

**TALBOT VILLAGE TRUST & NUFFIELD HEALTH  
FREQUENTLY ASKED QUESTIONS  
NOVEMBER 2022**

**THE TALBOT VILLAGE TRUST CHARITY**

**Why are the charity bringing forward development proposals?**

Talbot Village Trust is the legacy of two sisters who founded Talbot Village in the mid-19th century as a reaction to rural poverty, providing 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 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.

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 is allocated as an Innovation Quarter in the Council's Poole Local Plan 2018, which reflects the extensive consultation that has taken place from 2015 onwards.

Our aim is to balance the needs of the environment with 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. This is reflected both in the proposals to commit 30 acres of land as a Heathland Support Area to protect and take pressure from Talbot Heath, and the emphasis on trees and green landscape within the Innovation Quarter itself.

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. .

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 enabling the Talbot Village Trust to continue working in the Talbot Sisters' legacy to plan for the future.

### **Will the Charity's Trustees benefit personally or financially 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 to carry undue risk. Any surplus from the trading subsidiary is then transferred to the parent charity to take forward its charitable purposes.

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

### **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 / Where is the site?**

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.

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 ha) 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 acre site, almost half of the site, 30 acres (12 ha), 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.

### **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 of the area of Talbot Heath which it owns and is 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.

### **Will surface water run into Bourne Stream?**

The Sustainable Urban Drainage system proposed as part of the planning application would ensure that there would be no run off from surface water attenuation into Bourne Stream.

### **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.

### **Does the application need to be subject to an Environmental Impact Assessment (EIA)?**

The Council is the responsible body when deciding if an application needs to be subject to an EIA. The application is accompanied by an EIA Screening and Scoping report to help the Council decide whether the application should be subject to an EIA. All relevant environmental information has been submitted with the application to enable the Council to undertake an EIA if required.

### **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?**

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.

### **Why is the Heathland Support Area back in this planning application?**

Incorporating the HSA within this comprehensive application demonstrates a cohesive approach to development in the vicinity and enables the Council to consider the HSA in conjunction with the wider development proposals.

### **What is the Community Farm and its relationship to the HSA?**

Alongside the HSA, the application proposes the establishment of a community farm or Growing Hub (working title). As part of the consultation process we were keen to understand local views on the appropriate balance between competing requirements of:

- open access for the local community, including dog walkers, to take pressure off the heath;
- controlled access to enhance the biodiversity of the HSA;
- options for ongoing cattle grazing in the area given the associated benefits enjoyed by the local community;
- evolving ideas about the presence and purpose of a Community Farm.

We arranged a workshop about the proposed new community assets with a range of experts, interested parties and the local community in mid-September along with a subsequent feedback session. The consensus included that livestock grazing could be

retained in the HSA areas at a lower density than current to improve biodiversity but also ensure that local people can enjoy the presence of a small herd.

It was also proposed to conduct further research into dog walking practices, especially around the management of access and controls on commercial dog walking which would be developed in conjunction with the Management Liaison Group.

The purpose of the Growing Hub was agreed to promote personal health & well-being, education and growth rooted in nature as well as combining R&D into growing edibles, environment and wildlife. The Growing Hub would provide the opportunity to bring together the universities, local schools, the proposed hospital, GP surgeries and community.

Further community engagement is being planned to progress the discussion and establish Working Groups to take forward the management proposals for each area.

### **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 is included in 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). Incorporating the HSA within this comprehensive application demonstrates a cohesive approach to development in the vicinity and enables the Council to consider the HSA in conjunction with the wider development proposals.

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	Landscape appraisal
Air Quality Assessment	Utilities Survey
Design & Access Statement	Habitat Regulations Assessment
Heathland Support Area Management Plan	Landscape Plans
Lighting Assessment	Socio-Economic Assessment
Planning Statement	

## What is the Innovation Quarter concept?

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:

- Support 1,370 net additional FTE jobs across Dorset, representing £48m per annum earnings and including 1,080 jobs at the Innovation Quarter itself.
- Generate high-quality jobs with full time median earnings estimated to be 34% above the Dorset LEP area average and GVA per job at 53% above the Dorset LEP average.
- Create a boost to the local economy in the region of £97M GVA per annum.



### **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.

### **How many jobs will be created?**

Policy PP17 of the Poole Local Plan identifies the Innovation Quarter site as having the potential to bring forward 1,770 FTE jobs. This level of employment was scrutinised through the Local Plan process, including by a Government Planning Inspector, and found to be acceptable in planning terms.

The proposed planning application is estimated to accommodate 1,080 FTE jobs on site and overall the economic multiplier effect of the scheme is estimated to support the creation of 1,370 net additional FTE jobs in the wider Dorset economy.

The primary reason for the difference in job numbers is that a new hospital would comprise a significant proportion of the floorspace at a much lower employment density. Space within the Innovation Quarter is also expected to be occupied for high-skill research and development activity, which also typically provides for lower employment density.

### **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.

### **Have the applicants engaged with the adjacent Universities?**

Nuffield Health has held two specific meetings with senior leadership at Bournemouth University and the estates teams to explore potential to work with each other in healthcare, research and training.

The TVT Charity has held two meetings to discuss the detailed proposals with BU in addition to regular ongoing estate management discussions.

Representatives of BU were involved with the Heathland Support Area and Community Farm workshop identifying possible opportunities for research and grant funding linked to both assets. Discussions are ongoing to identify other opportunities for the Innovation Quarter to support the university including research and talent retention.

Following engagement with representatives of Bournemouth University Jim Andrews, the Chief Operating Officer at Bournemouth University, provided the following quote:

*“At Bournemouth University our purpose is to inspire learning, advance knowledge and enrich society. Our research and education cover a wide spectrum of disciplines, including health and social care, digital and creative industries, science and technology and business. Engagement with organisations at a local, national and international level is core to our activities and supports economic development, boost skills and advances the region. The proposed Innovation Quarter would enable the University to develop further relationships and partnerships with innovative businesses, maximising employment and research opportunities and support the retention of graduates in our region.”*

#### **Jim Andrews – Bournemouth University**

The TVT Charity has held 5 meetings with Arts University Bournemouth (AUB) presenting the proposals for the Innovation Quarter, responding to comments, and exploring opportunities to support businesses, innovation and the university including in film, AR/VR and creative arts sectors.

As part of the AUB commitment to achieving its ‘Carbon Net Zero’ aim the importance of the north/south walking and cycling link connecting AUB to its new facilities in central Bournemouth was recognised.

A visit to the AUB Innovation Studio identified the need for 'grow on' space for 6 businesses from the initial 2021 Resident Programme cohort of 10. The Business Residency Programme will be expanding to a cohort of 20 in future years. There is also the potential for occupiers on the Innovation Quarter to participate in the Associate Programme to upskill staff, test concepts and prototypes for R&D.

Following this engagement Professor Paul Gough, Vice-Chancellor at Arts University Bournemouth, provided the following quote:

*"Arts University Bournemouth (AUB) is a proud partner to many communities, neighbourhoods, and businesses in the BCP region.*

*As a civic university we are passionate about engaging with others and working in collaboration to create real opportunities.*

*AUB values close working relationships with Talbot Village Trust (TVT) and aligns with its ambition to maximise innovation, promote sustainable causes, and to create opportunity for employment, for advancement, and the retention of talent in the BCP region."*

**Paul Gough – Arts University Bournemouth**

### **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 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 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.

In order to better understand local desires for the nature of this boundary, a separated focused consultation was undertaken with effected residents on this boundary. Letters were hand delivered to 58 properties that back onto the eastern boundary of the site within Dulsie Road to ask for their further feedback on the proposed boundary treatment in terms of fence positioning and landscaping.

The feedback received is presented in detail at Appendix G and a summary of the feedback provided is provided below:

- Overall, the majority of residents responding to the detailed Dulsie Road boundary consultation welcomed the removal of the previously proposed cycle way and were comfortable that the revised proposal addresses the security and noise concerns previously presented by the proposed cycle route.
- Most respondents (10 of 12) identified that they would prefer the proposed 2m boundary fence to be positioned on the plot boundary to the west of the 15m buffer zone rather than directly abutting the garden boundaries of Dulsie Road properties. In taking this feedback on board, along with the technical advice from the applicant's consultant team, it is proposed to locate the boundary fence as close to the plot boundary as possible. The exact location of the fence is to the east of the proposed swale. If the fence were located to the west of the swale and the tree belt the fence would have to cross the swale at either end to link back to Dulsie Road. The swale would create a gap under the fence reducing the level of security for residents.
- The proposed placement of trees identified in the material sent to Dulsie Road residents was welcomed by all respondents and comments were raised regarding the retention of existing trees within the 15m buffer zone. It is proposed that all trees behind properties on the Dulsie Road boundary with the site will be retained.
- A clear preference for evergreen planting within the landscaped zone was expressed by respondents. It was also noted that planting in this area should maximise biodiversity as far as practically possible.
- In respect of ensuring that the boundary remains secure, it was suggested that planting which deters unauthorised access to the landscaping strip would be preferred. Whilst spiky species such as gorse bushes were suggested, there is a need for access of maintenance teams along the landscaped buffer, so it is proposed to provide tussock grass which will maintain the security of residential properties, whilst allowing ad hoc access.
- Residents also asked that the boundary areas are actively monitored in order to ensure anti-social behaviour is prevented in the 15m landscaped buffer.

**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 lighting from the development affect my home?**

The application includes a lighting strategy and assessment. A lighting scheme has been designed to ensure there will not be adverse light spill affecting neighbouring homes.

**Will the development increase air pollution?**

An Air Quality Assessment has been undertaken and is submitted with the application. Air quality measurements have been undertaken to identify the existing situation which is good, and the technical assessment concludes there will be little change as a result of the development.

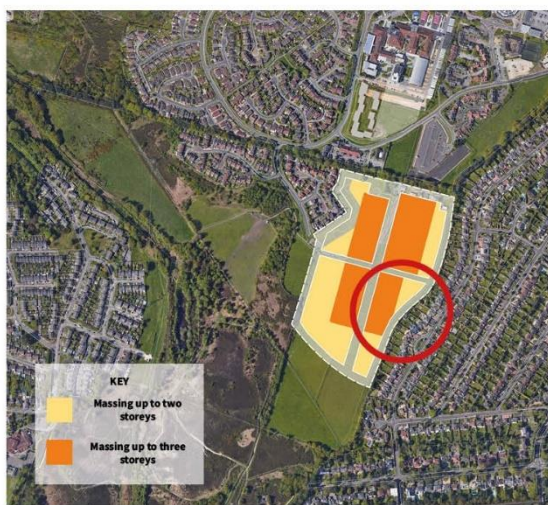
**Is the land contaminated?**

No, detailed ground investigations have found no evidence of contamination, beyond minor spots associated with the farm buildings.

## How tall will buildings be?

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.

The Parameter Plans shown during the public consultation showed buildings of three storeys backing onto Dulsie Road near Alyth Road. Following feedback received during public engagement, the applicants have reviewed the parameter plan and pulled the 3 storey zone back from Dulsie Road. Please see the illustrative comparison plans below:



**Building heights - parameter plan  
as shown at public consultation**



**Building heights - parameter plan  
as submitted in planning application**

## Is there a pedestrian and cycle route proposed to the rear of Dulsie Road?

As a result of the feedback received from residents in Dulsie Road at the public exhibition, the proposed pedestrian and cycle path along the eastern boundary was removed from the proposals. It was made clear at the exhibitions that this was a concern for many residents living in Dulsie Road in terms of safety and noise and applicants are therefore the applicants are happy to address this.

The previously proposed pedestrian and cycle link to the rear of Dulsie Road properties was intended as a secondary leisure link and North / South connectivity for pedestrians and cyclists will be possible via the proposed "Talbot Way Boulevard".

Talbot Way Boulevard will form a tree lined 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 through an improved connection, and the upgraded cycle routes towards the Central Gardens, Town Centre and the beach.

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.

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

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

The Trust 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, with the aim of introducing controlled parking to prevent this issue arising. We will discuss with BCP whether monitoring is required prior to implementation, or whether introduction of such measures can be aligned with the opening of the proposed development. Depending on the feedback provided, and if supported by residents, 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.

### **What will be provided in Talbot Place?**

It should be noted that Talbot Place will come forward as a separate application that will be developed in conjunction with stakeholders in coming months.

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?**

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.

There was a general shared consensus at the workshop in mid-September about the importance of the twin drivers of Health and Education to shape proposals for the HSA and Growing Hub, echoing the vision of the Talbot sisters:

- Health
  - Health of the Community – By encouraging the supply of locally grown food across the Innovation Quarter; promoting increased wellbeing and connection to nature and greater collaboration between communities
  - Health of Talbot Heath: its biodiversity and its ecosystem
- Education
  - Including Research & Development, and partnering with universities on innovative research on heathland and grassland management
  - Piloting and showcasing innovative urban growing approaches
  - Offering food-growing training and support to interested parties
  - Signposting, knowledge exchange and a focal point for applying for R&D funds
  - Partnering with local schools for embedding appreciation of the heath and nature in young people 'for Generations to come'.

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.

The draft findings of the workshop were:

#### Growing Hub (Working title)

- There was a consensus among participants that the proposed location should be informed by the key themes of health and education
- It would be best run as a 'Growing Hub' (working title) bringing together the universities, local schools, the proposed hospital, GP surgeries and



community. The purpose would be to promote personal health & well-being, education and growth rooted in nature as well as combining R&D into growing edibles, environment and wildlife.

- Improving health and wellbeing through connection with nature would link to initiatives such as the Natural Heath Network <https://www.bournemouth.ac.uk/nature-health-network>
- An emerging preference was for this to be a space dedicated to showcasing urban growing possibilities, acting as a test-bed rather than a main site of production, and helping to raise awareness of and offering training in growing for use elsewhere across the Innovation Quarter and Talbot Village.
- Raised beds and other urban growing technologies could be explored supporting ongoing research at Bournemouth University. It could contribute to holistic plans for planting, renewables, irrigation and waste management across the Innovation Quarter.
- Options for food growing directly on the field would need further investigation including soil quality analysis and management of any potential nutrient leaching. The possibilities of exploring opportunities for permaculture could limit use of fencing and promote orchard boundary planting.
- The new hub could link to a series of local growing spaces more widely across the Innovation Quarter, Talbot village and surrounding neighbourhoods supporting R&D into horticulture and urban food production.
- An emerging Working Group would take forward initial ideas and funding opportunities for set-up and ongoing management and a long term name for the space.

### **Will the Innovation Quarter be segregated form the Heathland Support Area?**

The main public consultation asked for views on the landscaping approach of segregating the Innovation Quarter from Heathland Support Area.

60% of respondents supported the segregation of the pedestrian and cycle link from the Heathland Support Area by landscaping to deter additional footfall toward Talbot Heath.

The Innovation Quarter itself would also provide attractive areas for local people and users of the Innovation Quarter to enjoy for recreational purposes. The overall design and landscaping would also intentionally make it difficult to access the Heath from the Innovation Quarter site. This will be achieved by using thick landscaping belts between the Innovation Quarter and Heathland Support Area and ensuring that foot and cycle paths to the South do not enable easy access to the Heath.

### **Mansel Close bin management**

During the course of the public engagement exercise several queries were raised regarding pre-existing matters on land controlled by Bournemouth University. The applicants have liaised with Bournemouth University and provide responses to the matters raised below:

Residents from Mansel Close raised concerns raised regarding the general management of nearby student accommodation, specifically the bins which attract rats.

The University have advised that the bins are sealed in order to manage pests. However the University will investigate with their pest control contractor and action as required.

## **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.

### **How will service vehicles access the site?**

Several questions were raised during the public consultation regarding the routing of construction and service vehicles to the Innovation Quarter. The Innovation Quarter movement strategy will be designed so that all service vehicles will access via the main access point from Cutler Close as proposed in the Talbot Village Supplementary Planning Document 2015, and Purchase Road will only provide access to car parking for staff and visitors. All Nuffield hospital traffic will access via Cutler Close.

### **Will internal roads be adopted?**

During the consultation, exhibition attendees and respondents raised questions around whether new access road will be adopted. The applicants are keen to ensure that all routes will be built to adoptable standards. Adoption of internal access roads will be discussed and agreed with BCP as the Local Highways Authority.

### **How will people get to the Innovation Quarter and Hospital?**

Those people who will work and visit the site will benefit from excellent accessibility by sustainable modes of transport, including walking, cycling and public transport, with excellent bus links across the conurbation, including routes to and from Bournemouth Rail Station, connecting to the local and national rail network. The site also benefits from a network of pedestrian and cycle infrastructure enabling sustainable travel from the wider local area.

Notwithstanding the above, the applicants do understand that it will not always be possible for everyone to use sustainable modes of transport all the time.

The forecast change in traffic flows at key junctions has been assessed in the Transport Assessment submitted with the planning application. This concludes that the scale of impact on the road network will be minor and the traffic impacts of the development are not considered to be severe.

Further information can be found in the Transport Assessment submitted with the planning application.

### **Will university roads be used as cut throughs?**

Private vehicle access routes will be well signposted to the proposed development, either Nuffield or the remainder of the IQ, from decision points on the network. Traffic is likely to access/egress Wallisdown Road at either University or Boundary Roundabout, and then be signed via Fern Barrow and Gillett Road. Fern Barrow and Gillett Road are both reasonably direct routes, with minimal congestion, and it is unlikely that the University through road will be a more attractive route than either option.

The Transport Assessment produced with the Planning Application includes an assessment of traffic flows on the wider network, including Wallisdown Road.

### **Will footpaths along Cutler Close be improved?**

2m wide footways will be provided along both sides of Cutler Close to adoptable standards

### **Parking and anti-social behaviour near Cutler Close**

During the course of the public engagement exercise several queries were raised regarding pre-existing matters on land controlled by Bournemouth University. The applicants have liaised with Bournemouth University and provide responses to the matters raised below:

#### Cutler Close parking

We were told that the car park off Cutler Close (known as car park H) often overflows onto Cutler Close which makes manoeuvring onto Gillett Road difficult and also causes difficulties for pedestrians.

The University understand that this matter arose prior to the Covid-19 pandemic, but has not been a problem in more recent years owing to the car park rarely being close to capacity.

#### Anti-social behaviour in Car Park H close to Cutler Close

Several residents asked what can be done to prevent skateboarding within Bournemouth University's car park at Cutler Close (Car Park H) which causes amenity concerns in respect of noise and general anti-social behaviour.

The University has advised that their security team will monitor Car Park H and move on individuals if required.

### **Will there be bus service delays from the coach stand on Gillett Rd?**

The intention is to provide bus stops in the vicinity of Talbot Place, with some bus services that currently use the University Access Road to divert to these stops to provide better permeability of bus services into Talbot Village. The exact services which divert will need to be determined based on the operation of the bus network closer to the time that Nuffield and the Innovation Quarter are occupied.

There will also need to be a discussion with the LHA at that time as to the future needs of coach services. It is understood that the Bus Hub at Talbot Campus has been designed to be able to accommodate use by coach services.

Traffic flows on Gillett Road, through Talbot Place, will be relatively low, and this is quantified in the Transport Assessment. Bus services will use the stops for passengers to board and alight, but not "lay over", as this will be done in the Bus Hub if required. Delay to residents from individual buses will be minimal, and those residents will also benefit from improved access to bus services.

## **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.

### **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 has been 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