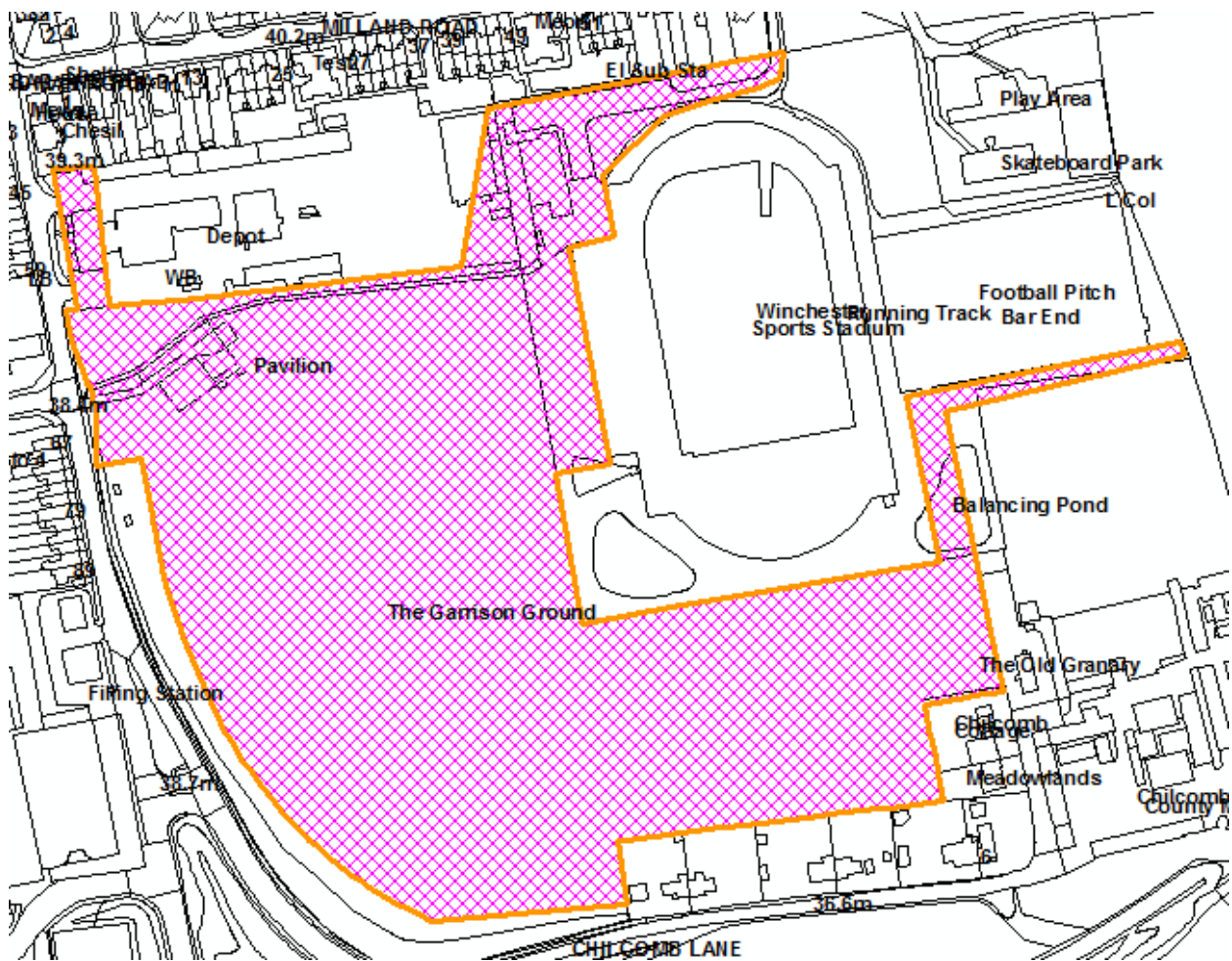


**Case No:** 18/01469/FUL  
**Proposal Description:** Demolition of existing structures and erection of a new Winchester Sport & Leisure Centre, with associated access, landscaping, drainage and car parking.  
**Address:** Garrison Ground Bar End Road Winchester Hampshire  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Winchester City Council  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 14 June 2018  
**Recommendation:** Application Permitted



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## **General Comments**

**The application is reported to Committee because the applicant is Winchester City Council and due to the number of objections contrary to the officer's recommendation.**

## **Site Description**

The application site is on the South Eastern Edge of the City of Winchester in an area called Bar End. It is located within the Garrison Ground which forms the western part of a large open space with King George V playing fields to the far east and the Winchester Running Sports Stadium and the all weather sports pitch directly east of the site. To the north of the site is the Winchester Council Depot site and to the south are dwellings along Chilcomb Lane. To the west the site bounds Bar End Road with dwellings to the west of that and a petrol filling station and ATS Euromaster Ltd. To the north are the residential areas of Highcliffe and further beyond this is Winnall.

The Depot site, currently accommodates a two storey commercial office scheme and a range of storage buildings and external compounds.

The South Downs Way passes within close proximity to the eastern edge of the application site. The route starts at the King Alfred statue in the City Centre and ends in Eastbourne.

The Garrison Ground is situated at the southern end of Bar End Road forming a gateway into Winchester from Junction 10 of the M3 motorway.

Winchester's historic City Centre is a 15 minute walk from the site along either the road network or via National Strategic Cycle Route 23 which passes close to the site 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 to the city centre. The existing Barfield Close and St Catherine's Park and Ride sites are located to the west and south of the site.

## **Proposal**

The proposal is for a sports and leisure centre with car parking and associated landscaping.

The facilities proposed are:

- 50m, 8 lane main pool to County competition standard with boom and mobile floor providing variable water depth,
- 20m x10m teaching pool with mobile floor providing variable water depth,
- Splash pad and water confidence area with play equipment and water features from toddlers and young children,
- 250 pool spectator seats,
- 8 court multi use sports hall,
- Clip n' climb facility,
- Four squash courts with a moveable wall to enable flexible use,
- Hydrotherapy Suite,

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- Treatment or personal therapy rooms,
- Fitness suite with 200 workout stations,
- Two large studios and one Spin Studio,
- Café, viewing area and outside seating terrace, and,
- Associated ancillary accommodation, such as changing rooms and toilets.

The other areas of the site include a car park with swales going through, landscaped areas to the front of the building and around to two remaining football pitches and a footpath linking the leisure centre site with King George V site to the east.

## **Relevant Planning History**

A review of the planning history of the site and surrounding areas was carried out as part of this application process and is highlighted below:

### Planning application site

The Winchester Sports Stadium athletics track:

03/01538/FUL – New sports pavilion and changing rooms. Application permitted 31/07/03.

06/03721/FUL – New athletics track with associated field event facilities plus flood lighting, new all weather hockey pitch plus floodlighting, extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping. Application permitted 06/06/07.

10/02418/FUL – Variation of Condition 6 of permission 06/03721/FUL to allow the use of floodlights for one additional hour each evening until 20.00Hrs. Application permitted 23/03/11.

Garrison Ground:

94/01324/OLD Development of superstore with associated parking and petrol station (outline). Application refused 07/03/94.

93/01273/OLD Development of superstore with associated parking and petrol station (outline). Application refused Nov 1993.

93/01274/OLD Development of superstore with associated parking and petrol station (outline). Application withdrawn Nov 1993.

King George V playing field:

01/01237/TCP – Erection of 10.4m lattice tower supporting 9 no antennae, 2 no 600mm microwave dishes, equipment cabin, electricity meter cabinet and 2.4m high palisade fencing. Application permitted 29/06/01.

83/01271/OLD – Disposal of surplus material from M3 contract and subsequent reinstatement to agricultural use. Application permitted 22/06/83.

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## **Consultations**

### Urban Design

No objection

### Engineers: Drainage:

Will need permission from South Water to connect to the sewers. No objection, subject to conditions.

### Lead flood Authority HCC:

No objections, subject to conditions.

### Winchester City Council Highways:

No objections.

### Hampshire County Council Highways:

No objection, subject to conditions and S278 agreement.

### Waste management:

No objection raised.

### Head of Environmental Protection:

No objections, subject to conditions.

### Head of Environmental Protection (Contamination)

No objections.

### Head of Historic Environment:

No objections.

### Archaeology:

No objections, subject to conditions.

### Head of Landscape:

Landscape: No objections, subject to further details regarding boundaries

Trees: No objection

Open Space: No objection

Ecology: No objection

### South Downs National Park:

No objections subject to a review of the materials

### Head of Strategic Planning:

No objections.

Environment Agency:

No comment.

Natural England:

No objections, just need to be mindful of the requirements of the Habitats Regulations Assessment (HRA).

Southern Water:

Southern Water does not object to the planning application. They are currently working on off site sewage infrastructure aiming to provide sufficient network capacity to adequately drain the proposed development, which is scheduled to deliver in line with the developer's build programme.

Head of Building Control:

No objections.

Economic Development:

No objections.

Public Health Team:

Comment on the application, in that further consideration should be given to access to the new facilities by foot and public transport from all areas of the City.

Sustainable Development :

No objections.

**Representations:**

City of Winchester Trust: It was good to be reassured about the weathering capabilities of the proposed materials, and to hear that the architect will have a watching brief throughout the construction period, since this should ensure that no unplanned-for lowering of standards will occur. The thoughtful approach to designing the interior layout was also appreciated, in both terms of low noise levels and the reduction of maintenance costs due to the minimal amount of passageways. Overall, the City of Winchester Trust do not object however they regret that no verified views from the South Downs are available.

61 letters received objecting to the application for the following reasons:

- Traffic and Highways
- The figures from the TA are incorrect
- The proposal would result in a flood risk
- There would be light pollution from the building and the site
- There would be increased noise from the use
- The arboricultural impact assessment is incomplete
- Greenhouse emissions would be too high
- Lack of links to cycle paths
- Would be nice to see more tree planting
- The sports hall is unsuitable to use for some sporting groups.
- The Leisure Centre doesn't include sufficient facilities.

### WinAcc:

Initial response - Although there is an excellent opportunity to replace the River Park Leisure Centre with a new leisure centre, the current proposal fails to meet on its low carbon target and commitments and therefore WinAcc object to the current proposals. Re-consultation on the 17<sup>th</sup> Sept - they acknowledge that the new leisure centre will improve energy usage compared to the current River Park Leisure Centre however it is still not clear how the proposal will meet the Councils' aims in point 7 of the twelve actions for lower carbon council. The Travel Assessment objections have been addressed, however WinAcc still think that further work needs to be done to address the carbon footprint.

Comments were received from Cycling UK who object to the planning application on the grounds that it is based on an inadequate and flawed transport assessment, it fails to encourage travel by non motorised users and encourages an increase in motorised access by private car.

Reasons aside not material to planning and therefore not addressed in this report

- 44 letters are regarding the loss of the sand pit. The sand pit is not being removed as part of this application.

3 neutral letters neither objecting nor supporting

- The proposed development provides sufficient facilities for disabilities
- This is a much needed investment
- A 50m pool is needed
- The facilities are good for Karate
- This is in a good location, near the M3

9 letters of support received.

- Good swimming facilities
- Good facilities for disabled people
- Design looks good
- Good facilities for use from Karate
- Health benefits
- Good access to the M3

A further consultation was carried out on the 17<sup>th</sup> September due to additional information being provided by the applicant, which included additional transport information and further sustainability information.

There were a further 9 objections to the application for the following reasons:

- The new sports centre will affect local football clubs due to the loss of playing fields.
- There will be additional noise from traffic along Bar End Road.
- The leisure centre would increase traffic in the city centre.
- The additional traffic information is not correct and should be re-written.
- Comments from CTC still stand.
- Not addressed concerns relating to traffic congestion over City Bridge.
- The additional information doesn't address the sustainability concerns

There was also a further letter of support to the application for the following reasons:

- The location of the Sports Centre would alleviate traffic down North Walls into Bar End Road.
- The transport plans cater for moving people via public transport.

### **Relevant Planning Policy:**

#### Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

MTRA1 – Development Strategy Market Towns and Rural Area

MTRA4 – Development in the Countryside

CP6 – Local services and Facilities

CP7 – Open Space, Sport and Recreation

CP8 – Economic Growth and Diversification

CP10 - Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

CP19 – South Downs National Park

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

#### Local Plan Part 2: Development Management and Site Allocations (LPP2) (April 2017)

WIN3 – Views and Roofscape

DM5 – Protecting Open Spaces

DM13 – Leisure and Recreation in the Countryside

DM15 – Local Distinctiveness

DM16- Site Design Criteria

DM17- Site Development Principles

DM18- Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

DM26 - Archaeology

DM29 – Heritage Assets

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework, Sections 2, 6, 7, 8, 9, 12, 14, 15 and 17

#### Other documents

There are a number of strategies that may be relevant to consideration of this proposal, some of which are referred to in policies. These are not Supplementary Planning Documents, but could be material planning considerations. These include:

Vision for Winchester

Air Quality Action Plan

Winchester District Cycling Strategy

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Walking Strategy for Winchester  
Winchester Sport and Leisure Park Design Framework

#### Other Planning Guidance

Winchester City Council Playing Pitch Strategy 2018  
Open Space Strategy 2016  
Hampshire Historic Landscape Assessment 2004  
Manual for Streets 2010  
Winchester City and its Setting 1998  
Winchester District Landscape Assessment 2004

### **Planning Considerations**

#### Principle of development

The proposal is for a large-scale leisure centre for the Winchester area, known as the Winchester Sport and Leisure Park (WSLP), as a replacement for the existing facility at River Park, Winchester. The proposal is therefore on a significant scale. The site is located outside but adjacent to the settlement boundary of Winchester, near to the South Downs National Park (SDNP), in close proximity to the M3 and park and ride facilities.

The application raises a number of issues that would be relevant to policies in the adopted development plan. These comments relate mainly to matters of principle and the main policy issues as described in the Local Plan. The main policy issues fall into several categories as listed below:

Principle of development in this location:

The policies of the Local Plan seek to protect the countryside from inappropriate development.

This is highlighted in Policy DS1, which states ‘applying a town centres first approach to retail, leisure or other development proposals that are high attracters of people in accordance with the following hierarchy of centres’ where Winchester is listed as a sub-regional town centre.

Policy WT1 further emphasises this with reference to promotion of the town centre as the preferred location for new development that attracts high visitor numbers such as retail, leisure, culture, tourism including commercial and offices. This policy also refers to additional provision of open space and recreation and there is reference to green infrastructure and the need for providing opportunities for sustainable transport to reduce pollution and carbon emissions. Proposals should be of the highest design quality in terms of architecture and landscape, fully considering and respecting the setting and context of the area.

Sequential Test - Policy DM7 (Town, District and Local Centres) & National Planning Policy Framework Local plan policy DM7 (Town, District and Local Centres) and Government Guidance (NPPF 86, 87) seek to locate town centre uses that attract large numbers of people within town centres where possible and state that sequential test should be applied for uses out of centre and edge of centre. Policy DM7 states that proposals that attract large numbers of people which are located outside defined centres will be subject to a sequential test, which is also required by paragraph 86 of the NPPF.

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Sequentially preferable sites would be within the town centre, followed by sites in an edge-of-centre location (300m of town centre boundary) and then finally consideration of any alternative out of centre sites. Sites need to be suitable and available and paragraph 87 of the NPPF states that 'preference should be given to accessible sites that are well connected to the town centre.'

It is considered that a large site would be needed for the proposed use with appropriate land for car parking and servicing. It is therefore recognised and accepted that there are a limited number of sites that would be suitable to accommodate the proposed use. All of the possible available sites within the town centre or other sequentially preferable locations are either too small or allocated for other uses in the Local Plan (WIN 6 - Carfax and WIN7 – Cattlemarket).

Analysis of possible locations is therefore limited to consideration of the current leisure centre location (River Park) or the Bar End/Garrison Ground location (the application site). Both of the sites are owned by Winchester City Council and so would be available for development.

River Park is the sequentially preferable location as it is edge of centre in sequential test terms, being only approximately 175m from the town centre boundary. The Garrison Ground is an out of centre location. In distance terms, there is a larger population within walking and cycling distance of the River Park site, however, there are also locational advantages of the Garrison Ground site.

The Garrison Ground will provide more convenient access for customers travelling from outside the city by car. This will have the benefit of avoiding unnecessary travel into the city and away from the Air Quality Management Area. Furthermore, under proposals to provide a new bus stop near the site, the Garrison Ground area would be better served by public transport, whereas the nearest buses to the River Park site are at North Walls and access involves a non-direct route across a car park. This is not conveniently accessible for wheelchair users and those with small children.

The Garrison Ground site also offers the prospect of linking with the substantial existing and developing outdoor sports offer at Bar End, which is of a greater scale and scope than that at the River Park site. There are opportunities to link with adjacent uses and land owners, such as the University of Winchester and the athletics track at the Garrison Ground site, as well as adjacent sports pitches at King George V Playing Fields. The Council wishes to develop a large leisure park, which will have a number of sporting and recreational functions beyond that of the leisure centre itself. Opportunity to develop in partnership with the University of Winchester is only possible at Bar End.

The site at River Park does not offer the scope to have development at the same strategic scale as the application site. It is therefore considered that the proposed site is the only feasible site to deliver the strategic sporting and leisure facilities sought.

Policy DM13 (Leisure and Recreation in the Countryside):

The site for the proposed WSLP is outside the settlement boundary where countryside policies apply. The application does not fall within the types of development generally allowed for by MTRA4 (Development in the Countryside). However, Policy DM13 (Leisure and Recreation in the Countryside) which allows for leisure and recreation development within the countryside in certain circumstances, is considered more relevant to this

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application.

DM13 permits the development of new leisure and recreational facilities for which a countryside location is necessary, subject to certain criteria relating to environmental impact. The supporting text makes it clear that recreation uses are most sustainably located in or adjacent to existing settlements and refers to particular issues where uses require extensive areas of land (para 6.3.39 of DM13). This proposal is located adjacent to the settlement of Winchester and therefore is in an ideal location linking with the users of the city and surrounding areas.

The search for suitable sites and the sequential test assessment above show that this location is necessary for this particular development. The application therefore needs to comply with the criterion in the policy, which relate to minimising the intrusion into the countryside.

CP6 – Local Services and Facilities supports the development of new extended or improved facilities or services, including indoor sports and recreation, in accordance with the development strategy for the District. The proposed development meets the requirements of this policy as it will serve the local population of Winchester Town and District.

CP7 – Open Space, Sport and Recreation seeks improvements in open space and built recreation provision. The proposal accords with this aim. There is a presumption against the loss of open space, sport or recreation facility unless alternative facilities of at least equivalent value are provided or the benefit to the community outweighs the harm caused by the loss of the facility. The proposed leisure centre at the Garrison Ground would provide an improvement to the open space in this area and replace the loss of the River Park facilities with upgraded/improved facilities in this location.

WT1 – Development Strategy for Winchester Town seeks the implementation of the Winchester Access Plan and the Winchester Air Quality Access Plan to provide opportunities for sustainable transport provision and reduction of pollution and carbon emissions.

### Layout

The red line of the application site covers the area of the Garrison Ground, part of the University of Winchester running stadium site, a small section for a footpath to link the Garrison Ground with the King George V playing pitches, an area of trees and vegetation along the south western boundary of the site and the road and roundabout to the western boundary of the site. The general layout of the site is the main building providing the leisure centre to the north eastern side of the site with the car park area to the west of this. The building is surrounded by pockets of landscaping which will be added to as part of the landscaping condition to soften the building further. The car parking has swales of landscaped areas in amongst the hard landscaped areas of the car parking itself.

The layout of this site is considered acceptable in that it clusters the built form to the northern end of the site with a backdrop of the buildings beyond to the north. The built form is directly adjacent to the Winchester Sport Stadium to the east with the depot site to the north and houses on the other side of the road of Bar End with the industrial estate beyond. The remainder of the site is landscaped or open fields in the form of playing pitches which retains the open feel of this area.

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Therefore the development is in accordance with planning policy DM16 in that it responds to the character, appearance and variety of the local environment within and surrounding the site, in terms of its design, scale and layout.

#### Design

The internal layout and internal provision are not in themselves material planning considerations, however it is important to understand the use of the building as a whole and how the individual uses have influenced the design and external appearance of the building.

The foyer sits at the front of the building and is one of the first things you will see when entering the site therefore its design and form is of vital importance. This is a double height glazed area that projects forward of the section of the building to the south and, although it links with the profile of the hydrotherapy suite to the north, it is constructed in different materials giving a sense of arrival when entering the site. The proposed set backs on this west elevation would enrich the approach of the façade bringing rhythm to the front elevation as well as helping to reduce the mass of the building. The proposed public rooms such as the café areas at ground level facing the car park encourage interaction between the building and the public space and are important elements for the successful achievement of active frontages.

On the east elevation the proposed two storey block of the Energy Centre, in a darker colour, would have an important role reducing the whiteness of the building and adding further variation and texture to the large bulk of the building. The glazed area at ground level, connecting the sports hall with the stadium would increase engagement between the building and the external space and allow for daylight. Blinds are proposed to control natural light when this is not required.

Large expanses of glass are also proposed on the south elevation, which would give continuity to the clear/glossy palette of materials. Additionally, the proposed terracotta brise soleil, whilst providing solar shading, would introduce rhythm to the elevation. Being of a much shorter length and split in different planes, this elevation would be dynamic and visually richer.

The north elevation presents itself with an unpretentious treatment justified by the use of the internal spaces at ground level, of a more private character (and service areas) with no need for natural light.

The use of materials in the building also offers a visual reduction in the scale of the building by having a form that is broken horizontally with different materials to each floor. This is considered to be an appropriate approach, which would add variation to the elevations.

The quality of the proposal would be enhanced through the provision of a cohesive and complementary palette of materials that relate to the context without having to copy the materials of the surrounding area. All materials proposed would be durable and of high quality. A light beige glazed matt terracotta rain screen cladding is proposed to the front of the solid walls at ground level with an undulating profile to gently reduce the linearity of the elevations and provide a variety of shadows.

Details of the brise soleil and terracotta panels submitted by the applicant demonstrate that they have been carefully considered in order to bring a quality finish and longevity to the material, simplifying use and maintenance. Materials such as the aluminium louvres and the low level stone plinth would introduce variation and colour and tones desirable to produce consistent yet diversified elevations. The proposed double glazed windows and the polycarbonate cladding are high quality materials in accordance with the overall design concept.

Whilst some concern has been raised about the prominence of the building on the site, it is considered that the continuing strategy of splitting the building horizontally is a successful design approach towards minimising the building's scale.

#### Impact on character of area

The building and car parking proposed would not result in any detriment to the character of the surrounding area. The building at its highest is 7.4m in height however the use of materials in the form of glazing and polycarbonate cladding give it a light weight, reflective feel with the use of Terracotta cladding at ground floor. The use of the two materials will break up the building into two horizontal sections which results in a break of the massing. Therefore it is considered that the building and proposed works respond well with its surrounding character and avoids visual intrusion.

The roof of the proposed building is a dark grey single ply membrane over the main pool, sports hall, reception, fitness suite and studios. A ballasted roof is proposed over the hydrotherapy suite improving the outlook from the studios and wider views especially from St Giles Hill. Given the differing heights of the building and the material proposed it is considered that this would not result in a detrimental impact to the character of the surrounding area.

The proposed development enhances views from the South Downs National Park and other surrounding areas and it would not detrimentally affect the sensitive character of the surrounding area. Overall, it is considered that the proposed development would enhance the visual quality of the area. This is further reported below in the landscape section.

#### Impact on neighbouring property/uses

The building and use of the site would not result in any material planning harm to surrounding residential dwellings. The building would not result in any overshadowing, overbearing or overlooking issues to the location of the building in relation to the surrounding dwellings. This is therefore in accordance with planning policy DM17 of the LPP2.

There are proposed changes to the road network to Bar End Road to the western part of the site, which will result in some changes in front of houses 67 to 89 Bar End Road, however this would be an improvement to this part of the road and provide a safe crossing to the Leisure Centre site.

There are houses to the south of the site along Chilcomb Lane which have large back gardens that back onto the playing fields of this site. There are no lights proposed for the playing pitches and therefore the use of these pitches is unchanged. The use of the overall site as a leisure park could result in an intensification of the use of these playing pitches however no lighting is proposed and therefore the use of the pitches will not take place late, particularly during the winter months and therefore they would not result in any further material harm than the use of the existing pitches.

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There is a footpath proposed that runs adjacent to the Winchester Sport Stadium site and leads to the east towards the King George V playing fields beyond. This footpath would be used by the users of the Sports and Leisure Centre and there would be a general intensification of the site as a result of this use, however the footpath is located away from the nearby residents on Chilcomb Lane and therefore this would not impact on any neighbouring properties or uses. The footpath results in increased permeability through the site, which improves connections with this development site and King George V site in accordance with planning policy DM16 of the LPP2.

### Landscape

The location of the proposed leisure centre within the countryside (MTRA4 applies generally) and adjacent to the South Downs National Park means that the proposal needs to be carefully designed and located in order to minimise visual impacts.

The planning application is supported by a Landscape and Visual Impact Assessment (LVIA), which assesses the effect of the proposal on the surrounding landscape and sensitive areas. Lists of 28 potential view locations were identified, including 13 local views and 15 wide views.

The conclusions of the report suggest the effect of the proposed development from wide and local views is either negligible, minor beneficial or minor adverse. It is considered, by officers, that the scale, layout, appearance and landscape of the development complement the existing context and it would enhance the visual quality of the area.

The site sits on the edge of the city, in a densely built up area, and although the countryside lies to the south and east of the wider site, the context within which the building sits is characterised more so by its edge of settlement location. It is not unexpected to find municipal buildings within such a setting and there are many other large scale buildings within the local area, and therefore the effect upon landscape character is not considered to be harmful.

Further planting is proposed along the southern boundary of the site with the boundary along the rear of the houses on Chilcomb Lane and further planting of a large tree on the eastern elevation of the building. These details are to be submitted via a condition.

The proposed hard landscaping offers a balanced and low-key approach to what would be a busy car park. The combination of materials, along with the swales, will reduce the dominance of vehicles and will slow traffic. It also helps to guide people towards the entrance to the building, and to alternative routes, such as the path to King George V playing fields, which is a welcome addition to the scheme.

Close boarded fencing is proposed to the athletics club boundary and wrapping around to face the Garrison Ground pitches to the south. This is a very suburban approach to a municipal scheme and is not in keeping with the wider site. Paladin mesh fencing in black would be more appropriate as it is equally, if not more, secure and is much less visually intrusive. In addition to this a native hedge to the park side of this fence, to soften any views of the 'back of house' operations, would ensure the park remains a pleasant and inviting place to be. A condition is recommended to ensure a suitable boundary treatment along this elevation.

The application meets policy CP15 (Green Infrastructure) as it maintains and enhances the function and integrity of the existing Green Infrastructure network; provides a net gain of well-managed, multi-functional Green Infrastructure; and encourages public access to and within the natural environment.

The application meets policy CP20 (Heritage and Landscape Character) and DM14 (Local Distinctiveness) as, despite its scale, it conserves natural landscape features and local distinctiveness; and enhances trees and hedgerows that contribute to local distinctiveness.

#### Impact on South Downs National Park(SDNP)

The application site is not within the National Park, but it is located within close proximity to (and within the setting of) the National Park and it is therefore a statutory duty of the Council to consider the purposes of the National Park when making a decision on the application. The two statutory purposes of the national park designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

The development would be seen from the SDNP. The view points are from St Catherine's Hill, the Pilgrims Way and the South Downs Way, as well as from points outside the National Park looking towards the site, such as St Giles Hill and Bar End Road.

Notwithstanding the conclusions reached by the submitted LVIA, the National Park Authority (SDNPA) had some initial concerns about the introduction of a building of such height and bulk to this city edge location. It is however considered that the light coloured materials palette proposed would blend the building especially when viewed from Bar End Road as the materials would help the building blend with the sky when viewed with this backdrop. When viewing the building against the backdrop of the city, including view points from the National Park, the SDNPA had more concerns. However the view of the leisure centre from the SDNP would be against the backdrop of the buildings in the city, including the industrial estate at Bar End and would therefore blend in with the background beyond. The use of high quality light coloured materials, cladding and glazing on the building façades creates visual interest and create a smooth transition between the building and the sky. Therefore the bulk and mass of the building in relation to the views from the SDNP towards the City would be acceptable especially when considering the pallet of materials proposed.

The addition of the new leisure centre in this location links the City with the South Downs Way that is located east of the King George V playing fields. The footpath is currently accessed from the end of Fivefields Way and links into Winchester. Links to this from the playing fields at King George V to the South Downs Way are proposed which is part of a wider masterplan, and, although desired by the SDNP, are not a planning requirement for this development.

The proposal is not therefore considered to have a detrimental impact on the National Park or its setting, and does not detract from the purposes of the National Park designation.

### Lighting

The tranquillity and dark skies are a special quality of the National Park which has been designated as an International Dark Sky Reserve. Lighting is also important to ensure that the proposed development does not cause harm to the dark skies or tranquillity of the National Park and its surroundings.

Given the ambient light levels in this area of the city it is not considered that the proposed lighting would be more harmful than what exists in this area already. A condition is recommended regarding the hours of lighting in the car park area with a phased lighting reduction once the leisure centre is closed.

The lighting assessment shows no lighting from the proposed outdoor sports pitches and a condition is recommended to control this.

### Trees

There is a submitted Arboricultural Method Statement, by ARBTECH, Matthew Middle dated 10<sup>th</sup> May 2018, which describes the extent and effect of the proposed development at the Garrison Ground on the individual trees and groups of trees within and adjacent to the site.

The Arboricultural Officer is satisfied that the information provided within the report and the submitted Tree Protection Plan, drawing no. Arbtech TPP 01 is acceptable in relation to the significant trees on the site and the details regarding the Horse Chestnut Tree (T1) will be incorporated within the S278 detailed design.

Therefore the development is in accordance with planning policy DM24 of the LPP2 in that the proposed development would not result in the loss of special trees

### Open Space

This proposal will result in the loss of open spaces, however Local Plan Part 1 policy CP7 allows for this, on the proviso that;

- Alternative facilities will be provided and are at least as accessible to current and potential new users and at least equivalent in terms of size, usefulness, attractiveness and quality, or
- The benefit of the development to the community outweighs the harm caused by the loss of the facility.

The alternative facilities, such as the 50m swimming pool and the sports hall and fitness suite, being proposed surpass the existing facilities in terms of size, usefulness and attractiveness, and quality. Moreover the benefit to the community would be considerable.

### Ecology

An Ecological Impact Assessment was submitted to accompany the planning application. This was assessed by the Council's Ecologist and Biodiversity Officer and the South Downs National Park Officers who do not object to the application.

The submitted Ecological Impact Assessment confirms that the application site supports protected species including foraging and commuting bats, nesting birds and reptiles.

There are biodiversity enhancements and net gains for the proposal which include:

- Creation and management of 6,000 square metres of rough grassland and wildflower buffers and banks.
- Provision of logs 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.

There are no objections in relation to the impact on the ecology of the site, subject to conditions relation to the Ecological Impact Assessment 30/05/18 and the Drainage Strategy Report 23/05/18.

Habitats Regulations Assessment (HRA) is a process that identifies if a plan, programme or project has the potential to have an adverse effect on a protected 'European site', due to the project's nature, size or location. Examples of European sites include Special Areas of Conservation, Special Protection Areas and Ramsar sites.

In this case the assessment has identified that the site lies around 330m from the River Itchen Special Area of Conservation (SAC). It is also within 175m and to the east of a Site of Special Scientific Interest (Nationally important site) and is in the Impact Risk Zone of it as defined by Natural England. It is likely to remain in an Unfavourable and Improving status in the absence of development.

The HRA has been carried out by the Local Planning Authority (LPA) as the decision maker and competent authority under the Habitats Regulations ensuring that development management decisions do not adversely affect the integrity of European sites. Regulations 61-63 include provision to ensure that European sites of importance for nature conservation are protected in the determination of a planning application. It is considered that sufficient evidence has been submitted to enable the authority to complete the HRA. Winchester City Council LPA is the competent authority with regard to ensuring compliance with the requirements of the HRA Regulations, including thorough comprehensive consultation with the relevant statutory environmental regulator, Natural England.

The role of the Appropriate Assessment (AA) is to consider the implications of the plan or project for the conservation objectives of the relevant European sites and should determine whether they will have an adverse effect on the integrity of the site. Depending upon the outcome of the AA, the local authority may need to adapt the plan or project to ensure that there are no adverse effects on site integrity, alone or in combination with other plans or projects.

In the absence of mitigation there is a risk that the proposed development could cause contamination of ground water and/or surface water run off which could affect the species

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and habitats of the River Itchen. However the scheme has been designed to avoid adverse effects on it set out in the Drainage Strategy. A significant negative effect on the favourable consideration status of the River Itchen SAC and SSSI is therefore unlikely to occur.

It is concluded that the development is unlikely to have any significant effects on the identified European sites, either alone or in combination with other plans and projects. Natural England has supported the conclusion of the HRA.

### Highways

This is a strategic application to which Hampshire County Council as Highway Authority has responded under the terms of the Highway Agency Agreement.

The applicant has provided a Transport Assessment (TA) to support the application and a Framework for a Travel Plan. Measures are proposed to encourage use of non-car modes, such as a new bus stop nearer the entrance, a new roundabout and zebra crossing and physical improvements to cycle routes into the city centre. The potential for linking into longer distance walking and cycling routes and into the National Park is also explored.

### Accessibility

The applicant has submitted a Walking, Cycling and Horse-Riding Assessment and Review (WCHAR) document to support the planning application.

### Walking and Cycling

The WCHAR report provides commentary on pedestrian provision in the vicinity of the site. Specifically the report has been prepared in order to inform the access proposals to the site.

Existing footway provision is provided on both sides of Bar End Road for a short length until the eastern footway ceases at the brow of a hill south of the junction at East Hill. A signalised crossing point is located further south to enable the safe crossing for pedestrians. The footways are of varying widths around 1.5 metres. There is no scope to widen the existing provision due to land constraints.

There are no formal cycling facilities provided in the vicinity of the site and the closest cycle network is located off Barfield Close.

The WCHAR report suggests that there are two options for improvements to pedestrian and cycling provision. The two options involve providing a 2.5 metre shared use facility on Barfield Close. It also includes a number of dropped kerb crossing points in locations highlighted in the WCHAR report. Wayfinding signs will be provided to encourage this route to be used rather than Bar End Road to access the city centre.

The report states that the scheme will be delivered by Winchester City Council, the applicant, and to ensure that the works are implemented in a timely manner to mitigate the impacts of this application it is recommended that the works should be conditioned to be constructed to a completion standard prior to the occupation of the site. These off-site

highway works will be delivered via a s278 agreement and will be subject to Hampshire County Council's design check procedure.

### Bus Provision

The Transport Assessment provides commentary on the nearest bus stops to the site in Table 3.1. It lists the Park and Ride buses which run between 4 and 8 buses per hour and the Number 4 bus which runs once an hour. The bus stops are located within 400m of the site access and therefore can be considered as a reasonable option when considering it as a mode of transport to the site.

### Rail Provision

It is not envisaged that there will be a large number of service users who will use the railway station as it appears to be less than 1% of users of the existing leisure centre and therefore rail travel is not considered to provide a realistic option for sustainable travel to the site.

### Personal Injury Accident

Personal injury accident data has been included within the Transport Assessment covering a five year period from 1/12/2012 to 30/11/2017. The study area is shown on Figure 3.4 in the appendices and is suitable for the proposals.

On the local road network, Figure 3.4 of the Transport Assessment shows that there have been 10 recorded accidents, of which 8 and 2 have been recorded as slight and serious respectively. There have been no recorded fatalities on the local road network within the study area during the aforementioned timeframe. The accidents are sporadic and there does not appear to be any underlying trend in the operation of the road network which this development will exacerbate.

### Baseline Traffic Flows

Traffic surveys have been undertaken to establish the existing flows on the local road network. Barfield Close/ Bar End Road, Bar End Road, Bar End Road/A31 and M3 J10 traffic counts were conducted in 2016 and Bar End Road north of the proposed site access was undertaken in 2018.

### Traffic Growth

The applicant has not factored the 2016 baseline to the application year of 2018 due to a negative growth rate. It is therefore considered to be a more robust assessment if the 2016 baseline is used and is considered acceptable to the highway authority.

### Proposed Access

The proposed site access is located at the Bar End Road/Barfield Close roundabout. The proposals include increasing the size of the roundabout and adding an additional arm in order to access the site. The highway authority is satisfied that a suitable access in the form of a four arm roundabout can be provided within the curtilage of the public highway and land within the control of the applicant.

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The proposals include provision for pedestrians to cross Bar End Road. The proposed junction will be a new compact roundabout with suitable pedestrian / cyclist facilities to cross Bar End Road. It is noted that these crossing points will coincide with desire lines for people to access the proposed leisure centre.

The principle of this access junction is agreed with Hampshire County Council and the final roundabout will be within the envelope indicated within the drawing in Appendix 3 of Technical Note 5356-02A with the final layout determined during HCC's S278 process. For clarity, it is noted that the final junction location will be in the same location at the entrance to Barfield Close and the exact location will be as indicated or moved further into the development site and away from existing development on Bar End Road. This is reflected in the land envelope agreed with the applicant.

The works will be subject to Hampshire County Council's S278 design check process and should adhere to national technical guidance and local policy documents, including the WCHAR report.

### Trip Generation

The applicant was asked to clarify the trip generation as set out in the Transport Assessment. The methodology used to calculate the proposed generation is contained within appendix 9 and additionally in Technical Note 5356-02A and is considered to be robust. The proposed two-way car movements in the AM and PM peak are 146 and 435 respectively.

The Transport Assessment acknowledges that due to the location of the proposed site, the modal split of travel choice will change. Vehicular trips have increased and have been factored into the above methodology.

The applicant has undertaken a sensitivity analysis using TRICS, an industry standard tool, and has produced peak hour trip rates of 93 and 237 in the AM and PM, which is lower than the methodology used above. The highway authority is therefore satisfied that the trip rates are robust and suitable for use.

### Trip Assignment

The applicant has submitted a Technical Note which provides commentary on the distribution of vehicular trips associated with the proposals. Along with the information in Technical Note 5356-02A this is considered to be robust and is accepted.

### Junction Assessment

The junction assessment work includes assessments of the Bar End Road signalised junction and the proposed access roundabout. The setup of all traffic modelling has been verified and the results presented indicate that the impact of the development would be acceptable.

## Garnier Road

There is local concern over the increase in vehicular movements along Garnier Road due to the proposal and the transport consultant has provided further clarification on this point. Using the latest trip assignment the proposal is predicted to generate an additional 14 and 39 vehicular movements in the AM and PM peaks respectively. In the PM peak, the trip generation from the Leisure Centre proposal alone would equate to one car every 90 seconds and this level of impact does not require further assessment.

## Travel Plan

The draft Travel Plan is broadly acceptable and will need to be secured via a condition. The Travel Plan will need to be agreed by HCC and measures put in place prior to occupation of the development.

## Highways conclusions

It should be noted that the Transport Assessment has been produced on the basis that River Park Leisure Centre has ceased operating once the proposed leisure centre has opened. It is therefore recommended that a condition be included to ensure that the proposed leisure centre will not operate until the existing Leisure Centre has closed.

## Drainage

There are currently ongoing provision for off site sewerage infrastructure process and the alignment of the works with the build programme of this development will have to be coordinated with the off-site works. There are therefore no material concerns relating to the foul water capacity which is acceptable in the future infrastructure proposed.

## Flooding

Hampshire County Council is the Lead Local Flood Authority and statutory planning consultee on the management of surface water drainage to major developments of ten or more houses and for commercial development of floor space greater than 1000m<sup>2</sup> or sites larger than 1Ha (10,000m<sup>2</sup>).

There is potential for surface water flooding to the south west of the application site, therefore this potential flow path has been assessed to minimise the risk to properties. The area to the south which is identified as having a high risk of surface water flooding is being maintained as existing playing fields so there are no concerns relating to this.

It has been confirmed that complex flow devices will be used to ensure runoff remains at Greenfield runoff rates at the different storm scenarios. The information has been submitted in the Drainage report (20001- Drainage Strategy Report), which has been assessed by the Drainage Engineer and are considered acceptable and therefore it has been conditioned that the works shall be carried out in accordance with the submitted details.

## Economic Development

The proposed development supports the aims and aspirations of the Winchester District Economic Strategy 2010 to 2020 and the Council's Strategy for 2017 to 2020 as well as

having the potential to create local jobs during both the construction and operational stages of the development.

The plans fit closely with the aims and aspirations of the Winchester District Economic Strategy 2010 to 2020 to:

- encourage development in Winchester City Centre
- build a low Carbon Economy and ensure that buildings are energy-efficient
- create employment opportunities for local people
- create a healthy workforce

A larger, state-of-the-art, modern sports and leisure centre will result in employment opportunities for local people. During the construction phase there is an opportunity for apprenticeships and traineeships to be created, training local young people in a trade or profession with on-the-job training. The provision of a hydrotherapy pool could also lead to the creation of specialist roles.

The centre operator should also support local businesses providing ancillary services such as cleaning and catering if these are not provided in house by the operating company. The catering company should also support local food and drink producers.

Therefore the proposed development is in accordance with policy CP8 of the LPP1 in that it provides economic development in tourism and recreation.

#### Historic Environment

The Conservation Officer raises no objection to the proposal in relation to the relevant historic environment policies. Due to the built-up nature of this part of Winchester, the proposals would have no direct or indirect impact upon any built heritage assets or their settings, or the setting of the Conservation Area.

#### Archaeology

Detailed archaeological background to the application site and a consideration of the archaeological potential of the site is set out in the submitted report. In summary this potential relates to the possibility of palaeochannels crossing the site, which may contain important palaeoenvironmental deposits which could elucidate the landscape history of the area and the context within which the historic city of Winchester developed.

The site may also contain prehistoric and Romano-British remains, although these are likely to be confined to the higher ground to the north of the site. Prehistoric flints recovered from the fills of a palaeochannel(s) at the adjacent University Sports Stadium are likely to have been deposited by hill-wash, but are indicative of nearby prehistoric activity. Late Bronze Age / Early Iron Age ditches and a medieval pit have been located to the north west of the proposal site and Bar End Road itself follows the alignment of the major Roman road leading south from Winchester.

The SLR report also considers the potential effects of the scheme upon the setting of designated heritage assets; the Landscape Visual Impact Assessment (BDP, Rev D, 18/05/18) submitted as part of the application has also been reviewed in relation to designated archaeological sites in this regard.

The LVIA concludes that although partially visible from Scheduled Monuments such as St Catherine's Hill, the proposed scheme would be viewed against the existing townscape or be largely or partially screened and would represent a small magnitude of change to the view, with minor beneficial or negligible effects on the quality of the view. The archaeologist agrees with the findings of the LVIA.

The proposal site is considered to have some archaeological and palaeoenvironmental potential. However any such remains are unlikely to be deemed worthy of preservation and thus form an overriding constraint. Accordingly there is no objection in principle to the proposal on archaeological grounds, and it is therefore in accordance with policy DM26 of the LPP2

Conditions are recommended to secure appropriate mitigation work, which in this case will comprise an initial phase of evaluation trenching / assessment of potential palaeochannels, followed, if necessary, by a second stage of archaeological work (ahead of or during initial groundworks).

### Sustainability

The applicants have provided an Energy and Sustainability Statement and an Air Quality Assessment in support of the application. The proposed building will incorporate a number of energy saving/generating features and will achieve BREEAM 'Excellent'. Policy CP11 Sustainable Low and Zero Carbon Built Development seeks to achieve the lowest level of carbon emissions and water consumption which is practical and viable, BREEAM 'Outstanding' is sought. The particular requirements of leisure buildings are noted as is the current poor performance of the existing River Park Leisure Centre, it is anticipated that the energy usage per square metre per annum will be significantly better (by around 27%).

The applicant has also set out the energy and CO2 saving strategy. A strategy for significant reductions in predicted CO2 emissions compared with the minimum standards set out by building regulations has been set out by the applicant which proposes a 16.8% reduction through the energy efficiency of the building fabric; efficiency of buildings in use and through the use of renewable energy on site.

The applicant has provided a convincing rationale for the choice of renewables and how the constraints of visual impact, the need for roof access and location of plant, and good urban design has restricted the area of roof mounted PV to 450 sqm., which is a significant array.

Overall this is a scheme with good sustainable credentials.

It is recognised that in providing a wide range of leisure and recreation facilities and incorporating some measures to encourage access by walking and cycling, the proposal has considerable community benefits and will contribute to active lifestyles and individual and community wellbeing and health.

The 2008 Climate Change Act established the worlds first legally binding climate change target. The Council is required to help meet this target. The City Council has established 12 Actions for a lower carbon council and details have been submitted with the application which explains how the Council's commitment is delivered through the major project of the proposed Sport and Leisure Centre. As noted above it is anticipated that energy usage per

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square metre per annum will be significantly better than the existing Leisure Centre. This is achieved by using a passive design and designing in energy efficiency measures.

The feasibility of Low or Zero Carbon (LZC) technologies has been investigated in line with the policy aspirations. The use of the Energy Hierarchy seeks to meet the requirements of WCC Core Strategy policy CP11 and a range of passive and active measures added including a Combined Heat and Power system. Space, practicalities and cost rationale provided justification for not including ground source heat pumps (GSHP), air source heat pumps (ASHP) and biomass, wind, solar thermal.

Overall it is anticipated that there will be a 16.8% reduction in CO2 emissions beyond the building regulations part L 2013 'baseline' via passive design and energy efficiency measures.

Through the use of on-site gas-fired Combined Heat and Power (CHP) to supply heat to the swimming pools, it is anticipated that a further 9.1% reduction in regulated CO2 emissions can be achieved beyond the Building Regulations Part L 2013 'baseline'. Additionally, through the implementation of an on-site PV array, it is anticipated that a further reduction in CO2 emissions of 2.3% will be achieved beyond the Building Regulations Part L 2013 'baseline'. It is anticipated that the proposed development will achieve up to a 5.4% reduction in CO2 emissions beyond the Building Regulations Part L 2013 'baseline' via passive design and energy efficiency measures. This includes targeting an air permeability rate of 3m<sup>3</sup>/m<sup>2</sup>/hr at 50Pa which is a best practice target for a non-domestic building of this complexity and also stipulating glazing U values of 1.5 W/m<sup>2</sup>K.

The Council has achieved a 22.5% reduction in absolute emissions from the 2009/10 baseline and a 9.1% reduction on the previous year towards its overall carbon reduction targets, demonstrating good progress towards its overall target of a 20% reduction on 2015/16 levels by 2020/2021. Data for 2017/2018 is currently being collated.

All timber is proposed to be legally harvested and FSC certified timber and where feasible products will be specified with responsible sourcing certification. Materials will include a recycled content. The Construction Contract has committed to achieve at least 80% diversion from landfill.

The scheme will also include landscaping to improve upon existing green infrastructure and includes the planting of new shrubs / trees, planting to encourage new wildlife, improved ecological value - an ecologist has been appointed and has undertaken site surveys and is advising the design team on measures to take.

The package of measures to be delivered as part of the development will provide a good choice of sustainable transport options. These include providing cyclist and pedestrian enhancements, new crossing facilities across Bar End Road and new street lighting. These measures will be supported by a Travel Plan. The Transport Assessment and the supporting work including the Air Quality Assessment and Pedestrian/Cycle Street Audits have all been completed in accordance with Government guidance and undertaken in consultation with Hampshire County Council (HCC), as the Highway and Transport Authority. The Council is also continuing to work with HCC on the wider Winchester Access and Movement Strategy to ensure that the Sport and Leisure Centre proposals

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reflect this and to seek opportunities to achieve wider benefits to improve accessibility and achieve environmental enhancements more generally.

### Contamination

The Local Planning Authority are satisfied that the reports submitted have considered the risks from contamination (soil and groundwater contamination and gas) and agree with the conclusions that any elevated levels encountered are not sufficient to require remediation and as such conditions requiring further investigation or remediation are not required.

It is noted that contamination is present in the vicinity of the site and there is a risk that the groundworks required to facilitate construction of the facilities proposed may alter the hydraulic continuity locally. Therefore a condition is recommended to allow for further investigation and or remediation if contamination becomes apparent during development

### Air Quality

A full Air Quality assessment is submitted as part of the planning application submission. The report submitted (Stuart Michael Associates – Air Quality Assessment (Ref 5356/AQ)) is accepted and the application provides Electric Vehicle Cabling infrastructure within the parking area. This aligns with the Winchester City Council developing EV charging point Strategy (Air Quality Action Plan 2017). It is considered that there has been a robust assessment of Air Quality impact in coordination with the Transport Assessment.

### Noise

The noise report submitted (Hoare Lea - Acoustics, Noise Assessment Revision 2 (21/05/2018)) provides a good basic strategic assessment of potential noise sources. The conclusions regarding vehicle noise are accepted but further detailed information will be required regarding plant noise impacts/mitigation. It is therefore recommended a noise condition is included.

In relation to the noise generated by the two existing sport pitches. Although the use of the pitches may intensify it is considered that because this type of noise already takes place it is therefore acceptable. Additionally, these sports pitches have no lighting proposed which will limit the hours of use.

### Conclusion, balancing the policies and material considerations

The application meets policy CP13 (High Quality Design) & DM15 (Site Design Criteria) as a thorough analysis of the constraints and opportunities has been undertaken and the results of this applied to the landscape design and built form, resulting in a proposal that responds positively to the local context; the public realm is attractive, safe, accessible and well-connected, and improves connections, including proposals for new walking and cycling routes; uses an appropriate ratio of hard and soft landscaping; and the landscape framework will enhance the natural and built environment and maximises opportunities to improve biodiversity.

In conclusion, the proposed sports and leisure centre is acceptable in relation to development plan policy, design, Impact on character of the area and neighbouring properties, Landscape, Highways, Drainage, Archaeology and Environmental Health and therefore the application is recommended for approval subject to the conditions as set out below.

### **Recommendation**

Application Permitted subject to the following condition(s):

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## Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the plans and documents listed below unless otherwise agreed in writing by the local planning authority:

- Schedule of external materials for planning submission Rev P02
- 01100 proposed sub station plan
- 01101 proposed ground floor plan
- 01102 proposed first floor plan
- 01103 proposed roof plan
- 01200 proposed elevations
- 01300 proposed sections
- 01400 Detailed sections/façade studies
- 01401 Detailed sections/façade studies
- 01402 Detailed sections/façade studies
- 01403 Detailed sections/façade studies
- 01405 Detailed sections/façade studies
- 0600 Design and assess statement
- 90101 Landscape existing site plan
- 90103 R04 Landscape general arrangement plan
- 90104 R05 Landscape General arrangement plan 1 of 9
- 90105 R04Landscape General arrangement plan 2 of 9
- 90106 R04Landscape General arrangement plan 3 of 9
- 90107 R04Landscape General arrangement plan 4 of 9
- 90108 R04Landscape General arrangement plan 5 of 9
- 90109 R04Landscape General arrangement plan 6 of 9
- 90110 R04Landscape General arrangement plan 7 of 9
- 90111 R04Landscape General arrangement plan 8 of 9
- 90112 R04Landscape General arrangement plan 9 of 9
- 90113 R00 Landscape sections AA
- 90113 R00 Landscape Sections BB

### Levels:

- 93001 Proposed Levels Plan
- 22202 P04 Zone B Ground floor slab
- 21202 P04 Zone A Ground floor slab
- 23202 P04 Zone C Ground floor slab
- 24202 P04 Zone D Ground floor slab
- 25202 P03 Zone E Ground floor slab
- 20010 P02 Foundation overall plan
- 20020 P03 Ground floor overall plan
- 70010 P02 Main pool sections sheet 1
- 70011 P02 Main pool sections sheet 2
- 70012 P01 Main pool sections sheet 3
- 70014 P01 Plant room sheet 1

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- 70016 P02 Learner pool section sheet 1
- 70018 P02 Hydrotherapy pool sheet 1
- 70020 P02 Substructure details sheet 1
- 70021 P03 Substructure details sheet 2
- 70022 P01 Substructure details sheet 3
- 70023 P01 Substructure details sheet 4

#### Lighting

- 0131 T1 Ground floor lighting layout sheet 1
- 0132 T1 Ground floor lighting layout sheet 2
- 0156 T2 External services lighting layout
- 0141 T1 First floor lighting layout sheet 1
- 0142 T2 First floor lighting layout sheet 2
- 0151 T1 Roof level lighting layout sheet 1
- 0152 T2 Roof level lighting layout sheet 2
- Lighting plan – whole site 16-02-2018-RS (10th Oct 2018)
- External lighting plan 16-02-2018-RO

#### Landscape details Planting Plans

- 90204 Planting Plan 1 of 9 R00
- 90205 Planting Plan 2 of 9 R00
- 90206 Planting Plan 3 of 9 R00
- 90207 Planting Plan 4 of 9 R00
- 90208 Planting Plan 5 of 9 R00
- 90209 Planting Plan 6 of 9 R00
- 90210 Planting Plan 7 of 9 R00
- 90211 Planting Plan 8 of 9 R00
- 90212 Planting Plan 9 of 9 R00

#### Specifications, Schedules and Accompanying Documents

- SCH94 Planting Schedule R00
- SPC(90)L001Landscape Specification R02

#### Details Drawings

- LD201 Fence Detail R01
- LD202 Bespoke Benches Detail R00
- LD301 Footbridge Detail R01
- LD401 Stairs Detail R00
- LD501 Typical Concrete Block Paving Detail R00
- LD901Swale Detail R02
- LD902 Tree Pit Detail R02
- LD903 Shrub Planting Detail R02

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

#### **Pre commencement conditions;**

3 All hard and soft landscape works shall be carried out in accordance with the approved details as listed in condition 02. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the

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Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

4 No development shall take place until a detailed drainage plan with supporting calculations is provided demonstrating that the discharge rate will not exceed the greenfield runoff rates for Qbar, Q30 and Q100. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the flow devices used are satisfactory in terms of runoff at greenfield runoff rates.

5 No development shall take place until details of the proposed means of foul and surface water sewage disposal have been submitted to, and approved in writing, by the LPA in consultation with Southern Water. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

6 No development or any works of site preparation shall be implemented until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018) and the submitted Tree protection plan ref. Arbtech TPP 01 (whole site) drawn by Arbtech and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and shall be retained during construction.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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8 Prior to the development hereby approved commencing the Local Planning Authority's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018). Such measures shall be retained during the construction period.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

9 Within 2 months of the date of this permission, and after consultation with Sport England, a schedule of maintenance for the King George V playing field site, for a minimum period of ten years, including a programme for implementation must be submitted in writing to the Local Planning Authority for approval. Within 2 months of receipt of written approval the approved schedule shall be complied with in full.

Reason: To ensure that the improvements to the quality of playing field/pitches at King George V playing field are carried out and to support the transfer of the Winchester District Girls Football League from the Garrison Ground to King George V playing field site in accordance with the Council's adopted Playing Pitch Strategy (PPS).

10 Within 2 months of the date of this permission, and after consultation with Sport England, a scheme for 20 car parking spaces at the King George V playing field site with details of the location, design, layout and specification of the car parking spaces, must be submitted to the Local Planning Authority. Within 2 months of receipt of written approval the car parking spaces shall be provided in accordance with the approved details and thereafter retained for parking only by users of the King George V playing field.

Reason: To ensure that the parking improvements are carried out to provide better access to the King George V playing field and to support the transfer of the Winchester District Girls Football League from the Garrison Ground to King George V playing field in accordance with the council's adopted Playing Pitch Strategy (PPS).

11 Prior to commencement of any work, including demolition, on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Once approved, the CMP should be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

The approved measures shall be retained throughout the construction period.

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Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:  
<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work does not cause materially harmful effects on nearby land, properties and businesses and to ensure the protection of ecology and in the interests of highways safety.

12 Prior to the commencement of the development hereby permitted, with the exception of above ground demolition works, detailed information demonstrating how the development will meet "BREEAM very good" for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

13 Plans and particulars showing detailed proposals for the means of access, including the layout, construction and sight lines within the envelope in SMA drawing number 5358.003 dated September 2018 shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before first public use of the leisure centre.

Reason: In the interests of highway safety.

14 Prior to the commencement of development a Construction Traffic Management Plan (including a programme of works) shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority) The CTMP shall include details on site contractors' parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as arrangements for removal of mud from vehicles. The approved details shall be implemented before the development hereby permitted is commenced and shall be retained throughout the duration of construction.

15 Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

16 Prior to work commencing on the site, including demolition, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include the following details:

- Construction Method Statement, including demolition activities.
- Code of Construction Practice for all works and operations on the site.

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- Measures to be undertaken to minimise impacts on surrounding land.
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Dust suppression, mitigation and avoidance measures.
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction Traffic Management Plan, Construction Method Statement, and Code of Construction Practice shall be adhered to throughout the duration of the construction period.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses

**During construction:**

17 Details of the solar panels to be installed on the roof of the leisure centre building shall be submitted to and approved, in writing, by the Local Planning Authority before their installation. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and the proposed building.

18 Prior to any internal or external lighting being installed, details shall be submitted to and approved, in writing, by the Local Planning Authority . Details should include information of the timing of lighting switching on and off and any dimming of lighting proposed. Development shall be undertaken in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

19 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

20 Unless otherwise agreed in writing by the Local Planning Authority development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

### **Prior to first public use of the building**

21 No development shall be occupied until a S278 agreement is completed with the Highways Authority to secure off-site highway works that will include the following improvements identified within the Walking Cycling and Horse-riding Assessment and Review report :

Domum Road Street lighting scheme

Widening and lighting of the cycle/footpath link between Domum Road and Barfield Close

On road cycle scheme along Barfield Close

Roundabout and associated cycle/ pedestrian crossing points to form new access

East Hill/ Bar End road junction pedestrian crossing enhancements

Milland Road/ Bar End road junction pedestrian crossing enhancements

Bar End Road near to St Catherine's Park and Ride pedestrian crossing enhancements

Bar End Road St Catherine's Park and Ride Steps pedestrian crossing enhancements

These works to be agreed by the highway authority and completed prior to first public use of the leisure centre.

Reason: In the interests of highway safety.

22 Prior to the occupation of the building hereby permitted detailed information demonstrating that the development will meet "BREEAM Very Good" standard for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The leisure centre shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

23 Details of proposed recycling facilities shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby permitted commences. Development shall be undertaken in accordance with the approved details.

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Reason: In the interests of the visual amenities of the site and public health of users of the development.

24 Details of CCTV for the car parking area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the use of the development commences. Development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public safety.

25 Details of maintenance of the informal ditch to the north and western boundaries of the gardens of the properties on Chilcomb Lane shall be submitted to and approved in writing by the Local Planning Authority before the use of the development hereby permitted commences. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the residents on Chilcomb Lane.

26 Details of the footpath linking the Garrison Ground and King George V Playing fields shown on plan WSLP-BDP-00-00-DR-L-XXXX-90011 Rev. PL shall be submitted to and approved, in writing, by the Local Planning Authority prior to completion of the development. The works shall be carried out in accordance with the plan submitted and approved before the use of the development hereby permitted is commenced.

Reason: To improve the appearance of the site in the interests of visual amenity.

27 An Employment and Skills Plan shall be submitted and approved, in writing, by the Local Planning Authority before the use hereby permitted is commenced. The development shall be carried out in accordance with the approved report.

Reason: In the interests of the economy of the surrounding area.

28 Prior to any noise generating plant being operated on the site, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. The acoustic report shall, as a minimum, include the following types of plant:

- Air Handling Units (AHU's),
- Variable Refrigeration Flow (VRF) units,
- Energy centre plant (Combined heat and power units and associated pumps and ventilation fans)
- Pool Plant (filtration and ventilation plant)

The plant shall be installed and maintained in accordance with the approved scheme of attenuation measures

Reason: To protect the amenities of the occupiers of nearby properties.

29 A signage strategy to support the development shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority) and implemented prior to occupation of the new development.

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Reason: In the interests of highway safety.

**General restrictions:**

30 The leisure centre hereby permitted shall not open to the public until River Park Leisure Centre has closed to the public.

Reason: In the interests of highway capacity.

31 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing with the Local Planning Authority) a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local planning authority.

Reason: To ensure that evidence from the historic environment contributing to knowledge and understanding of the past is captured and made publicly available.

Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

32 The development shall be carried out in accordance with the measures set out in the Ecological Impact Assessment Carried out by EPR dated 29 May 2018, The BDP Landscape Management and Maintenance Plan (Prepared by Building Design Partnership Jun 2018), The ARUP drainage Strategy Report of 25/06/18 (WSLP-ARP-XX-XX-RP-C-XXXX-20001), CEMP and the Illumination Impact Profile. Thereafter, the measures shall be permanently maintained and retained in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the submitted documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

33 No arboricultural works other than those specified and in accordance with Arboricultural Method Statement (Arbtech written by Matthew Middle dated 10th May 2018) shall be carried out to trees. Any deviation from the works set out in the Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

34 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

35 No external lighting, whether free standing or affixed to a structure, shall be provided to the outdoor sports pitch areas.

Reason: To protect the appearance of the area, the environment and local residents from light pollution and noise (by restricting hours of usability)

36 No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site during the construction stage except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

37 No materials shall be burnt on site at any time during the construction period.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

38 The use hereby permitted shall not be open to the public outside the following times: 05:00-00:00 hours.

Reason: To protect the amenities of the occupiers of nearby properties.

### **Informatives:**

01 In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

03. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

MTRA1 – Development Strategy Market Towns and Rural Area

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MTRA4 – Development in the Countryside  
CP6 – Local services and Facilities  
CP7 – Open Space, Sport and Recreation  
CP8 – Economic Growth and Diversification  
CP10 - Transport  
CP11 – Sustainable Low and Zero Carbon Built Development  
CP13 – High Quality Design  
CP15 – Green Infrastructure  
CP16 – Biodiversity  
CP17 – Flooding, Flood Risk and the Water Environment  
CP19 – South Downs National Park  
CP20 – Heritage and Landscape Character  
CP21 – Infrastructure and Community Benefit

Local Plan Part 2: Development Management and Site Allocations (LPP2) (April 2017)

WIN3 – Views and Roofscape  
DM5 – Protecting Open Spaces  
DM13 – Leisure and Recreation in the Countryside  
DM15 – Local Distinctiveness  
DM16- Site Design Criteria  
DM17- Site Development Principles  
DM18- Access and Parking  
DM19 – Development and Pollution  
DM20 – Development and Noise  
DM21 – Contaminated Land  
DM23 – Rural Character  
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands  
DM26 - Archaeology  
DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Sections 2, 6, 7, 8, 9, 12, 14, 15 and 17

Other documents

Vision for Winchester  
Air Quality Action Plan  
Winchester District Cycling Strategy  
Walking Strategy for Winchester  
Winchester Sport and Leisure Park Design Framework

Other Planning Guidance

Winchester City Council Playing Pitch Strategy 2018  
Open Space Strategy 2016  
Hampshire Historic Landscape Assessment 2004  
Manual for Streets 2010  
Winchester City and its Setting 1998  
Winchester District Landscape Assessment 2004

04 Within each development phase archaeological works should be planned and completed to avoid conflict with other intrusive site preparation or enabling works (e.g. for ecological mitigation, highways works, service and other infrastructure works etc).

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Archaeological mitigation work secured under condition 15 should include any off-site works, (e.g. for the Rising Main - Akward Construction Consultants, Jan 17, Utilities Assessment. Ref. S128068).

05 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk) in order to progress the required infrastructure.

06 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)". Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water under NRSWA enquiry.

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:  
The name of the planning officer who dealt with application  
The application case number  
Your contact details  
The appropriate fee.

Further information, application forms and guidance can be found on the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk).