



WINKLEBURY REGENERATION: Q&A

July 2022

What affordable homes are you providing?

Basingstoke is grappling with a shortage of affordable homes, forcing many young people and families out of the area and away from support networks. As a housing association, our mission is to provide more affordable homes. Our regeneration proposals will deliver 203 high-quality, highly sustainable new homes for local people, 40% of which will be for affordable tenures. Our affordable homes will be a mix of social and affordable rent (70%) and shared ownership (30%) helping people who want to buy a home.

Our affordable rents are set at 80% of market rent capped at the Local Housing Allowance (LHA) rates, whichever is lower, and our social rents are set at 60% of market rent. We can't predict future market rents, given that completion of the first homes is still a few years into the future but we don't anticipate rent levels altering much if at all.

Where will the people who live at the Winklebury Centre move to? Will they be offered one of the new homes?

We're working closely with people living in the existing homes which will be replaced by new, high-quality homes that are fit for purpose - to find them a new home that suits their requirements and meets their aspirations. Some might move to the new homes we're building as part of our proposals while others will move to homes elsewhere. We plan to build the new homes on the former Fort Hill School site before regenerating the Winklebury Centre so that any residents who'll be moving from there, will only need to move once. We've been working closely with Basingstoke and Deane Borough Council to ensure the moving process is as smooth as possible for our social housing residents.

In addition, we'll provide a home loss payment to cover any removal costs incurred, to those residents who are required to move. If any residents choose to move before they receive a formal notification from us, they may not be eligible for this payment.

What are you doing to help the businesses currently operating at the Winklebury Centre?

Our plans will transform the retail provision to ensure it meets the needs of residents as well as the wider community. We will be temporarily moving business owners so that we can replace the current units with new and modern facilities, with street frontage and parking provision, that will face Winklebury Way.

We've been communicating with the current retailers and businesses to understand their needs and aspirations and while the new units are being built, we'll provide temporary retail spaces to enable business owners to continue to trade during construction. We've surveyed all the retail units currently at the Winklebury Centre and working with a specialist provider, have created a plan for the temporary relocation. If retailers don't want to use the temporary space we will provide, they will still have first refusal on the new units once they have been built.

After completion, the retailers and businesses onsite will benefit from enhanced facilities and an outward-facing, welcoming new layout that will support an increase in customer footfall.

Will current retailers pay the same rent as they pay now?

Our commercial rent prices will be set by an independent agent which looks at square footage, footfall, parking and location. As the provision of the new retail units is still some years into the future, we

aren't yet able to say what the rent will be and therefore know if there is an increase or decrease in the future rent payable.

How many retail units are you proposing?

We are proposing 652m² of retail space in the main centre as well as a further 135m² of pharmacy space at the new medical centre. The retail space in the main centre is flexible in how it is used – it can be split according to the individual requirements of the retailers.

Will there be a convenience store onsite with evening opening hours?

We don't know at this stage what shops will be on site. First refusal will be offered to the retailers currently occupying units at the Winklebury Centre and we will be discussing new provision later in the planning process with interested retailers. We understand that a convenience store or mini supermarket with evening opening hours is of interest to people locally and we'll be exploring this option with retailers.

Why are you replacing the current playpark and green space at Carisbrooke Close when this is used by local residents?

We understand people will be saddened to lose this space, but we believe the loss is mitigated by the highly improved park we will deliver at the former Fort Hill School site.

Our plans are designed to transform the local area with long-term improvements for people living and working in Winklebury. There's an urgent need for more affordable family homes in the area; to address this important local priority and build more of these homes, we need to make use of the open space at Carisbrooke Close.

Therefore, this space is being replaced with modern new play facilities and a large community park on the former Fort Hill School site. This new family-friendly play facility will be next to the new proposed pre-school and will be inclusive and accessible to all. We believe that the creation of this new family play park in the heart of Winklebury will create a sense of place and community cohesion.

Will the Carisbrooke Close site be purchased by VIVID from the borough council to deliver the proposals? Will the public be notified of the proposed sale?

Yes. This area of the site will be used to provide larger family homes. It will retain the existing boundary hedges, trees and some areas of grass to minimise the impact on wildlife, and there will be a new footpath provided to replace the existing route that will connect the Winklebury Centre with the new public open space on the former Fort Hill School site.

What green space are you providing?

We'll be enhancing the former Fort Hill School playing fields – currently unused and closed off to the public - to create an outdoor community hub where residents can socialise, exercise, and learn about the history of the hill fort. This is in addition to the new play facilities.

Most of the existing trees and undergrowth around Carisbrooke Close will also be retained to provide green wildlife corridors and habitats to support wildlife in the area.

What healthcare provision are you proposing and why are you suggesting this location?

We know how important it is for the local community to have access to good quality healthcare. We've worked closely with the Hampshire and Isle of Wight Integrated Care Board (ICB - previously NHS Clinical Commissioning Group) and Basingstoke and Deane Borough Council to design a new, larger healthcare facility linked to a new pharmacy to meet the needs of the current and future community.

The ICB is responsible for determining the size and scope of the healthcare provision. Its modelling has considered the growing population and healthcare needs in the area, to help inform the service needs and building requirements and ensure we sufficiently serve the needs of Winklebury and an increase in residents from the Manydown development.

Based on this, we've worked with the ICB to design a healthcare facility that is fit for purpose now and in the future. The new health centre will benefit from general practitioners, nurses, and additional healthcare staff to meet the needs of the population, such as mental health workers, health coaches and social prescribers, which is a significant improvement to the current range of staff and healthcare provision available in the centre of Winklebury.

It's important to us that the new health centre is in a prominent location with good transport connections for the whole community to benefit from. We've reviewed sites across Winklebury with the ICB and Basingstoke and Deane Borough Council and the ICB has concluded the former Play Council site on Winklebury Way is the most accessible and sustainable location. Here the healthcare facility will be included as part of the newly transformed Winklebury Centre which will include replacement and new housing, shops, a new community space, car parking and enhanced open space.

Is the medical centre future-proofed to allow for more capacity when it is needed?

The new medical centre has been designed based on the requirements laid out by the ICB, based on its modelling. The ICB is confident that the proposed design will meet the needs of the community now and well into the future.

Will the new medical centre take on new patients?

Yes. Many local residents are already registered with other GPs in the area and will choose to continue to stay with their current doctor and even if a substantial number choose to transfer, there is capacity in-built for new patients, including residents of our proposed new homes and from the Manydown development.

Why isn't there a community centre/hall included in the plans?

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 proposed, sustainable and flexible community space into our plans. The intention of this new space is to compliment, 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.

When will the new pre-school building be delivered?

The pre-school will be one of the first elements of the scheme to be delivered (we hope during 2025) as it is replacing the current, temporary pre-school facility on the former Fort Hill School site.

Are you prioritising sustainability?

Yes. We've carefully considered Basingstoke and Deane Borough Council's declaration of a climate emergency in our proposals and we're fully committed to putting sustainability at the heart of the Winklebury regeneration project. New housing included in the Regeneration proposals will include modern levels of insulation and thermal efficiency to help reduce running costs for residents. Houses will be adaptable to allow for electric vehicle charging and the residents of the new flats will have

access to storage facilities for bikes and bike friendly lifts to accommodate and encourage cyclists. We'll be retaining as many trees as possible and enhancing the local wildlife habitat by planting native British species to help increase the biodiversity of the area. We're also proposing to use non fossil fuel heating and hot water systems in the new homes in accordance with new building regulations.

We are also considering modern methods of construction – modular homes with timber and lightweight steel frames are more efficient to build and better for the environment in their construction. These homes are designed to achieve the Home Quality Mark for housing, while our proposals for the medical centre are designed to achieve a BREEAM Excellent rating.

Will EV charging points be provided for the public as well as to the homes?

EV charging points will be provided for public use at the Winklebury Centre, near to the new retail units.

Why aren't the Three Barrels pub or the Church of the Good Shepherd included in the proposals? Did you discuss with the council as to whether the pub was appropriate for a Compulsory Purchase Order?

We have consulted with the church and the owners of the pub to consider and discuss the possibility of including these buildings, however, have been unable to agree terms so far and are therefore not able to include either in our plans at this time.

A Compulsory Purchase Order in most cases is considered when planning permission has been granted. It is our intention to continue discussions with both owners, alongside Basingstoke and Deane Borough Council which might include a second phase planning application, once the overall masterplan has been approved.

How have you consulted with the public?

It's important to us that our regeneration will improve the lives of those living and working in Winklebury and bring added wellbeing benefits to everyone, so consulting the community has formed a large part of our work in putting these plans together.

We introduced our proposals to regenerate the Winklebury Centre and the 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.

Once our planning application is live on Basingstoke and Deane Borough Council's planning portal, there'll be another opportunity for people to have their say and feedback on the proposed plans.

Why didn't you host an in-person event for those who could not attend remotely in March 2022?

Was the session a presentation or an opportunity for dialogue?

We wanted to ensure as many people as possible could attend our final community exhibition and Q&A in March 2022. This session was an opportunity to view finalised plans – shaped by feedback received previously from the community – before we submitted our planning application, and to ask questions. Hosting this online meant people who wished to attend live weren't restricted by geography or timings to view the plans or submit questions, as the webinar recording could be shared afterwards.

Our approach to answering questions during the webinar is to address as many key themes as possible, grouping the questions where it makes sense to do so to cover as much as we can within the time frame. The webinar format chosen allows us to manage large volumes of questions as efficiently as possible, with a written record, which is why we took this approach. The questions we answered all came from the pool of enquiries received live during the session and the remaining questions have been addressed in this Q&A document.

Where can we view the road safety assessments?

These documents will be provided in our wider planning application, which will be published on the council's website once the application is submitted.

Have you discussed site traffic management with the developers of Manydown? How will you work together to mitigate disruption and ensure safety?

We understand that the community has concerns regarding the site traffic that will be generated by development in this location, especially as development at Manydown could be taking place at the same time. We will be communicating with the developers at Manydown to ensure a coordinated approach to site traffic management in both locations.

Local residents are very concerned about construction traffic on Kenilworth Road and in surrounding areas, especially at school drop-off and pick-up times. What are you doing to mitigate this?

If planning permission is granted, it will include a Construction Management Plan, agreed with the Council, that covers the entire masterplan area. The plan will provide details of the hours our construction team is permitted to work, and it regulates construction deliveries to avoid inconvenient times (such as school drop-off and pick-up). VIVID's contractor will be required to sign up to the Considerate Constructors scheme to ensure best practice in relation to the impact of development on the community.

How many parking spaces will be provided per new house on the former Fort Hill School site? Will parking provision be arranged as driveways or allocated bays?

We're providing 369 parking spaces which is an increase of 23 spaces since the public webinar in March 2022. This will meet the parking provision required by the council. Each of the other sites within the master plan area will have their own specific parking requirements which will be agreed with the council during the planning consultation process. This will include disabled parking bays and EV charging facilities for the public at the Winklebury Centre.

Will more parking provision be provided to help residents living on Kenilworth Road?

We will not be providing any parking outside of the red line boundary of our site plan.

What discussions have taken place with the Council regarding bus services to the area when subsidies have been reduced in the area? What opportunities will there be for improved cycle links?

We understand how important the local bus routes are to residents and agree that a link between the new development and the town centre is crucial. While Hampshire County Council and Basingstoke and Deane Borough Council are ultimately responsible for deciding the bus routes, we have been involved in Hampshire County Council's ongoing consultation regarding upgrades to the cycling and public transport links along Winklebury Way, part of the Local Cycling and Walking Infrastructure Plan and linked to the Sustainable Movement Corridor that will connect Manydown and the town centre.

Will direct access be provided for pedestrians through the new park from Kenilworth Road to Warwick Road?

There are no plans to change the pedestrian access routes from Kenilworth Road to Warwick Road.

What provision is being made for pedestrians and cyclists to navigate the site safely?

New combined pedestrian and cycle-friendly routes, which are well lit, secure and signposted, will be provided that will improve connections both east to west, and north to south of the masterplan area.