



# Regenerating Winklebury



Basingstoke and Deane Borough Council approved our planning application in November 2023 for 203 highly sustainable new homes in Winklebury. More than 40% of these will be affordable - great news for local people on the housing waiting list.

The plans include turning the former school playing field into 4.5 hectares of public open space for everyone to enjoy. A new preschool to replace the ageing Castle Hill buildings, as well as a brand new play area, will be built on the former school site.

The new Winklebury Centre will include a community space, medical centre & pharmacy as well as a new retail hub.

We've worked closely with the community and our partners to make sure our proposals benefit everyone in the local area.

Following planning permission being granted, we have been working with Basingstoke and Deane Borough Council and Hampshire County Council to agree a section 106 agreement. This agreement will set out more information on any financial contribution and infrastructure which we will need to deliver as part of the planning permission. We expect this agreement to be finalised later this year, before construction work can begin.

## Much-needed new affordable homes 203 highly sustainable new homes

Flats, houses and bungalows in a mix of tenures including more than 40% affordable housing. High quality and modern, the homes will replace ageing accommodation on the site and will include modular building - better for the environment.



### What's new?

We've enhanced the design of the new homes with additional details, including a range of brick and colour palettes.

## Winklebury Transformed - A modern, fit-for-purpose Winklebury centre

- A purpose built **new pre-school building** will replace the current

temporary facilities in this location.

- The current Winklebury hub will be replaced with a **new centre** with shop fronts facing Winklebury Way.
- The **new retail centre** will provide great opportunities and convenience for local shoppers and retailers.
- The proposed new **medical centre**, is designed to be a multifunctional, future proof new building with the flexibility to meet the needs of local residents. The centre is sized to accommodate the existing population of Winklebury and the

housing growth of surrounding areas.

- **369 parking spaces** across the site including disabled parking bays and electric vehicle charging
- A flexible new **community centre** to act as a base for a range of activities

## Green spaces and nature

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.

The extensive landscaping will provide better habitats for wildlife with a range of native British shrubs, trees and grassland, increasing biodiversity.



The new pre-school



The new medical centre

## Project timeline

We've worked in collaboration with the community, councils and partners to ensure our plans 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.

Hosted a community consultation event in February 2020 to share early proposals and hear the views and feedback of local people.

During the pandemic, we issued update newsletters to residents and the wider community.

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

In January 2023, our updated application was submitted.

In November 2023, permission was granted.

## Sustainability

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 which are four times more efficient than traditional gas boiler systems - and the use of PV solar panels.

A modular home like the ones proposed for Fort Hill, could save 55% of CO<sub>2</sub> compared with a traditional house - the equivalent to living car free for over 30 years. Modular construction also reduces waste by as much as 70% and increases the speed in which homes are delivered meaning less disruption, noise and dust. They are built using high quality materials, in factory conditions.



## Next steps

We're continuing to involve and support the local community as development progresses. Visit our dedicated webpage to find out more, see our FAQs and find out the latest on community events, where you can ask us in person how the project is progressing. We will be contacting those residents directly impacted door-to-door, to ensure we support you.

To find out more, or let us know what you'd like to hear more about, contact VIVID by emailing [winklebury@vidhomes.co.uk](mailto:winklebury@vidhomes.co.uk) or phoning **0800 652 0898**.

Website: <https://www.vividhomes.co.uk/about-us/more-homes/developments/winklebury>