Leisure Centre Site Planning Study
Winchester

Prepared on behalf of
Winchester City Council

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1. Contents

1. Introduction 3
2. Planning Policies & Evidence 7
3. Evaluation Model 14
4. Land adjacent to River Park Leisure Centre 15
5. Land at Bar End 23
6. Overall Scores and Recommendations 30
7. Appendix A: SWOT Analysis 32
8. Appendix B: Visual Appraisal Photographs 34
9. Appendix C: Flood Risk Mapping 35

1. Introduction

1.1. The River Park Leisure Centre (RPLC) is a facility that is reaching the end of its useful life. A recent Options Appraisal and Feasibility Study by Continuum Leisure (May 2013) concluded broadly that the centre is no longer meeting the needs of the local population in Winchester in terms of being able to facilitate further growth in levels of participation in sport and physical activity. Indeed, as set out in the Feasibility Study there is a general consensus that as a facility it is beginning to show its age and that its useful life expectancy cannot be guaranteed in the long term. It is against this background that Winchester City Council has instructed Savills to produce a Leisure Centre Site Planning Study setting out the suitability of two potential development sites. The sites under consideration are:

- On playing fields adjacent to the existing centre at River Park, Winchester (Figure 1)
- On playing fields at Bar End, Winchester (Figure 2)

1.2 No formal decision has yet been made with regard to the scale and form of the proposed facility. As such, this document shall present a more generalised assessment of the suitability of the two sites. Both sites have been appraised individually to identify the key planning and land use issues at each site. From this appraisal the Report concludes by reviewing the relative merits and constraints of each site and attributing an indicative percentage score to both sites, based on their overall suitability as sites for a new leisure facility. At this stage, recommendations for next steps to progress a potential redevelopment/ change of use for the site are outlined, based upon which the Council can make an informed decision on their planning strategy moving forward.

1.3 Through informal discussion with the Council this report is based upon the following assumptions:

- a new centre of approximately 8,000 sq metres
- the provision of approximately 300 parking spaces
- a building of equal height to the existing RPLC

1.4 The following sections shall set out the relevant national policies, development plan policies as provided in the Winchester Local Plan Part 1 – Joint Core Strategy (March 2013) and the saved policies of the Winchester Local Plan Review (July 2006), and other material considerations, notably the relevant evidence base relevant to the potential redevelopment of the RPLC.

1.5 To inform the report, informal discussions have taken place with Winchester City Council and Hampshire County Council Highways Officers. The discussions established the key highway safety issues relevant to each site.

1.6 In addition, site visits to the River Park Leisure Centre (RPLC) and Bar End Sports Stadium (Bar End) were carried out by a Chartered Landscape Architect on 13 and 26 June 2013. The purpose was to undertake an initial review of the characteristics of both sites and surrounding areas, and to appraise the potential for views of a proposed development. This appraisal is based on development of a new leisure centre building of around 8,000m^2 in size together with 300 parking spaces. The existing RPLC building is around 4,750m^2 in size and provides around 120 parking spaces. Several options for development have been appraised:

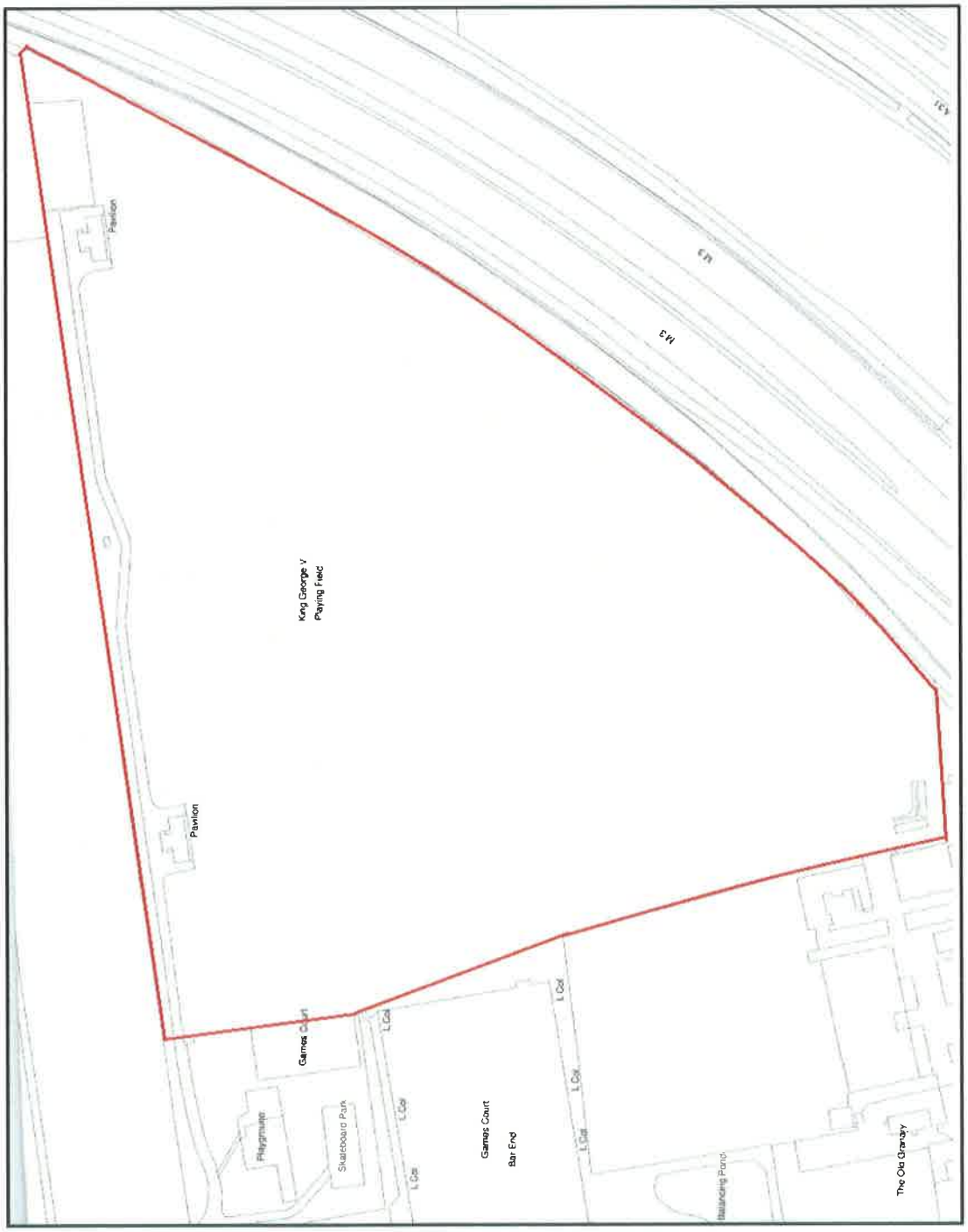
- A new building with parking in a similar location to the existing RPLC building. Access and vehicular circulation assumed to remain similar to existing.
- A new building on an existing pitch immediately north of the existing RPLC building, with parking provided on the site of the demolished building. Access and vehicular circulation assumed to remain similar to existing.
- A new building and parking in the eastern part of Bar End, requiring a new access road, assumed to be taken from the residential area to the north.
- A new building and parking in the western part of Bar End, requiring a new access road, assumed to be taken from Bar End Road to the west.

1.7 At the time of the site visit, all vegetation had full leaf cover, providing maximum potential for screening of the existing buildings and associated facilities including parking, pavilions, recreation grounds and lighting. The site visit entailed a walk-over of all areas within and immediately surrounding RPLC and Bar End, including neighbouring roads, and footpaths/ footways. In addition, selected elevated areas of land in and around the city of Winchester were visited to appraise the potential for distant views into the sites. Photographs were taken during the site visit and a selection is attached as Appendix B.

Figure 1: Land adjacent to the River Park Leisure Centre, Winchester

Site Area: 57,030 sqm (5.7 Hectares).

Figure 2: Bar End Winchester



Site Area: 55,616sqm (5.5 hectares)

2. Planning Policies & Evidence

Planning Policy Overview

2.1 The Local Planning Authority is Winchester City Council (WCC). The planning policies that apply to the site are those which either comprise the development plan or are significant material considerations. Those of the most relevance and from which a planning application will be determined are:

- National Planning Policy Framework (NPPF), March 2012
- Winchester Local Plan Part 1 - Core Strategy, March 2013
- 'Saved' Policies of the Winchester Local Plan Review (1996-2011)

National Planning Policy

2.2 The NPPF is the Government's planning policy for England. A summary of some of the key elements from the NPPF are set out below (key points in bold or underlined).

2.3 The NPPF is a material consideration in the preparation of local and neighbourhood plans and planning decisions (Paragraph 2 refers). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise (Paragraph 12 refers).

2.4 The NPPF advocates a *'presumption in favour of sustainable development'*, which should be seen as a golden thread running through both plan-making and decision-taking (Paragraph 14 refers).

2.5 Paragraph 17 of the NPPF sets out 12 core planning principles:

- Core Principle 9 requires that planning promotes mixed use developments, <u>and encourages multiple benefits from the use of land</u> in urban and rural areas.
- Core Principle 12 states that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver <u>sufficient community and cultural facilities and services to meet local needs</u>.

2.6 **Chapter 2 sets out the NPPF's desire to ensure the vitality of town centres**. It states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Given that neither site is located within Winchester town centre it is the exceptions to this town centre preference that are of importance. Paragraph 23 states that local planning authorities should allocate appropriate edge of centre cites for main town centre uses (such as leisure facilities) that are well connected to the town centre where suitable and viable town centre sites are not available.

2.7 Paragraph 24 states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. In doing so when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

2.8 **Chapter 4 promotes sustainable transport** and states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

2.9 **Chapter 8 sets out the Government's aspirations for healthy communities**. It states that planning should aim to deliver the social, recreational and cultural facilities and services the community needs. Planning policies should plan positively for the provision and use of shared space, community facilities (including sports venues). A key point is the requirement that planning should ensure that established facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

2.10 Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

2.11 A further material consideration regarding the loss of playing pitches is the policies of Sport England. The five exceptions given by Sport England to the loss of playing pitches are set out in paragraph 2.17 of this report.

Development Plan Policies

2.12 The development plan currently comprises the Local Plan Part 1 - Core Strategy and the 'Saved' Policies of the Winchester Local Plan Review.

Winchester Local Plan Part 1 - Core Strategy (March 2013)

2.13 The key policies from the Winchester Local Part 1 that are most relevant in assessing the acceptability of an alternative leisure facility within Winchester are set out below:

- Policy CP7 - Open Space, Sport and Recreation which advocates a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that:

  (i) 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

  (ii) the benefit of the development to the community outweighs the harm caused by the loss of the facility.

- Policy CP10 – Transport: The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

- Policy CP13 – High Quality Design: New development will be expected to meet the highest standards of design informed by an analysis of the constraints and opportunities of the site and ensuring a positive contribution to the local natural and built environment and the public realm.

- Policy CP17 – Flooding, Flood Risk and the Water Environment: Development will be supported that avoids flood risk to people and property by:
  - applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level;
  - managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;

– safeguarding land and designated structures and features from development that is required for current and future flood management.

Saved Policies of the Winchester Local Plan Review (July 2006)

2.14 The saved policies from the Winchester Local Plan Review that are relevant in assessing the acceptability of alternative uses on the existing sites are set out below:

- **SF.1:** Retail, leisure or other development which attracts large numbers of people will be permitted within the town and village centre of Winchester. Where a need for the development is demonstrated and no suitable sites are allocated or available for such development within a defined town or village centre, proposals will be permitted on edge-of-centre, district centre or local centre sites. Development of out-of-centre sites will only be permitted where a need is demonstrated and no suitable alternative sites are available. All proposals outside defined town and village centres will be required (individually and cumulatively) to:
  a) adopt a format, design and scale of development appropriate to local circumstances and the need identified;
  b) avoid adverse impacts on the vitality and viability of existing defined centres and to the development plan strategy;
  c) avoid detrimental effects on overall travel patterns and car use and be readily accessible by public transport, cycle or on foot.

- **T.2:** Development that accords with other relevant policies of this Plan, requiring new or improved access, will be permitted provided it does not:
  i. interfere with the safety, function and character of the road network;
  ii have adverse environmental implications and meets the Highway Authority's standards for adoption as public highway.

  Direct access onto the Strategic Road Network will only be permitted if the Highway Authority is satisfied that no alternative access is available or appropriate and that the proposals would not adversely affect the function, operation and character of the Strategic Road Network.

- **T.3:** In new development, the site layout should be designed to encourage low vehicle speeds and incorporate requirements for safe and convenient cycle and pedestrian routes, cycle parking and links and access to existing or proposed cycle or pedestrian routes. In larger developments, the layout and access will need to be suitable for the efficient

operation of bus services. Suitably located and designed bus stops with shelters will be required.

2.15 The policies listed above are not exhaustive. Other adopted policy within the Local Plan Part 1 (2013) and Local Plan Review (2006) may be relevant to the consideration of any forthcoming planning application.

Other Material Considerations

2.16 The following evidence base is likely to be relevant in assessing the suitability of both sites:

- Open Space Strategy 2012/13
- Open Space, Sports and Recreation Study (April 2008)
- Leisure Centre Provision Options Appraisal and Feasibility Study (May 2013)
- Winchester District LDF Transport Assessment (Stage 1) (November 2008)
- Winchester District LDF Transport Assessment (Stage 2) (November 2009)
- Strategic Flood Risk Assessment (2007)
- Habitat Regulations Assessment of the Local Plan Part 1: Submission 2012

Open Space Provision within Winchester

2.17 The Open Space Strategy 2012/13 identifies that although there are a large number of play areas in the city, there is still a shortfall of land available when measured against the local plan standard. A revision of the local plan open space standards within the Local Plan Part 1 identifies that there is a shortfall in land available for the size of the population. However, what is key to note is that there is a surplus of Sports and Recreation grounds (paragraph 4.2.4 of the Local Plan Part 1 refers).

Type of Open Space	Existing Provision	Policy CP7 Requirement	Surplus/ Shortfall
Parks	20.3 Ha	33.1 Ha	- 12.8 Ha
Sports and Recreation Grounds	42.8 Ha	33.1 Ha	+ 9.7 Ha
Total			**- 3.1 Ha**

2.18 Development on either site would constitute the loss of playing pitches. This is a key consideration to development, will be an exception to adopted policy which seeks to protect sports pitches within Winchester and will be subject to detailed consultation with Sport England.

Sport England

2.19 Since 1996 Sport England has been a statutory consultee on all planning applications for development affecting playing field land. Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

2.20 The specific circumstances are:

- **Exception 1:** A carefully quantified and documented assessment of current and future need has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
  - Comment: Sport England does not seek to impose a blanket restriction on the development on playing field sites if it can be demonstrated that there is an excess of provision which would still be the case after the development of a particular site. In order to demonstrate an excess of provision the applicant, or local planning authority must produce written evidence based upon a comprehensive and carefully documented assessment of supply and demand in the catchment based upon a methodology acceptable to Sport England.
- **E2:** The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
  - Comment: Not Applicable
- **E3:** The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ ancillary facilities on the site.
  - Comment: Not Applicable
- **E4:** The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to

equivalent or better management arrangements, prior to the commencement of development.

- Comment: There may be occasions when a replacement facility can be provided which represents an adequate substitute for, or improvement on, the existing facility and where it would be beneficial for sporting interests to take advantage of this opportunity.

- **E5:** The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
  - There may be occasions when the development of a facility for sport, whether involving the construction of indoor facilities or a change in the use of open land, would lead to the loss of all or part of a playing field. If Sport England is satisfied that the development proposal represents an opportunity to obtain benefits for sport which are, in its judgement, unlikely to be obtainable in any other way in the foreseeable future, and that the benefits which will be obtained will outweigh any predictable detriment to sporting interests caused by the loss of playing fields, then it may not object to the proposed development.

2.21 With regards to exception test E5 (which is perhaps the most relevant to the consideration of this appraisal) the standing advice provided by Sport England highlights that a new indoor sports facility will not always satisfy exception E5, as any application and subsequent assessment will need to consider the benefit to sport of the proposed indoor facility against the detriment to sport that would be caused by the loss of any playing field land. The advice further adds that, 'although a new facility may bring significant benefits there may be cases where there is a specific shortage of playing field land in the locality and/or the area proposed, for the location of the indoor facility plays an important role for the delivery of a specific pitch sport in that area. Also, a proposed indoor facility may be poorly designed or may not be made available for wider community use which would reduce any benefits to the development of sport' (**www.sportengland.org**).

3. Evaluation Model

Evaluation Model

3.1 In order to compare the suitability of each site for development Savills has produced a set of criterion that has been used to assess each site. These criteria have been identified as representing the most pertinent planning considerations and constraints, with the allocated percentage weighting based on Savills understanding of the key considerations most relevant to the development of the sites. Each criteria is scored out of 10, with 10 being entirely positive and 0 being entirely negative (i.e. fully constrained). The weighting is used to provide the final score for each criteria and the total score is then provided for both site options.

Criteria	Overall weighting – Total 100%
Access and Transport	30
Loss of Playing Pitches	20
Ownership	10
Landscape and Environmental Constraints	15
Linked Facilities	10
Sustainability	15

SWOT Analysis

3.2 A detailed SWOT analysis has been undertaken and is detailed in Appendix A. Each site option has been assessed individually. The SWOT analysis has been applied to the evaluation model so that each site option is scored in respect of meeting the planning considerations.

Site Evaluation

3.3 The following chapters set out the context of each site before providing a detailed assessment of each option measured against the agreed criteria.

4. Land adjacent to River Park Leisure Centre

Site Context

4.1 The playing fields adjacent to the existing centre at River Park occupy a strong city centre location, acting both as an informal recreation space and formal playing pitches. The wider locality is well established as a centre of local sport provision, including nearby facilities at Winchester Rugby Club and Winchester City Football Club.

4.2 Being adjacent to the residential area of Hyde and close to the city centre, the site serves as a key community facility. The relocation of these facilities would need to be carefully managed by the local authority. Given that the redevelopment of the adjacent field would constitute the loss of a cricket pitch, the re-provision of nearby facilities is explored below.

4.3 Being located in a principally residential area, the proposed site is constrained by the local road network. Existing access is gained either via the Winchester one-way system or through Park Avenue. Access and parking is a key consideration for the site's redevelopment potential, especially if a larger facility that is capable of holding events is proposed.

4.4 A further constraint to potential development on the site is that the area is heavily constrained by flood zones 2 and 3. As dictated by the NPPF and Policy CP17 of the Winchester Local Plan Part 1, any development would have to demonstrate that the proposed location is sequentially preferable to sites of lower flood risk. This is explored further in paragraph 4.6.1 and the floodplain extents are shown in Appendix C.

Access and Transport

4.5 Vehicular access and egress to the site is constrained by existing residential areas. As currently exists there is only one means of access to the site, via Gordon Road which is accessed from the Winchester one way system (North walls – B3330). Advice received from Winchester City and Hampshire County Council Highways Officers indicated that as this junction is signalised it may be possible to manage an increase in traffic flow through a revised phasing of traffic signals.

4.6 A further possible means of regulating the flow of vehicular traffic through the site is the creation of a one way system. This would allow vehicles to access the site along the existing

Gordon Road access but leave the site along Park Avenue. In conversation with Winchester City and Hampshire County Council Highways Officers, this was seen to be a potential alternative assuming that existing infrastructure could handle the capacity/ be replaced and the proximity to the river could be managed.

4.7 As set out within the introduction, this report is based on an assumed provision of 300 parking spaces, approximately doubling the amount of existing parking at the RPLC. Hampshire parking standards identifies that for leisure facilities the maximum parking provision required is 1 space per 5 fixed seats and 1 space per 10sqm swimming pools, health clubs/ gymnasia. Based on an assumed figure of approximately 6,000sqm in floor space being provided for leisure facilities within the site (calculated as 75% of the building in use for leisure facilities with the remaining 25% as ancillary floor space), of these facilities and no fixed seating, some 600 parking spaces would be required as maximum provision.

4.8 However, Highways Officers identified that the site's close proximity to major transport links in the city provides opportunities for the site to actively manage the demand for car parking and encourage visitors to use sustainable modes of transport. Given the requirements of Policy CP10 of Local Plan Part 1 and the accessibility of the site to the city centre, train station and bus station, Highways Officers have indicated that they are likely to want to see a 50% reduction in the amount of parking provided on site in line with Hampshire Parking Standards (2002). Should it be considered that the RPLC site is the most appropriate site going forward, the level of parking required on site will need to be given greater consideration, once the size and position of the building on this site is understood. In addition, any future planning application will require the submission of a Transport Assessment, which will be required to justify the parking provided on site.

Access and Transport Score	**7**

Landscape, Visual Assessment and Environment

Landscape and Visual Assessment

4.9 The RPLC is located on low lying, flat land at around 37m Above Ordnance Datum (AOD), close to the city centre. This area, and land to the south of the city centre, contains a complex network of streams and drainage ditches associated with the River Itchen, incorporating large areas of wet grasslands, sub-divided by lines of mature trees along boundaries. Land has

been drained to provide a main leisure building and North Walls Recreation Ground, albeit streams still run through and alongside this area. There are tarmac parking areas located to the immediate west and north-west of the main leisure building, and tarmac footpaths allowing pedestrian access around the buildings and various recreation facilities. The area is easily accessed by foot from neighbouring streets.

4.10 Immediately east of the main leisure building is a further smaller building accommodating a bowling club as well as a hard surfaced, fenced multi-use games area (MUGA) and skate park. To the north are Osman Tennis hard surfaced courts and two cricket pitches with one pavilion. Further north, Winchester Rugby Football Club includes pitches and a brick club house. To the east and north-east of the leisure building are further informal recreation grounds and Winchester and District Canoe Club, where there are two small buildings and green spaces enclosed by fences/ hedges.

4.11 All of these facilities are bound to the east by the Winnall Moors Nature Reserve, and to the north by wet grazing land. These areas are accessed via un-surfaced and gravelled footways and a small footbridge. To the west, there are rows of terraced housing running perpendicular to, and set above the level of the grounds. Some pedestrian routes connect these roads to the grounds, including via Hyde Abbey Garden public space, located close to the main building. To the far north-east near the Rugby Club is a brick built private social club and fenced pitches. To the south of the Leisure Centre, the built up area includes a primary school and Winchester Art College on Park Avenue.

4.12 There are a large number of mature trees immediately surrounding the RPLC buildings, alongside the streams and channels surrounding it, around the Nature Reserve, and within neighbouring built up areas. In addition, there are several tall, mature hedges creating boundaries, while the recreation grounds and Rugby Club are edged with lines of mature trees, the majority of which have canopy cover to ground level. The high level of vegetation is valuable in providing a unifying and softening aspect to an area of mixed land uses, and in screening views of built elements. Given the density of the planting, even in winter this is likely to provide partial visual screening of existing built features.

4.13 The low lying nature of the RPLC, and presence of surrounding built development, and mature vegetation, combined with a number of surrounding boundary walls and fences, mean that views into and out of the area are limited mainly to the neighbouring streets, paths, public and private buildings and other recreational facilities. This is despite the relatively large scale and tall height of the existing main leisure building. In addition, where there are existing views from buildings, many of these are oblique or partially obscured by boundary features or

vegetation. There are only very limited views into the site from the Nature Reserve, and potential for views of the main building and recreation grounds from upper floor windows of residential dwellings on the north-west facing slopes of Winnall/ St Giles Hill. No distant views into the site were found from the wider surrounding area, including from St Catherine's Hill (see views 1-6, Figures LA001-LA002 Appendix B).

4.14 In terms of perceptual/ aesthetic qualities of the RPLC and surrounding areas, despite the presence of nearby built development, moving traffic and car parks, and people using the facilities, the area feels enclosed, with a sense of intimacy and tranquillity, and an overall attractive visual quality. While Bar End is mainly open in character, it nonetheless has a sense of tranquillity, despite the proximity of the motorway. A broader level of enclosure is provided by the encircling downland ridges and housing areas. The level of noise on both sites would be expected to increase when team games take place, resulting in temporary loss of tranquillity. Parking areas, signage, lighting/ floodlighting and tall fencing create some visual detractors to both sites. Also, the RPLC buildings appear monolithic with large areas of visible blank walling.

4.15 This section considers the potential landscape and visual effects of the four development options considered.

4.16 Option 1 - A new building with parking in a similar location to the existing RPLC building. Vehicular circulation is assumed to remain similar to existing. The new building would occupy a footprint roughly equivalent to that of the main leisure building, bowling club and nearby MUGA, combined. If built at a similar height to the existing facility, there would be little additional visual impact on neighbouring areas, or on views from some dwellings on the north-west facing slopes of Winnall/ St Giles Hill. Impacts on existing surrounding trees may also be minimised by making use of a previously-developed site. Overall, the character and appearance of the RPLC area may be improved through high quality architectural design and detailing, and improvements to public spaces surrounding the building.

4.17 However, it is unlikely that all of the additional 180 parking spaces proposed could also be accommodated within the existing areas of hardstanding/ buildings, and there are likely to be some residual landscape and visual effects resulting from potential use of existing green/ planted areas, or part of the existing sports pitches for car parking. This may result in the loss of grassed areas and/or trees, and replacement with hardstanding, lighting and access routes. Nevertheless, replacement mitigation planting could be relatively easily provided. An alternative may be to investigate the potential to provide 'undercroft' parking or limited multi-storey parking, taking into account potential effects of an increase in overall scale or height of

the main building as a consequence. Providing parking in this way may also be beneficial in reducing the effects of loss of tranquillity arising from a greater number of cars circulating in the open at any one time.

4.18 Option 2 - A new building on an existing pitch immediately north of the existing RPLC building, with parking provided on the site of the demolished building. Vehicular circulation assumed to remain similar to existing. The building would occupy most of the area of the existing pitch, resulting in a complete change in character of this part of the site from open recreation ground to built development. There would be a loss of some open views across the part of North Walls Recreation Ground, and potential loss of existing views towards church spires in the city centre beyond. Open, direct views from nearby residential roads to the west (Monks Road, Birinus Road and to a lesser extent, Nuns Road), and oblique views from associated dwellings would also be curtailed. There are also likely to be new views towards the upper part of the new building from the informal recreation ground and Nature Reserve to the east. In addition, there may be a need to remove some existing tree and hedge planting, to facilitate construction access and subsequent vehicular access to the building, further opening up views across the area. Replacement planting would be required to mitigate these losses.

4.19 There would be some limited benefits to a few receptors (residents on Gordon Road, King Alfred Place and users of St Bede Primary School and Winchester Art School), who instead of having partial views of the existing large leisure centre building, would have more open views, albeit across parking and vehicular circulation areas with associated lighting. Mitigation planting would be important to screen and soften these views.

Environment

4.20 Large parts of River Park are classified as Flood Zones 2 and 3 according to Environment Agency mapping (Appendix C). As outlined above the Local Planning Authority sets out its stance on flood risk in Policy CP17 of Winchester Local Plan Part 1, in which it states development will be supported that meets all the following criteria:

- avoids flood risk to people and property by:
  - applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level;
  - managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;
  - safeguarding land and designated structures and features from development that is required for current and future flood management

4.21 This is corroborated by paragraph 101 of the NPPF which states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

4.22 Land to the north of the existing RPLC is not located within the flood risk area. Therefore, should the leisure centre be built on this land with parking to the south, a sequential test for flood risk is unlikely to be required. The existing RPLC is within a flood zone. Should a new leisure centre be built on the existing RPLC site, again, it is unlikely that a sequential test will be required as the Environment Agency views leisure as a less vulnerable use. Should a sequential test be required it would have to be demonstrated that it is sequentially preferable to available sites with lower levels of flood risk.

Landscape and Environment Score	**5**

Loss of Playing Pitches

4.23 Development on the pitch adjacent to River Park will result in the loss of one sports pitch, currently used for Cricket and as such Sport England should be consulted on the proposal. It is anticipated that Sport England will resist the loss of this pitch, however, given that Local Plan Part 1 identifies a surplus of 9.7 Ha of sports and recreation grounds and considering that the pitch would be replaced by another sports facility, Sport England may find sufficient benefit to the development of sport as to outweigh the detriment caused by the loss (Sport England - Exception 5). Indeed CP 7 of the Winchester Local Plan Part 1 allows the loss of pitches provided either alternative facilities are provided, or the benefit of the development to the community outweighs the harm caused by the loss of the facility. In quantitative terms the loss of a single pitch at River Park does not represent the quantum of loss that a leisure centre at Bar End would constitute.

Loss of Playing Pitches Score	**7**

Ownership

4.24 Land assembly does not appear to be an issue at the site given that the land is under single ownership. Furthermore, both Gordon Road and Park Avenue are adopted highway so opportunities exist to negotiate satisfactory access and egress to the site.

Ownership Score	10

Linked Facilities

4.25 The River Park site serves a strong community function providing facilities for local schools, most obviously St Bede's Primary school immediately adjacent to the site. The site is also in close proximity to Winchester Art School and a wide range of business users in Winchester City centre.

Linked Facilities Score	8

Sustainability

4.26 The opportunity exists at River Park to plan a sustainable development served by public transport. Given its location, a new leisure centre could support multi-modal transport, including walking, cycling and public transport, from the station and city centre.

4.27 The site is placed within the city and serves a wide area with very good pedestrian links to the town centre and surrounding residential areas.

Sustainability Score	8

Summary

4.28 With regard to access, sustainability and landscape issues, the RPLC presents good opportunities for the redevelopment of the existing leisure facilities. Whilst development of land to the north of the existing RPLC would result in the loss of an existing playing pitch, there is evidence within the Local Plan Part 1 that Winchester currently has a sufficient amount of playing pitches, and a robust argument could be made for its loss in relation to the need for a wider range of improved facilities that will be available in the new leisure centre.

4.29 The visual effects of a building of increased size are not considered to have any adverse harm to Winchester or the wider area, and there are existing opportunities within the site for landscaping mitigation to screen the building.

4.30 Flood risk presents itself as a consideration. Consultation with the Environment Agency on this issue is advised at an early stage of the development process.

4.31 There is the space on site to accommodate the required parking provision as well as opportunities to encourage users to use sustainable modes of transport when accessing the facilities. Moreover, the location of the site ensures that it is accessible to all residents of Winchester without a car.

4.32 Having assessed the site and subject to the layout, design and scale of the proposed leisure centre, there may be an opportunity to develop part of the existing car parking for housing in order to gain a capital receipt from the site. Residential accommodation on part of the existing car park would go some way in screening the proposed leisure centre from existing dwellings.

4.33 A town centre sequential test (as explained in paragraph 2.7 of this report) will be required as the site falls outside of the town centre boundary. However, given that there are likely to be no sites within the Winchester town centre boundary that are capable of accommodating a leisure centre, it is expected that redevelopment of the site for a leisure centre at the RPLC can be justified.

5. Land at Bar End

Site Context

5.1 The site at Bar End is a sports facility under multiple ownership. The central parcel is owned by the University of Winchester and consists of an 8-lane athletics track and synthetic hockey pitch, whilst the remaining area consists of football and cricket pitches under the control of Winchester City Council and a private landowner.

5.2 There exists a clear opportunity at the Bar End site to create a strategic hub for sport, incorporating the existing University facilities. Indeed the location of the land at the south eastern entrance to Winchester presents an opportunity to create a strong visual gateway to the city. However, the site is located in a somewhat peripheral location in relation to central Winchester and there is only one clear and existing access point to the site via Bar End Road/ Milland Road. These issues will be explored more fully by the site evaluation model.

Access and Transport

5.3 On first appraisal of the site there appears to be three potential means of access to the site area, Milland Road, Chilcomb Lane and the existing mini-roundabout access.

5.4 At present using either Milland Road or Chilcomb Lane to access a future development is likely to involve the disruption of residential areas. There exists a direct point of access from the roundabout adjacent to the site. Indeed, the land adjacent to Bar End Road, known as the Garrison Ground, would present a far more logical solution for a development access, as it could be taken directly from the existing road. As highlighted through discussion with Highways Officers visibility splays at the mini roundabout are currently limited and mini-roundabouts are not normally an acceptable means of access to a development unless they form part of a more comprehensive traffic-calming scheme. However, in this instance Highways Officers suggested that traffic lights could successfully be used to mitigate the increased levels of traffic. Should an access point directly from the roundabout be deemed unacceptable there exists the opportunity to create a new access point along Bar End Road. Manual for Streets (2007) requires that junctions on the same side of the road are spaced at least 60 metres apart from each other and at least 40 metres apart when on opposite sides of the road. When measured against these standards the current distances between the junctions for Milland Road, Barfield Close and the B3330 slip road would not preclude the introduction of an additional access across Garrison Ground to enable development. With all of these options liaison with the Highways Agency will be key.

5.5 Further to issues of access and egress to the site, considerable thought should be given to parking policy at the site. Parking availability is one of the key determinants of transport mode choice and a plentiful supply of parking will encourage high car usage. Discussion with Highways Officers suggests some of the problems associated with this approach in relation to peak period congestion and high traffic volumes seeking to gain access to the strategic road network:

- Given the size of the Leisure Centre intended for development and the assumed level of parking required, it is expected that development at the Bar End site will have impacts on the strategic road network, particularly at the M3 junction 10 and the Winchester one-way system.
- The adjacent Park & Ride provides an opportunity for a development at Bar End to be served by a high frequency bus connection to the mainline railway station and city centre. Cross town bus routes could also be provided or enhanced to encourage local commuting by sustainable modes.
- Even with Park & Ride in place, it is Junction 10 that will bear the main impact of development at Bar End. The ability of the junction to accommodate additional traffic needs to be considered carefully in conjunction with the Highways Agency, which will have the right to object to any future planning application. Potential mitigation and demand restraint measures should be considered.
- Demand restraint can take many forms; a parking restraint policy is perhaps the most effective and most controversial measure to restrict car usage. However the proximity of the nearby South Winchester Park & Ride may draw commuters to Bar End to park there if demand exceeds supply within the development itself, but the Park & Ride is not designed to accommodate demand from a new development at Bar End. Steps will need to be taken to ensure that such parking does not prevent its use by town centre commuters as intended.
- It is assumed that the impact of the development on the road network will be most significant in the PM peak. Given the arterial nature of Bar End Road and Junction 10 this could have a detrimental effect on the road network. However, with increasing traffic flows it is likely that the peak could extend to perhaps three hours with fairly constant flows occurring from 1530 to 1830.

Access and Transport Score	**3**

Landscape, Visual Assessment and Environment

Landscape and Visual Assessment

5.6 The Bar End Sports Stadium occupies a large area of land in the southern part of the city, near the junction of the M3/A27, and B3330 Bar End Road. The site is relatively low lying and slopes gently from the north-eastern corner (at around 50m AOD) to the south-west, which lies at or below the 35m contour. Despite the physical proximity of the Itchen floodplain, there are no views of the riverine environment. Instead, the area is encircled to the east and south-east by a long high ridge of downland hills, terminating at St Catherine's Hill, albeit broken by the M3.

5.7 Bar End comprises of two large grassed areas with pitches and single small pavilions to the east and west, with hard surfaced and fenced courts and athletics facilities in the central area. A small club building is located on the northern boundary together with limited parking accessed from the residential area to the north. Bar End Road to the west forms one of the main routes into the city and is busy with traffic. There are some residential dwellings and mixed employment uses along the road in the vicinity of Bar End.

5.8 To the north, Bar End is enclosed by dwellings on slopes which rise up to St Giles Hill, with a few employment buildings to the north-east and south of the site. A few large residential dwellings are also located along Chilcomb Lane to the south, separated from the main pitches/ courts by a wide area of mown grassland and hedging. The properties are also edged with hedges and have several of mature trees/ shrubs in the gardens, partly limiting views out.

5.9 The Bar End site is bound to the east, south and south-west by dense planting which physically and visually separates it from the M3 and much of Bar End Road. There are several rows of trees near the northern boundary of the site, and a hedgerow along the north-eastern boundary, as well as a scattering of mature trees within the site, and further hedgerows around the properties in the southern area. These areas of planting provide some visual softening to the Bar End site, however given its large size, there are open views across the site from areas within it. From the surrounding area, views into the site are mainly from the commercial units and from the windows of dwellings within the residential areas at Highcliffe and St Giles to the north, from the few dwellings and commercial area to the south, and from a short section of Bar End Road where a chainlink fence forms the boundary near a pedestrian entrance to the facilities.

5.10 In contrast to RPLC, Bar End is clearly visible from the publicly accessible land at St Catherine's Hill to the south, and also from a short elevated section of Morestead Road to the

south-east. In these views, Bar End is seen in the context of a wide built up area, as well as rural land east of the M3. While further areas on the Downs including the South Downs Way, Magdalen Hill Down and Long Walk near Winnall Down were also visited, no views towards Bar End were found, despite corresponding views of the Downs from Bar End. In terms of other distant views into the site, there may be some glimpses into the site from the upper floors of some dwellings located on east-facing slopes in the city, to the west of the site and city centre (see views 7-11, Figures LA003-LA004 Appendix B).

5.11 In terms of perceptual/ aesthetic qualities of the RPLC and surrounding areas, despite the presence of nearby built development, moving traffic and car parks, and people using the facilities, the area feels enclosed, with a sense of intimacy and tranquillity, and an overall attractive visual quality. While Bar End is mainly open in character, it nonetheless has a sense of tranquillity, despite the proximity of the motorway. A broader level of enclosure is provided by the encircling downland ridges and housing areas. The level of noise on both sites would be expected to increase when team games take place, resulting in temporary loss of tranquillity. Parking areas, signage, lighting/ floodlighting and tall fencing create some visual detractors to both sites. Also, the RPLC buildings appear monolithic with large areas of visible blank walling.

5.12 Option 3 - A new building and parking in the eastern part of Bar End, requiring a new access road, assumed to be taken from the residential area to the north. A new large building and parking for 300 cars in this location would result in a complete change in character within a part of the site. The building would be visible from residential dwellings in Highcliffe to the north, as well as from areas within and at the perimeter of Bar End Sport Stadium. In addition, there are likely to be some partly screened views from the few dwellings and employment area by Chilcomb Lane to the south, and clear views from St Catherine's Hill and Morestead Road crossing the downs to the south-east. There may be some more distant glimpses of the new building from a short section of Bar End Road, and nearby residential and employment buildings and from some dwellings on east-facing slopes in the western part of Winchester. However, these receptors already have views across the sports facilities, including flood-lighting.

5.13 It is possible that some loss of tree/ hedge planting may be required to facilitate construction access and subsequent vehicular access, and a considerable amount of mitigation planting would be required to facilitate integration of the built features on the site. Locating the building in the south-eastern corner of Bar End, near the M3 could at least take some advantage of the screening provided by dense planting already located along the site boundaries. Similar to any change at RPLC, the main effects on tranquillity would be from a

likely increase in lighting in the area, and increased car circulation, both within the site and on local residential roads.

5.14 Option 4 - A new building and parking in the western part of Bar End, requiring a new access road, assumed to be taken from Bar End Road to the west. The landscape and visual effects would be similar to those described for option 3, albeit the main visual receptors would be the residents and users of employment buildings immediately to the north of this part of the site. Some existing trees at the site's northern boundary would provide a limited amount of visual screening. There may also be some views from a few dwellings and employment buildings on Bar End Road and oblique views from the dwellings on Chilcomb Lane to the south.

5.15 Placing a building in the south-western corner of the site would make use of existing screening provided by dense roadside planting, and this would also be beneficial in terms of potential views towards the built development from St Catherine's Hill and the Downs to the south-east. In addition, effects of potential additional traffic would be limited to a main road (B3330), rather than neighbouring residential areas.

Environment

5.16 The site is not located within a flood zone. Ecology and biodiversity issues will need to be considered should any future application come forward for the site.

Landscape and Environment Score	**7**

Loss of Playing Pitches

5.17 Despite Local Plan Policy CP10 identifying a surplus of sports pitches within Winchester, by reason of the amount of sports pitches likely to be lost as a result of the proposed leisure centre, it is expected that Sports England will object to the proposal. However, and as with the RPLC, there is the opportunity for Sport England Exception 5 test to be applied and as such an exception could be made.

Loss of Playing Pitches Score	**4**

Ownership

5.18 Land assembly is a key issue at Bar End as there are a number of interests operating at the site.

5.19 It is understood that the parcel of land directly abutting Bar End Road is under the control of a private landowner and is currently leased back to Winchester City Council on a short term basis.

5.20 The other landowner operating at the site is Winchester University who operates the Winchester Sports Stadium. As highlighted elsewhere in this report, the presence of Winchester University presents the opportunity to work in partnership alongside Winchester City Council to create a strategic sporting hub. However, the Winchester Sports Stadium is accessed from Milland Road and as shown in the Transport and Access section there does not exist the capacity on this road to deal with increased quantum of traffic.

5.21 Without securing access through the front parcel of land, the site is effectively land locked.

Ownership Score	**5**

Linked Facilities

5.22 The opportunity exists to create a strategic hub for sport, with access to the strategic highway network, the site could play host to regional competitions and events.

Linked Facilities Score	**7**

Sustainability

5.23 The site occupies a peripheral location with poor pedestrian legibility and poor cycle links to the city centre. It is anticipated that development at Bar End would see a marked increase in levels of car use as compared to that at River Park. It was suggested in discussion with Highways Officers that a User Needs Study could be undertaken to show the areas from which users travel to the existing River Park Leisure centre and the means by which they travelled.

Sustainability Score	3

Summary

5.24 The Bar End site scores poorly on a number of grounds. Whilst the current access via Milland Road is suitable for its current level of use, any significant increase in activity on the site will put pressure on the existing access and is likely to have an adverse impact on the residential amenity of occupiers of Milland Road. A new access is therefore likely to be required which would have to be taken from Chilcomb Lane. This poses its own problems in relation to its size and capacity.

5.25 The obvious constraints in gaining an appropriate access into the site and the likely reliance of its users on the car to gain access to it, as well as the limited options for encouraging users to visit the centre via sustainable modes of transport, create fundamental problems in exploring this option further.

5.26 Should the land to the west of the Bar End site, known as the Garrison Ground, become available for a combined sport use, access issues would be largely improved (albeit careful consideration would need to be given to the increase in a size of an access and implications on the adjacent road network). Such an opportunity would allow the loss of Sports Pitches to be mitigated through the provision of a strategic leisure facility on the site. Delivery of such an approach would rely on all landowners agreeing to the proposal.

5.27 The loss of Sports Pitches on site would be subject to consideration by Sport England. As with the RPLC site, it is considered that a robust and reasonable argument could be made in this regard. That said, access to the land currently owner by Winchester City Council at Bar End is severely constrained by existing access routes into the site. Whilst the current access via Milland Road is suitable for its current level of use, any significant increase in activity on the site will put pressure on the existing access and is likely to have an adverse impact on the residential amenity of occupiers of Milland Road. A new access is therefore likely to be required which would have to be taken from Chilcomb Lane. This poses its own problems in relation to its size and capacity.

5.28 Land to the west of the Bar End site would present a far more logical solution for development as access could be taken from the existing road.

6. Overall Scores and Recommendations

Overall Scores and Weighted Scores

		Land Adjacent to River Park Leisure Centre (Options 1 & 2)		Land at Bar End (Options 3 & 4)	
Criteria	**Weighting**	**Score**	**Weighted Score (%)**	**Score**	**Weighted Score (%)**
Access and Transport	30	7	21	3	9
Loss of Playing Pitches	20	7	14	4	8
Ownership	10	10	10	5	5
Landscape and Environmental Constraints	15	5	7.5	7	11
Linked Facilities	10	8	8	7	7
Sustainability	15	8	12	3	4.5
Totals	100%	45	**72.5%**	30	**44.5%**

Each criterion has been attributed a weighted percentage score to reflect its importance in determining an application for a new leisure centre. To find the weighted score you convert the site score into a decimal and multiply it by its respective weighting. e.g. Access and Transport – Land Adjacent to River Park Leisure Centre Score: 7/10 Percentage: 0.7 Weighting: 0.7 x 30 = 21%

Recommendations

6.1 In terms of access, sustainability and overall landscape and visual effects, the option of redeveloping the existing site of the RPLC building is considered to be the most suitable site for a Leisure Centre. Subject to agreement from Sport England, land adjacent to River Park represents a truly sustainable proposition; located on an edge of centre plot it presents Winchester City Council the opportunity to create a leisure centre that supports multi-modal transport, including walking, cycling and public transport in line with Policy CP10. There is an added benefit of retaining the built facility on the RPLC as this in turn retains the outdoor sports and playing pitches at Bar End, at which there is a greater capacity than at the RPLC.

6.2 Depending on the layout and arrangement of a new building on RPLC, there is also the potential for the Council to gain a capital receipt from the development of part of the existing car park for housing. However, this would need to be given greater consideration as part of the design process.

6.3 Whilst Bar End initially would seem like a logical location to develop a new and large leisure facility, the land ownership issues which restricts the amount of land available for use and the restrictive nature of the existing accesses to the site and the edge of town location, negates the benefits of being able to development on existing sports facilities and the potential for limited impact on neighbouring properties.

6.4 Going forward for this, or any development, at the RPLC a number of design elements/ potential impacts would need to be given careful consideration to ensure that significant effects do not arise as a consequence of any new development, in particular, due to the potential large increase in parking provision for the facility. These, are summarised below:

- The appearance, scale, height and massing of any new building(s), including the physical and visual relationship to existing neighbouring roads, buildings and footpaths, and effects on visual amenity.
- Potential effects on occupants of neighbouring dwellings, of lighting from any new access routes, car parks, buildings or sports pitches.
- The design and appearance of any new or additional parking areas.
- The management of increased activity in and around the site.
- Improvement of and an increase in the access capacity of the site.
- The potential to restrict or obscure existing views across the landscape/ townscape areas.
- The potential to obscure existing views from RPLC to church spires in the city centre.
- Effects on the existing structure of mature trees and hedges, such as changes to landscape/ townscape character and opening up of views.
- The potential to alter or reduce green infrastructure networks, including pedestrian/ cycling routes.
- Potential effects on the setting of any important historic buildings in the locality.
- Effects on distant views into the site from St Catherine's Hill and the downland east/ south-east of Winchester.

7. Appendix A: SWOT Analysis

Land adjacent to River Park Leisure Centre	
Strengths	**Weaknesses**
• Serves a strong community function • Well established sporting hub • Links with local schools • Position – close to the city centre, railway station and residential areas • Links to public transport • Very good pedestrian links to the town centre and surrounding residential areas	• Access will need to be improved – capacity of junction • Will involve the loss of playing pitches (NPPF, WCC, SE) • Existing facility will be disrupted during the build out • The development of leisure uses on this scale outside the town centre is not consistent with national planning policy • Environmentally constrained by landscape, rivers and floodplain • Car parking is limited and constrained by size of plot • Road accessibility is limited • Impact of a larger facility on the surrounding residential area
Opportunities	**Threats**
• Opportunity to create a 'sporting hub' post 2012 • Create strategic sporting provision links with the University. • Opportunity to plan a holistic development that complements the town centre • Opportunity to plan a sustainable development served by public transport. Support multi-modal transport, including walking, cycling and public transport, from the station • Opportunity to gain a capital receipt from the potential redevelopment of the existing car park for housing	• Development would represent a significant threat to a key green space in central Winchester • Proximity of the Winnall Moors Nature Reserve • Will be subject to a sequential test • Sport England Objection to the loss of sports pitches • Visual Impact • Sequential test

Land at Bar End	
Strengths	**Weaknesses**
• Potential land swap with Winchester University in exchange for access to new facilities • Good public transport links to the city centre • The existing facility would continue to operate and could be demolished once the new centre was operational, thus reducing disruption to services • Connections to the strategic highway network	• Access needs to be improved - however given the constraints it does not appear able to be improved • Variety of ownership and lease agreements • Will involve the loss of playing pitches (NPPF, WCC, SE) • The development of leisure uses on this scale outside the town centre is not consistent with planning policy • Constrained by the M3 and road network • Not pedestrian friendly - links between Bar End and City Centre are vehicle dominated • Pedestrian accessibility is limited • Legibility is poor
Opportunities	**Threats**
• Opportunity to create a 'sporting hub' post 2013 • Create strategic sporting provision links with the University and local sports clubs • Create a strong 'gateway' into South Winchester	• Potential congestion of a key motorway junction • Net increase in vehicular use • Will be subject to a sequential test • Sport England Objection to the loss of sports pitches - considerable quantum of loss • Land assembly - private ownership of front parcel

Appendix B: Visual Appraisal Photographs

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View 1: View looking toward the River Park Leisure Centre (RPLC) entrance from Gordon Road. The site benefits from a number of surrounding mature trees providing partial visual screening, which would also screen any new building in a similar location. Should this part of the site be used for parking only, additional lower level mitigation planting, such as new hedges would be required to mitigate visual impacts of cars, hard surfacing and lighting.

View 2: View from the footpath connecting to Park Avenue to the southeast, towards the back of part of the RPLC building. Where the path turns northeast towards the recreation grounds, views of the building become obscured by trees along the stream which the path runs alongside. A proposed new building would be of a similar height to that existing, but with an additional footprint covering additionally, the land behind the main building. A new building, or alternatively, parking in this area would be clearly visible, and mitigation planting would be beneficial in partly screening these views.

View 3: View from the recreation ground by Winnal Nature Reserve. RPLC and pitches to the north of it are well screened by stream-side vegetation. Any new building located in a position similar to the existing one would be well screened. A new building located on pitches immediately to the north of RPLC would benefit from some screening by existing trees and hedges, but the upper-most part of the building is likely to be visible, since it would be closer to the viewer.

NB: All views consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a 50mm lens, forming a panorama.

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project	Winchester Leisure Centre Study
client	Winchester City Council
date	4 July 2013
drawn by	DL
checked by	DL/BS
drawing	Figure 6. Photographic Views
job no.	SNPL 308018
drawing no.	LA001.
rev	-

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View 4: View across North Walls Recreation Ground, from a point just south of Winchester Rugby Football Club. There are glimpsed views of the existing RPLC building, and church spires in the city centre beyond the mature trees. Glimpses of neighbouring residential areas within Hyde are seen to the right of the photo. A new building of a similar height and in a similar location would also be well concealed by the mature trees. The increased footprint of the new building is not likely to be noticeable. An alternative building location on the pitches in the middle ground would be clearly visible from the pitches, as well as from the nearby housing, and would obscure views of church spires. Further mitigation planting to partly screen the building/parking areas would be required.

View 5: View from the east end of Monks Road, a residential street in Hyde, looking southeast. The road is elevated above the level of the recreation grounds which are partly visible. Existing vegetation which screens the RPLC building from view would also help to screen a new building of similar height. The change in scale of the building is likely to be barely noticeable. A building located on the pitches seen in the view would however, be clearly visible, and careful design of this facade would be required, as well as additional planting to break up views.

View 6: View from St Catherine's Hill to the south. The River Park Leisure Centre building and pitches are obscured from views by existing vegetation and buildings including Winchester Cathedral (upper centre of the photo). Any new development in this location of a similar height is also likely to be well screened, despite a potentially larger footprint.

NB: All views consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a 50mm lens, forming a panorama.

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View 7: Looking northeast across playing fields in the eastern part of Bar End Sports Stadium (Bar End). Dwellings and allotments on the southern slopes of Highcliffe overlook the area, which includes hard surfaced courts and tracks with tall fencing and flood-lighting (see also view 8). There would be views from these areaa to a new building, access road, parking and associated lighting, albeit with partial screening by existing trees and hedges,. Views from the motorway to the east are screened by dense planting.

View 8: Looking west and southwest across playing fields in the eastern part of Bar End. St Catherine's Hill is clearly visible, as well as a distinctive long ridge which runs to the east and southeast of the city and there would be some views from these areas towards a new building and parking areas on this land. Residents of dwellings on the rising slopes of the city to the west may also have some views of new development, from upper floor windows. In addition, residents of a few dwellings located along Chilcomb Lane, south of the Sports Stadium are likely to have some views of new development and any access road, with partial screening by intervening mature trees and hedges.

View 9: View across the western part of Bar End looking northwest and north. Existing employment buildings and dwellings within Highcliffe overlook the site, with limited screening by existing trees, and these receptors would have views of new development. The existing facilities are visible from a short section of Bar End Road at the western boundary of the site where there is chain-link fencing. Views from dwellings and commercial buildings on Bar End Road are mostly screened by existing dense vegetation along the site boundary (left side of photo). While this would be beneficial in screening views of new developnent in summer, in winter there may be residual glimpses of new development in this area.

NB: All views consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a 50mm lens, forming a panorama.

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View 10: Looking north and northeast from St Catherine's Hill, taken from a short section of the stepped path leading to the summit. Most of the facilities at the Bar End Sports Stadium, including existing flood lighting, are clearly visible, with a backdrop of existing housing at Highcliffe and St Giles's Hill; Winchester Cathedral and other parts of the city are seen to the left. Views out from the lower part of the Hill are mainly screened by dense woodland. A new building, parking and access road would be clearly visible from this location, particularly if located in the eastern area of Bar End. Mitigation planting would be beneficial in softening these views.

View 11: Looking northwest from a lay-by on Morestead Road (Roman Road) to the southeast of the city. The panoramic view which encompasses a large area of the city and traffic on the M3 also includes most of the existing facilities at Bar End Sports Stadium. However, much of the road is lined with hedges, restricting views outwards. A development would be clearly visible from this location, particularly if located in the eastern area of Bar End.

NB: All views consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a 50mm lens, forming a panorama.

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project	Winchester Leisure Centre Study
client	Winchester City Council
date	4 July 2013
drawn by	DL
checked by	DL/BS

drawing	Photographic Views
job no.	SNPL 308018
drawing no.	LA004
rev	-

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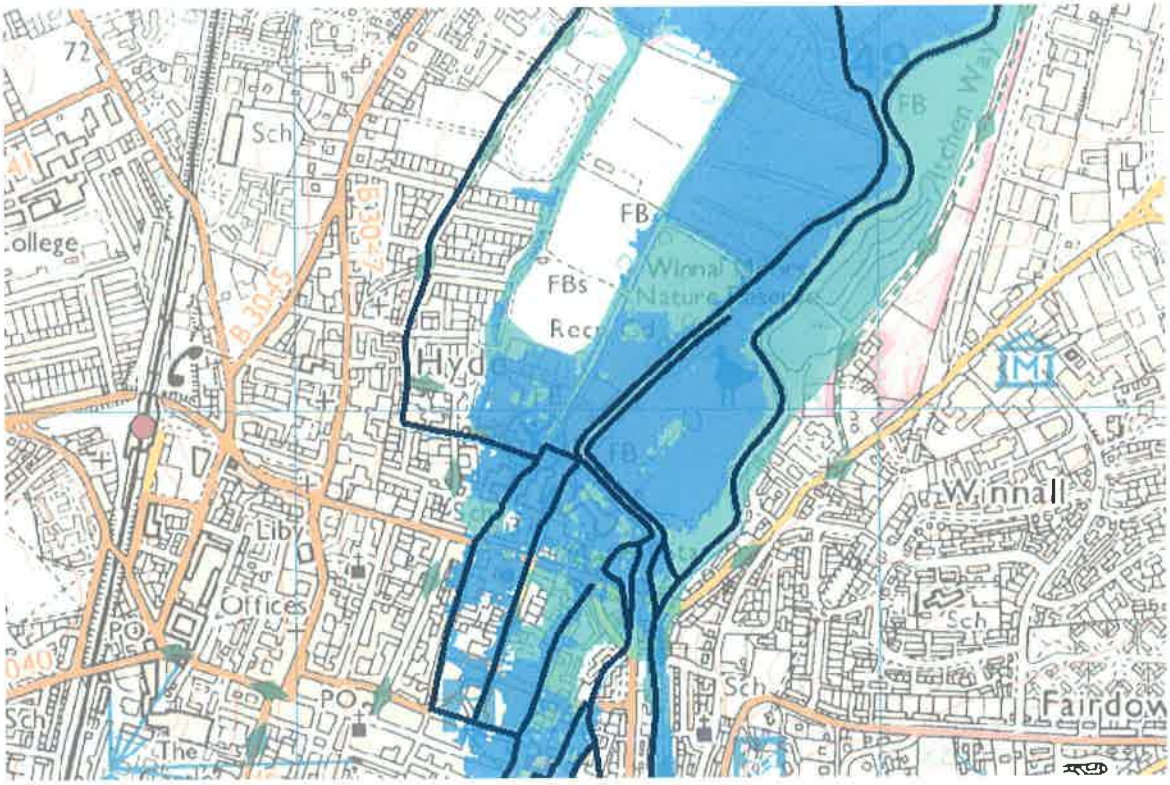
Appendix C: Flood Plain Mapping



Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences
(Not all may be shown*)

Areas benefiting from flood defences
(Not all may be shown*)

Main rivers