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|----------------------|---|
| Meeting | Business and Housing Policy Committee |
| Date and Time | Monday, 22nd June, 2020 at 6.00 pm. |
| Venue | This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk . |

Note: *Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this meeting in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the meeting virtually. If you are a member of the public and would like to listen to the audio stream of the meeting you may do so via www.winchester.gov.uk*

AGENDA

1. **Apologies and Deputy Members**

To note the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, and non disclosable interests in accordance with legislation and the Council's Code of Conduct.

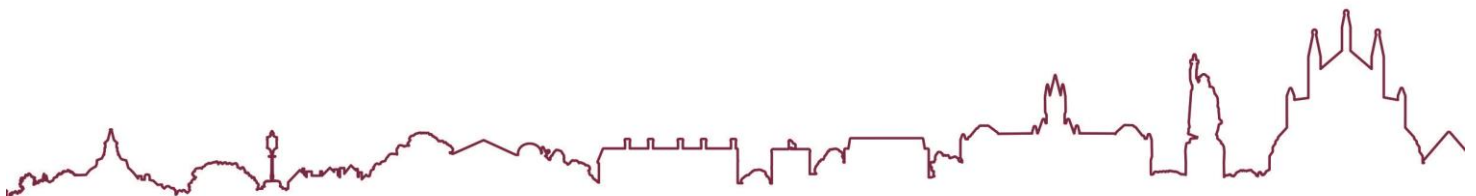
If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Minutes of the previous meeting held on 11 February 2020** (Pages 5 - 10)

4. **To note the date and times of future meetings of this Committee**

| | | | |
|--------------|--------------|------------|------------|
| 22 June 2020 | 22 Sept 2020 | 1 Dec 2020 | 9 Feb 2021 |
| 6:00pm | 6:00pm | 6:00pm | 6:00pm |

5. **Chairperson's Announcements**



6. **Public Participation**

To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee

NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).

Members of the public and visiting councillors may speak at the Policy Committee, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Tuesday 16 June 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

- 7. **Briefing on Restoration Work - Economy, Housing and Financial Impacts - Presentation** (Pages 11 - 50)
- 8. **Bar End Depot - Presentation** (Pages 51 - 98)
- 9. **River Park Leisure Centre decommissioning - (BHP015)** (Pages 99 - 122)
- 10. **To note the Work Programme for 2020/21 - (BHP013)** (Pages 123 - 124)
- 11.

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



12 June 2020

Agenda Contact: Dave Shaw, Senior Democratic Services Officer
Tel: 01962 848 221 Email: dshaw@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

MEMBERSHIP

Chairperson: Weir (Liberal Democrats)

Vice-Chairperson: Rutter (Liberal Democrats)

Conservatives

Brook
Horrill
Lumby
Scott

Liberal Democrats

Bell
Craske
Hiscock
Power

Deputy Members

Godfrey and Miller

Clear and Gottlieb

Quorum = 4 members

PUBLIC PARTICIPATION

A public question and comment session is available at 6pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 three days in advance of the meeting for further details. If there are no members of the public present at 6pm who wish to ask questions or make statements, then the meeting will commence.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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BUSINESS AND HOUSING POLICY COMMITTEE

11 February 2020

Attendance:

Councillors

Hiscock (Chairperson)

Craske
Gottlieb

Lumby
Rutter

Deputy Members:

Councillor Horrill (Standing Deputy for Councillor Scott)

Others in attendance who addressed the meeting:

Councillor Learney (Cabinet Member for Housing and Asset Management) and Councillor Cutler (Deputy Leader and Cabinet Member for Finance and Risk).

Others in attendance who did not address the meeting:

Thompson (Leader and Cabinet Member for Communications) and Councillor Weir (Cabinet Member for Local Economy).

1. **APOLOGIES AND DEPUTY MEMBERS**

[\(Audio recording\)](#)

Apologies were received from Councillors Humby and Scott and Councillor Horrill was in attendance as Deputy Member for Councillor Scott.

2. **DISCLOSURE OF INTERESTS**

[\(Audio recording\)](#)

No disclosures of interest were made.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

[\(Audio recording\)](#)

The Chairperson welcomed to the meeting TACT representatives: Mrs M Gill and Mr M Fawcitt and three members of the public.

4. **MINUTES**

[\(Audio recording\)](#)

RESOLVED:

That the minutes of the previous meeting held on 7 October 2019 be approved and adopted.

5. **PUBLIC PARTICIPATION**

[\(Audio recording\)](#)

Representations from the public are set out under the respective item where the Chairperson also invited contributions from the TACT representatives which are summarised under the relevant minute below.

6. **PROCUREMENT STRATEGY BHP009**

[\(Audio recording\)](#)

The Deputy Leader and Cabinet Member for Finance and Risk, the Strategic Lead Transformation and Procurement and the Procurement Manager gave a presentation on the Procurement Strategy.

Members asked questions and raised various comments which were addressed by the Deputy Leader and Cabinet Member for Finance and Risk and the relevant officers.

RESOLVED:

That the following comments be considered by the Deputy Leader and Cabinet Member for Finance and Risk: collaboration with other organisations, including other councils; thought given to methods to involve Councillors in the procurement process and leverage technical expertise of Councillors in the subject matter being procured; strengthening the focus on social value and reflecting procurement and contract management more equally.

7. **REVISION AND UPDATE OF DISCRETIONARY HOUSING PAYMENTS POLICY BHP012**

[\(Audio recording\)](#)

The Deputy Leader and Cabinet Member for Finance and Risk and the Head of Revenues gave a presentation on the Revision and Update of the Discretionary Housing Payment Policy.

At the invitation of the Chairperson, representatives of TACT addressed the Committee as summarised below.

TACT representatives welcomed the report and asked whether the payment was a grant or a loan (it was clarified by the officers that it was a grant); whether it was short term assistance (assistance was short term and examples of types of assistance were provided); what merited 'exceptional circumstances' (examples were provided with each case evaluated on its own merits) and whether records were kept of the reasons for declining assistance (applicants had been declined as they did not meet the criteria of the scheme rather than through a shortage of finance).

The Committee asked questions and raised comments which were responded to by officers and by the Deputy Leader and Cabinet Member for Finance and Risk. At the conclusion of questions and debate, the Committee agreed that there were no particular matters that it wished to raise for Cabinet to further consider.

RESOLVED:

That the content of the presentation be received and the comments of the committee be noted.

8. **REVIEW OF DOWNSIZING INCENTIVE SCHEME - PRESENTATION**
[\(Audio recording\)](#)

The Cabinet Member for Housing and Asset Management and the Head of Housing Management gave a presentation on the Downsizing Incentive Scheme.

At the invitation of the Chairperson, Mr Ian Tait spoke of the high quality of accommodation and care provided by St John's Winchester Charity for those downsizing and that the Charity would be building more accommodation in Colebrook Street, Winchester. He also welcomed the forthcoming appointment of the Cabinet Member for Housing and Asset Management as the Council's appointee to the Board of Trustees of the Charity.

At the invitation of the Chairperson, representatives of TACT addressed the Committee as summarised below.

TACT representatives gave their support to the report and commented that more could be made of the opportunity to promote downsizing to the council's upgraded sheltered accommodation and that visits could be arranged to view a 'show flat' to see what was on offer. Additionally, the £1000 ex-gratia payment for moving was not income based and this could be considered in future policy development. Comment was also made on the provision of adaptations for tenants with medical conditions and whether downsizing could provide a better outcome for some tenants.

The Committee asked questions and raised comments which were responded to by officers and by the Cabinet Member for Housing and Asset Management. At the conclusion of questions and debate, the Committee agreed that there were no particular matters that it wished to raise for Cabinet to further consider.

RESOLVED:

That the content of the presentation be received and the comments of the Committee be noted.

9. **HAMPSHIRE HOME CHOICE POLICY - PRESENTATION**

[\(Audio recording\)](#)

The Cabinet Member for Housing and Asset Management and the Corporate Head of Housing (Interim) gave a presentation on the Hampshire Home Choice Review.

At the invitation of the Chairperson, representatives of TACT addressed the Committee as summarised below.

TACT representatives welcomed the report and asked that the reasons for applicants not-bidding for accommodation be explored further; the definition of the Housing Hub and also ways to improve access to the allocation scheme for those not having access to a computer, including the requirement to include an email address on the application e-form.

Members asked questions and raised various comments which were addressed by the Cabinet Member for Housing and Asset Management and the relevant officers.

RESOLVED:

That the following comments be considered by the Cabinet Member for Housing and Asset Management: that the reference to Army Personnel be amended to Service Personnel and that further consideration be given to the application e-form to improve access.

10. **FIRE SAFETY IN COUNCIL HOUSING STRATEGY - PRESENTATION**

[\(Audio recording\)](#)

The Cabinet Member for Housing and Asset Management and the Corporate Head of Housing (Interim) gave a presentation on the Fire Safety in Council Housing Strategy.

At the invitation of the Chairperson, representatives of TACT addressed the Committee. In response to questions, the differences between buildings and contents insurance for tenants was clarified as was who would be responsible for repair following a minor or major fire in a council dwelling.

The Committee asked questions and raised comments which were responded to by officers and by the Cabinet Member for Housing and Asset Management. At the conclusion of questions and debate, the Committee agreed that there were no particular matters that it wished to raise for Cabinet to further consider.

RESOLVED:

That the content of the presentation be received and the comments of the Committee be noted.

11. **THE WORK PROGRAMME FOR 2019/20**
[\(Audio recording\)](#)

RESOLVED:

That subject to the inclusion of an options paper for the future the use of the council depot site at Bar End, Winchester to be included as an item for the June 2020 meeting of the Policy Committee, the Work Programme for 2019/20 be noted.

The meeting commenced at 6:30 pm and concluded at 9:15 pm

Chairperson

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Economy COVID restoration plans

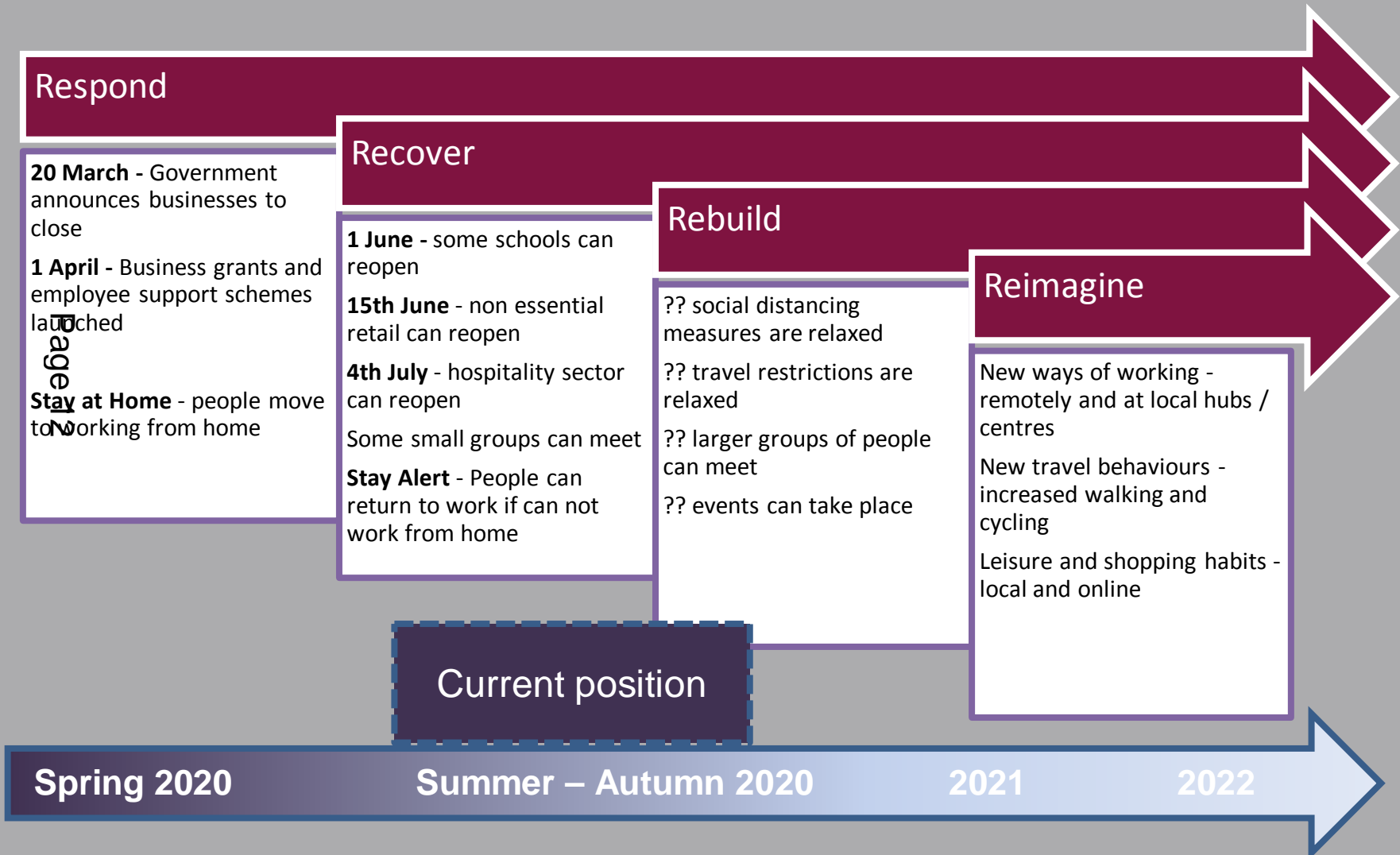
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Agenda Item 7



COVID - FROM RESPONSE TO REIMAGINE



RESPOND - ACTIONS

 **Business Grants** - 2300 eligible enterprises

 28% of all enterprises

 Of all the Hampshire local authorities the district has the third highest number of eligible units

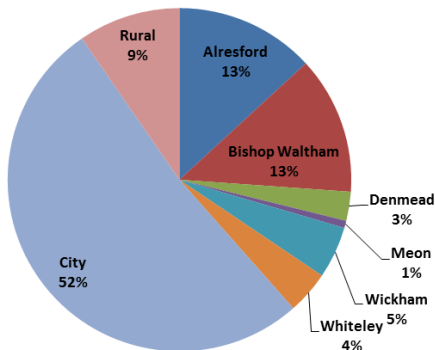
Grants paid = 2,000 = £25.7M

 Small Business grants = 73%

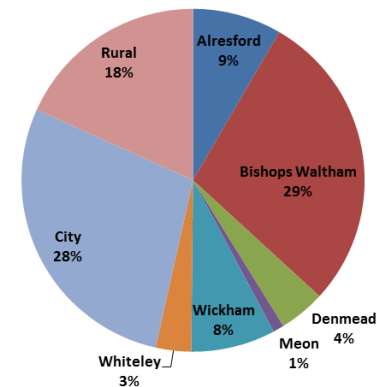
 Retail, Leisure & Hospitality = 27%

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Share of total value of RHL grants paid - both £25k & £10k - 27 April 2020








Share of total value of Small Business Grants paid - 27 April 2020



RESPOND - ACTIONS

Business support

-  Set up a helpline for enquiries and support – 90 calls
-  Fortnightly business e-news bulletin to 1500 businesses
-  Guidance and support on our website
-  Refocused the business support service from IncuHive
-  Liaison with Federation of Small Businesses, Hampshire Chamber of Commerce and Enterprise M3 Growth Hub to promote and signpost businesses to the most appropriate help.



Supporting Our Community

- Service changes due to COVID-19
- About Winchester - COVID-19 special edition
- Volunteering and the community response
- Business Rates
- Business Advice – Working safely
- Business Rates Hardship Relief
- Keeping active
- Guildhall Winchester events
- Visiting Winchester
- Hampshire County Council Advice

RECOVERY – RESTART AND BEGIN RESTORATION

Vibrant local economy - helping local business recover from the loss of income and ongoing disruption

1. Support key sectors most affected for example retail, leisure and hospitality sector
2. Support business and enterprise by seeking and directing funding to stimulate activity
3. Welcome back people to our district with visitor campaigns and events

RECOVERY

Understanding the impacts

Business closures



Job losses



Business confidence / investment



Consumer confidence and spend



Second / local lock down



Lag in impacts – when support schemes end

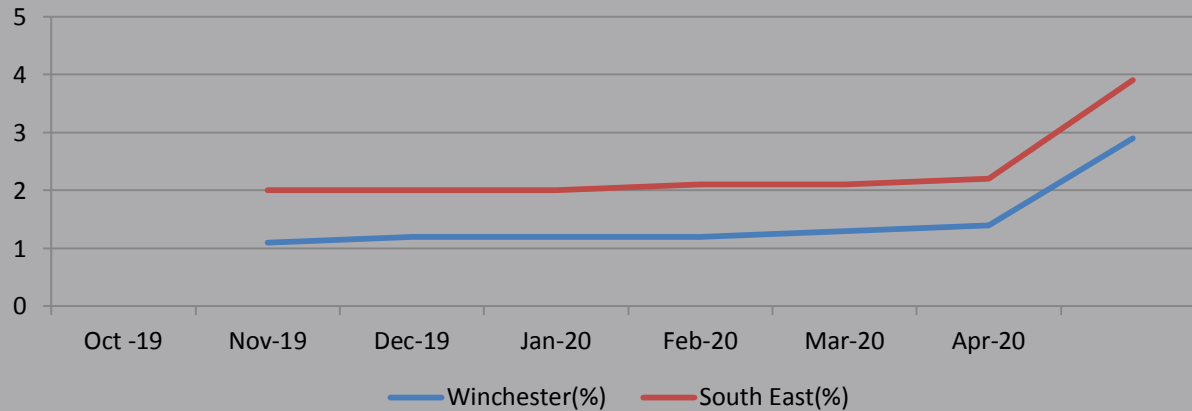


Still many unknowns and the true state may not be known for months.

1. EMPLOYMENT IMPACTS

Claimant count – already increasing – doubled from 1,030 in March to 2,145 in April 2020

Claimant Count -all
as % of working age population



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The claimant count has been under 1,000 since June 2010

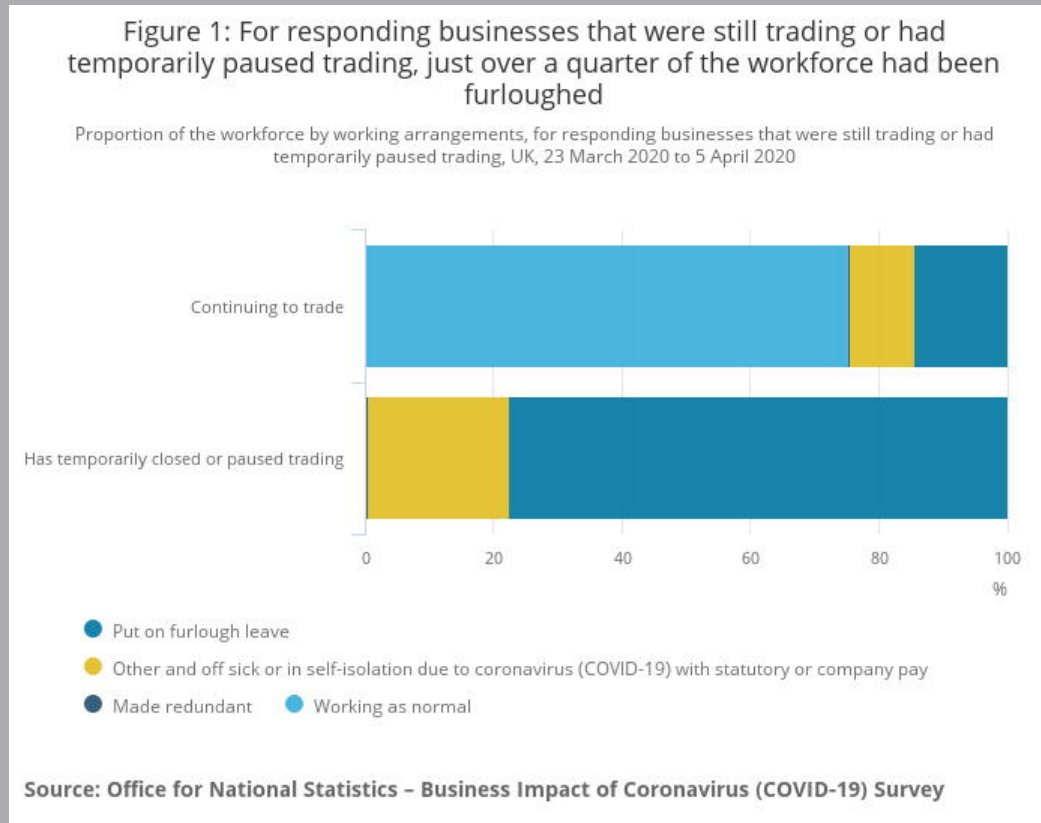
ONS - Out of work benefit claimants – working age population

EMPLOYMENT IMPACTS

🏰 Furloughed workforce – ONS national data

78% of the workforce in businesses that had temporarily closed or had paused trading.

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BUSINESS IMPACTS

-  Hampshire Chamber of Commerce Business Survey
 -  **70% - suffering a Covid-related business downturn** involving lower customer demand and cancelled work contracts.
 -  **60% - biggest challenge will be restoring their lack of orders**, with half forecasting continued cashflow problems.
 -  **60% - have furloughed at least some of their workforce**, with 15% furloughing all staff.
 -  **Around 22.5% had to close completely for the time being** because of the lack of work.






VISITOR CONFIDENCE

Visit Britain Covid -19 consumer sentiment tracker

-  Only 29% (surveyed adults) perceive the worst has passed
-  The main reasons for not feeling confident about taking a trip between June and Aug are 1) Govt. guidance on travel restrictions and 2) concerns about catching Covid-19
-  Confidence in taking a domestic break does not rise above 54% for the rest of this calendar year
-  City or large town (i.e. Winchester) is second on the list of the most likely type of destination choice for a domestic visitor
-  Outdoor areas continue to generate significant interest whereas covered and indoor attractions continue to attract least interest.

THINGS ARE DIFFERENT.....

Changes

-  Working from home for most businesses and employees
-  Rapid online and digital response
-  New service and delivery models
-  New ways of connecting with staff, clients and customer
-  Reduce car travel - improved air quality – shift to using local businesses and services

WORK TO STIMULATE ACTIVITY

Creating confidence - digital information, signs, management and monitoring:

- City WIFI – footfall and flow monitoring
- Apps – information and online services
- Simple, clear and accessible signs and messaging
- Information and announcements about safe travel
- Information on changes to access public places in a safe way
- Providing street ambassadors in the busiest areas.



WORK TO STIMULATE ACTIVITY





Creating new social space – outside spaces for activities

- 🏰 New areas given over to pedestrian priority, taking over some highway areas, to create wider streets
- 🏰 Outside seating space for more food & beverage providers on the street and in newly pedestrianised areas
- 🏰 Marking appropriate spaces, pedestrian flows and routes, queuing zones and areas.
- 🏰 Working with HCC, WCC licensing to streamline the process to create spaces
- 🏰 Potential for pop-up and communal space in under used areas.



WORK TO STIMULATE ACTIVITY

Supporting sustainable / active travel

-  Providing infrastructure to support shoppers and commuters who want to cycle / walk into the city centre / market towns
-  Continue to encourage low carbon travel and working practices
-  Enable local travel choices through provision of cycling facilities
-  Social distancing awareness campaign for bus users on bus / cycle routes

RECOVERY - Re- Opening District Centres

- Plans from market towns that identify social distancing measures shared and follow up site visits completed
- Liaison with Winchester BID on city social distancing measures
- Liaison with Whitely Shopping Village on plans for reopening.
- Working with HCC to approve signs / street markings and changes to transport / highways for pedestrian and cycling provision. HCC policy on street sign etc. produced and used as guide.
- “Task Team” out on streets and at key gateways to meet and greet and to help monitor use of urban spaces
- First Market held Friday 5th / Sat 6th June - additional market days to increase from initial opening -after assessment of how it worked and was managed.



SUPPORT BUSINESS RECOVERY

- Local Authority Discretionary Grant – applications closed 15th June– circa. 200 applications. Grants being made to businesses by the end of the month
- Promoting alternative ways to enjoy our district's attractions
- Business Support Service (WCC funded) with Incuhive
- Back in Business - a retail and hospitality business pack of information and guidance sources circulated to local businesses
- City WIFI to support digital and online – and to collect data on footfall and flow.
- Design Festival – adapting new format to run within government guidance

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Marwell Webcams



Take a virtual train ride on the Mid Hants Railway



COVID-19 SOCIAL DISTANCING IS OPERATING IN THIS STORE



ONLY () customers at one time



We are operating a one in, one out system



Please knock and wait before entering



Please keep your distance



Please stand apart if queuing







Only touch goods if you want to buy them



Please use contactless or card payments

THANK YOU FOR YOUR CUSTOM

SUPPORT BUSINESS RECOVERY

-  Government guidance still to emerge and changing
-  Enterprise M3 – Supporting Town Centre bid for £93,000 to support:
-  Second stage of ERDF application for Digital Innovation
-  Local Authority Reopening High Street Fund

BUILD VISITOR CONFIDENCE

“ Welcome back” marketing campaign and re-establish tourism.

Work with Visit Britain Task Force and TSE to gain national and regional exposure and/or align Visit Winchester campaigns with ‘welcome back/open for business’ campaigns at national and regional level.

Welcoming centres

Stay local, buy local

Outdoors & nature

Wellbeing

Staycation




Multi-generational meet-ups

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PARTNERSHIP TO RECOVERY

Partnerships will be a vital in moving to recovery by utilising networks, contacts and deploying skills and resources.

-  Business engagement – Segensworth BID; Attractions Partnership; Sustainable Business Network
-  Market towns – Parish Councils, Chambers of Trade
-  City Centre Restoration and Recovery Group.

| Common Aims | Common Goals | Members include: |
|---|---|--|
| <ul style="list-style-type: none"> • Understand the impact of COVID-19 on the economy of Winchester. • Share organisations’ responses and recovery plans. • Agree how as local community leaders we can work together on actions. • Identify the priority responses and communications. | <ul style="list-style-type: none"> • Working together to achieve a consistency in approach and visitor experience • Desire to make our city and market towns COVID secure places. • Recognition that the visitor economy is a key driver in our local economy • Getting people into and moving around the city is a real chance to innovate and be different. | <ul style="list-style-type: none"> • Winchester City Council • Winchester BID, • Hampshire Cultural Trust • Winchester Cathedral • University of Southampton and Winchester • St Johns • Hampshire County Council • Hampshire Chamber of Commerce <p>Others invited to join the meetings include EM3, Action Hampshire, Hampshire Constabulary</p> |

MOVING TO REBUILD

 Economic Development Strategy

 Local Plan Review

 Carbon Neutrality Action Plan

Page 30  Continue to monitor, review and adapt.....

Thank you.... Questions



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Economy COVID restoration plans

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HOMES FOR ALL.

Housing restoration plan

- Continue to plan for and develop new affordable homes in a new and changing environment
- 'Homes for Heroes' high quality, well located and affordable homes for Key workers
- Look for opportunities to extend the new homes programme and enable others to build affordable housing
- Supporting the reopening of the housing market, construction sites and building safety to support an economic bounce back
- Maintain decent homes through the return of external maintenance programmes and non-essential repairs
- Allocations and lettings reinstated for house moves
- Developing new sustainable homelessness solutions and exit strategies for those temporary housed. Prevent people returning to rough sleeping



Minister of State for Housing Christopher Pincher MP



Ministry of Housing,
Communities &
Local Government

Open letter to all social housing residents in England
(18.5.20)

- Government steps to reopen society and support residents and their families to move on with their lives.
- Decent homes - landlord maintenance, repairs, gas checks and building safety recovery.



New Homes

Socially distant construction work safely resumed onsite at several of our new developments.



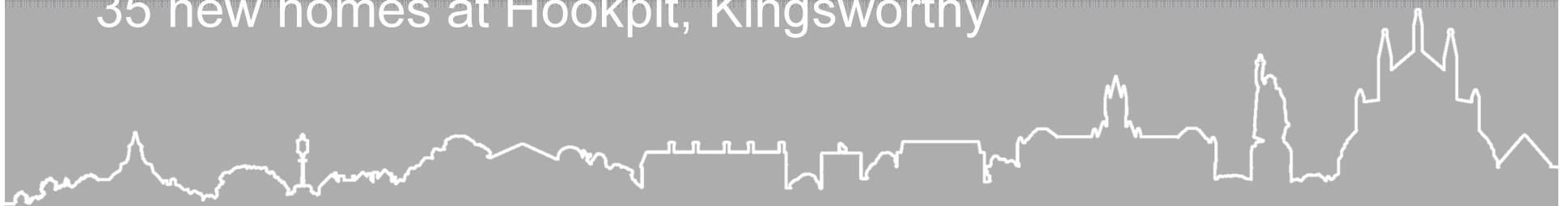
Work is onsite to build:

77 new homes at The Valley, Stanmore

2 houses at Dolphin Hill, Twyford

7 new homes at Rowlings Road, Weeke

35 new homes at Hookpit, Kingsworthy



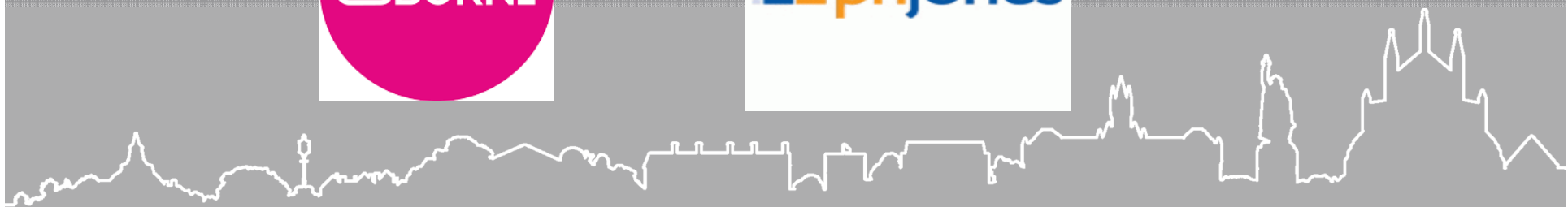
Property Maintenance Repairs

Osbourne's and PH Jones council house contractors remobilised to bring back a full repairs response and tackle the backlog of jobs.

External maintenance programmes to resume by July.

Gas servicing – back log due to tenants socially isolating. Recording declined appointments to fulfil landlord compliance obligations

Contractors making every effort to return to business as usual but the availability of materials and resources may mean that some works will take a little longer to complete.



Moving Home



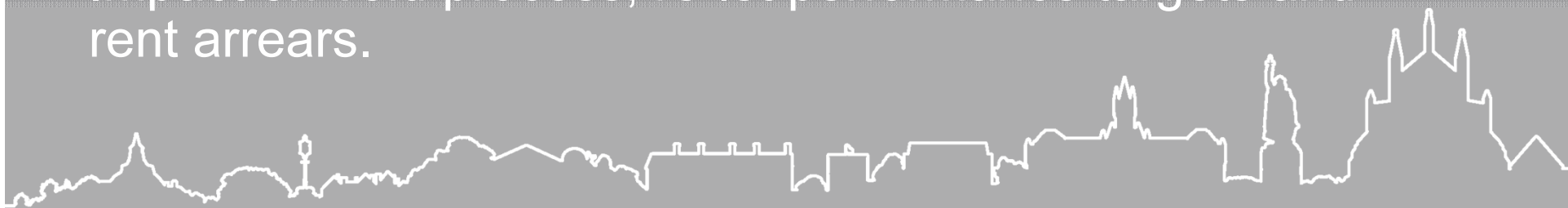
Lettings of all void properties resumed in May including sheltered and extra care properties.

Adverts back on Hampshire Home Choice website.

Routine viewings and sign up's resumed in line with government social distancing rules.

Flexibility with regards to the policy of when keys are returned and the associated rent liability and recharges.

Impact on void process, re-let performance targets and rent arrears.



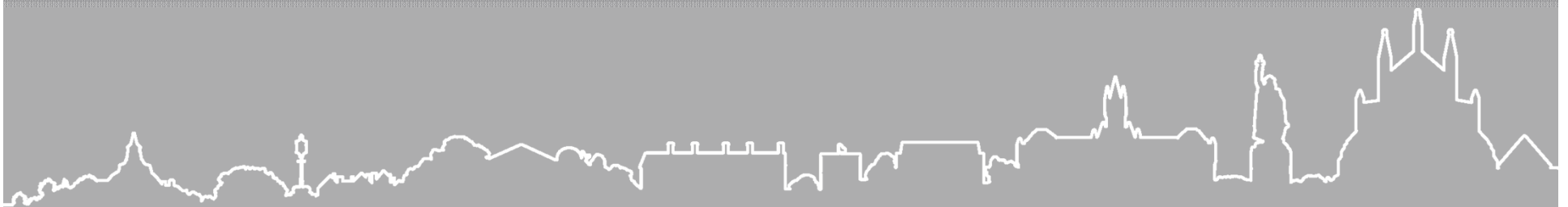
Homelessness and Rough Sleeping

Homelessness service levels escalated with a 'getting everyone in government directive' placed on local authorities at the start of the lockdown.

Coming out of lockdown requires a focus on longer term sustainable move on options for those temporarily housed.

While some of what we need will be secured within current resources there is a need for new investment and partnership working opportunities.

This is a complex service delivery area and many different sustainable options will need to be explored and secured in partnership with other agencies and organisations



Supporting residents

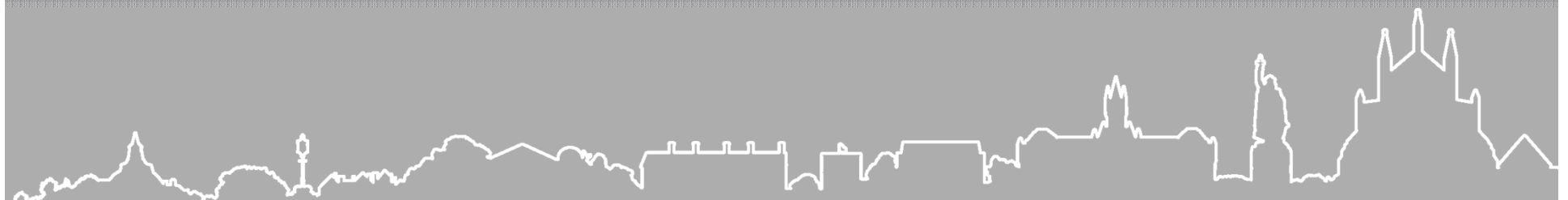


Housing teams have been working tirelessly to quickly and effectively adjust services in line with government advice.

Delivering food packages and prescriptions, shopping, putting out dustbins and checking on vulnerable tenants.

It remains a top priority to protect our older and most vulnerable residents. As visitors are not allowed at this time, we've kept in close contact with all sheltered and extra care residents to make sure everyone is well and can access support if needed.

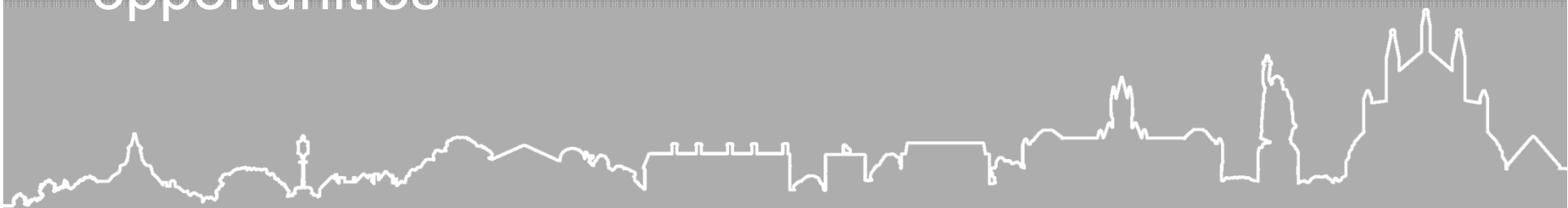
Calls have made to over 950 of our older tenants living in general needs properties to offer support if required.



Tenant Engagement



Tenant Engagement and Scrutiny needs to become more digitally connected with the wider use of technology to offer virtual meeting, webinars, digital consultation and scrutiny opportunities



Restoration Summary Plan

Lockdown has highlighted the importance of open space and inequalities in housing with many keyworkers living in substandard private sector accommodation.

This is not an easy problem to solve but we need to lead by example and design new homes that promote health, resilience and wellbeing.

Provide space for remote working, to include built in technology to assist with modern living, saving time on commuting and striking a better work-life balance.

Invest in the council housing stock

Build on the positive rough sleeping initiatives to ensure no one needs to sleep rough.

Stay up to date on both national and local sector trends, encourage local solutions and prepare for changing environments



Thank you.... Questions




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Financial Impact of the COVID 19 outbreak


**Richard Botham, Strategic Director/
Liz Keys, Corporate Head of Resources**

Emerging Financial Pressures

 Feb 2020 – Balanced budget approved

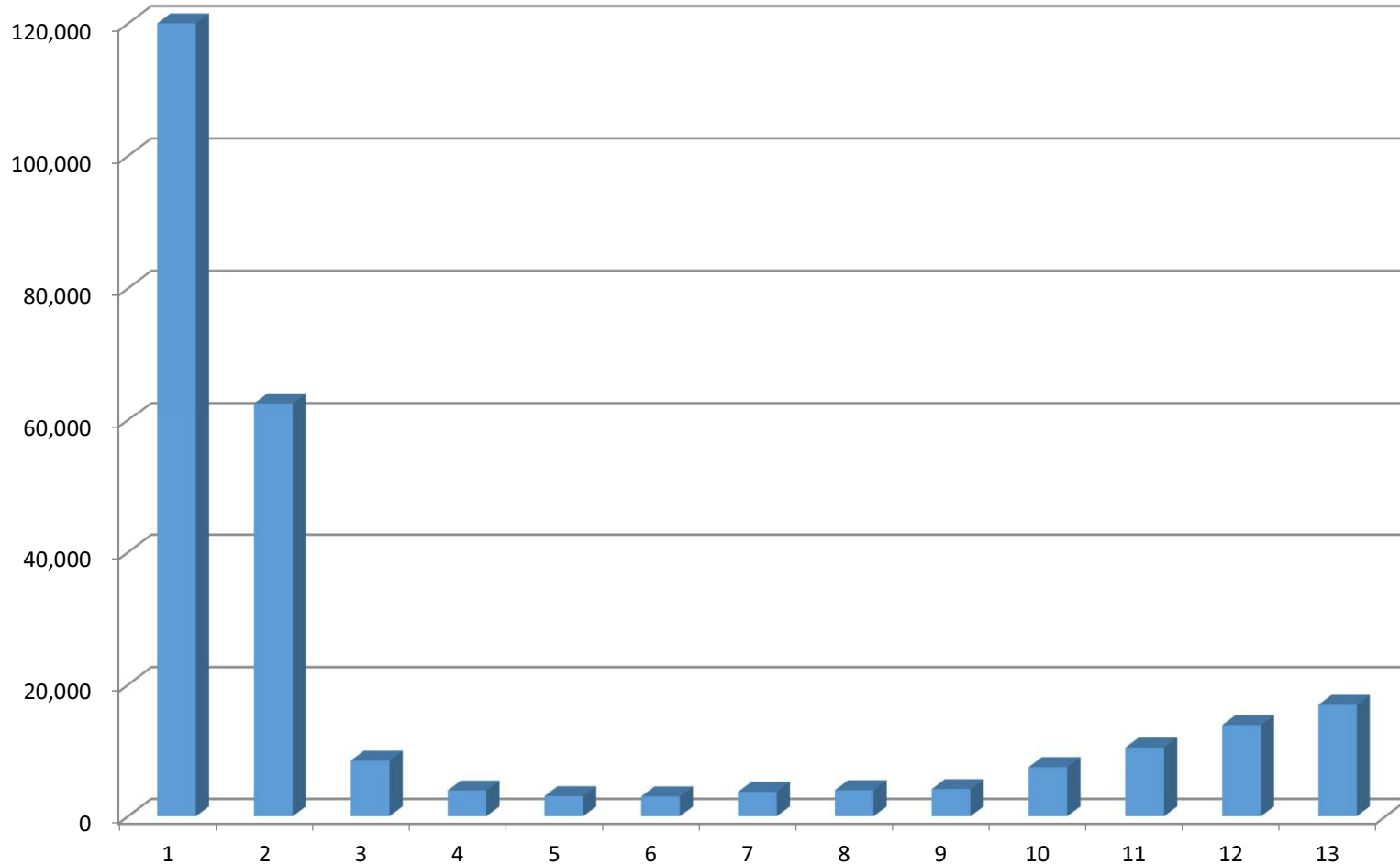
 Today – Projecting a deficit between £8m-£12m

 That's equivalent to £30,000 per day!

 How? Car parks are empty
 Guildhall is closed
 Commercial tenants unable to pay rent
 Economic Downturn

Weekly Car Parking Income – March- June 2020








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Initial predictions of income reductions due to COVID-19 pandemic (£000)

| Description | 20/21 Budget | OPTIMISTIC - Loss of Income | | | | | | PESSIMISTIC - Loss of Income | | | | | |
|-------------------------------|-----------------|-----------------------------|----------------|----------------|----------------|----------------|----------------|------------------------------|----------------|----------------|----------------|----------------|-----------------|
| | | April | Qtr 1 | Qtr 2 | Qtr 3 | Qtr 4 | Full Year | April | Qtr 1 | Qtr 2 | Qtr 3 | Qtr 4 | Full Year |
| High Risk | | | | | | | | | | | | | |
| + Car Parking and Enforcement | (8,122) | (605) | (1,814) | (1,814) | (573) | (477) | (4,678) | (605) | (1,814) | (1,814) | (1,384) | (1,384) | (6,396) |
| + General Fund Property | (3,688) | (132) | (396) | (396) | (231) | (231) | (1,254) | (220) | (661) | (661) | (661) | (661) | (2,643) |
| + Guildhall | (735) | (55) | (164) | (137) | (82) | (82) | (465) | (55) | (164) | (164) | (164) | (164) | (657) |
| + Grounds Maintenance | (106) | (9) | (26) | (14) | (8) | (8) | (57) | (9) | (26) | (26) | (26) | (26) | (106) |
| + Tourist Information Centre | (81) | | | | | | | | | | | | |
| + Marketing | (58) | | | | | | | | | | | | |
| | (12,791) | (800) | (2,401) | (2,361) | (893) | (798) | (6,454) | (888) | (2,665) | (2,665) | (2,236) | (2,236) | (9,802) |
| Medium Risk | | | | | | | | | | | | | |
| GF Garages | (751) | (13) | (38) | (38) | (38) | (38) | (150) | (13) | (38) | (38) | (38) | (38) | (152) |
| + Development Control | (1,394) | | (79) | (118) | (118) | (118) | (432) | (49) | (147) | (147) | (147) | (147) | (589) |
| + South Downs National Park | (450) | (10) | (30) | (30) | (30) | (30) | (120) | (13) | (38) | (38) | (38) | (38) | (150) |
| + Building Control | (547) | (27) | (66) | (34) | (34) | (34) | (169) | (23) | (68) | (68) | (68) | (68) | (273) |
| + Materials Recycling | (592) | (12) | (37) | (37) | (37) | (37) | (148) | (12) | (37) | (37) | (37) | (37) | (148) |
| + Local Land Charges | (381) | (17) | (30) | (19) | (19) | (19) | (87) | (17) | (51) | (51) | (51) | (51) | (204) |
| + Licencing | (153) | (13) | (38) | | | | (38) | (13) | (38) | (38) | (38) | (38) | (153) |
| + Legal Business Unit | (114) | (9) | (28) | | | | (28) | | | (14) | (16) | (16) | (45) |
| + Pest Control | (93) | (8) | (23) | (15) | | | (39) | (5) | (16) | (16) | (16) | (16) | (65) |
| + Taxi and Private Hire | (91) | (8) | (23) | | | | (23) | (3) | (9) | (9) | (9) | (9) | (36) |
| | (4,564) | (117) | (391) | (291) | (276) | (276) | (1,234) | (148) | (443) | (457) | (458) | (458) | (1,817) |
| Low Risk | | | | | | | | | | | | | |
| + New Homes Delivery (HS&E) | (80) | | | | | | | | | | | | |
| + Private Sector Housing | (200) | | | | | | | | | | | | |
| + Cemeteries | (169) | | | | | | | | | | | | |
| + Office Accomodation | (62) | | | | | | | | | | | | |
| | (511) | | | | | | | | | | | | |
| TOTAL | (18,254) | (917) | (2,793) | (2,652) | (1,169) | (1,073) | (7,687) | (1,036) | (3,108) | (3,122) | (2,694) | (2,694) | (11,619) |

What Next?







-  Review and amend forecasts as services return
-  Some Additional Govt Funding - £1.3m so far and ongoing dialogue with ministers
-  Review impact of ongoing economic situation?
-  Review of discretionary spend
-  Review of project timetables
-  Can we use reserves?
-  Budget Update to Cabinet July 2020

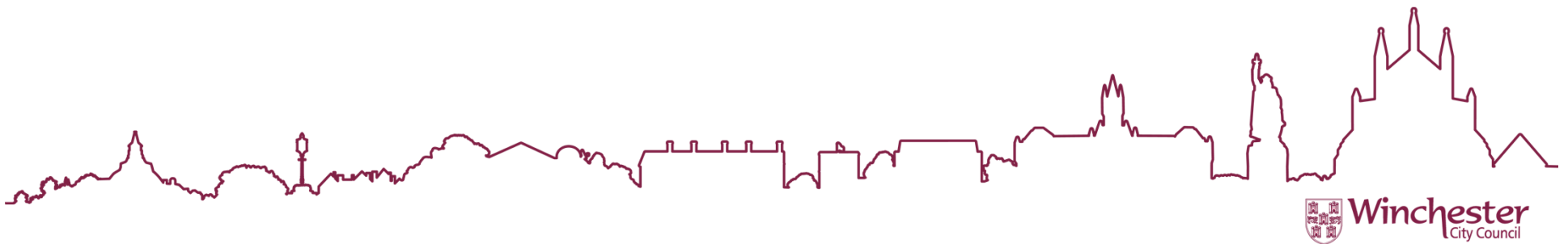
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Bar End Depot Site - Disposal



Bar End Depot

-  Overview
-  Bar End Framework
-  Potential Uses and Marketing
-  Planning Note to Support Marketing
-  Indicative Programme
-  Next Steps and Residents Engagement



Bar End Depot










Overview

1.25 hectare site



Bar End Depot

Bar End Framework Document

-  Previous consultation input to framework
-  Stride Treglown – WCC cabinet approved June 2018
-  Theme 4 – Areas for New Development
-  Separation distances
-  Landscape buffers
-  Development limited to low vehicle traffic movements
-  Improve connectivity
-  Scale and massing – Zones 1,2&3
-  Compatible uses

Bar End Depot


Community aspirations include:

 routes through the site, convenience store

Potential uses include:

-  Residential
-  Key Worker/Student
-  Retirement living
-  Affordable housing
-  Healthcare
-  Convenience Store
-  Hotel

Marketing




 Issue of timing of marketing of the site for development by third party

Bar End Depot

Planning Note to Support Marketing

Purpose is to encourage appropriate and compatible development uses.

Includes:

-  Planning Policy Context and Background
-  Potential Uses
-  Bar End Design Framework Document





Bar End Depot

Indicative Disposal and Construction Programme

-  Formal Marketing of site – Month 1
-  Bid Deadline – Month 3
-  Preferred Bidder Selection – Month 4
-  Heads of Terms (HOTs) Negotiations Commence – Month 5
-  HOT's Agreed for disposal conditional on planning – Month 7
-  Lawyers Instructed – Month 8
-  Planning Application Submitted – Month 12
-  Planning Approval – Month 16
-  Legal Completion of Sale – Month 18
-  Building Specification and Tendering Starts – Month 19
-  Construction starts – Month 24

BAR END DEPOT

Next Steps:

-  Local member & residents engagement in June / July 2020
-  Cabinet to Review Residents Engagement Feedback in September 2020
-  Site Disposal Options Evaluation - Autumn 2020
-  Site Marketing Dependent upon the Property Market

Questions



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| FILE 151111_R_Design Framework | REVISION 1 Adopted by Winchester City Council 6th June 2018 |
| PROJECT Winchester Sport & Leisure Park DF | |
| CLIENT Winchester City Council | |
| STRIDE TREGLOWN JOB No. 151111 | |
| PREPARED BY PS GKS NR | CHECKED BY GKS MH |
| DATE 07.06.2018 | REVISION No. 1 |
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| | |

PROJECT CONTACT

PAUL SEAVER
+44 (0)117 974 3271
PaulSeaver@stridetreglown.com

OFFICES

LONDON
BIRMINGHAM
MANCHESTER
BRISTOL
CARDIFF
SOLENT
BATH
PLYMOUTH
TRURO

SERVICES

ARCHITECTURE
INTERIOR DESIGN
BIM AND DIGITAL DESIGN
SUSTAINABILITY DESIGN
MASTERPLANNING AND URBAN DESIGN
LANDSCAPE ARCHITECTURE
TOWN PLANNING
BUILDING SURVEYING
HISTORIC BUILDING CONSERVATION
PROJECT MANAGEMENT
PRINCIPAL DESIGNER
GRAPHIC DESIGN

SECTOR EXPERTISE

OFFICE AND WORKPLACE
TECHNOLOGY AND INNOVATION
EDUCATION
STUDENT LIVING
HOTELS AND LEISURE
RESIDENTIAL
SENIOR LIVING
DEFENCE
CIVIC, COMMUNITY AND CULTURE
HEALTHCARE
RETAIL
TRANSPORT

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1. Introduction

The City Council is progressing a scheme to build a new high quality Sport & Leisure Centre at Bar End, Winchester, as part of a Sport & Leisure Park utilising existing community sports facilities in this location, including sports pitches and the Sports Stadium. This facility will serve the needs of local residents, sports groups and families in Winchester and the wider District.

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Following the purchase of the Garrison Ground by the City Council, and a technical evaluation, an area at Bar End has been agreed as the preferred location for the new Winchester Sport & Leisure Centre (WSLC).

By working with the University of Winchester, The Pinder Trust and the County Council, the Council is seeking to create a new Winchester Sport & Leisure Park at Bar End.

The Design Framework for Winchester Sport & Leisure Park

In order to deliver an appropriate, viable and inclusive Sport & Leisure Centre within the Winchester Sport & Leisure Park, the City Council has commissioned a design and technical team to analyse the relationship between the proposed uses and neighbouring residential areas and to engage thoroughly on this with residents, users and stakeholders. Understanding this relationship is important in shaping the Sport & Leisure Park and meeting local and wider needs which are acceptable to the community. It will also help to shape an aspirational sporting, leisure and development vision for the wider area including emerging proposals, initiatives and interventions in the years to come in the form of a Design Framework.

The Design Framework provides guidance for future considerations and decisions of the landowners in the area including the City Council, the County Council and the University of Winchester. It is not a formal planning document but does provide guidance and sets out the aspirations for the area derived through a thorough process of engagement and which should be referred to when considering future investment/ improvement plans for the area.

Its immediate use is to inform the design and layout of the new Sport & Leisure Centre, car parking, landscaping and accessibility. It will also help to inform the City Council's investment plans for King George V (KGV) and the remaining Garrison Ground open spaces/ playing pitches and facilities, such as changing pavilions and play areas.

The Aims of the Design Framework

- Encourage active and healthy lifestyles
- Promote inclusive recreation, leisure and sporting activities
- Create an attractive environment for people of all ages and abilities to enjoy

The Design Framework Vision

The overall vision for the whole Design Framework area, including the Sports & Leisure Park at Bar End, is to create an area for sport and recreation, leisure, wellbeing and enjoyment which provides for residents, families, athletes, young and older people and which fits and accords with its surroundings. This vision is the Council's commitment to neighbours and users of the Sport & Leisure Park and reflects the support and input which has been given from these groups over the past few years.

We want to create a high quality, highly valued and accessible facility for the community. We want to establish a range of facilities to cater for all the family, whether utilising 'clip and climb' in the Leisure Centre or walking around the park. We want to bring together complementary uses and facilities such as hydrotherapy, treatment and recovery alongside sporting and competitive activities. This will be set within an overall theme and vision which can be reflected in any potential future development in and around the area.

Below: Design Framework Boundary



Above: King George V playing fields

Engagement Feedback

A great deal of feedback has been received on a wide range of issues from many different people and groups.

These views have been captured and carefully reviewed. The feedback received is from many different perspectives and therefore highlights different concerns. Local residents are understandably concerned about issues that will affect them directly, such as impact on their everyday activities whereas, while sports users are more focused on the types and quality of sporting provision. The Design Framework seeks to balance these interests carefully and feed them into in the design of the new Sport & Leisure Park.

Below: Public engagement events



Feedback received and how its has been addressed

1. Environment and Landscape:

- Preserve natural qualities of the area; retain / create new areas and or facilities to enhance ecological value
- Consider peripheral routes for running, training and walking

Response: The Design Framework addresses this, as shown in Theme 2: A Place to Enjoy, by identifying areas for biodiversity enhancement and for physical activities. A network of paths has been identified around the park.

2. Relationship between the Sport & Leisure Park and adjacent uses:

- What are future plans for the Depot Site? Concerns over its impact both visually and from traffic
- Impact on nearby residential houses from noise, light and visual impact
- How will flooding and drainage be addressed so as not to worsen the situation for local residents?
- Parking is a concern in terms of impact of traffic, accessibility and parking management/overspill into adjacent neighbourhoods

Response - The Council's Depot Site off Bar End Road is being considered for future development and this will be informed and shaped by this Design Framework and by the input received through the three engagement phases undertaken over the past eight months.

A full drainage study and strategy are being prepared which will be submitted as part of the planning application for the new Sport & Leisure Centre. These have been informed by detailed hydrological assessments and soil investigations.

Parking demand for the new Sport & Leisure Centre has been carefully considered which makes use of nearby Park & Ride car parks for special events, thus reducing the amount of parking required on the site. On street parking in adjacent areas is also being considered and following a consultation with residents, a new residents parking scheme will be implemented in Chilcomb Lane. A consultation with Highcliffe residents will also be undertaken over the summer of 2018 to determine whether amendments or additions to the existing residents parking scheme are required.

We have formulated a high quality landscape strategy to provide screening to nearby residential properties and to ensure that the park and its facilities, such as parking, fit with the overall parkland setting. A visual impact assessment has been undertaken based on views from key points around the Park and utilising a 3D model of the Sport & Leisure Centre. Full lighting and acoustic and air quality assessments are being undertaken to inform the design.

3. Sport & Leisure Park:

- It must work for the community
- The Park should be an inclusive place, for the use of everyone
- A Sporting Centre of excellence for elite athletes / swimmers
- It should retain King George V Playing Fields and pavilions

Response - The Highcliffe Community Plan provides a good basis for considering local issues such as: Crime and Community Safety, Travel and Transport, the Local Living Environment and Community Amenities. We have kept these issues and the overall plan in mind when formulating this document.

We are seeking to provide a mix of facilities which will meet all these needs and aspirations. The Park will be accessible to everyone and a new link will be provided connecting King George V playing fields with the Garrison Ground. Some areas of the park, such as parts of the Sport & Leisure Centre and the Sports Stadium, will have controlled access, but other areas such as the café will be available for everyone to use. A full district-wide Playing Pitches assessment which will evaluate the impact of the Centre on playing pitch provision is currently being undertaken. Engaging with users of the playing pitches at Bar End is taking place and will continue to do so to ensure that all needs are met both during and after construction of the new centre. Part of King George V playing field is already in Trust and the remaining part which isn't, is currently in the process of being dedicated, thus protecting its use in perpetuity.

We have a good dialogue with Sports Groups and Sporting National Governing Bodies to inform the design of facilities. The facilities to be provided have been subject to a detailed Needs Assessment utilising Sport England models and guidance.

4. Access and Movement:

- Adequate parking provision within the Park is key
- Consider pedestrian and cycling facilities and good connecting routes into the Park
- The impacts of traffic on local roads and adjacent neighbouring areas.

Response - The Park is being considered in relation to the wider Winchester Transport Study and Strategy. Relocating the Leisure Centre will change people's travel behaviours and it is therefore important that these changes are considered in relation to other potential changes taking place and how they will feed into and complement other measures being considered. Key considerations in this regard are providing good facilities for pedestrians, cyclists and bus users and making sure that parking provision fits with the overall parking strategy for the City.

A full transport impact assessment is being prepared, which will quantify the impacts and appropriate measures required to address them and has fed into the wider Study referred to above. This will include consideration of cyclist and pedestrian facilities and access by bus. It is hoped that a new cycle and pedestrian link can be provided from the National Cycle Route Network Route 23 to the new Centre and a new link to the South Downs Way from the Park is being considered.

The local area is served by Bus Service Number 4 and Park & Ride buses. These services are being considered in relation to how they can additionally serve the new Centre.

Good crossing points will be provided across Bar End Road to improve pedestrian connections. Parking demand for the new Sport & Leisure Centre has been carefully considered. In order to reduce the amount of parking required on the site, the Sport & Leisure Centre will make use of nearby Park & Ride car parks for special events.

The Purpose and Status of the Design Framework

The Design Framework is an informal guide to inform the preparation and determination of future planning applications involving land within the Design Framework area.

It is not the purpose of this Design Framework to prepare or present detailed technical assessments relating to all aspects of the aspirational vision for the Park; technical assessments pertinent to each formal planning application will be required to justify development proposals with regard to the cumulative impacts at the time of their submission.

Planning applications will be determined in accordance with the adopted local planning policy framework at that time, unless material considerations indicate otherwise.

The first such application will be for the new Winchester Sport & Leisure Centre.

Other subsequent applications may follow: potentially on the Council Depot site to the north of the proposed Sport & Leisure Centre; and physical interventions and the creation of new facilities within the wider Park – facilities such as: the refurbishment or redevelopment of the pavilions within King George V Playing fields.

The Design Framework is aspirational and therefore includes facilities and opportunities for sport and recreation which sit outside the remit of the WSLC project or its future planning application boundary.

It is the aspiration of the Council to realise the vision for the Sport & Leisure Park as set out within the Design Framework, however this will be delivered over time and in partnership with others as required.

Design Framework – Key Objectives

The Design Framework has the following strategic objectives:

1. Set out a vision for the site as an inclusive, connected and accessible destination venue for sports, leisure and recreation to help serve the sporting needs of the district and deliver tangible local community benefits.
2. Create a land use framework and set of development principles to guide development and physical interventions in the area aimed at the leisure, health and economic opportunities in the area.
3. Set out to understand the characteristics of the local area and the Design Framework study area and identify ways in which local access and movement strategies can be developed to improve connections to strategic networks, but not at the expense of creating unintended detrimental consequences in relation to residents who live adjacent or close to the site.
4. Ensure that a new Winchester Sports & Leisure Centre strengthens the relationship with the adjacent Winchester Sports Stadium and establish a landscaped setting at this important gateway. into the City.

5. Establish principles which ensure that the redevelopment of the Winchester Sport & Leisure Centre and adjacent Depot Site are designed to be sensitive to the amenity of adjacent residential properties.
6. Support design principles for the area that respond to the representations generated from public consultation and key stakeholders undertaken during previous, and ongoing consultation phases.
7. Encourage a design and landscape quality across the Design Framework area which achieves local distinctiveness appropriate to its edge of the settlement and National Park setting.
8. Identify opportunities to enhance biodiversity and improve green infrastructure links particularly to South Downs National Park.

Key Challenges and Opportunities

The Design Framework seeks to recognise and put into place ideas and actions to address a range of existing challenges and opportunities. These include, but are not limited to:

1. How new and improved cycling and pedestrian connections to the City Centre, existing Park & Ride sites (and, in a wider recreational sense, South Downs Way) can increase the propensity of the users to use modes of sustainable travel.
2. How to ensure new development can be accessed without creating detrimental impacts such as local congestion and visitor parking in adjacent residential streets.
3. How to deliver a coherent, long term vision for the Park which is delivered in phases and which reflects the need for external funding sources and/or collaborative working relationships between the existing public and private landowners and the community.
4. What alternative development is possible on the Depot Site that is consistent with the aims and objectives of the Park, the planning policy framework and views of local residents.
5. How the design, delivery and management of the Park can support both sporting endeavour, passive recreation and healthy activities enjoyed by all.
6. How to create a landscape scheme which links into existing green infrastructure and ecology whilst identifying opportunities to enhance these whilst screening and blending the development into the setting.

2. The Site and Surroundings

The new Sport & Leisure Park will be located across a number of currently separate sites, including the Garrison Ground and King George V Playing Fields, the Council's Depot Site and Winchester Sports Stadium. Its location within Bar End is strategically important for the surrounding communities and for the city as a whole.

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The Winchester Sport & Leisure Park site benefits from being adjacent to the Sports Stadium and grassed playing pitches; it has a close proximity to the centre of Winchester and sustainable transport networks such as existing public transport services, cycle and pedestrian routes, and; easy access to the M3 and outlying villages and settlements across the District.

Winchester's historic City Centre is a 15 minute walk from the site along either urban streets to the north or via the National Strategic Cycle Network Route 23 which passes close to the site (off Barfield Close) to the west.

Bar End marks the south-eastern entrance into the City of Winchester. Bar End Road, which forms the western boundary of the site, provides a direct link from the M3 motorway to the City Centre. The existing Barfield Close and St Catherine's Park & Ride sites are located to the west and south of the site.

To the north of the Design Framework area are the residential areas of Highcliffe and Winnall. Milland Road effectively forms the northern boundary of the western half of the Park site with the existing allotments forming the northern boundary of King George V Playing Fields, the eastern half of the Design Framework area.

Chilcomb Lane and the M3 forms the southern boundary of Design Framework area.

The picturesque 100 mile (160km) South Downs Way passes within 200m of the eastern edge of the Design Framework area. The route starts/finishes at the King Alfred statue in the City Centre and links to the seaside town of Eastbourne.

Current uses

The Park forms an important southern gateway into the City. The Bar End area comprises a mixed use area including residential, light industry and leisure uses. The Winchester recycling centre is located within Bar End, as is the local bus depot.

The existing sports fields at both Garrison Ground and King George V Playing Fields make up the majority of the proposed Park area. A long history of sport and leisure activities have shaped the way in which the area is perceived and used by sports participants and the local community. The area is popular with dog walkers, runners and is home to a community children's play area, young people's play area, Skate Park and a multi-use games area all accessed from the KGV drive.

In addition to these informal activities it is used for formal sport including cricket and football. Football pitches set out on the Garrison Ground will need to be re-provided once the new Sport & Leisure Centre construction commences. A district-wide playing pitch assessment is currently underway, involving discussions with National Governing Bodies and Sports Groups.

The Council Depot Site currently accommodates a two storey commercial office and a range of storage buildings and external compounds. The latter beyond their effective economic life. The site houses a derelict fuel storage facility. Reuse or redevelopment of the site is expected to involve considerable remediation to enable alternative uses to come forward.

Images left to right: Winchester City Centre; Milland Road Properties (community to the north of the site); Bar End Road.



3. Key Sites and Related Opportunities

The Winchester Sport & Leisure Centre

Winchester City Council agreed the facility mix of the WSLC on the 13th November 2017. This decision does not prejudice or pre-determine the outcome of any future planning application. The decision enables the Project Team commissioned by the Council to proceed with a range of technical assessments in support of a planning application and to finalise the Design Framework. Formal determination of a planning application for the new Sport & Leisure Centre, will be made by the Council at the appropriate time and after due consideration of the merits of the proposals.

The King George V (KGV) Playing Fields

It is the Council's intention that the KGV Playing Fields are retained as grassed pitches for the enjoyment of the local community and sporting organisations. Notwithstanding this primary objective, physical interventions involving KGV and which are supported in the Design Framework include, but are not limited to: considering the laying out of new shared surface pathways for cyclist and pedestrians, redevelopment or refurbishment of one or both existing pavilions and distributed activity stations around the periphery of the site. These possible interventions will be considered by the City Council when setting future expenditure plans and in consultation with residents and users of the area.

The KGV Playing Fields are held in Trust, which provide open areas for the benefit of the surrounding community, but the Council will continue to be responsible for the management of these fields.

Garrison Ground

In addition to the future Sport & Leisure Centre the Garrison Ground will continue to provide an area of open space and Sport Pitches.

The Council Depot Site

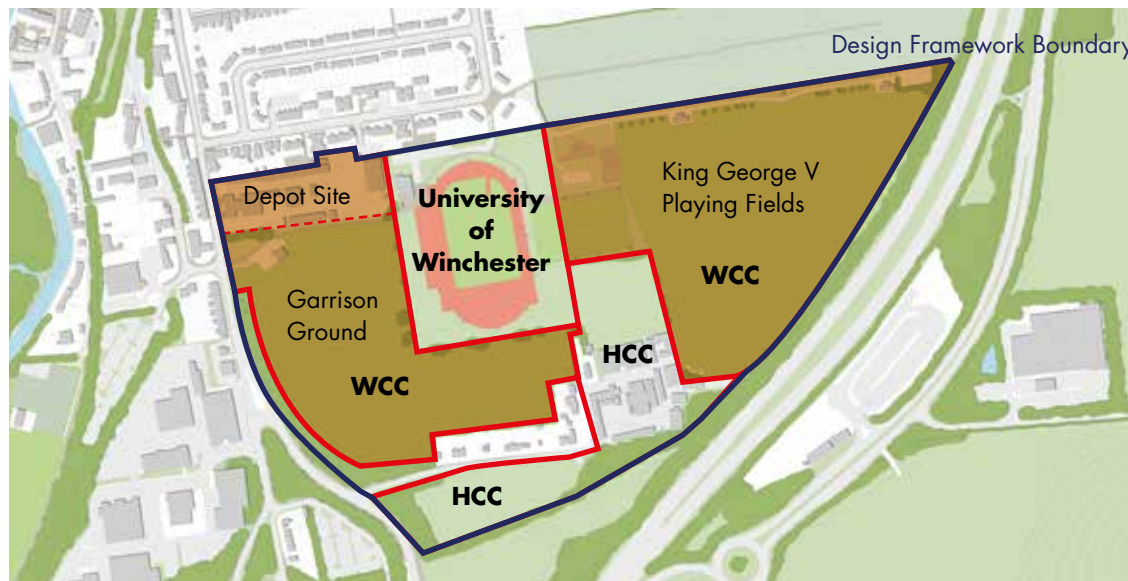
As an existing Council asset, the City Council has stated that the redevelopment of the Depot Site will be considered to be a separate scheme from the proposal to develop the adjacent site for the Winchester Sport & Leisure Park / Centre.

However, the Design Framework is intended to set out a series of fundamental design features for development of the Depot site. It is not the intention of the Design Framework to be so prescriptive to define a series of permitted uses. Any redevelopment proposal will be considered in the context of local planning policy as well as the development guidelines as set out in Theme 4: Areas for New Development, later in this document.





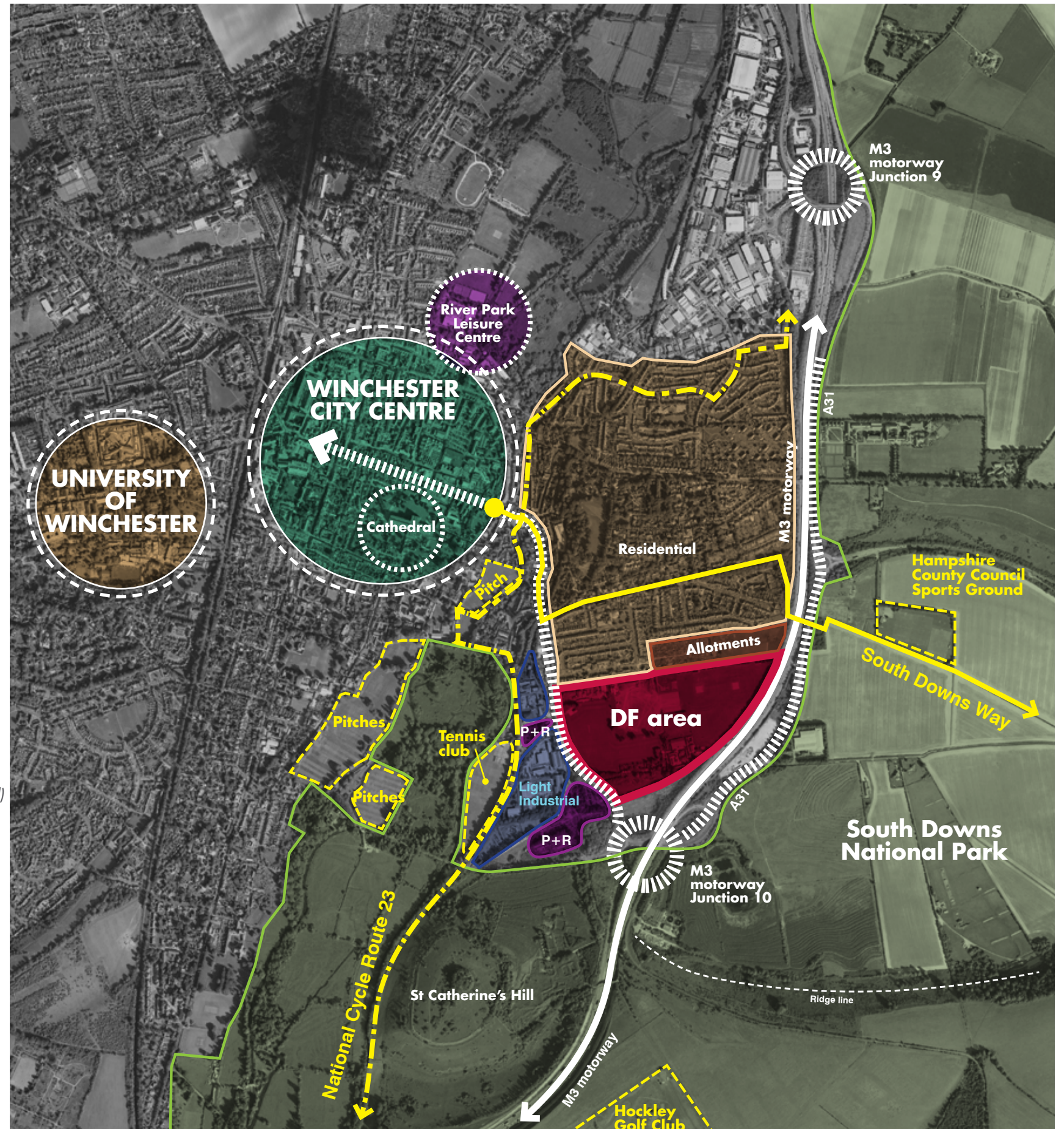
Existing Local Movement Network Surrounding the Park



Existing Land Ownership: (WCC = Winchester City Council shaded in red, HCC = Hampshire County Council)



Existing Environmental Factors



City context

Environmental Influences

The Design Framework area has many positive characteristics and opportunities. There are a number of trees that are protected by a Tree Preservation Order (TPO): these are primarily concentrated along the Bar End Road and along the southern boundary of the Depot site. Natural vegetation offers an important visual screen into the site from the south, west and east.

Due in part to the proximity of the River Itchen (and being located in a high water table area), the site is within Flood Zone 2 as defined by the Environment Agency. Evidence provided by residents of Chilcomb Lane has highlighted incidents of flooding over many decades: flood alleviation and stormwater attenuation channels have been created on Council land in the area to address localised flooding events. Surface (standing) water is a regular occurrence, particularly within the southern end of the Garrison Ground in the winter months.

Ecological surveys have been undertaken over an extended period with known wildlife habitats/species identified, including slow worms. Proposals for the Design Framework will seek to retain these habitats and mitigate any impacts the proposals might have on them as well as identifying ways in which ecology can be enhanced.

Bar End Road is a Roman Road and, while more recently bisected by the construction of the M3 motorway, provides immediate access onto the local highway network, with the Park & Ride sites, and City Centre beyond.

Planning Policy Context

The Winchester Sport & Leisure Park site is located outside, but adjacent to the settlement boundary of Winchester.

The Joint Core Strategy, which sets out the development intentions of the Council for the period to 2031 was adopted in 2013 and is to be taken into account when determining planning applications. Until the South Downs National Park Authority adopt a new plan for their area, the Joint Core Strategy will also cover the National Park area. Views of the Sport & Leisure Park are possible from elevated views from the National Park.

The Joint Core Strategy identifies the amount of development, broad locations for change, growth and protection, including allocating strategic sites. The Sport & Leisure Park at Bar End is allocated as ‘Countryside’: other policies seek to protect existing sports and recreation facilities.

The Council recognise that open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Council’s Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general wellbeing.

Council planning policies, notably CP6 and CP7, seek local sports and recreational improvements where deficiencies have been identified, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development. This will be achieved by new and improved provision, such as that to be accommodated at the Winchester Sport & Leisure Park and as included within the Design Framework.

Integration within the wider community

The character of the wider area has helped shape the fundamental principles of development included within the Design Framework. It will take time, Council resources, external funding opportunities and partnership working between the landowners to deliver a fully integrated Winchester Sport & Leisure Park.

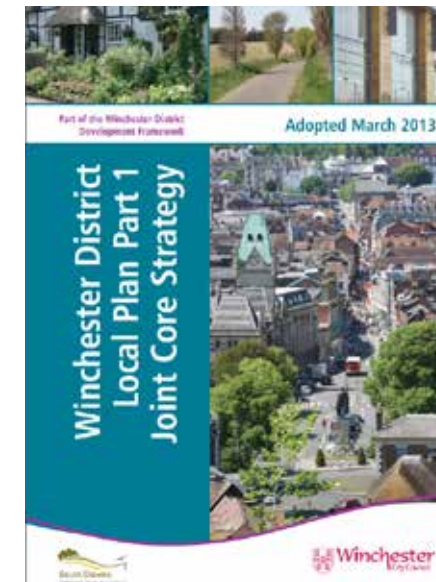
The fact that only part of the long term vision can be delivered in an initial phase does not hinder the ambition set out in this Design Framework which seeks to deliver tangible community benefits that can grow to meet the ever changing needs of the local population and the district.

Highcliffe Community Plan

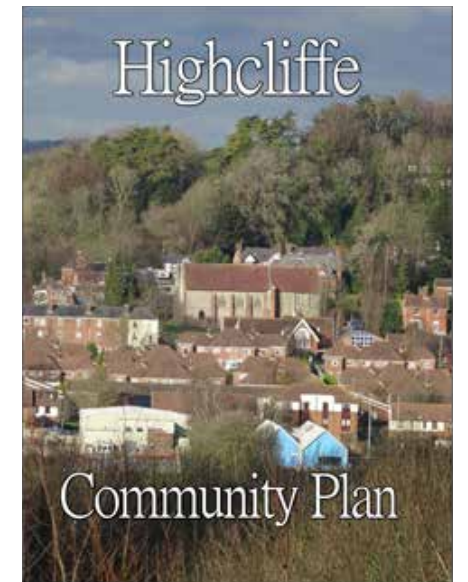
Prepared in 2015, and the result of a series of community engagement events and surveys, the Highcliffe Community Plan presented a detailed profile of the area covering issues such as Community Safety, Travel & Transport, the Local Living Environment and Community Amenities.

A series of objectives and initiatives were identified to address local concerns. These included, but were not limited to, a deficiency in local retail and service provision. At present, the only retail facility is the petrol filling station. The area lacks a Community Hall and local healthcare services.

The Highcliffe Community Plan has been one of the many sources of local empirical evidence that has helped to shape the proposals as set out in the Design Framework.



Joint Core Strategy



Highcliffe Community Plan

4. Public Consultation and Engagement Summary

The Design Framework (DF) for the Bar End area of Winchester sets out a long term vision as to how the Council, working with landowning partners, would like to see the area develop over time. It is designed to be an informal guide to help development proposals and recreation improvements in the area. The Design Framework has been shaped by the responses generated by three phases of engagement carried out between June 2017 and January 2018.

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The Design Framework is the result of a baseline data gathering exercise involving asking local residents how they currently use, and would like to use, the area in future. The Design Framework identifies how proposals will need to reflect, and where appropriate overcome, existing constraints and challenges in the area. The Design Framework provides a context in which to inform the preparation and determination of planning applications, though such decisions will ultimately need to be taken in accordance with the adopted Planning Policies of the Council rather than the Design Framework in isolation.

The key issues raised by the general public and interested parties during the phases of engagement were wide ranging. Over 1,000 completed surveys were received in addition to the numerous and valuable conversations and discussions held during the 14 sessions across 6 venues.

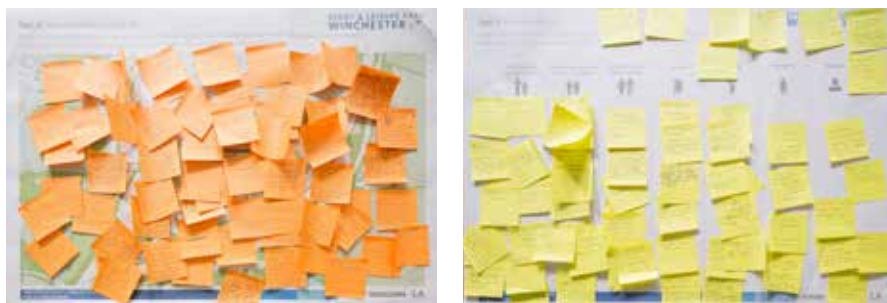
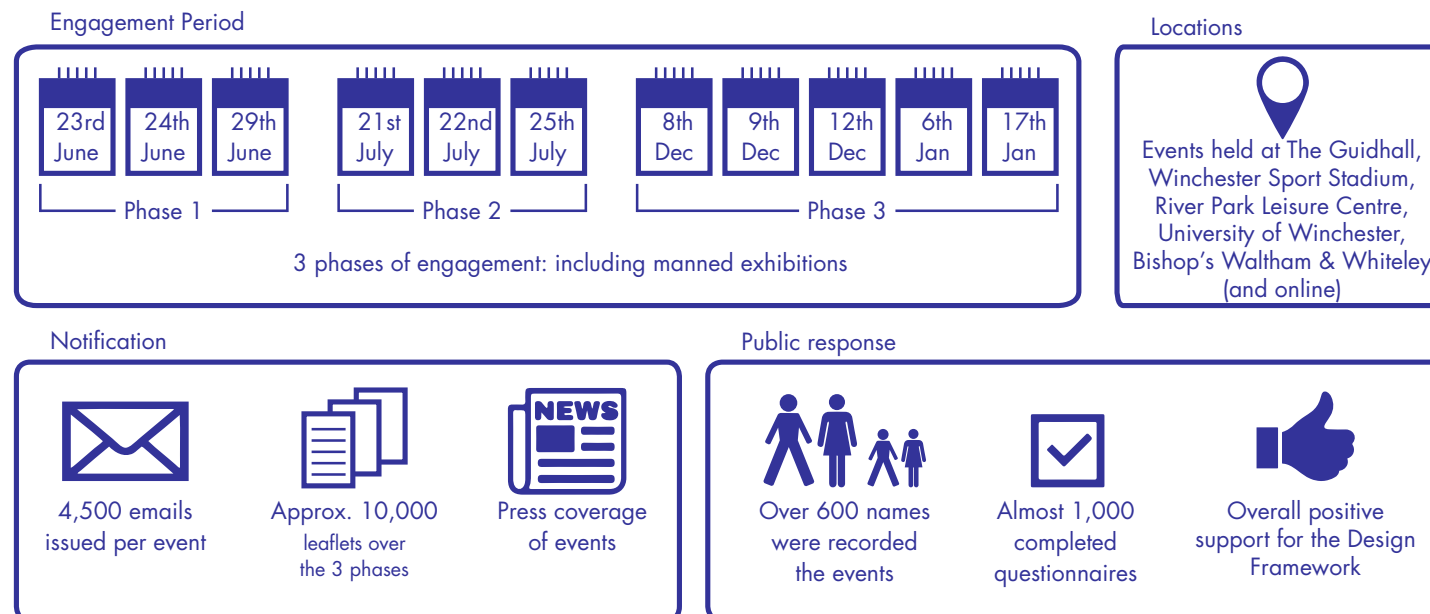
Key issues included, but were not limited to:

- the value placed upon the landscape setting and qualities of the Park
- the importance of retaining grassed pitches for organised play
- creating improvements to the local highway network that encourage walking, cycling and bus patronage as a means of safely getting to and from the Park
- setting out fundamental principles of development which would seek to protect the residential amenities of those living adjacent to the Sport & Leisure Park, and in particular from redevelopment proposals of the Council Depot Site and the lighting impact of enhanced sporting uses

- the importance of assessing the identifying suitable drainage and transport solutions for the area, and;
- the importance of meeting the needs of local people who want to enjoy the Park as well as those driven by the pursuit of sporting excellence – in short, the creation of a fully inclusive recreational environment for all.

The Council has welcomed the public and group participation of those who engaged in the process. Their input has shaped the proposals and provides a greater understanding of the conversations that will be required with landowners in the area to agree, design and deliver phased improvement of the area. The objectives of the Design Framework are designed to leave a positive and lasting legacy for all Park users.

A more detailed summary of these engagement phases is set out in the Appendix: 'Public Consultation and Engagement Findings'.



Selection of completed activity sheets from the first phase of engagement

5. The Design Framework: Key Features

The overall vision for the Sport & Leisure Park at Bar End is to create an area for sport and recreation, leisure, wellbeing and enjoyment which provides for residents, families, athletes, young and older people and which fits and accords with its surroundings. This vision is the Council's commitment to neighbours and users of the Sports & Leisure Park and reflects the support and input which has been given from these groups over the past few years.

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At the heart of the vision is the desire to encourage an active and healthy lifestyle for local residents across the District. A combination of key design features are proposed that seek to create an attractive environment that promote inclusive recreation, leisure and sporting activities and which support new redevelopment opportunities to meet the needs of the wider area.

This Design Framework captures the aspirational strategy for Winchester's new Sport & Leisure Park. It provides a long term vision for the delivery of a range of community and sporting facilities that serves Winchester and its surrounding communities. Some of these aspects will be delivered quickly (in the first phase), others are longer term aspirations. The key features of the Design Framework are as follows:

1. Gateway to the City

There is the opportunity to create a vibrant and striking arrival sequence along Bar End Road with the installation of a series of artistic features, including: sculptures, planting and lighting to celebrate the importance of this route as a gateway to the city centre. This sequence of installations, using local artists as appropriate, could extend into the Park to add visual interest and celebrate local artistic talent. This opportunity needs to be carefully considered in terms of the actual location and type of provision.

2. New Sport & Leisure Centre

The new Sport & Leisure Centre will form the hub of the Sport & Leisure Park, with a mix of sports facilities to serve the local and wider community. The Centre will also form the main entrance to the Winchester Sports Stadium.

3. King George V and Garrison Ground Playing Fields

The Design Framework aims to connect the King George V Playing Fields with the Garrison Ground with a link that hooks into the wider strategic routes in the vicinity of the Park.

4. Strategic Pathways

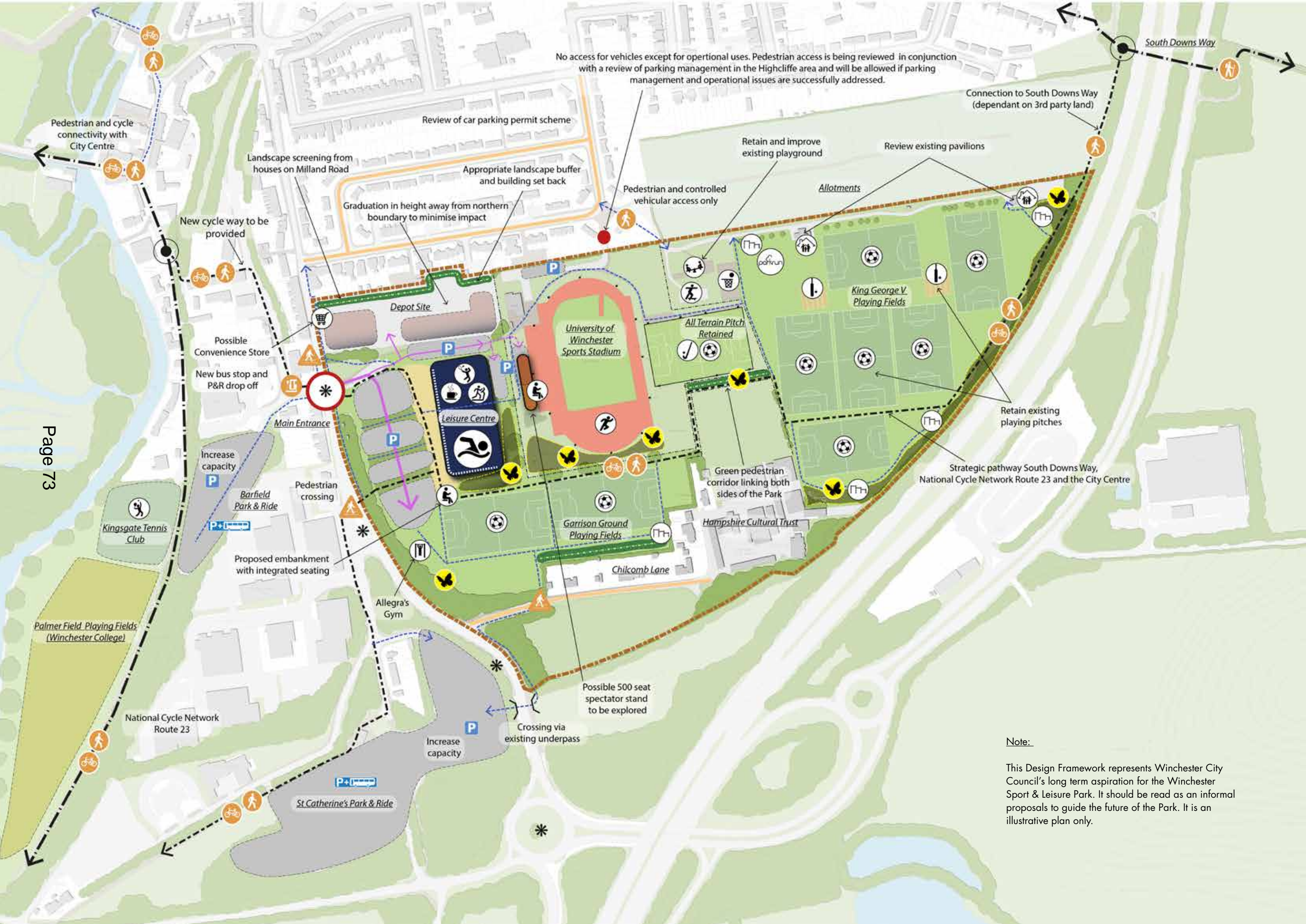
The long term aim is to have a network of new pathways, along with a dedicated route that connects the South Downs Way (north east) with the City Centre and the National Cycle Network Route 23 (west). This strategic link could be designed for both pedestrians and cyclists subject to detailed consideration. Additional paths will be considered and provided if feasible around the Park to promote the Park as a place of leisure.

5. Depot Site

Plans for the Depot Site will likely be developed at a future stage though it is envisaged to be a mixed-use scheme, the parameters of which will include: building heights to be a maximum of 12m along the northern edge of the site and not to exceed the height of the proposed Sport & Leisure Centre along the southern edge. Details of development guidelines for how this site could be developed are provided in Theme 4 later on in this document.

Key

-  DF boundary line
-  Primary vehicular route
-  Secondary vehicular route
-  Overflow vehicular route
-  National Cycle Network Route 23
-  Strategic route (preferred alignment)
-  New / improved pedestrian route
-  Athletics Club perimeter fence
-  Parking restrictions
-  Key facades
-  Park & ride
-  Car parking
-  Pedestrian access
-  Countryside walk access
-  Cycle route
-  Pedestrian crossing
-  Bus stop
-  Entrance roundabout
-  Possible convenience store
-  Controlled vehicular access only (subject to ongoing review)
-  Landscape screening
-  Enhance biodiversity
-  Wildflower meadows
-  Potential locations for activity stations
-  Parkrun possible start and finish
-  Spectator seating
-  Cafe
-  Allegra's outdoor gym
-  Fitness suite
-  Sports hall
-  Swimming pool
-  Basketball court (MUGA)
-  Children's play area
-  Skate park
-  Athletics track and field
-  Cricket pitch
-  Hockey pitch
-  Football pitch
-  Suggested location for gateway installation



No access for vehicles except for operational uses. Pedestrian access is being reviewed in conjunction with a review of parking management in the Highcliffe area and will be allowed if parking management and operational issues are successfully addressed.

Review of car parking permit scheme

Connection to South Downs Way (dependant on 3rd party land)

Landscape screening from houses on Milland Road

Retain and improve existing playground

Review existing pavilions

Appropriate landscape buffer and building set back

Pedestrian and controlled vehicular access only

Allotments

Graduation in height away from northern boundary to minimise impact

New cycle way to be provided

Possible Convenience Store
New bus stop and P&R drop off

Main Entrance

Depot Site

University of Winchester Sports Stadium

All Terrain Pitch Retained

King George V Playing Fields

Retain existing playing pitches

Increase capacity

Barfield Park & Ride

Pedestrian crossing

Green pedestrian corridor linking both sides of the Park

Strategic pathway South Downs Way, National Cycle Network Route 23 and the City Centre

Kingsgate Tennis Club

Proposed embankment with integrated seating

Garrison Ground Playing Fields

Hampshire Cultural Trust

Palmer Field Playing Fields (Winchester College)

Allegra's Gym

Chilcomb Lane

Possible 500 seat spectator stand to be explored

Crossing via existing underpass

National Cycle Network Route 23

Increase capacity

St Catherine's Park & Ride

Note:

This Design Framework represents Winchester City Council's long term aspiration for the Winchester Sport & Leisure Park. It should be read as an informal proposals to guide the future of the Park. It is an illustrative plan only.

Theme 1: Getting to the Park

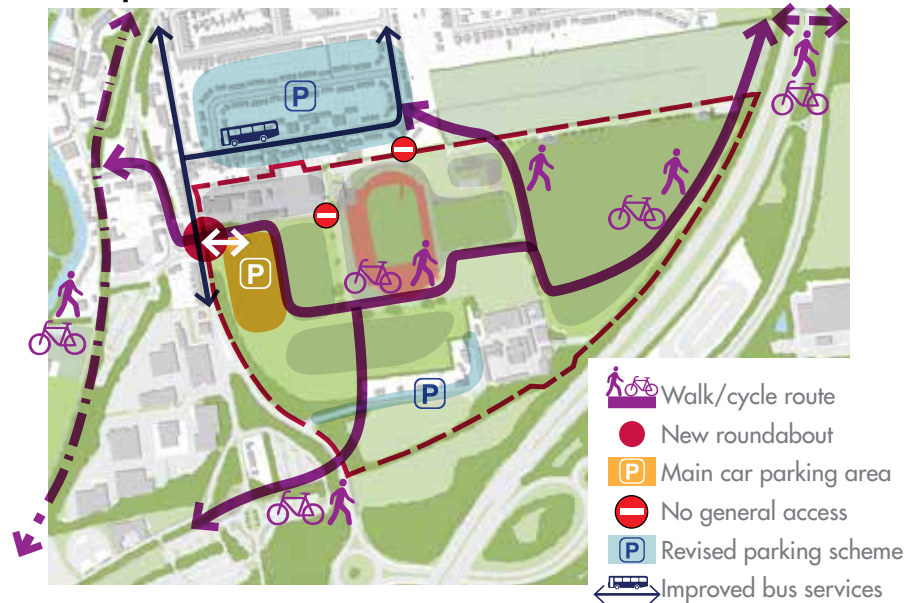
It is clear from the responses received during the various stages of engagement with the local community that effective and easy access is essential for the success of the Park. Pressures on the surrounding residential areas will be eased with active measures to promote better public transport, pedestrian and cycling routes in the area, along with measures to discourage private vehicle movements entering existing residential areas.

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An enhanced roundabout junction off Bar End Road will be designed and delivered to serve the Winchester Sport & Leisure Park. This will be designed to cater for a large number of cyclists and pedestrians, as well as car borne visitors.

The Design Framework proposes a landscaped car park to serve the Sport & Leisure Centre with level access arrangements to enter the building. A spur off an internal vehicular route will serve the needs of the adjacent Depot Site: a component of the Design Framework area.

Concept:



Public Transport

Bar End Road serves as a main arterial route into the City Centre. The Barfield Close and St Catherine's Park & Ride sites, with a combined capacity of 650 car parking spaces, are served by a frequent Park & Ride service during the day.

The City Council will work with bus operators to ensure that new bus stopping points close to the entrance of the Winchester Sport & Leisure Park are available for visitors. Continuing bus services into the evening will be investigated to increase the propensity for bus service patronage.

Existing Park & Ride sites and better lit and direct paths into the Sport & Leisure Park will have an important role to play in the management of visitors to the area, especially during special events within the park - whether that be within the Sports Hall, Swimming Pools, Athletics Track or wider Park.

On occasions where there is a significant demand for parking, additional spaces will be provided at the existing Park & Ride facilities to the west of Bar End Road. Winchester City Council will look to improve and expand these facilities to tie in with the requirements of the Park.

Public transport proposal



Pedestrian and Cycling Access

Strategic Cycling and Pedestrian Routes

The Council will investigate the design and delivery of a pedestrian and cycling connection towards South Downs Way to the north-east of the site. This connection will involve works over third party land. Notwithstanding this, the connection was viewed positively through the series of public engagement process. The Council will engage with local residents and provide regular updates in relation to how this Design Framework feature is being progressed.

Respondents engaged during the public consultation periods supported the objective of delivering enhanced, safer and more direct means of connecting into the National Cycle Network Route

23 to the west of the site. The Design Framework presents this as part of a wider cycle and pedestrian shared surface route across the site, connecting National Cycle Network Route 23 in the west with the South Downs Way in the east.

The Design Framework proposes a route to connect the King George V Playing Fields in the east with the Garrison Ground and Winchester Sport & Leisure Centre in the west.

The initial proposal as agreed with Hampshire County Council is that the route will follow the internal field boundary of the Fallow Field to provide access between the two parts of the Park.

Pedestrian access into the Sport & Leisure Park could also be enhanced with the creation of two additional entrances, one at the southern edge of the site alongside the Chilcomb Lane houses, and a second into the proposed landscaped car park, subject to consultation and feasibility.

Secondary Cycling and Pedestrian Routes

The hierarchy of paths spreading out across the site will help to encourage greater use of the Park for leisure activities, as opposed to purely sporting activities. These paths are intended to provide people of all ages the means to enjoy the whole Park for walking. These paths will be complemented by sympathetically designed benches and outdoor activity stations subject to design considerations.



Vehicular Access

Access to Winchester Sports Stadium is currently from Milland Road and the new Sport & Leisure Centre proposal offers the opportunity to review this arrangement.

With a pedestrian gate from Milland Road into the Sports Stadium, there remains a propensity for visitors to park in residential streets to access the Sports Stadium facilities.

A revised resident on street parking scheme will be considered by the Council in the Highcliffe area and along Chilcomb Lane in conjunction with the residents.

A component part of the Design Framework is therefore to restrict all vehicular access, except for emergency and maintenance vehicles and some staff use, and all pedestrian movements into and out of the Sport & Leisure Centre using Milland Road. However, options consistent with operational requirements will be explored to facilitate local pedestrian access from Milland Road.

The existing access to the KGV Playing Fields will be maintained, however with a secure Sports & Leisure Centre (and Sports Stadium) site, there will be no direct connection between KGV and the Sports & Leisure Centre. An indirect route will exist, however this will be around the Garrison Ground playing fields to the south.



Theme 2: A Place to Enjoy

The Park is envisaged to be a place that encourages people to enjoy being outside, without necessarily partaking in sporting activities. The Park will be a community area with different features for all ages to enjoy throughout the seasons.

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Identity

The Park has the capacity to act as a canvas for sculptural art works dotted throughout the area to help create a distinctive identity for the Park. There are many successful examples of this in other more natural settings around the country.

The opportunity exists to allow local artists and the arts courses at local colleges and the University to use the Park to showcase exemplary work in an engaging manner. Such artwork could be suspended from the tree canopies or weave its way around through the landscape. This approach could strengthen the collaboration between the Council, the local community and other arts-based organisations in the area, while drawing more people into the Park.

The Sport & Leisure Park has the potential, subject to detailed consideration and consultation, to:

- Add value and interest to the overall scheme.
- Celebrate the culture of Winchester, along with that of the local neighbourhoods of Winnall and Highcliffe.
- Connect to people locally to ensure there is a resonance and relevance for them within the work.
- Bring a range of high quality artists to Winchester and, where possible, offer opportunities to up-and-coming talent and suitably qualified local artists.
- Develop strong partnerships locally, building on local expertise and interests.

Concept:



Selection of precedent images



Environment and Landscaping

This Design Framework promotes an environment that is friendly and engaging to the whole community, including those who have no sporting interests.

All physical interventions that are delivered within the Park must contribute towards improving the character of the Park and in support of sport, recreation and leisure uses which promote inclusiveness. Encouragement will be given to facilities and features which are delivered to support fun and play. The Design Framework supports the following non-exhaustive list of features, although ongoing engagement with the Community has the potential to identify additional or alternatives.

- activity stations around the site that encourages and facilitates physical activity and enjoyment
- informal play facilities that are integrated into the landscape
- paths that meander through areas of wildflowers around the edge of the Park

- installation of distinctive artworks
- planting of trees, shrubs and flowers that add colour and interest throughout the seasons

The Design Framework proposes three key areas of strategic landscaping;

- the creation of screening to the northern edge of the Depot Site;
- the strengthening of the tree line adjacent to Chilcomb Lane to provide screening from the new Sport & Leisure Centre; and
- opportunities for biodiversity gains by the creation of enhanced grassland margins and wildflower meadows around the periphery of the site, notably to along the southern and eastern edge of the Design Framework area.

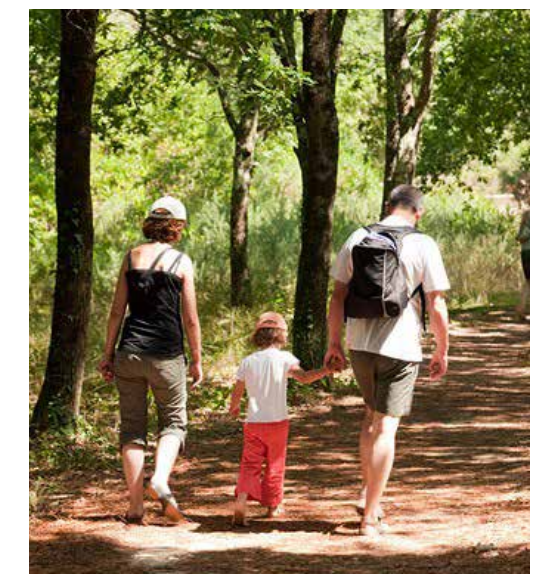
External Lighting

A detailed lighting strategy for all paths and car parking areas will be required at the time of the planning application submission for the Sport & Leisure Centre. The principles outlined in that strategy, based upon an appropriate, 'fit for purpose' (rather than unified single strategy of floodlighting) will be implemented and which reflects the sensitive ecological characteristics of the area.

Where appropriate, the lighting strategy may be carried through to subsequent pathways across the wider Design Framework area, though at the present time the details have not been agreed.

A lighting review will be undertaken in advance of the introduction of subsequent interventions across the Design Framework area to understand the impact low level lighting could have on the enjoyment of the Park, as well on the surrounding properties and from views from elevated ground within South Downs National Park.

The long term aspiration is to develop a second All Terrain Pitch within the Sport & Leisure Park subject to agreement with residents. In that event that funding is made available, and partners can agree a viable pitch scheme. A detailed technical Lighting Assessment will be required to help inform proposals and the necessary mitigation measures, including design of cowls and hours of operation, to avoid excessive light pollution to existing residential properties.



Selection of precedent images

Landscape and Ecological Management Approach

The long term management of areas of new landscaping within the extent of a red line planning application boundary will be set out and implemented in accordance with the details of a Landscape and Ecological Management Plan (LEMP). The Council will require subsequent

landscape and ecological enhancement proposals across the Design Framework area to follow appropriate LEMP requirements, reflective of the nature of the specific landscape and ecological enhancement measures.



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Indicative proposal for the eastern edge of KGV

Street Furniture

A palette of materials will be developed to complement and enhance the different character areas and uses of the development.

The materials proposed should be robust and reflect the character and use of established materials within the local area. The subtle differences of use and character will also be emphasised through specific planting and street furniture.

To ensure consistency and a common language across the whole of the Park, a limited and coherent pallet of furniture should be used which in turn expresses the identity of the development.

Furniture should:

- Be high quality, durable and robust;
- Be fixed using anti-vandal fixings which are hidden or recessed;
- Be located safely with consideration to movement through spaces, so as not to impede access and mobility through the space;
- Seating should be orientated to be facing into the adjacent open space;
- Litter bins should be located at entrances/exits to the park and at intersections between paths within the Park;
- Dog waste bins should only be located on pedestrian entrances/exits to the Park;
- Signage should be kept to a minimum being fixed where possible to existing poles/posts;
- Bollards, where needed, should be of solid and robust design with consistency of materials used across the Park.

Play Areas

Play areas will be welcoming to all ages and easily accessible from footpaths, as well as being overlooked to encourage passive/natural surveillance.

Play areas should be designed to be bespoke and site specific to their location. They should have an emphasis on natural play and use of non-prescriptive equipment. They should be unique, imaginative and inspiring spaces which fit with their surroundings but have the potential to accommodate more structured play equipment where appropriate.

Play space design should derive from UK design guidance, such as Play England, Fields in Trust, PLAYLINK and the Forestry Commission.

Selection of precedent images



Theme 3: A Place to be Active

Sporting facilities are already well established. The Design Framework aims to reinforce these with additional measures to establish the Park as a place to be active, either through individual or more formally organised activities.

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Concept:



Outdoor Sports and Leisure

There will be a mixture of natural turf playing pitches available for a variety of sports, including football and cricket. Local sporting clubs would like a second All Terrain Pitch. This is a long term aspiration, subject to agreeing a suitable site and consultation.

The intent is to retain and, as part of a longer term improvement programme, improve the existing playground next to the entrance off Milland Road to continue to serve the local community. Age appropriate equipment to serve groups currently not accommodated within this area are supported.

Complementary recreational and leisure facilities such as an outdoor gym and activity stations could be positioned around a network of new and/or existing pathways (such as the service route along the northern boundary of KGV Playing Fields) to promote alternative outdoor exercise and passive activities (such as dog walking).

A network of paths and routes which involve different types of surface treatments reflective of their primary (strategic), secondary or tertiary purposes, would allow opportunities for a Parkrun course to be held within the Sport & Leisure Park utilising both the King George V Playing Fields and the Garrison Ground.

A combination of permeable, impermeable, natural, semi-natural (grasscrete) or man-made surfaces would offer variety, form and function to the area to enhance permeability across the site in all weathers. It is important that the essential landscape and natural feel of the area is not lost, particularly to the peripheral areas in the south and east of the retained grassed areas.

Allegra's Outdoor Gym

Through the engagement sessions, a local charity, Allegra's Ambition approached the City Council to explore ways in which an outdoor gym could be provided via a charitable donation. The Design Framework makes provision for an outdoor gym in the memory of Allegra Whittome, a local talented athlete who passed away in February 2015. The City Council thanks the charity for its kind offer and will work with them to ensure that the design and delivery of the gym will be a lasting positive legacy for the enjoyment of users for years to come.



Selection of precedent images

Provision of Playing Pitches

The Design Framework has avoided a comprehensive redesign of the existing playing pitch layout across both the Garrison Ground and KGV. The layout, informed by the Councils review of Playing Pitches across the District and engagement with local sporting teams will be undertaken as soon as possible to establish the nature and frequency of flexibility of their sporting requirements.

The long term aim is to enhance both KGV and the remaining pitch area of the Garrison Ground so they have a shared character and sense of place. The footpath link between the two areas offers an opportunity to provide more than a physical connection.

The district wide sports playing pitch assessment will help guide the provision of playing pitches to meet demand for the next 20 years. A review of grassed pitches may establish the need for a mix of pitch sizes that differs from the current provision.

The role of the existing pavilions along the northern edge of KGV will be reviewed. New community uses could be housed in these buildings that better serve the local neighbourhood, in addition to providing changing facilities and accommodation for officials associated with the pitches.

Below: The pavillions on KGV; and Winchester Sports Stadium

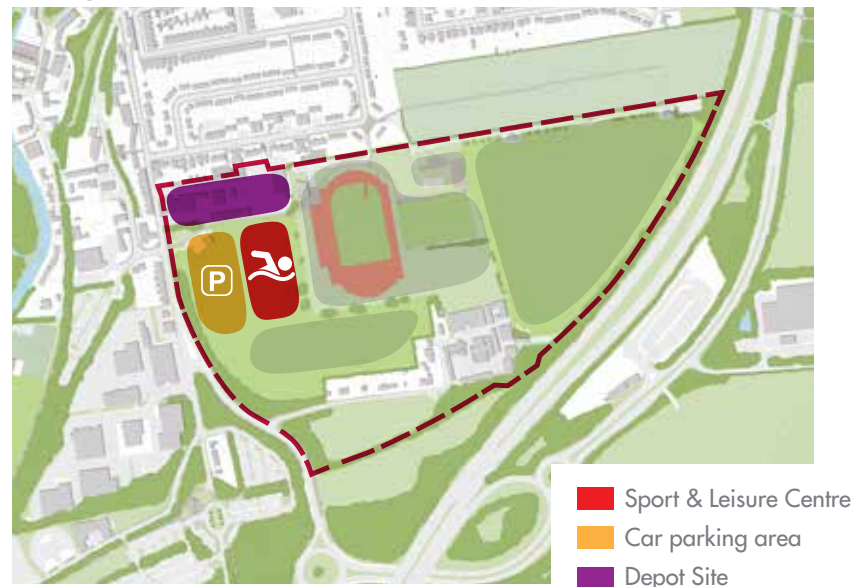


Theme 4: Areas for New Development

It is envisaged that many of the Depot Site buildings will be demolished and that new buildings will be limited to the north western part of the Design Framework area. This will include the new Winchester Sport & Leisure Centre, which will form the heart of the Sport & Leisure Park, and the redevelopment of the Depot Site.

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Concept:



New Development / Depot Site Redevelopment

The Depot Site development will be guided by the principles set out in this design framework. These principles include, but are not limited to:

- Appropriate separation distances with residential properties located along Milland Road sufficient to maintain appropriate daylight and sunlight levels in accordance with the Building Research Establishment guidelines;
- Encourage a use that takes account of the sites proximity to the Park
- Create a buffer of the natural vegetation along the northern boundary of the Depot Site (zone 1);
- Limiting development to low vehicular traffic generation uses;
- Securing a vehicular access from within the proposed Winchester Sport & Leisure Centre use, thereby enabling the closure of the existing two access junctions into the Depot Site directly off Bar End Road;
- Providing a better footway link across the western boundary of the depot site to improve connectivity to the City Centre to the north;
- The scale and massing of buildings will be limited to a maximum height of 12m (equivalent to a 3/4 storey house) towards the north of the site (zone 2) and no more than the height of the proposed Sport & Leisure Centre to the south of the site facing the Sport & Leisure Centre (zone 3), and only if it can be demonstrated that daylight / sunlight and the reasonable protection of existing residential amenities will be secured;
- Uses that would give rise to unacceptable levels of pollution via means of commercial extract ventilation systems or noise will be discouraged.

Depot Site development guide plan

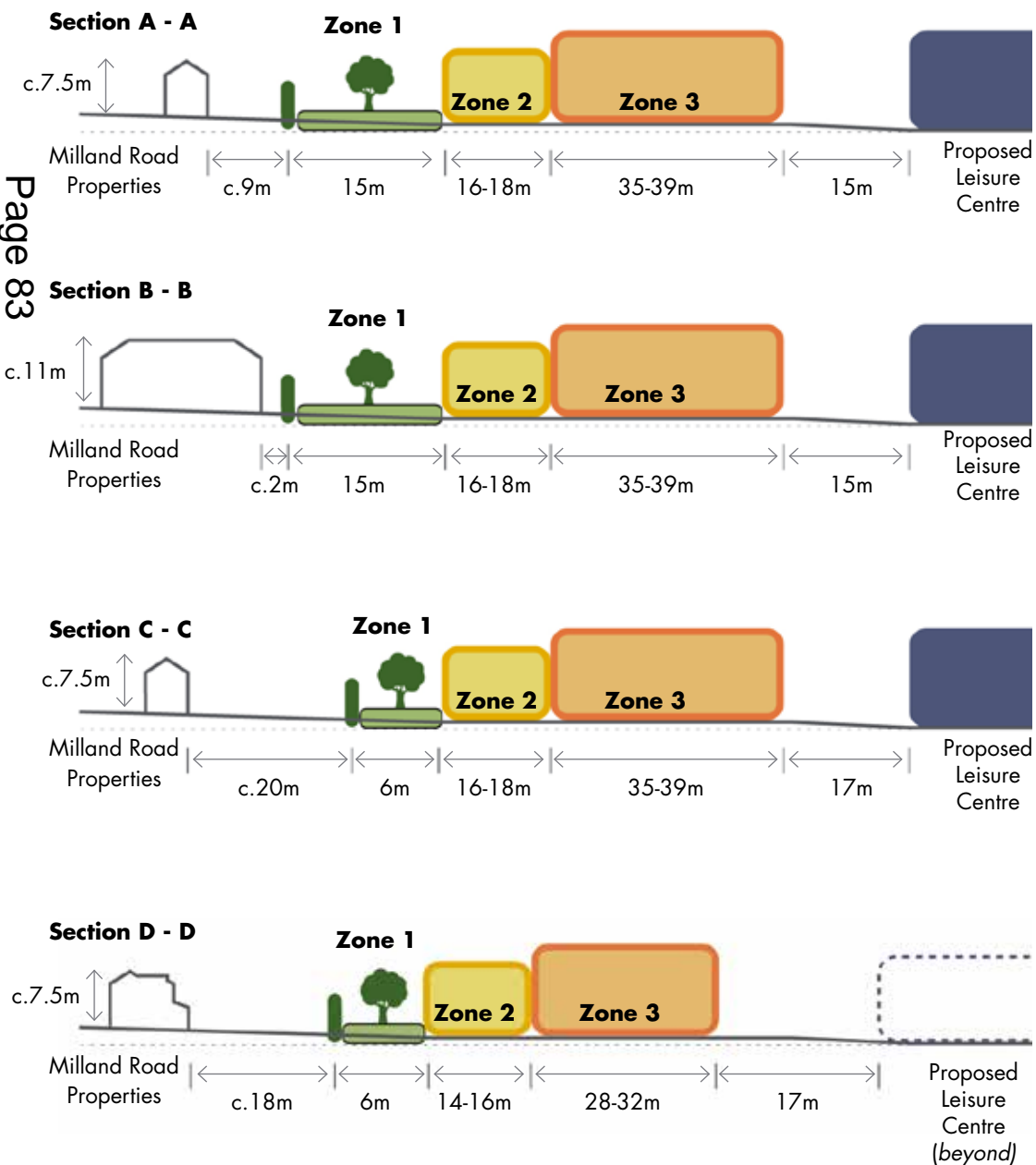


Leisure Centre

Key

-  Mitigation planting
-  **Zone 1** - Save for soft and hard landscaping, car parking and small scale storage structures. This is a 'no build zone', thereby creating an appropriate distance between existing Milland Road Properties and new buildings.
-  **Zone 2** - Building heights up to 12m
-  **Zone 3** - Building heights not to exceed the height of the leisure centre
-  Proposed Sport & Leisure Centre

Depot site development heights guide



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The Design Framework proposes the new Winchester Sport & Leisure Centre building is in close proximity to the existing Winchester Sports Stadium and Athletics Track. The intention is that a single, joint management company will run the two facilities. Bringing both elements together therefore enables a stronger physical connection to be secured.

The Design Framework, in Section 5 on page 13, makes reference to a long term opportunity to erect a 500 seat raked spectator stand overlooking the finishing straight of the athletics track. This reflects the potential of the stadium to host regional events. Depending on the nature of the design of the stand, and availability of funding, the creation of a covered space for race officials, training and/or external temporary storage could be possible, subject to planning and consultation.

The location of the new Centre on elevated ground offers the opportunity to utilise glazing at ground and first floor levels to create internal spaces which look out over landscaped and grassed pitched areas: a centre within a landscaped setting being a design driver of the scheme highlighted during the public engagement sessions.

One of the core landscape objectives of the Design Framework is applied to the new Centre car park. The use of natural sustainable urban drainage systems will support the managed attenuation and discharge of surface water and offer wildlife benefits. Native species tree planting and sympathetic surface treatments are encouraged to soften the visual appearance of the c330 space car park and the view of the development when travelling along Bar End Road.

While alternative options which positioned the Centre adjacent to Bar End Road were considered as part of early concept schemes, these were discounted given the importance of the physical connection and inter-divisibility of the Centre and the Sports Stadium.

Event Management Plan

The operator of the Centre will be required to prepare and submit an Event Management Plan prior to the operation of the new Centre. This Plan will demonstrate measures to manage flows of people to and from the site using a range of options, including excess parking capacity at Park & Ride and other sites as appropriate to avoid local congestion and illegal parking.



Proposal for the new Sport & Leisure Centre (LA Architects)

Theme 5: Delivering the Vision

Winchester City Council does not currently own all of the land needed to deliver all of the aspirations of this Design Framework. However, it has already begun to work with landholding partners to identify a series of strategies to assist their delivery.

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*First phase of the Park's delivery
(area edged in red)*

Delivery of the Design Framework

Given the importance of external or additional funding to bring forward subsequent phases of the Design Framework vision it is acknowledged that delivery of all aspects is a long term plan.

Short Term

The first phase of the Sport & Leisure Park will be the new Sport & Leisure Centre. Design concepts have been progressing alongside, and in general conformity with the Design Framework, to ensure a coherent, integrated and meaningful design and delivery.

The extent and indicative layout of the initial phase is located and shown within the red line boundary on the diagram on the left. Primarily this involves the Sport & Leisure Centre, but this also includes car parking, and reconfiguration of movement into and through the site.

Off-site interventions required to be delivered in association with the Sport & Leisure Park include cycling and pedestrian connections to the west, footpath connections to ease movements between the Park and St Catherine's Park & Ride site and public transport service arrangements.

Long Term

The phasing of the remainder of the component elements of the Design Framework will be implemented over a long-term period, they may be adapted or even added to. There is no fixed time period for the commencement or completion of any of the suggested strategies or facilities, as development should take place in line with local needs and is dependant on funding and land availability.

One of the more significant objectives of the Design Framework is the desire to create a direct pedestrian connection between the eastern and western areas of the Sport & Leisure Park. This will require Hampshire County Council to grant 'permissive use' to enable this connection.

The Design Framework identifies a long-term vision for the entire site. However, it should be noted that, should ongoing public engagement identify additional or replacement facilities or features, discussion with the Council has the potential to include these within any subsequent review of the Design Framework. A review exercise in 5 years time (2023) is recommended in order to reflect the impact of the Sport & Leisure Centre and potentially other committed or completed developments within or close to the Design Framework study area and beyond.

6. Conclusion

This Design Framework will help to place the first project, the Winchester Sport & Leisure Centre, at the heart of Winchester Sport & Leisure Park. The Park will be created over many years.

The Sport & Leisure Centre is to be built on land principally owned and controlled by the Council. The Centre will incorporate the athletics track and existing All Terrain Pitch to create one sporting facility. The design, funding and delivery of longer-term interventions across the wider Sport & Leisure Park will involve land owned and controlled by WCC, Hampshire County Council and the University of Winchester.

In commissioning an Design Framework, the Council has engaged with local residents, sports groups and clubs, and land owners (the University being a

funding partner for the Sport & Leisure Centre). The engagement process has helped us to understand the land use issues relevant to local people and has contributed towards a set of key design features which the City Council can now seek to deliver in partnership with others.

The Council owned Depot Site adjacent and to the north of the proposed Park is within the boundary of the Design Framework. This site may not be available for redevelopment or re-use until after the target opening date of the Sport & Leisure Centre. As landowner, the Council must safeguard its long-

term position over the future of the Depot Site and the Design Framework adopts a flexible approach to future uses to meet this objective.

Notwithstanding this, the redevelopment of the site will involve low vehicular traffic generation activities and will be informed by building height restrictions set out within this Design Framework. The relationship between redevelopment proposals on the Depot Site and the residential properties on Milland Road will have regard to both appropriate planning principles and mitigation measures raised by local residents during the engagement process.

Existing lease agreements, outside the control of the City Council, may result in development proposals and other interventions being delivered over a longer time frame than many may wish to see. However, with the principles and ambition established at this stage, the Council has an end state vision for the Sport & Leisure Park and the desire to see positive change being delivered that will leave a lasting legacy for the City and the wider area.

Summary

The Design Framework sets out suggested parameters and design principles which combine together alongside the new Sport & Leisure Centre to form Winchester Sport & Leisure Park.

In essence, the long-term vision for the Design Framework aims to create an integrated, attractive and vibrant destination which promotes healthy lifestyles, sporting and leisure activities.

Its variety of sporting activities, opportunities to walk in open spaces, promotion of biodiversity and connections to both the city centre and the countryside mean that the Sport & Leisure Park has the potential to become a not only a gateway to the City but also a jewel for the region.



Appendix: Public Consultation and Engagement

The views of the local community and key stakeholders have guided the evolution of the vision of this Design Framework. Three significant phases of public engagement raised a wide range of issues, providing the City Council with details of what the community would like to see happen both within and surrounding the Park. The responses generated by each of the three series of engagement periods has helped shape the strategies and ideas contained within this Design Framework.

Following appointment of the Design Team in May 2017, a Consultation and Engagement Strategy was prepared and presented to the Leisure Cabinet in May 2017. Engagement has taken place over the past 6 months with one work stream focussing on: user group engagement (initiated and led by LA Architects and which focusses upon the demand and requirements for sporting facilities linked to the Sport & Leisure Centre) and the second work stream focussing; on public engagement (managed by Stride Treglown which covers the Design Framework for the wider Winchester Sport & Leisure Park within which the Sport & Leisure Centre will sit).

The first phase of public engagement was focussed on listening to local residents in order to better understand the issues facing them on a day to day basis and to test the degree to which the Sport & Leisure site and area analysis as presented by the Design Team was accurate. Phase 1 was therefore aimed at ensuring that the Design Framework was informed by a robust evidence base.

Phase 1 Engagement (June 2017) Key Conclusions:

90% of over 530 respondents either strongly agreed (74%) or agreed (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 1% 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.

While the private car is anticipated to be used by 80% of respondents, more sustainable methods of travel are anticipated by many (Cycling 33%, Walking 30%, Bus 17%).

65% of respondents anticipate using the facility on at least a weekly basis. This compares with 32% in relation to the River Park Centre.

Qualitative issues raised in Phase 1 included, but were not limited to, the following key issues:

Sporting / Leisure Issues:

1. There was an overwhelming support for an improved sporting and leisure offer at the site
2. There was a degree of support for a second ATP, Indoor Athletics Training facility, Basketball Court and Ice Rink to be included 'in the mix'.

3. Support for the retention of both Garrison Ground and King George V Playing fields.
4. The importance of ensuring fully inclusive facilities, accessible by all was presented as an important driving objection – concerns that the Park would become an elitist sporting venue being expressed by some.

Access and Movement:

1. While there were numerous references to Bar End being an ideal / appropriate location for the Sport & Leisure Park, some preferred to see the redevelopment of the River Park Leisure Centre.
2. The importance of sustainable modes of travel (Bus, Cycle and Pedestrian) of getting to and from the site to the City Centre and beyond was referenced by many.
3. A minority of respondents considered the location was more suited to a District Wide Facility than for "Winchester" residents.
4. The updating of the residents permits scheme in the Highcliffe area was referenced by local residents.

Environmental issues:

1. Empirical evidence referred to at the drop-in sessions was reflected in the survey responses.
2. Flooding, Transport and Lighting impacts were raised as concerns by some local residents.
3. There were limited references to the perceived ecological importance of peripheral area.

Phase 2 engagement (July – August 2017) Key Conclusions:

Phase 2 of the engagement presented feedback in relation to the results of Phase 1 and also the emerging Design Framework. The intention in Phase 2 was to engage with a larger, widely distributed population: essentially targeting those with a long term interest in using the facilities to be provided at the Sport & Leisure Park.

A more comprehensive notification strategy was adopted to generate interest for the Phase 2 sessions. Around 4,500 leaflets were distributed, over 4,000 emails were issued (many through the Membership of the River Park Leisure Centre) and press coverage utilised.

A total of 253 people recorded their attendance across the three manned exhibition events at the Guildhall and Winchester Sports Stadium between Friday 21st July and Tuesday 25th July. This was a slight increase on Phase 1 (240). Project team representatives were present at each session to discuss issues as required. A notable number of young people were in attendance at the Saturday 22nd July event held at the Sports Stadium. A static (unmanned) exhibition was in-situ at the River Park Leisure Centre over a 4 week period: this tended to generate responses from an older population profile.

Phase 2 generated 389 completed questionnaires: a reduction on Phase 1, but possibly due to the absence of early concept images relating to the Sport & Leisure Centre building.

Engagement sessions at Winchester Stadium



Detailed feedback from the Phase 1 engagement was presented on the exhibition boards and hard copies given to event attendees to read at their leisure. 82% of respondents felt that the feedback summary helpful. Phase 2 generated similar local development impact concerns resulting from the development as was cited in Phase 1.

The questionnaire sought feedback as the degree to which respondents use other sporting facilities. Just under half of the respondents (of which there were 357) visit other sport and leisure centres. Their reasons for using other centres included the range of facilities (64%), the quality of facilities (41%) and ease of access (34%). The three principle activities which respondents undertake at these destinations are swimming (58%), Gym (26%) and sports hall uses (24%).

Without exception, there was an overwhelming positive reaction from respondents to each of the 22 proposed Design Framework suggestions or strategies.

The three Design Framework components which generated the highest approval rating (by adding the "Strongly Agree" and "Agree" percentages) were:

1. Investigating pedestrian and cycle connections to the existing St Catherine's Park & Ride site (87%)
2. Encouragement for the existing Park & Ride Bus Service to serve the Sport & Leisure Park (87%)
3. Amendments to the local road network resulting in safe pedestrian and cycle connections between the site and the National Cycle Route 23 to the west (85%).

The strategy which generated the highest "Strongly Agree" response was the encouragement to utilise the existing Park & Ride and Bus Service Number 4 to serve the Sport & Leisure Park (50%). This is a WCC / Public Transport operator management issue, though would need to be accommodated by means new bus stopping points either within or adjacent to the site.

The use of the Garrison Ground to accommodate the Sport & Leisure Centre generated the highest degree of disapproval from residents (23%). 61% of respondents supported this location for the Sport & Leisure Centre.

The use of open ended questions under each of the main topics in the questionnaire generated the following number of comments. In order, highest first:

The Sports & Leisure Park (195)

Issues raised included: the importance of balancing the needs of the community with the perception that the Park could become a Sporting Centre of excellence (for elite athletes/swimmers); support for the retention of the King George V Playing fields as grassed pitches and a pavilion to serve their use; the importance of making a natural, direct, footpath connection between the two halves of the Park (over land currently controlled by HCC) and support for 'activity stations' round the periphery of the site (linked to a strengthening of the landscape boundary).

Access and Movement strategy (122)

Issues raised included: Parking demand and adequate provision within the Park, relationship to (and capacity of) the nearby Park & Ride Sites, support for pedestrian and cycling facilities and safer connecting routes into the Park, residents parking permit scheme revisions in the adjacent

areas. Concerns were raised by some over the relative accessibility of the Park at Bar End over the existing River Park Leisure Centre.

The relationship between the Sport & Leisure Park and the South Downs National Park (80)

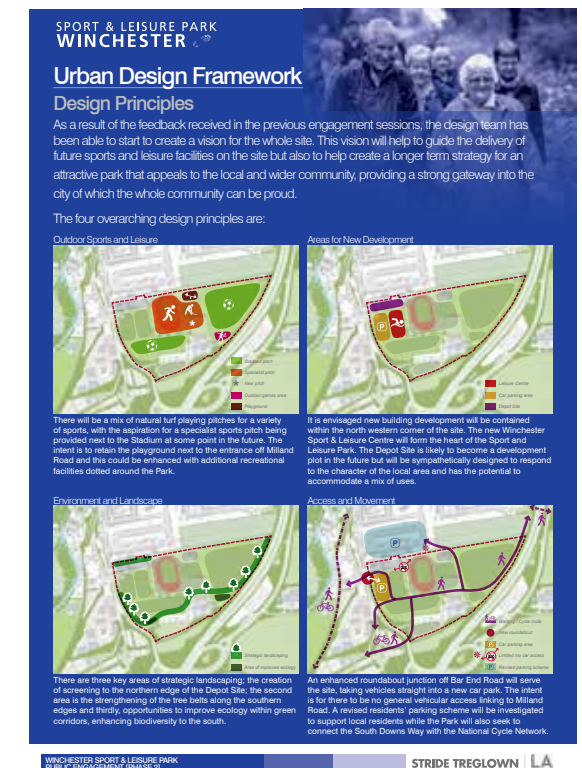
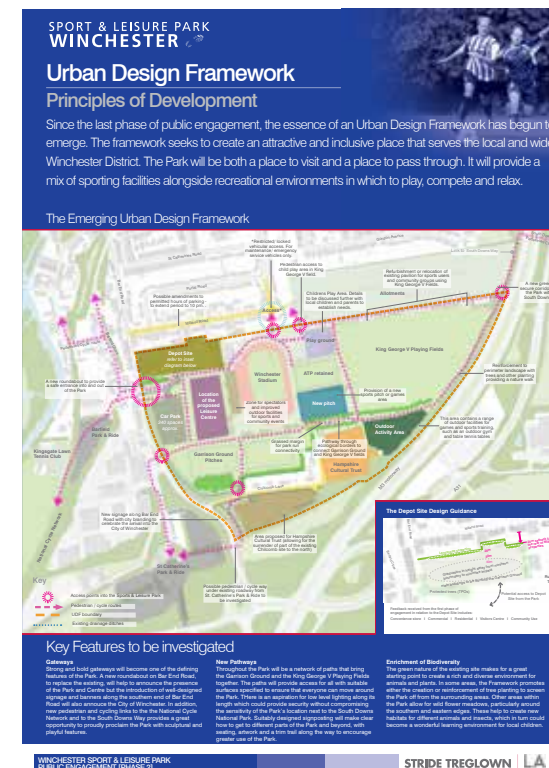
Issues raised included: Opinion was divided as to the relevance of connecting the Park with the South Downs Way. Many considered that those accessing the South Downs National Park (SNDP) would not wish to participate in Leisure Centre activities as part of a dual trip: others suggesting that if the connection was encouraged, South Downs Way walkers would use the on-site Leisure Centre parking spaces to the detriment of users.

The relationship between the Sport & Leisure Park and adjacent uses (78)

Issues raised included: A concern was raised by some that the absence of a formal proposal for the Depot Site resulted in an inability to fully understand the 'end state' impact of the Design Framework. The absence of technical assessments to demonstrate how the development will impact upon residents was cited as a concern by those who are live immediately adjacent or close to the site. As with Phase 1, a well organised but small interest group supported the idea of an Ice Rink on the adjacent Depot Site.

Environmental and Landscape (76)

Issues raised included: The natural qualities of the area remain important to many respondents, with numerous references supporting the retention of, or creation of new, 'areas for wildlife' as a way of increasing biodiversity gains. Many respondents supported the initiative to provide for peripheral routes for running / training / walking, though support was not as strong for the creation of an 'outdoor gym'.



Selection of boards from Phase 2 engagement

Phase 3 Engagement (December 2017 – January 2018)
Key Conclusions:

Phase 3 of the engagement strategy (November / December 2017) presented the Draft Design Framework as informed by earlier engagement activities and the concept designs (scale, massing, general appearance) of the Sport & Leisure Centre and immediate surroundings.

During the 6 week period of public consultation (8th December to 21st January 2018) 84 responses were received. Just under two thirds of respondents agreed with the main features of the Design Framework as proposed during Phase 3; just over one fifth did not agree.

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The Phase 3 survey asked respondents to rank their first, second and third choice of Design Framework facilities to be delivered in subsequent phases(s) of the Design Framework following the completion of the Sport & Leisure Centre, with a new pedestrian link to the South Downs Way being the highest ranked result.

A total of 64 respondents provided additional commentary in relation to the Design Framework. A number of 'grouped' issues were raised across the responses received. The most frequently raised issues included:

1. Walking and Cycling measures (18)
2. Connectivity and Integration across the Design Framework area and with the wider area (8)
3. Pitch provision and distribution (7)
4. Parking Provision and Management (7)

In addition to the comments raised above, respondents covered a range of topics including, but not limited to: traffic and traffic pollution, public transport provision, the objective of the Council's Vision, support for Athletics spectator seating, energy performance requirements, facilities mix (including Tennis, Netball, Ice Rink, outdoor gym and Parkrun), the perceived requirement for a larger sports hall, ecological management, drainage, the arrival experience, residents permits and concerns over organised sporting groups potentially dominating the survey results. In relation to the last issue, the range of activities (sporting and passive

recreation in nature) were balanced, with no strong organised lobby of any particular sporting facility.

There were a number of references to community use of the area, pavilions and play areas. These responses continue to demonstrate the importance the community place on ongoing local engagement to deliver facilities and interventions.

References were also made that Hampshire County Council are encouraged to work with the City Council to deliver an east – west connection linking the Garrison Ground with the King George V Playing fields.

Walking and cycling comments tended to refer to safety concerns, the need for greater emphasis on shared routes and crossing points, and avoiding a car-centric arrival taking the form of a large car park. The use of close proximity Park & Ride sites to accommodate visitor parking demand was cited, as were a notable number of respondents who argued that parking was vital for the new Sport & Leisure Centre to be successful. Direct public transport connections and more frequent services was also supported.

Engagement sessions at Winchester Stadium

SPORT & LEISURE PARK WINCHESTER

| You said... | We did... |
|--|---|
| The Sport & Leisure Park: | |
| • Must work for the community | • The Park will be an inclusive place, for the use of everyone |
| • A Sporting Centre of excellence for elite athletes / swimmers | • The Park provides for excellence and elite sports |
| • Retain King George V Playing Fields and pavilions | • The playing fields will be retained |
| • A natural, direct footpath connection between the two halves of the park | • The land is owned by Hampshire County Council and we are in discussions with them |
| • A natural trim trail around the edge of the site | • Detailed plans for this are evolving |

| You said... | We did... |
|---|---|
| Access and Movement: | |
| • Adequate parking provision within the Park is key | • An appropriate parking strategy will be finalised shortly |
| • We need to think about the relationship to, and capacity of, the nearby Park and Ride Sites | • Crossing points have been identified to improve connections; capacity is to be increased |
| • Consider pedestrian and cycling facilities and safer connecting routes into the Park | • The Urban Design Framework (UDF) continues to promote safe access to the Park by foot and bicycle |
| • Review the residents parking permit scheme in the nearby areas | • Discussions with residents are planned |
| • Investigate accessibility of the Bar End site in comparison to River Park Leisure Centre | • Assessments identified Bar End as the best location |



SPORT & LEISURE PARK WINCHESTER

In response to your feedback during the last public engagement exercise in July 2017, the vision for the Sport & Leisure Park has evolved, and a concept design for the Sport & Leisure Centre has been developed. The Urban Design Framework (UDF) captures the long term aspirations for the Park, and the first phase of its implementation includes details of the new Sport & Leisure Centre.

Key features of The Urban Design Framework

- New Sport & Leisure Centre**
The Sport & Leisure Centre forms the hub of the Park.
- The Depot Site**
Plans for this site will be developed at a future stage though it is envisaged building heights will be 8 storeys along the northern edge of the site and 4/5 storeys facing the Sport & Leisure Centre.
- Hampshire County Council Land**
It may be possible in the future for some of the land to be transferred to the Park. A shorter term aspiration is to create a pedestrian link to connect the two halves of the Park together.
- Strategic Pathways**
The long term aim is to have a network of free pathways, along with a dedicated route that connects the South Downs Way (north east) with the City Centre and the National Cycle Network (west).
- Gateway to the City**
The aim is to have a vibrant and striking arrival at the entrance off Bar End Road to celebrate the importance of this entrance to the City.



Selection of boards from Phase 3 engagement

SPORT & LEISURE PARK WINCHESTER

Engagement Period
3 focused exhibitions
Consultation ended
18th August

Notification
Over 4000 emails issued
4500 leaflets distributed
Press coverage of event

Public Response
188 events held at the Stadium & the Sports Stadium (and online)
213 people attended
388 completed questionnaires
Overall Positive Support for the Urban Design Framework
82% felt Phase 1 Engagement was helpful

| You said... | We did... |
|---|--|
| Environment and Landscape: | |
| • Preserve natural qualities of the area; retain / create new, 'unkept areas' to enhance ecological value | • Proposals identify new areas for enhanced biodiversity |
| • Consider peripheral routes for running / training / walking | • The trim trail delivers this aspect |

| You said... | We did... |
|--|---|
| The relationship between the Sport & Leisure Park and adjacent uses: | |
| • What are future plans for the Depot Site | • Proposals remain flexible to facilitate commercial negotiations |
| • Flooding and transport are a particular concern to adjacent residents | • Concerns are noted and assessments are ongoing and have influenced the Urban Design Framework |
| • There is interest in the possibility of an ice rink on the adjacent Depot Site | • The Depot Site is not currently on the market and there have been no negotiations to date regarding a sale. Any future development would be subject to the land being marketed for sale or lease and the submission of a planning application |



SPORT & LEISURE PARK WINCHESTER

THANK YOU FOR TAKING THE TIME TO ATTEND THIS PUBLIC EXHIBITION.



What happens next?
 The Council will continue to work with adjoining land owners to ensure the deliverability of this emerging strategy as we do not control all aspects within the boundary to this UDF.
 A detailed engagement process is being followed to help design the Sport & Leisure Centre and a consultation with further detail will be made part of the planning application process next year.

If you would like to be updated on the progress of this exciting project, please use the following email address: consultation@stridetreglowin.com
 Winchester City Council is looking for as much feedback as possible from those interested in the future development of the Sports & Leisure Park. Local residents, those involved in sports and community activities, and people from across the district are all encouraged to provide their views.
 The completed online survey and comments should be received no later than Sunday 21st January 2018.

To review these presentation boards online, please visit: www.winchester.gov.uk/projects/5740/replacement-leisure-centre-project

To complete the online questionnaire, please visit: <https://winchester.zlitemspace.com/policy/sport-leisure-park>



STRIDE TREGLOWN

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| 1. SITE ANALYSIS | |
|--|---|
| Site Name: | Bar End Depot, Bar End Road, Winchester SO23 9NP |
| Local Planning Authority | Winchester City Council |
| Introduction | <p>The purpose of this note is to advise on the potential in planning terms for the redevelopment of the Bar End Depot, Bar End Road, Winchester. This does not constitute a formal planning appraisal or provide commentary on any particular scheme.</p> <p>These comments are the opinion of JLL, informed by discussions held with the LPA, they should be used as a guide only – JLL would be pleased to speak to prospective purchasers regarding specific schemes or proposals.</p> |
| The Site & its Surroundings | <p>The site extends to an area of approximately 1.5 hectares. It is abutted by residential properties to the north; the Winchester Sports Stadium to the east, the newly constructed Bar End Leisure Centre to the south; Access to the site is via Bar End Road located to the west, with further residential properties located further west.</p> <p>The site has been used mainly as a Depot for a number of years and consists of a number of ancillary buildings and hardstanding. There appears to be limited vegetation on the site.</p> <p>The surrounding residential buildings which the site backs onto range between 2 – 3 storeys.</p> |

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| | <p>Although any prospective purchasers should undertake their own due diligence, the site appears to fall within the following constraints.</p> <ul style="list-style-type: none"> • Is be within flood zone 1; • is not located within a Conservation Area and does not have any listed buildings or structures located on the site, • There is potential for biodiversity • There is potential for contaminants <p>The above list is not exhaustive and should not be considered as setting out all constraints.</p> |
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2. PLANNING COMMENTARY / KEY CONSTRAINTS

| Sustainable Location | <p>The site is located within Winchester's settlement boundary and is well served by public transport and is in close proximity to goods and services. The site is located 1.5miles from Winchester train station which is approximately a 30-minute walk.</p> | | | | | | | | | | | | | | | | | |
|-----------------------------|---|-----------|--|--------------------------|----------------------------|----------|--------------|-------------------|-----------|--------------|---|---------|--------------|-------------------------|-----------|--------------|---|-----------|
| Planning History | <p>The below table outlines the planning history of the site. The site has been used as an employment site for a number of years.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Planning Application No.</th> <th style="width: 50%;">Description of Development</th> <th style="width: 30%;">Decision</th> </tr> </thead> <tbody> <tr> <td>75/00983/OLD</td> <td>Erection of store</td> <td>Withdrawn</td> </tr> <tr> <td>77/00298/OLD</td> <td>Erection of garden machinery repairs workshop of 1,800sqm</td> <td>Refused</td> </tr> <tr> <td>91/00158/OLD</td> <td>Two storey office block</td> <td>Permitted</td> </tr> <tr> <td>97/02159/LDC</td> <td>Storage of construction and other materials in relation to local authority and allied work including street sweeping, housing waste and construction waste – LAWFUL DEVELOPMENT CERTIFICATE</td> <td>Permitted</td> </tr> </tbody> </table> <p>It is clear that the use is established, and that the planning history would not have any prejudicial implications on the redevelopment of the site, with a suitably considered scheme which is in conformity with the Council's Planning Policy.</p> | | | Planning Application No. | Description of Development | Decision | 75/00983/OLD | Erection of store | Withdrawn | 77/00298/OLD | Erection of garden machinery repairs workshop of 1,800sqm | Refused | 91/00158/OLD | Two storey office block | Permitted | 97/02159/LDC | Storage of construction and other materials in relation to local authority and allied work including street sweeping, housing waste and construction waste – LAWFUL DEVELOPMENT CERTIFICATE | Permitted |
| Planning Application No. | Description of Development | Decision | | | | | | | | | | | | | | | | |
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| 97/02159/LDC | Storage of construction and other materials in relation to local authority and allied work including street sweeping, housing waste and construction waste – LAWFUL DEVELOPMENT CERTIFICATE | Permitted | | | | | | | | | | | | | | | | |

Existing Use

As outlined above, the site has been used as a Depot encompassing a number of other uses and as such given the disparate nature of the uses it is highly likely this would fall within the definition of a Sui Generis use. From a search of the Council's records it is clear that a variety of uses have taken place on the site (i.e. a depot and a number of other uses). The uses would fall in such a manner as to be considered Sui Generis as there would not be one dominant planning use that would lead to other uses as being ancillary. Whilst a Lawful Development Certificate has not been obtained from the Local Planning Authority, given the disparate nature of the uses, the planning history and the details provided into the uses that have taken place on the site both presently and historically it is highly probable that the site could demonstrate that it would fall within the definition of a Sui Generis.

From a land use perspective when assessing a scheme for a differing use, the starting point for the assessment of this previously developed site is conformity with the Local Plan and the policies contained therein.

Working on the basis that it appears evident that the former use of the land is Sui Generis Policy CP9 in the Council's adopted Core Strategy only applies to B1, B2 and B8 uses. When assessing any scheme for redevelopment from a policy perspective this would give significantly greater flexibility in terms of considering alternative uses on the land. This will obviously need to consider the adjacent, type and form of development adjacent, and issues pertaining to access, the capacity of junctions, parking, etc. In this regard, subject to meeting the above requirements, B1, C1, C2, C3, D1 and D2 use would all appear to be acceptable in theory.

Given the Sui Generis use, and the fact that the site is not allocated for a specific use within the local plan, when considered with the provisions of Policy CP9 there should be no requirement with the re-provision of any employment land. As such the future use will only need to consider what the site can accommodate and how those uses conform with the adopted planning policy. Notwithstanding this and in line with the community

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| | <p>engagement that has already taken place regarding the future use of this site this should be used to inform any plans to redevelop this site as discussions with the Local Planning Authority have indicated that they would take this into consideration had the site come through the Local Plan review process'</p> <p>Given the Local Authority are the owners of the site, any applicant should discuss any marketing particulars and any advice which they may have received from the Planning Authority.</p> |
| <p>Adjacent Development Design Framework</p> | <p>The City Council is progressing a scheme to build a new high-quality Sports and Leisure Centre at Bar End as part of a Sport and Leisure Park utilising the existing community sports facilities in this location including the sports pitches and the sports stadium.</p> <p>In order to deliver an appropriate, viable and inclusive Sport and Leisure Park the City Council commissioned a design and technical team to analyse the relationship between the proposed uses and neighbouring residential areas and engaged thoroughly with the residents, users and stakeholders to create a Design Framework to provide guidance for future considerations and decisions of the landowners in the area including the City Council, the County Council and the University of Winchester.</p> <p>The Design Framework for the Bar End area of Winchester sets out a long-term vision as to how residents and the Council, working with partners, would like to see the area develop over time. It is designed to be an informal guide to help potential future development proposals and recreational improvements in the area. This DF has been shaped by the responses generated by four phases of public engagement carried out between 2017 and May 2018.</p> <p>This document was adopted by a special WCC Cabinet meeting in June 2018¹. It seeks to establish principles which ensure that the redevelopment of the Winchester Sports & Leisure Centre and adjacent Depot site are designed to be sensitive to the amenity of adjacent residential properties.</p> |

¹ <https://democracy.winchester.gov.uk/documents/g318/Public%20reports%20pack%2006th-Jun-2018%2016.30%20Cabinet.pdf?T=10>

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| | <p>Whilst it is acknowledged that the redevelopment of the Depot Site is to be considered separately to the Winchester Sport and Leisure Park/Centre, the Design Framework is intended to set out a series of fundamental design features for development of the Depot Site and not to define a series of permitted uses.</p> <p>Any redevelopment proposal will be considered in the context of adopted local planning policy, in particular policy CP9, as well as the development guidelines set out within Theme 4 of the Design Framework Document.</p> |
| <p>Layout and Visual Impact</p> | <p>The Design Framework envisages that many of the Depot site buildings will be demolished and that any new buildings will be limited to the north western part of the site. The DF also outlines that any redevelopment of the Depot site will be guided by (but not limited to) the following principles:</p> <p>Appropriate separation distances with residential properties located along Milland Road sufficient to maintain appropriate daylight and sunlight levels in accordance with the building research establishment guidelines;</p> <ul style="list-style-type: none"> • Encourage a use that takes account of the site proximity to the park • Create a buffer of natural vegetation along the northern boundary of the Depot site • Limiting development to low vehicular traffic generating uses; • Securing a vehicular access from within the proposed Winchester Sport and Leisure use, thereby enabling the closure of the existing two access junctions into the Depot site directly off Bar End Road; • Providing a better footway link across the western boundary of the Depot site to improve connectivity to the city centre to the north; • The scale and massing of the buildings will be limited to a maximum height of 12m (equivalent to a 3/4 storey house) towards the north of the site and no more than the height of the Sport and Leisure Centre to the south of the site facing the Sports and Leisure Centre and only if it can be demonstrated that daylight/sunlight and the reasonable protection of the existing residential amenities will be |

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| | <p>secured;</p> <ul style="list-style-type: none"> • Uses that will give rise to an unacceptable level of pollution via means of commercial extract ventilation systems or noise will be discouraged. |
| <p>Vehicular Access and Parking</p> | <p>As outlined above, the principles as set out within the Design Framework requires the securing of a vehicular access to be introduced from within the Winchester Sport's and Leisure Centre site thus allowing the closure of the existing access junctions off Bar End Road.</p> <p>The vision also seeks any development of the Depot site to provide a better footway links across the western boundary to improve the connectivity to the city centre to the north. The site would be expected to support the objective of delivering enhanced, safer and more direct connection to the National Cycle Network Route 23 to the west of the site.</p> <p>The City Council seeks to work with bus operators to ensure that new bus stopping points to the entrance of Winchester Sports and Leisure Park along Bar End Road are available.</p> <p>It is envisaged that any parking and small storage structures could be incorporated along the north of the site.</p> |
| <p>Landscaping and Ecology</p> | <p>A natural landscaping buffer is required to be located along the northern boundary to help achieve the appropriate separation distances with the residential properties located along Milland Road. This buffer will also help maintain the appropriate daylight and sunlight levels whilst protecting existing residential amenity.</p> <p>The long-term management of this this strategic landscaping buffer and any other landscaping within the extent the site will be set out and implemented in accordance with the details of a Landscape and Ecological Management Plan (LEMP) to be submitted with any planning application.</p> <p>The Council will require subsequent landscaping and ecological enhancement proposals across the DF area to follow appropriate LEMP requirements, reflective of the nature of the specific landscape and</p> |

| | ecological enhancement measures. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---------------------|-------------------------|--|--|--------|--------|--------|-------------|----|------|-----|-------|----|-----|-----|---|-----|------|-----|--|----|------|------|--|----|----|----|----------------|----|----|----|
| Ground Contamination | Given the sites extant use as an operational Depot, any planning application should be accompanied by a Phase I ground contamination report to allow the Council to make an informed assessment of any potential contamination of the site. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financial Contributions & CIL | <p>Winchester City Council Adopted its Community Infrastructure Levy in January 2014 and was brought into effect on the 7th April 2014.</p> <p>The WCC CIL charge is levied on different land uses and on different zones. They will be charged per square metre of new development over 100sqm metres of gross internal floor space or if it involves the creation of additional dwellings. The CIL charge will be index linked.</p> <p>The site appears to fall within zone 2 (Winchester Town).</p> <table border="1" data-bbox="464 1151 1347 1532"> <thead> <tr> <th rowspan="2">Type of Development</th> <th colspan="3">Charge per square metre</th> </tr> <tr> <th>Zone 1</th> <th>Zone 2</th> <th>Zone 3</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>£0</td> <td>£120</td> <td>£80</td> </tr> <tr> <td>Hotel</td> <td>£0</td> <td>£70</td> <td>£70</td> </tr> <tr> <td>Retail all categories within the town centre</td> <td>n/a</td> <td>£120</td> <td>n/a</td> </tr> <tr> <td>Retail convenience stores, supermarkets and retail warehouses</td> <td>£0</td> <td>£120</td> <td>£120</td> </tr> <tr> <td>Retail all other retail development</td> <td>£0</td> <td>£0</td> <td>£0</td> </tr> <tr> <td>All Other Uses</td> <td>£0</td> <td>£0</td> <td>£0</td> </tr> </tbody> </table> <p>Winchester City Council's CIL charging schedule defines the terms used in the above table. Any purchasers are requested to visit this for guidance² and their own due diligence.</p> <p>Applicants may be able to benefit from Vacant Building Credit. JLL can provide further advice on request.</p> | Type of Development | Charge per square metre | | | Zone 1 | Zone 2 | Zone 3 | Residential | £0 | £120 | £80 | Hotel | £0 | £70 | £70 | Retail all categories within the town centre | n/a | £120 | n/a | Retail convenience stores, supermarkets and retail warehouses | £0 | £120 | £120 | Retail all other retail development | £0 | £0 | £0 | All Other Uses | £0 | £0 | £0 |
| Type of Development | Charge per square metre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential | £0 | £120 | £80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | £0 | £70 | £70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail all categories within the town centre | n/a | £120 | n/a | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail convenience stores, supermarkets and retail warehouses | £0 | £120 | £120 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail all other retail development | £0 | £0 | £0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All Other Uses | £0 | £0 | £0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

² <https://www.winchester.gov.uk/planning/community-infrastructure-levy-cil/cil-charging-in-winchester>

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|---------------------------|---|
| | <p>Any development on the Depot site is likely to be required to enter into a legal agreement with the Local Authority to secure the strategic landscape buffer and any off-site highways works required to facilitate the appropriate access/egress arrangements in line with the Design Framework.</p> |
| <p>Way Forward</p> | <p>The Council have acknowledged that the Depot Site will be developed as a separate scheme to the Winchester Sports and Leisure Park and that the Design Framework does not define what permitted use is acceptable on the site. The Design Framework does however set out a series of fundamental design features which should be considered for any scheme development on the site.</p> <p>Any redevelopment proposal will be considered in the context of adopted local planning policy, as well as the development guidelines set out within Theme 4 of the Design Framework Document. Nevertheless our research demonstrates that the site is capable of accommodating a number uses, B1, C1, C2, C3 and D1 or D2 which would be complimentary to adjacent uses. The site does not have any specific polices which constrain the use and as such the provisions of the adopted Local Plan should be taken in the round.</p> <p>As ever, pre-application discussions with Planning Officers will be essential to secure support for any proposed scheme prior to a planning application being submitted.</p> <p>Although pre-application advice is provided without prejudice, this should avoid protracted negotiations during the planning application determination period and would also provide the prospective developer with some certainty at this point.</p> <p>JLL Planning and Development would be pleased to provide further advice on request.</p> |

REPORT TITLE: RIVER PARK LEISURE CENTRE DECOMMISSIONING

22 JUNE 2020

REPORT OF CABINET MEMBER: Councillor Kelsie Learney, Cabinet Member for Housing and Asset Management

Contact Officer: Vervan Lyons Tel No: 01962 848596 Email vlyons@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

RECOMMENDATIONS:

It is recommended that Business and Housing Policy Committee comment on the attached proposals for the decommissioning of the River Park Leisure Centre contained within Cabinet Report CAB3242 attached.

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REPORT TITLE: RIVER PARK LEISURE CENTRE DECOMMISSIONING

24 JUNE 2020

REPORT OF CABINET MEMBER: Councillor Kelsie Learney, Cabinet Member for Housing and Asset Management

Contact Officer: Veryan Lyons Tel No: 01962 848596 Email vlyons@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

River Park Leisure Centre (RPLC) is due to close when the new Winchester Sports and Leisure Park (WS&LP) opens in the early part of 2021.

Cabinet were updated in October 2019 on the complexities and constraints of the site, as well as the results of the North Walls recreation area consultation, and the proposed next steps.

As part of that work this report outlines options for securing and decommissioning the RPLC site and recommends the preferred approach in advance of site redevelopment. There is also a need to safeguard utilities for the bowls clubs, tennis courts, astro turf pitches (ATP) and skate and play parks and an option to provide temporary toilet facilities, and consider use of the current car park.

This report does not cover the future use of the site but includes the proposed approach to develop a programme of work to explore options for the future development of the site.

RECOMMENDATIONS:

Cabinet approves:

1. That RPLC ceases to provide sports and leisure facilities and is closed to the public following the opening of the WS&LP at Bar End in the early part of 2021.

2. That RPLC be decommissioned by way of an internal soft strip and part demolition, with the timetable to be linked with the build schedule on the Winchester Sport and Leisure Park.
3. Capital expenditure in 2020/21 of up to £410,000 is approved to:
 - decommission the River Park Leisure Centre building by soft stripping and securing;
 - undertake works to ensure continued utility and services supplies to clubs remaining on site; and
 - provide temporary toilet facilities until a future use for the site is determined or other facilities become available.
4. An annual revenue budget from 2021/22 of £40,000 for CCTV hire and monitoring, building inspections, and cleaning the temporary toilets
5. Delegated authority to the Strategic Director: Place to determine and undertake the procurement process, appoint the relevant contractors to enable the decommissioning of RPLC (including security and continuity of utility services) and the provision of temporary toilets; and to negotiate and agree contractual heads of terms with the appointed contractors.
6. Delegated authority to Service Lead Legal to enter in to contracts to carry out works to enable decommissioning of the RPLC and provision of temporary toilets.
7. That work to determine options for the future use of the site is is delayed until the current budget position relating to the COVID-19 emergency is finalised and the emerging development market is better understood and to bring a report back to cabinet in Q2/Q3 2021.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Tackling the Climate Emergency and Creating a Greener District

Leisure Centres are a large contributor of carbon emissions and previous reports indicated that the age of RPLC required the council to invest or provide alternative facilities. The new Winchester Sport and Leisure Centre is due to open in the early part of 2021 and is a much more efficient building, albeit significantly larger.

Closing RPLC and decommissioning it, as outlined in this report, would reduce its carbon footprint to near zero. The carbon impact of a future demolition and build would need to be explored, but as outlined in the environmental considerations, the negative carbon impact may be in part offset through large scale recycling.

2 FINANCIAL IMPLICATIONS

2.1 RPLC is an asset owned by the council, built in the 1970's. Significant consideration was given to the future of leisure facilities in the city area and the council determined that a new leisure centre would be built at Bar End. RPLC is an old building at the end of its operational life, and it is intended that it will close on the opening of the new Winchester Sport and Leisure Park (WS&LP). Demand assessments were undertaken as part of the WS&LP proposals and these concluded the RPLC building is surplus to requirements.

2.2 A capital budget of £1.2m, funded by the capital receipts reserve, was approved in the council's Capital Strategy in February 2020 to enable works to decommission RPLC, including demolition if required, and provide temporary toilet facilities until a permanent solution has been agreed by Winchester Town Forum (WTF).

2.3 A financial appraisal and cost estimates table of each of the options is provided at appendix 2.

2.4 The recommended option to decommission, soft strip, and secure RPLC provides the best option financially, as the cumulative cost by the end of year 2 is the lowest. Despite a higher initial capital cost than the option of decommission and secure only, soft stripping should allow the council to have the property removed from the business ratings list, providing an estimated net saving to the council of circa £136,000 per annum. There remains a small risk that the council will be unsuccessful in delisting the building despite soft-stripping, but this is considered unlikely based on the justification set out in the report.

2.5 The total estimated capital cost of the recommended option of decommission, soft strip, and secure is £410,000, with an estimated additional ongoing

revenue cost from 2021/22 of £40,000 per annum for CCTV hire and monitoring, building inspections, and cleaning the temporary toilets.

- 2.6 This option will allow £790,000 of capital receipts funding to be released back to the capital receipts reserve, which can then be used for other capital projects. It should be noted however that given the life of the building and its structure, the risk remains that full demolition may still be required at short notice. To mitigate this risk, the revenue budget requirement above includes an allowance of £10,000 per annum for regular building inspections, which will inform WCC whether the RPLC building has become structurally unsound and requires demolition.
- 2.7 A revenue budget of £150k was approved in 2018/19, Cabinet report CAB3093, to facilitate work to explore options for the RPLC site including its future use. To date, £7,500 has been spent and the remaining budget of £142,500 will be sufficient to proceed through RIBA stage 0 (strategic definition) to identify options to then develop a business case if required.
- 2.8 The challenge of the COVID-19 pandemic will present budgetary pressures for the council. This may make straightforward sale of the RPLC site an attractive option. This would provide a significant capital receipt and limit expenditure of the council directly driving forward a development.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 It is important to ensure continuous utility and service to premises such as clubs that remain operational after closure and during decommissioning and to agree the approach for the decommissioning of the River Park Sports and Leisure Centre. Consideration of the options has included by officers factors such as Control of Asbestos Regulations 2012, Building act 1984, Town and Country Planning Act 1971 and relevant health and safety regulations.
- 3.2 The award of contracts in order to implement the decommissioning shall be compliant with the Public Contracts Regulations 2015, the Contract Procedure Rules and the Financial Procedure Rules of the WCC constitution, and where relevant in accordance with the terms and conditions of a framework.
- 3.3 Prior to entering into discussions on contractual terms it is advisable to seek advice from the Service Lead Transformation and Procurement and Service Lead Legal.
- 3.4 Future uses on the site are being explored; whilst there are on-site impediments to immediate implementation of particular uses, such as a restricted covenant, the removal of such impediments is subject to a number of factors, including timeframes and budget.

4 WORKFORCE IMPLICATIONS

- 4.1 The project can be delivered from within existing resources, with additional support from external expertise if required.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 RPLC has reached the end of its economic and useable life. Due to its specialist nature, it is not practicable or cost-effective to repurpose the leisure centre building for another use, such as offices, industrial or retail.
- 5.2 The RPLC site has the potential for a wide range of uses, subject to planning and legal constraints, and there is likely to be considerable interest in the market if it was to be offered at the right time for sale by way of a freehold or long leasehold agreement.
- 5.3 The closure of RPLC in the early part of 2021 will necessitate consideration of re-provision of certain facilities that directly support users of the adjoining open spaces. These include, but are not limited to; toilets, changing facilities and a café. There are also on-going maintenance requirements, site security and issues of structural integrity.

6 CONSULTATION AND COMMUNICATION

- 6.1 An engagement event was held at North Walls recreation ground over the weekend of 22/23 March 2019. This was held to get views on how the recreation area at North Walls could be improved, and to reassure stakeholders and residents that the future of North Walls recreation ground is secure, irrespective of the future use of the RPLC site.
- 6.2 No decisions have been made as to the future use of the site and the recent COVID-19 outbreak sets a different financial climate in the property market. Therefore, the future approach to engagement is yet to be determined.
- 6.3 The Cabinet Member for Housing and Asset Management has been closely involved in the development of the approach to the decommissioning of RPLC and the Winchester Town Forum is leading work on the improvements to North Walls recreation area.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The carbon impact of RPLC is significant but carbon emissions will largely stop when the facility is closed. The site is within a flood zone, with the River Itchen within close vicinity to the north of the building. In planning terms, the site is currently outside of the settlement boundary, with the South Downs National Park close by, as is a Conservation Area to the east.
- 7.2 Advice has been sought from WCC's Ecologist/Biodiversity team as to the necessary steps to ensure the recommendation to decommission, soft strip and close RPLC is not detrimental to the existing ecology on site.

- 7.3 There is asbestos cladding the building and within it, albeit in a safe state at the moment. As part of the recommendations to decommission the building, a licensed team will remove the asbestos in an isolated environment to prevent materials escaping and contaminating the surrounding environment. The hazardous materials will be securely bagged and disposed of in line with regulations.
- 7.4 A large majority of materials forming waste products from operational construction, such as the action of soft striping, are recyclable at an increased cost. To reduce the waste impact as part of the soft-strip, where possible, this report recommends that the contractors will be required to recycle as many materials as possible, such as timber, steel and glass, and some materials may be re-sold for use in other projects. The additional cost for a high recycling rate for the soft-strip has been included in the financial appraisal.
- 7.5 The high recycling rate for these materials and their re-use in other projects will decrease the amount of 'virgin' materials required for those projects and as a result decrease their carbon footprint. A works impact assessment will be necessary and sufficient measures will be taken to ensure materials, dust and other hazardous items are disposed of properly and do not contaminate the land, affect nearby waterways and wildlife.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 Currently the RPLC building provides toilets and changing facilities, this provision will end once RPLC closes. There will be demand for publicly accessible toilets, as North Walls Recreation Ground is host to a popular Park Run, cricket, rugby and football pitches and others who enjoy the recreation ground.
- 8.2 It is recommended that temporary toilets, which are fully accessible, be provided by WCC to address this need. WTF and the Open Spaces and Landscape Team are exploring options, including costs to provide a long-term, permanent solution. WTF are also considering installing water fountains.
- 8.3 An Equality Impact Assessment report will be produced, noting that public access to the RPLC building will be removed when it is closed and decommissioned. It is not proposed that any existing rights of way or access across the site will be affected.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.

10 RISK MANAGEMENT

| Risk | Mitigation | Opportunities |
|--|--|----------------------|
| <i>Property Building is not structurally sound and part and/or all</i> | Regular structural assessments and WCC | |

| | | |
|---|--|--|
| <p><i>collapses.</i></p> <p><i>Utility resolution not possible before RPLC permanently closes, due to COVID-19 restrictions and SSE unable to deliver services.</i></p> <p><i>Building is adversely occupied whilst vacant.</i></p> | <p>preparing as much as possible for an emergency demolition.</p> <p>Continuous dialogue with SSE and Southern Water,</p> <p>Security doors installed post closure and CCTV remotely monitored 24/7.</p> | |
| <p><i>Community Support Active Community Groups, including the Hyde900 may not support proposals.</i></p> | <p>Engagement will be necessary to ensure the public's views are heard and incorporated into plans for the future use of the site.</p> | <p>To inform, engage and seek backing for future proposals</p> |
| <p><i>Timescales Dependent on Winchester Sport & Leisure Park opening.</i></p> <p><i>COVID-19 puts pressure on utilities resolution.</i></p> | <p>Assess cost impact and report delays to ELB and Cabinet.</p> | |
| <p><i>Project capacity Insufficient staff resources.</i></p> | <p>WCC has assigned sufficient internal resource to the project. Additional resource from the council's strategic advisors can be called upon if required.</p> | |
| <p><i>Financial / VfM Business rates are an unplanned Revenue cost that will need to be met if the building cannot be deleted from the Ratings list.</i></p> | <p>Every option will be explored; as outlined in this report, to delete from the Ratings list.</p> | |
| <p><i>Legal Compliance with any statutory process is required</i></p> | <p>Legal team will work closely with the implementation teams</p> | |
| <p><i>Innovation</i></p> | | |
| <p><i>Reputation Public reaction to decommissioning RPLC</i></p> | <p>Communications messaging to be clear and released early.</p> | |

| | | |
|-----------------------|--|--|
| <i>may be adverse</i> | | |
| <i>Other</i> | | |

11 SUPPORTING INFORMATION:

Background

- 11.1 RPLC sits adjacent to the North Walls open space and currently provides the local residents and sports communities with leisure services and facilities. The new WS&LP is due to open at Bar End in the early part of 2021 and then the facilities provided within the RPLC building will be surplus to requirement.
- 11.2 The RPLC building is coming to the end of its economic and useable life and needs to be decommissioned, whilst a plan to establish the future use of the site is developed.
- 11.3 Due to COVID-19 restrictions, RPLC is currently closed to the public, but it is anticipated that RPLC will reopen once the situation allows. Therefore for the purpose of this report, work is being carried out to plan for the closure of RPLC in the early part of 2021. A programme has been drafted to establish tasks, potential costs and indicative timescales, but the date is dependent on when WS&LP opens.
- 11.4 Four options for RPLC post WS&LP opening have been considered; in all four options the future use of the site will be explored:
- Option 1: Retain the building and keep open to allow use of facilities, such as toilets and café
- Option 2: Decommission the building, close and secure
- Option 3: Decommission the building, close, soft-strip and secure
- Option 4: Decommission and demolish the building and leave a clear site
- 11.5 Capital cost estimates have been sought and associated revenue costs estimated for all options under consideration. A financial appraisal and cost estimates table for each of the options considered is provided at Appendix 2.
- 11.6 The majority of services and activities will transfer across to the new facility at Bar End, but there are a number of clubs and amenities that will remain and be enhanced by the Winchester Town Forum (WTF) in their current location at North Walls, as WTF oversees management and improvement of the open space.

These include;

- 1) indoor and outdoor bowls club

- 2) Skate park and play park
 - 3) Astro turf pitches (ATP) and tennis courts
 - 4) Ad hoc facilities such as car parking and lighting
- 11.7 The RPLC building also supplies utilities to all of the above and it is recommended in all four of the options presented that the utilities should be separated and their own supplies provided. On-going discussions around the anticipated costs and timings for this are underway, but it is anticipated that the utilities resolution may be delayed due to COVID-19 and pressures being faced by the utilities companies.
- 11.8 It should also be noted that the utilities separation will support the on-going work of the WTF at North Walls Recreation Ground. WTF has commissioned a Park Plan, which will explore options to improve the open space, including permanent toilets, refreshments/café and overall design/use of the space. The park plan will also take in to account the new cricket pavilion which has received funding and approval. It is anticipated that this facility will be completed in 2021.
- 11.9 In line with WCC's Parking and Access Strategy, across all four options there are no proposed changes to the car park on site. It will remain open and in use to provide parking and access for those using the clubs and visiting North Walls.

RPLC – Structural considerations

- 11.10 The current building was constructed in three major phases, and a number of extensions, refurbishments and alterations have been carried out over the years.
- 11.11 The swimming pool, changing facilities and gym were built during the 1970's. This was principally constructed of reinforced concrete to the ground floor, with load bearing masonry and structural steel superstructure. During 1980-81 a sports hall and six squash courts were added using structural steel superstructure and masonry infill panels.
- 11.12 During 1987 there was a significant fire over the Pool Hall, which inflicted considerable damage on this part of the building. The Pool Hall structure was subsequently re-built in structural steel with aluminium glass panelled curtain walling.
- 11.13 The Pool Hall has a built-up metal roof, the Sports Hall roof is part-tiled and the remainder of the building is covered by a combination of asphalt and felt flat roofs coated with liquid applied membrane.
- 11.14 Due to the age of the building a number of building elements have reached the end of their life expectancy. Inspections and surveys have been undertaken and have highlighted the building has reached the end of its

anticipated life. The structural integrity of the building, in particular the pool roof, is of concern and this continues to be monitored regularly by a consulting structural engineer.

Planning considerations

- 11.15 The RPLC site is within 60 metres of the South Downs National Park (SDNP) boundary. The SDNP has an adopted local plan which has relevant policies relating to impacts on views looking into and out of the park and these policies would need to be fully considered and assessed as part of the planning application process. Early engagement with the SDNP would be essential.
- 11.16 RPLC is in a location designated Countryside in the Adopted Winchester District Local Plan and governed by policy MTRA4 and MTRA5. The full excerpt from the Winchester District Local Plan can be seen at Appendix 1.
- 11.17 In summary, planning policy states that consent for new buildings must be in accordance with countryside/agricultural uses. External and internal advice received recommends that retaining the mass of the RPLC building in situ is preferential, as any new planning application could then be considered as redevelopment of an existing building rather than development in the countryside.
- 11.18 If constructing a new building on a clear site, the application will be considered as a new building in the countryside, which would have to comply with policy outlined in Appendix 1 and would therefore be more problematic.
- 11.19 Therefore, if the building were to be demolished ahead of any future plans, steps to mitigate this risk should be taken. These would include a study of traffic movement to and from the site and photographic records of the current building location, massing, views and skylines to document the current use, and support another use replacing the existing one.
- 11.20 The potential to change the settlement boundary as part of the Local Plan review has been explored. Significant justification, including its potential use is needed and here is not yet sufficient information on the future of the site to enable this course of action.
- 11.21 The possibility of including the RPLC site in the Strategic Housing and Economic Land Availability Assessment (SHELAA) has also been explored. However, RPLC sits within flood zones 2 and 3 and therefore cannot be included in the SHELAA.
- 11.22 The options for the future use of the site should be developed with consideration to the Local Plan and the Vision for Winchester.

Recommended approach for decommissioning RPLC

- 11.23 Four options as outlined in 11.4 have been identified and considered with regard to decommissioning the RPLC building. The recommended approach

is Option 3: RPLC is closed, a partial demolition carried out (soft strip) and then the building is secured while the future of the site is determined.

- 11.24 Once the current operator, Places Leisure, has vacated, RPLC would be closed to the public and cease to provide leisure and sports facilities. An internal soft strip and part demolition would be carried out at an estimated cost of £249,000, including preliminaries and contingency.
- 11.25 This work, ahead of full demolition, would include removal of internal services such as kitchens and toilets and structures such as stair cases, and would allow for an application to be made, seeking to have RPLC deleted from the Valuations Office (VO) Ratings List.
- 11.26 If successful, this would remove the business rates liability of circa £170,000 per annum (£136,000 net after allowing for 20% retention by the council). The application to the VO can be made once work starts on site and needs to outline the reasoning behind the application.
- 11.27 The justification for removal from the rating list of RPLC would include:
- 1) The building is redundant because of the new WS&LP and therefore there would be no market for a building of this nature in Winchester.
 - 2) The building is of a specialist nature and repurposing it for other uses such as offices or industrial is not possible.
 - 3) It is uneconomical to keep the building open and in safe repair.
 - 4) Works carried out during soft strip are in preparation for full demolition and include intrusive survey and removal of asbestos, removal of some external parts for the building for safety reasons and the separation of utilities which supply other clubs in the immediate vicinity.
 - 5) A demolition programme has been prepared and can be supplied as the structure, particularly the roof, may deteriorate to a state that demolition is required ahead of future plans for the site being finalised.
 - 6) The future use of the site is not yet determined but there are ongoing discussions.
- 11.28 Any application to the VO can be a lengthy process but, if successful, the decision is applied in retrospect so all rates paid during the process will be refunded.
- 11.29 To facilitate the soft strip, an intrusive asbestos survey needs to be carried out to identify the extent and type of asbestos in the building. Due to the nature of the survey this cannot take place until RPLC is permanently closed.
- 11.30 It is anticipated that some asbestos removal will be necessary to enable the soft strip. The cost of the asbestos survey is up to £5,000, but the actual cost

of removal is unknown at this stage, as this will depend on what asbestos is present and how much needs to be removed to enable the soft strip. It is estimated it could cost up to £20,000 in this option.

- 11.31 Upon completion of the works, the building would be secured and monitored while the future of the site is explored. The anticipated cost to install metal shutters for all access points and installation of CCTV, together with removal of the staircases is estimated to be £52,000, with ongoing hire and monitoring costs for the CCTV of £18,000 per annum.
- 11.32 Attention would have to be paid to parking arrangements and current access routes around the site to ensure access to North Walls recreation ground and remaining clubs is maintained.
- 11.33 Utilities that are currently supplied to clubs on site from RPLC would need to be separated and dedicated supplies arranged. Costs and timings have been sought, but it is not clear what the exact costs are for this until utility companies have quoted for the work. They are currently not taking on new work due to COVID-19 restrictions but it is estimated however that these works would cost up to £75,000 and can be carried out prior to closure.
- 11.34 Temporary toilets would also need to be provided until the permanent solution has been agreed and delivered by the WTF. A quote has been sought to carry out this work. To provide a modular steel cabin would be an estimated one-off cost of £22,500 including installation and an ongoing, estimated cleaning cost of £12,000 per annum.
- 11.35 Planning permission for this option is not required; the closure, soft strip and securing is permitted development. By retaining the building, the previously identified risk of losing the height and massing and then planning precedence is mitigated.
- 11.36 An on-going risk with options 1 - 3 is that the structure of RPLC becomes unsafe. The building requires continued regular inspections. If the structure is deemed unsafe due to the findings during inspection it will be necessary to demolish and clear the site.

Programme to explore future use of the site

- 11.37 The future use of the site has not been considered in this report and the RPLC site is affected by planning and legal restrictions that require careful consideration.
- 11.38 In the current COVID-19 situation, the approach to determining the future of the site may prove challenging due to the intention to hold engagement with residents and stakeholders as to what options can be considered. It is also challenging at the current time to conduct site visits, studies and surveys.
- 11.39 Another consideration is that there are other major projects currently ongoing specifically Central Winchester Regeneration and the opening in the early part

next year of the new Winchester Sport & Leisure Park. Each of these projects will be holding intensive periods of engagement through the remainder of 2020 and early 2021 and it might be prudent to wait until these have been conducted to start work on the future of RPLC.

- 11.40 As the recovery begins after COVID-19, council will be considering priorities and options. There is revenue budget to enable work on the future of the site, but considering the points above this spend could fall back in to financial year 21/22.
- 11.41 Options to consider include a sale of the site and direct development by the council. Both options will prove challenging at this moment due to uncertainty as to what life after COVID-19 looks like. Markets, contractors and consultants are all watching and waiting to see how things develop.
- 11.42 The recommendation is that options are explored once we emerge from the COVID-19 restrictions and a paper brought back to Cabinet in Q2 or Q3 of 2021.

Conclusion

- 11.43 The current situation regarding COVID-19 creates uncertainty around the council's short term financial situation and therefore careful consideration should be given to decisions with financial implications.
- 11.44 Demolition is a costly process, but retaining the building in its current condition could prove costly over the coming months and years. The option to decommission the current site and strip out internally is the most cost effective approach for the current financial year, 2020/2021.
- 11.45 An application to the VO will be made seeking to delete RPLC from the business rate list with a view to mitigating the ongoing liability. Initial indications are that an application would be successful.
- 11.46 The recommended course of action, based on the contents of this report, is that RPLC is closed, an internal soft strip carried out then secured and monitored while the future use of the site is explored.
- 11.47 Timing for this approach is as follows but may change depending on the WS&LP programme;

| When: | Event: |
|------------------------------------|--|
| 24 June 2020 | Cabinet decision on approach to RPLC closure |
| June 2020 onwards | Explore options to retain and develop the site |
| Tbc – prior to RPLC closure | Utilities resolved |
| Tbc – prior to RPLC closure | Temporary toilets provided |
| Early part of 2021 | WS&LP opens and RPLC closes to the public |
| 5 month duration post RPLC closure | Places leisure and WCC clear the building Asbestos survey carried out and report produced |

| | |
|------------|--|
| | Soft strip carried out Building fully secured and monitoring begins |
| Q2/Q3 2021 | Option paper on future use to Cabinet |

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 Option 3: decommission, soft strip and retain is being recommended. Three other options were identified, considered and rejected with regard to decommissioning RPLC and are as follows;

- 1) Retain the building and keep open to allow use of facilities
- 2) Decommission the building but close and secure while the future of the site is determined.
- 4) Demolish the building and leave a clear site once RPLC has closed.

Option 1: Retain and keep open - for facilities such as changing rooms, toilets and café

12.2 The option to keep the RPLC building open once the new WS&LP opens has been considered. This would enable continued use of the changing rooms, toilets and café, while the future of the site is identified and the park plan being undertaken by the WTF is implemented.

12.3 The option of keeping only part of the building open has also been explored, but due to internal layout and access this is not possible.

12.4 A decision would need to be made on the operation of the building and whether it should fall to the council or be contracted out. Retaining and keeping the building open would result in significant ongoing revenue costs to cover services such as cleaning, staffing, supplies and utilities. Insurance costs and considerable business rates would also become payable.

12.5 In addition to these ongoing costs, there will be an ongoing maintenance cost. The RPLC site is coming to the end of its life and the structure of the building currently requires regular inspection and maintenance works. It is estimated maintenance could cost up to £100,000 per annum if the building remains open.

12.6 By retaining the building mass and traffic movement in and out of the site this would minimise the identified planning risk, but this option has been rejected due to the uncertainty around ongoing costs to keep RPLC open and concerns around the structural integrity of the building.

Option 2: Decommission and secure

12.7 Decommissioning, securing and monitoring the RPLC building has been considered. RPLC is currently closed due to COVID-19 but, at present, it is expected that it will re-open when current restrictions are lifted.

- 12.8 Once the current operator, Places Leisure, has vacated the site, the building would be secured and monitored while the future of the site is explored. As with the recommended approach outlined beginning with paragraph 11.23, installation costs of necessary measures highlighted in paragraph 11.31 is estimated to be £52,000 with ongoing hire and monitoring costs for the CCTV of £18,000 per annum.
- 12.9 Utilities will need to be separated for the clubs remaining on site as in the recommended approach, with the same estimated cost of up to £75k.
- 12.10 Temporary toilets would also need to be provided until the permanent solution has been agreed and delivered by the WTF. As in the recommended approach, the estimated cost is £22,500 including installation.
- 12.11 The car park would remain open to service visitors to North Walls recreation ground and remaining clubs. It would be necessary to maintain access, car park maintenance and lighting.
- 12.12 If the building were to remain in place, albeit secured and monitored, business rates will become payable. There is a 3 month exemption period from when the building is vacated before business rates are payable. The council will be responsible for payment once this period has ended. The business rates liability for the year 2020/2021 is £170,000 (£136,000 net after allowing for 20% retention by the council) and will increase annually in line with the business rate multiplier. While the council continues to retain 20% of business rates, the net cost to the council is circa £136,000.
- 12.13 This approach would mitigate the identified planning risk, but factors such as ongoing revenue costs and the condition of the building would remain. The building would require continued regular inspections and if the structure becomes unsafe, it will be necessary to demolish and clear the site.
- 12.14 This option has been rejected due to uncertainty on the future of the site and the cost of ongoing business rates liability while the future plans are determined. The business rate and maintenance liability will fall to the council and it is estimated that the total cumulative cost will exceed the soft-strip option by the end of year 2.

Option 4: Demolish and clear site

- 12.15 The final option available is full demolition of RPLC once closed.
- 12.16 Once Places Leisure vacates the building, an asbestos survey would be carried out. Prior to demolition, all asbestos would need to be safely removed. The survey cannot be carried out while RPLC remains open because of health and safety concerns around the intrusive nature of the work.
- 12.17 Once the extent and type of asbestos is identified, removal would be included in any demolition contract. This would provide certainty with regard to timing

and costs. The contract could be let ahead of the asbestos report, but a large contingency would have to be included to cover removal.

- 12.18 Cost estimates for demolition have been sought to demolish RPLC and leave a clear site, the estimated cost (not including asbestos removal) is just under £1,000,000 including preliminaries and contingency. While the cost of asbestos removal is unknown until the survey is carried out, it is estimated that costs could amount to up to £100,000 in a worst case given the age and nature of the building.
- 12.19 Provision for providing temporary toilets and securing utilities to clubs remaining on site would need to be carried out prior to closure and demolition. A procurement process in line with PRC2015 and the Council's Contract Procedure Rules would be carried out.
- 12.20 If this route was followed and a demolition contractor was not in place before RPLC closes, it is estimated that the procurement process, demolition and site clearance would take at least 12 - 15 months. Time could be reduced if the demolition contractor was procured prior to RPLC closing, but the asbestos would be unknown and the costs associated with its removal would be uncertain.
- 12.21 This option has been rejected due to the uncertainty around the asbestos and costs to safely remove it. It has also been rejected due to the total estimated cost of demolition of just under £1,000,000 and total overall costs estimated at just under £1.2m. The COVID-19 situation has changed the financial position for the council in the short to medium term and this needs to be a key consideration.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WTF283 – MARCH 2020 - Park Plan for North Walls Recreation Ground

WTF287 – MARCH 2020 - Vision for Winchester Update

WTF278 – JANUARY 2020 - North Walls and King George V sports pavilions update report

CAB3190 – OCTOBER 2019 – River Park Leisure Centre – Future use of Site

CAB3082 (LEISURE CENTRE) – FEBRUARY 2019 - Winchester Sport and Leisure centre – full business case

CAB3093 – OCTOBER 2018 - River Park Leisure Centre – Future Use of Site

CAB3031 – JUNE 2018 – Winchester Sport and Leisure Centre – Procurement of a Centre Operator

CAB2914 (CABINET) – MARCH 2017 - RPLC essential repairs

CAB2708 (CABINET) – SEPTEMBER 2015 - Options for River Park Leisure Centre

Other Background Documents:-

APPENDICES:

Appendix 1: Countryside policy excerpt from the Adopted Local Plan 2013.

Appendix 2: Financial appraisal

Appendix 1: Countryside policy excerpt from the Adopted Local Plan 2013.

Planning policy is set out within the Winchester District Local Plan Joint Core Strategy, adopted March 2013. The RPLC site is located within the Countryside.

[Local Plan web link - please see pages 65 - 66](#)

“The Countryside

6.30 Very small communities which are no more than a collection of houses or isolated dwellings are not covered by the above policies and are considered to be within the wider countryside. Development will be limited to that which has an essential need to be located in the countryside. This may include development which is necessary for agricultural, horticultural or forestry purposes, and certain types of open recreational uses which require a countryside location.

6.31 In addition, there are a number of existing buildings within the countryside of the District, some of which are no longer in use and others which are occupied by existing users or businesses which may need to expand. These existing structures are often an accepted part of the landscape and it is considered appropriate to provide for them to be used productively, through re-use, or for them to be redeveloped.

Policy MTRA 4 - Development in the Countryside

In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:

- development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- small scale sites for low key tourist accommodation appropriate to the site, location and the setting.

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

6.32 Across the District there are a number of large commercial and educational/training establishments set in the wider countryside: IBM (Hursley), Defence establishments (Winchester, Worthy Down and Southwick), Sparsholt College (Sparsholt), Marwell Wildlife (Colden Common), and Arqiva (Crawley). These establishments are primarily involved in business and training activities which support the District's economy and it is important that they can continue to thrive. They also employ large numbers of people with a range of skills that the Council wishes to retain locally.

6.33 Increasingly these organisations are looking to meet modern business needs through adaptation and expansion of their existing buildings. Often these establishments occupy former country estates outside of any defined settlement, where development would normally be constrained. Marwell Wildlife (Colden Common) also lies within the South Downs National Park. However, the City Council and the NPA recognises the value of these organisations and their contribution to the local economy and wish to work with them to plan for their future needs.

Policy MTRA 5 - Major Commercial and Educational Establishments in the Countryside

The Local Planning Authority will support the retention and development of major commercial and educational establishments which occupy rural locations in the District, where this will help them continue to contribute to the District's economic prosperity. Because of their sensitive rural locations, masterplans should be prepared prior to development which identify the site opportunities and constraints, promote sensitive land and building stewardship, promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities."

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Financial Appraisal

Once the new Winchester Sport & Leisure Park is complete, the following options have been considered for the existing leisure centre at River Park:

- 1 - Retain and keep open - for facilities such as changing rooms, toilets and café
- 2 - Decommission and secure
- 3 - Decommission, soft strip and secure
- 4 - Demolish and clear site

Option 1 has a much lower capital cost but would require ongoing maintenance of the building, business rates, and a significant staffing cost. Keeping it open would allow the continued provision of a café; it is unknown at this stage whether a café in this location without the leisure centre would be profitable but it is anticipated that any profit/loss would be marginal and therefore a breakeven position has been assumed for the financial appraisal.

Option 2 incurs some capital cost in provision of temporary toilets, the removal of the outside staircases, and securing the site. Significant ongoing maintenance costs will no longer be required but there would be the annual cost of securing the site as well as a significant business rates cost following the 3 month period of empty property relief.

Option 3 includes the same capital costs above with the addition of the cost of soft-stripping. It is anticipated that this would allow the property to be removed from the ratings list providing considerable savings on business rates. There remains a small risk that the council would be unsuccessful in removing the property from the VO business rates list but this is considered unlikely.

Option 4 has no associated ongoing costs other than cleaning the temporary toilets but the capital cost of demolition would be significant.

The following table details the impact by financial year of each of the four options (NB the actual timing will depend on the opening date of the Winchester Sport & Leisure Park) as well as the cumulative impact.

By the end of year 2, the cumulative cost of **option 3** (decommission, soft strip and secure) is the lowest and therefore from a financial perspective is the **recommended option**.

| Capital & revenue costs | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|
| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | |
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | |
| £000 | £000 | £000 | £000 | £000 | £000 |
| Option 1 - Retain and keep open - for facilities such as changing rooms, toilets and café | | | | | |
| Capital (funded by capital receipts) | 75 | | | | |
| Revenue (impact on the general fund budget) | | 390 | 390 | 390 | 390 |
| Total cost | 75 | 390 | 390 | 390 | 390 |
| Cumulative cost | 75 | 465 | 855 | 1,245 | 1,635 |
| Option 2 - Decommission and secure | | | | | |
| Capital (funded by capital receipts) | 194 | | | | |
| Revenue (impact on the general fund budget) | | 196 | 196 | 196 | 196 |
| Total cost | 194 | 196 | 196 | 196 | 196 |
| Cumulative cost | 194 | 390 | 586 | 782 | 978 |
| Option 3 - Decommission, soft strip and secure | | | | | |
| Capital (funded by capital receipts) | 410 | | | | |
| Revenue (impact on the general fund budget) | | 60 | 60 | 60 | 60 |
| Total cost | 410 | 60 | 60 | 60 | 60 |
| Cumulative cost | 410 | 470 | 530 | 590 | 650 |
| Option 4 - Demolish and clear site | | | | | |
| Capital (funded by capital receipts) | 1,187 | | | | |
| Revenue (impact on the general fund budget) | | 12 | 12 | 12 | 12 |
| Total cost | 1,187 | 12 | 12 | 12 | 12 |
| Cumulative cost | 1,187 | 1,199 | 1,211 | 1,223 | 1,235 |

Cost estimates

| | | Option 1 | Option 2 | Option 3 | Option 4 |
|---|---|------------|------------|------------|--------------|
| Comments | | £000 | £000 | £000 | £000 |
| Capital | | | | | |
| Temporary toilets | Modular steel cabin | - | 23 | 23 | 23 |
| Asbestos: | | | | | |
| - Survey | | - | 5 | 5 | 5 |
| - Removal if reqd | Estimate of maximum cost | - | 10 | 20 | 100 |
| Internal soft strip (removal of staircase only in option 2) | Includes an additional 20% in costs to allow more environmentally friendly works | - | 15 | 184 | - |
| Demolition & planning fees | | - | - | - | 679 |
| Secure site including CCTV installation | | - | 37 | 37 | - |
| Utilities | | 75 | 75 | 75 | 75 |
| Preliminaries, professional fees and contingency | | - | 29 | 66 | 305 |
| Total capital | | 75 | 194 | 410 | 1,187 |
| Revenue (per annum) | | | | | |
| Toilets cleaning | Extension to existing contract | - | 12 | 12 | 12 |
| Security – ongoing costs | Hire and monitoring of CCTV | - | 18 | 18 | - |
| Building maintenance - up to | Options 2 & 3 covered by existing maintenance budgets | 100 | 20 | 20 | - |
| Building inspections | | 10 | 10 | 10 | - |
| Business rates (net) | Allowing for 20% business rates retention | 136 | 136 | - | - |
| Staff costs – 6* FTE | Excludes café. Provide security and cleaning; 2 shifts per day including weekends. Based on WCC grade 2 | 144 | - | - | - |
| Café - net operating costs | Viability unknown - for purposes of appraisal assumed breakeven | - | - | - | - |
| Total revenue | | 390 | 196 | 60 | 12 |

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BUSINESS & HOUSING POLICY COMMITTEE – WORK PROGRAMME FOR 2020/21

| 22 JUNE 2020 | | | | | |
|--------------------------|---|---------------------------------------|-----------------------|----------------|------------------------|
| | BUSINESS | LEAD OFFICER | COMMITTEE DATE | | STATUS/COMMENT |
| | | | Original | Revised | |
| | Briefing on Restoration Work – Economy, Housing and Financial Impacts | Sue Robbins, Gillian Knight, Liz Keys | 22 June 2020 | | Presentation |
| | Bar End Depot | Geoffrey Coe | 22 June 2020 | | Presentation |
| | River Park Leisure Centre decommissioning | Veryan Lyons | 22 June 2020 | | (BHP015) & (CAB3242) |
| 22 SEPTEMBER 2020 | | | | | |
| | BUSINESS | LEAD OFFICER | COMMITTEE DATE | | STATUS/ COMMENT |
| | | | Original | Revised | |
| | Housing (New Build) Development Strategy | Andrew Palmer | 22 September 2020 | | |
| | Destination Management Plan (to include culture, arts and tourism) | Sue Robbins | 22 September 2020 | | |
| | Economic Development Strategy | Sue Robbins | 22 September 2020 | | |
| | Making our Housing stock carbon neutral | | 22 September 2020 | | |
| | Private Sector Housing Strategy | | 22 September 2020 | | |
| 1 DECEMBER 2020 | | | | | |

| | BUSINESS | LEAD OFFICER | COMMITTEE DATE | | STATUS/COMMENT |
|------------------------|---|--------------|-----------------|--|----------------|
| | | | | | |
| | The Goods Shed - Development Options | | 1 December 2020 | | |
| | Winnall – review of planning framework & future | | 1 December 2020 | | |
| 9 FEBRUARY 2021 | | | | | |
| | BUSINESS | LEAD OFFICER | COMMITTEE DATE | | STATUS/COMMENT |
| | | | | | |
| | | | | | |

Other reports due to come forward to the Business and Housing Policy Committee later in 2021/22 are as follows: (Meeting date to be confirmed)

| | | |
|--|--|-------------|
| | | Now 2021/22 |
|--|--|-------------|

Informal Scrutiny Groups – Housing for Younger People

Informal Scrutiny Groups – A digital economy for Winchester

Updated 10 June 2020