

## New homes in Winnall



Sketch of proposed development at Winnall Flats

**Temporary  
parking  
ID badges  
enclosed**

Since summer 2018, Winchester City Council has been looking into developing new homes on the car park at Winnall Flats. We are keen that any development also improves the area for existing residents. Two community consultations have taken place so far and we will continue to keep you updated on any progress and involved in this process.

Thank you to those of you who joined us on 29 November 2018 (on the bus, in the rain!) We met residents from all blocks – it was helpful to hear your views and explore ideas about improving the area.

We hope you like the sketch above which architects at T2 have produced showing what the site might look like when completed. We wanted to show the proposed buildings in relation to the existing flats – as you can see the new blocks will not be as high. We are keen to improve landscaping around the site; the design team includes a landscape architect who is proposing changes particularly in the area to the south of Craddock House where the road will be diverted.

To keep the area as green as possible we have included green rooftops on the new buildings and car ports. We are also considering improvements to the entrances of existing blocks so have shown these on the illustration. The proposals are still very much at the early stages so please let us know what you think (good and bad) by emailing [newhomes@winchester.gov.uk](mailto:newhomes@winchester.gov.uk) or calling New Homes on **01962 848 383** – we look forward to hearing from you.

# Parking

We understand that car parking is a real concern at Winnall Flats and we want to ensure that we provide sufficient parking spaces for residents. We will be undertaking further parking surveys to inform how much parking is provided, see below.

The plan is to:

- Provide enough parking to meet the needs of current residents and new residents
- Locate smaller parking areas closer to blocks (making it easier to park nearer to your home) as well as a larger area to replace the garages to the east of Earle House

Initially though we need to fully understand the current demand for parking at different times of the day and week, and to see the impact of non-residents using the car park. So we are organising a parking survey that will involve multiple visits to assess the parking situation and count vehicles.

To help us with this – so we know which vehicles belong to residents and which don't – please place one of the temporary parking ID badges (attached to this newsletter) in your vehicle. If you have more than one car in your household, please put one in each vehicle – additional badges are available from our City Offices if you have more than two vehicles in your household. Please call **01962 848 383** or email [newhomes@winchester.gov.uk](mailto:newhomes@winchester.gov.uk) to request

additional residents' parking badges. We have also included a visitors parking badge so any legitimate visitors' cars can be identified. The survey will take place during June, July and August so please ensure badges are displayed during this period. Please help us to get the parking provision right, and identify cars that should not be using your car park, by placing badges in your windscreens for the duration of the survey.

## Internal improvements

It was useful to hear what you would like to see improved in your flats and in communal areas of blocks. Lift breakdowns, communal decoration and internal windows/doors all featured in discussions about areas that could benefit from improvement. We remain committed to improving internal areas of the existing Winnall Flats alongside any development of new homes on the car park. This would be done as part of the planned maintenance of the flats which is programmed over the coming years and includes replacing communal doors. We hope to improve the communal entrance areas to the flats as part of the proposed improvements to the areas around the estate.

### You said...

No more information / consultation events until there are more developed plans to show us.

Parking is a problem with people working on the industrial estate parking in the car park.

We liked it when there was someone based at Winnall Flats to fix maintenance problems quicker.

### We did...

Sent this newsletter to keep you updated until we have more developed plans to share.

Organised a parking survey to understand the demand for parking at different times.

Exploring with Housing Management about having an office on site in the community hub.

## Hub

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Half of you were keen on the idea of a community hub and half of you weren't, but those who were mostly wanted this to be for residents of the flats and not the wider community. Suggestions included using a community hub as somewhere local clubs could run activities for children as well as providing somewhere safe for them to play and a venue for community events. Others though consider there are already adequate facilities like this locally for everyone in the community and thought a community hub could lead to antisocial behaviour.

The community hub is something we are still considering as part of our plan to develop the area around Winnall Flats. But given the mixed response we want to ensure that if this goes ahead we get it right for residents of the flats and create a useful space that everyone can use and enjoy. Watch this space...

## Enhanced estates service

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Discussion around an enhanced estate management service was generally positive – most people we spoke to said they would be willing to pay a bit more to for a higher level of service in this area. Discussion around what an 'enhanced service' might look like included more frequent cleaning and having staff based on site. Having a staff office base at Winnall Flats – that could be located in the community hub – is something we will take forward and discuss with housing management. However this is likely to result in higher service charges for everyone. We will work out how much we will need to charge and ask people whether they are happy to pay this before we make any changes to the service.

# RESIDENT

**Winnall Flats**  
Parking badge

# RESIDENT

**Winnall Flats**  
Parking badge

# VISITOR

**Winnall Flats**  
Parking badge

## Temporary parking ID badges

1. Tear along the perforation to detach the badge.
2. Please ensure you place one of the temporary parking ID badges in your vehicle.
3. If you have more than one car in your household, please put one in each vehicle.

**Additional badges are available from our City Offices if you have more than two vehicles in your household.**



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## THINGS TO DO

- Look at front page sketch and tell us what you think about new entrances, layout changes etc.
- Let us know what you think about the ideas of a hub and an enhanced estate service.
- Start using the attached permits.

Email

[newhomes@winchester.gov.uk](mailto:newhomes@winchester.gov.uk) or  
call 01962 848 383 to tell us what you think.



## HOW TO CONTACT US

### Winchester City Council

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Winchester, Hampshire SO23 9LJ

Tel: 01962 840 222

Email: [newhomes@winchester.gov.uk](mailto:newhomes@winchester.gov.uk)

Website: [www.winchester.gov.uk](http://www.winchester.gov.uk)

### Opening Hours

Monday to Thursday: 9am to 5pm

Fridays: 9am to 4.30pm

### Alternatively you may contact New Homes directly on

Tel: 01962 848 383



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