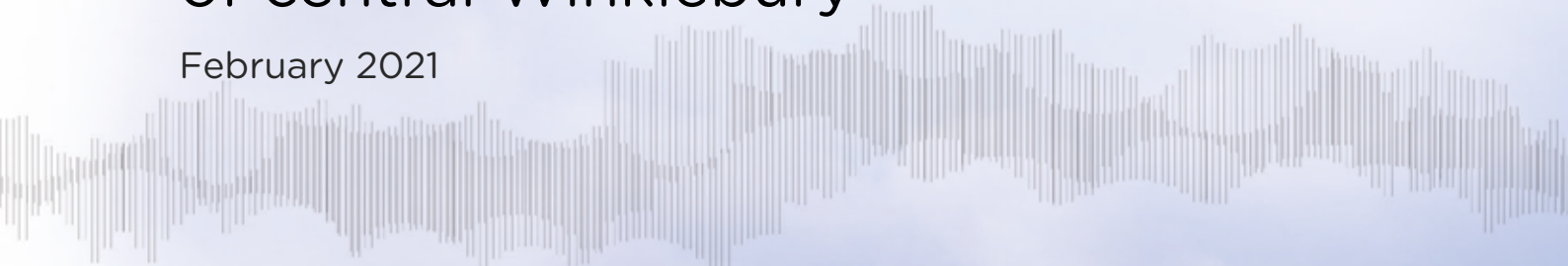




Regenerating Winklebury

Working in partnership with the
community for the regeneration
of central Winklebury

February 2021



This newsletter is to update you on our plans and progress on the Winklebury regeneration project. We've been unable to hold face-to-face public engagement events over the past few months, so we've produced this newsletter to let you know how the project has evolved since the consultation event in February 2020. We hope you find it interesting and informative.

About us

We're a leading provider of affordable homes in the south of England and we're passionate about building homes to suit everyone's needs and circumstances. We have offices in Basingstoke and Portsmouth, and we have around 31,000 homes in Hampshire, Surrey, Berkshire and West Sussex, providing housing and support to around 72,000 people. We also have a wealth of regeneration experience and we're committed to listening and involving local people and community groups to build long-term sustainable communities.

The Winklebury regeneration

We plan to transform the local area by providing increased access to open green space for residents to enjoy at the Fort Hill site, an improved health care provision, a new pre-school and a retail centre that meets local needs and reflects the changing retail landscape. Our planning application also aims to deliver around 200 high-quality homes, many of which will be for affordable housing. It includes new homes on the site of the Winklebury Centre, the former Play Council site, and new development on the former Fort Hill school.

Support for our customers in the Winklebury Centre and retail units

As plans for the regeneration progress, we'll be here to support you if you are a VIVID resident or retailer in the Winklebury Centre, every step of the way. We'll be in touch in late spring with each of our

customers individually to start discussing your circumstances, the options available and how we can support you.

We'd like to reassure our retailers that the plans include high-quality, and well-located space for any of the retailers who wish to return to the development once works are completed. Whilst the new units are being built, there is also the option to use temporary retail space within the centre. And please be assured that we will involve you in the next stage of the process so that we minimise any trading disruption.

In the meantime, if you have any questions at all, please don't hesitate to get in touch by contacting us.

Community engagement event

Following a range of community engagement in 2018-2019, we launched the Winklebury Regeneration project in February 2020 at a public exhibition at the Church of the Good Shepherd. The event was attended by nearly 250 people and 72 feedback questionnaires were returned, with responses on the whole being very supportive of our proposals.

What you told us

87% supported the redevelopment of the Winklebury Centre to provide new homes

88% supported the regeneration of the former Play Council site

73% supported the relocation of the play area from Carisbrooke Close to Fort Hill



In response to the comments provided we made a number of revisions to our plans. These include:

- **An updated car parking scheme**, and we're working with Hampshire Highways to ensure we provide the right level of parking for the number of homes proposed, more than is required from the planning policy.
- **A new play area, and improvements to the proposed open space on Fort Hill**, for local families and the wider community to relax, exercise and socialise. Following concerns about anti-social behaviour, we've also ensured that the new play area, will have street lighting and be located in full view of houses and the road to provide a strong deterrent.
- **An improved visitor experience to the Fort Hill site**, including the implementation of educational boards, which will allow visitors and residents to understand the site's history and celebrate the area's heritage.
- **A community-led art project at the Winklebury Centre**, that we'll work with local groups and schools to create.

At the event, the North Hampshire Clinical Commissioning Group (CCG) carried out their own survey of existing and future health provision in Winklebury. Many of you gave useful feedback about the services you would like to see provided in Winklebury. These suggestions will be considered by the CCG and NHS as part of the overall package of services to be delivered at the new development.

Fort Hill street scene



Adjacent to Carisbrooke Close and play area



Former Newman Bassett Site



Winklebury Centre East elevation



Winklebury Centre from Winklebury Way with retail units on ground floor



The planning process and next steps

Your feedback along with consultation with local community groups, the NHS, Historic England, Sports England, Natural England and other agencies were all fed into a master plan, which we submitted to Basingstoke and Deane Borough Council for their feedback in September 2020. This is called a 'pre application' and we have now received their thoughts on our proposals.

Overall, the response from Basingstoke and Deane Borough Council Planning and Development team was positive but it's given us plenty of food for thought, particularly around the size and appearance of the new Winklebury Centre. We're now working through their feedback and making changes to our plans whilst liaising with the various stakeholders.

Our design review will consider how we can make the new homes great sustainable places to live with a vibrant new Winklebury retail centre that will keep our special local shops at the heart of the community. As part of this review we are looking at ways to reduce the carbon footprint of the development by using homes built in factories and assembled on site and other eco-friendly technology to reduce resident's running costs. We expect this to take 3-4 months to complete.

Once we're happy with our revised proposals, we plan to submit the planning application for the Winklebury regeneration in summer 2021, where you'll once again have the opportunity to make any comments on the proposals via the council's planning portal.

Keeping you informed

We understand that residents throughout Winklebury and the wider area are interested in the future of the central area and we will be letting you know when we reach key milestones in the project as we progress. We'll continue to keep you regularly informed and will send a further update in late-spring. In the meantime, if you have any feedback, comments or concerns, please contact us on winklebury@vividhomes.co.uk or **0800 652 0898**