



Regenerating Central Winklebury

Working in partnership with you to regenerate and transform
Central Winklebury

January 2022



This is our third newsletter to update you on our Winklebury regeneration plans ahead of our planning application. We hope you find it interesting and informative.

About us and the Winklebury regeneration

We're a leading provider of affordable homes in the south of England, with a wealth of regeneration experience. We're committed to listening and involving local people and community groups in the planning process to build long-term sustainable communities.

We've been working towards the anticipated regeneration of the Winklebury area for a number of years and now we're excited to put forward plans that we believe will create a vibrant community. The feedback we've already received will contribute to providing new and existing residents with access to better housing options and enhanced local amenities. This will include a new pre-school, larger proposed healthcare provision, new play area, retail centre and new 'market square' that meets local needs and reflects the changing retail landscape. A significant 4.5 hectares of new open space will also be provided, as we retain and open up the former Fort Hill School playing fields, which will be made available for use for the wider public and those of all ages to come together and enjoy.

Our planning application aims to deliver around 200 high-quality homes for local people, with a significant percentage for affordable housing. It includes new, energy efficient homes and facilities on the site of the Winklebury Centre, the former Play

Council site, the land off Carisbrooke Close and new development on the former Fort Hill School site.

The planning process and next steps

Since our last update to you in July 2021, we've been working hard to ensure that the feedback we've received has been considered and incorporated into our latest plans. This includes feedback gathered from our consultation with you, local community groups, NHS Hampshire, Southampton and Isle of Wight CCG and key health professionals, Historic England, Natural England and other agencies, as well as the feedback received from Basingstoke and Deane Borough Council following our pre-application enquiry. We've also been confirming plans to work with an exciting housing developer to build new homes on the former Fort Hill School site. We'll provide further information on this in due course and we look forward to sharing this news with you.

You said we did

Some changes we've made include improving the visitor experience to the former Fort Hill School site, through better signage and historical information, to help inform the community and the public of the area's heritage. Following discussions with Historic England and Basingstoke and Deane Borough Council, we'll also be maintaining the existing points of access regarding the footpath to the former Fort



Proposed public open-green space on the former Fort Hill School site



Proposed retail units and new homes at the Winklebury Centre

Hill School site and not introducing any new access points, to reduce disturbance to the Scheduled Monument.

You told us you were concerned about the new homes increasing pressure on local street parking, especially in Kenilworth Road, so we've made changes to the proposed parking layout on the former Fort Hill School site. There will be designated parking for the new pre-school to facilitate drop off and pick up times and sufficient parking for those visiting the open-green space.

The proposed play area on the former Fort Hill School site has been enhanced with plans for more robust equipment to suit a wide age range of 1-12-year-olds. The play area will be an inclusive environment for children with mobility issues, through the addition of more accessible equipment, such as a level access roundabout.

Following conversations with Historic England and Basingstoke and Deane Borough Council, adjustments have been made to the height of the proposed housing on the former Fort Hill School site. This is to ensure all homes in this area are no taller than 2 storeys, to reduce the visual impact of the housing next to the Scheduled Monument.

We know how important it is for the local community to have access to good quality healthcare. We've worked closely with the NHS Clinical Commissioning Group (CCG) 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 new health centre will benefit from general practitioners, nurses, therapists, and additional healthcare staff 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.

In response to Basingstoke and Deane Borough Council's declaration of a Climate Emergency, we're fully committed to putting sustainability at the heart of the Winklebury regeneration project. New housing in Winklebury 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 blocks of flats will include storage facilities for bikes and bike friendly lifts to accommodate and encourage cyclists. We'll also 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.



View of the proposed play area on the former Fort Hill School Site

Support for our customers in the Winklebury Centre and retail units

As plans for the regeneration progress, we're here to support you and answer any questions you may have if you're a VIVID resident or retailer in the Winklebury Centre, every step of the way. We'll be continuing our conversations with you individually over the coming months to discuss your needs and circumstances and how we can assist you.

We're currently working through the feedback gathered from our questionnaire which was sent out to Winklebury Centre residents in the summer and we'd like to thank those who took part in this. We're also in the process of surveying all retail units in the Winklebury Centre and we're putting together a comprehensive plan, using a specialist provider, for the temporary relocation of the businesses during the construction period. We'd like to offer reassurance that the plans include high-quality, and well-located space for any of the retailers who wish to stay in the Centre once works are completed. We'll keep you updated on our proposals, but if you have any questions in the meantime, please don't hesitate to contact us.



Plans for a new pre-school on the former Fort Hill School site



Proposed healthcare facility on Winklebury Way



Proposed retail units and new homes at the Winklebury Centre



Proposed bungalows on the former Newman Bassett site

Having your say

We're preparing to submit our application for planning permission in Spring 2022. Once this has been submitted, you'll once again have the opportunity to make any comments on the proposals via the Council's planning portal. Please keep an eye on Basingstoke and Deane Borough Council's website for updates on this.

In the meantime, if you have any questions, please contact us by emailing winklebury@vividhomes.co.uk or by phoning **0800 652 0898**. Or alternatively, please visit our website for more information www.vividhomes.co.uk.