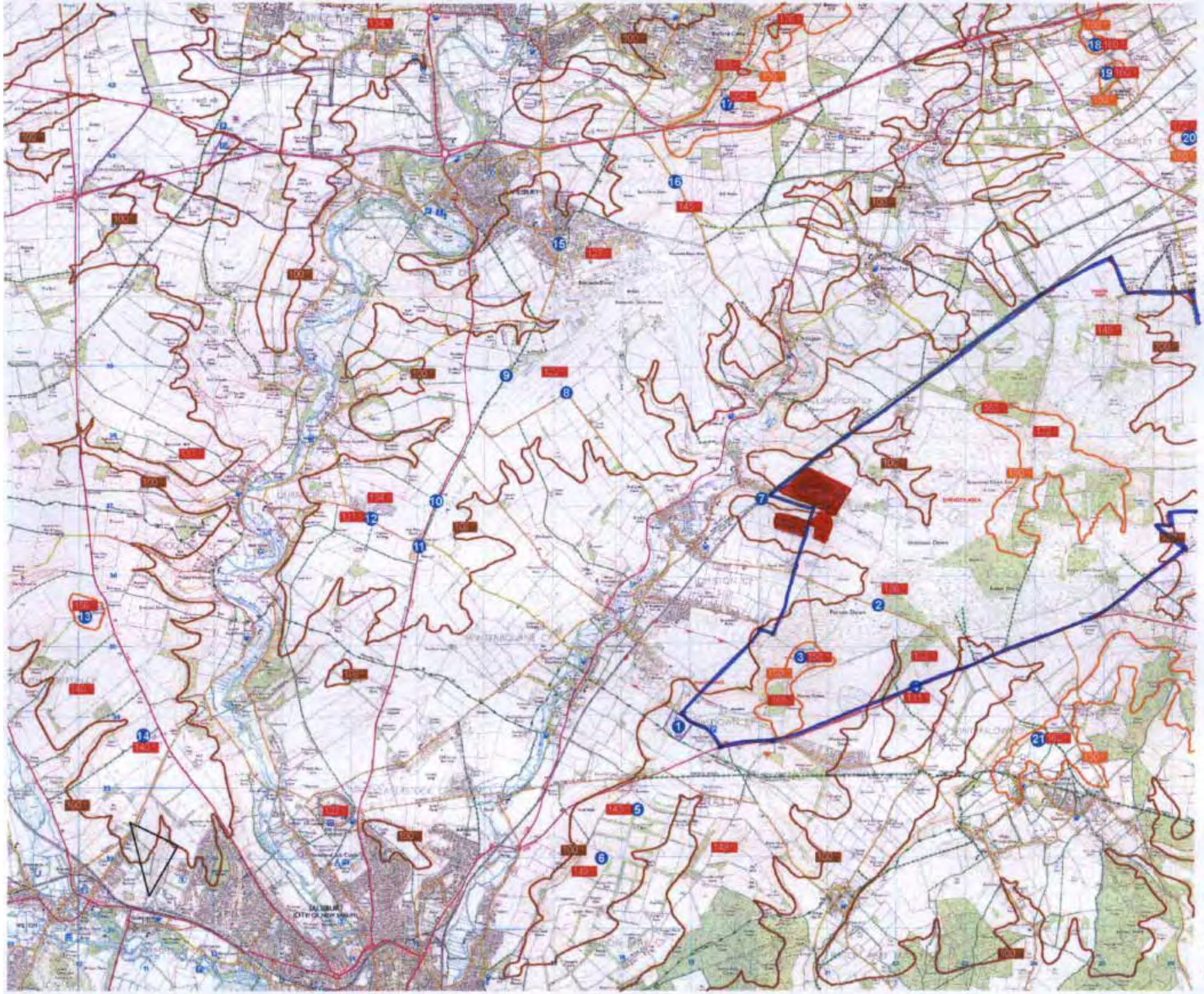
7.4. Realistic objectives identified at this stage for the three organisations to consider and implement include:

- Commitment to establishing a **Joint Working Group** to meet and discuss any potential sharing issues on any of the sites as and when potential issues arise
- Commitment to producing a **Joint Landscape Development Plan** in relation to the built area at Porton Down
- Commitment to producing a **Joint Site Travel Plan** or framework for the Porton Down site by March 2008
- Continued commitment to working with English Nature in managing and maintaining the SSSI, SPA and SAC areas
- Consideration of complimentary design concepts, sustainable design features and energy management

7.5. It is hoped that this Masterplan contains the overview of the requirements so that development may now proceed and that this Masterplan provides the

basis upon which an ongoing dialogue will be maintained with Salisbury District Council and Wiltshire County Council in respect of any supplementary details that may be required during any of the projects identified.

APPENDIX 1 – VISUAL IMPACT PLAN



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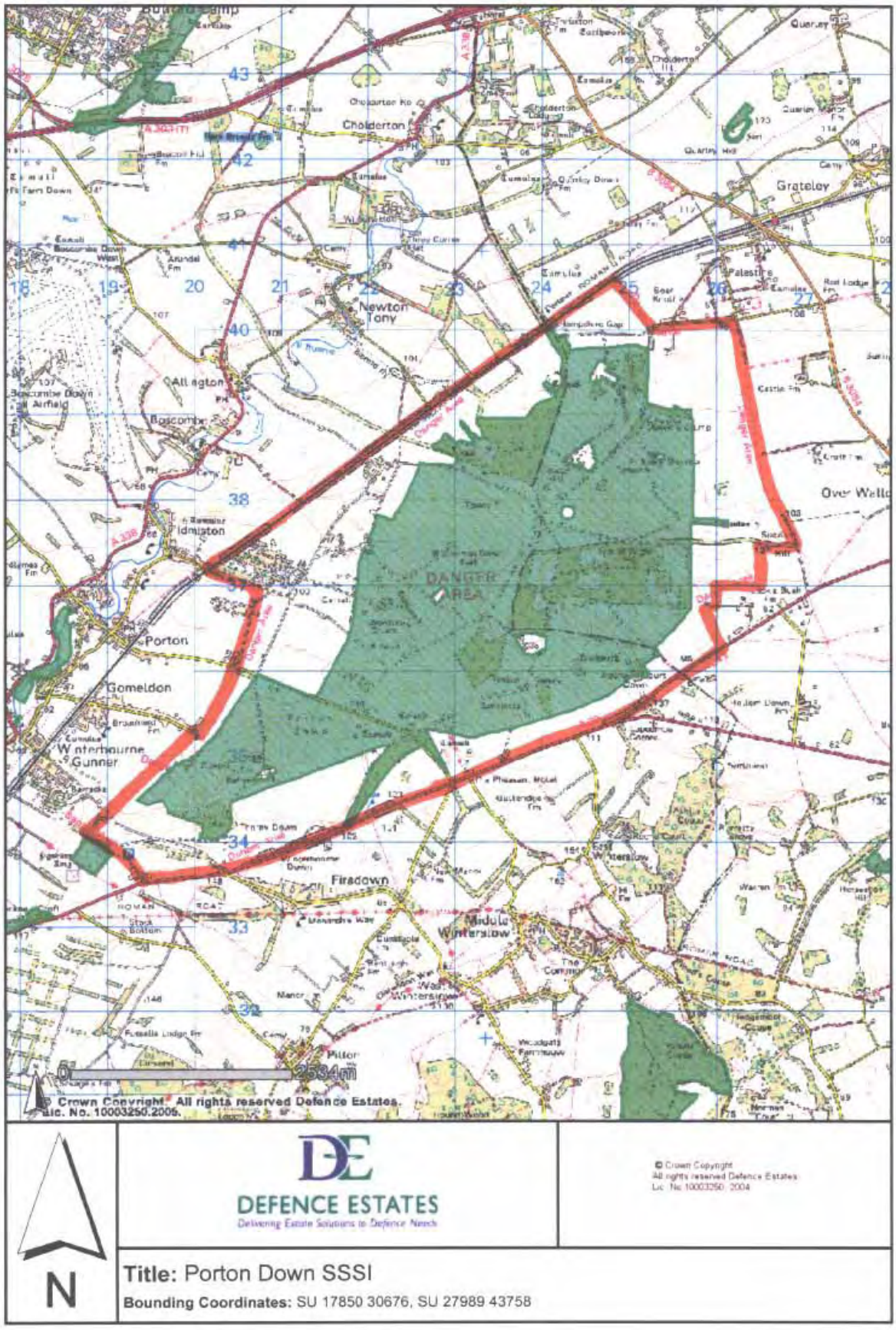
C2471/05/09

May 2005

APPENDIX 2 – PORTON DOWN SSSI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Gomeldon
Winterbourne Gunner
Firsdown
Middle Winterslow
Over Wallop
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Pitton
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Title: Porton Down SSSI
Bounding Coordinates: SU 17850 30676, SU 27989 43758

APPENDIX 3 – LANDSCAPING PLAN

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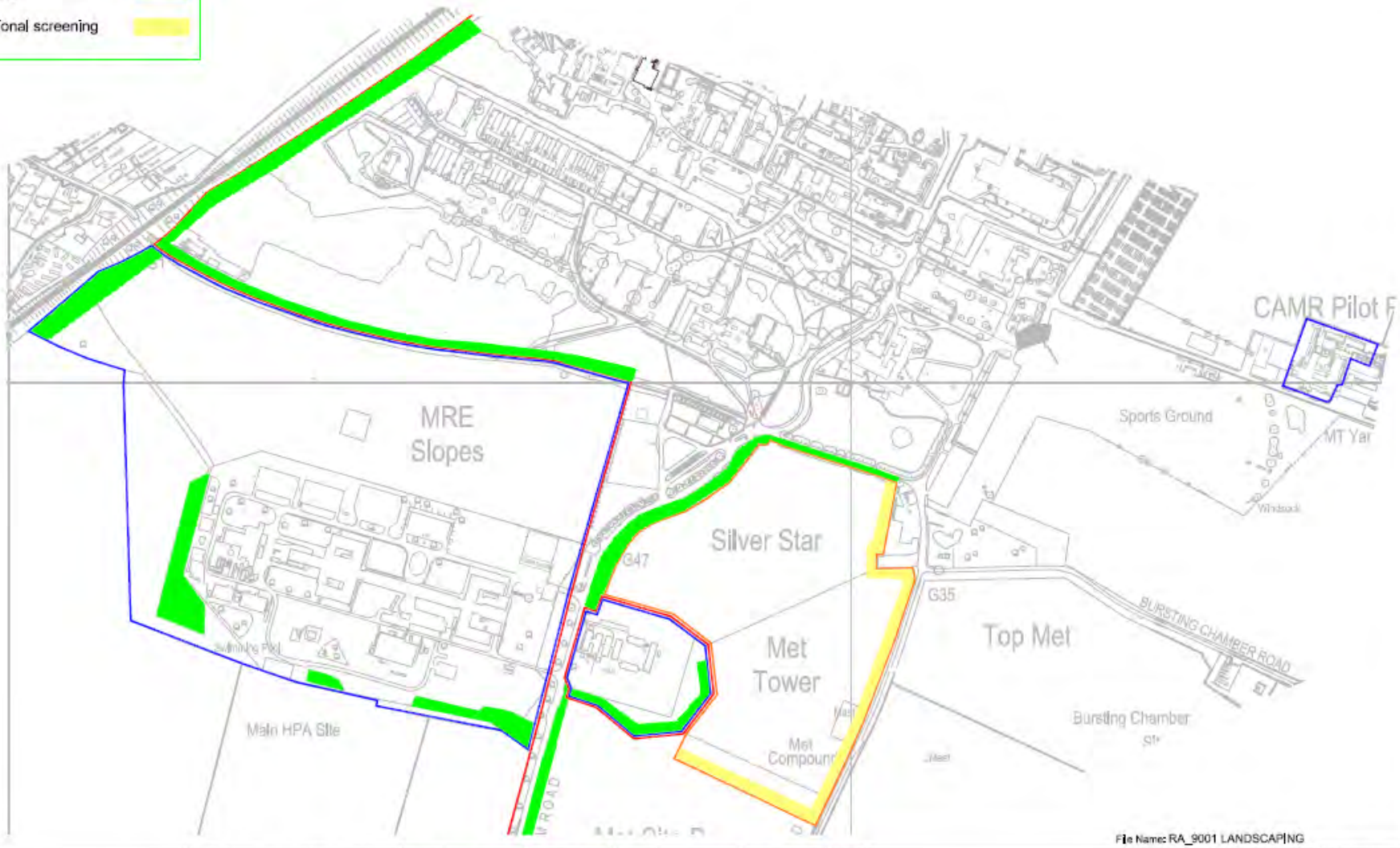
SITES

BOUNDARIES
Dstl
CEPR
PBTC

Existing screening

Proposed additional screening



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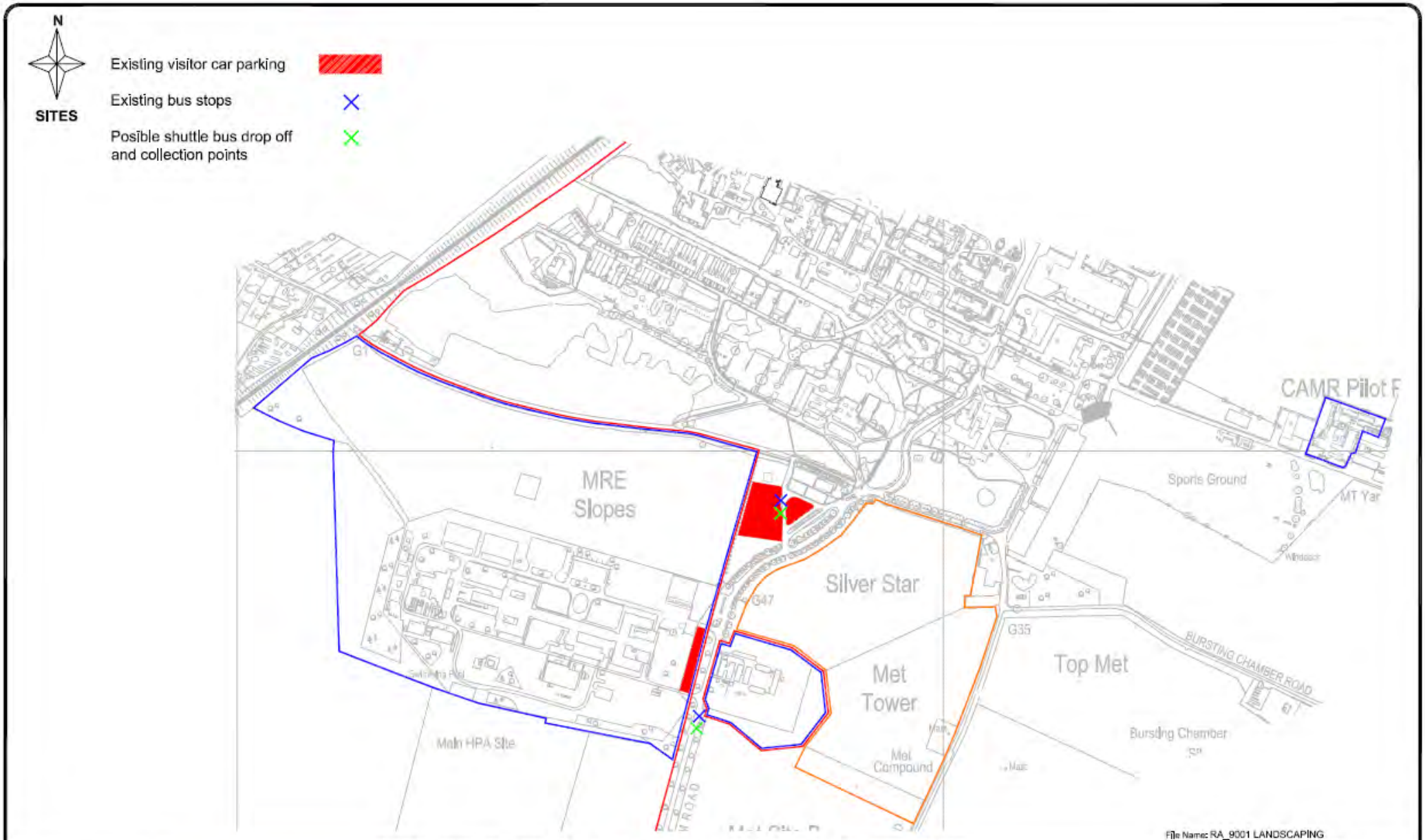
Security	Drawing Release No. 60058	Date of Issue 11/08/06
Project: INSPIRE	Drawn: KGC	Checked:
	Date: 11/08/2006	Scale: 1:5000@A3
Drawing Title: LANDSCAPING PLAN (APPENDIX 3)	Drawing No.: RA 9001_IN01	

APPENDIX 4 – TRANSPORT HUB PLAN



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Tel: 01980 614807 Fax: 01980 613511

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Project	INSPIRE	Drawn: KGC	Checked
		Date: 11/08/2006	Scale: 1:5000@A3
Drawing Title	TRANSPORT HUB PLAN (APPENDIX 4)	Drawing No.	RA 9001_IN02

APPENDIX 5 – SHARED FACILITIES HUB PLAN

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Salisbury District Council
Planning Office, 61 Wyndham Road,
Salisbury, Wiltshire SP1 3AH.

tel: 01722 434362
fax: 01722 434247
email: forwardplanning@salisbury.gov.uk
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