



Healthcare: **Fit for the future**

Turley

Introduction

Health is now, more than ever, the UK's top domestic priority.

The Government has committed to a once-in-a-generation programme to upgrade and build new hospitals across England, and it is accelerating those schemes that are 'shovel ready'.

NHS Trusts therefore face unprecedented pressure to kick-start major hospital redevelopment projects and ensure delivery at speed.

If not managed properly, the planning process can derail progress if it is not carefully considered from the outset. The absence of planning certainty can stymie funding applications from the Treasury, and delays in securing planning permission can hinder development coming out of the ground.

We specialise in working proactively with NHS Trusts (and their design teams) to overcome these issues by removing barriers and ensuring project delivery in the most efficient, expedient and cost-effective manner.

This document explains our approach and demonstrates our capability in de-risking the planning process for major new healthcare facilities across the UK.



David Diggle, Senior Director
Health Task Force Lead

Our approach

We add flexibility to the planning system at all stages of major health projects.



Our experience

The following projects represent some of our rich and varied health work. We have worked on some of the most important and high profile capital projects in the UK, and are well placed to assist and support the delivery of new healthcare infrastructure arising from increased Government spending through its Health Infrastructure Plan.



The Paterson Redevelopment Project, The Christie

Working with The Christie NHS Foundation Trust, “The Christie”, to create a world-class cancer research building

CLIENT

The Christie NHS Foundation Trust

LPA

Manchester City Council

STATUS

Planning permission granted. SRF addendum endorsed

SERVICES

Planning, Strategic Communications, Design, Heritage and Townscape, Sustainability, Economics

The PRP is a world-class, multi-million pound proposal which will transform the ability to prevent, diagnose and treat cancer by enabling clinicians and scientists to work side-by-side in one building.

Our multi-service team advised The Christie on the PRP through a number of project stages. This included initial town planning advice to inform the Strategic Outline Case; the preparation of a focussed Strategic Planning Framework Addendum to establish the principles of the replacement building and a detailed planning application; as well as a strategy for proactive and ongoing engagement with the local community and strategic stakeholders. Demonstrating strategic support for the proposals to decision-makers within the city council was a critical element of the proposed strategy, alongside a strategic economic case and ‘Case for Team Science’ underpinning the scientific justification for the scheme. The application was approved in September 2019.

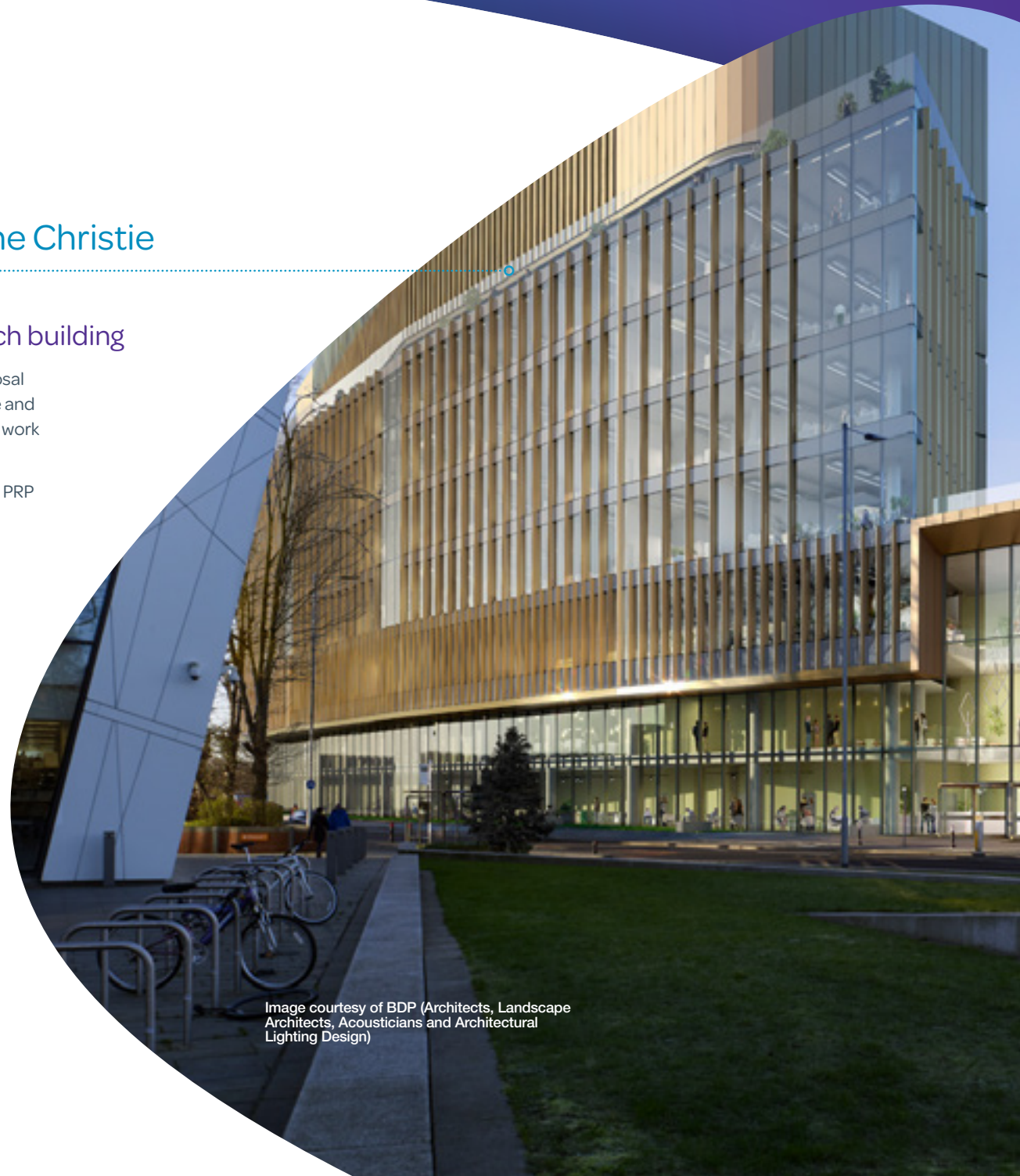


Image courtesy of BDP (Architects, Landscape Architects, Acousticians and Architectural Lighting Design)

North Manchester General Hospital

An emerging masterplan for North Manchester General Hospital

CLIENT

Manchester University NHS Foundation Trust

LPA

Manchester City Council

STATUS

Ongoing

SERVICES

Planning, Heritage and Townscape, Strategic Communications, EIA

We have provided strategic planning, strategic communications, heritage and EIA advice to inform the emerging masterplan for the redevelopment of the North Manchester General Hospital. We are now working closely with the Trust and Manchester City Council to prepare a strategic regeneration framework for this site, alongside initial planning applications for enabling works to support staff decant.

This is one of the projects included within the Government's Health Infrastructure Plan.

Alder Hey Hospital

Working with the largest children's hospital in Europe

CLIENT

The Acorn Consortium

LPA

Liverpool City Council

STATUS

Development completed

SERVICES

Planning, Heritage and Townscape, EIA

We were part of the design team for the winning Acorn Consortium (comprising John Laing, Laing O'Rourke and Interserve) to deliver a new replacement hospital at Alder Hey. We provided due diligence during the competitive tender process and the preparation of planning deliverables in support of the bid. We prepared the reserved matters application of the new hospital listed building consent for works in Springfield Park and the co-ordination of Environmental Statement update. The new hospital opened in 2015; a 'hospital in the park' with play areas on every ward, extensive gardens and spiritual areas.



Image courtesy of David Barbour

Great Ormond Street Hospital Children's Cancer Centre

Replacing outdated facilities at Great Ormond Street Hospital

CLIENT

Great Ormond Street Hospital

LPA

London Borough of Camden

STATUS

Ongoing

SERVICES

Planning, Heritage,
Townscape and Landscape

We are currently providing a combined Planning, Heritage & Townscape and Landscape offer in support of the submission of a planning application which will be submitted to the London Borough of Camden towards the end of 2020. The new development will redevelop the existing Frontage Building at GOSH and replace with a new state of the art building that will become the new "front door" to the hospital. The design brief for the development was created in partnership with staff, patients and families articulating their shared aspiration for a building to express the key GOSH guiding principle: 'The child first and always'.

The new building will replace outdated facilities with a high quality environment consistent with the hospital's world-renowned paediatric care and research activities.



Image courtesy of Halliday Meecham

Spire Hospital, South Manchester

The most advanced private hospital outside London

CLIENT

Spire Hospitals

LPA

Manchester City Council

STATUS

Completed and operational

SERVICES

Planning

The proposal represented the first phase in the comprehensive development of the high profile Siemens Manchester site located off Princess Road in the Didsbury area of the city. The planning application was submitted in November 2014. We undertook a full application co-ordination role, including briefing and managing the consultant team, leading engagement with the Local Planning Authority and advising on the overall planning strategy. The hospital sets the tone for development of the wider site and acts as a catalyst for further investment by like-minded businesses. The planning application was consented in February 2015 and the hospital opened in 2016.



Midland Metropolitan Hospital

Managing planning risk and effective engagement to generate significant support

CLIENT

Carillion Construction
/ Sandwell and West
Birmingham NHS Trust

CLIENT

Sandwell Metropolitan
Borough Council

STATUS

Planning permission granted.
Under construction

SERVICES

Planning, Strategic
Communications, EIA

We secured full planning permission for the new Midland Metropolitan Hospital to be developed in Smethwick; a state-of-the-art, 10-storey, 670 bed hospital, with a fully enclosed winter garden, associated car parking and a series of public realm improvements. We provided a multi-service offer, including Environmental Impact Assessment (EIA) and both public and political engagement.

Incorporating 15 operating theatres, the new hospital is expected to serve up to 200,000 patients annually. Its new A&E facility will replace emergency care facilities provided at City Hospital, and Sandwell General Hospital A&E will become an Urgent Care Centre.

We are currently progressing the discharge of planning conditions and regularising minor variations, to demonstrate lawful implementation.

Proton Beam Therapy Centre

The UK's first high energy proton beam therapy centre

CLIENT

The Christie Hospital

LPA

Manchester City Council

STATUS

Built and open

SERVICES

Planning, EIA

We successfully secured planning permission from Manchester City Council for the UK's first high energy Proton Beam Therapy Centre at the Christie Hospital in Withington in September 2014. The new Proton Beam Therapy Centre is a high-profile scheme that will bring substantial health and economic benefits to the city region. We provided strategic planning and Environmental Impact Assessment (EIA) advice. Working closely with The Christie NHS Foundation Trust and their contractor, we developed strong relationships and have become their trusted town planning adviser and stakeholder engagement specialist, retained on subsequent projects.



Altnagelvin Radiotherapy Unit

Planning permission secured for a new radiotherapy hospital to serve the North West border region

CLIENT

Western Health & Social Care Trust

LPA

Derry City & Strabane District Council

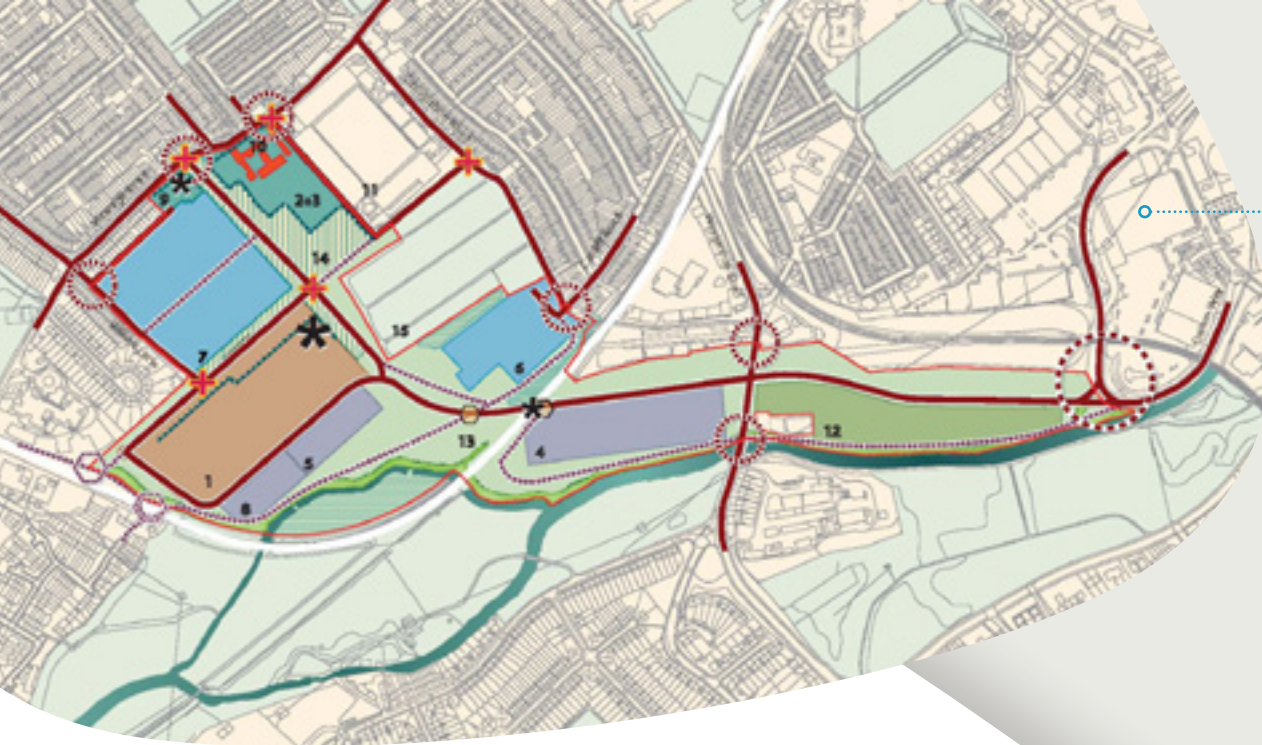
STATUS

Planning permission granted

SERVICES

Planning

A cross-border health project, jointly funded by the Irish Government, for the erection of a new radiotherapy hospital building in the North West border region, which will stop people from Derry~Londonderry having to make a 200-mile round trip to the cancer centre in Belfast for treatment. The priority of this project necessitated a comprehensive pre-application discussion with DoE Planning. We scoped and prepared a high quality planning application and thereby ensured a timely planning permission was secured; applying for planning permission in December 2012 which was granted in March 2013 - a 12 week application process. The £50m treatment centre began receiving patients in November 2016.



Watford Health Campus, Watford

Developing a flexible masterplan on behalf of nine stakeholders

CLIENT

West Hertfordshire Hospitals,
NHS Trust

LPA

Watford Borough Council

STATUS

Under construction

SERVICES

Planning, Heritage and
Townscape

Hybrid outline planning application submitted on behalf of nine stakeholders including Watford Borough Council, West Hertfordshire NHS Trust, EEDA and Hertfordshire Prosperity. We developed and advocated a compelling planning strategy for the site which has successfully guided the project from inception to construction. Alongside co-ordinating the professional project team, we provided an Environmental Impact Assessment for the scheme which will deliver a new hospital, homes, employment space, community facilities and open space. The planning committee resolved to grant permission in May 2008.

St James Oncology Unit, Leeds

Delivering a high quality cancer treatment centre

CLIENT

Leeds Teaching Hospitals
NHS Trust

LPA

Leeds City Council

STATUS

Completed

SERVICES

Planning

We prepared and submitted two alternative outline planning applications for the proposed building; leading negotiations with the local planning authority and other consultees, and presented the proposals to the planning committee which resulted in the granting of permission. We were retained as planning adviser throughout construction. The project has delivered the internationally recognised Leeds Cancer Centre, which is one of the largest providers of cancer care in the UK, delivering a comprehensive range of modern treatments, care and support. The Oncology Unit, known as the "Bexley Wing", opened in 2007.



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About Turley

We are a full service planning and development consultancy.

Our Planning expertise is complemented by Business Cases and Funding, Design, Economics, EIA, Expert Witness, Heritage, Townscape and Landscape, Strategic Communications and Sustainability & ESG services. All services can be provided together or individually.

We help clients achieve good growth in all jurisdictions in the UK and Ireland from our locations in major cities and growth areas.

Our teams are experts in their fields; they shape better places and achieve success for our clients.

We bring deep thinking, smart strategy and expert delivery.



Services

Many clients take advantage of our full service offer but all are available independently, working collaboratively with other consultant teams.

All our services are tailored to clients' needs and the objectives of the project.

We believe in good growth for our company, our clients and our communities. For us this means authentic, sustainable and inclusive growth which demonstrates our values and benefits wider society.



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