

# SPORT & LEISURE PARK WINCHESTER



**STRIDE TREGLOWN** **LA**  
architects

## Public Engagement: Emerging Findings

17<sup>th</sup> July 2017



THE UNIVERSITY OF  
WINCHESTER

CITY  
REGENERATION



Winchester  
City Council

# Engagement Feedback: Presentation Structure

- Advanced Notification
- Questionnaire
- Exhibition Boards
- The Drop In Sessions
- Activity Sheets
- Survey Conclusions
- Key issues and Conclusions
- Round 2 Engagement arrangements

## Advanced notification

- 1,500 leaflets distributed in the local area
- Emailed to Sporting User Groups and statutory agencies
- Particular thanks to the Bar End representatives (flyer distribution and raising awareness)

**SPORT & LEISURE PARK  
WINCHESTER**

### Have your say

Stride Treglown architects (in conjunction with LA architects) on behalf of Winchester City Council and The University of Winchester are hosting a series of 'drop-in' sessions as part of an ongoing programme of consultation around the future of the Bar End area including a Sport & Leisure Park.

During each session the architects will ask residents and interested groups to focus on potential opportunities, aspirations and constraints for the site as a whole. Further detail around the design of the actual Sport & Leisure Centre within the Park will be discussed later in the programme.

**Venue: Winchester Sports Stadium**  
 Friday 23 June 4 - 6pm  
 Saturday 24 June 10 - 12pm  
 Saturday 24 June 2 - 4pm  
 Thursday 29 June 3 - 5pm

**Venue: Winchester Guildhall**  
 Friday 23 June 11 - 2pm

**STLA** **THE UNIVERSITY OF WINCHESTER** **CITY OF WINCHESTER REGENERATION** **Winchester City Council**

If you wish to make a comment or if you wish to be kept informed please email [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com)

# SPORT & LEISURE PARK WINCHESTER

## Welcome

River Park Leisure Centre is now more than 40 years old and its ability to meet the needs of a growing population in Winchester is limited. The City Council has looked at various options for replacing or refurbishing it and has commissioned Stride Treglown and LA Architects to test the various options.

The Council are working closely with the University of Winchester, the Pinder Trust and Hampshire County Council to deliver a new Sport & Leisure Park for Winchester.

The Council recently appointed architects to develop the vision for the whole Bar End site, which will include detailed proposals for a new building as well as an Urban Design Framework that will set the design parameters for everything else that may happen on the rest of the site.

We are seeking your views on what is important to you for the whole site. Establishing the Urban Design Framework is the primary concern at this stage and this is primarily what we're asking your

views on today. We would like to know how you feel the new Sport & Leisure Park should fit in with the existing residential and employment uses around Bar End. A number of prompts are identified on the image below to help understand the types of issues we're seeking to address as part of the Urban Design Framework.

We will then feed this information back into the design process to ensure that this new Sport & Leisure Park will deliver a meaningful community resource. There will be further public consultation sessions after the Urban Design Framework has been drafted and to present emerging concepts for the Park and the Sports & Leisure Centre.



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## Context - What's going on around the site?

The emerging proposals for the whole site will be informed by the wider local context, and will take into account the site opportunities and constraints identified through in-depth site analysis. A range of issues are being investigated, including land use, sports and open space provision, access and movement networks, topography and visibility of the site from the South Downs National Park.



**Winchester City Centre**  
Winchester's historic centre is a 15-20 minute walk from the site along certain routes. It is desirable to encourage and encourage access to the west. These routes could be promoted to better connect the site to the centre.

**Residential areas to the North**  
To the north of the site are the residential areas of High Street and Whiteley. These areas are well served by public transport and are also well served by the railway. The houses and the park are immediately adjacent to the site.

The map shows the site location relative to the University of Winchester, Winchester City Centre, and South Downs National Park. Key features include the University of Winchester, Winchester City Centre, the site itself, and the South Downs National Park. The map also shows the location of the Bar End and South Downs Way.

**Bar End**  
Bar End makes the southern entrance into the City of Winchester. Bar End Road forms a direct link from the motorway to the city centre and passes immediately adjacent to the site.

**South Downs Way**  
This 100 mile (160 km) route follows ancient tracks and passes through the village of the chalk downs from the exposed city of Winchester in the west to the sea at Southbourne in the east. It passes within 200m of the site.

# SPORT & LEISURE PARK WINCHESTER



## The Existing Site - What currently happens around the site?

A series of in-depth studies have been, and are being, undertaken for the site, including ecology surveys, transport assessments, flood risk assessments and tree surveys. Below is a high level summary of some of the findings known at this early stage of the project. The information gathered at this stage will form the basis of the design concept for the masterplan.

## How the area is currently used...

The Bar End area of Winchester is a gateway to the south-east of the city. It is primarily a place of light industry and leisure, but also contains two of the city's three park and ride sites.

The residential areas of Highcliffe and St Giles are located to the north of Bar End. The Winchester recycling centre is found in Bar End, as is the local bus depot.

The existing sports fields account for a large area of Bar End, with leisure having a long history in this part of the city.

Bar End Road is a Roman Road, and following the construction of the M3 it now provides a south eastern gateway to the city. The area is bounded to the west by a disused railway line and the River Itchen.



## Environmental influences...

There are several environmental influences on the location and design of the leisure centre. There are a number of trees that have a Tree Preservation Order (TPO) attached to them, these are primarily concentrated along the Bar End Road and the depot site boundaries.

Due to the proximity of the River Itchen, the site is within Flood Zone 2, meaning it is at some limited risk of flooding. Surface water is also a factor to be considered, with the southern end of the Garrison Ground being the key risk area.

Ecological surveys have already been conducted, with some habitats/species identified. More detailed surveys will be required.

# SPORT & LEISURE PARK WINCHESTER



## A First Class Facility - What type of Park might we get?

Winchester City Council aspires to deliver a Sports & Leisure Park that serves the whole district. The replacement for the existing River Park leisure complex at Bar End will provide an impressive facility that will encourage the community to be as active and healthy as possible. It will also be designed to provide an attractive gateway into the city of which the whole community can be proud.

## Grounds to promote active and healthy lifestyles

The Urban Design Framework (UDF) for the whole site will seek to promote an attractive environment that appeals to all members of the community. Not only will there be sports pitch provision, the UDF will seek to provide a range of additional facilities and equipment that will encourage people to walk, play and enjoy the green landscape in which all of this sits. This could include a trim trail that unifies the Garrison Ground with the King George Playing Fields, a pedestrian connection with the South Downs Way and interactivity with the 'wilder' parts of the site to the south.



## Background information...

The Council has commissioned a number of base line studies in recent years. Over the coming months, these will be updated to ensure that the development proposals for the Sport & Leisure Park site are up to date and acceptable. The Urban Design Framework has been drafted, and will be the starting point for the Leisure Centre. The following background information is anticipated to support a planning application:

- Transport Statement
- Initial Tree Assessment
- Green Infrastructure and Local Green Strategy
- Green Infrastructure Assessment (with Integrated Strategy)
- Ecology and Environmental Impact Assessment
- Access Assessment
- Air Quality Assessment
- Green Infrastructure Strategy
- Nightlight Strategy Assessment
- Green Infrastructure Construction and Management Strategy
- Statement of Community Involvement

These reports will be made available in the Information Plan of the Design and Access Statement, which will be submitted as part of the development application documents.

## Planning policy context...

The Winchester Sport & Leisure Park site at Bar End is located outside but adjacent to the urban boundary of Winchester.

The Joint Core Strategy, which covers the development proposals for the Council for the period to 2031, was adopted in 2019 and is the key policy for the development planning application. Until the Local Growth Regional Plan (LGRP) is adopted, the Joint Core Strategy will remain the key policy for the site. The LGRP will also provide the National Park area of the Sport & Leisure Park, and possible future developments from the National Park.

The Joint Core Strategy identifies the potential for development in the site, including the potential for a new leisure centre, including a new development management policies on the site. The Joint Core Strategy also identifies the potential for a new leisure centre, including a new development management policies on the site. The Joint Core Strategy also identifies the potential for a new leisure centre, including a new development management policies on the site.

The Council will also consider the potential for a new leisure centre, including a new development management policies on the site. The Council will also consider the potential for a new leisure centre, including a new development management policies on the site.

Council planning policies, including CPO and CPT, local development and local development management policies on the site. The Council will also consider the potential for a new leisure centre, including a new development management policies on the site.

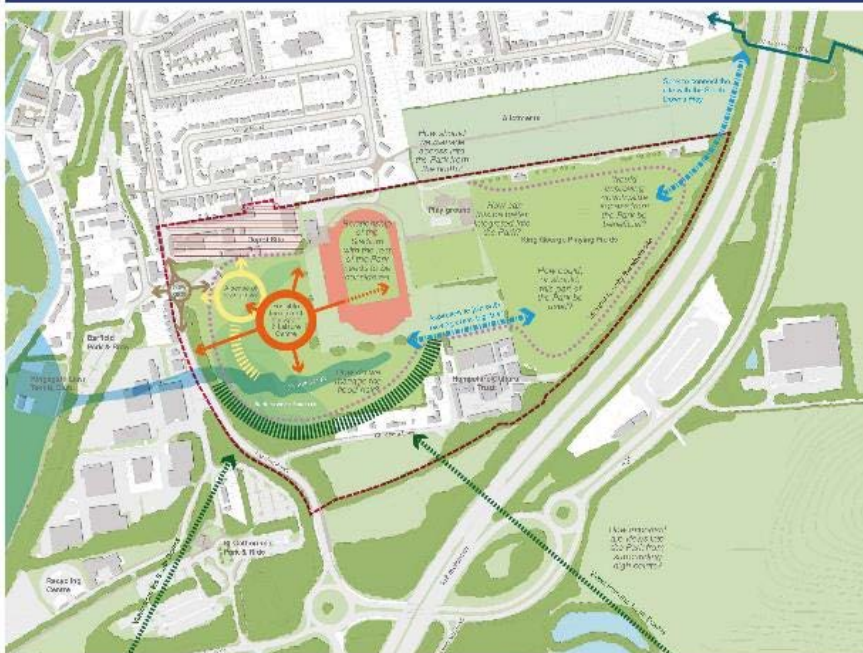
# SPORT & LEISURE PARK WINCHESTER

## Preliminary Design Principles - How the site might work

We have only just begun the process of understanding the site and establishing the detailed design brief for the project. However, a number of factors have already started to emerge that we believe will influence how the proposals will be delivered in future. The aim is to create a bold vision that knits the new Sports & Leisure Park and its component parts into the local area and community.

### Our very early thoughts...

- Leisure Centre**  
To make the most of the site, a Leisure Centre should be located on the site of the Club and associated facilities.
- Childcare**  
The provision of childcare facilities should be considered as part of the overall site plan.
- Water access**  
The site is adjacent to the River Itchen and should be designed to accommodate water access and facilities.
- Green spaces**  
The site should be designed to accommodate green spaces and facilities.
- Drop-off**  
The site should be designed to accommodate drop-off and pick-up facilities.



# SPORT & LEISURE PARK WINCHESTER

## What Happens Next - Your opportunity to contribute

Thank you for taking the time to attend this public exhibition regarding the new Winchester Sports & Leisure Park at Bar End. We hope you have found it useful. We welcome your feedback to help shape the project and deliver a strong sense of place at Bar End that maximises the opportunity for sport, leisure and recreation.

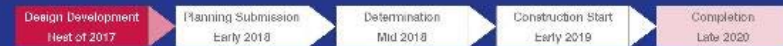
### What we will do with your feedback

Public Consultation is an important part of the planning and design process; it is your opportunity to highlight matters of particular local interest together with telling us what you think does, and perhaps does not, work well in the emerging proposals. All comments received, via the online survey or in writing, will be reviewed and then analysed by the project team to see how it could influence the proposals.

building and the Urban Design Framework. You will be given the opportunity then to provide more feedback prior to, and after, the submission of a planning application.

The application will include a Statement of Community Involvement (SCI) which will set out clearly how we have engaged with the local community and key stakeholders throughout the entire project, including feedback from this public exhibition.

There will be further public engagement later on in the process when proposals have evolved for both the



### What happens next...

The Council wishes to hear your views as to the emerging ideas for Winchester Sport & Leisure Park site.

If you do not live in the immediate area around the Bar End site, and want to be updated as to the progress of this exciting project, please use the [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com) email address, or write to the Council requesting that you be notified of future engagement opportunities and when the application is submitted.

You will have a further opportunity to comment on the proposals in July and again prior to the submission of a planning application. In July, the team will feedback what they have heard in these initial engagement sessions. Over time, the focus will move towards the detail of the Leisure Centre within a remodelled Park setting arising from the Urban Design Framework.

### Contact us

Winchester City Council is looking for as much feedback as possible from those interested in the future development of the Sports and Leisure Park. Town residents, those involved in sports and community activities, and people from the neighbouring community are all encouraged to provide their views and comments.

To review the exhibition boards online, please visit: [www.winchester.gov.uk](http://www.winchester.gov.uk)

The completed online survey and comments should be received no later than 5pm on Friday 7th July.

To register your interest in being kept updated or to provide supplementary comments, please email: [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com)

To complete the online questionnaire, please visit: [www.surveymonkey.co.uk/r/winchestersportandleisurepark](http://www.surveymonkey.co.uk/r/winchestersportandleisurepark)

## Attendance Summary

Friday 23 <sup>rd</sup> June (Morning – Guildhall)	62
Friday 23 <sup>rd</sup> June (Afternoon – Winchester Sports Stadium)	56
Saturday 24 <sup>th</sup> June (Morning – Winchester Sports Stadium)	54
Saturday 24 <sup>th</sup> June (Afternoon – Winchester Sports Stadium)	21
Thursday 29 <sup>th</sup> June (Afternoon – Winchester Sports Stadium)	47
<b>Total number of recorded attendees:</b>	<b>240</b>

# Distribution Map of Attendees





# Public Consultation Sessions

- 23<sup>rd</sup> June 2017 at the Guildhall – 11:00am to 2:00pm (2:20pm)



# Public Consultation Sessions

23<sup>rd</sup> June 2017 at the Winchester Stadium classrooms 4:00pm to 6:00pm (6:35pm)

24<sup>th</sup> June 2017 at the Winchester Stadium classrooms (10:00am to 12:00 noon and 2:00pm to 4:00pm (4.15pm))



# Public Consultation Sessions

- 29<sup>th</sup> June 2017 at the Winchester Stadium café – 3:00pm to 5:00pm



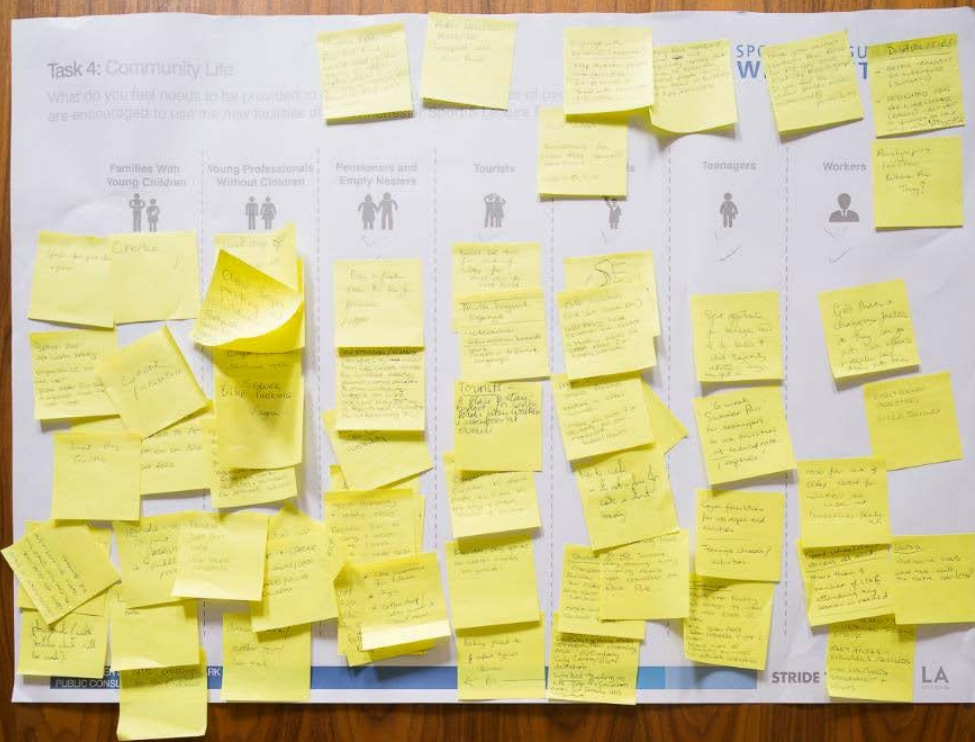
# Completed Activity Sheets

- 'Appropriateness of the site' & 'Proposed Facilities'



# Completed Activity Sheets

- 'Community Life' & 'Other Issues'



## Questionnaire responses

- 240 people attended the Round 1 engagement events
- 537 completed questionnaires received (hard copy and on line)
- 406 provided post code information
- 434 provided age band information

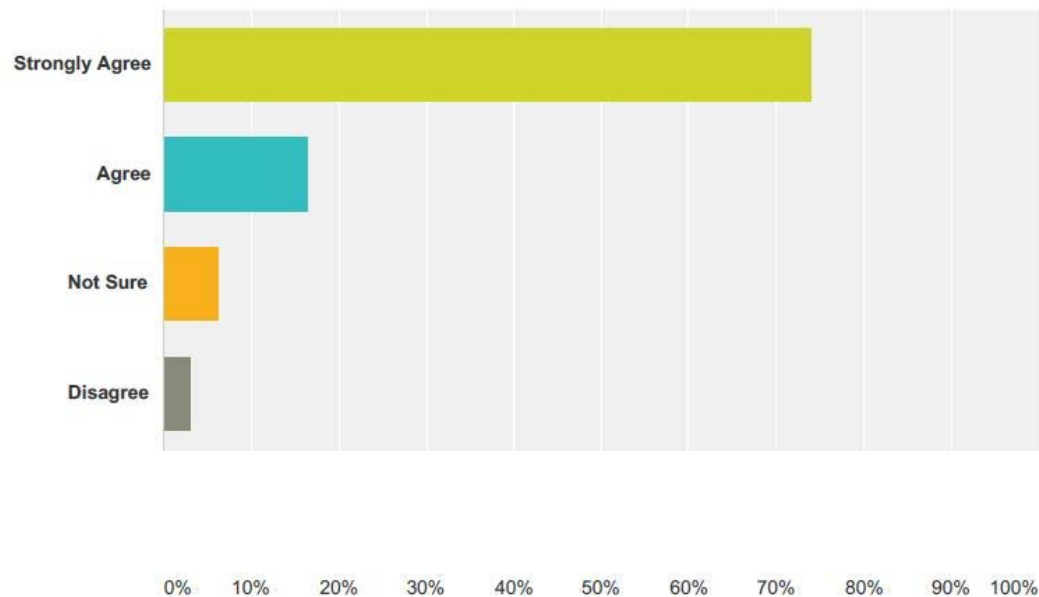
# Interim Questionnaire Feedback

Q1 Overall, do you support the new proposals for creating a multi-use Sports and Leisure Centre within the Winchester Sport and Leisure Park and Centre at Bar End?

*536 responses*

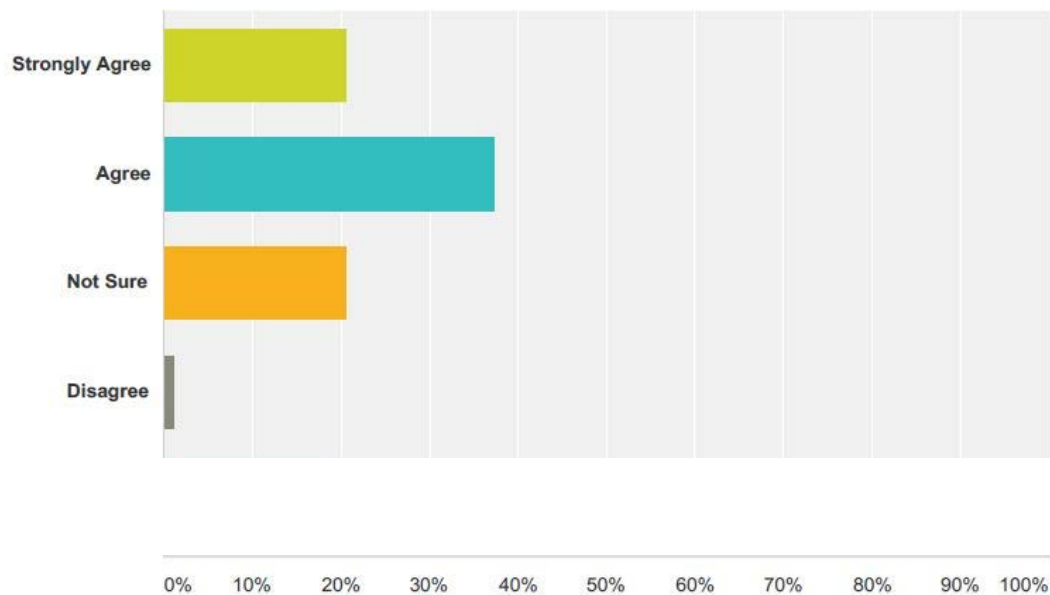
90.5% Strongly agreed (74%)  
or  
agreed (16.5%)

3% Disagreed



*“Winchester is sadly lacking in adequate easy to access sporting facilities. Existing leisure centre tired and too small.”*

**Q2 Do you agree the exhibition boards present an accurate picture of the local area, with appropriate site opportunities and possible constraints to development highlighted?**



*371 responses*

73% Strongly agreed (26%)  
or  
agreed (47%)

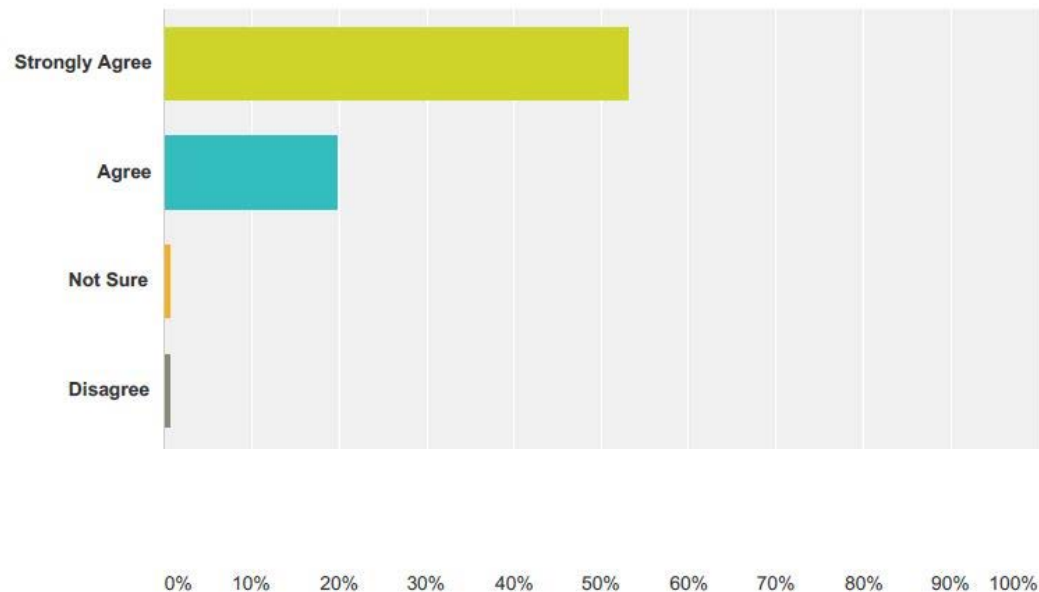
3% Disagreed

*“I was surprised that the existing use section did very little to show how busy the sports fields are as they are used extensively for football, athletics training and for the Junior parkrun on Sundays.”*



# Interim Questionnaire Feedback

**Q3 Do you agree/disagree with that statement that the Winchester Sports & Leisure Park and Centre offers the potential to become an important community hub for local residents and sporting organisations?**



344 responses

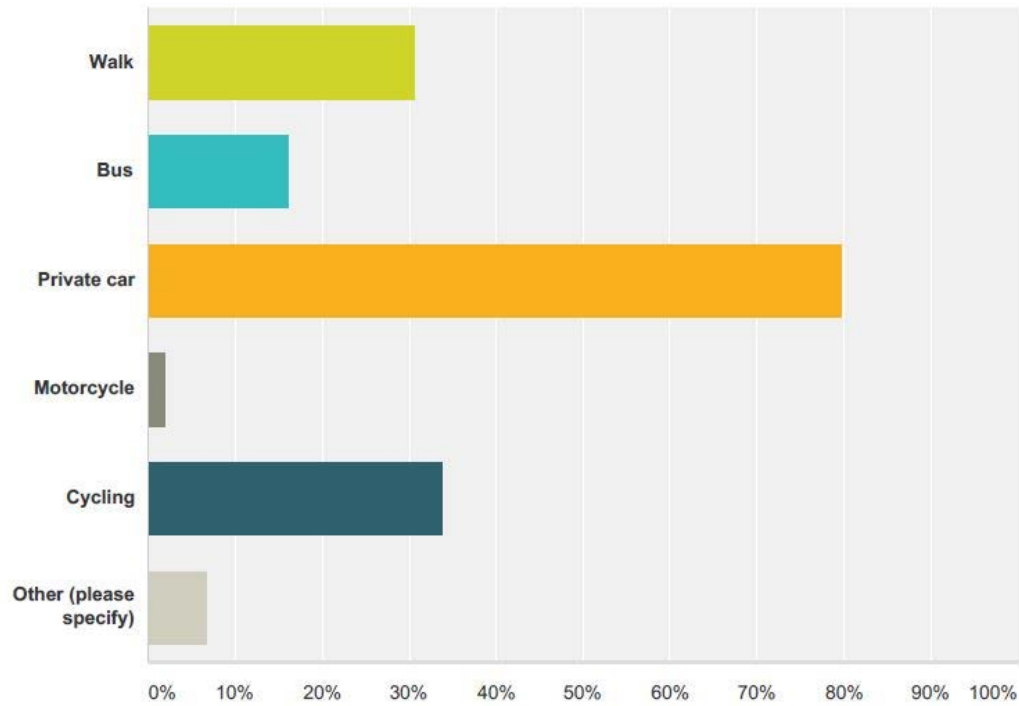
97% Strongly agreed (71%)  
or  
agreed (26%)

1% Not Sure

1% Disagreed

*"I would strongly agree if it had the right mix of facilities, not just more of the same. Maximise the athletics investment... turn it into a true multi sport, multi club facility that Winchester can be proud of."*

**Q4 What mode of transport would you envisage taking to visit the proposed Winchester Sports & Leisure Park and Centre? Please tick all that apply.**



34%



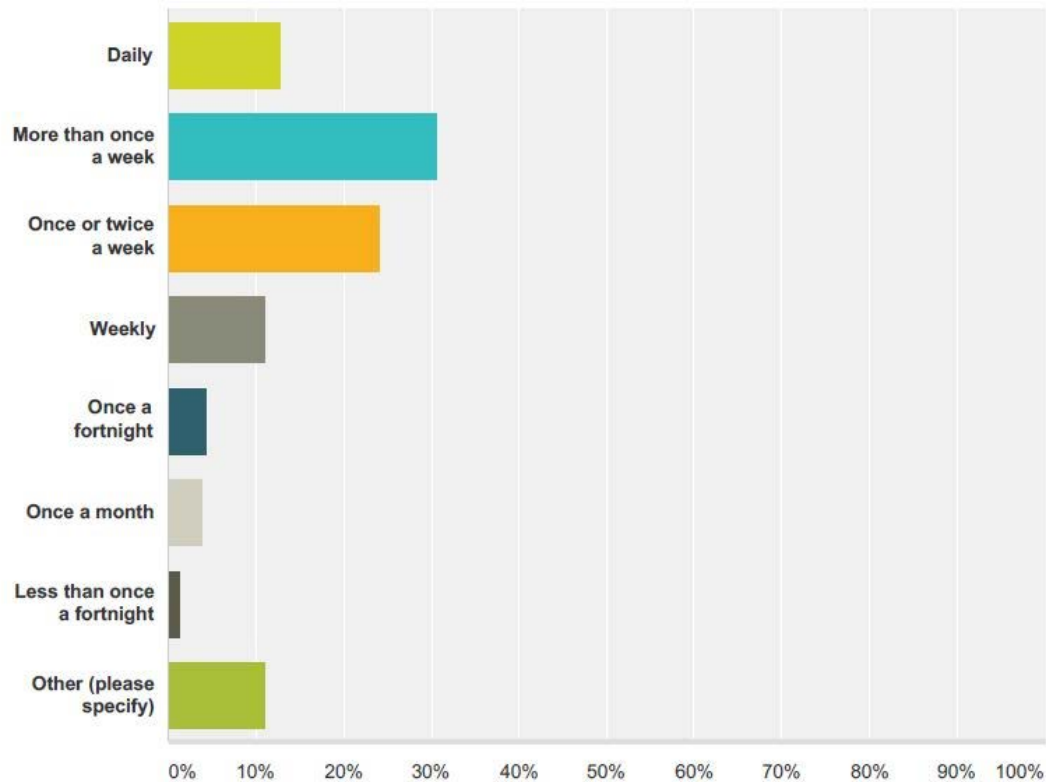
30%



16%

460 responses

**Q5 How regularly do you think you would use the facilities being proposed within the new Winchester Sport & Leisure Park and Centre?**

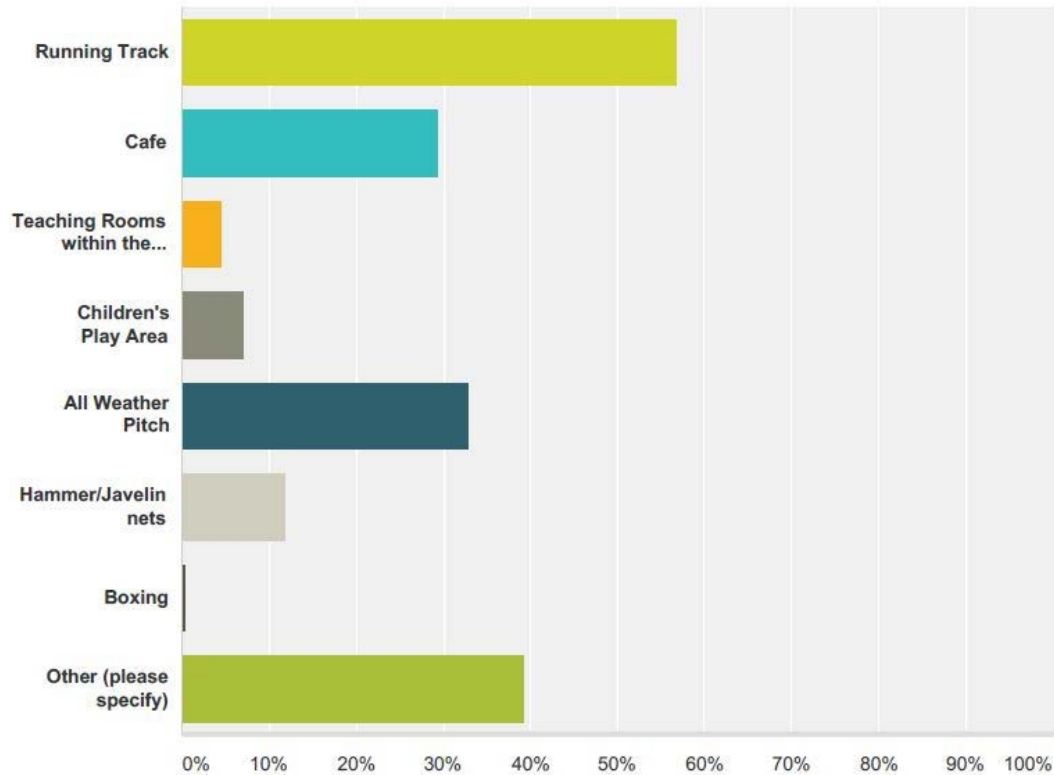


*453 responses*

*79% anticipate using the new facilities on at least a weekly basis.*

*This compares with 47% who advised they used the River Park Leisure Centre at the same frequency.*

### Q6 What Sport and Leisure facilities do you currently use at Bar End?



*398 responses*

*Running Track: 57%*

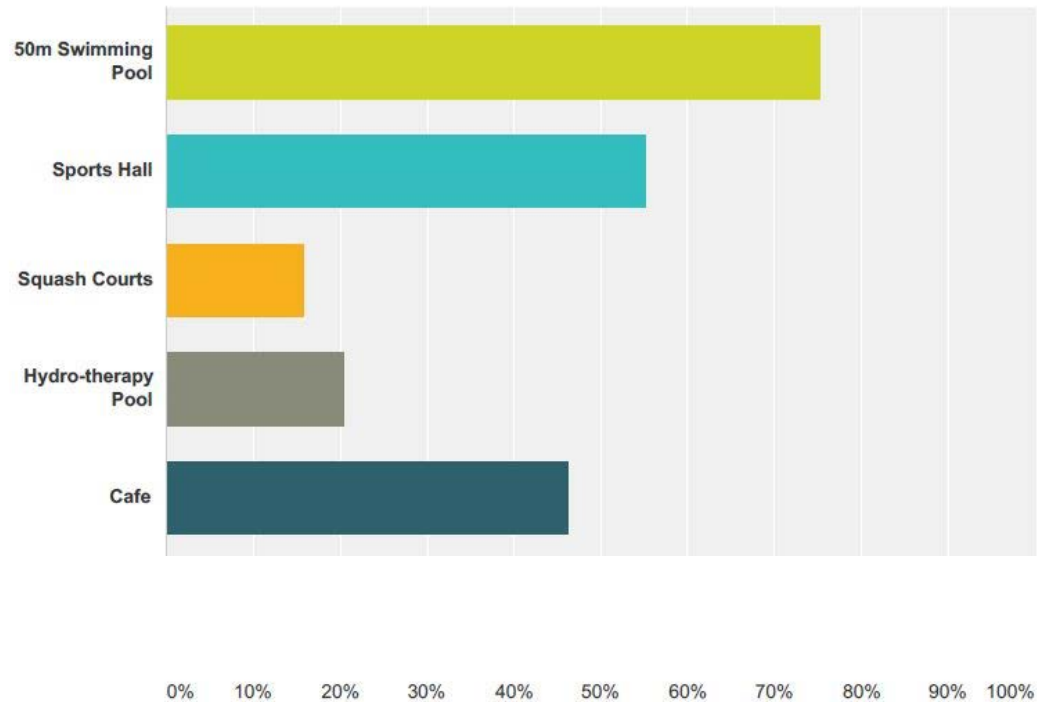
*All Weather Pitch: 33%*

*Café: 30%*

*Other: 39%*

**Q7 In addition, which Sport and Leisure facilities do you anticipate using within the new Winchester Sport & Leisure Park and Centre?**

*441 responses*



*Swimming Pool 35%*

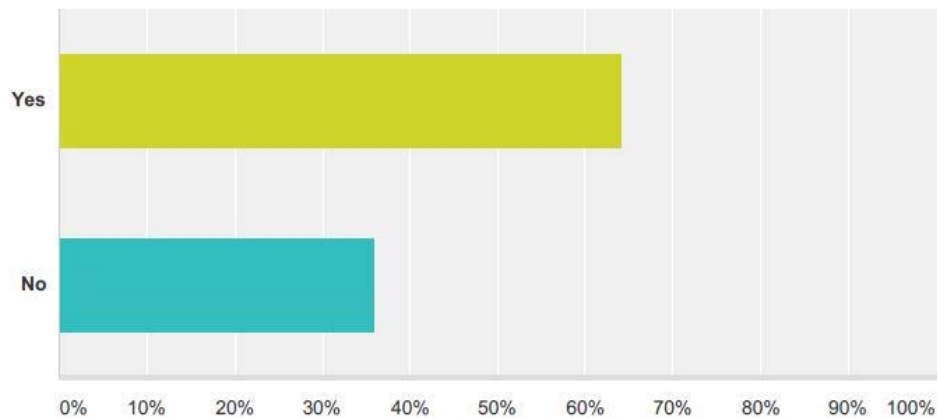
*Sports Hall 26%*

*Café 22%*

*Hydrotherapy Pool 10%*

*Squash Courts 7%*

Q8 Do you use the existing sports & leisure facilities on offer at the River Park Centre?

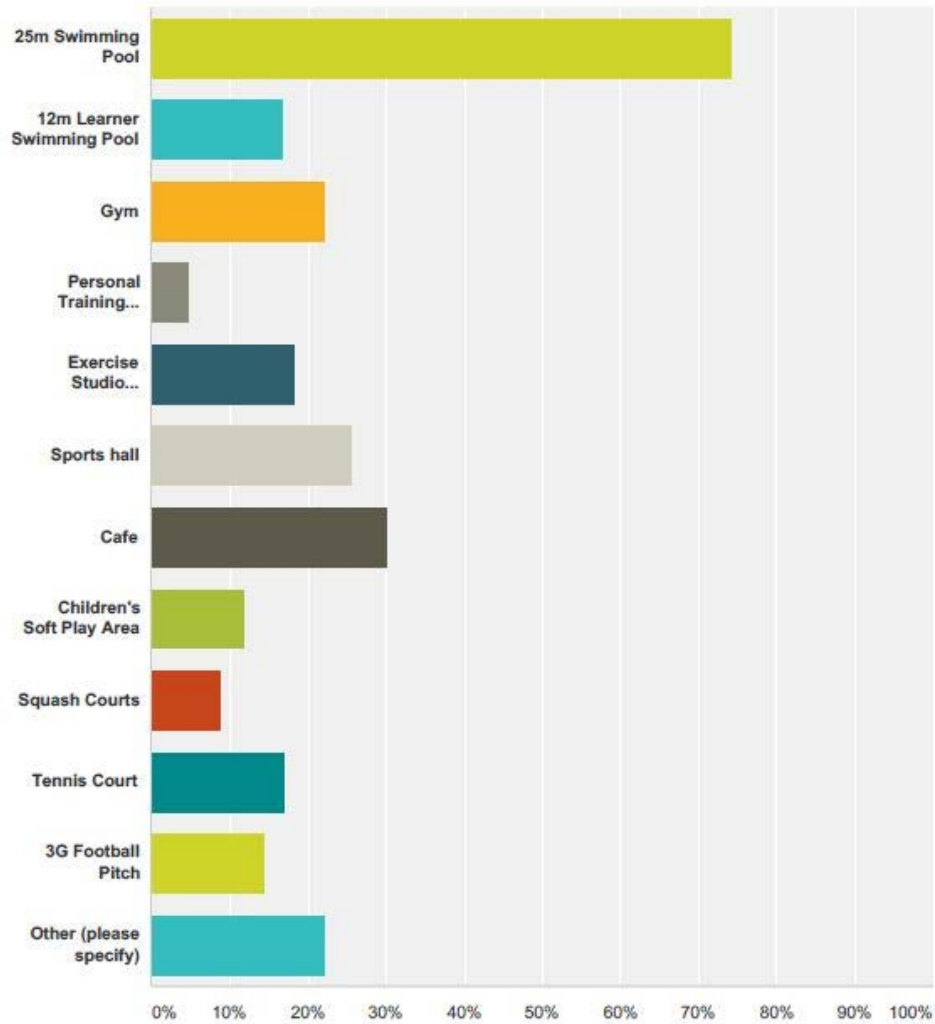


*441 responses*

*Two thirds of respondents use the River Park Centre*

*“Generally showing its age... not in any way 'supporting the needs of' or reflecting one of the richest cities in the country”*

**Q9 What facilities do you use which are currently provided at the River Park LeisureCentre?**



*339 responses*

*Swimming Pool 75%*

*Sports Hall 25%*

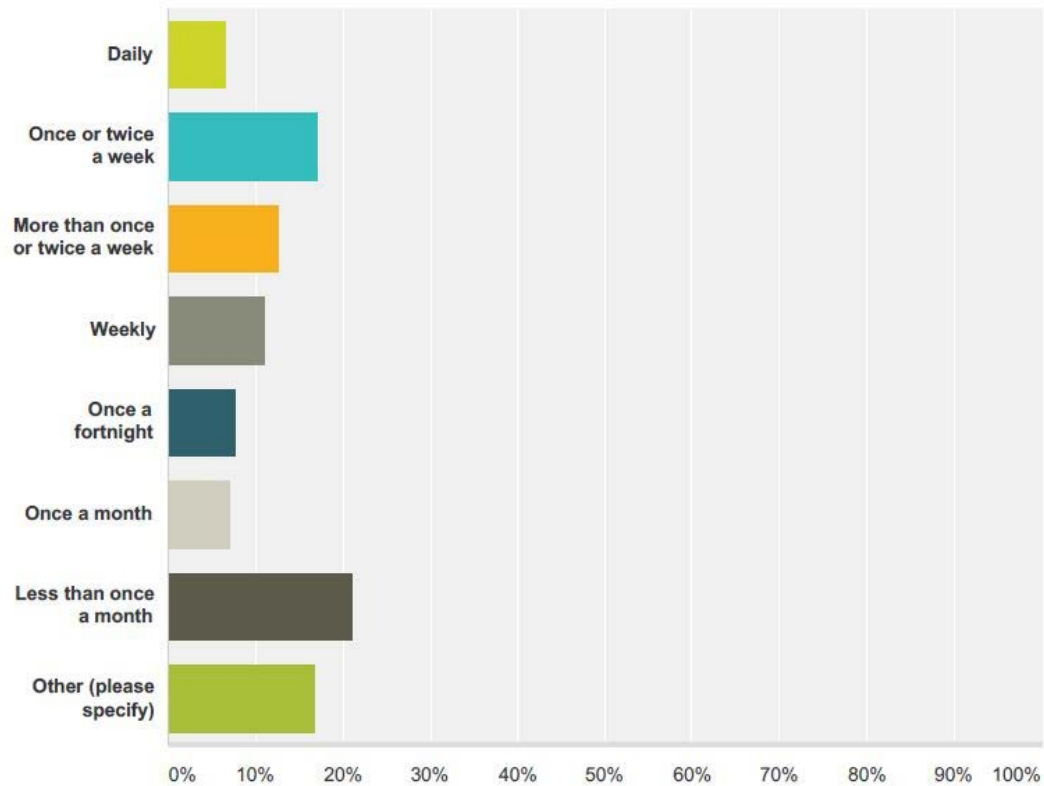
*Café 30%*

*Gym 22%*

*Exercise Classes 18%*

# Interim Questionnaire Feedback

Q10 How regularly do you use the facilities at the River Park Leisure Centre?



*453 responses*

*47% of respondents advised they used the River Park Leisure Centre on at least a weekly basis.*



**Q13 About you (please tick all that apply)**

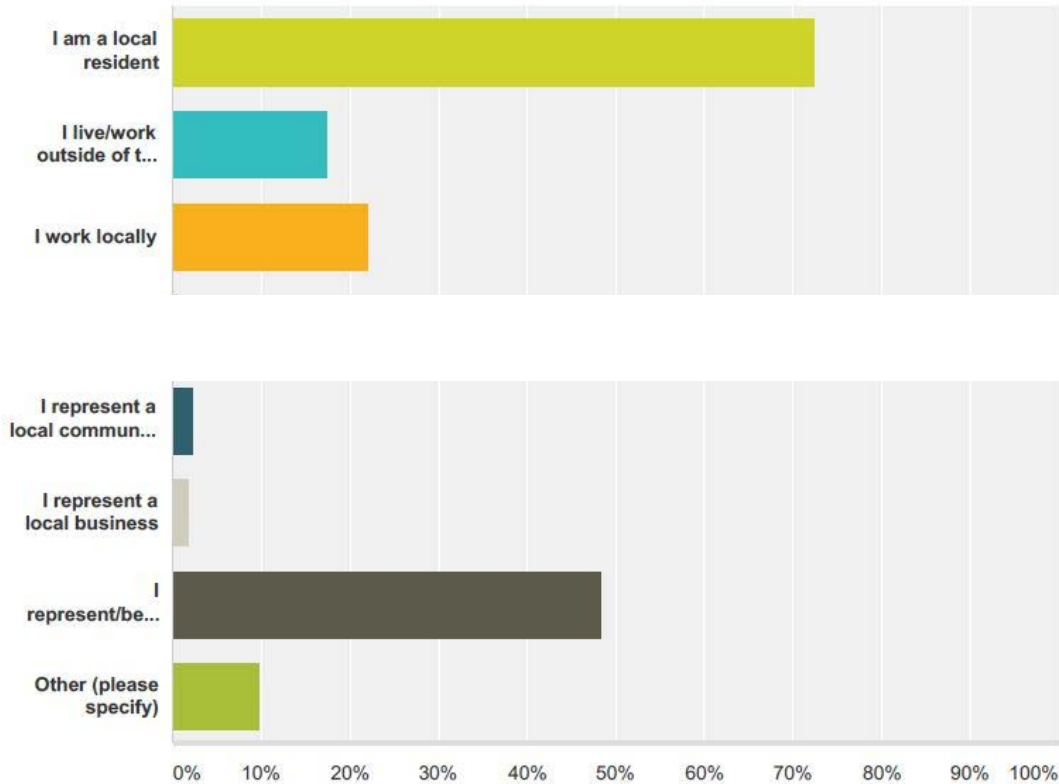
*435 responses*

*Local Resident 72%*

*Sports Club Member 48%*

*Work locally 22%*

*Live /Work outside area 17%*



**Q14** We are attempting to reach as many diverse needs as possible during the consultation events. One way in which we can measure this is by recording the ages of those who have expressed an interest in participating and providing comments. We would be grateful if you could confirm your age, using the bands set out below:

*434 responses*

*45-64 46%*

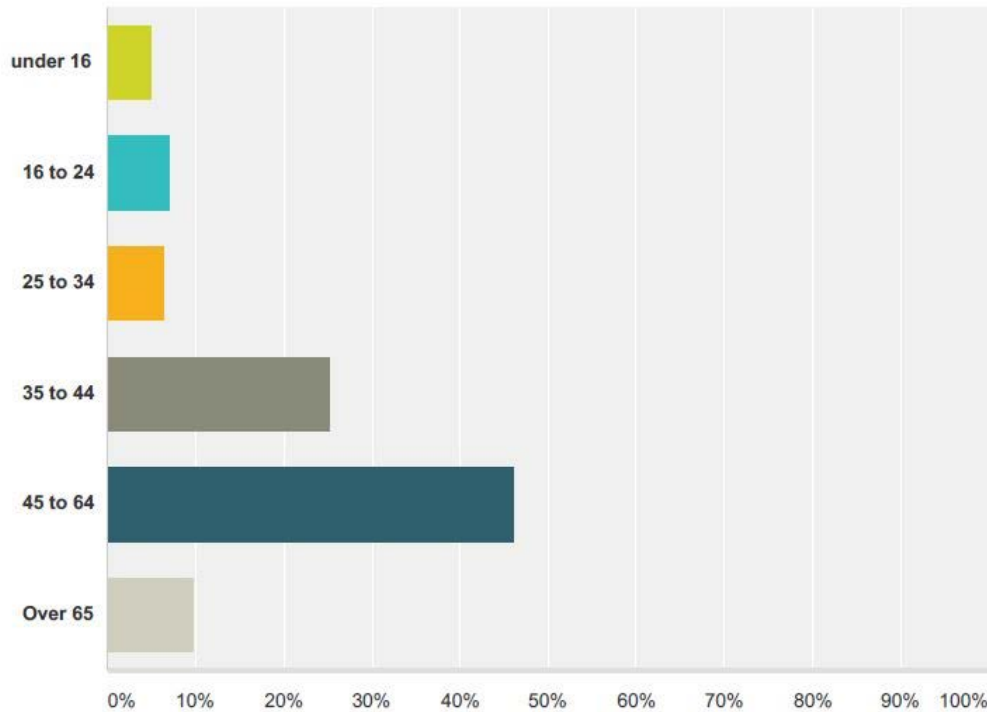
*35-44 25%*

*Over 65's 10%*

*16-24 7%*

*25-34 6%*

*Under 16 5%*



## Engagement Feedback – Headlines

**90%** of 536 respondents either strongly agree (74%) or agree (16%) with the Winchester Sport & Leisure Park proposals / concept at Bar End.

**73%** of responses either strongly agreed (26%) or agreed (47%) that the area analysis diagrams presented an accurate picture of the opportunities and constraints facing the project. Only 3% disagreed.

**97%** of responses either strongly agreed (71%) or agreed (26%) with the statement that the Sports & Leisure Park has the potential to become an important community hub for residents and sporting organisations.

## Qualitative Feedback: Sport & Leisure

- Overwhelming support for an improved sporting and leisure offer.
- In addition to agreed facilities mix, there was varied levels of support for various other facilities and retention of sports pitches and open space.
- Understanding peoples habits in visiting other Sport and Leisure Centres will be sought as part of the Round 2 engagement.

## Qualitative Feedback: Environmental

- Evidence referred to at the drop-in sessions reflected in the responses.
- Flooding, overlooking and lighting impact of development.
- Some reference to nature conservation interests in the peripheral area.



## Qualitative Feedback: Other

- Importance of ensuring full inclusive facilities, accessible by all.
- Local residents want assurances that the Council will consider extending the time periods for local parking permit scheme(s) in the Highcliffe area.
- Improved and safe connectivity to the wider area.



## Capturing the sentiment in just 3 quotes

*“Winchester deserves top class sporting facilities for the community and the surrounding area”*

*“My children and I cannot wait to use the new facilities”*

*“Need to manage the impact on the residents affected”*



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City Council



# Round 2 Engagement Sessions – Participation

- Parish Councils
- Local Enterprise Partnership
- University of Winchester
- Hampshire Chamber of Commerce
- Primary and Secondary Schools
- Independent Schools

**SPORT & LEISURE PARK  
WINCHESTER**

**Help shape the plans for  
the Sport & Leisure Park**

Stride Treglown architects, in conjunction with LA architects, on behalf of Winchester City Council and the University of Winchester, invite you to a second phase of engagement 'drop-in' sessions at the following venues:

**Winchester Guildhall (SO23 9GH)**  
Friday 21 July 3.00-7.30pm  
Tuesday 25 July 3.00-8.00pm

**Winchester Sport Stadium (SO23 0QA)**  
Saturday 22 July 10.00am-4.00pm

This phase of engagement will focus on the emerging Design Framework and early (concept) ideas for the Sport & Leisure Centre building. Copies of the exhibition boards and a feedback questionnaire will be available on the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk) from Friday 21st July until Friday 18th August.

Your comments will help shape the future of this exciting project and we look forward to receiving your views.

**P** Please note that parking is provided at the Sports Stadium - please use the Barfield Park and Five opposite the site (<http://www.winchester.gov.uk/parking/park-and-ride/>)




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If you wish to make a comment, or if you wish to be kept informed please email [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com)



## Round 2 Engagement Sessions – Participation

- Winchester Area Community Action (WACA)
- Hampshire and Isle of Wight Youth Options
- Citizens Advice Winchester District
- Community First Employee Volunteering
- Worthy Down Support Unit
- Members of Parliament for the wider area

## Round 2 Engagement Sessions

- Friday 21<sup>st</sup> July at Guildhall Winchester 3:00pm to 7:30pm
- Saturday 22<sup>nd</sup> July at Winchester Sports Stadium Café 10:00am to 4:00pm
- Tuesday 25<sup>th</sup> July at Guildhall Winchester 3:00pm to 8:00pm
- Comments invited over a 4 week period between 21<sup>st</sup> July and 18<sup>th</sup> August

