



The Knowledge Campus

Our expertise

Turley

Contents

The knowledge campus



Our expertise

The UK has a long history in developing exceptional knowledge campuses. Turley has worked across the country on a wide range of scheme types:

- Private sector-led knowledge campuses
- Health-led knowledge campuses
- Education-led knowledge campuses

This includes but is not limited to science parks, innovation districts, medical research hubs, automotive research hubs and university technical hubs.

This gives us a unique insight into the opportunities and challenges presented by such development. We support our clients through the application of our knowledge and skills from project conception and identification of delivery partners, to government representations, competitive site bidding, planning application and discharging conditions. We are retained by a number of clients to provide expert consultancy advice on an ongoing basis.

We are able to draw on our full complement of services, meaning we can collectively tackle complex development challenges and support our clients in developing an enhanced scheme to best match local need and reflect policy aspirations.



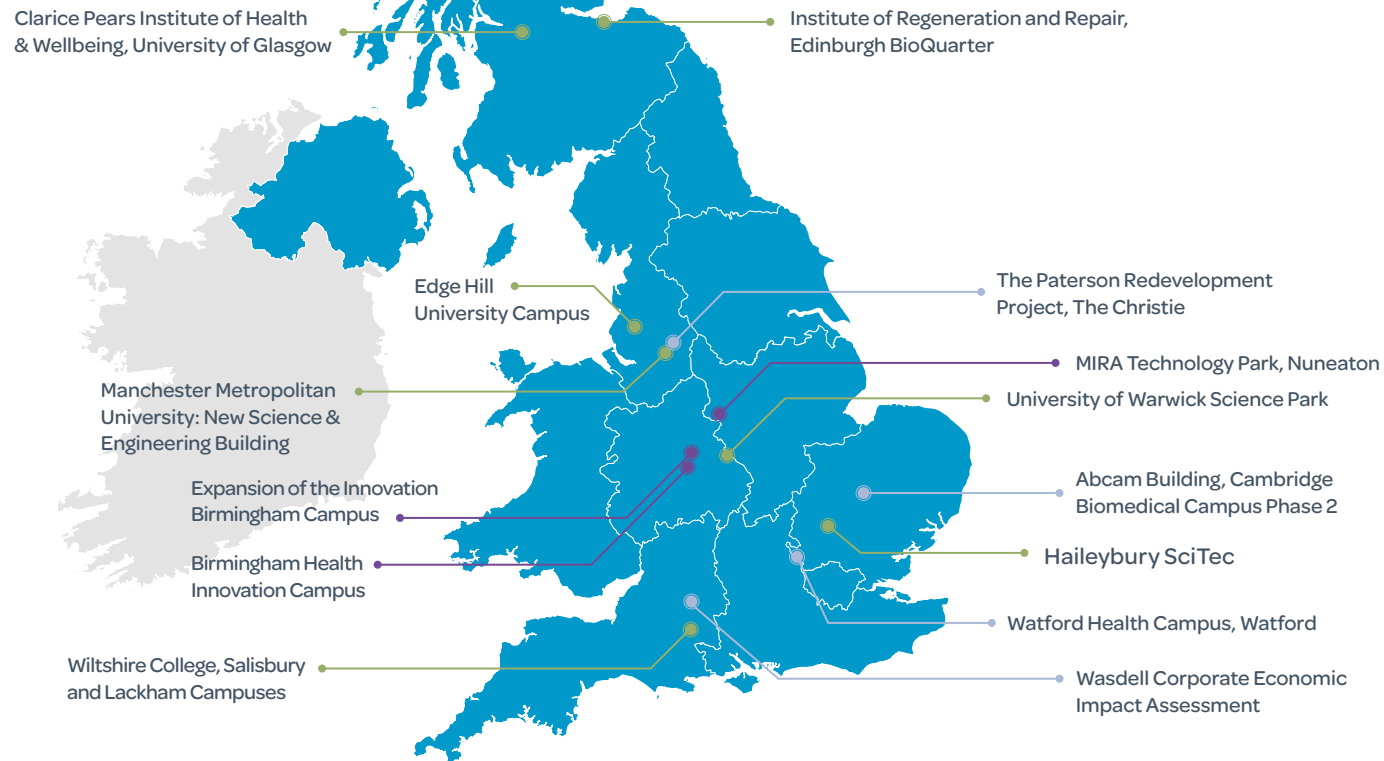
We support our clients through:

- Insightful and informed planning advice aligned to the specific commercial and research market and local context, supporting our clients through all development stages.
- Support in identifying suitable sites and public sector ambitions to provide a solid starting position from which to devise schemes for new research facilities.
- Masterplanning, to bring together a coherent and forward thinking mix of uses. This may include research facilities, higher education establishments, medical research functions, lab space, SME space, corporate headquarters, residential accommodation and amenity space.
- In-depth consideration and presentation of economic and social context, quantitative and qualitative scheme impact across economic, social and wellbeing factors, including at site bidding stage.
- Identification of key partners to aid scheme design as well as delivery arrangements. We also support our clients in stakeholder relationship building, political engagement and community consultation throughout scheme design.
- Review of viable delivery options, especially in instances of development contribution requests.
- Assessment of sustainability issues from BREEAM to creating sustainable places.
- Consideration of heritage and visual impact to ensure minimal and mitigated impact on the existing built environment.

Project examples

Key

- Private sector-led knowledge campus developments
- Health-led knowledge campus developments
- Education-led knowledge campus developments



Private sector-led knowledge campus developments

We support our private sector clients across a range of industries, including investors and specific commercial sectors such as automotive and life sciences, to identify development opportunities and secure planning permission. Our work includes preparation of economic and social case making documents to support site bidding submissions, as well as supporting our clients in identifying and communicating effectively with key stakeholders and decision makers.

Examples of our projects include:

- MIRA Technology Park, Nuneaton
- Expansion of the Innovation Birmingham Campus
- Birmingham Health Innovation Campus



MIRA Technology Park, Nuneaton



Image courtesy of Geddes Architects

MIRA motors ahead with technology park development

CLIENT

Motor Industry Research
Association

LPA

Hinckley & Bosworth
Borough Council

STATUS

Planning permission granted

SERVICES

Planning

Our role

- We provided the Motor Industry Research Association (MIRA) with planning advice in relation to the development of the site.
- This included seeking planning permission for a new MIRA Technology Park which will provide 162,500 sq m of high quality R&D space and create a proposed focus for European R&D operations for global vehicle manufacturers.
- The application required a parameter-based Environmental Impact Assessment and a consultation strategy.

Results

- Planning permission was granted in March 2012.
- The site has subsequently been granted Enterprise Zone status.
- Turley provided advice in relation to the development of the Catapult building and is currently involved in delivering various aspects of the wider technology park.

Expansion of the Innovation Birmingham Campus



Investment in the growth of the Knowledge Quarter; capitalising on synergy with universities and significant new infrastructure including HS2

CLIENT

Bruntwood SciTech

LPA

Birmingham City Council

STATUS

Planning permission granted

SERVICES

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

Our role

- Turley was appointed as part of a market-leading team of consultants to advise on the expansion plans for Innovation Birmingham at the heart of the city's Knowledge Quarter.
- The proposal involves an 11 storey building situated on a prominent gateway site into Birmingham City Centre, and adjacent to the canal network that runs through the existing Birmingham Science Park to the north east of the city centre.
- Its primary aim is to accommodate entrepreneurial digital and tech businesses who will benefit from having proximity to the existing facilities and campuses of Aston University and Birmingham City University.
- The proposals are partly stimulated by the proximity of the Innovation Birmingham campus to the new HS2 Curzon Station, and the huge level of investment in major transport improvements and enhanced public realm in this part of the city. The site is also well connected to the core of the city centre by foot, cycle, buses and trams.

Results

- The Enterprise Wharf proposal was granted planning permission in April 2020, and will enable the next stage of growth for the innovation campus, involving a new high quality office building comprising around 120,000 sq ft of well-designed and well-connected new floorspace.
- The investment in this area is a reflection of the success of the knowledge and innovation sector within the Midlands, and the scale of growth in start-up businesses.
- The Enterprise Wharf proposal represents a first phase of investment for Bruntwood SciTech within Innovation Birmingham, which looks to capitalise on the benefits of the co-location of many uses, facilities, and activities in this area of the city.

Birmingham Health Innovation Campus



World-class life science and health innovation facilities in Birmingham

CLIENT

Bruntwood SciTech

LPA

Birmingham City Council

STATUS

Planning permission granted

SERVICES

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

Our role

- The West Midlands has the largest innovation and MedTech sectors outside of London, these are key areas of growth for both the West Midlands and the UK. The Birmingham Health Innovation Campus site is one of only six Life Science Opportunity Zones within the UK.
- Our involvement dates back to the late 1990s, providing strategic advice on how best to bring the site and wider former Battery Park site back into use. We previously secured outline consent in 2013 to deliver a new Sainsbury's superstore, retail and food and drink uses, a student accommodation block, and Life Science Campus.
- We were appointed by Bruntwood SciTech as part of a market-leading team of consultants to advise on bringing forward a health innovation campus which will sit at the heart of a critical cluster of health excellence, uniquely positioned near to the University of Birmingham and the Queen Elizabeth Hospital.
- The proposal involves up to six buildings providing dedicated laboratory and incubation facilities, offices and ancillary accommodation, alongside high quality public realm and a multi-storey car park.
- Our cross service appointment assisted in the formulation of a high quality planning application and Environmental Impact Assessment.

Results

- A hybrid planning application was submitted in December 2020 for a 77,512 sq m health innovation campus, to be brought forward through a joint venture with Bruntwood SciTech, the University of Birmingham, and Birmingham Health Partners. Once built, the campus will support up to 10,000 new jobs in the region and bring in around £400 million to the local economy.
- Planning permission was secured for the enabling works phase of the development in January 2020, aiding in an early commencement on site.
- The hybrid planning application was subject to unanimous approval at planning committee on 15 April 2021.

Health-led knowledge campus developments

Our work on health-led knowledge campuses often involves supporting partners in joint ventures to align their priorities and identify appropriate final scheme intentions. This ensures that the ambitions of different partners, ranging from national medical research institutions and some of the world's most influential pharmaceutical organisations, to NHS Trusts and local authorities, are reflected in the proposed development.

Examples of our projects include:

- The Paterson Redevelopment Project, The Christie
- Abcam Building, Cambridge Biomedical Campus Phase 2
- Watford Health Campus, Watford
- Wasdell Corporate Economic Impact Assessment



The Paterson Redevelopment Project, The Christie

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



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

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,
Graphic Design

Our role

- Our trusted planning advice with integrated support from our expert service teams has led to success across a number of complex planning permissions including the world-renowned Proton Beam Therapy Centre.
- The Paterson Redevelopment Project (PRP) is led by The Christie on behalf of the Manchester Cancer Research Centre, a hugely successful decade-long partnership between The Christie, The University of Manchester and Cancer Research UK. 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.
- A multi-service team advised The Christie on the PRP through a number of project stages. This included the preparation of a focussed Strategic Planning Framework Addendum to establish the principles of the replacement building and a detailed planning application.
- A strategy for proactive and ongoing engagement with The Christie Neighbourhood Forum, local neighbours, strategic stakeholders and the wider Greater Manchester community has demonstrated wide-reaching support for the project.

Results

- The SPF Addendum was endorsed in July 2019 by the Council’s Executive following a recent stage of formal public consultation.
- The Planning Application and EIA were submitted in June 2019. The application was approved in September 2019.
- Demonstrating strategic support for the proposals to decision-makers within the city council is a critical element of the proposed strategy. Our recent support campaign generated 1,000s of expressions of support for the principle of the development set out in the SPF Addendum, and 100s of support letters have been submitted to Manchester City Council.
- A key aspect of this application was the strategic economic case and ‘Case for Team Science’ underpinning the scientific justification for the scheme. Our Economics team worked in collaboration with The Christie and its partners to prepare robust evidence to demonstrate that the PRP is a unique development opportunity and one that will benefit patients, local residents and the Greater Manchester economy.

Abcam Building, Cambridge Biomedical Campus Phase 2



Sustainability support for a new Biomedical Research and Development building

CLIENT

Cambridge Medipark Ltd/
Countryside Properties/Kier
Construction

LPA

Cambridge City Council

STATUS

Planning permission granted

SERVICES

Sustainability

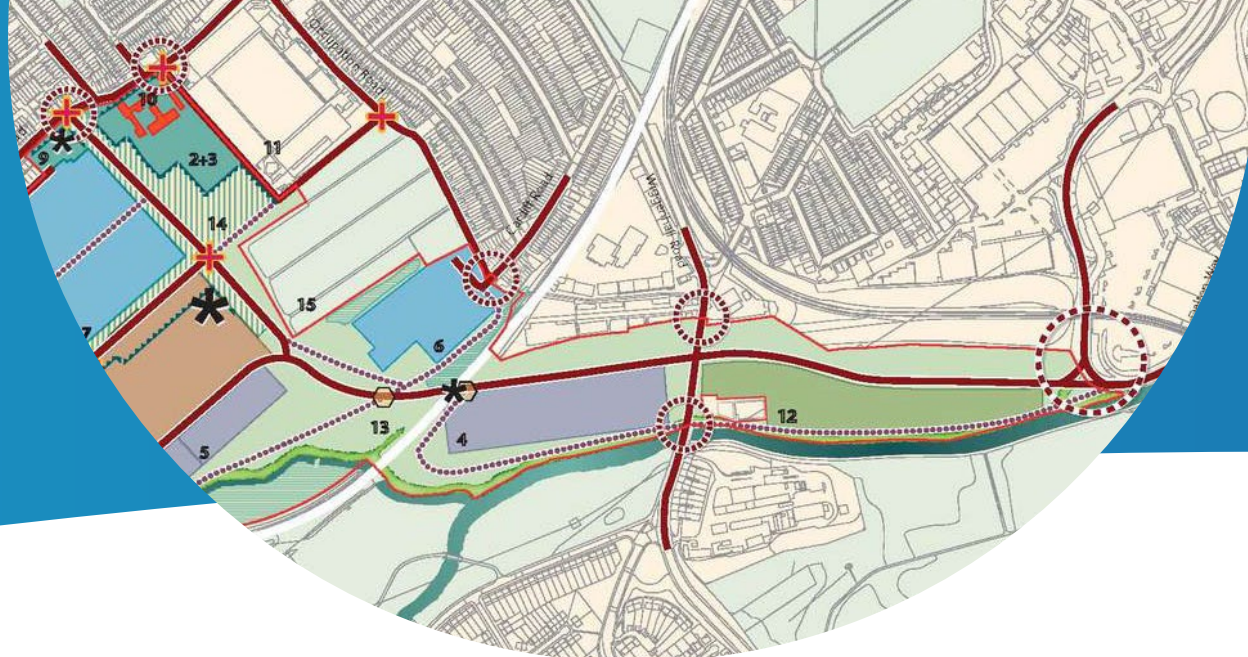
Our role

- Sustainability support during the design and construction of a new Biomedical R&D building for Abcam (a leading provider of life science research tools), alongside the outline consent for the remaining plots on Phase 2 of the Cambridge Biomedical Campus (CBC).
- It was our duty to understand the unique construction and operational requirements of the proposed building and its end users prior to the confirmation, costing and communication of the wider sustainability strategy to the local planning authority.
- A key component of the project(s) in working with the developer company (Cambridge Medipark Limited) and the lead designers (NBBJ Architects) was a program of workshops to ensure buy in from the project teams, to both a bespoke Sustainability Framework and the BREEAM standard as appropriate.
- Advised the multidisciplinary team and liaised with both the client and the council to ensure the sustainability requirements were met and expectations of all were reached.

Results

- The development will help co-locate major science and research organisations (Cancer Research UK) with the headquarters of the world's biggest pharmaceutical organisations (Astrazeneca) to create a global hub for the production and delivery of pioneering healthcare.
- A separate instruction from Kier in the absence of an in-house sustainable construction specialist has allowed us to ensure the delivery of the BREEAM 'Very Good', demonstrating 'Excellent' and 'Outstanding' credit award in Energy and Water respectively, as required by the planning consent for the Abcam building.
- We look forward to continuing our involvement with the wider CBC Phase 2 site in the future.

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

Our role

- A hybrid outline planning application was submitted on behalf of nine stakeholders including Watford Borough Council, West Hertfordshire NHS Trust, EEDA and Hertfordshire Prosperity.
- In order to secure client objectives we developed and advocated a compelling planning strategy for the site which has successfully guided the project from inception to construction, and will continue to do so over the 15-20 year delivery programme .
- Engaging with the local planning authority, statutory bodies, and local and national interest groups as part of an agreed consultation strategy that included design workshops and open exhibitions.
- The scheme to deliver a new hospital, homes, employment space, community facilities and open space was supported by an Environmental Impact Assessment.

- Advice was provided on the development of a flexible masterplan that included the preparation of development parameters and principles to allow detailed proposals to be developed on a zone-by-zone basis as they come forward. The detailed component of the permission allowed the early implementation of the road infrastructure required to facilitate the area wide regeneration.
- The work included the co-ordination of the professional project team which included architects, transport consultants, environmental consultants, a public affairs team, and engineers.

Results

- Planning committee resolved to grant permission in May 2008.

Wasdell Corporate Economic Impact Assessment

Demonstrating the economic value of an innovative manufacturing organisation in the pharmaceuticals supply chain

CLIENT

Wasdell Properties Limited

LPA

Swindon Borough Council

STATUS

Ongoing

SERVICES

Economics

Our role

- Economic impact assessment of an innovative pharmaceutical packaging company.
- Our Economics team carried out in-depth research into the operations of the business to understand and evidence the existing economic and community benefits locally and nationally, including its role in developing new health care solutions.
- This was combined with a demonstration of the additional benefits which could be generated should the company be able to move, consolidate and expand in the area.
- The analysis was based on Government guidance and good practice in undertaking robust economic impact assessment to demonstrate existing company impact as well as the net additional impacts related to the proposed development, allowing for leakage and displacement of impacts as well as multipliers. Quantitative evidence was further supported by qualitative examples of the company's good work in supporting social objectives both in the UK and abroad through training and charity work.

Results

- The development is being led by the growth ambitions of the company, creating an opportunity and catalyst to use land on the site to develop a phased Science Park offer over the longer term.
- The research was compiled into an externally facing and user friendly publication, using infographics, charts, maps and tables to demonstrate findings. It was supported by case studies of employees to evidence the skills and training credentials of the company, as well as examples of charity initiatives to demonstrate the company's wider role in giving back to society.
- The research was completed to demonstrate the role Wasdell plays in the local community and research arena.



Education-led knowledge campus developments

Education-led campus schemes often require working in historic environments, or with historic institutions. Ensuring that a scheme fits with this context as well as the future ambitions of the education institution is a key consideration in these projects. As well as education-led schemes, many health-led and private sector-led campus developments include an education partner.

Examples of our projects include:

- Edge Hill University Campus
- University of Warwick Science Park
- Clarice Pears Institute of Health & Wellbeing, University of Glasgow
- Manchester Metropolitan University: New Science & Engineering Building
- Wiltshire College, Salisbury and Lackham Campuses
- Institute of Regeneration and Repair, Edinburgh BioQuarter

Edge Hill University Campus



Ongoing strategic advice to support the university's investment in its campus

CLIENT

Edge Hill University

LPA

West Lancashire
Borough Council

STATUS

Ongoing

SERVICES

Planning, Design,
Strategic Communications,
Economics

Our role

- We have provided strategic town planning and development management advice to Edge Hill University since 2004.
- Currently advising the University's Directorate and senior stakeholders in relation to development opportunities within the campus over the next four - five years through an update to the existing Estates Strategy.
- We are also liaising closely with the university and local authority to outline the future strategy and direction of the university up to 2050. This includes liaising with the university to prepare detailed justification which demonstrates that exceptional circumstances exist for Green Belt boundaries, adjacent to the campus, to be reviewed.

Results

- Secured planning permissions for the university on a range of projects including the Tech Hub which opened in 2016; Creative Edge, a £17m facility to provide a new and innovative experience in terms of learning environment; student accommodation which provides an additional 1,000 on campus bedrooms; a comprehensive £30m sports and recreation facility; and The Hub which houses retail and dining areas.
- We have become an integral part of the project team and played a pivotal role in supporting the growth of the university, which culminated in Edge Hill being awarded the coveted UK 'University of the Year' title by Times Higher Education (2014/15).
- By retaining a consistent team on recent projects, we have built strong relationships with the client, development team, local authority and stakeholders in the planning process.

University of Warwick Science Park



Incorporating the Science Park into the university campus

CLIENT

University of Warwick

LPA

Coventry City Council

STATUS

Planning permission granted

SERVICES

Planning

Our role

- Provided advice to the University of Warwick for over 15 years on the development of their campus on the edge of Coventry.
- We have provided due diligence advice on their acquisition of the adjoining Science Park from Coventry City Council, including a full planning history search and policy appraisal.
- We have since advised on emerging masterplan proposals for the site with Steve Ritchie Architects and secured permission for university developments within the park.

Results

- The university has successfully assimilated the Science Park into the campus, including improved connectivity.
- The potential of the site in the wider context of the campus and the gradual blurring of lines between R&D and academic research uses, including the adjoining NAIC development, means that what was a first generation Science Park can make a broader contribution to the local economy.

Clarice Pears Institute of Health & Wellbeing, University of Glasgow

Image designed by and courtesy of Atkins



Institute of Health and Wellbeing brings groundbreaking research facility to university's new campus

CLIENT

Atkins/University of Glasgow

LPA

Glasgow City Council

STATUS

Under construction

SERVICES

Planning

Our role

- The Clarice Pears Institute of Health and Wellbeing will be the second building to be delivered on the University of Glasgow's new Gilmorehill Campus, on the site of the former Western Infirmary in Glasgow's Hillhead area.
- We are acting as planning consultant to the project team, working closely with the architects, Atkins, and the University of Glasgow to deliver a building capable of meeting the needs of the diverse range of occupiers and visitors, and also create an ambitious key part of the emerging Gilmorehill Campus masterplan.
- The Institute of Health & Wellbeing will be delivered early in the transformation of the area, and will form the key gateway into the masterplan site from Byres Road. The building also forms a prominent feature on a new central university square, leading and signposting the primary route to Byres Road to the north of the square, and having an influential presence in framing key vistas from the square from the south of the site.

Results

- The new building will provide over 8,034 sq m of research, engagement and teaching space, becoming home to nearly 500 co-located academic and professional support staff, 300 doctoral and postgraduate students, and will accommodate 150 members of the public in the Engagement and Knowledge Exchange areas.
- It will create a transformational shift in the Institute's ability to develop interdisciplinary research and outreach, through bringing together its members from their current disparate homes throughout Glasgow.

Manchester Metropolitan University: New Science & Engineering Building



Innovative new Science and Engineering Building in Manchester

CLIENT

Manchester Metropolitan University

LPA

Manchester City Council

STATUS

Planning permission granted

SERVICES

Planning, Economics, Strategic Communications, EIA

Our role

- New state-of-the-art building for the Faculty of Science and Engineering; providing new teaching spaces, cutting-edge laboratories, academic offices, social learning area and a new energy centre, as well as extensive public realm works.
- The proposals will assist the faculty in driving new scientific discovery, nurturing innovation in hydrogen fuel cell technology and Industry 4.0 technologies, and growing existing partnerships with local businesses.
- The new building will physically connect to the university's retained estate; maximising efficiency and the transfer of scientific knowledge and research to 'real world' applications.
- We provided Planning, EIA, Strategic Communications and Economics (health impact) services for the project, including leading the preparation and submission of the planning application and pre-application engagement with key stakeholders and the local community.

Results

- We are providing planning strategy advice throughout the multi-phase project, including in relation to the decant of the existing building on the site, and temporary relocation of uses during the build process, in order to minimise disruption to the university's staff and students and ensure the construction programme can be achieved.
- The striking new building will create a new 'gateway' to the campus through the redevelopment of an underutilised site adjacent to Manchester's Inner Ring Road.
- Planning permission was granted in March 2020. Demolition works started on site in January 2021, and the works are expected to be complete in 2023.

Wiltshire College, Salisbury and Lackham Campuses



Provision of enhanced life science facilities and an AgriTech centre for Wiltshire College

CLIENT

Wiltshire College

LPA

Wiltshire Council

STATUS

Planning permission granted

SERVICES

Planning, Strategic
Communications, EIA

Our role

- Working with AWW Architects from 2017 - 2020, we have secured a range of planning permissions and consents to support the redevelopment of Wiltshire College's Salisbury and Lackham Campuses. Development at both campuses has been underpinned by investment from the Swindon and Wiltshire Local Enterprise Partnership.
- Innovation is at the heart of the redevelopments. The Salisbury Campus scheme includes modern laboratories and education facilities to support new Life Science courses.
- We led the strategic planning advice, EIA and strategic communications support for the phased redevelopment of both campuses.
- Our responsibilities and success have included navigating both applications through extensive formal application discussions and stakeholder consultation. We have secured a range of permissions across the sites, including full planning permission, prior notification of demolition, listed building consent, non-material amendments, and discharge of conditions.

Results

- We successfully negotiated a range of timely consents to allow the college to redevelop the scheme in accordance with their phasing programme on both campuses.
- Having built a strong working relationship with Wiltshire Council and the case officer since 2017, we negotiated a number of complex considerations at both campuses to secure approval for developments which met the needs of the college and future students, whilst responding to the sensitivity of the locations and surrounding heritage assets.
- Through liaison with the council and a comprehensive Screening Report, we effectively screened out the need for EIA for the new robotic milking unit.
- The new facilities will deliver a cutting-edge, energy efficient AgriTech centre at Lackham and modern facilities at Salisbury to support its enhanced life sciences offer. The new robotic milking unit at Home Farm will deliver high quality state-of-the-art teaching facilities, an expanded curriculum and up-to-date technology to promote the rural agricultural and farming industries in Wiltshire.

Institute of Regeneration and Repair, Edinburgh BioQuarter



Delivering biomedical research space in Edinburgh

CLIENT

The University of Edinburgh

LPA

City of Edinburgh Council

STATUS

Ongoing

SERVICES

Planning

Our role

- The Institute of Regeneration and Repair (IRR) project is one of the first buildings to be delivered on the Edinburgh BioQuarter Masterplan area, a key regional economic growth location.
- Requiring the expansion of a building currently under construction, the development will provide additional biomedical research space for future occupiers.
- Our Planning team worked with the University of Edinburgh to finalise the design of the IRR expansion project, conduct pre-application engagement with the City of Edinburgh Council planning team, project manage the submission and monitor the planning application up to determination. We also assisted with discharge of planning conditions.
- The project required careful consideration of future infrastructure to be delivered at Edinburgh BioQuarter, mindful of the key role it will play in regional economic growth.

Results

- Planning permission has been achieved for the IRR expansion project - a five storey 6,500 sq m building, constructed as part of the ongoing development of the £36m IRR.
- The project will bring forward an early phase of the 167 acre Edinburgh BioQuarter Masterplan.
- It enables the delivery of occupational space for the MRC Centre for Reproductive Health (CRH), Infection Medicine (IM) research and Translational Health Technologies (THT).
- Working with University of Edinburgh and City of Edinburgh Council allowed for the resolution of safeguarding requirements for the delivery of future infrastructure at Edinburgh BioQuarter.

Haileybury SciTech

State of the art Science and Technology facilities at a leading independent school

CLIENT

Haileybury School

LPA

East Herts District Council

STATUS

Complete

SERVICES

Planning, Heritage,
Townscape and Landscape

Our role

- We provided expert Planning and Heritage services from the pre-application stage, successfully gaining planning permission for this huge investment for the school.
- The project is part of Haileybury's 15-year campus masterplan to revolutionise its teaching offer in science and technology, sports and performance.
- The school has a wealth of listed buildings and pre-application discussions therefore included negotiations with Historic England.
- The site is within the Green Belt and key to the success of the project was justifying the scheme in this context.

Results

- Local authority resourcing issues proved challenging for the project programme, but our local contacts and good working relationship with the council and consultees aided a successful outcome.
- The exceptional SciTech buildings will be accessible to Haileybury's partner secondary academy, Haileybury Turnford, alongside outreach programmes for local prep and other secondary schools.
- The buildings will house globally renowned research facilities including the prestigious Stan-X project led by Stanford University, California.
- The courtyard design by Hopkin Architects successfully links the existing curtilage listed science building with new sustainable facilities promoting better connectivity across the STEM subjects.





Who we are

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.

Our offer

Built on over 40 years of planning consultancy experience, we offer expert advisory services across the built environment and beyond.

We deploy our services individually or collectively to meet your needs in the most effective way.

Our restless ambition drives us to innovate. The scope of our offer has expanded as the market has evolved. In recent years we have developed corporate affairs and ESG advisory services.



Our services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery.

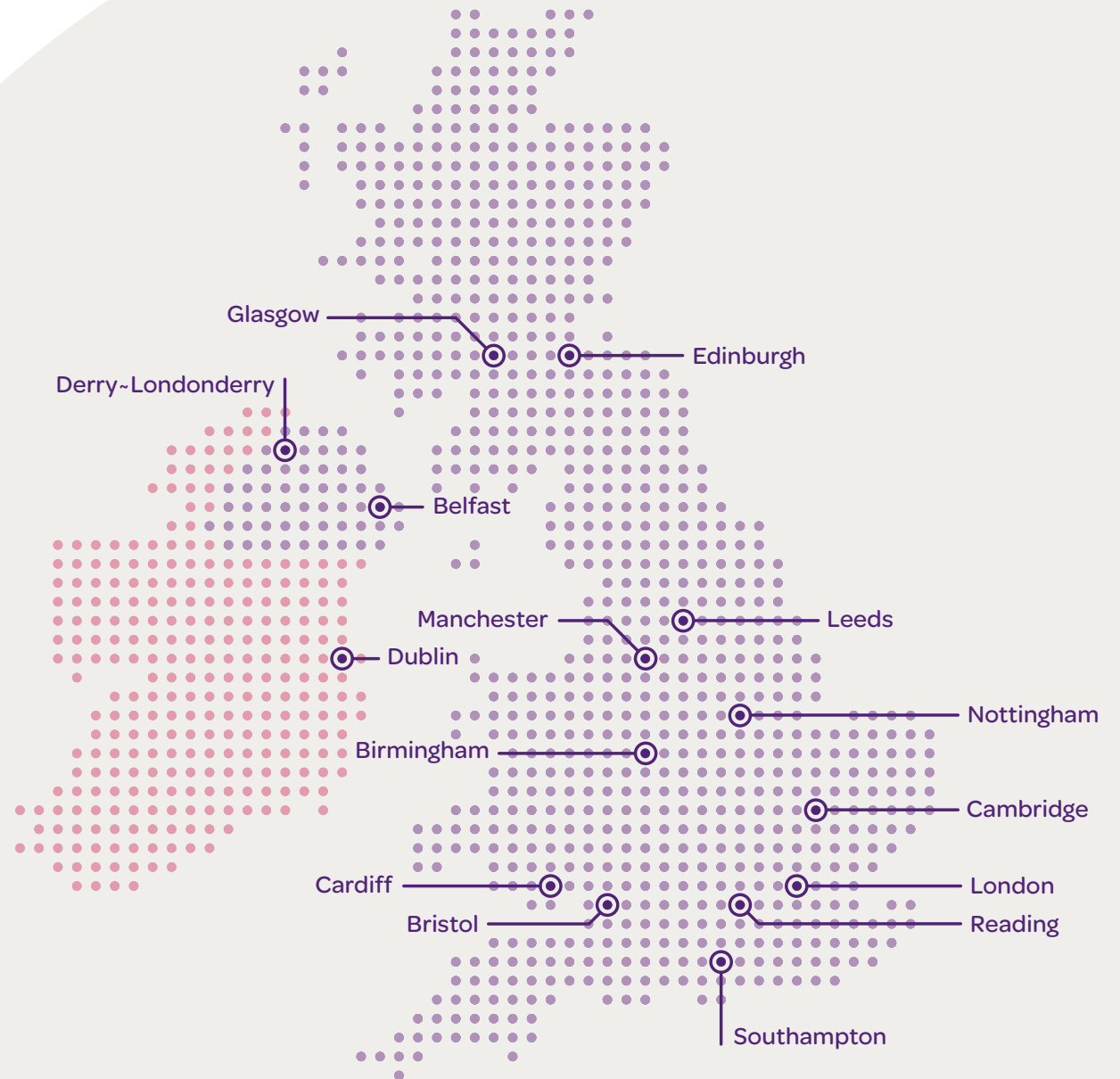


Locations

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, businesses, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



For further information or to set up a meeting please contact:



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