

REPORT TITLE: WINCHESTER SPORT & LEISURE PARK – SPORTS CLUB AND NATIONAL GOVERNING BODIES OF SPORT- ENGAGEMENT

25 JULY 2018

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

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WARD(S): ALL

PURPOSE

This report details the engagement process with sports clubs and governing bodies of sport, reporting back comments and the project team response.

It also responds in part to part of the Motion brought to Council on 27 June 2018.

RECOMMENDATIONS:

1. That the Committee endorses the outcome of the engagement process with Sports Clubs and National Governing Bodies of Sport in relation to the Winchester Sport and Leisure Centre proposals.
2. That the evaluation of the issues and points raised by National Governing Bodies of Sport and Sports Clubs as detailed in this report be noted and that the outstanding issues be considered as part of the ongoing RIBA4 design process .

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

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.

The vision for the new Sport and Leisure Centre is a centre which:

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

The objectives for the project are:

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

2 FINANCIAL IMPLICATIONS

- 2.1 These could be significant if the project is delayed due to significant rework of the design which is currently progressing through the RIBA Stage 4 process.
- 2.2 If a substantial change was made that required resubmission of whole/part of the planning application, there could be an additional cost to the council.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None directly but further delay to this project may impact on the existing River Park Leisure Centre and required maintenance.

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.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The environmental considerations in relation to this project have been considered in line with the project vision and objectives. Energy usage is a key consideration in this regard and therefore issues such as natural light and ventilation need to be considered alongside requirements and desires of sports clubs and leisure centre users. Furthermore access issues and meeting the needs of all people who wish to use the new centre need to be considered and met in a balanced and an affordable way.
- 7.2 A Sustainability Advisory Group was established to consider the environmental impact of the new facility.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 Equality impact issues are considered in relation to the project vision and objectives as part of the work of the 4 Advisory Panels, the detailed design/assessment work and engagement for this project

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

10 RISK MANAGEMENT

- 10.1 This project has a separate risk register which is managed by the Project Lead.
- 10.2 The RIBA Stage3 Design was agreed by the Cabinet (Leisure Centre) Committee on 26 March 2018 and has been used as the basis for the planning application submission. There is a significant risk to the project timetable if the design is altered resulting in amendments to the planning application. It is therefore important to consider carefully if any identified changes to the design as a result of Sports Clubs and NGBs comments are material to the planning application or should be considered and dealt with as non material planning matters as part of the currently underway RIBA Stage 4 Design. Some matters may be considered through wider work which is being considered such as the Winchester Access and Movement Study/Strategy, general accessibility to the Bar End area and ongoing parking management work.

- 10.3 There is a risk that if the design does not meet the aspirations of Sports Clubs then these clubs will choose not to use the new facility.
- 10.4 This also needs to be considered and balanced alongside the community use aspects of the new Sport and Leisure Centre which will form a significant proportion of the use of the facilities.
- 10.5 It is considered that risks in relation to the design and layout of the proposed Sport and Leisure Centre have been mitigated throughout the design process by significant and extensive consultation and engagement; the use of 4 Advisory Panels; by having a highly experienced supporting design and consultant team and by getting the endorsement of the approach by Sport England and National Governing Bodies of Sport.
- 10.6 All of the issues raised have been carefully considered, some addressed, some still to be considered further and where they cannot be met this has been explained.

11 SUPPORTING INFORMATION:

- 11.1 There have been four phases of engagement allowing sports clubs and NGBs to make comments in the last 12 months.
- 11.2 There were three phases of engagement with the public which started with an initial session based on what people use the area for and what are their issues, concerns and aspirations. This was followed up with a second stage of engagement showing, considering and asking for views on early design concepts. The third phase of engagement was on the RIBA2 designs. (See Appendix 10 of CAB3066(LC) for an overview of the engagement).
- 11.3 There was also a separate event in May 2018 on the Design Framework.
- 11.4 An exhibition in June 2018 consisting of three events and forming Phase 4 of the engagement was organised for the planning application designs.
- 11.5 In addition to the general engagement sessions to which all 248 sports groups and NGB contacts on the WCC database were invited, the Council has met separately with a number of groups and organisations. (See appendices 3, 4, and 5 of CAB 3066(LC))
- 11.6 A dedicated session was held for National Governing Bodies of Sport (NGBs) and local sports clubs in February 2018 where a presentation and question and answer session was held. Detailed plans were also available to view at these meetings. Clubs were asked to submit comments following this meeting to be considered in follow up communications with the relevant NGBs. (See Appendix 1 of CAB3066(LC) for a full set of comments and responses.)
- 11.7 The Council's architect and project team have met with NGBs and Sport England to discuss the comments submitted by Sports Clubs. Detailed

comments have been provided to explain how each issue will be addressed or the reasons why issues cannot be addressed. See Appendix 1 (CAB3066(LC)).

- 11.8 Sport England's (SE) technical design advisor has undertaken a review on behalf of SE of The Councils RIBA 3 design for the new leisure centre. This has confirmed that the design is in accordance with SE design guidance including the Sports Hall and Swimming Pool areas. See Appendix 2 of CAB3066(LC) minutes of meeting with Sport England.
- 11.9 The NGBs are satisfied that the designs meet their needs.
- 11.10 The England Cricket Board has stated that they would prefer a rubber floor as this is the most ideal material for them. They have stated however that a wooden floor as featured in the Winchester design can be used for indoor cricket at Club level if mats are provided. It should be noted that a rubber floor is not the best surface for most other sports such as netball, basketball and volleyball and is not suitable for wheelchair users.
- 11.11 England Volleyball had raised a series of issues but a recent update received from The CEO of England Volleyball confirms that they 'can now see that the challenges raised by them have been thought through and that the Council has put things in place to mitigate the objections raised'.
- 11.12 The contents of Appendix 1(See CAB3066(LC)) were discussed at a meeting on 16th July 2018 where Sports Clubs and NGBs were invited to attend along with the members of the Cabinet (Leisure Centre) Committee. This was well attended and provided an excellent opportunity to update Clubs and NGBs and to engage face to face with their representatives. This allowed for clarifications and further information/ explanation to be provided from all parties. One new issue was raised by Hockey England in relation to indoor hockey. England Hockey specify that an indoor hockey pitch including community, club and premier level of play should be 18-22m wide and 36-40m long with a 3m overrun to sides and end of the pitch. It was confirmed that a 22m wide by 36m pitch size can be accommodate in the proposed new hall however, the overrun to the ends would be reduced to 2m at either end rather than 3m. Sports England guidance confirms the dimensions for an 8 courts hall as 34.5m x 40m and that the hall proposed in the new centre meets that requirement. This difference of opinion between Sport England and England Hockey is acknowledged in Sport England Guidance which states that the standard Sport England 8 court hall is '*Below space standard for competition play recommended by the (Hockey) governing body, but suitable for practice and training.*' It should be noted that a detailed discussion took place with the representative of Hockey England after the meeting and it was agreed that further discussion take place in order to help to identify potential new outdoor hockey pitches as well as to consider how best use can be made of the proposed new hall for hockey practice and training.
- 11.13 Some design issues raised by Sports Groups including the following are considered in CAB3066(LC) also on this agenda.

- The use of glass in the Sports Hall will cause issues for certain sports in relation to glare and the playability
 - There are no viewing areas to the sports hall
 - Space for storing bleacher seating in the Sports Hall
 - Suitability of rebound screens in the Sports Hall
- a. A number of points have been raised by NGBs and Sports Clubs which will be considered during the next stages of the detailed design. These are listed and considered in CAB3066(LC) and repeated below. The glazing in the Sports Hall will be very durable and will have rebound screens and netting in front of it. There will also be a blind which will be lowered when required for certain sports such as volleyball or badminton if being played during daylight hours. The glazing in the Sports Hall will greatly reduce the amount of energy required to light this space. This is accepted by Sport England and Sport Scotland as desirable in sports halls where increased activity and participation are required for all.
 - b. The sports hall will have large double doors opening directly onto a loading bay to enable temporary seating to be hired and brought in for special events. This is preferred by operators as a process of providing seating for events and high level sports competitions as it provides greater flexibility. This again is considered appropriate by Sport England and NGBs.
 - c. It should be noted that viewing galleries are provided at first floor level. Viewing will also be accommodated at ground floor level from the adjacent corridor by looking over the rebound screens. The screens are 1.2 metres high so this will be an issue for wheelchair users but it should be noted that the first floor level viewing areas can be used by wheelchair users and they are accessible by the lift. Consideration will also be given to the use of some clear rebound screens at ground floor level, see below.
 - d. Furthermore the business case for permanent bleacher seating to the Sports Hall was considered as part of the overall facility mix consideration and agreement. It was agreed at that time that there was not a case for permanent seating but that this would be hired and brought in for events that require it. An example of this might be a high level Volleyball match which would take place in the centre of the Sports Hall which allows for spectator seating to be located adjacent to the playing area.
 - e. The use of rebound screens in Sports Halls is commonplace and accepted practice in many similar halls. The National Governing Bodies have no objections to the use of rebound screens. The advantage of

using screens is that it opens up the Sports Hall to ground floor viewing whilst allowing access through the Centre to the athletics Stadium to the rear which will enable integrated events to take place.

- f. A number of points have been raised by NGBs and Sports Clubs and at engagement events which have already been considered and addressed as below or will be considered during the next stages of the detailed design. These are listed below and are not considered to be material to the planning application:
- Confirm size ratio of the two studios. They are currently of an equal size but it has been suggested that there maybe some merit in changing this. The design team will consider this further and confirm final sizes.
 - Considering adequacy of viewing areas to sports hall. This has been undertaken. First floor viewing areas are provided. There may be a need to include some clear rebound screens at ground floor level to allow wheelchair users to view the sports hall, this will be considered but it should be noted that the first floor level viewing areas can be used by wheelchair users and they are accessible by the lift.
 - Need for a child drop off and shoes off area to pools. This is considered to be a worthwhile suggestion and is being incorporated into the design.
 - Review of future flexibility for clip and climb in terms of being able to add a floor above in the future if at some point in the future it is deemed necessary to use this double height space for another use. This is considered to be a worthwhile suggestion and is being incorporated into the design
 - Determine Boxing Club location. This is being considered in relation to the feasibility study and engagement with residents in relation to a possible new Pavilion on KGV. An interim relocation option has been identified so that detailed work and consideration of a new Pavilion can be undertaken.
 - Review pedestrian access to the Sport and Leisure Centre. It should be noted that Cabinet has agreed when approving the Design Framework that this this will be undertaken in conjunction with a review of residents parking arrangements in the area.
 - Review need for larger external access doors to the Sports Hall. This has been undertaken and the correct sized doors are included in the design.
 - Review/confirmation of storage areas for gymnastics and include considerations for all sports/activities. This has ben undertaken

and it is confirmed that the correct size areas are provided. It is also confirmed that roller shutter doors to sports hall storage areas will have been incorporated.

- Undertake a 'Secure by Design' Review to be undertaken by Hampshire Police this has now been undertaken and the recommendations are being considered.
- Undertake an audit of pedestrian and cyclist access to the proposed new Centre. This has been undertaken and is reflected in the planning submission.
- Roller Derby usage in Sports Hall to be reviewed. There is concern that this activity could damage the floor and therefore agreement will need to be reached with the Club about how this can be accommodated.
- Consider external access for triathletes from pool to bike transition area This is a worthwhile consideration and is being considered.
- Discussion about the Park Run / Junior Park Run and how this will be catered for` This is under consideration but will not affect the internal design of the Leisure Centre

12 Conclusion

- 12.1 It is therefore considered that the engagement process with sports clubs and National Governing Bodies of Sport has been extensive and has allowed for valuable points, challenges and issues to be raised, considered and responded to.
- 12.2 Not all of the individual requests can be accommodated as some sports have requirements which then disadvantage other sports or community use in general. Compromises have to be made such as the type of flooring in the Sports Hall. It should also be noted that some Sports Club needs may not necessarily meet the wider community needs in the best way. An example of this is the Sports Hall glazing which will make the Sports Hall a far nicer environment for health and fitness classes than it would if it were simply an artificially lit hall with no external windows. Such a facility would also not help the Council meet its wider objectives in relation to a high quality external design/appearance or in meeting its sustainability objectives by reducing energy usage through natural light.
- 12.3 Overall, however, it is felt that that all of the concerns and issues raised by these groups have been carefully considered and fed back to sport clubs and NGBs. Some remaining points will also be considered during the RIBA Stage 4 process and other points such as viewing areas to the Sports Hall, an enlarged café area and external access are already being actively incorporated.

13 OTHER OPTIONS CONSIDERED AND REJECTED

13.1 All other options are carefully considered in relation to determining responses to issues raised as set out in Appendix 1 of CAB3066(LC).

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

Motion to Council by Cllr Lucille Thompson, 27 June 2018

CAB3066(LC) Winchester Sport & Leisure Park – Response to Notice of Motion – 25 July 2018 – available via this [link](#)

Other Background Documents:-

NONE

APPENDICES: See CAB3066(LC) – available via this [link](#)