

REPORT TITLE: WINCHESTER SPORT & LEISURE PARK – PLANNING APPLICATION CONSULTATION

25 JULY 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

The report considers the planning application consultation process for the Winchester Sport & Leisure Centre proposal and responses received to date.

RECOMMENDATIONS:

1. That the planning application consultation process, responses received and intended actions be noted.
2. That the matters raised are dealt with during the current design phase of the project or through wider considerations such as the Winchester Movement and Access Study as they are not considered to be material to the planning application.
3. That no changes or amended plans be submitted to the Local Planning Authority in relation to the planning submission.

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.
- 1.2 The agreed project vision and objectives are as set out below:

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

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

The objectives for the project are:

- To provide accessible public sport and leisure facilities to improve the health and happiness of the District's residents.
- To increase participation in sport and active recreation.
- To improve the quality and energy efficiency of Winchester's main leisure facility.
- To provide a Sport & 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, which could not be accommodated within the normal timescales for considering such matters there would be an additional cost to the council

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 The staffing requirements for this development project are continually reviewed to ensure effective and timely project delivery.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The existing River Park Leisure Centre (RPLC) needs to be maintained until such time as a new Sport & Leisure Centre can be delivered and opened. Any

delays to the timetable for the delivery of a new Centre may lead to increased maintenance costs. The Council's estates team is actively monitoring the condition of RPLC and undertaking any required works in the intervening period.

## 6 CONSULTATION AND COMMUNICATION

- 6.1 The engagement, listening and learning process to support development of this project has been extensive and has allowed the project team to listen and capture within the progressing design work, aspects that are important to different key groups and partners.
- 6.2 This engagement has taken place in a number of ways:
- a) Directly from local residents to help understand their concerns over the way in which the building and its landscape could impact upon their homes, their daily living and the enjoyment of their environment. This has helped to inform the development of a strategy that addresses potentially negative impacts and enhances, where possible, the environment. This has included landscape screening, ecological improvements, traffic, parking and dealing with drainage issues.
  - b) There have been four phases of engagement in the last 12 months – Including 3 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. There was also a separate event in May 2018 on the Design Framework.
  - c) The establishment of four Advisory Panels on: Design; Contract Management; Inclusivity & Accessibility and Sustainability have enabled views and input to be captured from a range of representatives and members with experience and knowledge in these areas.
  - d) Engaging a local Architect, Andy Ramus, to provide a design challenge and input to the design process.
  - e) Meetings with National Governing Bodies of Sport and local sports groups.
  - f) From visiting other leisure centres in the region and talking to Councils and operators who have recently been through the process of developing, building and running new centres.

- g) From project partners and from specific consultation through the Accessibility Panel, we have been helped to design an inclusive building.
- h) Early discussions with the community and partners have reinforced the importance of sustainability. Through the Sustainability Advisory Panel the design team has explored the best approach to provide as sustainable a building as possible within the constraints of budget and practicality and allowing capacity for possible future additions or innovations.
- i) Against this backdrop the design consultant team has engaged, listened and is seeking to deliver a building of real quality and value to and for the Community.
- j) Regular Broadsheets have been prepared to help keep people informed of progress

Further details of engagement and consultation on the Centre are provided in CAB3066(LC) and in the Statement of Community Involvement submitted with the Planning Application and available on the Council's Planning Portal.

## 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 as such 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 have to be considered and met in a balanced and an affordable way.
- 7.2 A Sustainability Advisory Panel was established to consider the environmental impact of the new facility.
- 7.3 The future recyclability of materials to be used in the new centre has been considered very carefully.

## 8 EQUALITY IMPACT ASSESSMENT

- 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 Risks are considered further in CAB3066(LC).

## 11 SUPPORTING INFORMATION

### Background

- 11.1 The authority and delegation to submit a planning application was agreed by Cabinet (Leisure Centre) Committee on 16 January this year as part of CAB2983 (LC).
- 11.2 On 23 May 2018 Cabinet (Leisure Centre) Committee recommended approval of the Design Framework for Winchester Sport & Leisure Park, CAB3035(LC). The Design Framework, developed following an extensive programme of engagement & consultation, sets out a long term vision for the Bar End area of Winchester. The Design Framework was approved by Cabinet on 6 June 2018.

### Planning Application Submission

- 11.3 The planning application was submitted by Stride Treglown, on behalf of Winchester City Council on 11 June 2018 and validated on 14 June 2018. The planning application contains:
- Design and Access Statement
  - Planning Statement
  - Statement of Community Involvement
  - Technical reports and assessments
  - Drawings, including: proposed floorplans, sections, sub structure and landscape plans
- 11.4 All the planning documents are available through the Council's Planning Portal, application number 18/01469/FUL. The deadline for the 21 day Statutory Consultation was 18 July 2018. The Council acting as the Local Planning Authority will examine the planning application and submitted comments as part of the determination process.

### Planning Application Exhibition

- 11.5 The Project Team hosted an exhibition of the planning application for Winchester Sport & Leisure Centre on 25, 28 and 29 June 2018, at the Guildhall. Members of the Project Team including architects, planning consultants, civil engineers and transport advisers were available to meet members of the public and answer questions. A Broadsheet prepared to

support the exhibition is provided in Appendix 1. The exhibition boards are provided in Appendix 2. A detailed statement of community involvement has been submitted with the planning application and is a background document to this report.

- 11.6 The exhibition was attended by more than 100 people including local residents, representatives from sports groups and interest groups and school children.

#### Planning Application Submissions

- 11.7 Submissions have been received to date as set out below. This assessment is undertaken by the Council acting as Landowner and not as the Local Planning Authority. These will also be fully and independently assessed as part of the planning application determination process. It should be noted that the consultation period for the planning application closed on the 18<sup>th</sup> July and this report was published on the 17<sup>th</sup> July. Any comments submitted between the two dates will be reported to this Committee on the day of the meeting.

#### **Planning Application Submissions to date:**

##### Consultee Comments: 5 submissions:

- No objections

##### Public Comments: 73 submissions:

- 3 neutral
- 6 supportive
- 64 raising concerns /objections, 56 of which from Winchester and District Athletics Club (WADAC) members

- 11.8 The table below sets out a summary of the key issues raised and the Council's Project & Design Team response to these issues. A further update will be provided at the Cabinet (Leisure Centre) Committee on 25 July 2018.
- 11.9 It should be noted that the 56 objections referenced above were generated by WADAC largely due to a misunderstanding that a long jump pit on the Athletics stadium would be lost as a result of the Sport & Leisure Centre scheme, WADAC have been informed of this and accept the clarification but would still like their comments on the Sports Hall design to be taken into account.
- 11.10 Objections & Clarifications

Topic/ Facility	Key Issue	Response
Access	<ul style="list-style-type: none"> <li>• Access from Milland Road to the Sport &amp; Leisure Centre (Number of comments 1)</li> </ul>	<ul style="list-style-type: none"> <li>• This has been acknowledged and it has been agreed to allow this (via a pedestrian gate) if the parking issues in Highcliffe are</li> </ul>

	<ul style="list-style-type: none"> <li>• Site wide security should be considered (number of comments 1)</li> <li>• Impact of new roundabout on off street parking provision (number of comments 1)</li> <li>• Submission questioned the access position from Bar End Road into the Garrison Ground (number of comments 1)</li> <li>• A drop of layby would be useful within the Leisure Centre car park (number of comments 1)</li> </ul>	<p>addressed in consultation with residents.</p> <ul style="list-style-type: none"> <li>• This is being carefully considered including an independent Audit by Hampshire Police. CCTV provision is included in the design.</li> <li>• This is related to one property which has a parking space immediately located off the current mini-roundabout. This will be considered as part of the on-street parking review and ongoing design work.</li> <li>• Discussions with Hampshire County Council have determined the most appropriate location for the highway access</li> <li>• A drop of layby has been included in the design, with a clear sightline to the entrance of the centre</li> </ul>
Stadium	<ul style="list-style-type: none"> <li>• Possible removal of the Long Jump Pit (number of comments 56, all WADAC members)</li> </ul>	<ul style="list-style-type: none"> <li>• This is not correct the long jump pits are not affected by any aspect of the scheme.</li> </ul>
Sports Hall	<ul style="list-style-type: none"> <li>• Glazing in the Sports Hall (number of comments 53,52 of which were from WADAC)</li> <li>• Suitability of rebound screens in the Sports Hall (number of comments 53,52 of which were from WADAC)</li> <li>• Sport hall size (number of comments 53,52 of which were from WADAC)</li> <li>• Spectator seating &amp; viewing (number of comments 53,52 of which were from WADAC)</li> </ul>	<ul style="list-style-type: none"> <li>• See detailed comments on sports hall design below section 5.12 - 5.18.</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>• Concerns that the site is located in the flood plain / area with high groundwater (number of comments 4)</li> <li>• Residents who live adjacent to the proposals who have concerns about impact on their properties and</li> </ul>	<ul style="list-style-type: none"> <li>• A full flood risk assessment has been submitted with the planning application and the design has been developed in consultation with the Environment Agency and Hampshire County Council.</li> <li>• The Council as landowner is considering its maintenance responsibilities in relation to</li> </ul>

	<p>maintenance of drainage systems in the local area (number of comments 3)</p>	<p>existing drainage systems</p>
Noise	<ul style="list-style-type: none"> <li>Concerns from local residents about the impact of increased noise (number of comments 3)</li> </ul>	<ul style="list-style-type: none"> <li>The acoustic assessment submitted with the application includes an assessment of the impact of the development on nearby properties and how this will be managed and mitigated</li> </ul>
Light	<ul style="list-style-type: none"> <li>Concerns from local residents about the impact of increased light from the development (number of comments 4)</li> <li>Clarification requested on the opening times &amp; associated lighting (number of comments 1)</li> </ul>	<ul style="list-style-type: none"> <li>The lighting assessment submitted with the application includes an assessment of lighting and how this is mitigated</li> <li>The lighting assessment has been undertaken on the basis of appropriate opening times. This will be considered further as part of the planning application determination.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>Concerns regarding the methodology of the traffic impact assessment (number of assessment 3)</li> <li>Concerns on the overall impact of traffic and car dependence (number of comments 4)</li> </ul>	<ul style="list-style-type: none"> <li>A full traffic impact assessment has been submitted setting out the full impact and associated mitigation</li> <li>Full consultation with Hampshire CC as transport authority has taken place in relation to the methodology and provision of mitigation.</li> <li>Cyclist and pedestrian improvements are being provided as set out in the traffic impact assessment.</li> <li>Car parking provision has been considered carefully in relation to nearby park and ride car parks and in order to encourage other forms of transport.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>Concerns from residents about adequate screening to their properties (number of comments 1)</li> </ul>	<ul style="list-style-type: none"> <li>A full landscape design has been submitted with the planning application and ongoing discussions will take place with residents about the detail of landscape screening to be provided</li> </ul>

11.11 Positive Benefits & Support

11.12 There were a total of 14 submissions received in support and /or making positive / neutral comments. A selection of these comments is given below:

**Overall support:**

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

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

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

**Sports Hall design:**

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

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

**Pool Hall**

*“I am also a member of Winchester City Penguins Swimming Club( WCPSC) and fully support the proposals for a 50m community pool in Winchester, as well as the teaching and water confidence pools. We believe the design will provide good flexible options for use of the water space”*

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

**Engagement & Inclusivity**

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

## **Biodiversity**

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

- *Creation and management of 6,000 square metres of rough grassland and wildflower buffers and banks;*
- *Provision of log and brash piles in sheltered corners of the buffer areas;*
- *Planting a wide range of new native trees and shrubs;*
- *Creation of swales with native pond-edge planting; and*
- *Provision of nest boxes, bat boxes, and bug hotels.*

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

- 11.13 The design issues as set out above in relation to the Sports hall are considered fully in CAB3066 and repeated below.
- 11.14 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.
- 11.15 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 for events and high level sports competitions as it provides greater flexibility. This again is considered appropriate by Sport England and NGBs .
- 11.16 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.
- 11.17 It should be noted that 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.

- 11.18 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.
- 11.19 The Sports hall will provide sufficient space to cater for demand as considered in detail as part of a through Needs Assessment when Cabinet agreed the Facility Mix for the proposed Sport & Leisure Centre.

## 12 Conclusion

- 12.1 The detail submitted with the planning application including the design, layouts and supporting technical assessments have benefited by the input of 4 Advisory Panels on Design, Sustainability, inclusivity and operation/management of the centre. Membership has been drawn from a wide set of expertise including Councillors, the design team, partners and interest groups such as WINACC, City of Winchester Trust and independent experts. This also included input and challenge from the Council's external Design expert Andy Ramus. The submission has also benefited from 4 stages of Engagement which has sought views from the initial scoping stages through concept to detailed design and has been invaluable.
- 12.2 Responses received have been assessed and considered in this report and cross referenced with internal design issues raised by some sports clubs in CAB3066. Overall it is considered that there are no material issues relating to the planning submission which require the Council acting as Landowner to make changes to the details submitted in relation to the planning application. .
- 12.3 There are some wider issues which will be considered over the coming months relating to issues of access and parking which again are not material to the application but are important issues to residents and potential future users of the new Sport & Leisure Centre.

## 13 OTHER OPTIONS CONSIDERED AND REJECTED

- 13.1 Given the technical view is that no amendments need to be made to the planning application, there are no other options to consider.

## 14 BACKGROUND DOCUMENTS:-

- 14.1 Statement of Community Involvement

[https://planningapps.winchester.gov.uk/online-applications/files/6D3E9E4F8BB4C533ABA1B07F70B699BE/pdf/18\\_01469\\_FUL-STATEMENT\\_OF\\_COMMUNITY\\_INVOLVEMENT-3000154.pdf](https://planningapps.winchester.gov.uk/online-applications/files/6D3E9E4F8BB4C533ABA1B07F70B699BE/pdf/18_01469_FUL-STATEMENT_OF_COMMUNITY_INVOLVEMENT-3000154.pdf)

- 14.2 Statement of Community Involvement – Appendices

[https://planningapps.winchester.gov.uk/online-applications/files/22FCE3D219301208875FD17A4F6E715F/pdf/18\\_01469\\_FUL-STATEMENT\\_OF\\_COMMUNITY\\_INVOLVEMENT-APPENDICES-3000177.pdf](https://planningapps.winchester.gov.uk/online-applications/files/22FCE3D219301208875FD17A4F6E715F/pdf/18_01469_FUL-STATEMENT_OF_COMMUNITY_INVOLVEMENT-APPENDICES-3000177.pdf)

15 Previous Committee Reports:

15.1 None

16 Other Background Documents:-

16.1 Planning Application Submission

17 APPENDICES:

1. [Planning Application Broadsheet](#)
2. [Planning Application Exhibition Boards](#)