

Planning application for new Sport & Leisure Centre submitted

Winchester's state-of-the-art Sport & Leisure Park project reached a significant milestone this month when the planning application for the Sport & Leisure Centre was submitted.

The application comes after the City Council's Cabinet approved key next stages for the project. These stages included approval of the procurement process to identify an operator for the new Sport & Leisure Centre and endorsing a Design Framework which will influence planning in the future.

Cllr Lisa Griffiths, Portfolio holder for Health and Wellbeing and Cabinet (Leisure Centre) Committee Chair said:

"I am delighted that the planning application for the Sport & Leisure Centre has been submitted. I'd like to thank our partners, clubs, local residents of the district and national governing bodies for their invaluable input over the last few years.

"We will continue to listen and work in partnership so that we can deliver a high

quality, highly valued and accessible facility that everyone will enjoy."

The planning application was submitted by Stride Treglown on behalf of Winchester City Council.

Mike Harris, Senior Associate Town Planner, Stride Treglown said:

"This application is the result of significant discussion and engagement with stakeholders, the community and the Local Planning Authority. The application is underpinned by robust technical and design assessment work.

"The proposed Sport & Leisure Centre not only provide an opportunity to create a landmark civic building for the City but crucially ensures that current and future residents have access to high quality sport and leisure facilities and the health benefits



arising from following an active and healthy lifestyle."

Cllr Griffiths added: "Our expert technical team has a wealth of knowledge and experience in delivering similar projects.

I'm excited and determined for the team to now get on and deliver an outstanding facility that promises to be one of the best of its kind in the County."

TIMELINE



ENGAGEMENT FEEDBACK

What you told us during the consultation and engagement, and the Council's responses.

To help us understand our community's needs, aspirations and concerns we held four detailed phases of engagement with residents, interest groups, sports clubs, community groups and experts since June 2017. These conversations and feedback have helped shape the plans we have submitted.

This consultation was built on the information already gathered from input from experts and the feasibility studies on location, provision, ecology, landscape, transport and flooding.

To date we've held 16 events at 6 locations, noted more than 750 conversations and received more than 1000 responses to our survey. We've carefully considered all the comments we have received and we worked with specialists within the Council and outside such as National Governing Bodies and Sport England to determine how we responded to them.



DESIGN

YOUR POINTS

The Centre would be better located at Garrison Ground instead of King George V Playing Fields.

A cohesive approach to land development in the area would be welcomed.

Ensure the Park is an accessible and inclusive place for everyone.

There was uncertainty of development plans for the area.

The local area would benefit from a local convenience store.

OUR RESPONSE

We acquired the Garrison Ground and the Centre is planned to be built on this site. We have dedicated all of King George V playing fields to Fields in Trust.

We developed a Design Framework in consultation with residents and land owners to create design principles for the area which will influence future developments in the longer term.

The Park has been designed to be a fully accessible site and a building for all, irrespective of ability or disability.

The vision and aims are reflected in all areas of the design.

All future proposals for the area will be guided by the new Design Framework which is available from the Council website.

The Design Framework includes an aspiration for a convenience store in the plans.

ACCESS AND MOVEMENT

YOUR POINTS

OUR RESPONSE

The need to promote active forms of transport, e.g. walking and cycling was a recurring theme.

Strong sustainable travel links for the Park have been built into the Design Framework as a key feature. A full travel assessment which included sustainable travel was conducted and as a result we have built in improved access points by foot and bike to the Park in the plans. This includes a new and improved cycle & pedestrian route to National Cycle Network Route 23, an improved roundabout, new crossing points on Bar End Road and an aspiration within the Design Framework to provide a connection to the South Downs Way.

Provide pedestrian access via Milland Road.

We recognise that the local residents and All Saints School would benefit from being able to access the centre on foot from Milland Road.

Options will be considered to enable pedestrian access to the Sport & Leisure Centre from Milland Road.

Improve the provision of bus services to Highcliffe.

Following engagement, further discussion of bus provision will be undertaken, this will include the No. 4 bus and the Park & Ride service.

Extend the widths of paths and improve the crossing points to accommodate both pedestrian and cyclists.

Improved pedestrian access routes will be considered as part of a redesign of Barfield Park & Ride and Coventry House (Vaultex Site). Walking audits will be reviewed with Hampshire County Council to identify opportunities for access enhancements.

Prevent visitors using local streets for parking.

A review of residents parking permits will be conducted during the summer to assess residential needs. A car parking management strategy will be developed to limit the impact on local residents.

A crossing on Bar End Road for pedestrians and visitors using Park & Ride parking.

A new Park & Ride bus stop closer to the Park has been included in the plans and new and improved crossing points.

LANDSCAPE AND SUSTAINABILITY

YOUR POINTS

OUR RESPONSE

Consider the external appearance and how this relates to its wider landscape setting: surrounding hills and ancient landscape.

We've designed a sport & leisure centre that fits well into the beautiful landscape and surroundings and will become a modern local landmark.

The car park sits within landscaped terraces that are stepped down to conceal cars as far as possible.

The centre has been designed to provide strong connections from the activity spaces within the centre to the natural landscape.

Look for opportunities for biodiversity improvements ... landscape needs to be protected and enhanced.

We are committed to improve and enhance the landscape and biodiversity. Our design enhances wildlife habitats through the creation of rough and natural landscapes around the perimeter and through the site.

SPORT & LEISURE CENTRE - KEY FEATURES



INCLUSIVITY

We have thought carefully about how people get to the Sport & Leisure Centre, how they will move around it and within. The aim of providing a highly accessible facility that will enable anyone to use the building regardless of age, culture, ability or disability has been in the forefront of our minds.

Our design has been shaped by input from a specialist Inclusivity Consultant, our Inclusivity Advisory Panel and the design adheres to current good practice guidance.

Changing areas, toilets, walkways and spectator seating are designed in-line with current accessibility guidance, including 'Changing Places' facilities.

DESIGN

The teaching pool provides both mobile steps, adjustable to the height of the mobile floor, and a submersible platform lift, whilst the confidence water will be graded from shallow to deep similar to a 'beach' arrangement. The main pool has mobile hoists and step ladder access for those who need extra help.

The Sport & Leisure Centre is a forward thinking and modern building; open, transparent, sophisticated, simple and elegant.

The building is designed to sit within its newly landscaped site and will become a landmark building for the city. We have

placed people at the very heart of this design.

The public areas will be enhanced through beautiful landscaping using a simple palette of complementary materials that are easy to use, maintain and manage.

The double height reception will provide a welcoming area with direct access to the café. The café has views into activity spaces and can spill out onto an external terrace.

Outside the front of the Centre has been designed with high quality robust paving of warm tones linking the main access routes past the reception and on to the rest of the Park.

TRANSPORT AND ACCESS

The Winchester Sport & Leisure Park site benefits from its close proximity to the centre of Winchester and sustainable transport networks including existing public transport services, cycle and pedestrian routes, and easy access to the M3 and outlying villages across the District.

Vehicle access to the site will be via a new roundabout on Bar End Road at the location of the existing mini-roundabout. A fourth exit will be provided, serving the Sport & Leisure Park. The proposed design of the roundabout has been developed in-line with the recommendations of the Transport Assessment which include an assessment of the capacity of Bar End Road and the new roundabout.

Pedestrian and cycle access is included around the proposed roundabout, with shared use footway/cycleways provided on all approaches, and a proposed zebra crossing across Bar End Road, to the south of the proposed roundabout. The roundabout will include crossing facilities, including dropped kerbs, islands and textured pavement for the visually impaired.

SUSTAINABILITY

We have worked with our technical design team and Sustainability Advisory Panel to make the building as energy efficient as possible. The passive design of the build means it will use natural light and ventilation wherever possible. This along with the installation of energy efficient boilers, pumps and fans, a gas-fired Combined Heat and Power (CHP to heat

the swimming pools) and solar panels will help limit CO2 emissions by the building.

Efficient water fixtures and fittings such as dual flush WCs, water monitoring and leak detection will help reduce the amount of water used by the building.

We will use recycled content and products with responsible sourcing certificates where feasible.

We have included extensive landscaping and planting to encourage wildlife to the area.

The surface water drainage strategy has been developed to mitigate flood risk to and from the site. By utilising sustainable drainage systems, which will control surface water discharge from the site.



KEY		Site		Site connections
		Affected residential neighbourhoods		Views
		Proposed cycle path connection		

OUTSIDE - LANDSCAPE STRATEGY



KEY

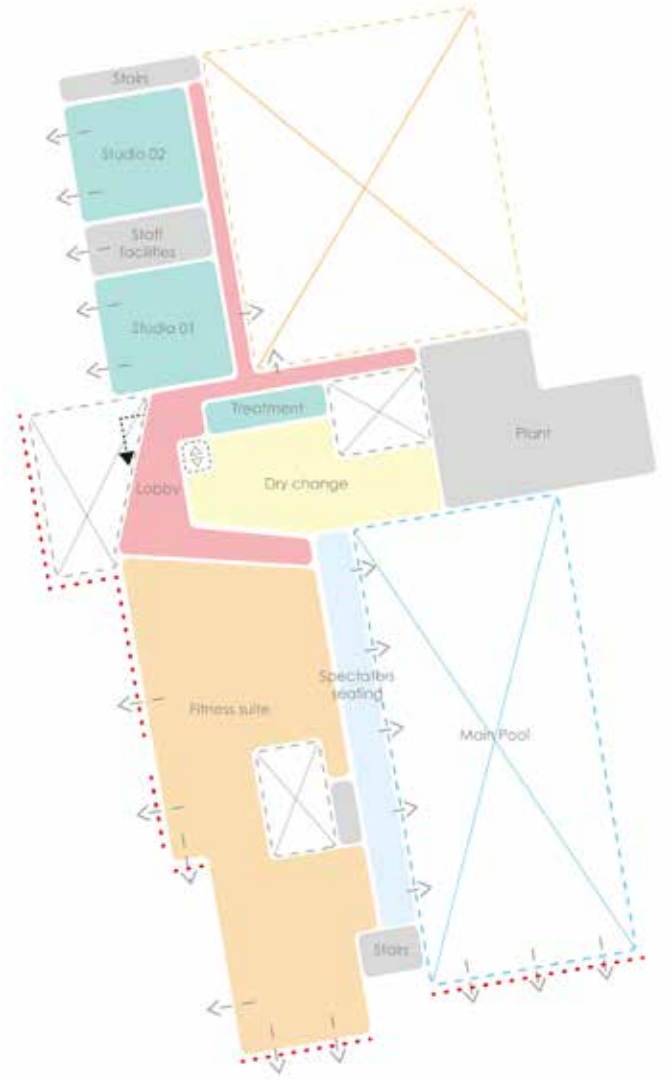
1. Pedestrian footpath
2. Retain existing tree planting
3. New roundabout
4. Cycle shelter
5. Avenue with seasonal shrub and tree planting and feature seating
6. Ramped and stepped access from the car park
7. Terraced landscape and wild flower areas
8. Pedestrian path to wider masterplan area
9. Possible catering kiosk, during periods of peak demand
10. Landscape planting for wildlife
11. Sports pitches
12. Existing planted buffer
13. Coach drop off
14. Landscape planting and pedestrian path
15. Parking bays
16. Existing parking to be retained
17. Managed access for emergency and operational vehicles only (following consultation, options are being explored to facilitate local pedestrian access from Milland Road)



Artists impression - view from car park



GROUND FLOOR PLAN LAYOUT



FIRST FLOOR PLAN LAYOUT



UPDATES

ALLEGRA'S AMBITION

We are delighted to announce we are working with a local charity Allegra's Ambition to develop an outdoor activity area with the Sport & Leisure Park.

Allegra's Ambition was founded in 2015 following the sudden and unexpected loss of 16 year old Allegra, who attended school in Winchester and loved participating in sporting activities around the City.

Cllr Guy Ashton, Cabinet Member (Leisure Centre) committee said:

"This is a fantastic opportunity for the project, the community and the charity alike

to create a free, outstanding outdoor gym which will encourage people to get active in a beautiful parkland setting.

'So I'm delighted Allegra's Ambition has joined the project and we look forward to working together to deliver a first class sport and leisure facility. "

FURTHER INFORMATION

Things that we are still considering and talking to you about:

- Residents on-street parking restrictions in Bar End / Highcliffe areas
- The feasibility and options for a new pavilion on King George V Playing Field
- Options for how bus routes/ services could be altered and or enhanced
- Pedestrian access to the Sport & Leisure Centre from Milland Road

HOW TO GET IN TOUCH

There are lots of ways to get in touch and find out about this exciting project.

✉ leisurecentreproject@winchester.gov.uk

👉 winchester.gov.uk/sportandleisurepark

📘 /WinchesterCity

🐦 /WinchesterCity

📷 /WinchesterCityc

📺 Winchester City Council



Artists impression - night time view from the Garrison Ground