

SPORT & LEISURE PARK WINCHESTER



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





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



ENGAGEMENT & CONSULTATION

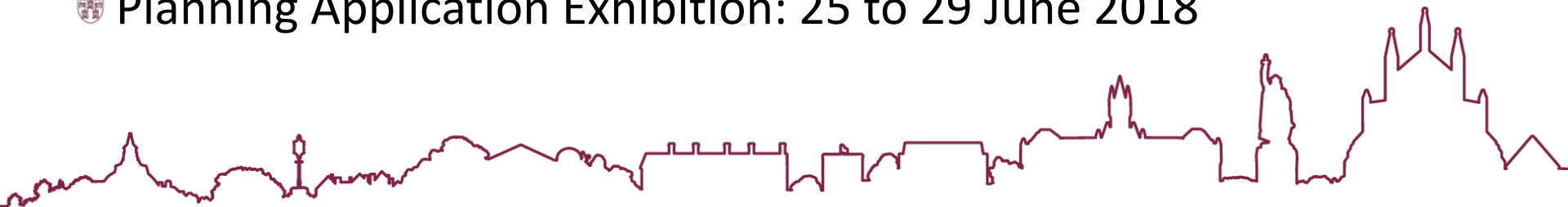
 Phase 1: 23 June to 29 June 2017

 Phase 2: 21 July to 25 July 2017

 Phase 3: 8 Dec 2017 to 21 Jan 2018

 Design Framework: 18 May 2018

 Planning Application Exhibition: 25 to 29 June 2018



ENGAGEMENT & CONSULTATION

Four phases of engagement & consultation

Engaging with local residents

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

Advisory Panels

Contract Management

Inclusivity & Accessibility

Sustainability, including transport

Design, independent local architect to provide design challenge and input

Engagement with sports groups and National Governing Bodies

Researching and visiting other leisure centres

Working with project partners

PLANNING APPLICATION SUBMISSION

 Submitted on 11 June

 Validated on 14 June

 Contains:

 Design and Access Statement

 Planning Statement

 Statement of Community Involvement

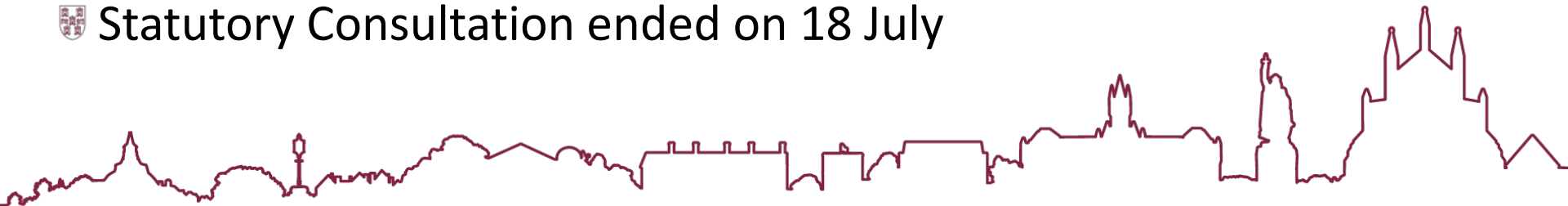
 Technical reports and assessments (x15)

 Drawings

 Proposed floorplans

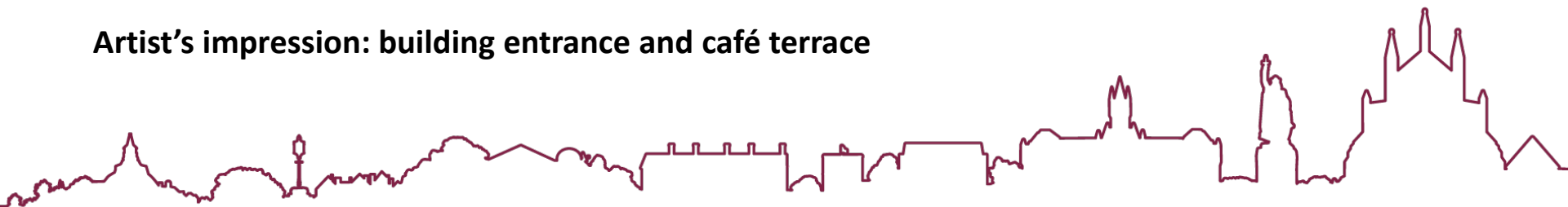
 Sections and landscape plans

 Statutory Consultation ended on 18 July





Artist's impression: building entrance and café terrace



OVERVIEW OF SUBMISSIONS



Number and type of submissions

Consultee Comments :

- 8 submissions – commenting on planning application and not objecting

Public Comments:

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



SUBMISSIONS – areas of objections & concerns

Stadium - Long Jump Pit

Sports Hall

Glazing

Rebound boards

Sports Hall size

Spectators & viewing area

Access

Transport Assessment

Traffic Impact

Air Quality

Sustainable Transport

Sustainability

Energy and water usage

Materials

Visual impact, noise & light

Landscape & ecology

Flood risk & drainage









YOU SAID, WE DID: DRAFT DESIGN FRAMEWORK

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

“A cohesive approach to land development”

“Uncertain of development plans for the area”

“Need for a local convenience store”

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

ACCESS TO THE CENTRE

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

“Site wide security should be considered”

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

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

“A drop of layby would be useful ”

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

TRANSPORT ASSESSMENT

“Concerns regarding the methodology of the traffic impact assessment”

“Concerns on the overall impact of traffic”

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

SUSTAINABLE TRANSPORT

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

“Concern on the car dependence of the design ”

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

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

SUSTAINABILITY – ENERGY , WATER & MATERIALS

“Great to hear that sustainability issues are being considered”

“Will this be a low carbon facility?”

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

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

SUSTAINABILITY – VISUAL IMPACT , NOISE & LIGHT

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

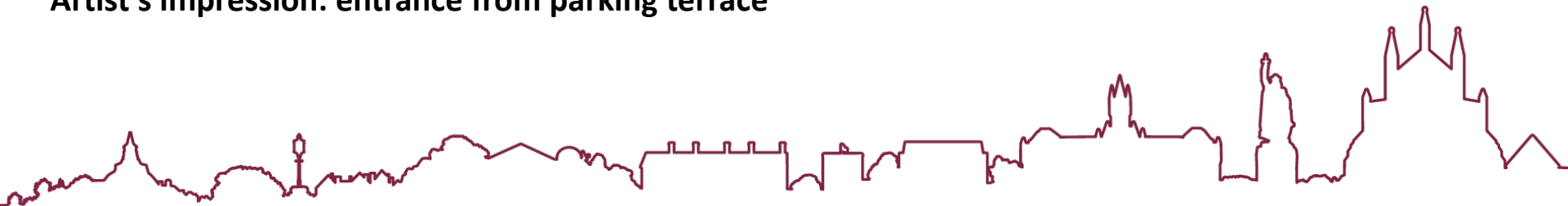
“Concern about adequate screening”

“Concerned about the impact of increased noise”

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



Artist's impression: entrance from parking terrace



SUSTAINABILITY – LANDSCAPE & ECOLOGY

“Landscaping needs to be protected and enhanced”




“Landscaping to encourage biodiversity enhancements and wildlife corridor”

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

SUSTAINABILITY – FLOOD RISK & DRAINAGE




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

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

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




SUPPORT – OVERALL


-  *“As a member of the public I believe this is a much needed investment in our city in a location that is easy to access.”*
-  *“Whole heartedly support this much needed sports, exercise and community social hub that will enable a broad spectrum of Winchester residents, of all ages, to be more active. This facility is so close to the M3 motorway junction that would be the primary access route and thus any traffic impact to the city centre would be minimal. The health benefits to the Winchester population must surely outweigh any fears of noise, traffic and parking by local residents”*
-  *“Overall the design looks terrific and will enhance the area”*




SUPPORT – SPORTS HALL & POOL HALL DESIGN

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


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

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

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



SUPPORT – ENGAGEMENT & INCLUSIVITY


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



SUPPORT – LANDSCAPE & BIODIVERSITY

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

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

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





Artist's impression: view from the athletics track

