

Development Management, Economic Development and Planning,
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Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Old Science park buildings
Address Line 1	MOD Dstl Porton Down
Address Line 2	Manor Farm Road
Address Line 3	
Town/city	Salisbury
Postcode	SP4 0JQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
420706	137378
Description	

A set of vacant buildings at the western end of the Dstl enclosed site most recently used as a science park for commercial tenants.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Proposed Demolition Works

Please describe the building(s) to be demolished

A series of generally brick built buildings of a total of 3277m2 GIA. The majority (B224, B226, B227, B228, B229, B349 and small outbuildings) were constructed in the period 1937 – 1943 as laboratories and offices for scientific research. B223 was constructed in 1970 as a specialist scientific facility.

Please state the reasons why demolition needs to take place

These building were withdrawn from Dstl use around 2000 when more modern Dstl facilities were constructed. B228 and B223 were then used by commercial organisations for research work, but both were vacated around 2018/2019 when either the work ceased or the tenants moved to the new Porton Science Park.

All these buildings are surplus to requirements and have been mothballed and fenced off. All are showing significant signs of deterioration, e.g. the roof covering on B226 has failed, and damp-related issues are affecting others.

To avoid health and safety issues the buildings will be demolished with the slabs and foundations removed, however all sites will be left in a safe condition e.g. all voids will be backfilled.

The general site and surrounding area will potentially be re-used for future development – these plans are in the very early stages and should these mature will be brought before the Authority for consideration.

Please describe the proposed method of demolition

- A professional demolition contractor will be engaged to undertake the works under an approved government framework.
- All works will be carried out to BS:6187 (2011) Code of Practice for Full and Partial Demolition by fully trained CPCS and CCDO operatives.
- A comprehensive Method Statement and Risk Assessment will be provided and approved by Dstl prior to works commencing.
- As Dstl needs to maintain road access to the west for operational reasons two fenced enclaves will be created – one around B223 and the other around the B227 area (comprising Bldgs 224 – 349). Both perimeters will be fenced, access controlled through lockable gates, and appropriate safety and information notices applied.
- Equipment and welfare facilities will be set up within the B227 site perimeter.
- Dust suppression equipment will be in place for the duration of the works.
- Services to all buildings will be isolated and isolation certificates provided.
- Building 227 contains confirmed bat roosts and also licenced ACM. The roof will be stripped using phased access scaffolding under the oversight of a licenced ecologist.
- Dstl will provide an alternative roost facility, which has been designed by a competent Architect and is detailed in the Bat Licence application as part of the mitigation measures.
- A Bat Licence has been applied for and once approved, all Ecological works will be in accordance with the Bat Licence requirements from Natural England.
- No Ecological roof works will commence until the Bat Licence is approved and the Bat Structure built.
- Asbestos identified through prior professional surveys will be removed and disposed of under a safe system of work iaw the Control of Asbestos Regulations 2012. Emergent issues will lead to a stop work until an appropriate safe way forward is agreed.
- Internal fittings will be stripped out – internal walls, ceilings, doors, floor finishes, sanitaryware, M&E etc. iaw the Method Statement.
- The structures, building slabs and foundations, will be demolished under a SSOW using appropriate mechanical equipment under supervision. Suitability for demolition of each building will be assessed by competent professionals prior to and during the works.
- Waste will be segregated into appropriate skips and removed from the site, with waste management records kept.
- Equipment and facilities will then be removed and the site left in a clean and tidy condition.

How and where would spoil/rubble be disposed of?

Waste will be segregated into appropriate streams and removed from site for disposal at an approved location and in an approved manner.

Please provide details of the proposed restoration of the site

All excavations will be backfilled with inert material to leave all areas safe and level.

As noted the site may be used for future development – these plans are in the very early stages and should these mature will be brought before the Authority for consideration.

When do you expect the works to commence (date must be post application submission)?

02/02/2026

When do you expect the works to be completed (date must be post application submission)?

28/08/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Hudson

Date

02/12/2025