



Regenerating Central Winklebury

Working in partnership with you to regenerate
and transform central Winklebury



July 2022



A new community

Since we began consulting with the community on our plans to regenerate Winklebury, some key themes have emerged:

- High quality, affordable housing is crucial
- Pathways and signs around the area must be improved
- The visitor experience to be enhanced
- Local heritage to be celebrated
- Real solutions provided to manage increased traffic/demands on parking
- Heights and viewpoints must be considered
- Medical centre to be flexible, fit for purpose and future proof
- Sustainability should be a top priority
- Ecology and environmental improvements are vital
- Increased access to more green space.

These themes have shaped our designs and underpin the proposals in our planning application, to transform the local area.

Our proposals include 203 highly-sustainable new homes of a mix of tenures, including 40% affordable housing. Homes will comprise of apartments, houses and bungalows to meet all needs and aspirations. They'll be high quality and modern to replace ageing accommodation on this site, and will include modular building methods which are better for the environment. All new homes will also benefit from electric vehicle charging capabilities.

The proposals will open up 4.5 hectares of previously inaccessible green space to create a new public park for everyone to enjoy. A fort-themed, sustainable play area will also be located here. New signposting and landmarking will also celebrate and recognise the heritage of Fort Hill.

A modern, secure new pre-school building will replace the current temporary facilities in this location.

The Winklebury hub will be replaced with a new centre with street frontage and parking; retail units will provide opportunity for local business owners and bring convenience for local shoppers. The new medical centre, designed in partnership with the ICB to meet local need, will be a multi-purpose, future-proof new building in an accessible location with doctors, nurses, mental health provision and social prescribers.

Sustainability will be at the forefront, with waste reduction in place during construction, a 'fabric first' approach to ensure energy efficiency in every home, air source heat pumps instead of traditional gas boiler systems – and the use of PV solar panels.

The journey so far

We've worked in collaboration with the community, local council, stakeholders and influencers to ensure our proposals will benefit the local area.

We introduced our proposals to regenerate the Winklebury Centre and former Fort Hill School site at the Winklebury Gala in 2018. We then hosted a community consultation event in February 2020 to share early proposals and hear the views and feedback of local people. These early plans were shared on our dedicated web page, and the community was kept up to date via a series of three newsletters delivered to homes in the area.

In March 2022, we hosted a community webinar and invited the public to view our updated proposals and ask questions.

Since then, we've been working hard to respond to your comments and also to the feedback received from local community groups, the Hampshire and Isle of Wight Integrated Care Board (previously NHS Clinical Commissioning Group) and key health professionals, Historic England, Natural England and other agencies, as well as the feedback received from Basingstoke and Deane Borough Council. We've also been confirming plans to work with an exciting and highly sustainable housing developer to build new homes on the former Fort Hill School site.

A planning application for the regeneration has now been submitted and this newsletter provides further details on our proposals and some of the changes we've made, as a result of our most recent consultation. You can find previous newsletters, FAQs, exhibition presentations and a recording of our webinar over on our website:

www.vividhomes.co.uk/about-us/more-homes/developments/winklebury





The masterplan for the regeneration of central Winklebury

About the Winklebury regeneration

VIVID is a leading provider of affordable homes in the south of England. We collaborate closely with local people in the neighbourhoods in which we work to design and build vibrant and sustainable communities.

We've been working towards the regeneration of Winklebury for a number of years. On the site of the Winklebury Centre, the former Play Council site, land off Carisbrooke Close and the former Fort Hill School site, we're planning to put forward a significant level of investment and grant funding. Through our plans we're proposing to deliver:

- 203 new, highly sustainable homes (40% affordable)
- 4.5 hectares public open green space
- A new pre-school
- A sustainable and flexible community space
- New, larger medical centre facility linked to a new pharmacy
- A new public play area and equipment
- A retail hub with street frontage and new 'market square'.

You said, we did...

We've made a number of changes to our plans as a result of the feedback you gave us at our public webinar event in March 2022. These changes include:

New community space

One key concern of the public, discussed during the webinar, was the lack of a multi-use community centre space.

We've worked closely and consulted with Basingstoke and Deane Borough Council on the community elements of our proposals to ensure our plans provide the community facilities that are needed.

We've listened to the feedback from the community and have taken the decision to include a new sustainable and flexible community space into our plans. The intention

of this new space is to complement, rather than replace, any existing community centres, such as the Sycamore Centre. This will be located on the Winklebury Way, in the Winklebury Centre close to the health provision, the new shops, new homes and the church. It will form a base to deliver a variety of activities to a wide range of groups for both those in Winklebury and future residents of Manydown for many years to come.

Increased parking provision

We have increased parking provision across the site by 23 spaces, taking the total from 346 to 369. The new medical centre will have 8 more spaces from the plans we showed you in June 2021, the preschool an additional 7 spaces and the Winklebury Centre an additional 8 spaces. Parking at the Winklebury Centre will include disabled parking bays and electric vehicle charging facilities for the public to use.



Proposed retail units and new homes at the Winklebury Centre

Next steps

We've now submitted our planning application. This application, along with the plans and designs, will be live on the council's planning portal in the coming weeks – please keep an eye on Basingstoke and Deane Borough Council's website for updates on this. Once it's published by the council, you can submit your comments directly as part of the formal public consultation.

In the meantime, if you have any questions, please contact us by emailing:

winklebury@vididhomes.co.uk

or by phoning **0800 652 0898**.

Or alternatively, please visit our website for more information:

www.vididhomes.co.uk