

TALBOT VILLAGE TRUST & NUFFIELD HEALTH

FREQUENTLY ASKED QUESTIONS

AUGUST 2022

Thank you to all those who took the time to provide thoughts and comments on the proposed Innovation Quarter and new Nuffield Health hospital during the public consultation held from 4 to 29 July 2022.

The public consultation was advertised directly via a leaflet mailing to over 6,000 addresses locally. During the course of the consultation 183 people attended our public exhibitions and 1,391 individual people visited our website with a total of 4,938 views and an average dwell time of 2 minutes 53 seconds spent on the website.

Overall, we have received 71 feedback forms which we are now collating along with thoughts of all those that we have spoken to in person or on the phone and via our website.

We are in the process of relaying all that we captured to our team of experts including architects and designers to implement the points raised during this process.

Among other topics, some immediate areas of focus are:

- **The eastern boundary and proposed cycleway/footpath:** As a result of the feedback received from residents, particularly those in Dulsie Road, we can confirm that we have removed the proposed pedestrian and cycle path along the eastern boundary from the proposals.
- **Parking, traffic and transport:** we have heard residents' concerns about on-street parking. The Charity has therefore agreed in principle with officers at BCP to fund a Traffic Order consultation with residents. Depending on the feedback provided, such measures could include double yellow lining, resident parking permits and arrangements to enable visitors to park when visiting residents in this area.
- **Planting and views:** we were very pleased to hear the opinion of several residents on what planting should be considered for the boundaries and landscape. We will be conversing with ecology and landscaping experts to refine proposals as part of our revised plans to meet the requests of local people.

In the meantime, we have pulled together the below FAQ sheet, answering some of the most commonly asked questions to date. We hope that this will aid in clarifying any aspects of the proposals you may have questions on.

THE TALBOT VILLAGE TRUST CHARITY

Why are the charity bringing forward development proposals?

The Charity's history has been closely linked to housing and education from the founding sisters onwards. The trustees have always taken their responsibility as stewards of the land seriously and are focused on using the Charity's assets to make the greatest possible positive impact.

We take account of public views and the area has been subject to previous consultations which have helped shape and evolve the Charity's thinking. The land allocated as an Innovation Quarter in the Council's Poole Local Plan 2018 reflects the extensive consultation that has taken place from 2015 onwards.

Our aim is to balance the needs of the environment with t, the provision of much needed additional healthcare capacity, and the creation of skilled jobs to retain young people here in Bournemouth and Poole in an environment that will promote wellbeing, improve connectivity and create the opportunity for collaboration and conversation.

Central to our ambition is the protection of Talbot Heath and improvement of biodiversity across the Trust's entire land ownership.

The proposals will provide much needed state-of-the-art healthcare capacity; and, create a place which is a centre of wellbeing for local people providing a north/south cycle and walking link and a new public square for meeting, greeting and interacting.

Crucially, the development will both release funds over and above the investment made to date, for the Charity to grow its giving, and support its charitable purposes though

Will the Charity's Trustees make any money from the proposals?

No. The Charity is run by volunteer trustees who are not paid and manage the charity in their free time.

The Charity will retain the freehold of the land ensuring that the Innovation Quarter is managed for the long-term benefit of the community.

The funds generated throughout the life of the development will go to the Charity to enhance its long-term grant giving support for communities and for those most in need in the area.

Why has the Trust previously set up a trading company?

Talbot Quarter Limited is a dormant company which was originally set-up as a trading subsidiary. It is common for charities to set up trading subsidiaries to undertake trading activities as a way to generate income for the parent charity and to ensure charities do not have undue risk. Any surplus from the trading subsidiary is then transferred to the parent charity to carry forward its charitable purposes.

TVT Trustees who become directors of any trading subsidiary would not be paid for their services.

research, education, healthcare and the provision of opportunities for young people.

What will happen to Mansel Close?

Nothing. The properties at Mansel Close are an important part of the Charity's work, managed on its behalf by Ability Housing.

What will happen to 71 Alyth Road?

The Talbot Village Trust Charity currently own the property and garden at 71 Alyth Road. There are no intentions to provide any vehicle access to the Innovation Quarter in this location.

It is proposed that some of the garden, adjacent to the existing pedestrian footpath alongside the property will be used to widen this footpath and improve pedestrian and cycle access in this location.

THE ENVIRONMENT

Are you building on Talbot Heath?

No. The Charity has no intention of building on the heath, now or in the future. Enhancing biodiversity is central to TVT's plans and the charity is fully committed to protecting and enriching this important wildlife habitat.

What are TVT's obligations as a custodian, with BCP Council, of the Heath?

The Charity spends c.£15,000 annually on the ongoing management the area of Talbot Heath which it owns under an ecological management plan approved and monitored by Natural England. The heath is within a Higher Level Stewardship Scheme focusing on enabling native species, such as heather, to flourish and create a species rich environment through the removal of gorse and bracken. Part of this work also involves maintaining a fire break along the northern boundary to protect the heath and adjoining local homes.

What will happen to the tenant on Highmoor Farm?

The Trust has not served notice on the farm tenants. The farm is continuing under a short term Farm Business Tenancy which is how the farm has always been occupied.

Highmoor Farm is marginal farmland used solely for animal grazing. The current operation of the land is only made possible due to the concessionary basis of the short term Farm Business Tenancy and the charity's financial assistance with capital expenditure; and provision of accommodation on the farm for the tenant.

Without the Charity's support it would not be possible for the tenant to continue operation of the land as a viable farm and the tenants' livelihood is made away from the farm.

How would the Charity and Nuffield Health be held to account to ensure pledges to enhance biodiversity and realised?

If planning permission is granted for the Heathland Support Area and/or the Innovation Quarter a Section 106 legal agreement will legally bind Talbot Village Trust as the landowner to implement the Heathland Support Area before the delivery of any development on the proposed Innovation Quarter, including the proposed new hospital. The Section 106 will also have legally binding requirements for the management of the Heathland Support Area, and the funding arrangements for the lifetime of the proposed Innovation Quarter. The S.106 agreement will require monitoring of ecological features to identify the impact of the proposals, and assess whether the predicted Biodiversity Net Gain has been achieved. If not, this will require the adjustment of interventions to ensure the Net Gain is secured, and maintained for the lifetime of the Innovation Quarter. Failure to secure these benefits can be addressed by the Council through legal enforcement of the S.106 agreement.

How would the Heathland Support Area be managed?

Given the proposals for the Heathland Support Area (HSA) are in line with the Trust's charitable purpose and environmental goals, it is intended that (subject to planning permission) the support area will be delivered and managed for the long term, regardless of any future planning decisions on adjacent land at the Innovation Quarter.

A draft Management Plan was submitted with the planning application for the HSA, which has been prepared following consultation with Council officers, Natural England, representatives of the local community and through an extensively circulated Visitor Survey.

The Charity will maintain ownership of the land and will initiate the improvements proposed in the Management Plan, and future actions to be agreed by the Council and Natural England.

One key aspect of the Management Plan is to encourage local groups to be directly involved in the implementation of the Management Plan and the Charity is therefore looking to form a Management Liaison Group (MLG) to agree actions and deliver the Management Plan. The MLG will include representatives from the local community, including resident representatives of Rossmore, Talbot Village, Talbot Woods & Branksome; Preserve Talbot Heath Facebook Group; BCP Council; Wildlife Bodies; and, Talbot Village Trust.

As part of the current consultation process we are keen to understand local views on the appropriate balance between competing requirements of:

- access for the local community, and in particular dog walkers, to take pressure off the heath;
- controlled access to enhance the biodiversity of the HSA;
- additional grazing for a Community Farm

To aid the conversation we are arranging a further workshop for early September with a range of experts, interested parties and the local community.

What wildlife monitoring has been undertaken by the Trust?

Breeding bird surveys were conducted between April and May 2021 and dedicated nightjar surveys were conducted in June and August 2021 with update surveys currently ongoing. A total of 20 species of passerine bird were confirmed to be breeding within, or close to, the survey area.

Bat activity transects were undertaken between August and October 2020 and April – July 2021. The transects recorded low numbers of common pipistrelle, soprano pipistrelle, serotine and noctule bats. Four Myotis bat passes were recorded in October 2020 at one location. The key foraging areas were along the boundary features including the mixed woodland tree belt which will be retained with a suitable lighting scheme to allow continued use of the site by bat species.

The largest area of habitat suitable for foraging birds are the central areas of poor semi-improved grassland. Within the heathland support area these areas of grassland will be enhanced to provide increased foraging provision. Within the development area there will be extensive tree and scrub planting to provide increased nesting provision and foraging.

We are looking to increase the range and diversity of habitats on the HSA on Highmoor including fruiting species that will improve the insect and wildlife which are limited on grazing fields with grazing stock.

THE INNOVATION QUARTER

What type of uses will be included within the Innovation Quarter?

The proposals for the wider Innovation Quarter will come forward as an Outline Planning Application meaning it will deal with matters of principle such as the proposed uses, the scale and height of buildings, an indicative layout and access to the site.

The buildings shown within the Innovation Quarter, other than the Nuffield Health Hospital, are therefore indicative and their detailed design will be shaped by future detailed planning applications.

Conversations are ongoing with a number of potential occupiers, all of whose uses will be compatible with a location within 400m of Talbot Heath and appropriate in a residential area, this will comprise Use Classes E(e) and E(g), which encompass medical or health services; offices and research facilities. Additionally, there is scope to provide ancillary uses such as a café/restaurant and crèche.

The vision is focused around providing offices, collaboration space and research facilities for industries such as computer games manufacturers, mobile technologies, medical technology, cyber security, computer-generated animation, and film studios, clustered close to the universities.

What times will the Innovation Quarter be able to operate?

For the wider Innovation Quarter, the detail of operating hours is likely to be a matter that is reserved for future detailed planning applications.

However, it is expected that uses within the Innovation Quarter will typically keep to normal office hours and the operation of the type of uses proposed are suitable to be undertaken within a residential area without compromising local amenity. It is therefore not expected the Innovation Quarter would have any detrimental impact to surrounding properties in terms of noise or onsite activity.

Nuffield runs outpatient and scanning clinics from 8am until 8pm Monday to Friday and from 8am until 2pm on Saturday.

Surgical patients are admitted throughout the day for surgery.

Would Talbot Boulevard encourage additional trips onto the Heath?

A key aspect of the Masterplan for the Innovation Quarter is to provide welcoming areas of green space and public realm along Talbot Boulevard for users of the Innovation Quarter to enjoy throughout their visit to the site. It is expected that these areas within the Innovation Quarter, as well as the proposed public square at Talbot Place, would be the most likely areas for visitors to the site to take some timeout.

The proposals also include a significant landscaping belt to the south of the Innovation Quarter which will act as a physical separation between the Innovation Quarter and the Heathland Support Area and Heath beyond.

A great deal of consideration has been given to the way people move through the development. The proposals will therefore provide routes and signage that will encourage pedestrians and cyclists visiting the Innovation Quarter to use the primary routes away from the Heath.

What type of landscaping will be provided within the 15m buffer zone?

Whilst many residents welcome the provision of a 15m landscaped buffer around the Innovation Quarter site, we have received a wide range of comments regarding the nature of any such landscaping and understand that most residents would like to ensure that any trees do not cause overshadowing or significant leaf dropping in the future.

Talbot Village Trust and Nuffield Health will therefore work with its landscape consultants to evolve a suitable native landscaping plan, with appropriate and ongoing management, in order to ensure a suitable balance of native screening that protects residential amenity whilst also maintaining permeability for sunlight.

How will landscaping be managed?

It will be regularly managed by a Management Company, established by the Trust for the Innovation Quarter, and funded by the occupiers on the site.

Will the development block light to my property?

As part of a future planning application a daylight and sunlight analysis will be undertaken which will demonstrate any unacceptable impact on neighbouring buildings from new buildings and/or landscaping.

Why is there a pedestrian and cycle route proposed to the rear of Dulsie Road?

We received a wide range of helpful feedback about the possibility of a new pedestrian and cycle route along the eastern boundary of the Innovation Quarter site to the rear of Dulsie Road. We therefore understand that some residents have concerns regarding possible misuse of such a footpath and the resultant impact on security and amenity.

Talbot Village Trust and Nuffield Health have reviewed this indicative element of the Masterplan, and as a result of the feedback received from residents, particularly those in Dulsie Road, we can confirm that we have removed the proposed pedestrian and cycle path along the eastern boundary from the proposals.

How will parking be managed to ensure minimal impact on surrounding residential roads?

We have heard residents' concerns about on-street parking in the Dulsie Road to Glenferness area. The Trust has therefore agreed in principle with officers at BCP to fund a Traffic Order consultation with residents. This will be undertaken, and if supported by residents, implemented prior to opening up of the pedestrian/cycle route from Alyth Road to Gillett Road. Depending on the feedback provided, such measures could include double yellow lining, resident parking permits and arrangements to enable visitors to park when visiting residents in this area.

What will be provided in Talbot Place?

We were pleased to have a wide range of informed discussions with residents during our public exhibition and received numerous suggestions of how the opportunity for a fantastic public square at Talbot Place could evolve and what uses would be welcomed.

- Residents suggested a range of possible uses, including:
- Café and Restaurant uses
- Public art and water features
- Community raised planters
- Performance space
- Outdoor public seating
- Space for community activities and community initiatives
- Leisure opportunities such as a gym or body weight equipment's as part of a play space for children

There was also lots of discussion about Talbot Place's proximity to the Village Doctor's Surgery and the opportunity to provide a suitable range of uses to support the local healthcare provision. The Charity will engage with the surgery to discuss any improvements to the Surgery that could be delivered at Talbot Place in the future.

What is a community Farm and what uses will be provided?

Following discussions with local councillors and listening to feedback from the local community we have been looking at ways to retain a part of Highmoor Farm to be used as a community farm, rather than managed privately. The idea is that this might provide opportunities for education, production of local organic food, mental health support and wellbeing. The Charity has looked at community farms elsewhere in the UK and the Masterplan includes an area which could be used for such a purpose.

As part of the ongoing engagement we are setting up a working group to look in more detail at how a Community Farm could work and organisations and individuals that might like to be involved. Some of the themes being explored are:

- Community allotments
- A destination for school trips and education about the heathlands
- Community gardening club and food growing
- Community orchard
- Informal grazing space for animals

There is also the opportunity for land within the Heathland Support Area to possibly provide ancillary farm uses, such as additional grazing land. The Charity will continue to work with local community representatives and other interested parties, via a working group process, to further evolve the scope of a community farm in this location.

TRANSPORT

Are you proposing a multi-storey car park?

No. There is no intention to provide a multi-storey car park at the Innovation Quarter or Nuffield Health Hospital.

Surface parking for Nuffield Health will be provided and comprises circa 200 spaces. Additional surface car parking of circa. 270 parking spaces will be provided for the Innovation Quarter uses.

I am concerned about increased unauthorized parking on residential roads?

We have heard residents' concerns about on-street parking in roads surrounding the site, which occurs as a pre-existing issue that residents felt could be exacerbated by the proposed development.

The Charity has therefore agreed in principle with officers at BCP to fund a Traffic Order consultation with residents living in roads close to the proposed Innovation Quarter. This will be undertaken, and if supported by residents, implemented prior to opening up of the pedestrian/cycle route from Alyth Road to Gillett Road.

Depending on the feedback provided, such measures could include double yellow lining, resident parking permits and arrangements to enable visitors to park when visiting residents in this area.

On-site parking will be carefully managed and measures are being investigated in order to ensure that anti-social behaviour and unauthorised access to the proposed surface car parking does not occur. Further detail regarding the car parking management regime will be confirmed through the planning process.

How will service vehicles access the site?

An extension to Cutler Close will provide car access to the proposed Nuffield Hospital and this access will also provide service vehicle access to Nuffield and the remainder of the Innovation Quarter.

While a vehicular access is proposed via Purchase Road, this will be for Innovation Quarter staff and visitors and no service vehicles will use Purchase Road.

NUFFIELD HEALTH

Why couldn't the new Nuffield Health hospital be on another brown field site?

We have been looking for over eight years to find a suitable site for a new Nuffield Health hospital in Bournemouth. While there may appear to be other sites available in the BCP area, we have been unable to find another suitable option that is of the right scale, accessible for staff and patients, of the right land quality and, importantly, able to be developed.

We have been jointly working with TVT for a year to establish suitable proposals for this site.

Is the hospital proposed to be 2 or 3 stories high?

We are proposing two floors of clinical space (ground and first) and a plant room on top of that. In planning terms, the proposed building is two-storeys high.

Would there be an A&E with emergency vehicle access at the proposed hospital?

No

Would there be a helipad at the proposed hospital?

No

Will there be an incinerator on site at the hospital?

No

Why not use current BU car park above proposed site for the proposed hospital? BU/AUB currently use this carpark, so it is not available to Nuffield Health.

Will Nuffield Health build a three-storey car park?

No, there are no plans to build a multi-storey car park. A flat surface car park is the only option currently being proposed.

Is there enough car parking on the proposed NH site? And is it free?

The car park will be free for all users. In the current proposals, there are circa. 200 car parking spaces on the Nuffield Health site.

At any one time, there would only be around 120 staff on site, with some staff car sharing and others who walk or cycle to the hospital.

Patients and visitor numbers will range between 300-450 per day with the vast majority only on site for 1-2 hours. Over a typical 8am to 8pm day, this equates to 38 patients per hour. Allowing an estimated 120 spaces for staff and 77 for patients, means there is ample space for all hospital users to park on the site.

How many people do Nuffield Health employ currently and how much will this increase if the new hospital is built?

The current hospital currently employs around 300 people. It is anticipated that an additional 40 jobs would be created as a result of a new hospital being built.

Can the existing Nuffield Health hospital be redeveloped instead?

The existing hospital in Bournemouth was never a purpose-built hospital and is a series of buildings joined together.

We have expanded and altered that site as much as we can but external factors, including the fact the railway line runs directly to the rear of the building, prevent us from redeveloping and expanding this site.

Even if we could achieve planning permission to completely rebuild the hospital, almost all clinical services would have to close during this period. The closure of services makes this option unviable.

Why are the plans only illustrative designs?

We are currently undergoing a consultation process and are requesting feedback on these plans.

Section 106 provision: what mitigations are Nuffield Health considering?

Given we are in the consultation stage it is too early to say what the final mitigations will be or the cost contribution for each party. These will be agreed by all with BCP Council and captured in a Section 106 agreement. Should our proposals progress, Nuffield Health will naturally have a responsibility for the local environment and to contribute to the maintenance of the surrounding areas.

How many visitors will there be to the private hospital?

Patients and visitor numbers will range between 300-450 per day with the vast majority only on site for 1-2 hours. Over a typical 8am to 8pm day, this equates to 38 patients per hour.

What type of land is the hospital proposed to be built on? Is a change of use required?

The local plan and Supplementary Planning Document (SPD) covering this site has been approved by BCP Council. These documents state that this land has been allocated for employment use, and specifically mentions healthcare.

There will be a change of use from agricultural land to employment, as supported by the SPD.

Are the solar panels on the roof highly reflective?

We are aware that some solar panels, depending on type and location, can cause glare from the reflections of low angle sun.

The exact type and design location of the panels will be confirmed with our architects to avoid glare.

Solar panels are successfully approved and used in urban locations such as residential housing, so we are confident we can mitigate any risks of disruption to local housing.

What is the potential noise increase as a result of the new hospital?

A Noise Impact Assessment will be carried out and submitted as part of the formal planning application. The assessment will enable us to confirm that our proposed building meets the noise control levels BCP Council agree for this development.

Virtually all the hospital's plant and equipment is contained in internal plant rooms and all louvres and vents will be designed with attenuators to meet the agreed noise control levels.

Is there a chance that the hospital could be extended (upwards) in the future if more capacity is required?

No. Due to the complex nature of a hospital design and build, it would be very challenging to build upwards once the initial building was complete, and we are not designing the foundations or structure of the hospital with the capability to do this.

Would the new Nuffield Health hospital in Bournemouth replace the existing site?

Yes. Should our proposals progress, during the build of the new hospital, Nuffield Health will continue to operate from its existing site as usual and only move across when the new hospital is fully finished and operational.

Longer-term, Nuffield Health will sell the existing property to a suitable buyer, in order to release funds to reinvest into the charity. Any plans for the existing site will be discussed with BCP Council and relevant stakeholders before firm decisions are made.

How much bigger than the existing hospital is the proposed one?

The new hospital is proposed to be approximately 40% bigger than the existing hospital. With new technologies and better design, it is anticipated that the proposed hospital could almost double the clinical capacity of the existing Nuffield Health in Bournemouth due to the inefficiencies of the older buildings.

Will Nuffield Health be buying the land from TVT?

Nuffield Health are agreeing to a long-term lease of the land.

Could the plant room on the proposed hospital be underground instead of on top?

Hospital plant rooms need access to clean, fresh air to deliver the high ventilation rates required to maintain a sterile environment in operating theatres and other clinical spaces.

From a sustainability and energy efficiency perspective, this ventilation equipment and plant is best placed directly above the operating theatres.

Could the hospital be positioned in the centre of the site, to move it further away from homes?

The hospital's proposed position on the site has been agreed with TVT, to allow for the vision of the traffic free Talbot Way boulevard to run down the centre of the Innovation Quarter.

The hospital has been designed to sit as close as possible to Talbot Way and as far away from neighbouring homes as possible.

It is noted the Supplementary Planning Document (SPD), approved by BCP Council, that a minimum distance of 15 meters between the boundary and any new building is recommended. Appreciating and foreshadowing concerns from local residents, we have planned for the hospital to be positioned much further away from boundaries than the recommended distance.

How long will it take to build the hospital?

It is anticipated that the build of the proposed hospital would take two years.

ENDS