

# Welcome

Talbot Village Trust (the Charity), and Nuffield Health (Nuffield), welcome you to this public consultation about our emerging plans for the development of an Innovation Quarter which will include a brand-new Nuffield Health Hospital.

We are looking forward to hearing your views on how we can best make this a place which links the local community, students and academics with clinicians, entrepreneurs and innovators. Our aim is to balance the needs of the environment with the provision of much needed additional healthcare capacity, and the delivery of skilled jobs to retain young people here in Bournemouth and Poole, creating a vibrant place that supports wellbeing and connects the local community and the universities to the town and the beach.

Following this consultation and once all feedback has been consolidated and reviewed, two planning applications will be submitted:

1. TV2 Innovation Quarter outline planning application: this will deal with matters of principle such as the proposed uses, the scale and height of buildings, an indicative layout and access to the whole site.
2. Nuffield Health detailed planning application: this will include matters such as the detailed design of the building, window locations, building materials, access, servicing and parking arrangements.

There are several important factors driving the need for a new Nuffield Health hospital to serve Bournemouth and Poole. Nuffield Health has been looking for over eight years to find a suitable site in the conurbation to build a leading and pioneering new hospital. Given the urgency to provide greater healthcare capacity in Bournemouth and Poole, Nuffield Health is pleased to have found a site that has been earmarked for development for several years and is looking forward to presenting its detailed plans for a new hospital within this consultation.

The plan below shows the location of the proposed Innovation Quarter, consistent with the adopted Policy PP21 in the Poole Local Plan 2018, and the location of the new Nuffield Health Hospital, alongside the existing context of the surroundings.



Context Plan



# About Talbot Village Trust



Georgina Talbot

Talbot Village Trust is a Charitable Trust founded in the nineteenth century by sisters Georgina and Mary Anne Talbot who dedicated their lives to helping those in need.

Before moving to the East Cliff in Bournemouth in 1842, the Talbot sisters lived a privileged life in Grosvenor Square, London. Upon arriving in the area Georgina was inspired to use the family's wealth to rent nearby land to provide paid agricultural work and encourage industry in order to help reduce poverty in Kinson and the surrounding area.

In 1850, following their father's death, the sisters used their inheritance of £150,000 to buy 465 acres of land lying between Bournemouth and Poole.

The sisters built the original model village to the north of the Wallisdown Road which villagers to

become self-sufficient, encouraging them to care for all in their community whatever their needs. The 6 farms, 19 cottages, 7 almshouses, heathland, St Marks School and St Marks Church, provided homes, jobs and education, improving life chances for future generations.

Having never married, the sisters arranged for their land and wealth to be transferred to a charitable trust – the Talbot Village Trust – that was designed to carry on their charitable work for generations to come.

The volunteer Trustees have carried on the sisters' legacy, guided by the sisters' founding principles, developing the estate to serve the needs of the wider community whilst becoming one of the largest grant making organisations in Dorset.

Today, Georgina and Mary Anne's land continues to provide affordable homes, education, jobs, opportunity and community supporting south east Dorset's communities to live well.

## The Charity today

### Dorset 2050 Consultation

In 2021 the Charity undertook a consultation to understand the key issues facing Dorset in order to make more impact with its giving and help support the communities that live and work in the area.

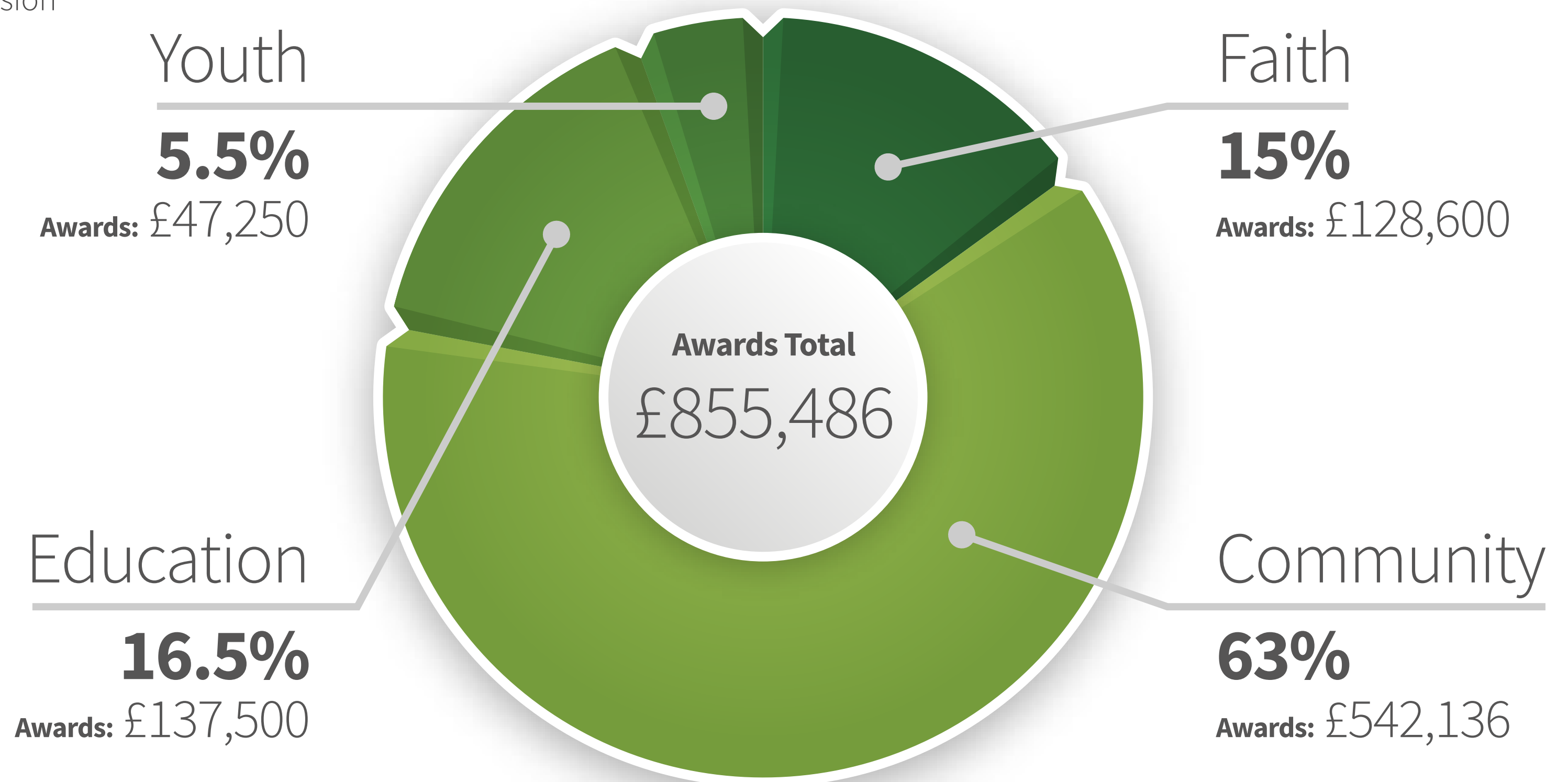
Following this report the Charity agreed to commit funding to:

- 1. Direct grants** – what charities, schools and others tell us they need - be it capital, project or revenue funded items
- 2. Strategic priorities** – addressing one of the following identified themes:
  - Climate change awareness
  - Mental health support
  - Tackling educational exclusion

### 3. Regular annual giving

- linked to Talbot Village:
- St Mark's CE Primary School – supporting key posts
  - St Mark's CE Church – to support the post of Young People's Minister and contribution to other key posts.
  - University chaplaincy – Based at University of Bournemouth, the chaplain supports staff and students at University of Bournemouth and the Arts University Bournemouth.

**During the past decade, we have awarded over £10 million to local charities and good causes.** We have an annual target of £1 million grant awards. The infographic below demonstrates the direct grants awarded by the charity in 2021.



Direct Grants



# Context

## A Crucial element of BCP Council's growth strategy

Land owned by the Charity has been a key part of BCP Council's growth strategy since 2015.

Following a series of previous statutory consultations, land at Highmoor Farm is allocated for development in the Poole Local Plan 2018 at Policy PP21 and is also the subject of the adopted 2015 Talbot Village Supplementary Planning Document.

The Talbot Village Trust's current consultation is therefore a continuation of the wide scale public consultations undertaken on plans for this site, which have been part of the local growth strategy since 2015.

The adopted Policy PP21 which subdivides the area into three distinct allocations:

- **Area TV1** for expansion of the Universities and associated uses, including homes located more than 400m from Talbot Heath – which will come forward separately
- **Area TV2** for an Innovation Quarter which could be home to some of the UK's most exciting and progressive industries, linking with the two Universities, including much needed healthcare provision.
- **Area TV3** which identifies 30 acres (12 hectares) of marginal grazing land to provide a Heathland Support Area to protect sensitive habitats on Talbot Heath and deliver a wide range of environmental benefits.

## The Talbot Village SPD

The 2015 Talbot Village Supplementary Planning Document (SPD) evolved following a wide range of public and stakeholder engagement between August and September 2015. The Talbot Village SPD was subsequently adopted and is a material consideration in the determination of planning applications.

The SPD document sets out how development at Talbot Village will be implemented, delivering a vision for an academic and employment centre of innovation and excellence, associated with a well-managed wildlife haven to the south and south west.

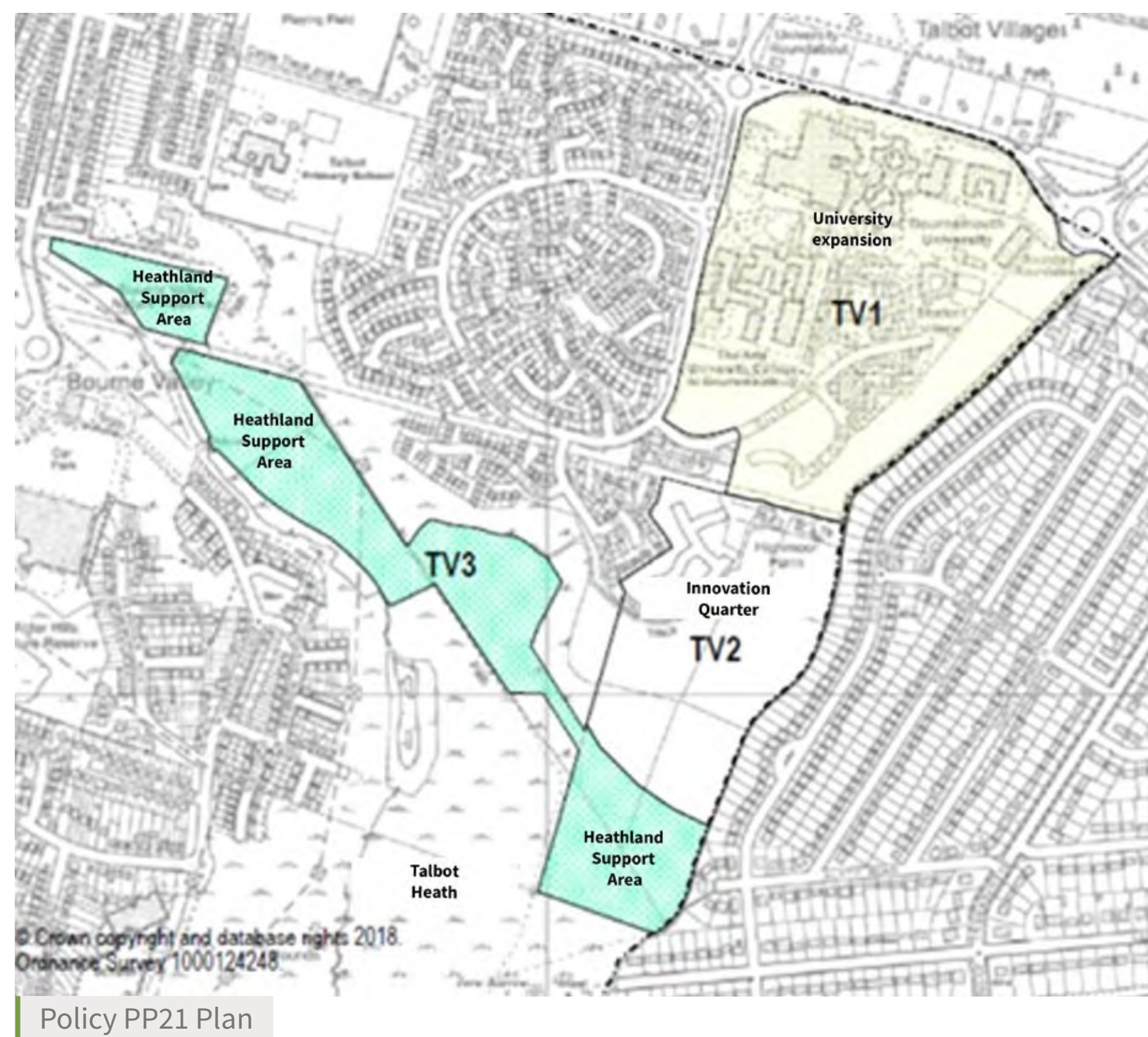
## Highmoor Farm

Allocations for TV2 and TV3 comprise land at Highmoor Farm, which is a smallholding of circa. 60 acres of marginal grazing land situated to the north of the heathland. It is not heathland and has no environmental designations.

It is not large enough to be a viable farm, and its location makes livestock management challenging. The Charity supports the stewardship and security of Highmoor Farm on a concessionary rent basis, provides accommodation, and funds all capital works for the tenants, whose livelihoods are independent of the holding.

The adopted policy for the site sets out the vision to transform half of the smallholding (30 acres) into a Heathland Support Area (Area TV3), to improve the biodiversity of both this land and the adjacent protected Talbot Heath. A further 24 acres (9 hectares) of the smallholding has been earmarked in the Poole Local Plan 2018 as the site for the Talbot Innovation Quarter (Area TV2).

The balance of the smallholding is split between the area for the expansion of the universities (Area TV1) and the site of the proposed community farm to the east of TV2.



	SPD boundary		Heathland
	Existing buildings & structure		Heath support land
	Proposed buildings		Water
	Digital Village		Shared space/parking areas
	Roads		High quality hardscape
	Existing pavements		Proposed open space
	Private gardens/open space		Proposed north-south spine
	Allotments		Possible location of bus hub
	Existing public space		



# Our Vision

The vision for the Innovation Quarter is a one in a lifetime opportunity for a green, treelined, car-free campus providing many benefits, including:

**Job Creation** - Supports the Universities by attracting digital, environmental, health and creative industries to Bournemouth and Poole. The Innovation Quarter will create skilled jobs and retaining our young people in the region.

**Healthcare** - Provides a new state-of-art-hospital responding to the healthcare emergency in challenging times and provides a well-being campus to transform healthcare provision in Poole and Bournemouth

**Environment** - Ensuring the precious Talbot Heath is protected now, and in the future and enhancing biodiversity across the Trust's entire land ownership

**Creating a Place** - Develop a vibrant place to Bring together the community, academics, students, clinicians, innovators, and entrepreneurs. The vision includes a new public square at Talbot Place as a focal point for meeting, greeting and interacting.

**Connectivity and wellbeing** - Is a centre of wellbeing for local people brings people together and provide links to the wider area. The vision includes a new north / south cycle and pedestrian link providing access from Slade Farm, the two Universities and the local community in the north to the town and beach in the south.

*“The key for the Innovation Quarter is to support the two Universities and provide opportunities for young people to live and work in the conurbation so we can retain talent in the region. By doing this we feel we can help support the local economy and make a huge positive impact for our area. Crucially, we are committed to do this whilst supporting the environment, ensuring that we achieve biodiversity net gain and that the heathland is fully protected.”*

Nick Ashley-Cooper, Chairman of Talbot Village Trust

## Forming strong partnerships

The position of the Innovation Quarter adjacent to the two Universities provides a unique opportunity for digital, health and creative industries to flourish. There is a major opportunity to grow businesses related to these industries, such as computer games manufacturers, mobile technology, medical technology, cyber security, computer- animation, and film studios, clustered close to the universities.

Both Universities have a strong track record in creative industries and Bournemouth University also has a School of Health and Social care. The proposed development will therefore further support the Universities and foster lasting links with innovative businesses, maximising employment and research opportunities.

These strong partnerships will ensure highly skilled graduates stay here in the conurbation, rather than leave in the search of jobs, with the ensuing benefits felt widely by the local area.

## Working with Nuffield to support local healthcare

The Charity is delighted that it is able to work with Nuffield Health, another charitable organisation, to bring a new state-of-the-art Nuffield Health Hospital to the Innovation Quarter.

The requirement for a new Nuffield Health facility is predominately driven by changing community needs. The existing Nuffield Health Bournemouth Hospital was the first Nuffield Health hospital in the UK. Opened in 1957, the facility now requires modernisation.

The new Nuffield Health hospital will become a destination of clinical excellence. Critically, a new hospital in the conurbation will increase the capacity to treat patients in Dorset, meeting rising demand and helping to reduce waiting lists.



## The wider Innovation Quarter uses

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.

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.

## Protecting Talbot Heath

Talbot Heath will be protected by the aspiration to transform half of the unviable grazing fields (30 acres) into a Heathland Support Area (HSA), to improve biodiversity of both this land and the adjacent Talbot Heath. The Innovation Quarter will be separated from the HSA by a substantial belt of native tree and shrub planting.



# Design Concept

The Talbot Village SPD document sets out how development at Talbot Village will be implemented, delivering a vision for an academic and employment centre of innovation and excellence, associated with a well-managed wildlife haven to the south and south west.

The SPD also sets out key parameters for development on the TV2 site and these are reflected in the key design principles and the rethought design concept explained below:

## Key Design Principles:

- Strong north-south axis connecting the Innovation Quarter to the Universities and Aylth Road to the south
- Main approach to the Innovation Quarter for cyclists and pedestrians from Gillett Road
- Additional vehicular access points via Purchase Road and Cutler Close to ensure the heart of the Innovation Quarter remains as a pedestrian focused 'campus' space.
- Pedestrian and cycle connections east-west across the south of the site to provide safe and accessible wider links





# Design Principles



## Landscaped buffer

The development will ensure a buffer zone of at least 15m from existing residential garden boundaries and a buffer of at least 40m from existing residential buildings.

The 15m buffer zone will provide an attractive area of biodiversity rich landscaping and could possibly provide a circular leisure route for walking.



## An appropriate scale

All new buildings within the Innovation Quarter will be typically one to three storeys in height, set well back from residential properties in Talbot Village to the west and Talbot Woods to the east, so that visual impact is minimised. Larger buildings up to three storeys will be clustered around the central spine road within the centre of the site and furthest away from residential properties.



## Talbot Way Boulevard

A north-south route for pedestrians and cyclists will form a central spine to the proposed development, acting as a seam connecting to existing uses to the north, such as the two Universities, the model village, and Active Dorset at Slade Farm. It will provide an attractive tree lined route for non-car modes of transport to and from the Innovation Quarter. The route will link to Alyth Road and the upgraded cycle routes towards the Central Gardens, Town Centre and the beach.



## Talbot Place

There is the opportunity to provide a fantastic public square which could act as the link between the new Innovation Quarter, the two Universities, Talbot Village, Talbot Woods and the model village beyond. This new space – Talbot Place – could provide high-quality public realm able to host small outdoor public events.



# Illustrative Masterplan



- A** Nuffield Hospital
- B** Talbot Place
- C** Talbot Way Boulevard
- D** Proposed Community Farm
- E** Possible pedestrian and cycle route
- F** 15m Landscape buffer
- G** Vehicle accesses
- H** Surface car parking
- I** Green open space
- J** Drainage feature
- K** Landscape belt to proposed HSA



# Masterplan

## Talbot Place

Talbot Place is the opportunity for a fantastic public square acting as the link between the new Innovation Quarter, the two Universities, Talbot Village, Talbot Woods, and the model village beyond.

This new space could provide high-quality public realm informed by community views, creating a focal point for meeting, greeting and interacting. A vibrant place to be, to socialise, to work, to play, to eat, drink and be entertained.

The Charity is asking the community to provide thoughts on what community facilities and other uses they would enjoy in the new Talbot Place.



Illustrative sketch of Talbot Place looking South



## Talbot Way Boulevard

Talbot Way Boulevard would provide a tree lined north-south spine for pedestrians and cyclists connecting to existing uses to the north, such as the two Universities, the model village, and Slade Farm, to the Innovation Quarter and the town and beach to the south. The route would be separated from the HSA at its southern end by planting and landscape treatment. The boulevard would be an attractive tree-lined route for use by all, which, subject to community feedback, could include:

- Tree and hedgerow planting
- Edible plants and trees
- Benches
- Shared surfaces for pedestrians and cyclists
- Bike and scooter storage
- Play equipment
- Sculpture with permanent and temporary exhibition space
- Running route and fitness opportunities



Illustrative sketch of Talbot Way Boulevard Looking South



Illustrative sketch of Talbot Way Boulevard looking North



# Masterplan

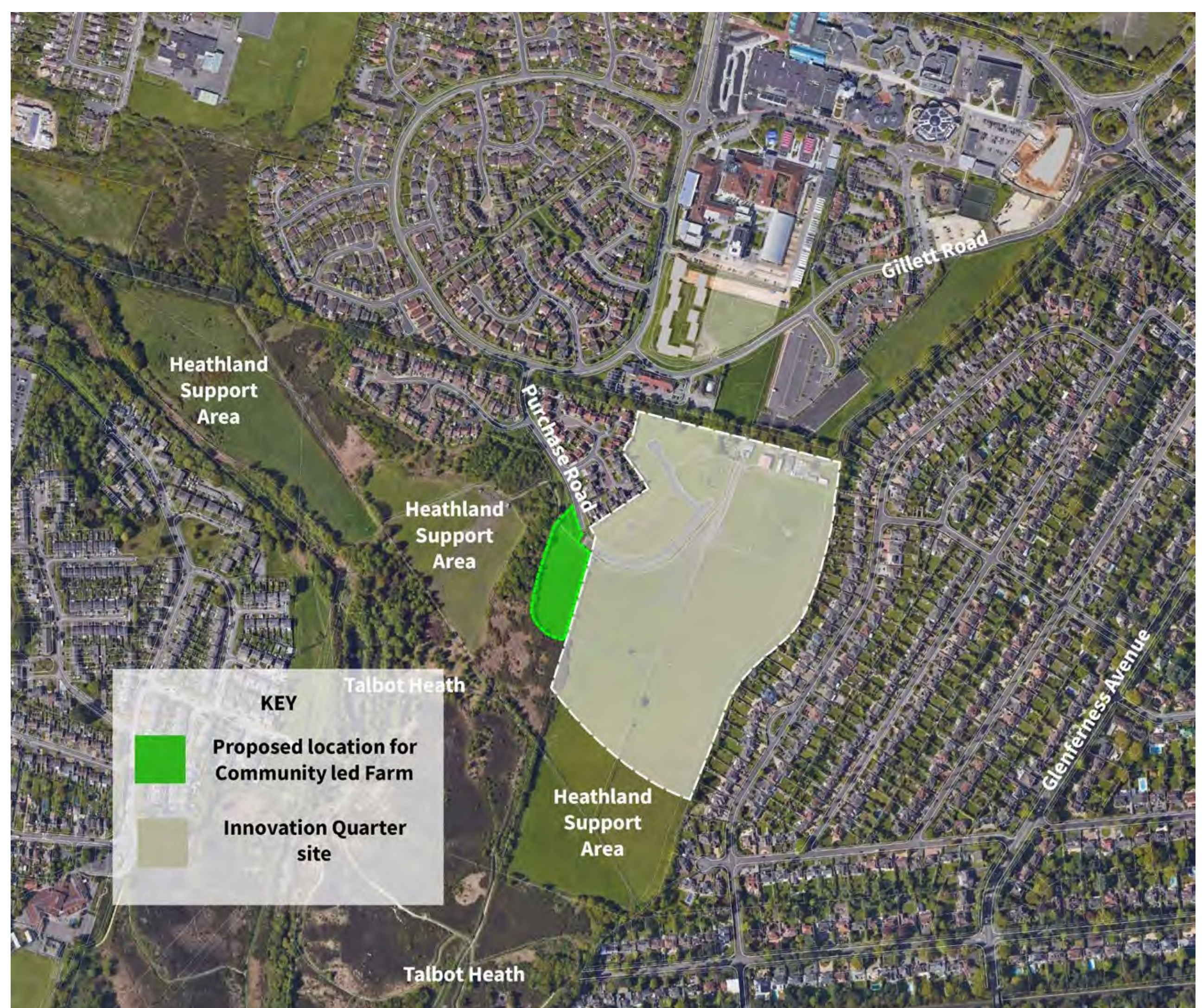
## A community led farm

A new community led farm could be provided managed by a community organisation. The Farm could provide:

- Animal petting
- Informal grazing space for animals
- Community allotments
- A destination for School Trips
- Community gardening club and food growing

A fantastic opportunity for a shared community endeavour. We are asking local people what types of uses they might want to see on the community farm site. We are also searching for a local group or charity who would be able and willing to be a champion a community farm.

There is also the opportunity for land within the Heathland Support Area to possibly provide ancillary farm uses, such as additional grazing land.





# Innovation Quarter Design

Please take a look at the CGI views displayed below from different angles.



Aerial view from the south west



Aerial view from the north east



# Innovation Quarter Design

Please take a look at the CGI views displayed below from different angles.



Aerial view from the south east



Aerial view from the north



# A sustainable location

The Innovation Quarter site, including the proposed new Nuffield Health hospital, is in an extremely accessible location, well served by sustainable travel options, including:

- Key bus routes serving the wider conurbation from Wallisdown Road and the Bournemouth University Bus Hub.
- Potential for services to use new bus stops on Gillett Road, improving bus permeability.
- Easy bus connectivity to Bournemouth Rail Station, connecting to the local and national rail network.
- Recent investment in sustainable travel on the Wallisdown Road corridor.
- A wide range of cycle routes, including those being delivered as part of the significant investment made via Transforming Cities Fund making the site accessible from Bournemouth Town Centre, Ferndown, Wimborne, Merley, Poole and Christchurch by bicycle.
- A network of paths and Public Rights of Way linking the site with the wider area.

Our vision for the Innovation Quarter, and shared by Nuffield Health, seeks to prioritise sustainable travel modes.

This includes:

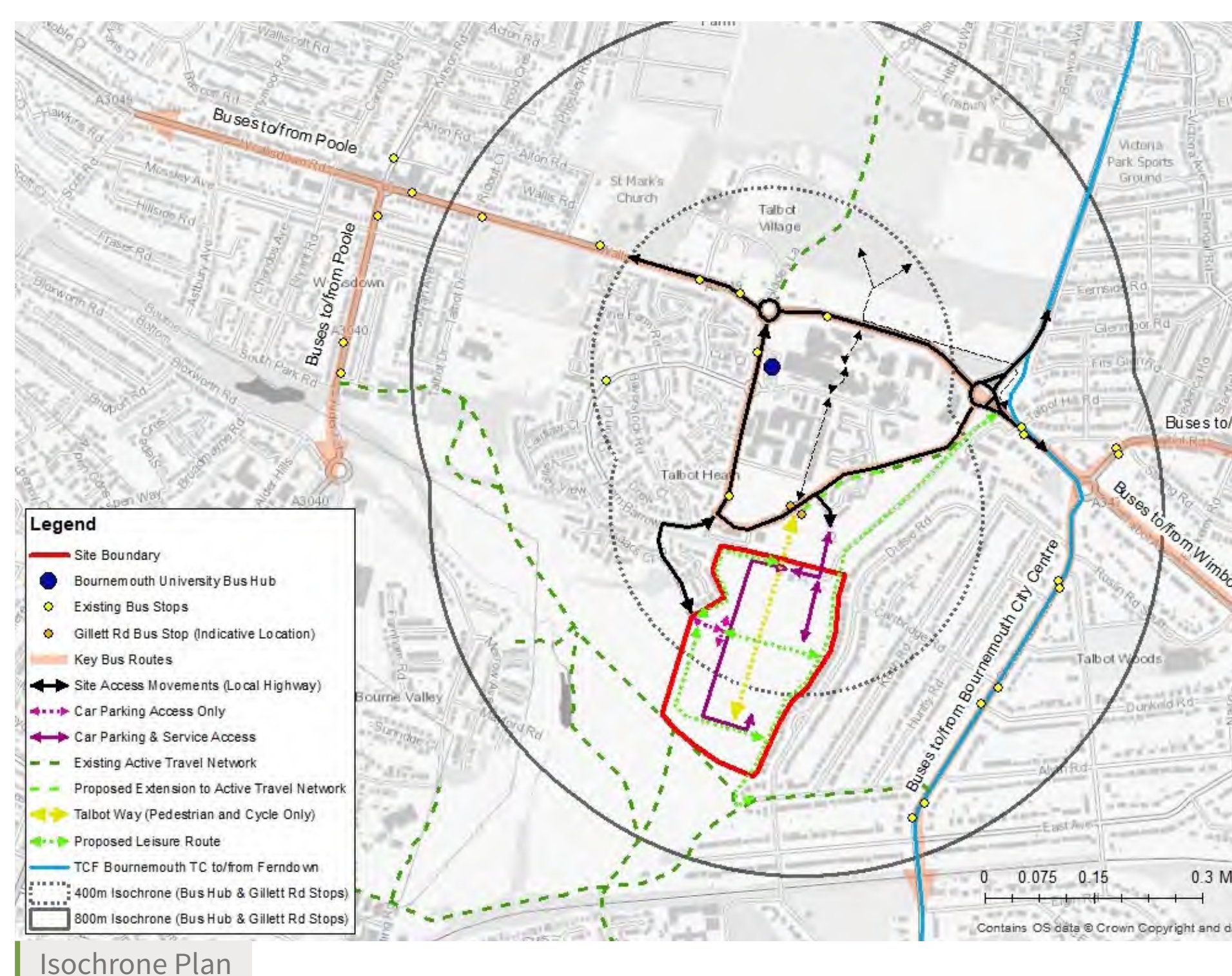
- Talbot Way Boulevard will be a tree lined and landscaped north-south route for pedestrians & cyclists and forming a central spine connecting to existing uses to the north, such as the two Universities, the model village, and Slade Farm. It will also link to Alyth Road and the upgraded cycle routes towards the Central Gardens, Town Centre and the beach.
- Extension of the off-carriageway cycle route along Gillett Road to link with the Talbot Way Boulevard.
- Maximise bus accessibility by working with local bus providers to re-route services to use new bus stops at the proposed Talbot Place.
- Introducing new shared mobility schemes at the Innovation Quarter such as cycle hire, electric scooters and electric car clubs. As well as providing for cycle storage for those who wish to cycle.
- There is the opportunity to provide a pedestrian/cycle route within the 15m buffer zone to the east of the site, parallel to Dulsie Road enabling north south pedestrian route in an attractive landscaped corridor. We are keen to understand how local people feel about this route as part of the consultation.

## Vehicle access

We also understand that it will not always be possible for everyone to use sustainable modes of transport all the time.

Located just about 2.4 miles (4 kilometres) to the north-west of Bournemouth town centre and 6.3 miles (10 kilometres) east of Poole town centre, the site is easily accessed from the A3049 Wallisdown Road. The A3049 Wallisdown Road provides an important east-west route through the conurbation providing direct highway access from Bournemouth Town Centre and the main point of access to Bournemouth University and the Arts University Bournemouth.

Guidance regarding the proposed level of parking required for the Innovation Quarter is set-out as part of the adopted BCP Parking SPD.



The proposals reflect this guidance and will provide a range of surface parking which will also include electric vehicle charging spaces as well as sufficient cycle parking and facilities for cyclists.

An extension to Cutler Close will provide car access to the proposed Nuffield Hospital (c.200 spaces), and service vehicle access to Nuffield and the remainder of the Innovation Quarter. This will include the reconfiguration of existing University car parking.

Parking for the remaining commercial uses (c.270 spaces) within the Innovation Quarter will be accessed via Purchase Road. This access will be for car trips only and no service vehicles will use Purchase Road.

Sensitively spreading traffic between Purchase Road and Cutler Close is intended to reduce the concentration of vehicle trips on these routes, and facilitate delivery of the car-free Talbot Way Boulevard, which will be a major benefit for the local community across the whole area.



# Environment

## Protecting Talbot Heath

The Charity has no intention of building on the heath, now or in the future, and is fully committed to protecting and enhancing this important wildlife habitat. The Charity is a custodian, alongside BCP Council, of the protected Talbot Heath, a Site of Special Scientific Interest (SSSI) and home to diverse and rare wildlife.

The Charity spends c.£15,000 annually on the ongoing management of Talbot Heath 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.

## Is Highmoor Farm heathland?

It is important to differentiate between Talbot Heath and Highmoor Farm. Highmoor Farm is a smallholding of 62 acres (25 hectares) of marginal grazing land situated to the north of the heathland. It is not heathland and has no environmental designations. It is not large enough to be a viable farm, and its location makes stock management challenging. The Charity supports the stewardship and security of Highmoor Farm on a concessionary rent basis, provides accommodation, and funds all capital works for the tenant. The tenants's main livelihoods are independent of the holding.

The Charity is seeking permission to transform half of the smallholding (30 acres or 12 hectares) into a Heathland Support Area (Area TV3), to improve the biodiversity of both this land and the adjacent protected Talbot Heath. The Heathland Support Area will be subject to a separate planning appeal.

A further 24 acres (9 hectares) of the smallholding has been earmarked in the Poole Local Plan 2018 as the site for the Talbot Innovation Quarter (Area TV2). The balance of the smallholding is split between the area for the expansion of the universities (Area TV1) and the site of the proposed community farm to the east of TV2.

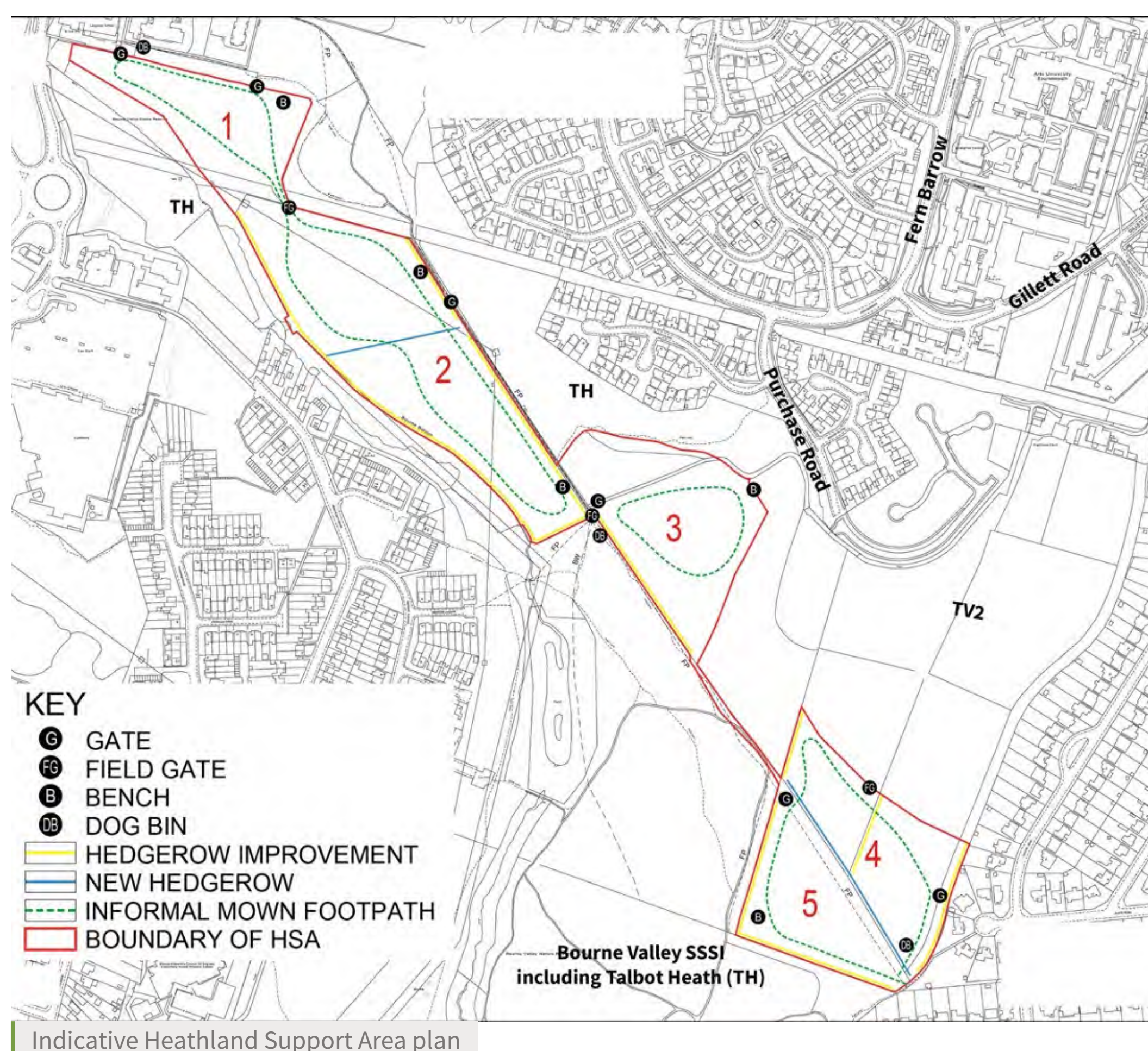
## Why create a Heathland Support Area?

Unfortunately, wildlife on Talbot Heath is adversely impacted by human pressures, which are caused inadvertently by informal recreation, as well as deliberately through misuse, such as arson and fly tipping. We believe this highly sensitive site requires a protective buffer zone.

As the proposals for the HSA are in line with the Charity's purpose and environmental goals, it is intended that (subject to planning permission) the support area will be delivered and managed in conjunction with local people for the long term, regardless of any future planning decisions on adjacent land.



Trust's land plan



Indicative Heathland Support Area plan



# Environment

## Delivering Biodiversity Gain

One of the Charity's strategic priorities is to address climate change and promote sustainability. It is therefore vital to the Charity that the proposed development of the Innovation Quarter will deliver a net gain in biodiversity, meaning that the development will ensure the quality of habitat is increased from the current "baseline" position prior to development.

The Biodiversity Net Gain is measured using Natural England's Biodiversity Net Gain Metric tool (version 3.1).

Both the habitat condition and its area are used to determine the value of a habitat along with other factors, such as the location of the habitat. This is used to make an empirical assessment of the current biodiversity value of the habitats on the site, which is presented as 'biodiversity units' within the calculation tool published by Natural England.

The baseline habitat was assessed by LC Ecological Services between 2020 and 2021. The type, condition and area of the habitats present were determined using standard survey methodology and measures in GIS mapping software.

In order to achieve biodiversity net gain the post development habitats will have to demonstrate an increase in 'biodiversity units' over the existing value of the habitats present prior to development.

To be robust the calculation tool also accounts for the time it takes for any new habitat to become established, so that it is not a case of simply enhancing retained habitats or planting new habitats but improving habitats in both value and quality to reach a set target condition. The Charity will therefore need to demonstrate how new and existing habitats will be managed to reach their target condition through a Landscape Ecological Management Plan.

The existing habitats within the proposed site include areas of modified grassland, tall ruderal, mixed and plantation woodland, bare ground, scattered native scrub and building.

The largest area of habitat loss will be modified grassland which has been recorded as poor semi-improved grassland. This habitat is dominantly formed of common bent (*Agrostis capillaris*) with long term grazing suppressing a small number of widespread and common dicotyledons such as yarrow (*Achillea millefolium*), ragwort (*Jacobaea vulgaris*) and ribwort plantain (*Plantago lanceolata*).

The development will seek to create high quality native habitats which include floristically diverse grasslands, water bodies, varied native hedgerows and extensive planting of native trees. Tree planting will include a combination of small and large canopy trees with native fruiting species to provide foraging resources for local fauna. All new and existing habitats will be carefully nurtured with the Landscape Ecological Management Plan.

## Surface Water Drainage

Surface water run off will be conveyed using Sustainable Urban Drainage Systems (SUDS) as part of the landscaping of the site. There will be attenuation features as required and defined by detailed run off calculations and informed by infiltration testing. This will include an attenuation basin in the south east corner of the site.





# The Economy

## Supporting the local economy

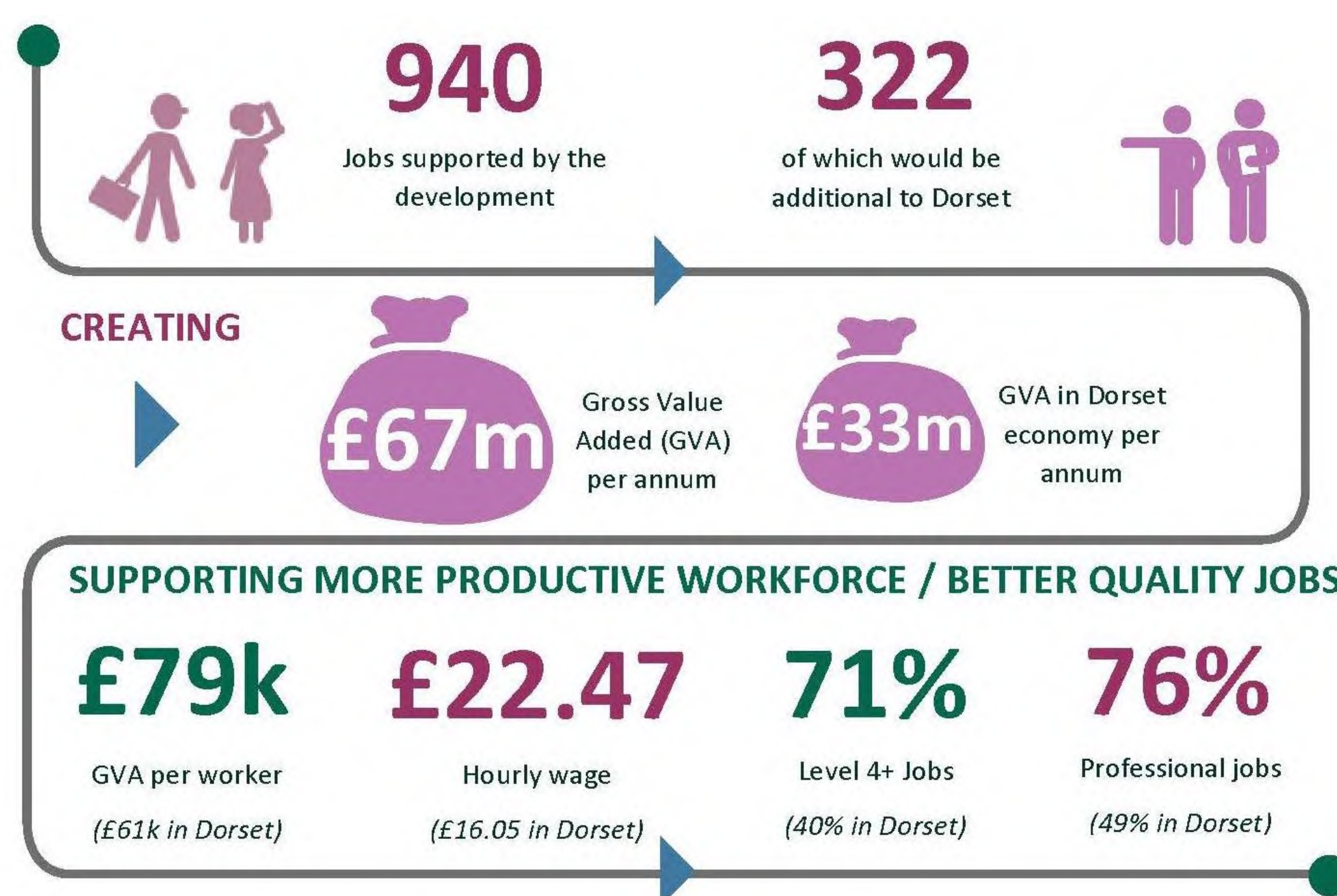
The vision for an Innovation Quarter can support both the local economy and the two Universities making a huge positive impact for our area. It is a significant opportunity to bring together the community, academics, students, clinicians, innovators, and entrepreneurs and act as a catalyst to attract digital, health and creative industries to Bournemouth and Poole.

The Innovation Quarter, with its close proximity to the University and local schools, and sustainable transport links, presents unique opportunities for the young people of the conurbation to live and work locally, so talent is retained in the region.

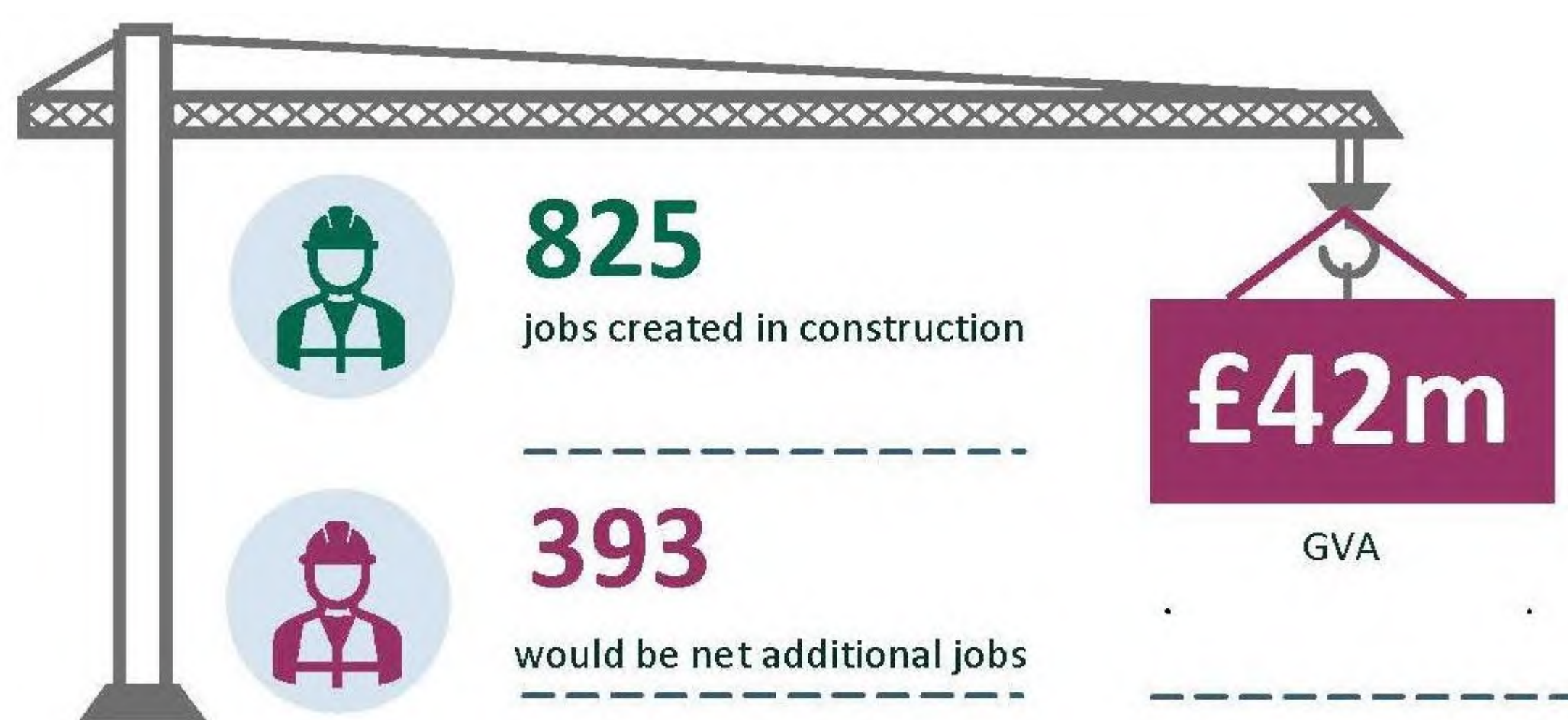
The Innovation Quarter will provide a significant economic boost to the whole of Dorset in respect of skilled job creation, economic output and increased local expenditure. These benefits have been quantified by a leading economic consultant, who have concluded that the Innovation Quarter would generate:

- 940 jobs supported by the Innovation Quarter, of which 322 would be additional to Dorset
- Generating a significant economic output of £67m per annum during construction, of which £33m a year would be retained here in Dorset.
- Greatly increasing the number of high-skilled and professional employment opportunities here in Dorset, with jobs at the Innovation Quarter expecting to generate an average hourly wage of £22.47.

The construction phase will also represent a significant boost to the local economy, generating in the region of 825 jobs during construction and a construction value of £83m of which over £42m will contribute to the local economic output.



Infographic showing annual economic impact from Innovation Quarter when operational



Infographic showing economic impact from construction of Innovation Quarter

## A New Nuffield Health Hospital - Economic benefits

There are several economic benefits that a new hospital would deliver including:

### Increased jobs

- The new Nuffield Health Hospital will result in increased employment in BCP
- The existing hospital currently employs 325 local residents
- With a new hospital, Nuffield Health would look to recruit an additional 40 to 50 staff for roles including but not limited to porters, housekeeping, admin and nursing

### Increased investment into BCP

- £86m investment into local healthcare infrastructure
- The build of the new hospital will deliver a £50m investment into the regional construction sector, with partnership opportunities for local SME's. It is estimated this investment will generate 19 new construction jobs and the potential for new apprenticeships. Nuffield Health is committed to selecting the right construction partner to deliver these benefits to the local economy
- Increase in medical tourism to the county as a result of Nuffield Health Bournemouth's research



# Your Views

This consultation is your opportunity to provide your thoughts on the proposals for the Innovation Quarter and the detail plans for a new Nuffield Health hospital. In addition, we welcome your views on how the charity's land can be used to benefit local people, balancing jobs, research, and healthcare with biodiversity and the environment.

We are presenting the vision for the Innovation Quarter, including detailed plans for a new Nuffield Health Hospital and would welcome your input on key aspects of the proposals, such as:

- The facilities you would like to see as part of a new public square at "Talbot Place" providing community facilities, and opportunities for creative industries and performance, whilst physically linking the Innovation Quarter with the Universities and the surrounding homes;
- The types of sectors, organisations and job roles that could be provided at the Innovation Quarter;
- The opportunities you would like to come forward along the proposed Talbot Way Boulevard;
- The importance and potential location of a north/south cycling and walking route linking the two Universities and communities to the town centre and the beach;
- How the Charity can manage its wider land holdings including the model village and woods to better benefit the community;
- The scope for a community led Farm on the site, what this might include and how it could be managed by the community.

- The design and landscaping of and around the new Nuffield Health hospital
- Access and sustainable transport links to the new hospital
- Sustainability and environmental elements of the new hospital
- Services and free programmes that Nuffield Health can offer at the new hospital to meet community demands.

To provide you feedback please complete a feedback form at today's exhibition. You can also provide feedback online at [www.talbotinnovationquarter.co.uk](http://www.talbotinnovationquarter.co.uk).

Following the consultation, 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. Further reserved matters applications will be brought forward for specific building design, parking and servicing arrangements as the occupiers are contracted. This will ensure that the buildings best suit their purpose whether for the creative arts, research facilities or offices.

A detailed planning application will be submitted for the proposed Nuffield Hospital. This will include matters such as the detailed design of the building, window locations, building materials, access, servicing and parking arrangements.

The thinking for Talbot Place which is located on Area TV1 to the north of the Innovation Quarter is at an early stage. We are very keen that this important link best serves all the adjacent communities. We will use the feedback from this consultation to develop options in conjunction with the community through the autumn and beyond. Talbot Place will come forward as a separate application to the Innovation Quarter.





# Nuffield Health

## About Nuffield Health

Nuffield Health is the UK's largest healthcare charity, and it invests all its income back into its purpose to build a healthier nation. It delivers on this through its day-to-day services in 37 hospitals, 114 fitness and wellbeing centres, healthcare clinics, and over 200 workplace wellbeing services, and through a series of flagship programmes.

The Bournemouth hospital was Nuffield Health's first hospital, opened in 1957. It currently employs more than 300 local professionals who treat an average of 65,000 patients each year.

## The need for a new Nuffield Health Hospital in Bournemouth

Nuffield Health has been looking for over eight years to find a suitable site in Bournemouth to build a leading and pioneering new hospital. Given the urgency to provide greater healthcare capacity in Bournemouth, Nuffield Health is pleased to have found a site that has been earmarked for development for several years.

### Key reasons for a new hospital include:

- **To meet changing community needs including higher demand** - the current hospital simply does not have enough capacity to service the local healthcare community
- **To modernise the Nuffield Health facility in Bournemouth** - Nuffield Health Bournemouth spends 100% more on maintaining the building than any other Nuffield Health hospital in the UK due to its age. The needs of the local community have changed significantly since the current hospital was opened and the current hospital does not have space to offer Nuffield Health's free community programmes
- **To continue and expand Nuffield Health's existing world** - leading research programmes - even within its existing restrictive facility, the Nuffield Health Bournemouth hospital team is undertaking leading research that is influencing medical practice worldwide

## The benefits of a new Nuffield Health Hospital in Bournemouth

### The new Nuffield Health Bournemouth hospital will become known as a destination of clinical excellence

- Nuffield Health Bournemouth's collaborative research with Bournemouth University will be enhanced and expanded, further influencing the medical profession worldwide, particularly in joint replacement
- Research will result in more efficient, streamlined, and user-friendly procedures and treatments for patients across the globe

### The new hospital has been designed to be the most modern, high-tech, and sustainable hospital across the charity's 37 hospitals

- Nuffield Health hopes that this new hospital will be one of the most efficient hospitals in the UK and will be a carbon triple net zero building (waste, water and energy)
- The hospital will be an all-electric building maximising the use of solar energy, highly insulated building fabric, heat pumps and smart controls

### A new hospital will allow Nuffield Health and Bournemouth University to collaborate further

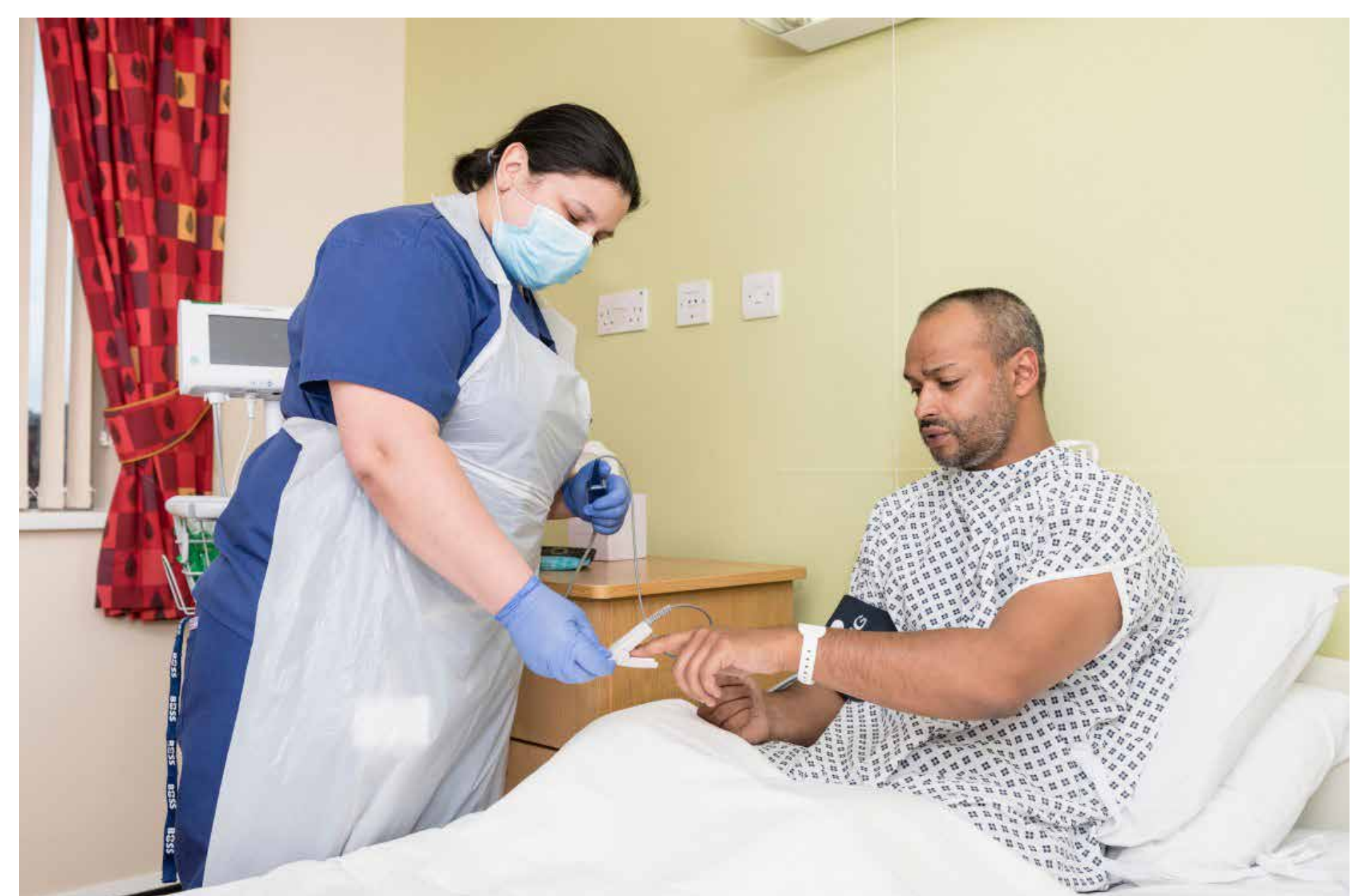
- Co-location with Bournemouth University is important for maximising the collaborative opportunities available in terms of research, treatment, and student training
- The hospital has a long-standing partnership with Bournemouth University's Orthopaedic Research Institute. At present, no other hospital in Europe is taking such a joined-up approach to medical research
- This research and development could lead to the biggest change in orthopaedic surgery that the industry has seen

### Economic benefits

- 40 to 50 jobs added to the local marketplace, in addition to protecting its existing workforce of over 300 local residents
- £86m investment into local healthcare infrastructure
- The construction of this site alone would deliver a £50m investment into the regional sector with opportunities for local SMEs

### Societal and healthcare benefits

- A new Nuffield Health hospital in Bournemouth would allow local residents to access Nuffield Health's reputed community outreach clinics including the stamina clinic for prostate cancer patients and Nuffield Health's free joint pain programme
- During the COVID pandemic, Nuffield Health Bournemouth cared for over 15,000 NHS patients and continues to support the local NHS Trust as part of the wider healthcare community response. The existing hospital cannot offer the NHS the capacity it would like to be able to, in order to help work through the backlog of patients successfully
- A new hospital in Bournemouth will increase the capacity to treat patients in Dorset, meeting rising demand and helping to reduce waiting lists
- Patients in BCP would have access to a brand new, state-of-the-art centre that offers first class healthcare from top cardiologists to patients in a safe and caring environment
- A new hospital would future-proof Bournemouth's Nuffield site, ensuring it is fit for purpose to support the aging demographic of the region



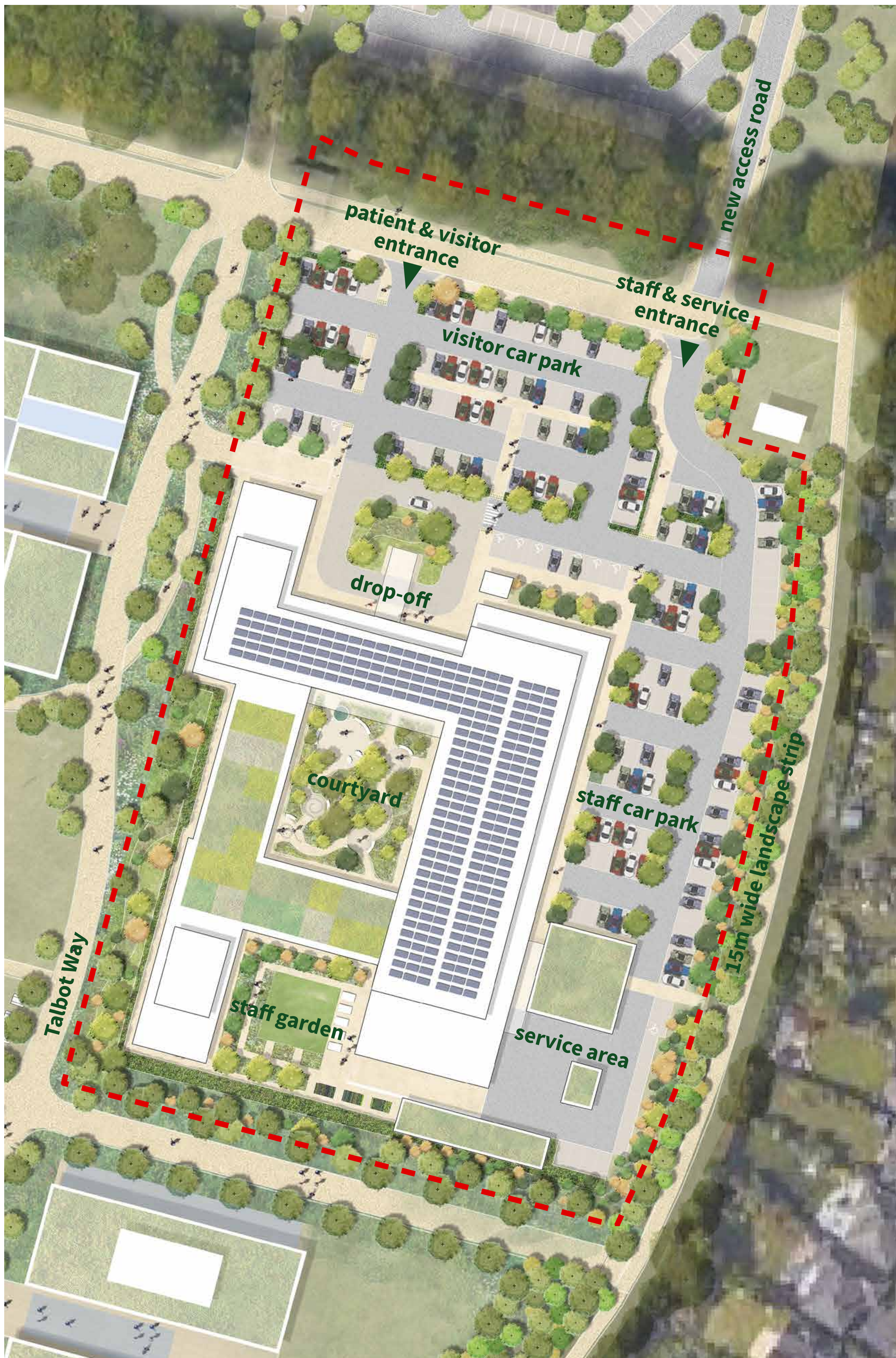


# The Innovation Quarter





# Site Planning Strategy - 1



## Siting

Working in collaboration with the Talbot Village Trust (TVT) team, the new hospital has been located as the first development in the Innovation Quarter with easy access for all. Within the site for the hospital, the new building is aligned with the proposed Talbot Way, which allows for the parking areas to be at the front and between the hospital and the eastern boundary. Strategic departmental floor planning will ensure that bedrooms and consulting rooms face into the Innovation Quarter. Areas with fewer windows, such as specialist clinical areas including theatres and diagnostic imaging, are proposed to be on the eastern side of the building facing away from the Innovation Quarter.

The siting of the hospital ensures the entrance for all visitors, patients and users is directly facing them as they enter the site, whilst at the same time maximising the distance between the building, the eastern boundary and the Dulsie Road private gardens.

## Landscape Design

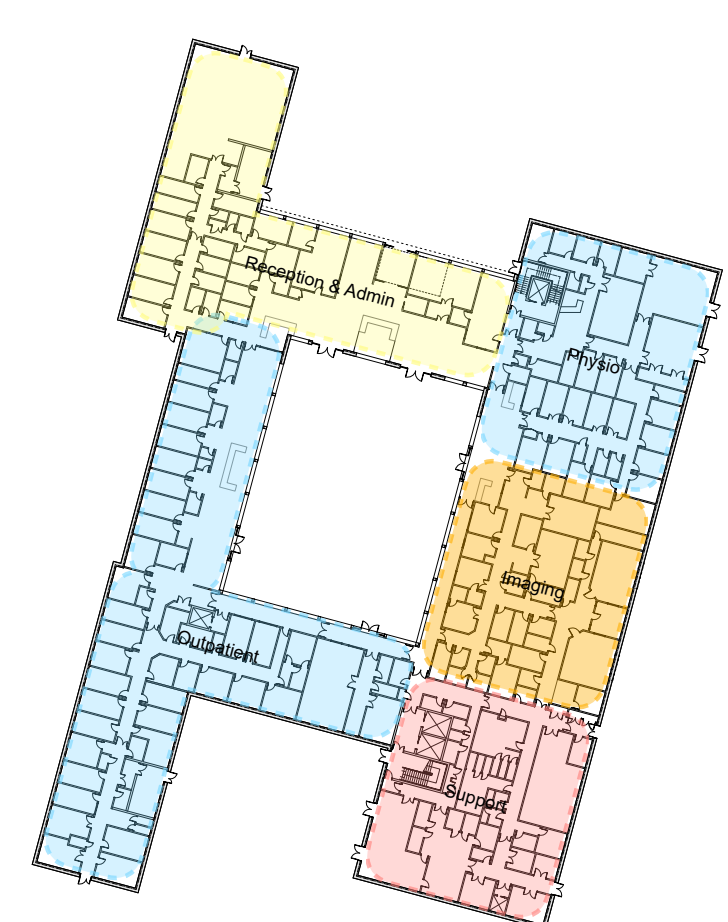
It is our vision that the new hospital will sit comfortably within the landscape and that careful design will allow us to create visually attractive amenity spaces, for example:

- A central courtyard to orientate hospital users
- Design that provides daylight and views in/from the waiting areas
- A separate staff garden that provides quiet space for busy hospital staff
- Space for a small allotment to grow fresh produce for the hospital kitchen

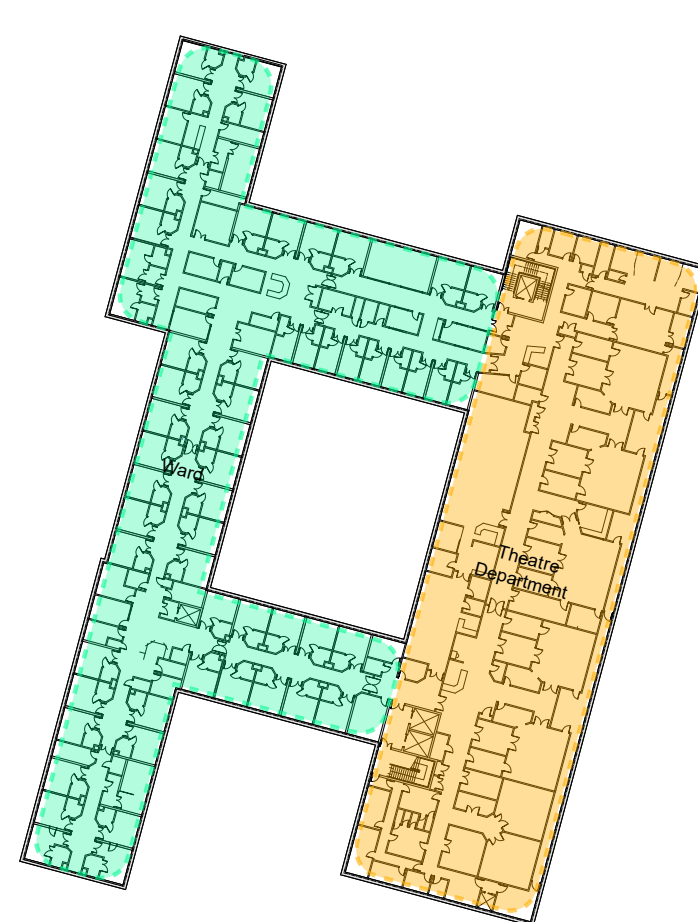
*“One of the critical considerations when designing the proposed hospital was enhanced patient and staff wellbeing. Hospitals can be taxing environments for patients, their family and the staff who often work grueling hours.”*

*“The current plans for the hospital create the environment that the dedicated Nuffield Health team require, and deserve, to offer all patients the level of care and service that Nuffield Health prides itself on.”*

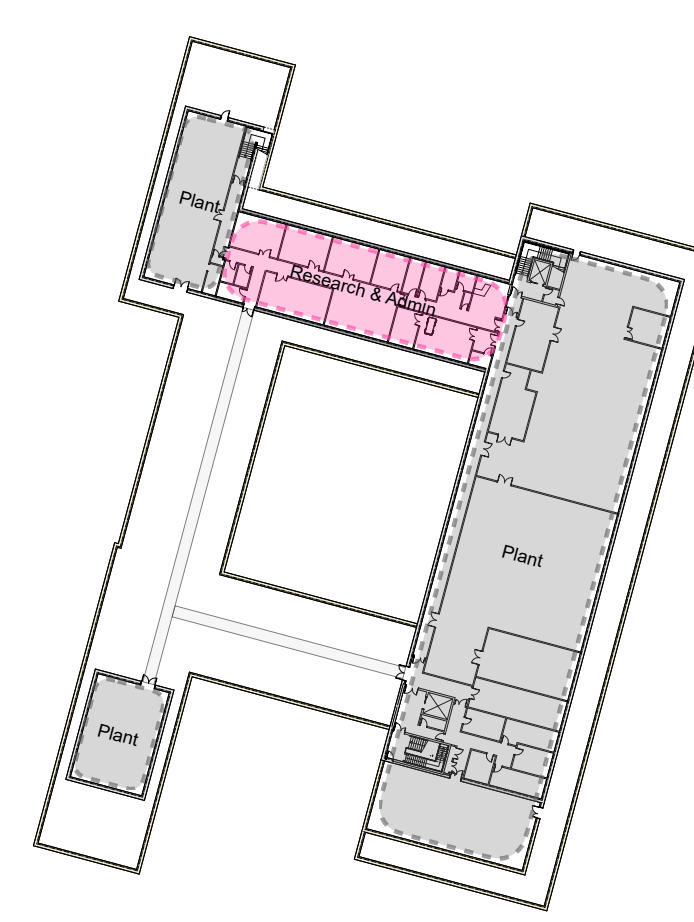
**David McNair, Hospital Director, Nuffield Health Bournemouth**



Ground Floor



First Floor



Second Floor

- support
- theatres & imaging
- entrance & reception
- ward
- outpatient department
- research & admin
- plant rooms

Key



# Site Planning Strategy - 2



## Arriving at the Hospital

A new access road will connect Gillet Road to the hospital site with appropriate directional signage. Emerging into the hospital site, it is proposed that visitors will have a clear view of the building, which will be set in a landscaped frontage with the visitor entrance clearly visible and easy, with intuitive parking available.

Proposals include a single entrance for visitors and patients, with separate entrances for staff and service deliveries on the other side of the hospital.

Although most of the site perimeter will be open, the service area will be contained within a screened secure perimeter to ensure public safety.

## Parking

The proposals include a dedicated drop-off area at the hospital entrance where patients can be safely dropped-off or collected. Proposals also include a visitor car park,

containing approximately 120 spaces, in front of the hospital entrance. Many of the Nuffield Bournemouth patients are receiving orthopaedic treatments therefore requiring easy, flat access during drop-off and collection.

A secondary parking area containing approximately 80 staff spaces, is proposed along the eastern boundary and ends at the service area in the southeast corner. Lighting to the car park will be sensitively designed to provide a safe environment and avoid any unnecessary external lights or nuisance.

In total, circa 200 parking spaces are proposed within the new hospital site including provision for active electric vehicle (EV) charging points, blue badge bays and parent and child spaces. The final number and type of spaces is yet to be agreed.

## Service Area

A service area is proposed in the southeast corner of the site. It will facilitate daily hospital deliveries, such as

sterile supplies and catering, the storage and collection of waste, and includes the emergency backup generator.

Service area traffic is segregated at the hospital site entrance to allow service vehicles to bypass the visitor car park.

## Visual Screening

The landscaping proposed has been designed to provide visual screening of the parking areas from various different aspects. We have worked hard when designing the site to ensure views over large expanses of parking areas are avoided.

A strip of dense planting along the east of the site will provide additional screening to the staff car park and the building itself. This, in tandem with the enhanced planting scheme along the proposed leisure pedestrian/cycle path, will provide a substantial visual screen along the eastern boundary.

### Proposed Short Section B-B





# Hospital Design

## Massing and Scale

The hospital is arranged principally over two floors; the ground floor for the most frequently used services such as consulting rooms, physiotherapy, diagnostic imaging and outpatient treatments. The first floor provides quieter and more private spaces for longer hospital stays, operating theatres and inpatient bedrooms. The second floor provides staff-only admin and research offices and plant rooms.

This separation across two floors provides ideal patient flows, nursing efficiency, and significantly reduces the need for acute patients to be moved in bed lifts.

The proposed hospital has been designed such that consulting rooms and bedrooms are situated on the west and south sides of the building. Some departments such as diagnostic imaging and operating theatres, require deeper space and more height and these have been planned for the eastern side of the building. This approach ensures the building height is kept well within the guidance set out in the Talbot Village Supplementary Planning Document (SPD) and respects the wider views across the site, as well as the privacy of neighboring properties.

A key proposed design feature is the creation of a courtyard garden at the heart of the hospital. This allows the ground floor circulation and waiting areas to be arranged around the courtyard helping to orientate hospital users and provide pleasant views and daylight.



## Appearance

The hospital has been designed to sit comfortably alongside neighbouring university buildings. Therefore, the external materials of the new hospital are proposed to be predominately buff brickwork, complemented by timber fins and bronze-coloured panels. The second story will be clad with cloud grey standing seam metal.

The design of the longer east and west elevations has been carefully considered to ensure their length is broken down and that there is variety and interest to their material treatment.

The recently completed AUB halls immediately north of Highmoor Farm employed a similar strategy, albeit over a taller façade height. The AUB halls building is a useful reference point for the new hospital proposals and is the last development encountered as visitors travel south from Gillett Road heading towards the Innovation Quarter site.

## Sustainability

The new Nuffield Hospital will be an exemplar for sustainability within the Nuffield Health estate. It will be fully electric with simultaneous heating and cooling heat pumps, photovoltaic panels and contribute Net Zero operational carbon.

A review of embodied carbon within a selection of existing Nuffield Hospitals was carried out to set a benchmark. This has established that the new hospital could be built for approximately 50% less embodied carbon compared to existing comparable buildings.

As part of Nuffield Health's journey towards a Net Zero future, BREEAM and WELL Building pre-assessments have been completed. These are internationally recognised accreditations for a holistic approach to the design of sustainable and healthy buildings which provide a framework for making the hospital a better place for staff and patients. The pre-assessments show a clear pathway to achieving a BREEAM "Excellent" and WELL Building Platinum" ratings.

DIAGRAM 1: Function focused around the courtyard

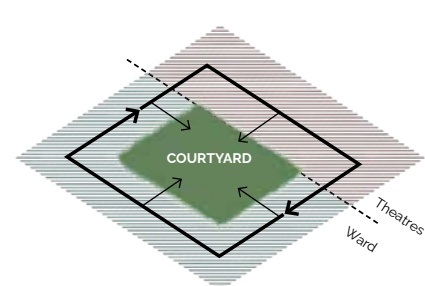


DIAGRAM 2: Facade reacts to the courtyard

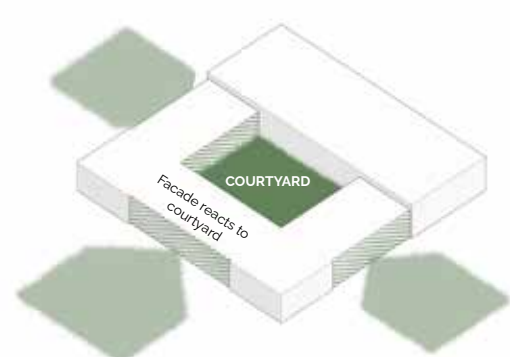


DIAGRAM 3: Ward extended encapsulating entrance and garden

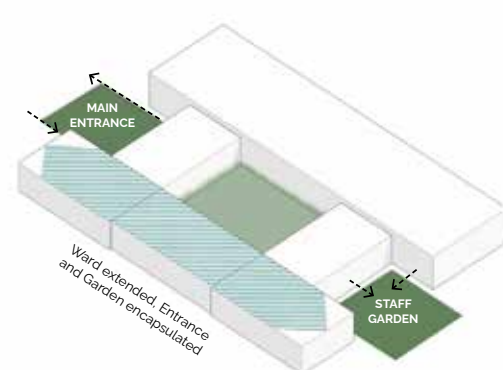


DIAGRAM 4: Corridors and massing broken up

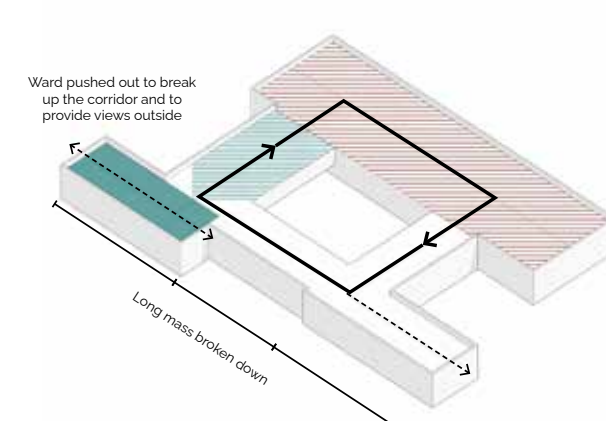


DIAGRAM 5: Plant room added to roof

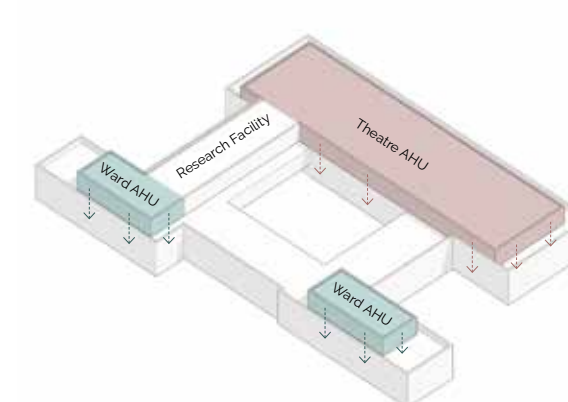
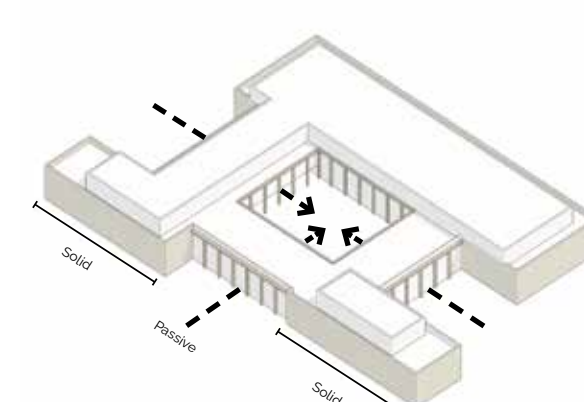


DIAGRAM 6: Material Language



## Proposed Long Section A-A



Entrance | Ward & Foyer | Courtyard | Ward & Consult | Staff Gardens