

Building through
partnership:
**Our public
sector portfolio**



Turley

Introduction

The public sector is playing an ever increasing role in development, not only in crystallising the value of public sector assets, but in the investment and delivery of good growth.

This role is likely to intensify as the country emerges from COVID-19, with strategies for healthcare, housing, town centres and education, amongst others, being pivotal to enabling recovery. In this context, innovative and collaborative approaches to land acquisition, investment funding, options appraisal and partnership delivery will be key.

We have a long history of delivering projects in the public sector and our multi-service offer is well placed to support both public and private sector partner objectives. We have the capability to act through direct awards as well as through a number of public sector procurement frameworks.





Our approach

We bring local knowledge, expertise and innovation at all stages of the development process.

Disposal & acquisition

- Market analysis
- Local intelligence
- Site valuation and appraisal
- Planning due diligence
- Bid compliance
- Funding introductions

Strategy

- Development viability
- Options appraisal
- Masterplanning
- Risk management
- Stakeholder relationships
- Creative solutions

Delivery

- Agile planning permissions
- Viable S106 obligations
- Socially inclusive
- Adaptive and sustainable
- Value for money
- On time



Our partnerships

We have a strong track record working with public agencies, special purpose vehicles and joint venture partnerships, regulatory bodies, private investors / land owners and communities throughout all stages of the development process, from early inception to realisation.

The next pages highlight a selection of our extensive experience of working in partnership to deliver social, health and cultural infrastructure projects, new homes, business space and mixed-use developments.

Blue Light



Northamptonshire Police HQ

We secured planning permission for a Police Investigation Centre and new Central Headquarters facility, on land at Kettering, enabling the consolidation and modernisation of police service across Northamptonshire. We advised on planning strategy and stakeholder engagement, and co-ordinated the submission of full applications, with subsequent roles dealing with discharge conditions and signage matters.

CLIENT

Northamptonshire Police and Crime Commissioner

LPA

Kettering Borough Council

STATUS

Now occupied

SERVICES

Planning

Warwickshire Fire & Rescue Services

We provided advice on proposed alterations and improvements to the existing Warwickshire Fire and Rescue Services Headquarters building in Leamington Spa, as well as in relation to a new state of the art training facility at Holywell Business Park in Southam. We led on pre-application discussions and engagement with local stakeholder groups, and co-ordinated multidisciplinary teams to secure successful outcomes.

CLIENT

Warwickshire County Council / Warwickshire Fire and Rescue Services

LPA

Stratford on Avon District Council and Warwick District Council

STATUS

Planning permission granted

SERVICES

Planning, Design, Strategic Communications



Hospitals

Midland Metropolitan Hospital, Sandwell

Planning permission secured for a 10-storey, 670 bed, state of the art hospital including winter garden, public realm works and parking. In addition to the lead planning role, we co-ordinated political and community engagement and submission of EIA. The scheme is currently under construction.

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

The Christie Hospital, Manchester

Our multi-service team advised The Christie on the Paterson Redevelopment Project (PRP), a world class cancer treatment centre. 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.

CLIENT

The Christie NHS Foundation Trust / Interserve

LPA

Manchester City Council

STATUS

Planning permission granted, SRF addendum endorsed

SERVICES

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

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



Schools

St Mary Magdalene School, Greenwich

Working with Penoyre and Prasad architects, we advocated the provision of a new all through school on the rapidly developing Greenwich Peninsula.

The innovative design makes the most efficient use of a constrained site to deliver a high quality new school for 1,400 students of all ages, including sports facilities and significant play space.

CLIENT

London Borough of
Greenwich

LPA

Royal Borough of
Greenwich

STATUS

Consented and under
construction

SERVICES

Planning, Strategic
Communications



Christ Church, Yardley Wood, Birmingham

We led on the submission of a full planning application for state of the art classroom facilities, including a large library, performing arts studios, first class sports hall and all weather pitches. Our role included pre-application engagement with Birmingham City Council, supporting community engagement events and liaising with key stakeholders including Sport England.

CLIENT

Diocese of Birmingham /
Wilmott Dixon

LPA

Birmingham City Council

STATUS

Consented and under
construction

SERVICES

Planning, Heritage and
Townscape



Culture and sport

Queens Parade and Marine Gardens, Bangor

Full planning permission secured to enable the transformation of a derelict waterfront site in the heart of Bangor to provide a new cultural, leisure and arts hub and new vibrant space for the local community. The project is expected to act as a catalyst for future regeneration and an enduring legacy.

CLIENT

Department for Social Development

LPA

North Down Borough Council

STATUS

Planning permission granted

SERVICES

Planning, Design



National Sports Centre, Crystal Palace

We are providing specialist support on planning and heritage matters to inform the preparation of a new masterplan, including a programme of local engagement services. The project aims to revitalise historically important sports facilities within a heritage park setting, and our role has included input to the feasibility stages and the ongoing design and pre-application stages.

CLIENT

Greater London Authority

LPA

London Borough of Bromley

STATUS

Options appraisal

SERVICES

Planning, Heritage and Townscape



Homes

Romney House, Lockleaze, Bristol

Working in conjunction with Homes England, we secured outline planning permission for 268 homes on this key council owned urban regeneration site. We developed a planning strategy which enabled the council's affordable housing commitments and renewable energy priorities to be realised alongside ensuring that development viability and deliverability were not compromised. We advised on S106 matters and support on structuring the permission to enable a future JV partner to be secured.

CLIENT

Bristol City Council

LPA

Bristol City Council

STATUS

Resolution(s) to grant planning permission

SERVICES

Planning, Strategic Communications, Economics, Sustainability

Halsnead Urban Village

We developed a comprehensive masterplan and Development Framework for this Sustainable Urban Extension (SUE). The work enabled strategies to be defined for accessibility, land use mix, development quantum and density as well as green infrastructure and character area development. It was also underpinned by a robust viability appraisal and a strong commitment to stakeholder engagement.

CLIENT

Knowsley Council

LPA

Knowsley Council

STATUS

Supplementary Planning Document adopted

SERVICES

Economics, Planning, Design, Strategic Communications, Development Viability





Abbey Street, Nuneaton

Strategic planning advice to develop a flexible masterplan framework for the delivery of a multi-phased leisure and community-based development as part of the Transforming Nuneaton initiative.

We led pre-application discussions with the council's Planning and Design Officers and co-ordinated the submission of the hybrid planning application with fully tested development parameters for the subsequent reserved matters. Planning permission was secured within four months of submission and funding for delivery of phase one is in now place.

CLIENT

Nuneaton and Bedworth Borough Council and Queensberry Real Estate

LPA

Nuneaton and Bedworth Borough Council

STATUS

Hybrid planning permission granted

SERVICES

Planning, EIA, Heritage and Townscape, Economics

Town centres

Westgate, Dartford

Joint venture with Muse Developments, Dartford BC and Homes England for the regeneration of a town centre site to create a £75m cultural quarter incorporating residential, hotel and leisure uses.

We led on planning and EIA strategy and provided supporting heritage and townscape services, securing a resolution to grant in October 2020. The approved scheme includes the tallest building in Dartford town centre, within a heritage context.

CLIENT

Muse Developments

LPA

Dartford Borough Council

STATUS

Resolution to grant planning permission secured in October 2020

SERVICES

Planning, Economics, EIA, Heritage and Townscape



Business

UGC / Arden Cross Limited

We were appointed to undertake a comprehensive review of the draft allocation for UK Central Hub in the emerging Solihull Local Plan Review, including its evidence base. This culminated in a series of recommendations to make the draft allocation sound and legally compliant ahead of adoption. In conjunction, we have formulated an agile planning strategy for the removal of Arden Cross from the Green Belt and explored robust options to gain planning permission for a major mixed-use neighbourhood around HS2 Interchange.

CLIENT

UGC / Arden Cross Limited

LPA

Solihull Metropolitan Borough Council

STATUS

Live

SERVICES

Planning, Design, Sustainability, Economics



Bath Quays

Planned permission secured for a major waterside regeneration including commercial led mixed-use development with commercial office space, retail and leisure uses, new public realm, a bridge over the River Avon and the refurbishment of listed buildings. This included key roles for our EIA and economics teams.

CLIENT

Bath & North East Somerset Council

LPA

Bath & North East Somerset Council

STATUS

Planning permission granted for Bath Quays South, Bridge and Bath Quays North

SERVICES

Planning, Economics, EIA



Image courtesy of
Penoyre & Prasad
Architects and Nicholas
Pearson Associates

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Turley

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 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.



Our 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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Bristol
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Cardiff
City of Derry-North West
Dublin
Edinburgh
Glasgow
Leeds
London
Manchester
Reading
Southampton

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