

# SPORT & LEISURE PARK WINCHESTER

## A First Class Facility - What type of Park might we get?

Winchester City Council aspires to deliver a Sports & Leisure Park that serves the whole district. The replacement for the existing River Park leisure complex at Bar End will provide an impressive facility that will encourage the community to be as active and healthy as possible. It will also be designed to provide an attractive gateway into the city of which the whole community can be proud.

## Grounds to promote active and healthy lifestyles

The Urban Design Framework (UDF) for the whole site will seek to promote an attractive environment that appeals to all members of the community. Not only will there be sports pitch provision, the UDF will seek to provide a range of additional facilities and equipment that will encourage people to walk, play and enjoy the green landscape in which all of this sits. This could include a trim trail that unifies the Garrison Ground with the King George Playing Fields, a pedestrian connection with the South Downs Way and interactivity with the 'wilder' parts of the site to the south.



## Background information...

The Council has commissioned a number of baseline studies in recent years. Over the coming months, these will be updated to ensure that the development proposals for the Sport & Leisure Park site are appropriate and acceptable. Once the Urban Design Framework has been drafted, and in line with the evolving design for the Leisure Centre, the following technical assessments are anticipated to support a planning application:

- Transport Statement
- Flood Risk Assessment
- Surface and Foul Water Drainage Strategy
- Contaminated Land Assessment and Mitigation Strategy
- Ecology and Biodiversity Impact Assessment
- Noise Assessment
- Air Quality Assessment
- Archaeology (Desk-top Assessment)
- Daylight / Sunlight Assessment
- Sustainable Construction and Management Strategy
- Statement of Community Involvement

These reports will be summarised in an Integrated Planning, Design and Access Statement, and/or submitted as part of a comprehensive suite of planning application documents.

## Planning policy context...

The Winchester Sport & Leisure Park site at Bar End is located outside, but adjacent to the settlement boundary of Winchester.

The Joint Core Strategy, which sets out the development intentions of the Council for the period to 2031 was adopted in 2013 and is to be taken into account when determining planning applications. Until the South Downs National Park Authority adopt a new plan for their area, the Joint Core Strategy will also cover the National Park area. Views of the Sport & Leisure Park are possible from elevated views from the National Park.

The Joint Core Strategy identifies the amount of development, broad locations for change, growth and protection, including allocating strategic sites. It does not allocate smaller sites or set development management policies as these will be agreed through a separate Local Plan document in due course. The Sport & Leisure Park at Bar End is allocated as "Countryside": other policies seek to protect existing sports and recreation facilities.

The Council recognise that open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Council's Community Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general wellbeing.

Council planning policies, notably CP6 and CP7, seeks local sports and recreational improvements where deficiencies have been identified, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development. This will be achieved by new and improved provision, such as that to be accommodated at the Winchester Sport and Leisure Park.