



<b>Meeting</b>	Cabinet (Leisure Centre) Committee
<b>Date and Time</b>	Wednesday, 25th July, 2018 at 5.00 pm.
<b>Venue</b>	Walton Suite, Guildhall, Winchester

### **PRESENTATIONS GIVEN AT THE MEETING**

Agenda Item.

6. Winchester Sport & Leisure Park - Sports Club & National Governing Bodies of Sport - Engagement (Pages 3 - 24)
7. Winchester Sport & Leisure Park - Planning Application Consultation (Pages 25 - 48)

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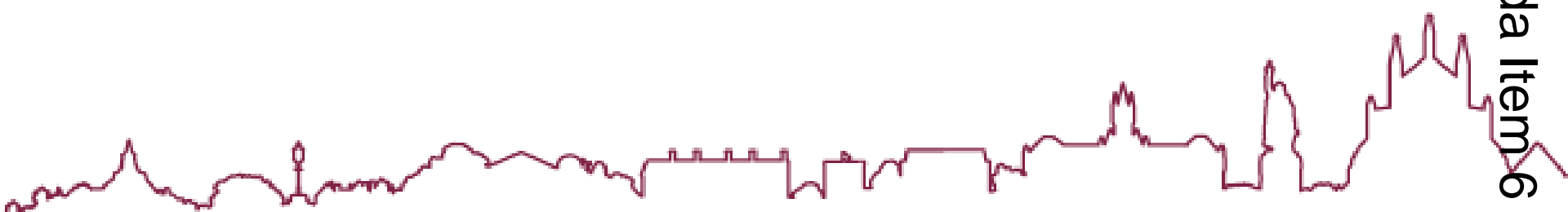
# SPORT & LEISURE PARK WINCHESTER



## Cabinet (Leisure Centre) Committee Sports Clubs and NGB Engagement 25 July 2018

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# OUR VISION FOR THE SPORT & LEISURE CENTRE

A centre that -

- 🏰 Reflects sporting needs and aspirations for the people of our District
- 🏰 Is flexible to provide for current and future sporting needs and trends
- 🏰 Is deliverable and affordable
- 🏰 Is in a park setting providing additional sporting and leisure opportunities
- 🏰 Provides an excellent water based offer for community use

# SPORT & LEISURE CENTRE - PROJECT OBJECTIVES

The objectives for the project are -

-  To provide accessible public sport and leisure facilities to improve the health and happiness of the District's residents
-  To increase participation in sport and active recreation
-  To improve the quality and energy efficiency of Winchester's main leisure facility
-  To provide a Sport and Leisure Centre that is financially sustainable



# ENGAGEMENT & CONSULTATION

 Phase 1: 23 June to 29 June 2017

 Phase 2: 21 July to 25 July 2017

 Phase 3: 8 Dec 2017 to 21 Jan 2018




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 Design Framework: 18 May 2018

 Planning Application Exhibition: 25 to 29 June 2018





# ENGAGEMENT & CONSULTATION

## Types







-  On line survey
-  Exhibitions & meetings
-  Dedicated email address

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## Engagement Locations

-  Bar End
-  Guildhall
-  River Park Leisure Centre
-  Rural locations

## Communications

-  Emails
-  Leaflets/flyers
-  Broadsheets
-  Posters
-  Website
-  Social Media





# PROCESS TO CONSIDER RESPONSES

## Engagement with local sports clubs & NGBs

- Meeting in February 2018 with clubs and NGBs
- Written responses from clubs and NGBs following the meeting

## Engagement with Sport England and NGBs

- Meetings with SE and relevant NGBs, design team and WCC , focused on design considerations

## Response Review by WCC

- Responses considered and reviewed by the council
- Design clarified & design response proposed

## Feedback to sports clubs & NGBs – 16 July 2018

- Detailed feedback and proposed design response presented

## Cabinet Committee – Leisure Centre – 25 July 2018

- Consideration of responses and required changes

# Engagement Feedback - overview

## **Sports Hall**

- Glazing
- Spectators & viewing areas
- Rebound Boards
- Storage & access to storage
- Flooring
- External doors

## **Swimming Pools**

- Glazing
- Access during triathlons
- Shoes off and drop off area
- Teaching pool seating

## **Health and Wellbeing** - space allocated

### **Studios** - ratios of sizes

### **Clip n Climb** - future flexibility

### **Access**

From Milland Road

From outside facilities

### **Park Facilities**

Pitch improvements

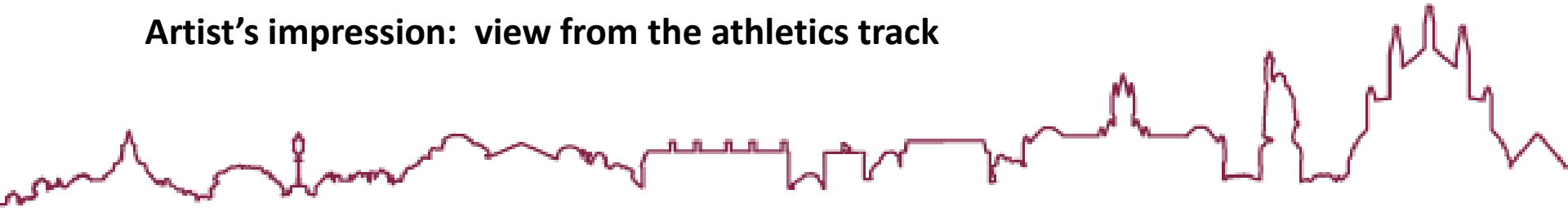
Changing facilities

Park Run

Boxing Club relocation



**Artist's impression: view from the athletics track**



# SPORTS HALL: USE OF GLAZING

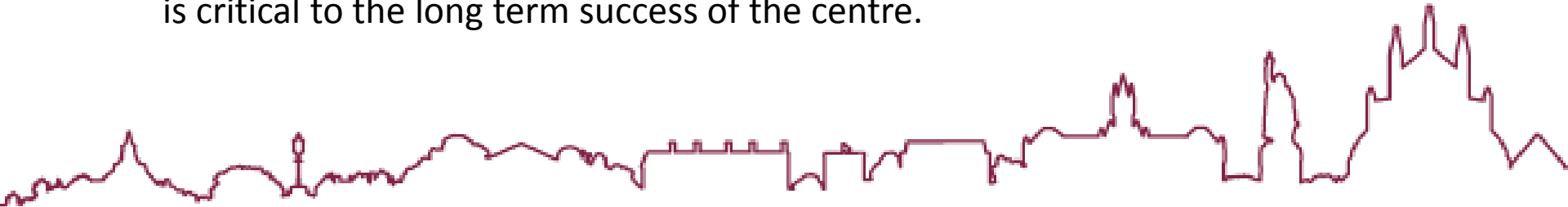
## Engagement Feedback:

- Playing and safety questions raised
- Raised by: Volleyball England, Winchester Eagles Volleyball, Club, SALT, Sport Groups meeting 15/02, WADAC

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## Design Clarification:

- Sport England and the majority NGBs welcome and see positive benefits of the use of glazing – for the reasons of widening appeal to all users and expanding the flexibility of the hall.
- Should specific sports require the wall to be darkened blinds are being provided.
- Additional discussions with other NGBs & other leisure centres have voiced an understanding and welcomed the daylight in the hall - the creation of flexibility is critical to the long term success of the centre.



# SPORTS HALL: SPECTATOR SEATING & VIEWING AREAS

## Engagement Feedback:

- Sufficient provision for spectator space, including scorers' tables
- Raised by: Winchester Warriors Junior Cricket Association, Volleyball England, Winchester Eagles Volleyball Club, Basketball England, England Netball, ECB, NGBs and Sport Groups Meeting 15/02

## Design Clarification:

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- Spectator seating must be specific to particular uses and must be flexible. Temporary spectator seating can be brought in.
- Rebound screens/nets at ground floor allow viewing from the circulation / gallery space to the perimeter of the sports hall.
- Glazing is being incorporated to first floor circulation spaces providing viewing area over the sports hall, transparent rebound screen could be considered for wheelchair users viewing into the hall.
- Cricket - hall allows for 2nr 33.62m x 10m indoor cricket pitches with space for spectator seating and scorers table to each pitch.

# SPORTS HALL: SUITABILITY OF REBOUND BOARDS

## Engagement Feedback:

- Suitability of rebound boards
- Raised by: SALT, Volleyball England, Winchester Eagles Volleyball Club, NGB and Sport Groups meeting 15/02, WADAC

## Design Clarification:

- The screens will be 1200mm high to the perimeter of the court outside of the runoff area. The proposed design has been accepted by Sports England, Netball England, Basketball England and England Athletics and ECB.
- There is also over 50m of rebound wall, fully complies with SE guidance.
- Rebound screens are standard in sports halls to define individual 5-a-side football and indoor hockey courts in large halls.
- View through netting has been demonstrated as an acceptable. This approach is accepted by Sports England, Netball England, Basketball England, Sportshall Athletics and ECB.

# SPORTS HALL: STORAGE & ACCESS TO STORAGE AREAS

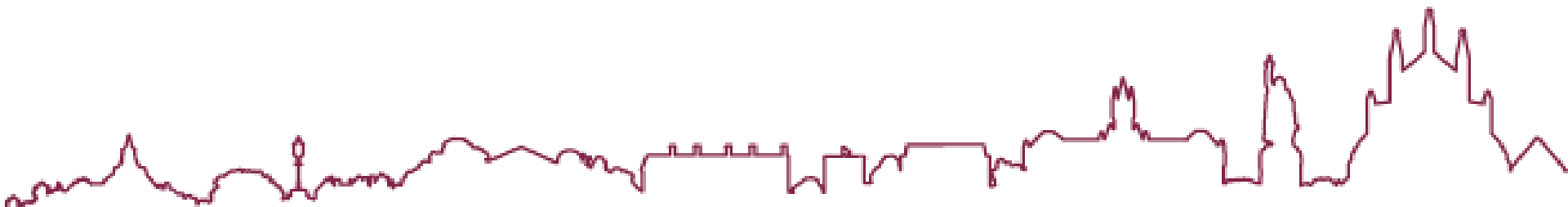
## Engagement Feedback:

- Sufficient storage required and comments on type of doors to storage
- Raised by: Winchester Warriors Junior Cricket Association, England Volleyball, Basketball England, England Netball, ECB, SALT, NGBs and Sport Groups meeting 15/02

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## Design Clarification:

- 175m<sup>2</sup> of Sports Hall storage has been provided (equating to 12.5% of the Sports Hall Area in accordance with Sports England Technical Guidance Notes).
- 2nr 1800mm roller shutter doors with direct access from the two halves of the sports hall. Access gates in the rebound screens will be directly aligned with shutter doors for ease of access.



# SPORTS HALL: FLOORING

## Engagement Feedback:

- Questions raised on suitable type of flooring
- Raised by: Winchester Warriors Junior Cricket Association, ECB, Volleyball England and Sport Groups meeting 15/02

## Design Clarification:

- The sports hall flooring has been specified in accordance with priority sports to be played, as recommended by Sport England. The specified flooring is sprung maple floor to BS EN 14904 Class A4 and Sport England Guidance.
- Floor matting for activities to be specified and storage requirements considered.
- Crickets mats have been specified for use over the sprung timber flooring suitable for training, coaching and skill development for community level.
- A concern is damage to the sports hall flooring caused by participants knee pads. Further consultation with Roller Derby Club to understand possible mitigation measures. WCC & Operator to review options.



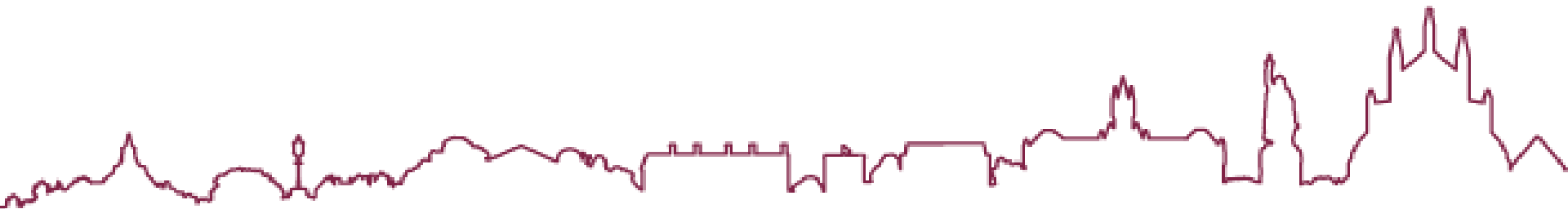
# SPORTS HALL: EXTERNAL DOORS

## Engagement Feedback:

- Larger access doors for event equipment
- Raised by: NGBs meeting 15/02

## Design Clarification:

- Page 17
- A 4460mm wide by 2900mm high external roller shutter door is provided to the north elevation of the hall.
  - Bleacher seating can be brought into the hall through this door.



# SWIMMING POOL: GLAZING

## Engagement Feedback:

- Concerns about glazing around the pool
- Raised by: SALT, Sport Groups meeting 15/02

## Design Clarification:

- Page 18
- Glazing is proposed to the south is welcomed by the large majority consulted including Sport England and Swim England.
  - Steep landscape ramp to the south. Access is not granted along the east.
  - Secure by Design consultation has commenced and advice on security. CCTV will be provided to the outside of the building and will be actively managed by the Operator. Privacy versus promotion of sport has been considered.
  - There is no glare that would effect the safety of the pool nor the view from the spectator seating. Location of lifeguards have been reviewed.
  - The brief is to have good natural lighting levels within the pool hall and views into the park.

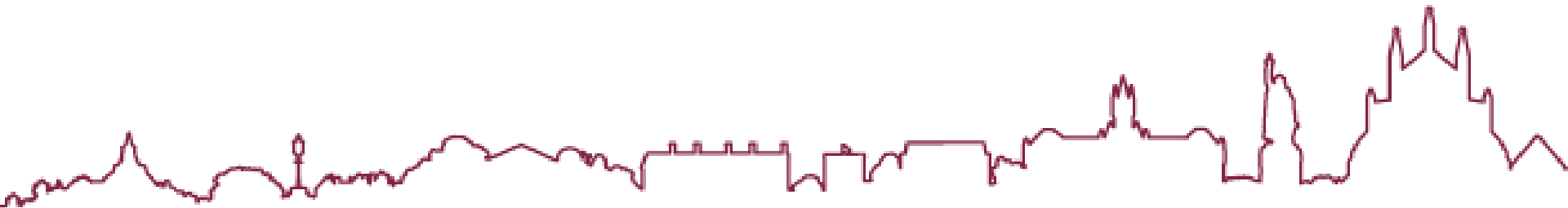
# SWIMMING POOL: ACCESS

## Engagement Feedback:

- Access for triathletes moving from pool to bike transition area
- Raised by: Sport Groups meeting 15/02

## Design Clarification:

- External access could be provided from the pool to the outside landscape. From the doors on the southern end of the east elevation. Bikes can be located close to the doors.



# SWIMMING POOL: CHILD DROP OFF AREA

## Engagement Feedback:

- Child drop-off area and shoes-off area
- Raised by: Swim England, SALT

## Design Clarification:

- WCC/LA to review a suitable child drop-off area within the wet changing village
- A shoes-off area is to be located adjacent to the wet changing village entrance doors

# SWIMMING POOL: TEACHING POOL SPECTATOR SEATING

## Engagement Feedback:

- Provision of spectator seating for teaching pool and blinds between teaching pool and café / viewing area
- Raised by: Swim England

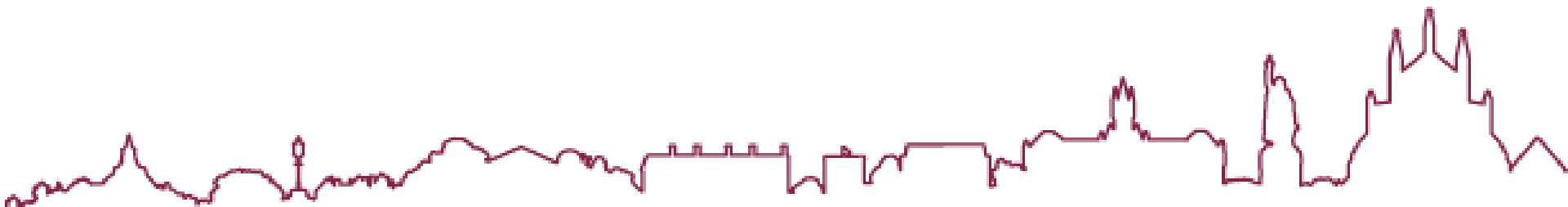
## Design Clarification:

- Parent viewing area for the teaching pool is provided from the Café viewing area
- Some seating is provided poolside for pool users
- Blinds are to be provided between the teaching pool and the café area

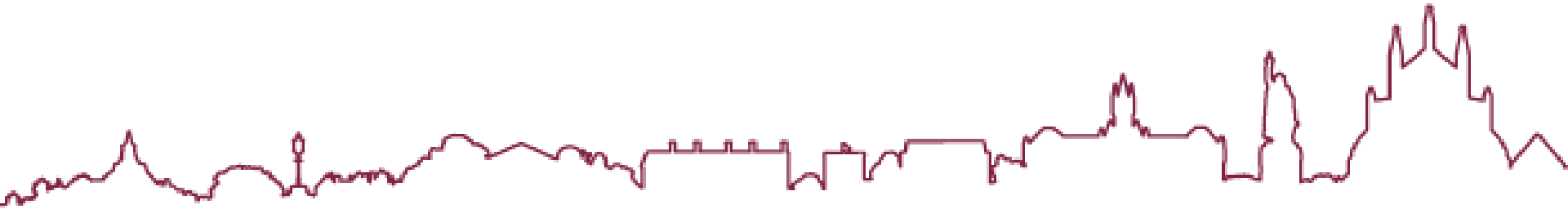
# NEXT STEPS

Stage	Dates
RIBA Stage 4	Summer
Operator Procurement	Summer & Autumn 2018
Planning Application Determination	Autumn 2018
Construction Commences	Spring 2019

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# SPORT & LEISURE PARK WINCHESTER



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# SPORT & LEISURE PARK WINCHESTER



## Cabinet (Leisure Centre) Committee Planning Application Consultation 25 July 2018

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**Artist's impression: view from Bar End Road, Main Entrance**







# ENGAGEMENT & CONSULTATION

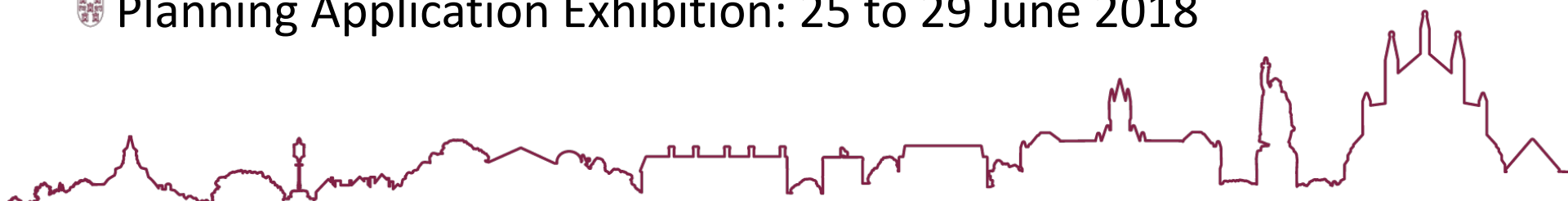
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# ENGAGEMENT & CONSULTATION

Four phases of engagement & consultation

Engaging with local residents

- Understanding concerns and developing strategy to address issues and provide enhancements - landscape screening, ecology, traffic, parking and drainage

Advisory Panels

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- Contract Management

- Inclusivity & Accessibility

- Sustainability, including transport

- Design, independent local architect to provide design challenge and input

Engagement with sports groups and National Governing Bodies

Researching and visiting other leisure centres

Working with project partners

# PLANNING APPLICATION SUBMISSION

 Submitted on 11 June

 Validated on 14 June

 Contains:

 Design and Access Statement

Page 30  Planning Statement

 Statement of Community Involvement

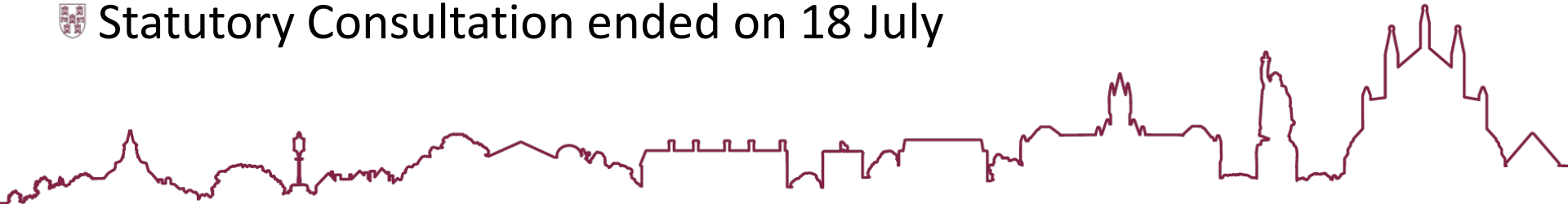
 Technical reports and assessments (x15)

 Drawings

 Proposed floorplans

 Sections and landscape plans

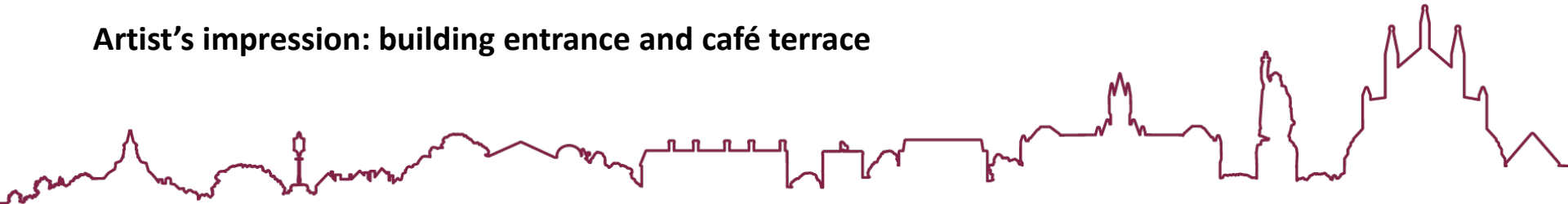
 Statutory Consultation ended on 18 July





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**Artist's impression: building entrance and café terrace**



# OVERVIEW OF SUBMISSIONS



## Number and type of submissions

### Consultee Comments :

- 8 submissions – commenting on planning application and not objecting

### Public Comments:

- 27 objections/concerns and 57 standard comments/objections from WADAC members
- 6 neutral submissions
- 8 supporting submissions





# SUBMISSIONS – areas of objections & concerns

 **Stadium - Long Jump Pit**

 **Sports Hall**

Glazing

Rebound boards

Sports Hall size

Spectators & viewing area

 **Access**

 **Transport Assessment**

Traffic Impact

Air Quality

 **Sustainable Transport**

 **Sustainability**

Energy and water usage

Materials

Visual impact, noise & light

Landscape & ecology

Flood risk & drainage



# YOU SAID, WE DID: DRAFT DESIGN FRAMEWORK

“Centre would be better located at Garrison ground instead of King George V Playing Field”

“A cohesive approach to land development”

“Uncertain of development plans for the area”

“Need for a local convenience store”

- Acquired the Garrison Ground so the centre could be located on this site
- Dedicated all of King George V playing field to Fields In Trust
- The Park and Centre will be an inclusive place
- The strategic network of paths will create a cohesive area and connect the Park to the South Downs
- Launched a Design Framework and developed it in consultation with residents and land owners
- Future proposals for the area will be guided by the Design Framework

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# ACCESS TO THE CENTRE

“Access from Milland Road to the Centre needs to be provided ”

“Site wide security should be considered”

“The new roundabout will impact on off street parking provision ”

“The access point from Bar End Road should be different“

“A drop of layby would be useful ”

- 🏰 The need to allow access from Milland Road has been acknowledged and will be addressed in consultation with local residents
- 🏰 Site wide security has been fully considered, including an independent Audit by Hampshire Police
- 🏰 Temporary alternative parking will be provided during construction
- 🏰 The most appropriate access point from Bar End Road has been determined through discussions with Hampshire County Council
- 🏰 A drop of layby has been included in the design, with a clear sightline to the entrance of the Centre
- 🏰 A drop of facility for coaches and cars has been included in the design

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# TRANSPORT ASSESSMENT

“Concerns regarding the methodology of the traffic impact assessment”

“Concerns on the overall impact of traffic”

- 🏰 A full traffic impact assessment has been submitted setting out the full impact and associated mitigation
- 🏰 Full consultation with HCC as transport authority is taking place in relation to the methodology and provision of mitigation
- 🏰 Travel Plan required for the operator
- 🏰 A Car Parking Management Strategy will be developed to reduce impact on local residents

# SUSTAINABLE TRANSPORT

“Need to promote active forms of transport, e.g. walking and cycling”

“Concern on the car dependence of the design”

“Width of paths and crossing points needs to accommodate pedestrians and cyclists”

- 🏰 Cyclist and pedestrian improvements are being provided
- 🏰 New and improved route to NCN Route 23
- 🏰 Improved roundabout and new crossing points on Bar End Road
- 🏰 Connection to the South Downs Way an aspiration
- 🏰 New P&R bus stop closer to the Park
- 🏰 Bus provision for Highcliffe will be considered as part of the wider movement strategy
- 🏰 Car parking provision has been considered carefully
- 🏰 Walking audits will be reviewed with HCC to identify opportunities for access enhancements. This is ongoing.

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# SUSTAINABILITY – ENERGY , WATER & MATERIALS

“Great to hear that sustainability issues are being considered”

“Will this be a low carbon facility?”

“Pleased to note the use of PV panels, would like to know about other measures”

- 🏰 The Centre is being developed to be environmentally sustainable and energy efficient building – with an EPC ‘A’ rating and BREEAM assessed
- 🏰 The passive design of the build means it will use natural light and ventilation wherever possible
- 🏰 Installation of energy efficient equipment, photovoltaics (PV) and Combined Heat and Power facility to limit CO2 emissions
- 🏰 Efficient water fixtures and fittings ie. dual flush WCs, water monitoring and leak detection
- 🏰 Specification of materials with recycled content, responsible sourcing certificates and materials that can be recycled

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# SUSTAINABILITY – VISUAL IMPACT , NOISE & LIGHT

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“Need to consider the amount of light that the development could throw out”

“Concern about adequate screening”

“Concerned about the impact of increased noise”

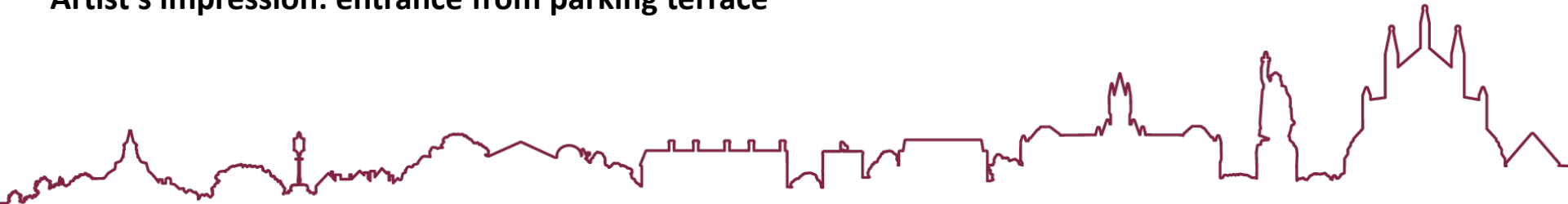
- Visual impact, noise and lighting assessments undertaken as part of design development and submitted as part of the planning application
- The design reflects the park setting and is sensitive to the surrounding landscape
- On going discussions with local residents regarding detail of screening to be provided
- Photovoltaics (PV) are located on sections of roof where the design of the building means there is no visual impact





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Artist's impression: entrance from parking terrace





# SUSTAINABILITY – LANDSCAPE & ECOLOGY

“Landscaping needs to be protected and enhanced”

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“Landscaping to encourage biodiversity enhancements and wildlife corridor”

- Landscaping, ecological and biodiversity improvements and enhancements have been considered and developed
- Enhanced biodiversity through the creation of rough and natural landscapes around the perimeter and through the site
- A cohesive design with strong connections to the natural landscape
- The car park is located in landscaped terraces that are stepped down to conceal cars as far as possible

# SUSTAINABILITY – FLOOD RISK & DRAINAGE

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“Concern that the site is located in a flood plan / area with high water table ”


“Impact on local properties and maintenance of drainage system in the local area ”

- 🏰 A full flood risk assessment has been submitted with the planning application
- 🏰 The design has been developed in consultation with the Environment Agency and Hampshire County Council
- 🏰 The council as landowner is considering its maintenance responsibilities in relation to the exiting drainage system



# SUPPORT – OVERALL


 *“As a member of the public I believe this is a much needed investment in our city in a location that is easy to access.”*

 *“Whole heartedly support this much needed sports, exercise and community social hub that will enable a broad spectrum of Winchester residents, of all ages, to be more active. This facility is so close to the M3 motorway junction that would be the primary access route and thus any traffic impact to the city centre would be minimal. The health benefits to the Winchester population must surely outweigh any fears of noise, traffic and parking by local residents”*


 *“Overall the design looks terrific and will enhance the area”*




# SUPPORT – SPORTS HALL & POOL HALL DESIGN

 *“The sports hall appears to have been designed to make it ideal for the hirers”*

 *“The natural light in the sports hall is also a nice touch which should create a nice environment”*


 *“I fully support the proposals for a 50m community pool in Winchester, as well as the teaching and water confidence pools. We believe the design will provide good flexible options for use of the water space”*

 *“The 50m pool will provide a lot of flexibility and will be a real asset to Winchester and the surrounding area”*





# SUPPORT – ENGAGEMENT & INCLUSIVITY


 *“I have been consulted along with others on a panel regarding access for disabilities, from my experience the architects are very attentive and willing to listen to how we can make this the best sports centre and an example to others for inclusion for everyone with a range of disabilities, we have covered disabled parking unloading bays, lighting in the car park area, signage, doorways, changing areas, toilets, secure bike storage, and access from town centre. We have considered blind, wheelchair users, special needs, dietary needs, and people with reduced stature to name a few conditions.”*



# SUPPORT – LANDSCAPE & BIODIVERSITY

 *“Net gains that will be delivered for biodiversity within the scheme include:*

- *Creation and management of large areas of rough grassland and wildflower buffers and banks;*
- *Planting a wide range of new native trees and shrubs;*
- *Creation of swales with native pond-edge planting; and*
- *Provision of nest boxes, bat boxes, and bug hotels.*

 *These measures will provide new basking areas for reptiles, nesting habitat for birds and roosting and commuting features for bats, as well as foraging habitat and green corridors for these species and many more including invertebrates and small mammals.”*





**Artist's impression: view from the athletics track**

