

## Thank you for coming along today. Your views are important to us.

Please take your time to look at the boards - they include information we need to think about for the future of the former leisure centre site, explain what comes next and when you will be able to have your say.

You can:



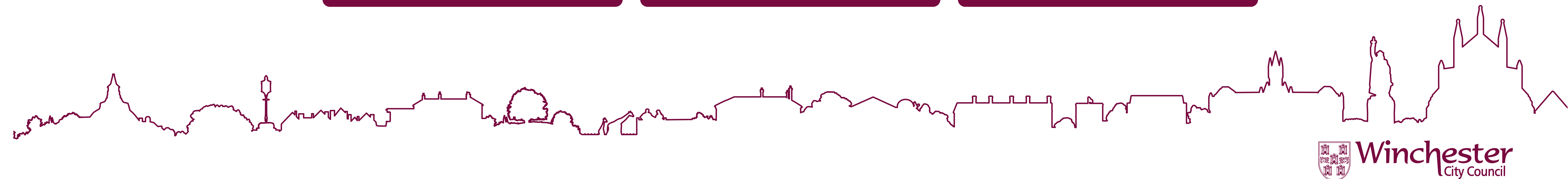
**Speak to one of  
the project team**



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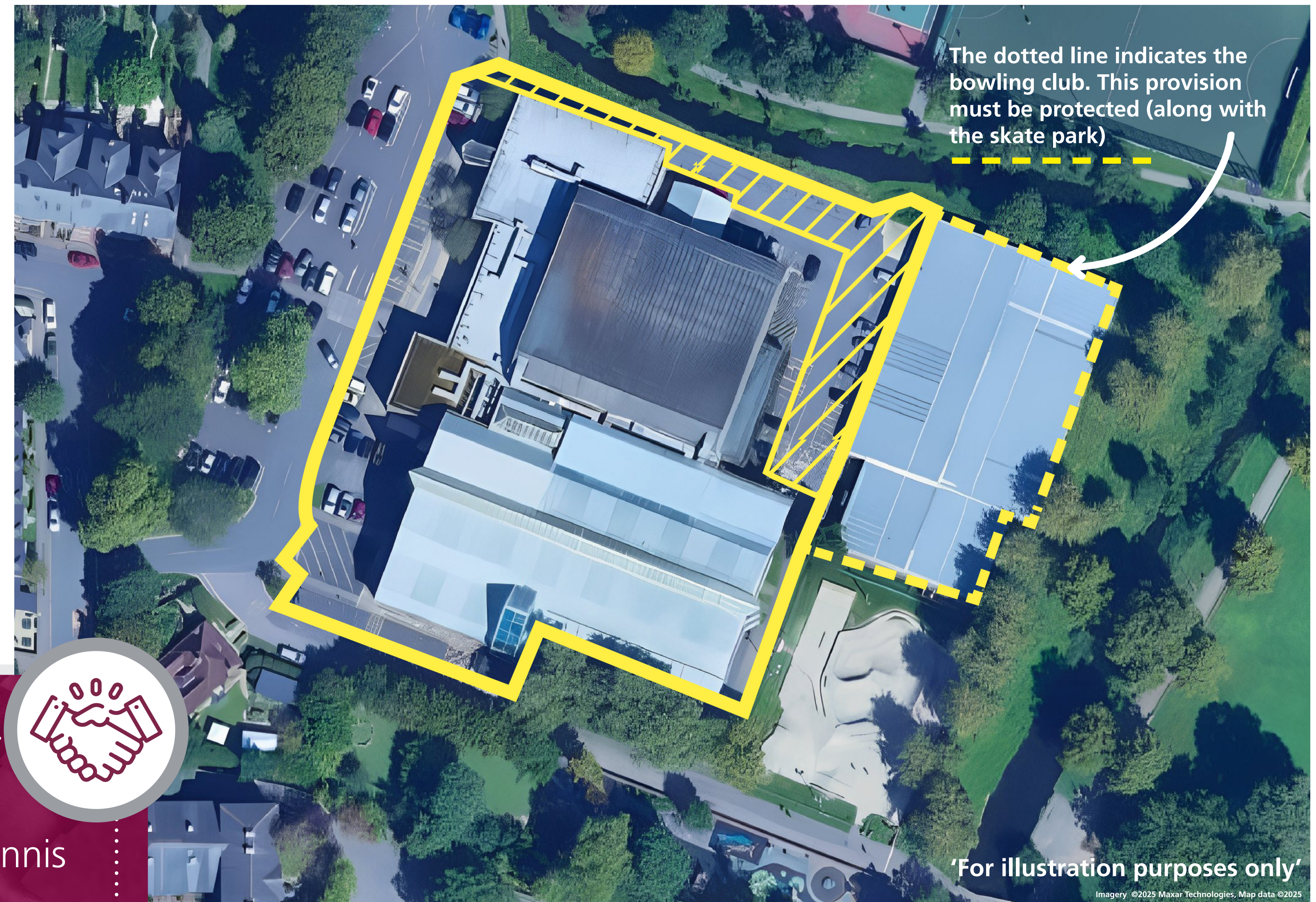
# Site plan

Former Leisure  
Centre Site

The site, shown in the picture within the yellow line, includes the former leisure centre building and some of the car parking spaces.

## Why Now?

The University of Southampton has confirmed they no longer wish to progress their plans for the site. The council would like to see something new and exciting for our local community as well as boosting our local economy. We are looking for a partner to invest on a long lease basis. It is really important that any proposal is financially viable and sustainable long-term.



## Our Commitment

- ✓ The **green space** – whether park, sports or play area, tennis courts or access through the site - is wholly out of scope
- ✓ The **public have a proper say** during the process
- ✓ Provision of the skate park and indoor bowling must be **absolutely protected**





# What could the site be used for?

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Every council has a Local Plan – it is an important document which plans for sustainable and appropriate development and outlines what land can or can't be used for. The Draft Winchester District Local Plan has been through several rounds of consultation.

In the Draft Local Plan it says that this former leisure centre building site can potentially be used for development for the following uses:

## **Class F.1 (non-residential educational and cultural uses)**

- Education provision.
- Display of artwork (not for sale or hire).
- Museum.
- Public library or reading room.
- Public or exhibition hall.
- Public worship or religious instruction.
- Law court.

## **Class E(d) (indoor sport and recreation)**

- Indoor sports and recreational activities





# Key considerations

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There are a number of known constraints or considerations for the site that will have an impact on what can or cannot be there. These include:

## Planning use

The area proposed is the former leisure centre building site only.

Potential new uses for development under the emerging local plan are:

- Class F.1: Education, museums, libraries, public halls, places of worship, law courts.
- Class E(d): Indoor sport and recreation.

## Flood Risk

The site is in **Flood Zone 3 (high risk)** due to its proximity to the River Itchen.

A Flood Risk Assessment (FRA) is required to show the development will be safe and not increase flood risk.

Key requirements to manage flood risk:

- Avoid building in the most flood-prone areas.
- Keep an 8m buffer next to rivers.
- It's unlikely consent would be given for any development within 8m of a river.
- New buildings should not increase the site's footprint and should be flood-resistant.
- Ways to manage water sustainably such as green roofs, rainwater harvesting and soft landscaping are encouraged.
- A site investigation is needed to assess groundwater and potential impacts.
- The site is also in a reservoir breach risk area, which must be considered in the design.

## Views

The site is adjacent to the South Downs National Park (SDNP).

There are important views into, out of and within the site, including:

- Views towards the South Downs National Park.
- Views of Winchester Cathedral.

These views are key considerations for any future redevelopment plans.

A 3D scan and a Townscape and Visual Impact Assessment has already been carried out to help guide future development.

# KEY CONSIDERATIONS

PLANNING USE

FLOOD RISK

VIEWS

1902 INDENTURE

SCHEDULED MONUMENTS

ACCESS

ADJACENT USES

A LONG LEASE BASIS,  
MUST BE FINANCIALLY VIABLE

## Scheduled monuments

- Hyde Abbey Gardens includes remains of a former Benedictine monastery.
- The gardens extend into the car park and grounds of the former leisure centre.
- Hyde Gateway and the Bridge are the only substantial Scheduled Monuments that remain.
- The site's western boundary is next to the Winchester Conservation Area.
- Any development must respect the site's historic and conservation significance.

## 1902 Indenture

- In 1902, the then District Council for Winchester purchased the land at River Park for £5,350. The indenture states that the land is for the purpose of a public park and recreation ground. It also allows for buildings on the land which will benefit the city. The only part of the land purchased for consideration now is the former leisure centre site.
- Under the indenture, residential development (homes) is not permitted.

## Access

- There is good walking and cycling access to the site
- Vehicle access is via Gordon Road, a residential street off North Walls (one-way system).

## Adjacent uses

- The outdoor skate park and provision of indoor bowling will be protected
- Any redevelopment must consider and respect these existing uses.

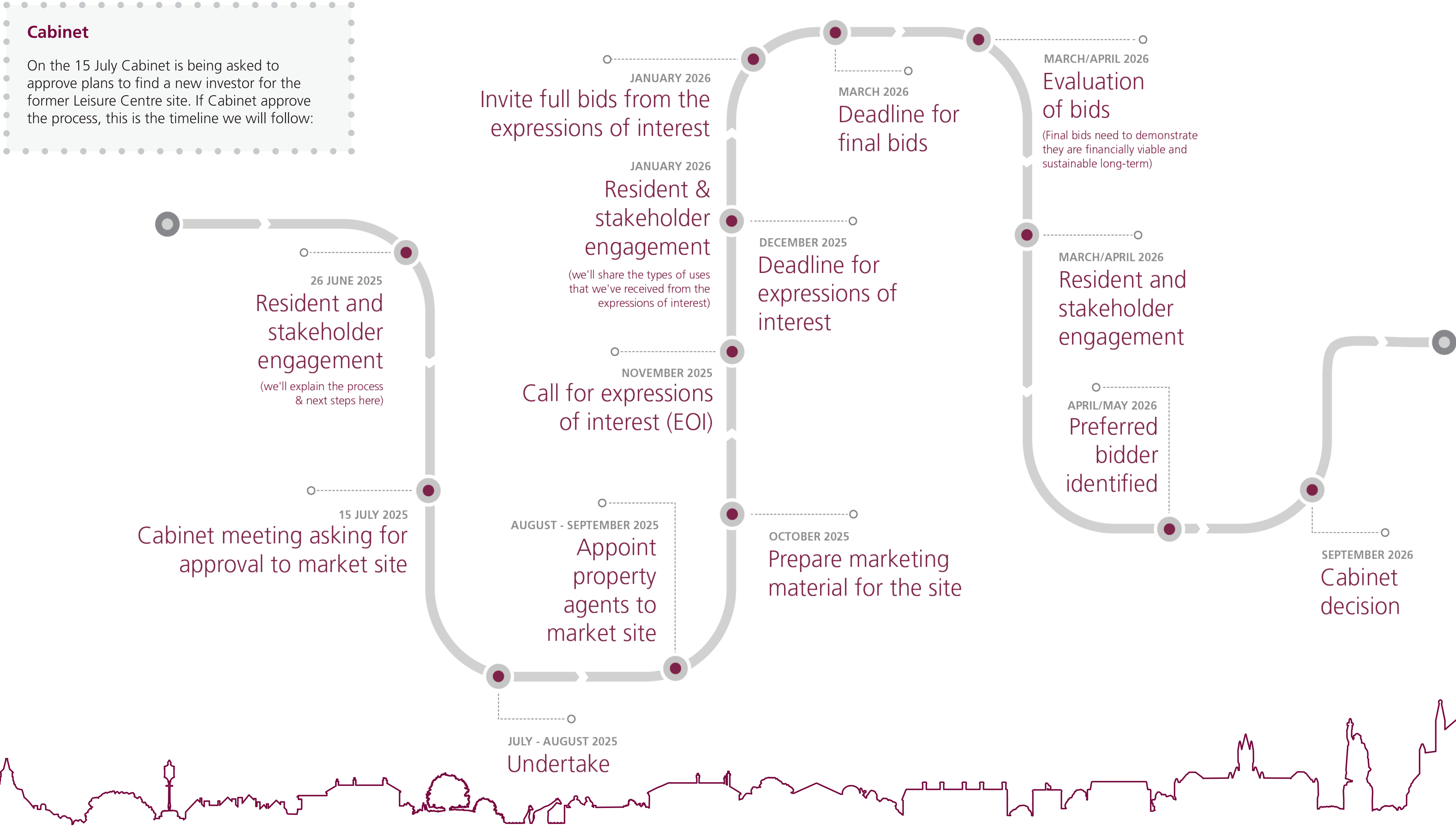
## Financial viability

- It is really important that any proposal put forward is financially viable and sustainable long-term.
- Investment will be on a long-lease basis. It does not include the freehold.



# What's next

Former Leisure  
Centre Site





# Give us your views

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Thank you for taking the time to view our boards – we'd like to hear your thoughts!

- Do you agree the green space and wider park (outside the yellow line) should be protected?
- Do you agree that skate park and bowling provision should be protected?
- Given all the constraints and considerations, what would you most like to see in the future at the former leisure centre site?
- How would you like to be kept informed?



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[winchester.gov.uk/former-leisure-centre-site](https://winchester.gov.uk/former-leisure-centre-site)



Thank you for coming today.

