

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK – DESIGN
FRAMEWORK

CABINET (LEISURE CENTRE) COMMITTEE – 23 MAY 2018

CABINET - 6 JUNE 2018

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

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

WARD(S): ALL

PURPOSE

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

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

RECOMMENDATIONS

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

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

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

2 FINANCIAL IMPLICATIONS

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

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

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

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

3 LEGAL AND PROCUREMENT IMPLICATIONS

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

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

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

6 CONSULTATION AND COMMUNICATION

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

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

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

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

7 ENVIRONMENTAL CONSIDERATIONS

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

8 EQUALITY IMPACT ASSESSMENT

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

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

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

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

11 SUPPORTING INFORMATION:

11.1 The Design Framework (DF) for the Bar End area of Winchester sets out a long term vision as to how residents and the Council, working with partners, would like to see the area develop over time. It is designed to be an informal guide to help potential future development proposals and recreation improvements in the area. The DF has been shaped by the responses generated by four phases of public engagement carried out between June 2017 and May 2018.

11.2 The DF is the result of a baseline data gathering exercise involving asking local residents how they currently use, and would like to use, the area in future. The DF identifies how proposals will need to reflect, and where appropriate overcome, existing constraints and challenges in the area. The DF also provides a context in which to inform the preparation of planning applications.

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

11.4 The key issues raised by the general public and interested parties during the phases of engagement were wide ranging. Over 1,000 completed surveys were received in addition to the numerous and valuable conversations and discussions held during the 14 sessions across 6 venues.

11.5 Key issues included, but were not limited to:

- the value placed upon the landscape setting and qualities of the Park
- the importance of retaining grassed pitches for organised play
- creating improvements to the local highway network that encourage walking, cycling and bus patronage as a means of safely getting to and from the Park
- setting out fundamental principles of development which would seek to protect the residential amenities of those living adjacent to the Sport &

Leisure Park, the Council Depot and the lighting impact of enhanced sporting uses

- the importance of assessing and identifying suitable drainage and transport solutions for the area, and
- the importance of meeting the needs of local people who want to enjoy the Park as well as those driven by the pursuit of sporting excellence – in short, the creation of a fully inclusive recreational environment for all.

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

11.7 The DF seeks to:

- Set out a vision for the site as an inclusive, connected and accessible destination venue for sports, leisure and recreation to help serve the sporting needs of the district and deliver tangible local community benefits.
- Create a land use framework and set of development principles to guide development and physical interventions in the area aimed at maximising the leisure, health and economic opportunities in the area.
- Set out to understand the characteristics of the local area and the DF study area and identify ways in which local access and movement strategies can be developed to improve connections to strategic networks, but not at the expense of creating unintended detrimental consequences in relation to residents who live adjacent or close to the site.
- Ensure that a new Winchester Sports & Leisure Centre located on the Garrison Ground can strengthen the relationship with the adjacent Winchester Sports Stadium and establish a landscaped setting at this important gateway into the City.
- Establish principles which ensure that the redevelopment of the Winchester Sport & Leisure Centre and adjacent Depot Site are designed to be sensitive to the amenity of adjacent residential properties.

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

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

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

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

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

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

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

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

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

option, if feasible was to build at Bar End.

2: Outline Business Case

End of RIBA Stage 2

Estimated capital costs (CAPEX)

(Q4 2017/18)

Operating income estimate

(both based on Concept Design)

3: Full Business Case

End of RIBA Stage 4

Generated capital costs (CAPEX)

(Q 2018/19 (Jan 19))

Operating income

(both obtained by a procurement process)

12 OTHER OPTIONS CONSIDERED AND REJECTED

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

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

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

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

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

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

CAB2951(LC) - 17 JULY 2017 Update report

CABINET (LEISURE CENTRE) COMMITTEE - 12 June 2017

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

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

CAB2820 – 5 July 2016 Leisure Centre Replacement Project

CAB2798 – 29 March 2016 Leisure Centre Replacement Project

CAB2708 – 9 September 2015 Options for River Park Leisure Centre

Other Background Documents:-

None

APPENDICES:

Appendix 1 - Draft Design Framework

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