

Talbot Village

Innovation Quarter

Executive Summary | November 2022

talbotvillagetrust
A GRANT GIVING CHARITY



"The Innovation Quarter is a once in a generation opportunity to create a positive transformational impact for BCP and the region. The aim is to support the two Universities and provide improved prospects for young people and families to live, work and contribute to the BCP area. The proposals, developed in collaboration with a wide range of stakeholders, are aligned with BCP Council and Dorset LEP's economic strategy."

"The proposed new Nuffield Hospital complements the vision of excellence, innovation and collaboration with University research and provides a huge boost in local healthcare provision at a time of national emergency. As a charity, Nuffield Health shares our drive to deliver purposeful work that supports the local community."

"Crucially, we are committed to do this whilst enabling people to live well, enhancing the environment, achieving biodiversity net gain, and ensuring that the Talbot Heath is fully protected for future generations."

Nick Ashley-Cooper - Chairman, Talbot Village Trust

"All of us at Nuffield Health are excited to be part of an opportunity that supports and shares the ambitions of so many industry and sector leaders in the conurbation, and which puts the protection of the environment at the centre of the plans."

"Having sought a site for a new hospital in Bournemouth for over eight years, I am buoyed by the prospect this application presents for increased healthcare capacity and resource, additional facilities for my team and patients as well as a space for innovation, community and opportunity that will greatly enhance local wellbeing and livelihoods across Dorset."

David McNair - Hospital Director, Nuffield Health Bournemouth

The site

The proposed site is currently unviable marginal grazing land at Highmoor Farm which, following extensive statutory public consultation, is formally allocated for development in the Poole Local Plan 2018 at Policy PP21 and the adopted Supplementary Policy Document for Talbot Village (2015).

It is important to differentiate between Talbot Heath and the proposed site. The Highmoor Farm site is 62 acres (25 hectares) of land situated to the north of the heathland. The site is not heathland and has no environmental designations.

It is not large enough to operate as a viable farm, and its operation is only possible due to the Charity's financial and practical support. The family operating the site do not rely on the site for their livelihood.

Of the 62 acres (25 hectare) site, almost half of the site (30 acres or (12 hectares) is proposed as a Heathland Support Area, to improve the biodiversity of the entire site and protect the adjacent Talbot Heath.

In line with the site allocation in the Poole Local Plan 2018, a further 24 acres will provide the once in a generation opportunity for the Innovation Quarter and new Nuffield Health Hospital, as well as a growing hub to the east of the Innovation Quarter. Land to the north of the proposed Innovation Quarter is identified for expansion of the Universities and will be subject to a separate process and planning application.



Site location and context plan with each element of the planning application shown by labelled numbers corresponding to the text below.

The Vision

The Talbot Innovation Quarter is a crucial element of BCP Council's growth strategy as set out in the Poole Local Plan. It will deliver many of the economic development objectives set out by BCP Council and Dorset LEP. The vision has evolved following extensive public consultation and represents a once in a generation opportunity to deliver significant benefits:

Healthcare – responding to urgent and changing community needs and providing the additional capacity required in Dorset. Nuffield Health has been looking for eight years to find a suitable site in Bournemouth to build a leading and pioneering new hospital, to replace its existing and outdated facility. As well as supporting already stretched healthcare services, a new hospital will allow for existing and successful research programmes to be developed, resulting in more efficient and user-friendly procedures for patients across the globe.

Economic Growth – a transformational catalyst for future growth and development in the region creating and supporting high skilled and knowledge-based businesses in partnership with the Universities. Building on BCP's successful digital and high-tech economy, retaining and attracting a talented workforce, creating skilled jobs in high-tech sectors. The Innovation Quarter will deliver **£97m GVA per annum, 1,370 net additional full time equivalent jobs across Dorset**, and additional earnings of **£48m per annum**.

Environment – putting the protection of the environment at the centre of the plans, by providing high-quality habitats to achieve and maintain biodiversity net gain on the Innovation Quarter; providing a Heathland Support Area to ensure that Talbot Heath is protected and able to flourish; and, providing a new Growing Hub to promote personal health and wellbeing, education and local food growing.

Wellbeing – supporting the aspirations of BCP Council, Dorset LEP and the Universities to create a hub promoting the wellbeing of local people, and the environment, delivering a unique platform for research and innovation in health, urban growing and heathland habitat management.

Connecting the community – Delivering a green, treelined, car free central campus whose boulevard connects the Universities, and the local community, to the conurbation and beach; and, providing a hub that brings the community together.

The planning application

The submitted planning application has evolved through recent comprehensive stakeholder and community engagement and is submitted as a hybrid application which seeks planning consent in three parts:

1 Full planning for a new Nuffield Health Hospital

In recognition of the urgency to provide greater healthcare in BCP, full planning permission is sought for the proposed Nuffield Hospital ensuring it can be delivered in the short term. This will include matters such as the detailed design of the building, window locations, building materials, access, servicing and parking arrangements.

2 Outline planning for the Innovation Quarter

Outline planning permission is sought for the wider Innovation Quarter, 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 Hospital, are therefore indicative and their detailed design will be shaped by future detailed planning applications, called reserved matters applications.

3 Heathland Support Area

Change of use of 30 acres (12 hectares) of land at Highmoor Farm to a Heathland Support Area in accordance with the requirements of Local Plan Policy PP21 (TV3), enabling the Council to consider the HSA in conjunction with the wider development proposals for the site.

The planning application comprises the following detailed documents:

Application Form	Contaminated Land survey
Ecology Assessment	EIA Screening & Scoping Report
Heritage & Archaeology study	Transport Assessment
Location Plan	Flooding & Drainage Assessment
Species Surveys	Environmental Statement
Tree survey and AIA	Travel Plan
Block Plan	Energy and Climate, Net Zero & Change Assessment
Biodiversity Mitigation Plan	Statement of Community Involvement
Noise Assessment	Highways, parking and access plans
Detailed Plans – Nuffield	Executive Summary document
Biodiversity Net Gain matrix	Landscaping appraisal
Air Quality Assessment	Landscape appraisal
Design & Access Statement	Utilities Survey
Heathland Support Area Management Plan	Habitat Regulations Assessment
	Landscape Plans
Lighting Assessment	Socio-Economic Assessment
Planning Statement	



Nuffield Hospital

Nuffield Health has been looking for over eight years to find a suitable site in Bournemouth to build a leading and pioneering new hospital.

A new hospital is needed to meet changing community needs including higher demand. The current hospital simply does not have enough capacity to service the local healthcare community. During the COVID pandemic, Nuffield Health Bournemouth Hospital has cared for over 15,000 NHS patients and it continues to support the local NHS Trust. At present, the existing hospital cannot offer the NHS the capacity it would like to be able to, to help work through the backlog of patients successfully.

The needs of the local community have changed significantly since the current hospital was opened and therefore the Nuffield Health facilities in Bournemouth need to be brought up to modern standards. This is an opportunity to give local healthcare professionals and community the space they require and deserve and to continue and expand Nuffield Health's existing world-leading research programmes in collaboration with Bournemouth University.

It is anticipated that the Nuffield Health hospital in Bournemouth will become known as a destination of clinical excellence, will be able to offer the charity's free community programmes, and will be the most modern, high-tech and sustainable hospital across the charity's 37 hospitals, providing a blueprint for future Nuffield Health hospitals.



Illustrative image of Nuffield Hospital

Protecting the environment and supporting wellbeing

Protecting Talbot Heath

There is no intention of building on Talbot Heath, now or in the future, and the applicants are fully committed to protecting and enhancing this important habitat. The Talbot Village Trust 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.

At the present time wildlife on Talbot Heath is negatively impacted by informal recreation, as well as deliberate misuse, such as arson and fly tipping. This highly sensitive site therefore needs protecting.

Part of the planning application therefore seeks permission to use half of the site (30 acres or 12 hectares) to deliver a Heathland Support Area (HSA) providing an alternative outlet for informal recreation, that's managed via a Management Liaison Group comprising experts and local people, to improve biodiversity of both this land and the adjacent Talbot Heath.

Incorporating the HSA within this comprehensive application enables the Council to consider the HSA in conjunction with the wider development proposals. Careful consideration has been given to the landscape design to limit access to the HSA from the Innovation Quarter. Further public consultation has been undertaken including a workshop with a wide range of stakeholders which has further informed the management plan. This will continue to evolve under the guidance of the Management Liaison Group to support biodiversity on the site, including lower density rotational grazing for grassland management.

Enhancing connectivity

Central to the Masterplan is a green, treelined, car free central boulevard providing a safe and attractive north / south route for pedestrians and cyclists. The boulevard will connect communities to the north - such as the two Universities, the model village, and Active Dorset at Slade Farm - with a southern link at Alyth Road and upgraded cycle routes towards the Central Gardens, Town Centre and the beach.

Along the boulevard will be a variety of soft landscaping and tree planting interspersed with public spaces, and urban growing opportunities, acting as a hub that brings the community together and promotes wellbeing for local residents, University students and the Innovation community.

Providing high-quality habitats

The applicants are committed to address climate change and promote sustainability. It is therefore vital that the proposed development 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 largest area of habitat loss will be common grassland that has been grazed for a long time and therefore is recorded as being of a poor-quality habitat, determined using standard survey methodology.

The development will provide a variety of new high quality native habitats, including floristically diverse grasslands, water bodies, varied native hedgerows and extensive planting of native trees allowing local nature to thrive. Tree planting will include a combination of small and large canopy trees with native fruiting species to provide foraging resources.

All new and existing habitats will be carefully nurtured for the long term with a Landscape Ecological Management Plan to be agreed as part of the planning application.

Supporting Wellbeing

Through early discussions with community representatives the applicants were encouraged to consider a community farm concept.

Following public consultation, including a dedicated stakeholder workshop, the opportunity for a Growing Hub emerged as the preferred concept to promote personal health and wellbeing, education and growth rooted in nature. It will provide an opportunity for research and innovation in health and urban growing, combined with local participation in food growing across the Innovation Quarter.

The Growing Hub provides a shared area to bring together the Universities, local schools, the proposed hospital, GP surgeries and local communities to focus on wellbeing and rehabilitation with links to wildlife, horticulture and food production. The purpose is to showcase permaculture innovations, raise awareness and offer training in food growing, linking and promoting local food production sites and provide a focus for local volunteers. Grounded Community in Boscombe provides an inspirational example of coordinated food growing and redistribution programmes in an urban setting which can inform options at the Innovation Quarter.



Images of Grounded Community in Boscombe

Innovation Quarter

The Innovation Quarter will have a transformational impact on the Dorset Economy delivering on the need for research and innovation infrastructure identified by BCP Council and the Dorset LEP. It is a key part of the Poole Local Plan to support the economic growth and development of the local economy.

Located in the heart of the conurbation, the Innovation Quarter will become a focal point for the innovation ecosystem which is developing across the region. An exciting place of collaboration for start-ups, scale-ups and new investors collaborating with academics, students, clinicians and innovators at the adjacent Universities and new Nuffield Health hospital.

Building on the 5G low latency network, digital exchange, sustainable transport network, and connections to nature, providing opportunities for businesses emerging from the new Arts University Bournemouth Innovation Studio across a range of design, digital, creative and engineering capabilities. Dorset's strong heritage of businesses in engineering, security, defence, technology and digital can be turbo-charged by outputs from the Innovation Quarter, multiplying the impact across the wider region, supporting other sites such as Wessex Fields, Winfrith and Lansdowne.

A physical embodiment of the digital networks and businesses across BCP, the Innovation Quarter will create well paid, skilled jobs, retaining local young people and graduates, and attracting returners to the region.

The Innovation quarter is a once-in-a-generation opportunity to deliver significant economic growth benefiting the entire Dorset region, including:

1,370 net additional FTE jobs across Dorset

£48m per annum earnings

£97M GVA per annum

High-quality jobs with earnings 34% above the Dorset LEP area average



Artist's impression of Talbot Boulevard looking south

Transport

The transport impact of the hospital and Innovation Quarter have been the subject of extensive testing in consultation with BCP Council. The forecast traffic levels reflect the enhanced sustainability of the site. This includes the planned extension of the comprehensive bus network developed to serve the two Universities to the Innovation Quarter with new stops on Gillett Road. Furthermore, the proposed north / south high quality cycling and walking route through the centre of the site will link to the new strategic cycling network transforming access to the area from the centre of Bournemouth and the train station.

A new access is proposed off Cutler Close which will serve the hospital. All service traffic for the Innovation Quarter will use this access. There will be a separate access off Purchase Road for car traffic only which will serve the surface level car parks. Parking will be provided in line with the BCP Parking SPD (2021), which sets parking at a level to encourage sustainable transport. There are no plans for multi-storey car parks.



Artist's impression of Talbot Boulevard looking north



- A** Future location of Talbot Place
- B** 15m Landscape buffer
- C** Nuffield Hospital Surface Parking
- D** Nuffield Hospital
- E** Pedestrian & cycle access
- F** Drainage feature
- G** Landscape belt to proposed HSA
- H** Innovation Quarter Surface Parking
- I** Growing Hub
- J** Heathland Support Area
- K** Green open space
- L** Talbot Way Boulevard

The Masterplan

About the applicants

Nuffield Health

Nuffield Health is the UK's largest healthcare charity. For the last 65 years, Nuffield Health's experts have been working together to make the nation fitter, healthier, happier, and stronger, all for the public benefit.

As a trading charity, Nuffield Health 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, over 200 workplace wellbeing services, and through a series of flagship programmes.

The healthcare charity provides free health and wellbeing programmes in local communities across the UK by giving more people the tools they need to live a healthy life. These programmes help people understand and improve their own health, from those living with joint pain, to helping rehabilitate people experiencing the long-term effects from COVID-19. In 2021, it impacted the lives of 1.55 million people through its range of services and programmes.

Talbot Village Trust

Talbot Village Trust is the legacy of two sisters who founded Talbot Village in the mid-19th century as a reaction to rural poverty. The village provided housing, a school, and a church as well as agricultural land to grow food. Thanks to the vision of the sisters and the careful stewardship of future trustees, the Trust is now able to provide £1M in grants each year to charities working to improve the quality of life for residents across south east Dorset.

In addition to its grant giving work, Talbot Village Trust seek to help people transform their lives and live well through various forms of support including leasing land and properties for homes and education, offering rental properties in the model village on a social rent, supporting public access through its estate management and by offering non-financial support including partnerships and collaboration with a range of organisations.

The Innovation Quarter presents an opportunity for Talbot Village Trust to continue working in the Talbot Sisters' legacy to plan for the future. The Charity is committed to the holistic and sustainable development of the Talbot Village area so that the current community – as well as future generations – can benefit. These developments include the expansion of educational facilities, preservation of historic buildings and conservation areas, as well as the improved management of woodland and heathland.



Aerial CGI from the south looking up Talbot Boulevard

Contact our team

If you would like to discuss the planning applications, please do not hesitate to contact our information office by telephone or email:

0800 080 3291

innovationquarter@devcomms.co.uk