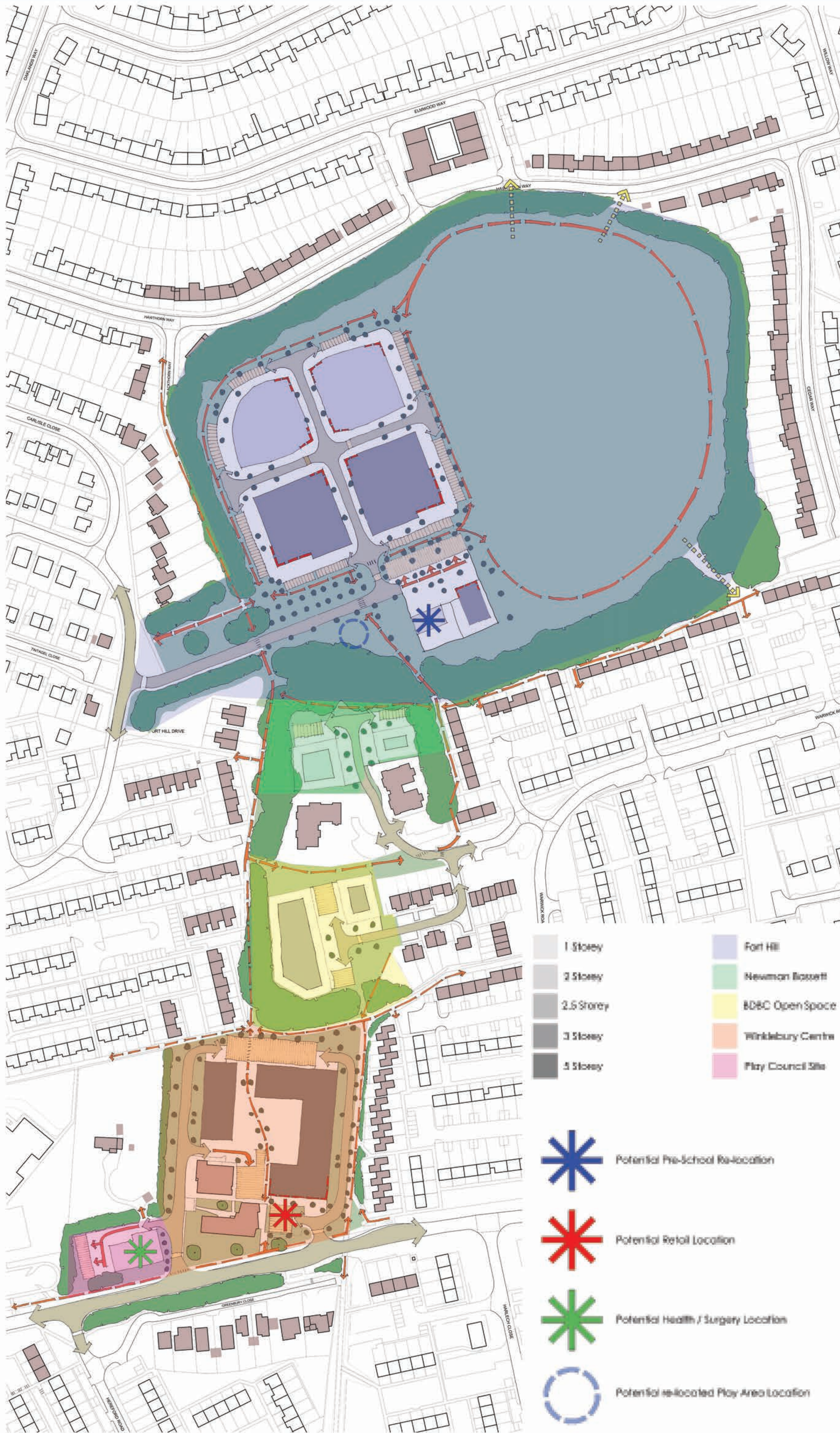


The Masterplan



Total Masterplan Area of 10.41 Hectares
Total Development Area of 4.76 Hectares
Total of 190-240 Housing Homes Proposed
Total Density of 40-50 Dwellings per Hectare

Fort Hill Sites

Total Site Area of 7.85 Hectares
 We are proposing 60-80 Homes
 Development Area of 2.2 Hectare
 Density of 30-35 Dwellings per Hectare

Public Open Space of 5.65 Hectares (inc S.A.M.)
 Main area of POS 3.5 Hectares
 Play Area 0.1 Hectares
 Pre-school of 150-250m²
 2-2.5 Storey Homes
 3 Storey Book End Feature Blocks

Newman Bassett Site

Total Site Area 0.43 Hectares
 We are proposing 5-10 Homes
 Density of 10-20 Dwellings per Hectare

BDBC Open Space

Total Site Area 0.75 Hectares
 We are proposing 15-20 Homes
 Density of 20-30 Dwellings per Hectare

Winklebury Centre

Total Site Area 1.18 Hectares (excl. Church and Pub)
 We are proposing 110-130 Homes
 Density of 90-110 Dwellings per Hectare
 Retail Area of approx. 500m²

Former Play Council Site

Total Site Area 0.2 Hectares
 We are proposing a Health Facility of 3-6 GP's
 Circa 300-500m²

Fort Hill Site



The whole of the former school playing field will become a new public open space for the residents and visitors of Winklebury.

Although we can't make too many physical changes to the field because of the monument that surrounds it, we will make access easier, improving footpaths and links to the sites heritage

Fort Hill Sites

Total Site Area of 7.85 Hectares

We are proposing 60-80 Homes

Development Area of 2.2 Hectare

Density of 30-35 Dwellings per Hectare

Public Open Space of 5.65 Hectares (inc Scheduled Ancient Monument)

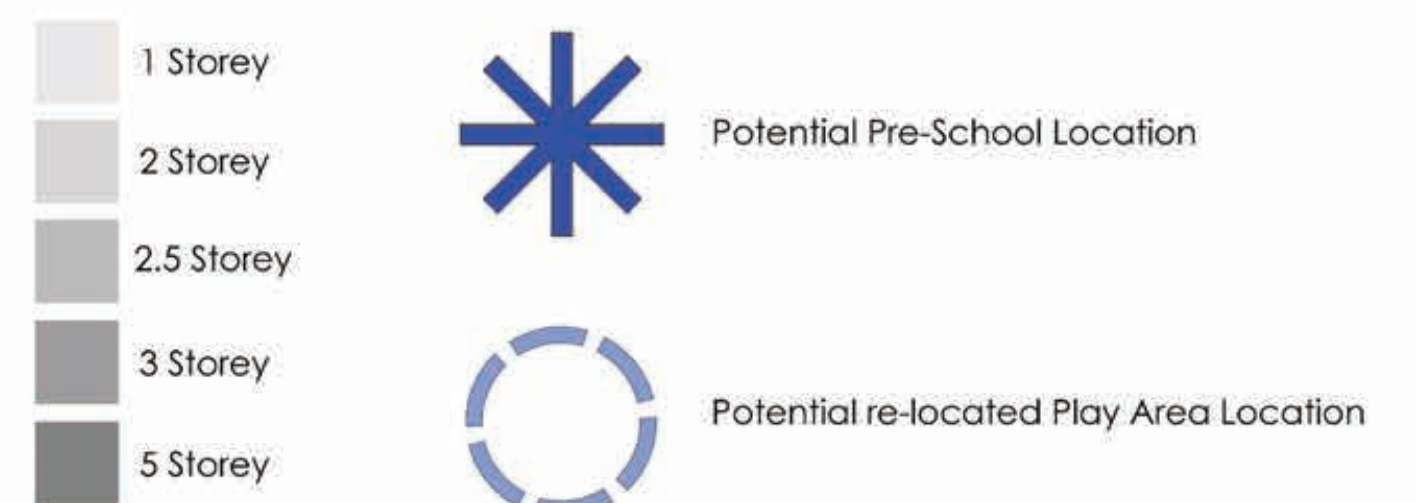
Main area of POS 3.5 Hectares

Play Area 0.1 Hectares

Pre-school of 150-250m²

2-2.5 Storey Homes

3 Storey Book End Feature Blocks



As part of the proposed disposal of the Fort Hill site by Hampshire County Council, it is necessary for the County Council to secure approval from the Secretary of State for Education and Skills to the disposal of those parts of the site that fall within the definition of playing field land.

Before applying for consent for the disposal the County Council wish to consult the local community, therefore if you have any comments only relating to the transfer of playing field land to VIVID, please send you comments to strategicplanningunit@hants.gov.uk by 8 April 2020.

Newman Bassett & Open Space



Newman Bassett Site

Total Site Area 0.43 Hectares

We are proposing 5-10 Homes

Density of 10-20 Dwellings per Hectare

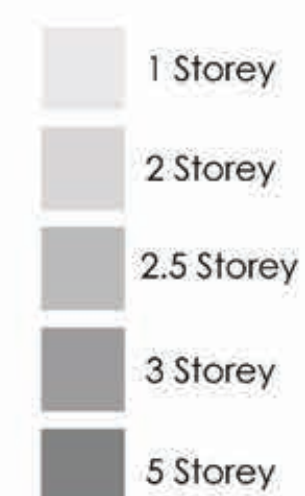
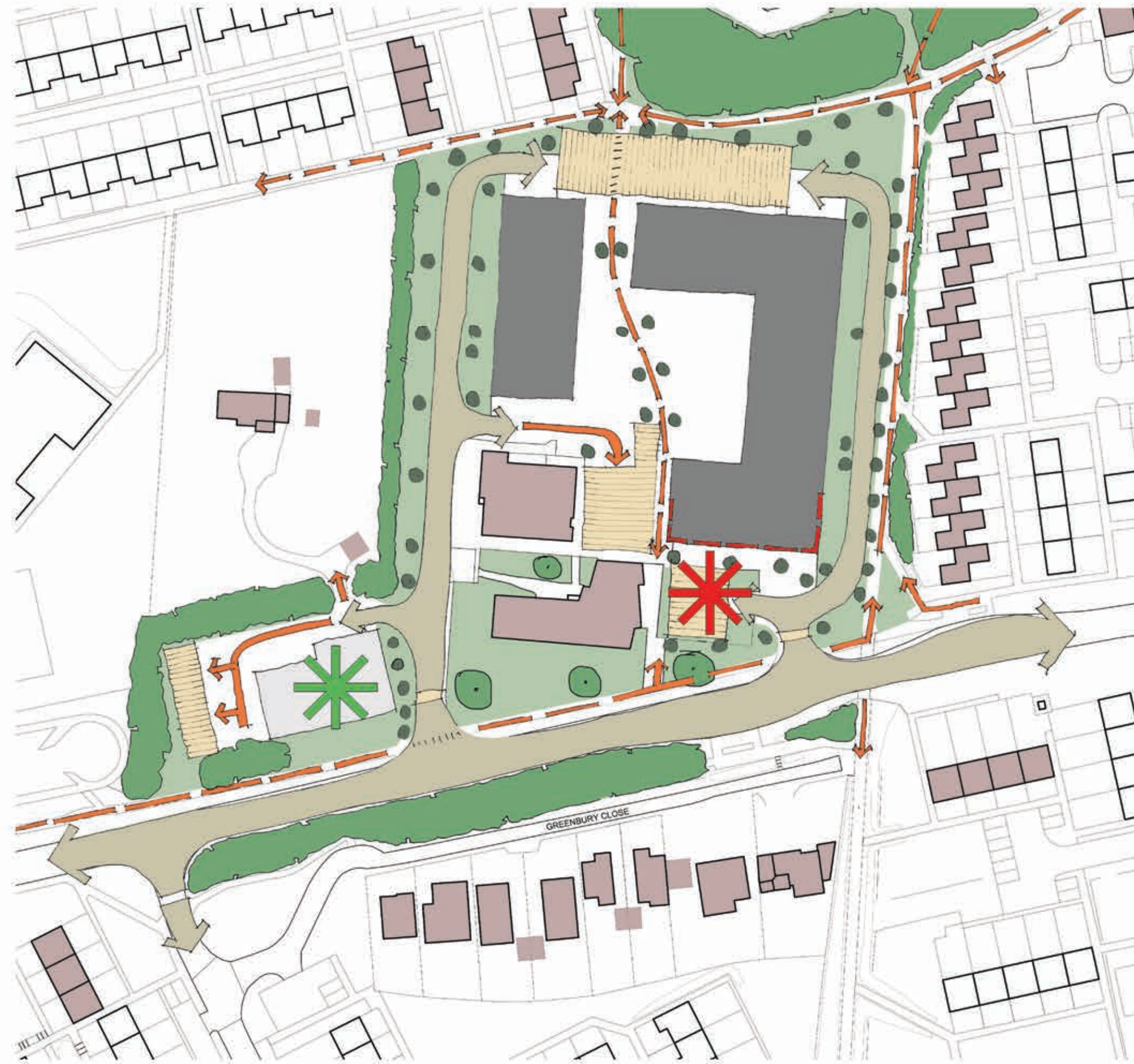
BDBC Open Space

Total Site Area 0.75 Hectares

We are proposing 15-20 Homes

Density of 20-30 Dwellings per Hectare

Winklebury Centre & Former Play Council Site



Winklebury Centre

Total Site Area 1.18 Hectares (excl. Church and Pub)

We are proposing 110-130 Homes

Density of 90-110 Dwellings per Hectare

Retail Area of approx. 500m²

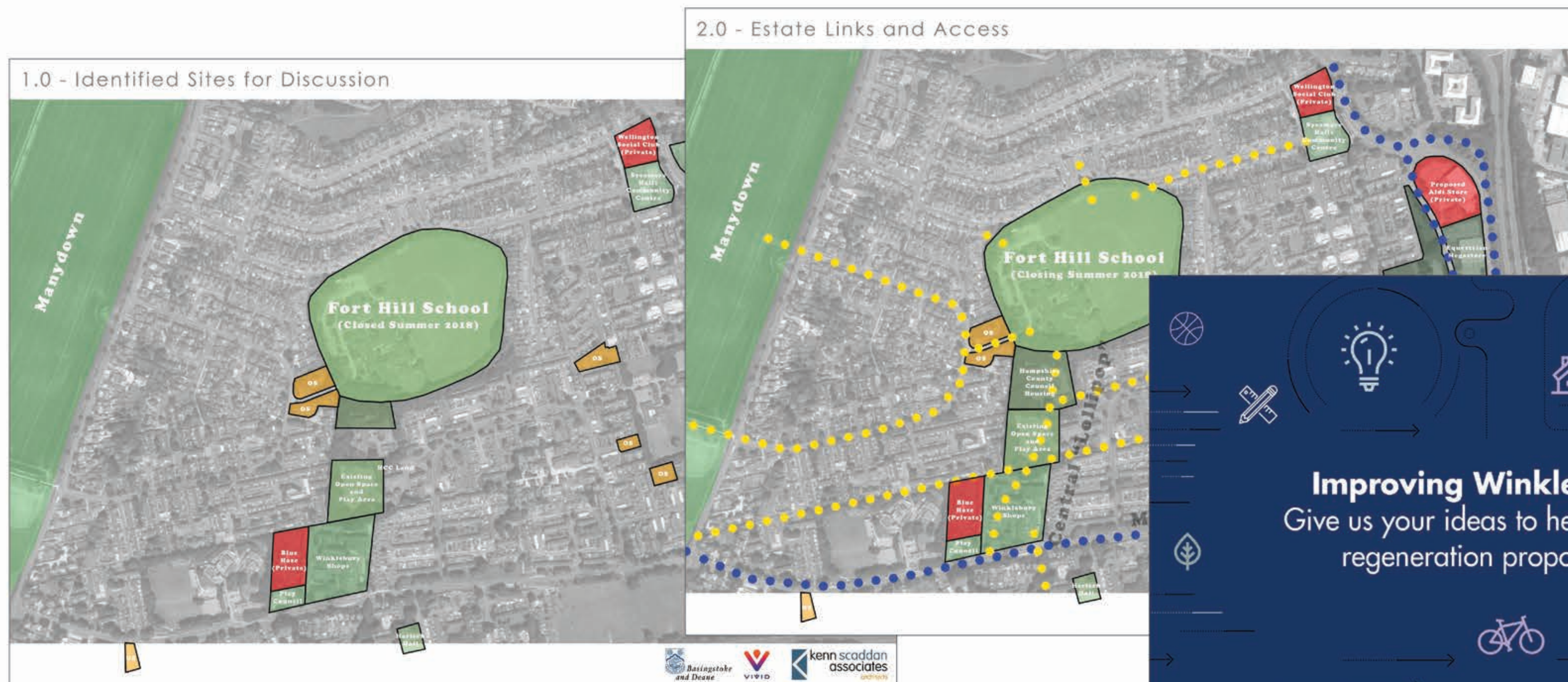
Former Play Council Site

Total Site Area 0.2 Hectares

We are proposing a Health Facility of 3-6 GP's

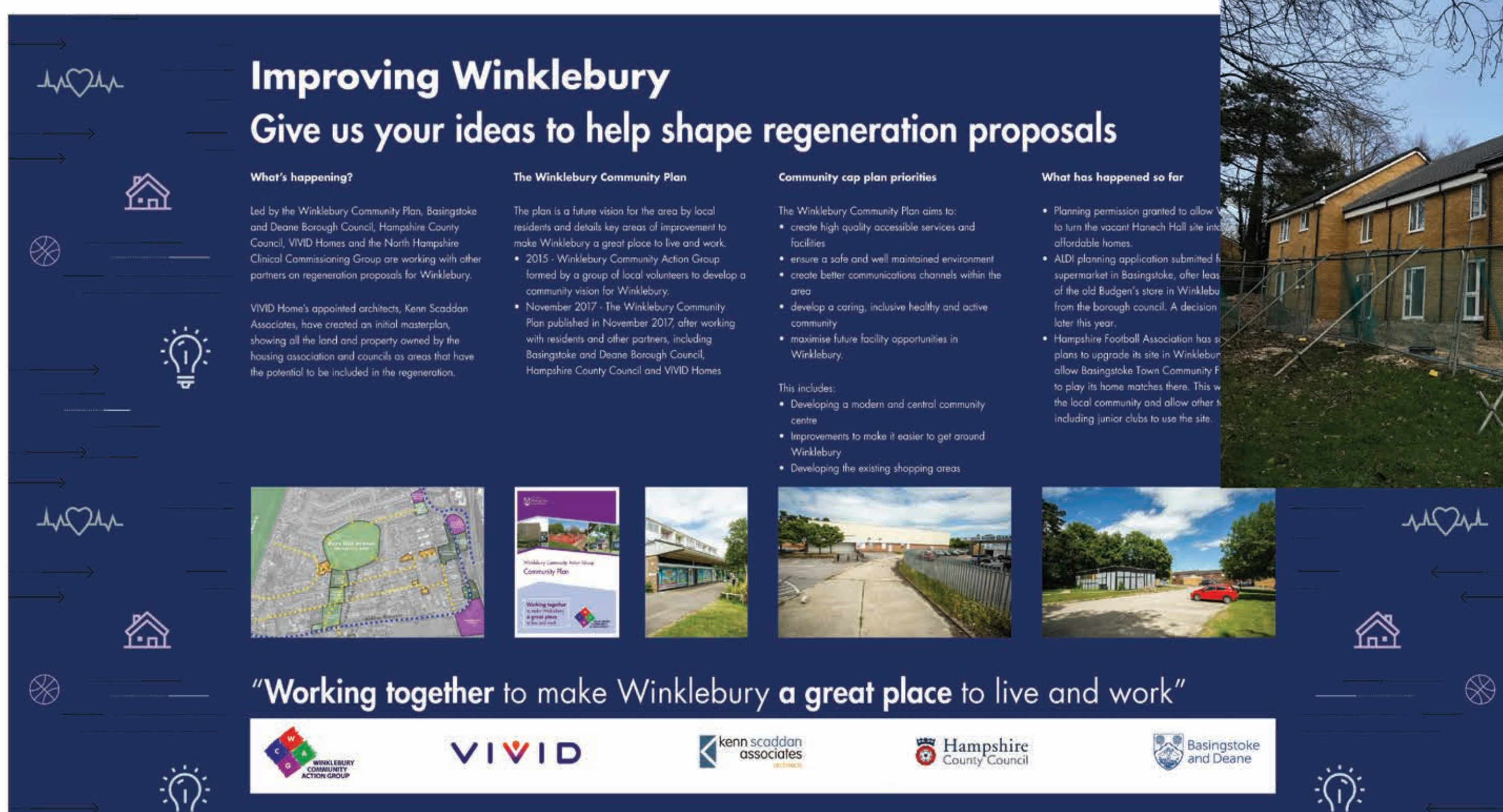
Circa 300-500m²

Previous Consultations



We previously consulted with you in 2018, when we showed you the areas we were considering for regeneration. These built upon the “*Winklebury Community Action Group, Community Plan*”.

You will see that our focus is now on the central set of sites, with the former Fort Hill School to the north, Winklebury Shops to the south and other small sites between those. By concentrating our effort on these, we can deliver improvements faster for the whole estate.



Harlech Hall site

Masterplan Area



There are a number of issues that are significant in the ability to regenerate the Winklebury Estate and a lot of work is being undertaken to understand and mitigate any problems that are encountered.

The area is rich in history and ecology and so detailed reports and surveys are being undertaken to ensure we know how they may impact on anything we propose.

We will be carrying out surveys including (but not limited to) Ecological, Topographical, Historical, Archaeological and Transport.

Health & Wellbeing



We want Winklebury to be an even healthier neighbourhood to live in.

Part of our strategy for the central sites we are showing today, is to improve access for the community.

We want to make it easier to get around and make use of the existing and new facilities.

Our aim is to encourage walking, cycling and promote use of the new Public Open Space, play areas, better paths, lighting and links between the areas.

NHS North Hampshire Clinical Commissioning Group (CCG) is working closely with Vivid on regeneration plans for Winklebury.

The CCG is committed to ensuring both current and new residents in the local area are able to access high quality primary care health services.

A new health centre is proposed in Winklebury and will be designed to accommodate the expected increase in population.



NHS
North Hampshire
Clinical Commissioning Group

Fort Hill Camp History

The Fort Hill site is situated on a local high point of ground that, along with the distinctive tree-lined perimeter, has ensured that it remains as an important feature in the area, even amongst the surrounding urban development.

The site sits within the ramparts of an Iron Age hill fort, which defines the highest point of the hill. The ramparts of the hill fort are a Scheduled Monument protected by the 1979 Ancient Monument and Archaeological Areas Act and is by definition an archaeological site of national importance. As set out in the National Policy Framework, impacts of development should be wholly exceptional and justified by clear public benefits.

The monument is roughly oval in shape enclosing approximately 7.7 hectares (19 acres) and defined the rampart of an Iron Age hill fort, although its survival is variable within the Scheduled area.

The condition of the ramparts around the site is variable. The best-preserved ramparts are to the south, but the ramparts are poorly preserved in the north. To the east, the ramparts are impinged on by housing and to the west they are imperceptibly defined only by a gap between housing development and the school.

The northern edge survives merely as a scarp with a drop of about 1.8 metres (6 feet).

The southern edge survives as a substantial well preserved rampart and ditch.

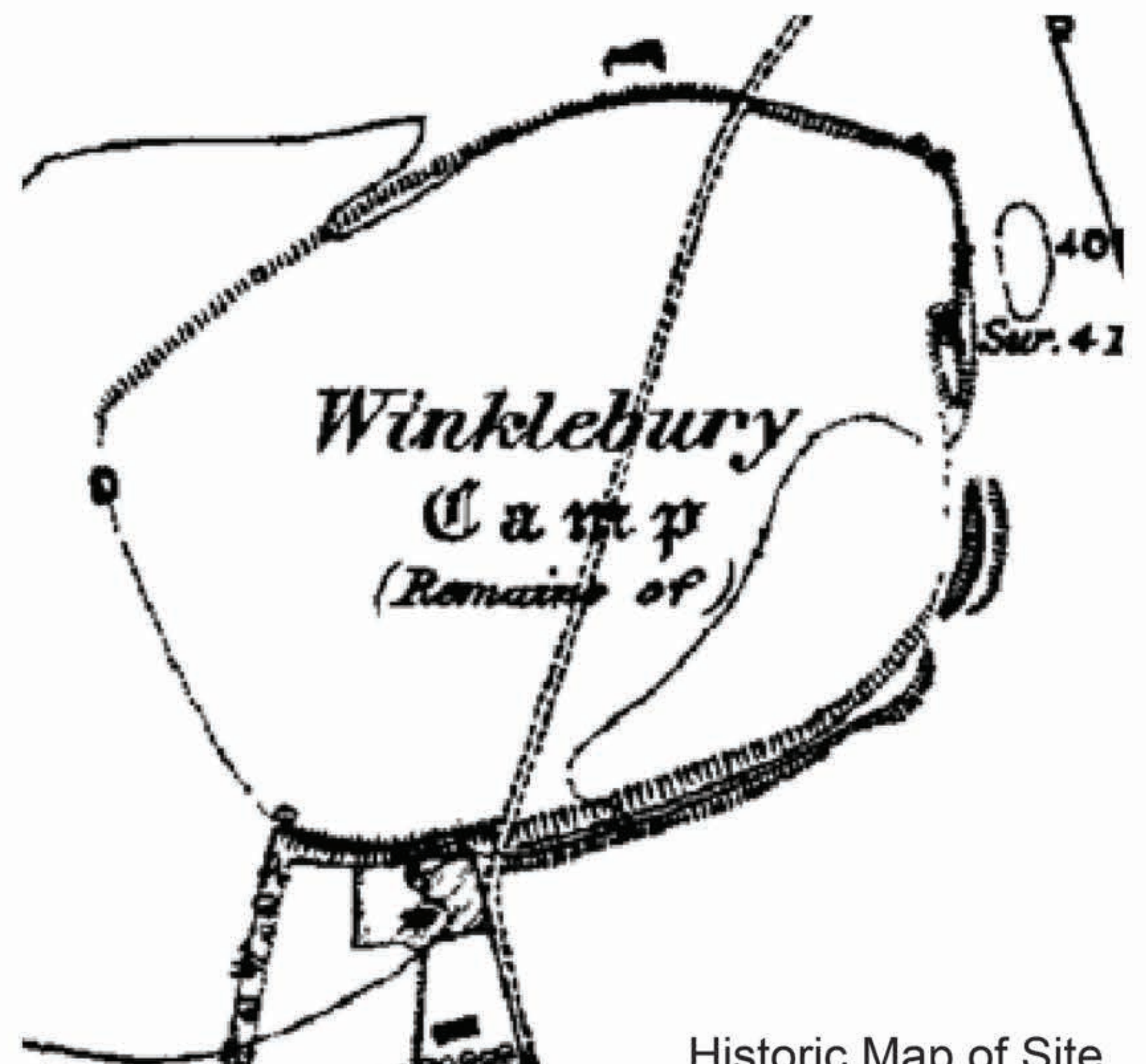
The eastern edge (which is in domestic gardens) is marked by a scarp drop, possibly emphasised in places by old chalk quarrying.

To the west, little if any of the ramparts survive. The monument to the west follows the line of the fort as depicted on old mapping, which shows it prior to the development of Winklebury as little more than a field boundary. Post development, the line of the rampart denotes the school boundary, but it is hard to distinguish the survival of any residual banks from the recent effects of landscaping.

An archaeological excavation was carried out in 1977 ahead of the school development and focused on the elements of the interior to be impacted by the school building and associated infrastructure.



Location of findings from previous excavation



Historic Map of Site

Where do you Live?



It's always helpful to know how many people have visited us today and where you have come from. So if you are happy to do so, we'd love to know.

Please place a coloured dot on your home.

Any comments?

We'd love to know what you think...

Use the Post-It stickers to tell us... good or bad.



**Winklebury
Masterplan**