



Meeting	Cabinet (Special Meeting)
Date and Time	Wednesday, 6th June, 2018 at 4.30 pm.
Venue	Walton Suite, Winchester Guildhall

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Membership of Cabinet Committees etc.**
To give consideration to the approval of alternative arrangements for appointments to bodies set up by Cabinet or external bodies, or the making or terminating of such appointments.
- 3. Disclosure 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, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 4. To note any request from Councillors to make representations on an agenda item under Council Procedure Rule 35**
Note: Councillors wishing to speak about a particular agenda item are requested to advise the Democratic Services Officer before the meeting. Councillors will normally be invited by the Chairman to speak during the appropriate item (after the Portfolio Holder's introduction, questions from Cabinet Members and public participation).



BUSINESS ITEMS

5. Public Participation

– to note the names of members of the public wishing to speak on general matters affecting the District or on agenda items (in the case of the latter, representations will normally be received at the time of the agenda item, after the Portfolio Holder’s introduction and any questions from Cabinet Members).

6. Leader and Portfolio Holders' Announcements

7. Winchester Sport and Leisure Park - Design Framework (Pages 5 - 42)

Key Decision (CAB3035(LC))

8. Minutes of the Cabinet (Leisure Centre) Committee held 23 May 2018 (Pages 43 - 48)

Key Decision (CAB3057)

9. Sport and Leisure Centre Related Playing Pitch and Boxing Club Implications (Pages 49 - 54)

Key Decision (CAB3050)

10. Winchester Sport and Leisure Centre - Procurement of a Centre Operator (less exempt appendices) (Pages 55 - 66)

Key Decision (CAB3031)

11. **EXEMPT BUSINESS: To consider whether in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.**

- (i) To pass a resolution that the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of ‘exempt information’ as defined by Section 100 (l) and Schedule 12A to the Local Government Act 1972.

<u>Item</u>	<u>Para No. of Schedule 12a to the Act giving description of exempt information giving rise to the exclusion of the public</u>
Procurement of a Centre Operator (exempt appendices)	3
Deed of variation to existing Leisure Centre Operator Contract	3

12. Winchester Sport and Leisure Centre - Procurement of a Centre Operator (exempt appendices) (Pages 67 - 158)

Key Decision (CAB3031)

13. Deed of Variation to existing Leisure Centre Operator (Pages 159 - 178)

Key Decision

(CAB3037)

L Hall
Legal Services Manager

29 May 2018

Agenda Contact: Nancy Graham, Senior Democratic Services Officer
Tel: 01962 848 235, Email: ngraham@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*

CABINET – Membership 2018/19

Chairman: Horrill (The Leader with Portfolio for Housing)

Vice Chairman: Humby (Portfolio Holder for Business Partnerships)

Ashton	-	Portfolio Holder for Finance
Brook	-	Portfolio Holder for Built Environment
Godfrey	-	Portfolio Holder for Professional Services
Griffiths	-	Portfolio Holder for Health & Wellbeing
Miller	-	Portfolio Holder for Estates
Warwick	-	Portfolio Holder for Environment

Quorum = 3 Members

Corporate Priorities:

As Cabinet is responsible for most operational decisions of the Council, its work embraces virtually all elements of the Council Strategy and [Portfolio Plans](#).

Public Participation

Public Participation is at the Chairman's discretion. If your question relates to an item on the agenda, you will normally be asked to speak at the time of the relevant item. Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers. If several people wish to speak on the same subject, the Chairman may ask for one person to speak on everyone's behalf. As time is limited, a "first come first served" basis will be operated.

To reserve your place to speak, you are asked to arrive no later than 10 minutes before the start of the meeting to register your intention to speak. Please contact the Democratic Services Officer in advance for further details.

Disabled Access:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

Terms Of Reference

Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

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CAB3035(LC)
CABINET (LEISURE CENTRE) COMMITTEE
CABINET

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK – DESIGN
FRAMEWORK

CABINET (LEISURE CENTRE) COMMITTEE – 23 MAY 2018

CABINET - 6 JUNE 2018

REPORT OF PORTFOLIO HOLDER: Cllr Lisa Griffiths Portfolio Holder for Health
and Wellbeing

Contact Officer: Andy Hickman Tel No: 01962 848105 Email
ahickman@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report considers the Draft Design Framework for the Winchester Sport and Leisure Park.

The Draft Design Framework has been developed following an extensive programme of engagement and sets out an overall long term vision and objectives for the Bar End Area and includes key actions to be delivered over a long term plan through 5 themes. These themes are: getting to the park; a place to enjoy; areas to be active; areas for new development and delivering the vision.

RECOMMENDATIONS

1. That the Cabinet (Leisure Centre) Committee consider comments made at the Design Framework Event held on 18 May 2018.
2. That Cabinet (Leisure Centre) Committee recommend to Cabinet that the draft Design Framework is approved

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The Sport and Leisure Park project supports the Health and Happiness outcome of Council Strategy through the provision of new facilities and improved access to meet the needs of a broad cross section of our communities for now and in the future.

2 FINANCIAL IMPLICATIONS

- 2.1 Some of the suggestions/ schemes set out in the Design Framework will be included as part of the Sport and Leisure Centre Project, and are therefore included in the cost estimate for the project, as set out below,

- Cycle and pedestrian path link to NCN23 from the Sport and Leisure Park
- Pathway link between the Garrison Ground and King George V (KGV) playing fields
- Key landscaping improvements including to the north of Chilcomb Lane
- Bus stop access improvements

- 2.2 There are further potential financial implications in relation to the longer term aspirations set out in the Design Framework for KGV and the Garrison Ground which will be explored in partnership with key stakeholders. Any proposals with identified funding sources can be considered by Cabinet in due course.

- 2.3 Discussions are taking place with Allegra's Ambition in order to deliver an outdoor gym in partnership with this charity. An area has been proposed and set aside and the gym will be installed after the Leisure Centre has been built. Although it would be ideal if the gym could be installed earlier, it would, in all likelihood have to be fenced off during construction. Allegra's Ambition understands the reasons to delay installation until major works have been completed.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 There are no legal implications directly associated with the adoption of this Design Statement. Any legal implications flowing from actions arising from the Design Framework will, as appropriate, be the subject of separate reports to Cabinet.

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 The significant property and asset implication is the build of the leisure centre on site. Future implications as a result of the longer-term Design Framework aspirations will be considered and reported to Cabinet as schemes come forward.

6 CONSULTATION AND COMMUNICATION

6.1 Extensive engagement has taken place on both the Sport and Leisure Centre and the Design Framework and is set out in the Draft Design Framework appended to this report.

6.2 An all member briefing was held on the 9 May 2018 where a presentation outlining the Design Framework was given.

6.3 A specific Design Framework event was held on 18 May 2018 at the Winchester University Sports Stadium where the following points were made.

6.4 A verbal and written update of issues and points raised at this event will be provided on the 23 May 2018 to the Cabinet (Leisure Centre) Committee. Following consideration by the Cabinet (Leisure Centre) Committee this matter will then be passed to Cabinet to consider the final draft Design Framework on 6 June 2018.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The Design Framework will help to preserve natural qualities of the area and identify key areas for biodiversity enhancement, a strategic network of recreational paths and improved landscaping.

8 EQUALITY IMPACT ASSESSMENT

8.1 Equality Impact Assessments will be undertaken for specific elements of the Design Framework, as these schemes are developed.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

10.1 The Sport and Leisure Park Project has a separate risk register which is managed by the Programme Lead.

10.2 Key risks for the Design Framework are to ensure that the aspirations of the community both residents and park users have been adequately reflected in the document. It is believed that the extensive engagement undertaken has helped to reduce this risk. Seeking future funding to deliver the longer terms aspirations, not delivered by the Sport and Leisure Centre Project are also a risk. The Council will work with potential funding partners to bring forward identified improvements and once schemes are developed will ensure that these are consulted on appropriate with stakeholders.

11 SUPPORTING INFORMATION:

11.1 The Design Framework (DF) 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 recreation improvements in the area. The DF has been shaped by the responses generated by four phases of public engagement carried out between June 2017 and May 2018.

11.2 The DF 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 DF identifies how proposals will need to reflect, and where appropriate overcome, existing constraints and challenges in the area. The DF also provides a context in which to inform the preparation of planning applications.

11.3 The DF covers an area of 24 hectares incorporating the Garrison Ground, KGV playing field, the Councils Depot site on Bar End Road and Chilcomb Lane. The councils Depot site sits to one side of the green space, any development proposals for this site will be brought forward in the context of the DF.

11.4 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.

11.5 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, the Council Depot and the lighting impact of enhanced sporting uses

- the importance of assessing and 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.

11.6 The Council has welcomed the public and group participation of those who engaged in the process. This input has helped to shape the proposals and provides the Council with a greater understanding of the area and will therefore help to design and deliver phased improvement. The Council's objectives, as set out in the DF, are designed to create a positive and lasting legacy for all Park users

11.7 The DF seeks to:

- 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.
- Create a land use framework and set of development principles to guide development and physical interventions in the area aimed at maximising the leisure, health and economic opportunities in the area.
- Set out to understand the characteristics of the local area and the DF 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.
- Ensure that a new Winchester Sports & Leisure Centre located on the Garrison Ground can strengthen the relationship with the adjacent Winchester Sports Stadium and establish a landscaped setting at this important gateway into the City.
- 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.

11.8 The themes of the draft DF which will seek to deliver the above are set out below and in full in the Draft DF appended to this report.

- Theme 1: Getting to the park; enhancing the accessibility of the site for people travelling by public transport, foot and bike, and restricting

vehicular access from Milland Road, except for emergency, maintenance and some staff.

- Theme 2: A place to enjoy; creation of an identity for the area, biodiversity and landscaping enhancements and provision of street furniture and area to play.
- Theme 3: Areas to be active; provision of outdoor sports and leisure, including playing pitches and an outdoor gym.
- Theme 4: Areas for new development; design principles to guide new areas of development, including buffer zones, landscaping and low traffic generation uses of the Depot.
- Theme 5: Delivering the vision; the first phase will be the new Sport and Leisure Centre, the phasing of other elements of the DF will be implemented over a longer term period.

11.9 The next stage of the Sport and Leisure Park Project is to submit a planning application for the Sport and Leisure Centre as agreed by this Committee in January, the target date is June 2018. The next project Gateway is the consideration of the Full Business Case early next year, in addition to the submission and consideration of a planning application the main focus of activity during the next 8 months will be:

- Continued engagement and progression through, RIBA Stage 4 design work
- Procurement of an Operator and finalisation of associated management fee (target date Autumn 2018)
- Procurement of a contractor and associated construction cost (target date Winter 2018)

The results of these exercises will enable the Full Business Case to be formulated and considered early in 2019.

The Gateways for Project are set out in the table below.

<u>Gateway</u>	<u>RIBA Stage</u>	<u>Evidence required</u> <u>(what will we know)</u>
<u>1. Strategic Outline Case</u>	<u>End of RIBA Stage 1</u>	<u>In September 2015 Cabinet was provided with a financial assessment of shortlisted options. At this stage Cabinet decided the preferred</u>

option, if feasible was to build at Bar End.

2: Outline Business Case

End of RIBA Stage 2

Estimated capital costs (CAPEX)

(Q4 2017/18)

Operating income estimate

(both based on Concept Design)

3: Full Business Case

End of RIBA Stage 4

Generated capital costs (CAPEX)

(Q 2018/19 (Jan 19))

Operating income

(both obtained by a procurement process)

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 13 The alternative is not to have a Design Framework but this would seem to be a missed opportunity to set out the local aspiration for this gateway site into Winchester.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3030(LC) WINCHESTER SPORT AND LEISURE PARK PROJECT UPDATE 26 MARCH 2018

CAB2983(LC) – 16th January 2018 - Outline Business Case and associated Governance

CAB2970 – 13 November 2017 Sport and Leisure Park Project – Update on Facility Mix

CAB2972 -13 November 2017 Sport and Leisure Park Project –Procurement

CAB2951(LC) - 17 JULY 2017 Update report

CABINET (LEISURE CENTRE) COMMITTEE - 12 June 2017

CAB2910 – 20 March 2017 Bar End Sport and Leisure Park Project Update

PHD Notice 710 September 16 Leisure Centre Replacement Project Management Consultancy Support

CAB2820 – 5 July 2016 Leisure Centre Replacement Project

CAB2798 – 29 March 2016 Leisure Centre Replacement Project

CAB2708 – 9 September 2015 Options for River Park Leisure Centre

Other Background Documents:-

None

APPENDICES:

Appendix 1 - Draft Design Framework

I



FILE	151111_R_Design Framework
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	04.05.2018
REVISION No.	6

REVISION	
1	Minor revisions to text on pages: 4, 5, 7, 15, 16, 17, 22, 23, 24, 25, 26 & 27
2	Minor revisions to text and diagrams on pages: 4, 5, 8, 9, 10, 11, 14, 15, 16, 17, 18, 22, 24, 25, 26 & 27
3	Revisions to text and images throughout
4	Revisions to text throughout
5	Revisions to sketch and land ownership plan
6	Revisions to sketch, text on page 22 and diagrams on pages 13, 14, 15 and 24

DRAFT

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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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Below: Design Framework Boundary



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 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.



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 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.

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.

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.

Garrison Ground

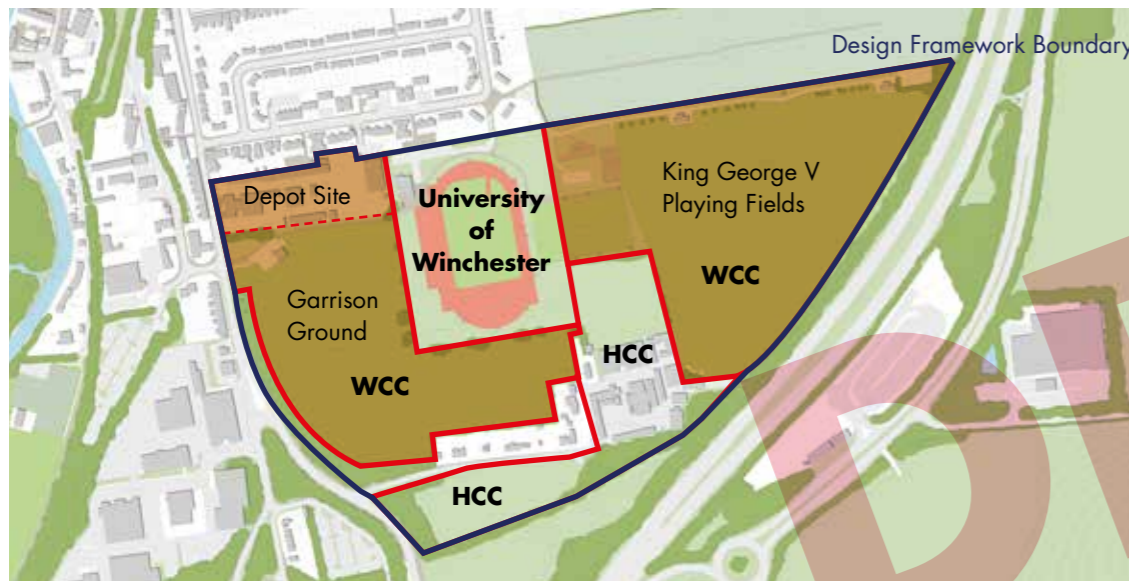
In addition to the future Sport & Leisure Centre the Garrison Ground will continue to provide an area of open space and Sport Pitches.



Existing area plan



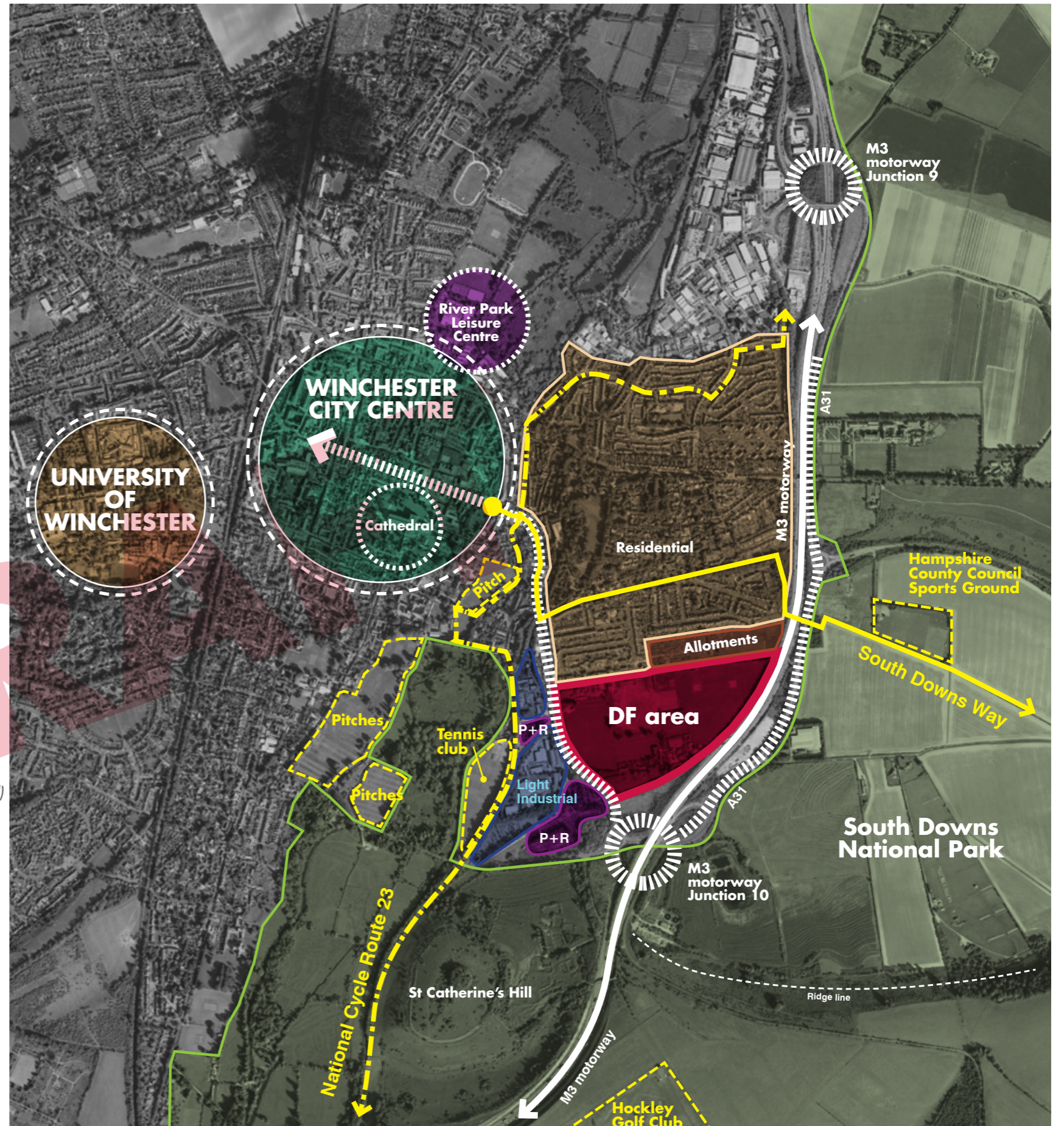
Existing Local Movement Network Surrounding the Park



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.

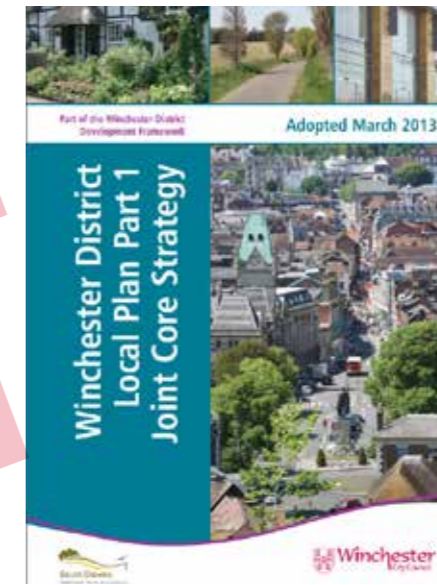
The fact that only part of the long term vision can be delivered in an initial phase does not hinder the ambition set out in this Design Framework which seeks to deliver tangible community benefits that can grow to meet the ever changing needs of the local population and the district.

Highcliffe Community Plan

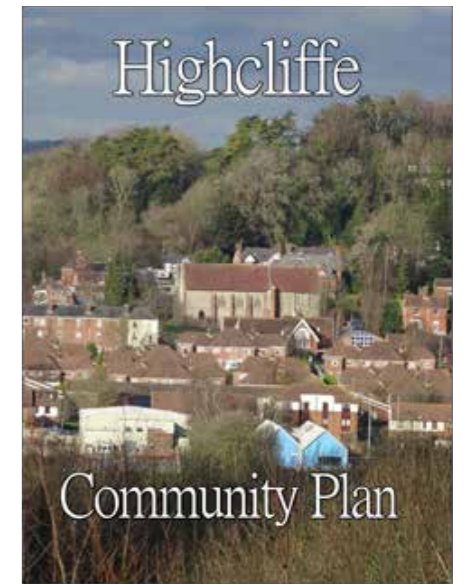
Prepared in 2015, and the result of a series of community engagement events and surveys, the Highcliffe Community Plan presented a detailed profile of the area covering issues such as Community Safety, Travel & Transport, the Local Living Environment and Community Amenities.

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

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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.

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:

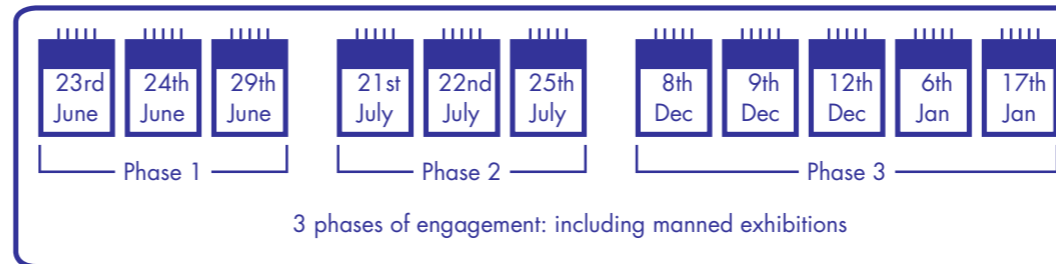
- the value placed upon the landscape setting and qualities of the Park
- the importance of retaining grassed pitches for organised play
- creating improvements to the local highway network that encourage walking, cycling and bus patronage as a means of safely getting to and from the Park
- setting out 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'.

Engagement Period



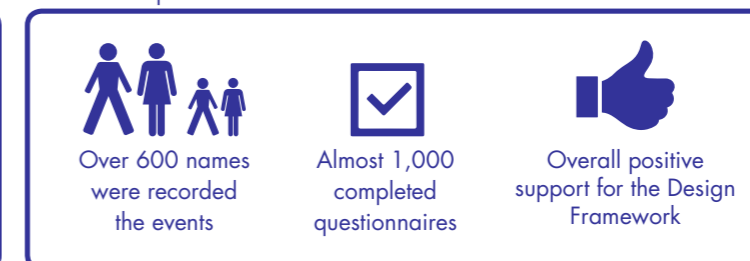
Locations



Notification



Public response



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.

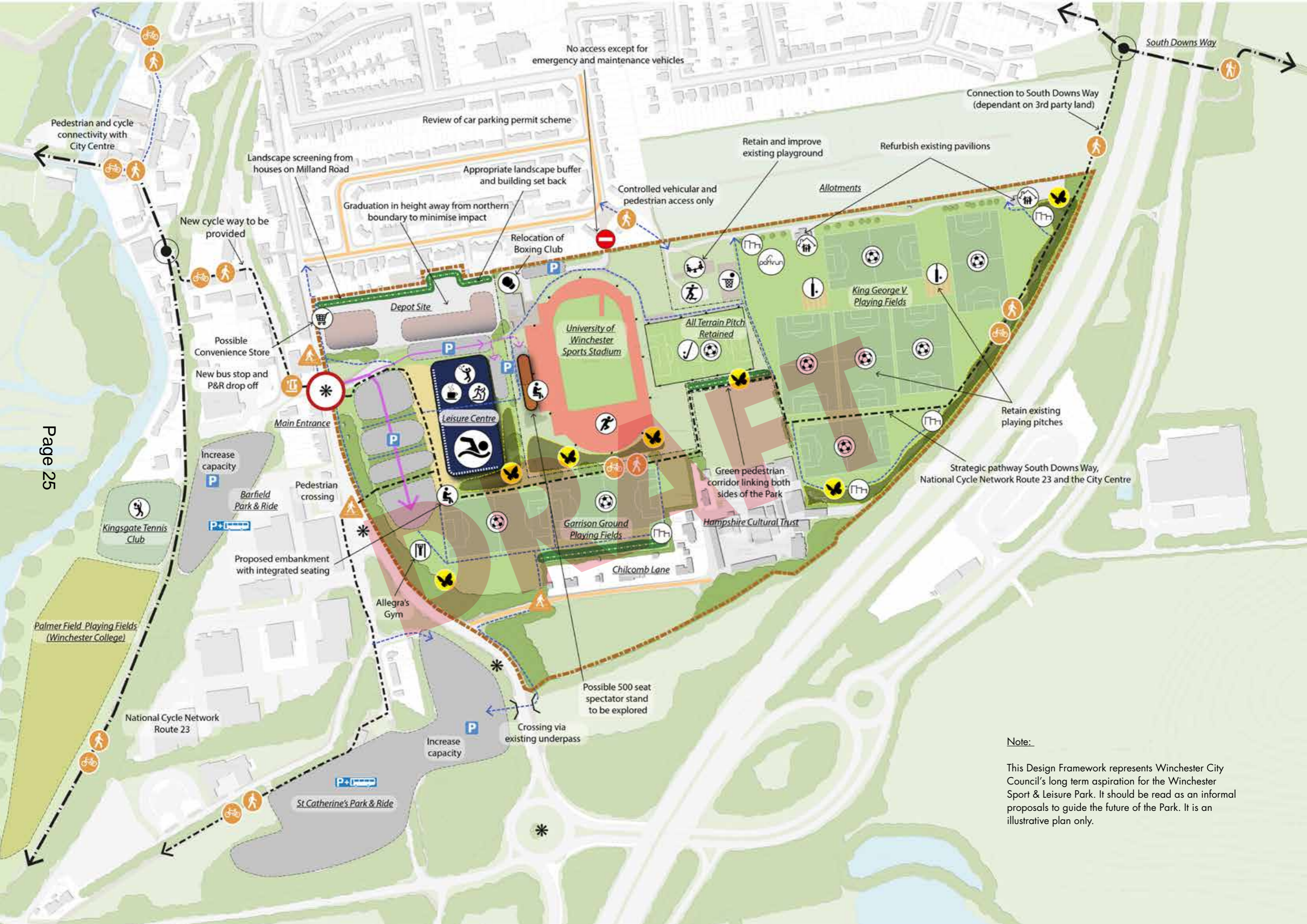
5. Depot Site

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
-  Controlled vehicular access only
-  Possible convenience store

-  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
-  Boxing club
-  Cricket pitch
-  Hockey pitch
-  Football pitch
-  Suggested location for gateway installation



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

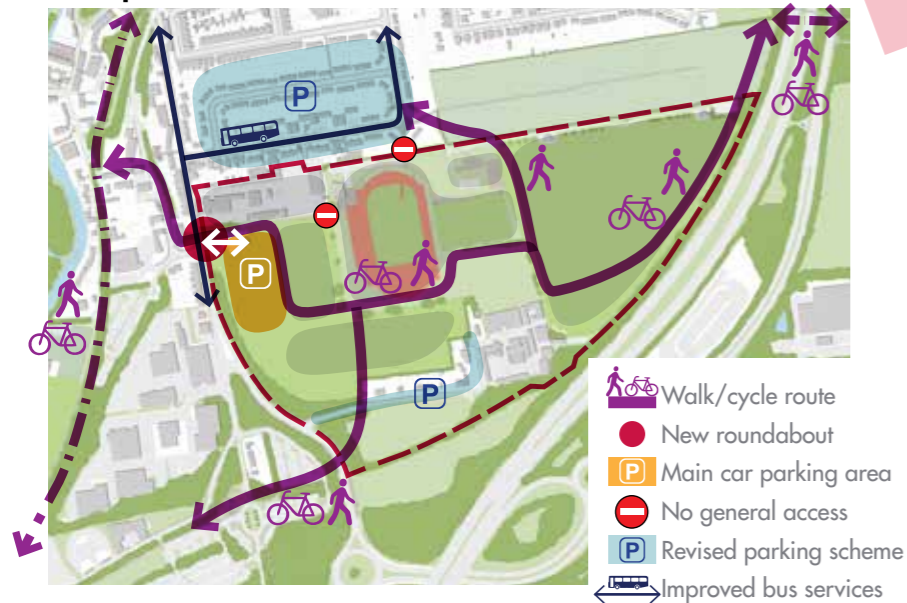
It is clear from the responses received during the various stages of engagement with the local community that effective and easy access is essential for the success of the Park. Pressures on the surrounding residential areas will be eased with active measures to promote better public transport, pedestrian 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 along Bar End Road 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.



Pedestrian and cycling proposal

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.

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.



Vehicular access proposal

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.

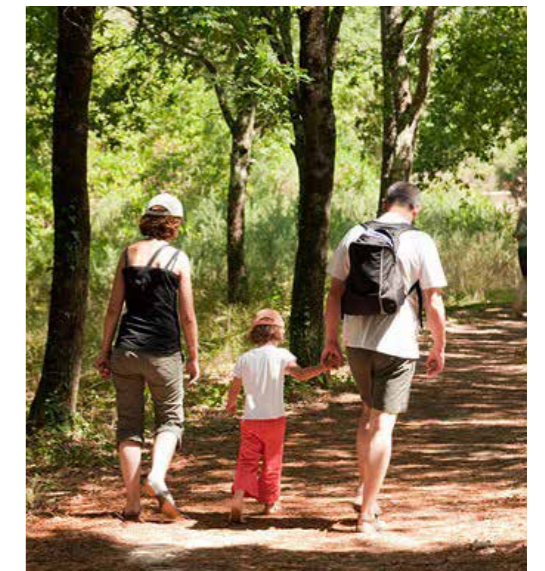
Where appropriate, the lighting strategy may be carried through to subsequent pathways across the wider Design Framework area, though at the present time the details have not been agreed.

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.

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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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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.

DRAFT



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.

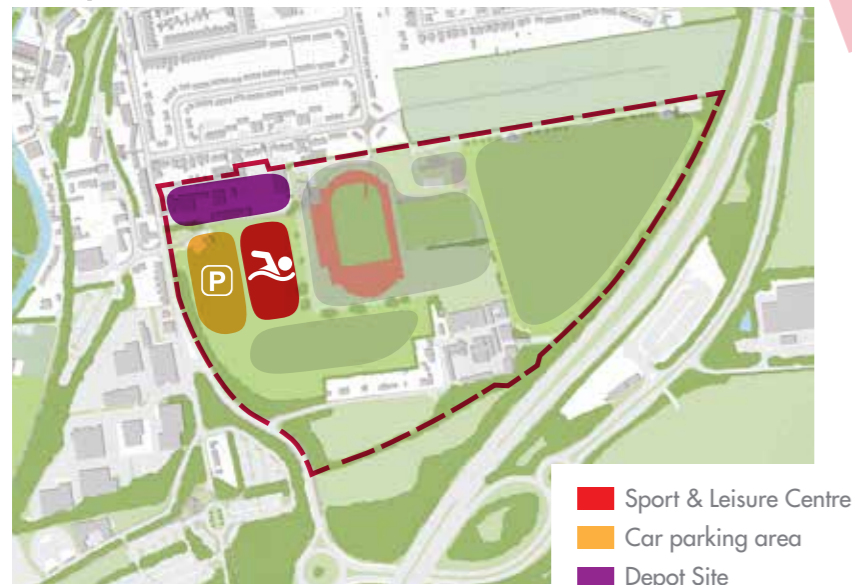
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New Development / Depot Site Redevelopment

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.

Concept:



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Depot Site development guide plan

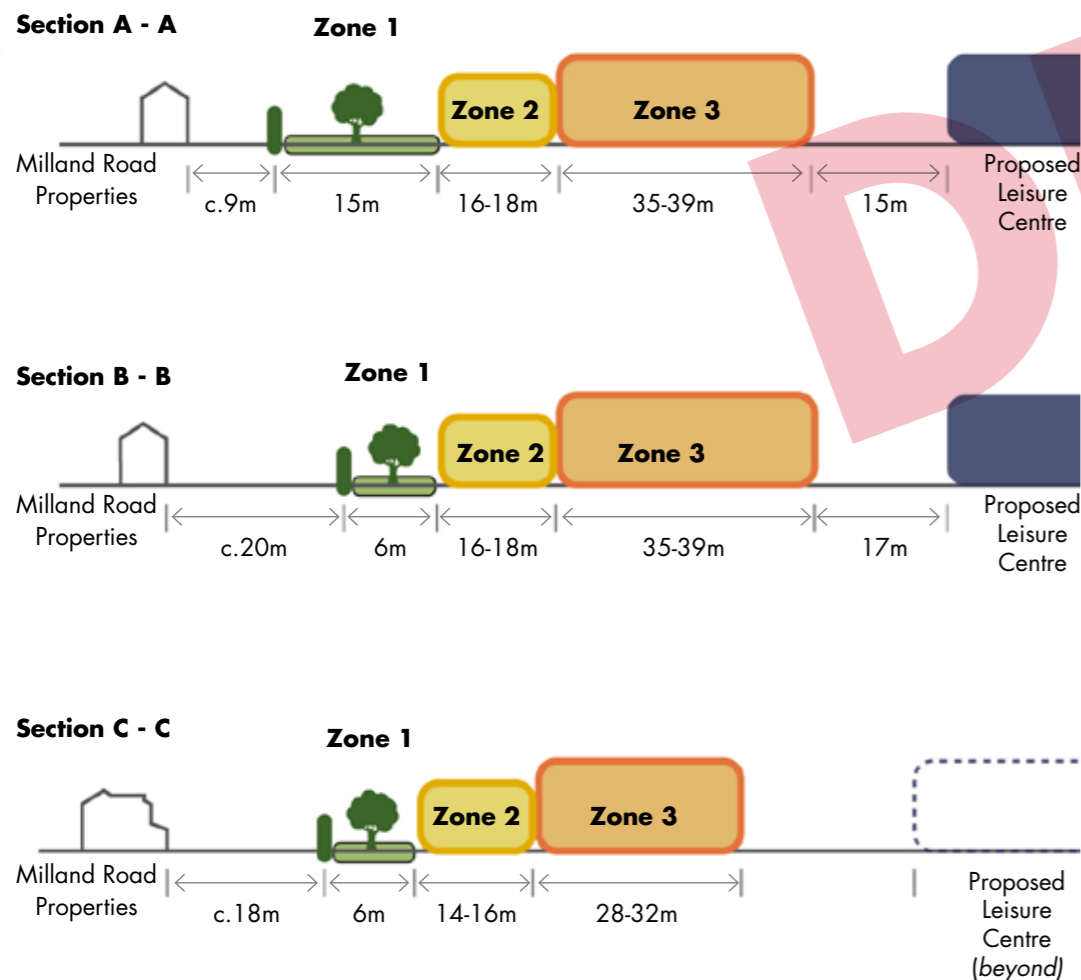
Leisure Centre

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

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Depot site development heights guide



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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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.



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

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)

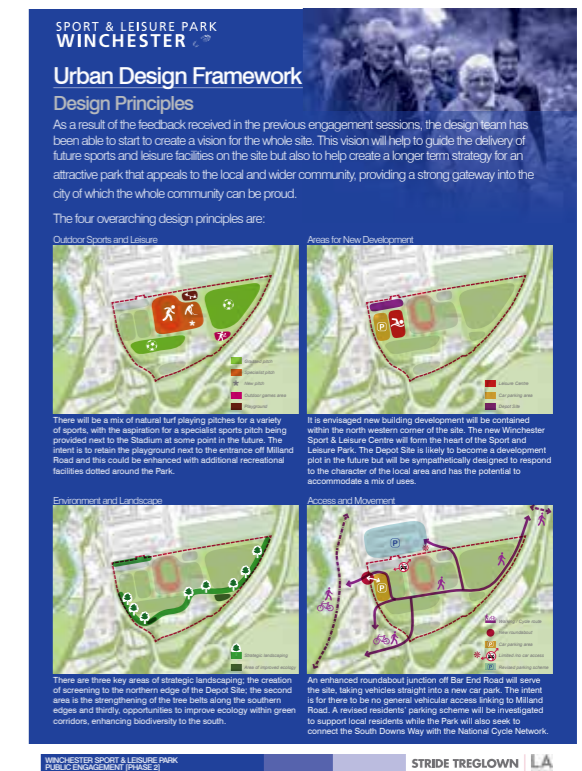
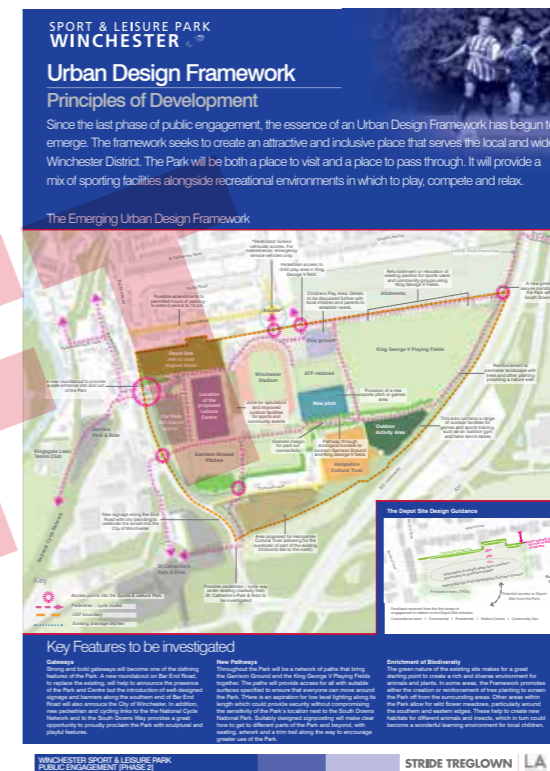
Issues raised included: Opinion was divided as to the relevance of connecting the Park with the South Downs Way. Many considered that those accessing the South Downs National Park (SNDP) would not wish to participate in Leisure Centre activities as part of a dual trip: others suggesting that if the connection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

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



Selection of boards from Phase 3 engagement

SPORT & LEISURE PARK WINCHESTER

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>



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CABINET (LEISURE CENTRE) COMMITTEE

26 March 2018

Attendance:

Councillors:

Griffiths (Chairman) (P)

Ashton (P)

Warwick (P)

Other invited Councillors:

Huxstep (P)

Prince (P)

Laming (P)

Stallard (P)

Others in attendance who addressed the meeting:

Councillors Bell and Porter

Others in attendance who did not address the meeting:

Councillor Horrill

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 26 March 2018, be approved and adopted.

2. **PUBLIC PARTICIPATION**

Five members of public and/or members of local interest groups addressed the Committee as summarised below.

Martin Wilson:

- Mr Wilson queried the suitability of one Member to be on the Committee and requested assurance from other Members that there was no prejudicial history that affected their suitability to be on the Committee.
- Mr Wilson referred to various documents he had obtained under the Freedom of Information Act which he alleged proved a pre-emptive right to provide and operate a replacement Leisure Centre was agreed with an existing operator. Consequently, he questioned how an open market tender for a new operator could be undertaken.

- A request that the Council ensures that the current leisure centre building was fit for purpose and available for use until the new centre was available.

Jessica Falconer:

- Requested that an ice skating rink be provided in Winchester at Bar End and highlighted the wide range of benefits a rink could provide for the wider community.

Patrick Davies:

- Queried when the full Transport Impact Assessment would be made publically available and whether an assessment of additional traffic likely to be generated by the new Centre had been made.
- Requested clarity from the Council on its position on the suggestion that an ice rink be built on the former Bar End depot site and in general, more clarity about what type of development would be acceptable on this site.

Geoff Wright:

- Concern that the venue for the most recent consultation event on 18 May was too small and that it was only held on one date would limit a number of people from attending.

Emma Back (Winchester Sports, Art and Leisure Trust)

- Concern that the Design Framework overall contained a number of omissions. For example, she believed it lacked detail on principles for development of the Bar End depot area.
- Concern about the sports halls size and no provision of permanent spectator seating.
- that the local community were not being listened to;
- that she believed community agreements would not be allowed and there were no assurances being given to community clubs and groups that they could use the facility.

3. **WINCHESTER SPORT AND LEISURE PARK – DESIGN FRAMEWORK**
(Report CAB3035(LC) refers)

The Chairman introduced the report and explained that following consideration at this meeting, the draft Design Framework would be recommended to Cabinet for consideration on 6 June 2018. She summarised the further stages of the development of a Sport and Leisure Centre at Bar End.

With regard to appointing a contractor to build the new Leisure Centre, the procurement process had been completed and a preferred provider identified. Subject to final checks an announcement would be made in due course.

The Chairman announced that the procurement process for the leisure centre operator would be determined at Cabinet on 6 June and accordingly there

was therefore no requirement for the next scheduled meeting of this Committee on 7 June 2018.

At the invitation of the Chairman, Councillors Porter and Bell addressed Cabinet and their comments are summarised below.

Councillor Porter

- The site offered a lot of potential for the new Leisure Centre and Park, however access from the Milland Road side of the site should remain.
- Improvements were required to the proposed walking route from the city centre to the new Leisure Centre, for example in terms of improved pathway surfaces.
- Chilcomb Lane residents required further assurances regarding mitigation of flooding risk.
- Community groups should be fully involved.

Councillor Bell

- As a member of the Sustainability Panel she had been very impressed with its work and highlighted that the last Panel meeting on 19 April made a number of recommendations. She queried how these recommendations, and those from the other Panels established in connection with the new Leisure Centre, would be fed into the process.

The Chairman noted that Councillor Gottlieb had forwarded a number of comments for consideration at the Committee as he was unable to attend in person. However, the comments related to contract procurement and did not relate to the report under consideration at this meeting. Councillor Gottlieb would be advised accordingly and suggested that he submit his comments to Cabinet on 6 June 2018 where procurement matters would be discussed.

Councillor Ashton gave a presentation on the Design Framework (DF) which summarised the vision of the DF, focussed on feedback from engagement undertaken to date and in particular, summarised feedback from the recent consultation event on 18 May 2018. The presentation was available on the Council's website via the following link:

<http://www.winchester.gov.uk/meetings/documents/41829/DF%20Leisure%20Centre%20Cabinet%20Presentation%2023%20May%20-%20infomal.pdf>

Councillor Ashton highlighted that a daytime and evening event had been held on 18 May and over 70 people attended the sessions. In response to feedback at this event, the following changes were proposed:

- Clarification of the (of the Sport and Leisure Park boundary within the Design Framework;
- Explore options to enable managed pedestrian access from Milland Road through the Stadium to the Sport and Leisure Centre (with consideration for opening hours);
- Clarification of the Design Framework principles relating to the height of development on the Bar End depot site in relation to neighbouring buildings.

In response to comments made during public participation and by the Councillors summarised above, the following points were made:

- Work would be undertaken to consider walking audits from the city centre to the Leisure Centre;
- The Design Framework sets design principles which will be used to help shape proposals for the Depot site.
- In relation to comments made by Mr Wilson, the Chairman clarified that the three Cabinet Members of the Committee were responsible for making decisions. The other invited Councillors were non-voting. The other points related to the operator contract which would be discussed at Cabinet on 6 June. The Chief Executive advised that as the decision included commercially sensitive information the consideration of the contract would be dealt with in exempt session but she would ensure Members were aware of Mr Wilson's comments.
- The proposals did include a Combined Heat and Power unit, which would initially be gas fuelled.
- Four advisory panels had been established: Sustainability; Design; Contract; and Accessibility and these groups had actively shaped the development of the project. Minutes from the Panels had been shared with Members of this Committee.
- A full Transport Impact Assessment had been undertaken but had not yet been published as work was still ongoing to finalise its content following recent consultations. It would be made publically available when the formal planning application was submitted.
- It is intended that there would be community use agreements for local clubs etc and that further information on this will be considered at 6 June Cabinet.
- The operator would hire in additional seating for outside events as required.
- With regard to the comments about flooding, the Head of Programme confirmed that a full drainage strategy had been undertaken.

One Member highlighted that the Design Framework did not appear to specifically address the requirements of disabled users. The Head of Programme advised that the membership of the Accessibility Panel included people with disabilities and disabled sporting groups and had influenced many aspects of the design. The Committee agreed that the Vision for the Design Framework be amended to include a statement that the Centre should appeal to all abilities (as well as all ages).

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RECOMMENDED (TO CABINET):

That following consideration of the comments made at the Design Framework Event held on 18 May 2018 and during discussion at the meeting (as summarised above), the draft Design Framework be approved as set out in Appendix 1 of the report, subject to the following changes:

- 1. Clarification of the Sport and Leisure Park boundary within the Design Framework.**
- 2. Exploration of options to enable managed pedestrian access from Milland Road through the Stadium to the Sport and Leisure.**
- 3. Clarification of the Design Framework principles relating to the height of development of the depot site in relation to neighbouring buildings.**
- 4. Recognition of accessibility of the Design Framework including amending the Vision statement to include a statement that the Centre should appeal to “all abilities”.**

The meeting commenced at 6.00pm and concluded at 7.10pm.

Chairman

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CAB3050
CABINET

REPORT TITLE: SPORT AND LEISURE CENTRE RELATED PLAYING PITCH
AND BOXING CLUB IMPLICATIONS

6 JUNE 2018

REPORT OF PORTFOLIO HOLDER: HEALTH & WELLBEING

Contact Officer: Andy Hickman Tel No: 2015 Email ahickman@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report considers the implications of the proposed new Sport and Leisure Centre in relation to the impact on Playing Pitches at the Garrison Ground and the relocation of the Boxing Club.

RECOMMENDATIONS:

1. That a supplementary capital budget of £200,000 be approved, and authority be given to incur capital expenditure, in order to:
 - a) mitigate the loss of pitches at the Garrison Ground, which is estimated to cost up to £100,000;
 - b) to undertake feasibility and design work for a new Pavilion, which is estimated to cost up to £60,000; and
 - c) In the event that the Pavilion project set out in this report is not achievable in the timescales required in line with the Leisure Centre project then up to £40,000 will be required to allow for a temporary relocation of the boxing club.
2. That a supplementary revenue budget of £15,500 be approved in 2018/19 for on-going maintenance costs including improved pitch maintenance at King George V playing fields, leading to a full year requirement of £26,500 per annum from 2019/20.

3. That the principles of relocating the Winchester Boxing Club and combining it with a new Pavilion on KGV are agreed for further consideration, as set out in this report, and that the existing building on the Garrison Ground which currently houses the Boxing Club is demolished, subject to agreeing an alternative location and rehousing of the Winchester Boxing Club.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of high quality sport and leisure facilities in the Winchester District has been identified as a council priority, as it supports public health and happiness. The Winchester Boxing Club provides a valuable sporting opportunity, it is open to all, and it supports vulnerable groups and in some cases allows them to take part without payment. The club currently has around 100 members. This is an excellent club providing very important community benefits and is very worthy of support.

2 FINANCIAL IMPLICATIONS

- 2.1 There are some immediate budget implications due to the need to mitigate the loss of a full size adult football pitch at the Garrison Ground, both during and post development of the proposed new Leisure Centre and consideration needs to be given to potential relocation of the Winchester Boxing Club currently housed in a building located on the Garrison Ground which will need to be demolished when the new Sport and Leisure Centre is constructed.
- 2.2 Details of the required works are set out below. It is proposed to fund the capital expenditure of up to £200,000 from the General Fund capital receipts reserve.

Mitigation of loss of pitches

- 2.3 The pitch mitigation (see 11.1 below) is estimated to cost £100,000 (one off costs) and the works need to be completed by the start of the next season i.e. September 2018.
- 2.4 In addition, there are ongoing maintenance costs of £26,500 per annum (£15,500 in 2018/19) for improved pitch maintenance to allow for additional games to be played. As KGV is managed by the Town Forum, ongoing maintenance will need to be included in the town account budget. It is proposed the supplementary revenue budget of £15,500 in 2018/19 is funded by the general fund due to the association with the new leisure project. The supplementary estimate in 2018/19 will be funded by additional retained business rates and new burdens grants announced after the 2018/19 budget was set. The ongoing costs from 2019/20 will form part of the outcome based budgeting process.
- 2.5 As set out in the Sport and Leisure Park Design Framework a pedestrian link will be provided between KGV and the Garrison Ground. The cost of providing this link is included in the Sport and Leisure Centre budget and, subject to completing an agreement with the land owner, these works will be undertaken and separate budget approval sought.

Feasibility works for a new Pavilion

- 2.6 The existing building on the Garrison Ground which is currently occupied by the Winchester Boxing Club will need to be demolished in order to construct the proposed Sport and Leisure Centre.
- 2.7 It has been a long term aspiration to provide one new, purpose built, modern Pavilion on KGV to replace the two existing Pavilions thus offering a much higher standard multi functional facility. It is suggested that this option should be carefully considered particularly in relation to also providing a new base for the Boxing Club.
- 2.8 Given the multi use aspiration, there is potential funding available for this from the Football Association (FA) and this might also be an appropriate use of the CIL funding which could be allocated to this project. . The feasibility and design works are expected to cost up to £60,000, during which time the financial appraisal including funding options and ongoing revenue projections will be drawn up.

Temporary relocation of the boxing club

- 2.9 Consideration should be given to relocation of the Boxing Club before construction begins on the Leisure Centre in the spring next year (2019). The new Pavilion project needs to be fully scoped including establishing timelines for delivery and including appropriate consultations with users, residents and the Fields in Trust. It is therefore proposed that this work is undertaken and reported back to Cabinet in the near future. If the timescales are such that this cannot be achieved in time then a temporary relocation of the Boxing club will be required, at a cost of up to £40,000.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The procurement of the new facilities outlined in this report will be delivered in accordance with the Council's procurement requirements.
- 3.2 The current lease with the Boxing Club can be terminated with a short notice period if required but the intention is to work with the Club to find a new suitable base for them. A new lease will need to be drafted for the Boxing Club to occupy the new facility, and or, temporary facility if required.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 As set out in this report in relation to the obligations to the Boxing Club, the changing pavilions and pitch maintenance.

6 CONSULTATION AND COMMUNICATION

- 6.1 Hampshire FA and Sport England have been consulted and agree with the approach. Meetings have taken place with relevant Football Clubs and the Boxing Club.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 These will be considered as part of the design of the proposed new facilities.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 The improvement of changing and toilet facilities to accommodate all users is a positive benefit.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

10 RISK MANAGEMENT

- 10.1 The main risk of these proposals is in relation to timing. In order to ensure that the site is available for construction to commence in 2019 the works set out in this report have to be undertaken in advance of agreeing the Full Business Case for the Sport and Leisure Centre.

- 10.2 It is considered that the works to pitches and development of a multi use facility are worthwhile regardless of whether the Leisure Centre is constructed as they will significantly improve conditions at KGV which will benefit a wide range of users and will potentially enable further income to be secured.

11 SUPPORTING INFORMATION:

- 11.1 As the proposals to develop a new leisure facility at the Garrison Ground will result in the loss of a full size adult football pitch, it is recommended that the existing pitches at King George V Playing Fields are upgraded, as set out below, so that they can accommodate the matches displaced from the Garrison Ground :
- Improvements to the grass playing surfaces at KGV to improve their 'quality status' from 'standard' to 'good', in accordance with FA requirements. This will increase the amount of times the pitches can be used for matches and training sessions, thus accommodating the matches/training from the lost pitch on the Garrison Ground
 - Installation of three additional toilets, hand basins and private shower screening within Pavilion 1
 - Maintenance and management of existing vehicle access and parking arrangements at KGV

- Moving some adult male football games from KGV to the Garrison Ground once the Leisure Centre is open. Existing changing facilities and toilets located at the Sports Stadium will be utilised

11.2 The relocation of the Boxing Club to allow for the construction of the Leisure Centre, should that be approved, needs to be considered now in order for the required arrangements to be made and the Leisure Centre site cleared ready for the start of construction.

11.3 A new purpose built Pavilion on KGV to replace the two existing Pavilions incorporating a home for the Boxing Club will be scoped and a further report brought back to Cabinet to consider in more detail. In the event that this cannot be achieved in the required timescales then a temporary relocation of the Boxing Club will be required. The Boxing Club is being kept informed of progress on this matter and supports this approach. Hampshire FA has indicated that they would be supportive of the development of a multifunctional-facility approach and would accept temporary toilet provision on site if there was a delay in delivery of the new facility.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 It would be possible to relocate the Boxing Club to a temporary location but this would be disruptive to this valuable community group, likely to be more costly and there is very little choice of sites for a short term move. Therefore a temporary move pending a permanent relocation has been discounted.

12.2 Similarly it would be possible to build a number of Pavilions to accommodate a variety of uses but this is not the most cost effective solution and negates the benefits of bringing sporting users together.

12.3 .

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None

Other Background Documents:-

None

APPENDICES:

None

CAB3031
CABINET

REPORT TITLE: WINCHESTER SPORT AND LEISURE CENTRE –
PROCUREMENT OF A CENTRE OPERATOR

6 JUNE 2018

REPORT OF PORTFOLIO HOLDER: HEALTH & WELLBEING – CLLR GRIFFITHS

Contact Officer: Andy Hickman Tel No: 01962 848 205 Email
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WARD(S): ALL

PURPOSE

To update members on how an operator will be selected for the management contract for the new Winchester Sport and Leisure Centre and how the contract will be specified by the Council.

The objective of this procurement process is to secure an excellent operator with a successful record of running leisure centres.

The report seeks authority to commence the procurement of an operator for the proposed new Winchester Sport and Leisure Centre. Agreement is sought for the associated tender documentation, in line with the procurement strategy agreed in November 2017 and with the recommendations set out in this Report.

RECOMMENDATIONS:

That Cabinet

1. Approves the principles of the procurement with the proposed inclusion of a negotiation element and authorises the commencement of the procurement process for an Operator to manage the new Sport and Leisure Centre.
2. That the contract term be a period of 15 years with an option to extend for a period or a further 5 years at the Council's sole discretion but in line with the performance management requirements.
3. Approves the Services Specification and delegates to the Head of Programme in consultation with the Portfolio Holder for Health and Wellbeing the authority

to make any required further minor amendments and any such further changes to the Specification as may reasonably be deemed necessary in the event of the Council exercising its rights to negotiate on the tenders received.

4. That delegation is given to the Head of Programme in consultation with the Portfolio Holder for Health and Wellbeing to complete the required tendering documentation including the draft contract.
5. Agree that Meadowside Leisure Centre shall not be included in the contract for the operator of the new Sport and Leisure Centre.
6. Agree that the all weather football pitch and tennis courts at North Walls Recreation Ground are not included as part of the new operator contract.
7. Approves the evaluation weighting of a 60% overall score for commercial aspects and 40% for quality aspects and the evaluation criteria and weightings as outlined in this report.
8. Authorises the use of Hampshire County Council's electronic procurement portal for the procurement.
9. That the Head of Programme, in consultation with the Portfolio Holder for Health and Wellbeing, be authorised to publish a notice in OJEU via Hampshire County Council's electronic procurement portal seeking tenders from suitably qualified and experienced organisations.
10. Authorises the Evaluation Panel with advice from the Joint Advisory Board to undertake the selection process and gives delegated authority to the Head of Programme as the lead officer of the Evaluation Panel to recommend an Operator in accordance with the procurement process and associated evaluation criteria. Such recommendation to be brought back to a future meeting of the Cabinet (Leisure Centre) Committee for a formal decision with regard to the award of the contract.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 This project supports the Health and Happiness outcome of Council Strategy through the provision of new facilities to meet the needs of a broad cross section of our communities for now and in the future.

2 FINANCIAL IMPLICATIONS

- 2.1 The outcome of this procurement exercise will have a significant impact on the final financial model for the new Sport and Leisure Centre and will impact on the Council's capital and revenue budgets. Through the procurement, the Council will require a management fee to be paid to the Council from the Operator. This will be established through the tendering exercise and is based upon a model whereby the Operator has full responsibility for the running, management, maintenance and repair of the Centre and in return receives all income but from that income guarantees a set, annual management fee to the Council.

- 2.2 The management fee achieved through the tendering process will be a key input to the Full Business Case for the proposed Sport and Leisure Centre. This will be reported on once this process is complete. Soft market testing was undertaken in April 2018 to help to inform this process and the Council received a very good response from potential operators. The feedback gave a range of indicative annual management fees based on the information available to them at that time. The ultimate fee received following the formal tendering exercise will determine whether the Council can achieve a cost neutral project. This supports the need for the Council to be cautious about offering discounts and other concessions to clubs at this stage.

- 2.3 As set out in this report it is recommended that the procurement route be adjusted to allow the Council scope for some negotiation once tenders have been received (should they require it). This will suit some of the bidders, who have stated a preference for negotiation, as set out in their responses to the Soft Market Testing, whilst also allowing the Council scope to refine the financial offers received in consultation with all bidders should there be an affordability gap on the project. Details of the results of this soft market exercise and how information provided has been considered are set out in Exempt Appendix 4 of this report.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The procurement of the Operator needs to be undertaken in accordance with EU compliant processes under the Public Contracts Regulations 2015. The procurement route is within the requirements of these regulations.
- 3.2 The procurement route agreed by Cabinet in November 2017 was to follow the Open Procedure. However upon receiving further legal advice it is recommended that the contract falls within Schedule 3 of the Public Contracts

Regulations 2015 and is therefore governed by Regulations 74 to 76 of the Regulations. These give the Council the scope to have more flexibility in the procurement procedure, if needed. It is recommended, therefore, that the procurement route is varied so as to be conducted in accordance with those Regulations, thus giving added resilience to the process by reserving the right to hold negotiations with bidders, if that is in the Council's best interest

- 3.3 Tenders will therefore be required to be submitted in final form, capable of evaluation and acceptance, and will be evaluated against the published award criteria. The default option would be that the Contract be awarded on the basis of the most economically advantageous tender initially submitted. However, if at that stage, it was considered that the bids did not adequately meet its aspirations, there would be an option to allow negotiation, rather than having to recommence the procurement.
- 3.4 It is important to clarify that any negotiation process takes place with all bidders and as such all bidders have an equal chance to take part in the negotiation and all receive and the same information. This negotiation and clarification process will be undertaken via the Hampshire County Council procurement portal, A flow chart showing the approved route and the suggested route is attached at Appendix 3

4 WORKFORCE IMPLICATIONS

- 4.1 The staffing requirements for this project are continually being reviewed to ensure effective and timely project delivery.
- 4.2 TUPE Regulations and guidelines will be followed in relation to this contract which will be considered as part of the procurement process. This requires the current operator to identify all staff who currently work at River Park and Meadowside Leisure Centres to be identified in accordance with the Regulations. This information will then be provided as part of the tendering documentation so that bidders are aware of the staff which they will be required to transfer to the new centre. It should be noted that the University of Winchester staff who currently work at the Sports Stadium will also transfer to the new Operator of the Sport and Leisure Park
- 4.3 Meadowside Leisure Centre is currently managed as part of the overall Places for People Contract which covers both River Park and Meadowside leisure centres. It is proposed that the future management of Meadowside Leisure Centre is considered separately to the tendering for the operator for the proposed Sport and Leisure Centre.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Specification to be included in the management contract is appended to this report as Exempt Appendix 1 and sets out the obligations of the Operator in respect of the maintenance and operation of the new building. This has been subject to input from the Contract Advisory Panel including expertise from St Albans Council who has recently been through this process, specialist

legal advisors, Hampshire County Council, the University of Winchester and the Sports Consultancy who have managed many successful procurement processes of this kind. The Sustainability Advisory Panel has also made suggestions for aspects to be included within the specification in relation to energy management. The Council's design team have also provided input in relation to cleaning and management of the centre and in relation to care, management and use of the Centre's mechanical and electrical systems and equipment.

6 CONSULTATION AND COMMUNICATION

- 6.1 The engagement, listening and learning process to support the development of this project has been extensive and has allowed the project team to capture aspects of leisure centre management that are important to key groups and partners.
- 6.2 The establishment of the Contract Management Advisory Panel has helped ensure that evaluation criteria and supporting requirements of the tendering process for the management of the new centre have been thoroughly reviewed so that the new leisure centre operates efficiently and effectively.
- 6.3 A period of soft market testing and an awareness day with potential operators has informed the detail of the tender documents and process.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The operator will be expected to operate the facilities in an environmentally sensitive and suitable manner, to reduce energy consumption, minimise chemical usage and recycle appropriate non-hazardous waste. These aspects are considered in the Contract Specification as appended to this report. It should be noted that these aspects will be in the operator's interest as they will be paying the energy bills.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 The facilities and services provided by the operator must comply with the legislation relating to the Equality Act 2010.
- 8.2 An equality impact assessment is being undertaken as part of the detailed design and engagement work for this project.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 The operator will be required to work with the Council to agree a protocol on the sharing of data in line with the EU General Data Protection Regulation. This has been set out in the Specification.

10 RISK MANAGEMENT

- 10.1 This project has a separate risk register which is managed by the Head of Programme.
- 10.2 The procurement of an operator is an important aspect of the future success of this project and was fully considered in November 2017 as part of the overall procurement strategy.
- 10.3 The main risk consideration for this project is achieving a satisfactory Full Business Case which is affordable for the Council.
- 10.4 Further to discussion with both the Council's external lawyers, The Sports Consultancy and Hampshire County Council procurement officers it is proposed that the original procurement strategy of following a fully Open Procurement route should be adjusted to permit the Council an element of negotiation on the tenders received at the Council's sole discretion should the Council consider this to be necessary, and without the Council being under any obligation to negotiate. Such negotiation could cover changes in service levels in order to improve the management fee or transference of risk under the contract. This will not fundamentally alter the process or the timescales already agreed and will be in full accordance with the Regulations and hence will not be putting the Council at risk of a legal challenge.

11 SUPPORTING INFORMATION:

- 11.1 The procurement strategy for the appointment of an operator for the proposed Sport and Leisure Centre was agreed by Cabinet in November 2017. It was agreed that a traditional management contract is procured and that an open tender procedure is utilised to secure sufficient competition, maximise the chances of achieving best value and securing a strong management fee. This route is a single stage process which requires the bidder to pass a series of initial selection criteria as part of the tender process following which their tenders will be evaluated.
- 11.2 Subsequent to this and after further discussions with both the Council's external legal advisors, The Sports Consultancy and Hampshire County Council's Procurement Advisor it is now considered that the Council's interests may be better protected if the Council introduced some flexibility into the procurement process to provide the Council with an element of negotiation with eligible tenderers once their tenders have been submitted. Under the open procedure there is little scope to enter into discussions with bidders to try and improve their bids. The change to the process would not mean that there would have to be any negotiation, the Council would simply be reserving this right. Any negotiation would need to be relevant to the award criteria which could not be changed nor would there be any change to the fundamental requirements of the process. The Council would still be adopting a single stage process as with the open procedure, reserving the right to negotiate on the tenders received should this be deemed necessary. It is

difficult to anticipate what aspects of the tenders may require some negotiation until the bids have been submitted and assessed and paragraph 11.4 below sets out some aspects where this might be required. It should be noted that this might not be required at all.

- 11.3 The Council is entitled to adopt an approach as suggested above by virtue of the fact that the contract falls under Schedule 3 of the Regulations which permits some relaxation of the rules. Under this Schedule the Council is entitled to establish its own process provided that it complies with the principles of equal treatment, non-discrimination and transparency.
- 11.4 The Council's external legal advisors have suggested that there may be a need for negotiation with bidders to achieve the optimal position for the Council in relation to the management fee, risk allocation and the service specification and have accordingly suggested that this eventuality is reflected in the procurement route.
- 11.5 Preparation for this procurement exercise has been supported by the Contract Management Advisory Panel which includes elected Members (Cllrs Burns and Weir), the University of Winchester, The Pinder Trust, Hampshire County Council and St Albans City and District Council. St Albans City and District Council has kindly offered to help having recently successfully been through similar processes. This panel has helped to give confidence and reassurance that the evaluation and specification that the Council will be using in the procurement are robust and are based on tried and tested knowledge and experience. This will help to achieve the outcomes that the Council and community wish to see achieved in the running and operation of a New Sport and Leisure Centre.
- 11.6 In November 2017 The Sports Consultancy were commissioned to provide consultancy services for the procurement of an Operator for a new leisure management contract relating to the operation of the new Winchester Sport and Leisure Centre.
- 11.7 The Council also has an agreement with Hampshire County Council's Strategic Procurement Service to provide support for this project. The process will be advertised using Hampshire County Council's In-Tend eProcurement tool. This ensures that there is a clear audit trail of documentation provided to bidders, clarifications are sought and confirmation is obtained. It is also a secure system that will ensure confidentiality is maintained throughout the process.
- 11.8 As well as the Winchester Sport and Leisure Centre, the procurement exercise will include the Winchester Sports Stadium (Athletics Track and Artificial Turf Pitch). The residual facilities at North Walls Recreation Ground (Tennis Courts and Artificial Turf Pitch) and Meadowside Leisure Centre are not included in this procurement and more appropriate management options for these facilities are currently under consideration.

- 11.9 The contract documentation for the operator procurement has been compiled using the industry standard Sport England Procurement Toolkit and some of HCC's standard tender documentation.
- 11.10 The services specification sets out the Council's requirement for the delivery of the services and standards of performance that the operator shall meet in a fully comprehensive range of areas. These include:
- I. Council outcomes
 - II. Quality management accreditation
 - III. Customer service
 - IV. Catering and vending
 - V. Event management
 - VI. Sports Development & Health and Wellbeing
 - VII. Marketing and publicity
 - VIII. Incident reporting
 - IX. Pricing requirements
 - X. Opening hours
 - XI. Activity programming
 - XII. Cleaning
 - XIII. Environmental and energy management
 - XIV. Maintenance of buildings, plant and equipment
 - XV. Grounds maintenance
 - XVI. Equipment
 - XVII. Access
 - XVIII. Legislation and policy
 - XIX. Water
 - XX. Drainage
 - XXI. Ventilation
 - XXII. Heating

- XXIII. Lighting
 - XXIV. Pool water quality
 - XXV. CCTV and security
 - XXVI. IT systems and data protection
 - XXVII. Staffing
 - XXVIII. Health and safety management
 - XXIX. Business record and general reporting
 - XXX. Operating performance and financial reporting
- 11.11 This specification will be supplemented by a Performance Monitoring System which will form part of the contract. This will provide the Council with a framework for recording, rectifying and addressing poor performance and if necessary, for terminating the contract for breach of performance standards by the operator.
- 11.12 Bidders will be required to submit their technical/ quality and commercial proposals as specified in the Invitation to Tender. The combined weighting of the technical/ quality component of their bids will be 40%, with the remaining 60% attributable to the commercial/ financial criteria.
- 11.13 Bidders will be required to submit their responses to the following technical requirements:
- I. Programme and Pricing
 - II. Marketing and Customer care
 - III. Asset Management, Cleaning and Environmental Sustainability in the specification
 - IV. Sports Development and Health and Wellbeing Outcomes
 - V. Staffing
 - VI. Financial Reporting and Information Sharing
 - VII. Catering
 - VIII. Contract Mobilisation
- 11.14 The precise sub-weighting of this element has been considered by the Contract Management Advisory Panel. This has been informed by a Relative Importance Assessment of the eight technical criteria by members of this panel. The overall Evaluation Criteria is set out in Exempt Appendix 2

- 11.15 The bidder commercial proposals will be evaluated across three components.
- i. Proposed Management Fee (annual average over life of the contract)
 - ii. Legal Agreement mark up and approach to risk
 - iii. Proposals for sharing any surpluses with the Council over and above projected financial performance
- 11.16 Bidders will be required to complete a detailed financial template, together with supporting commentary to explain assumptions underpinning this proposal.
- 11.17 The Contract Management Advisory Panel has reviewed the procurement documentation.

Discounts and Protected Community Use

- 11.18 It is very important that clubs and community groups, where the majority of members are from within the District, are supported and given priority. As such bidders will be required to prioritise local clubs when considering matters such as protected use and discounts. This has been set out in the specification and is reflected in the tender evaluation process.
- 11.19 A further important consideration for this procurement is whether the Council sets certain discounts and protects usage at set times for low income and vulnerable groups. Such discounts and protected uses are included in the existing contract. It is intended that such discounts and protected uses will be considered once the operator is appointed. The Council will support local clubs in this process by working in collaboration with them and the appointed operator. Some concessions will be specified within the tender for low income and vulnerable groups as a requirement of the operator.
- 11.20 The University of Winchester in return for its financial contribution requires some protected uses and an element of free and /or discounted use which has been agreed as part of a funding agreement. These will be included in the tendering documentation so that bidders can account for them in their tenders.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 Four procurement options were considered in November 2017 in relation to how the new facility will be operated, together with the VAT implications for each option.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2972 – 13 November 2017 Sport and Leisure Park Project - Procurement

Other Background Documents:- None

APPENDICES:

Exempt Appendix 1 - Draft Specification

Exempt Appendix 2 - Evaluation Criteria

Appendix 3 – Flow chart – Procurement Routes

Exempt Appendix 4 - Soft Market testing

Appendix 3

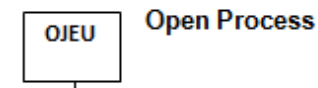
Flow Chart of Procurement Routes

AGREED ROUTE

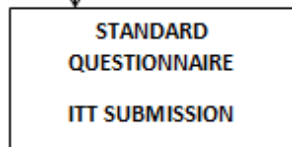
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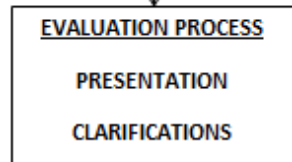
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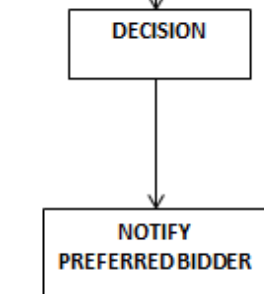
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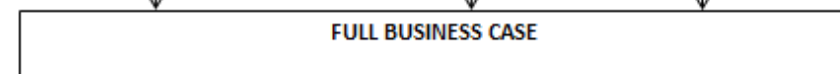
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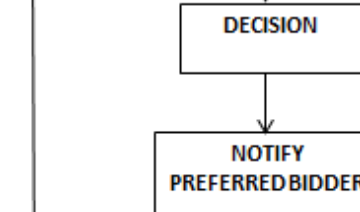
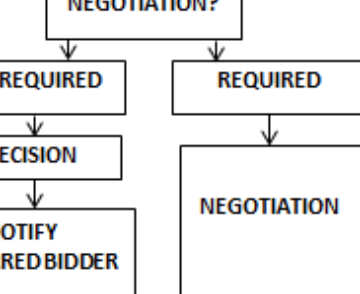
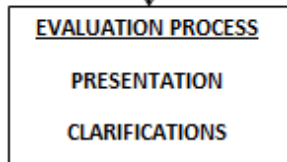
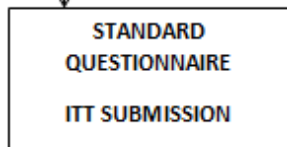
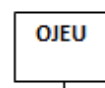
2019

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SUGGESTED ROUTE

WITH NEGOTIATION

OJEU Modified Open Process



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