



WINTERBOURNE
FIELDS





Introduction

This document has been prepared by Shaptor Capital and the landowner. It sets out the vision and objectives of the proposals for Winterbourne Fields, a strategic development proposal between Faversham and Canterbury. The proposed development Site is located adjacent to the village of Dunkirk, Kent.

This will provide a mixed residential and commercial development on low grade agricultural land and will:

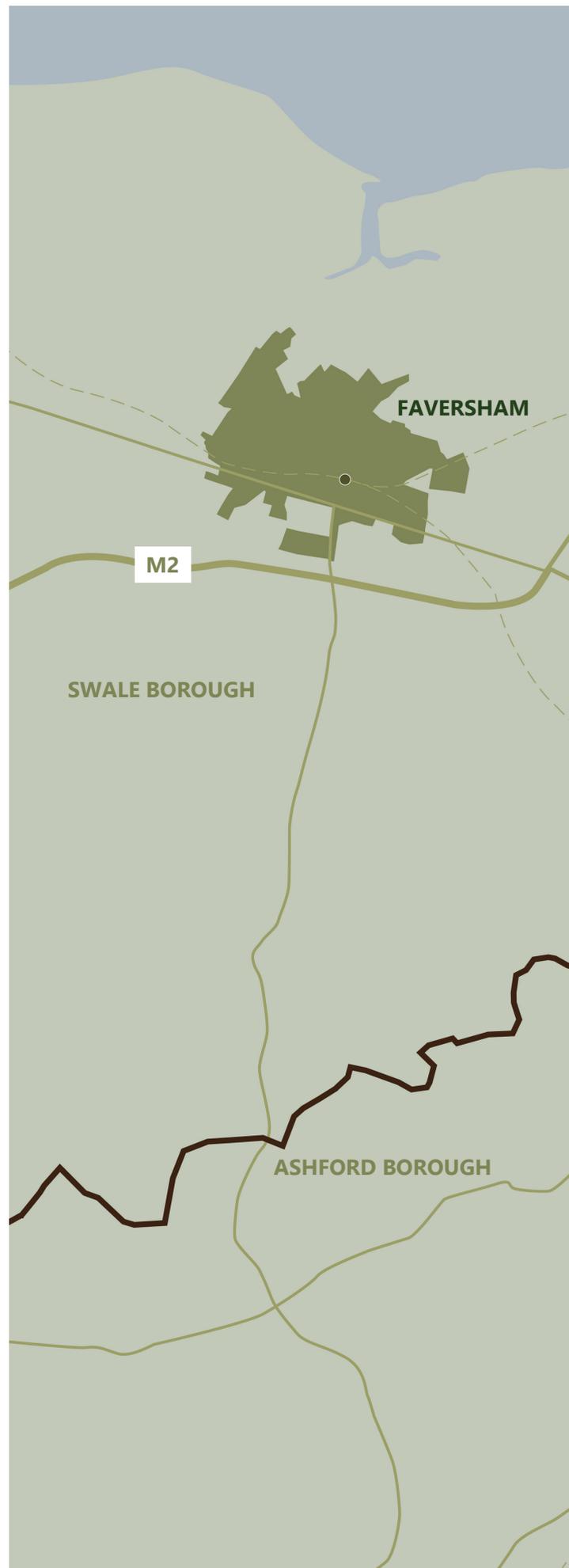
- Assist Swale in providing the necessary housing to meet the Government's requirements
- Improve the access to and egress from the A2 for the neighbouring communities.
- Enhance the sustainability of Boughton and Dunkirk with improved retail and recreational facilities.

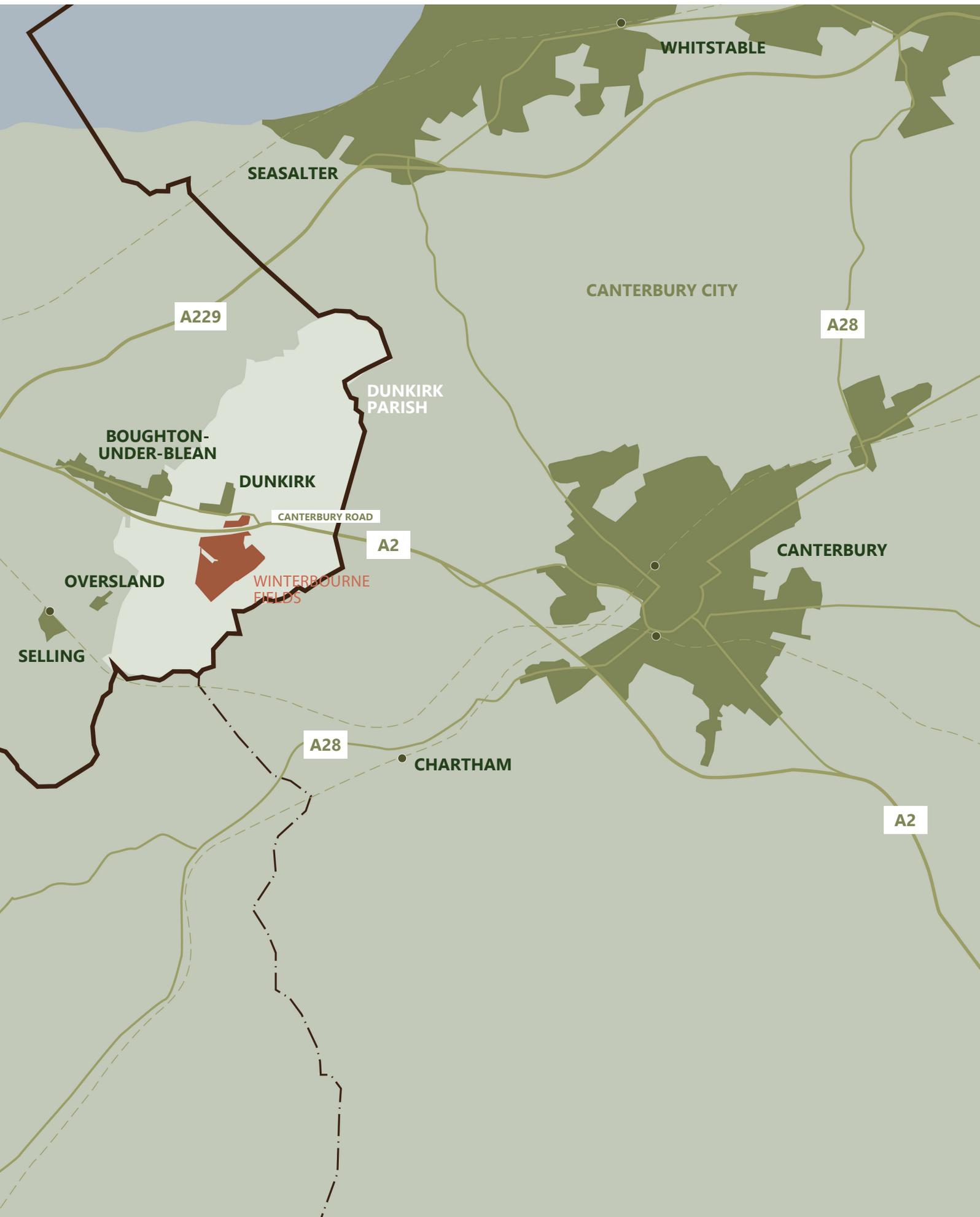
About Shaptor Capital

Shaptor Capital is a privately owned Kent-based real estate business. We have heritage in delivering high quality developments and have been successful in securing highly implementable planning consents in our core geography of South London, Kent, Sussex and Surrey.

We are recognised for our specialist expertise in identifying, structuring, promoting and developing innovative commercial, residential and mixed-use schemes.

We form partnerships with a range of landowners to optimise their land assets by securing planning permission for residential development and managing the onward sale to a housebuilder. We are committed to working with stakeholders to promote an attractive scheme and long lasting legacy, which we are all proud of and which will benefit this locality of Kent.





WHITSTABLE

SEASALTER

CANTERBURY CITY

A229

A28

DUNKIRK PARISH

BOUGHTON-UNDER-BLEAN

DUNKIRK

CANTERBURY ROAD

A2

CANTERBURY

OVERSLAND

WINTERBOURNE FIELDS

SELLING

A28

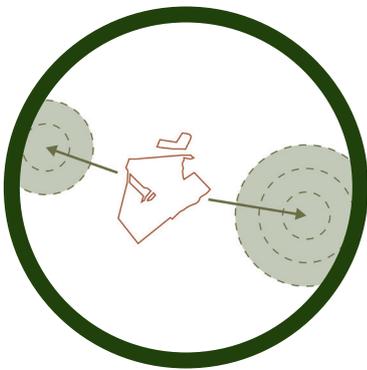
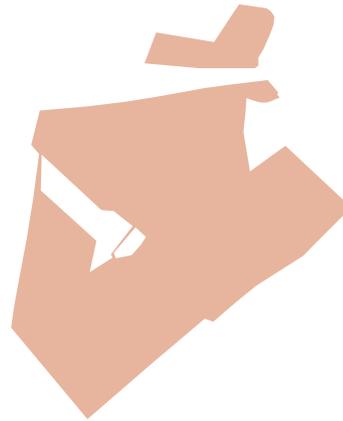
CHARTHAM

A2



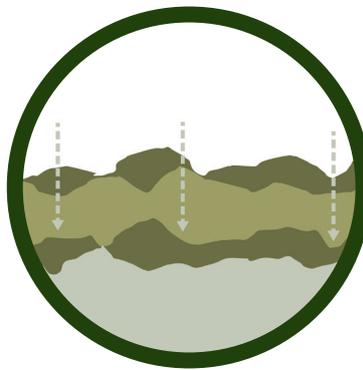
The Opportunity

Winterbourne Fields presents an excellent opportunity to create a sustainable new community of up to 1750 homes and other community uses in close proximity to existing services in Dunkirk, Boughton-Under-Blean and other wider regional centres at Faversham and Canterbury.



Access to cultural and employment centres

providing opportunities for jobs, education and community facilities



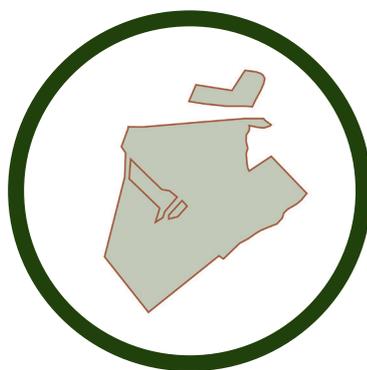
Physically and visually enclosed

shrouded by mature woodland and protected from wider views



Unconstrained from designations

one of few landholdings in Swale Borough that is unconstrained



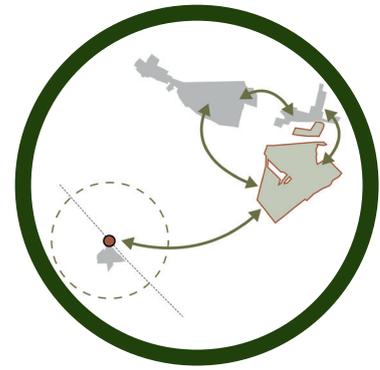
A Single Landowner

providing certainty of delivery



Immediate access to the countryside

and a wide range of footpaths and bridleways to woodland and the Kent Downs AONB



A collection of villages

as an alternative to major urban extensions

Boughton-Under-Blean



Dunkirk



Selling Station

Winterbourne Fields



Selling

Oversland



Overnight accommodation



Church/ community hall



Business use



Education



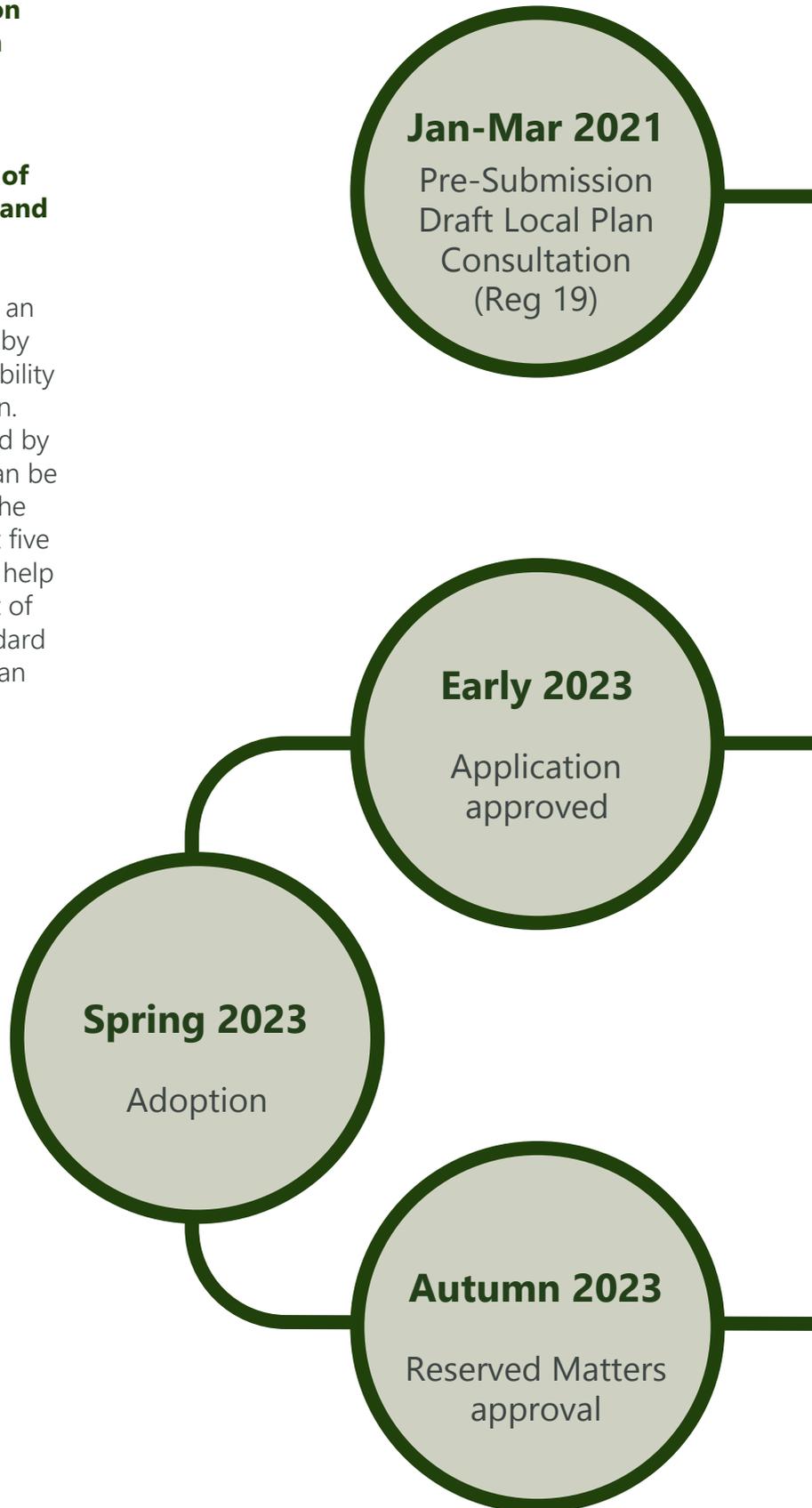
Pub/ bar/ shop

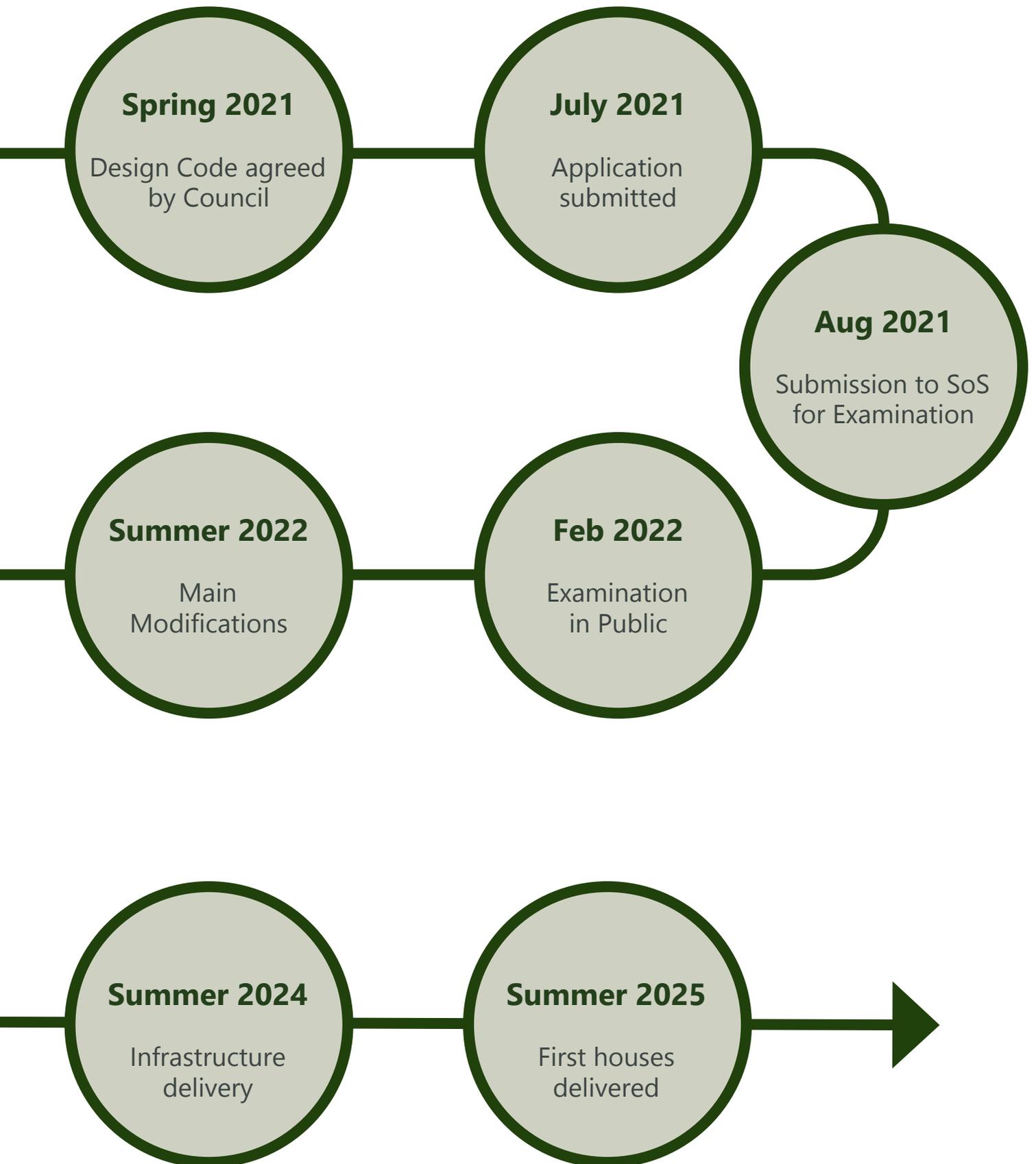


Delivery Programme

Shaptor Capital seek to develop the vision and detail of the site proposals in unison with local people and Members and Officers at the Council. A programme of engagement, as detailed on pages 18-19 would be commenced from the summer of 2020 and run throughout the formation and development of the proposals.

If supported within the emerging Local Plan, an application can be produced and submitted by August 2021 in order to support the deliverability of the site allocation and the wider Local Plan. With an application submitted and supported by emerging Local Plan policies, an Inspector can be given confidence the site can contribute to the Council's housing land supply within the first five years of the Plan. This early delivery will also help ensure that housing delivery from the outset of the Plan is of a high quality, setting the standard for other sites coming forward later in the Plan period.

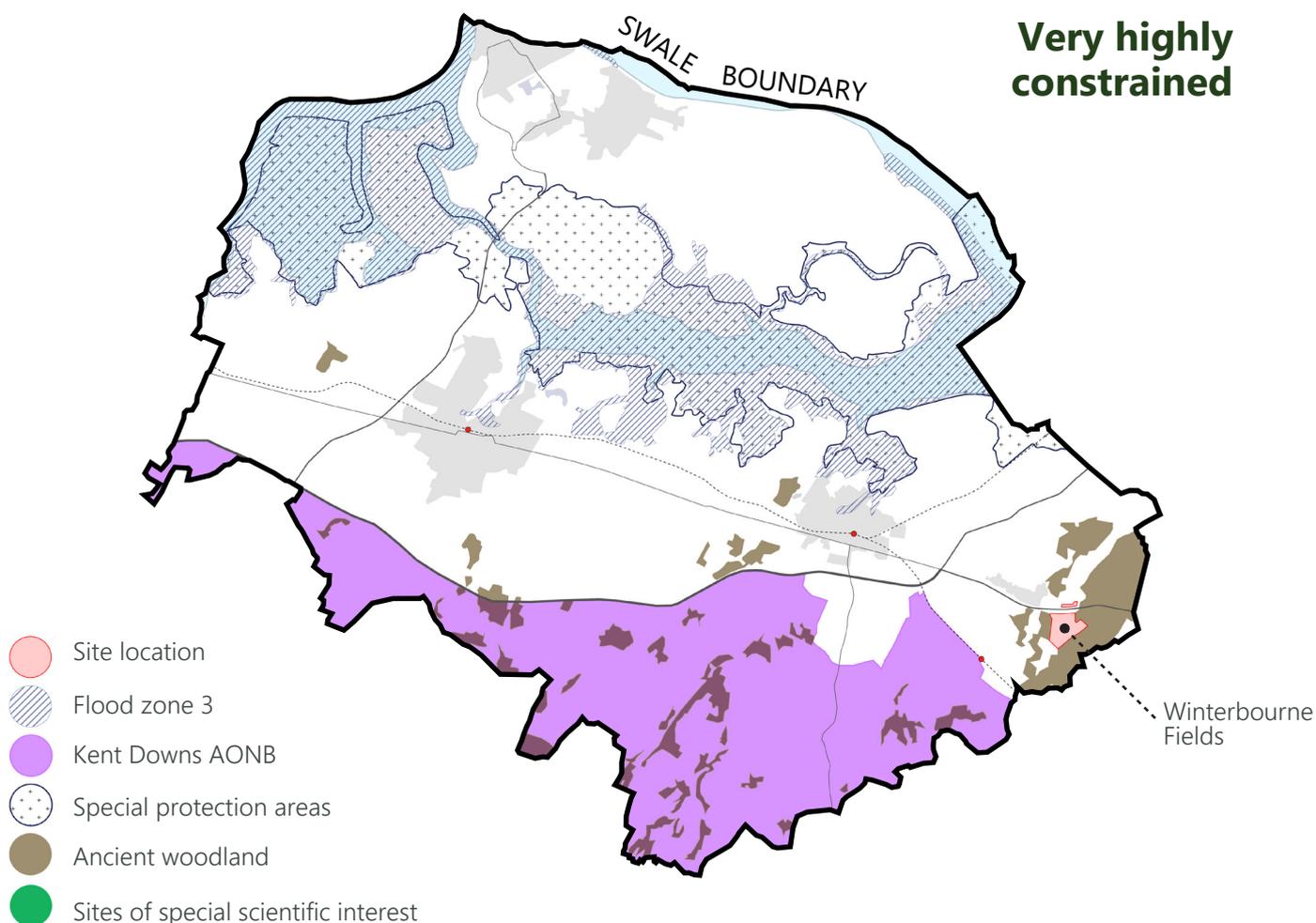




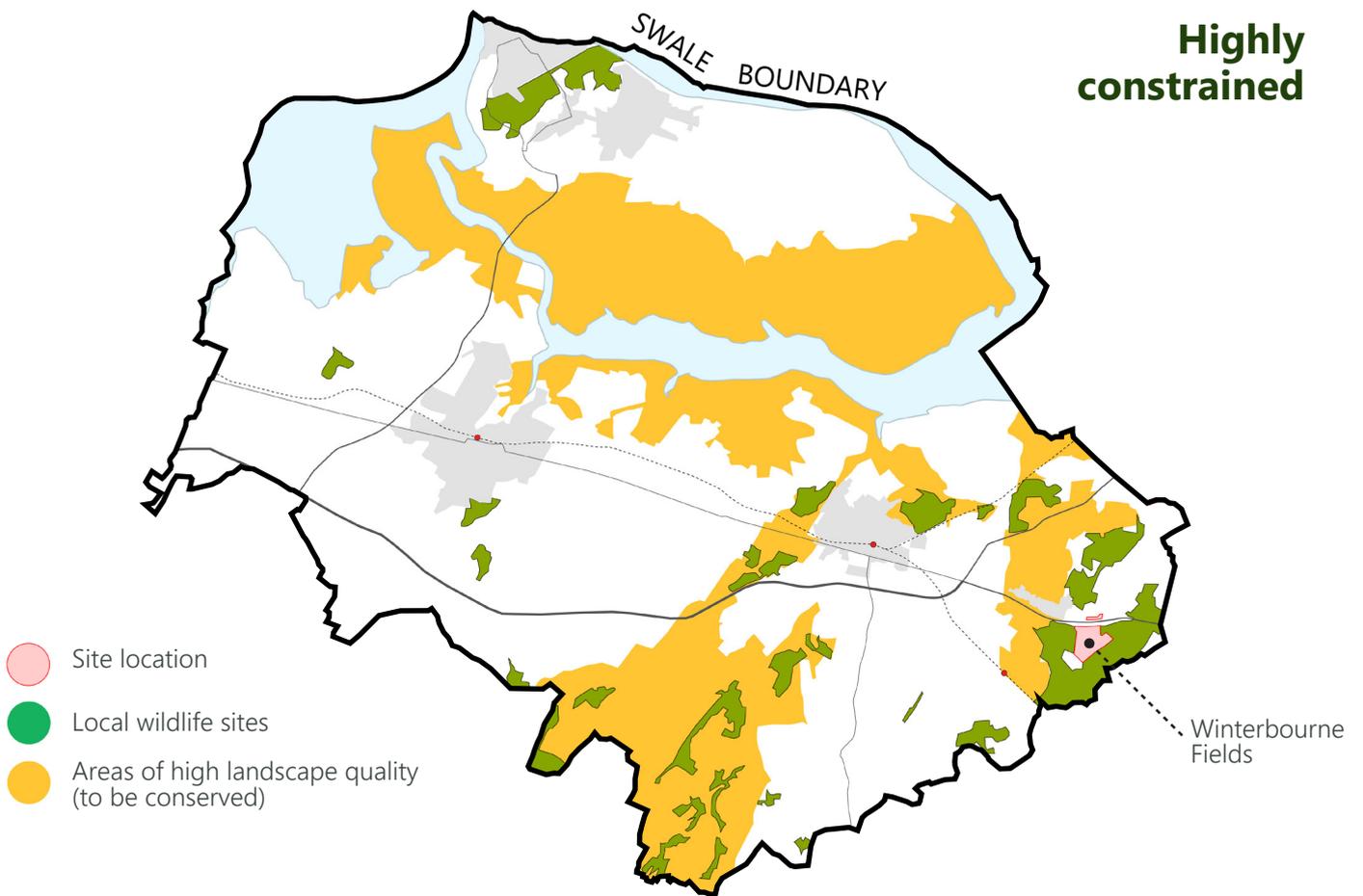


Constrained Land in Swale

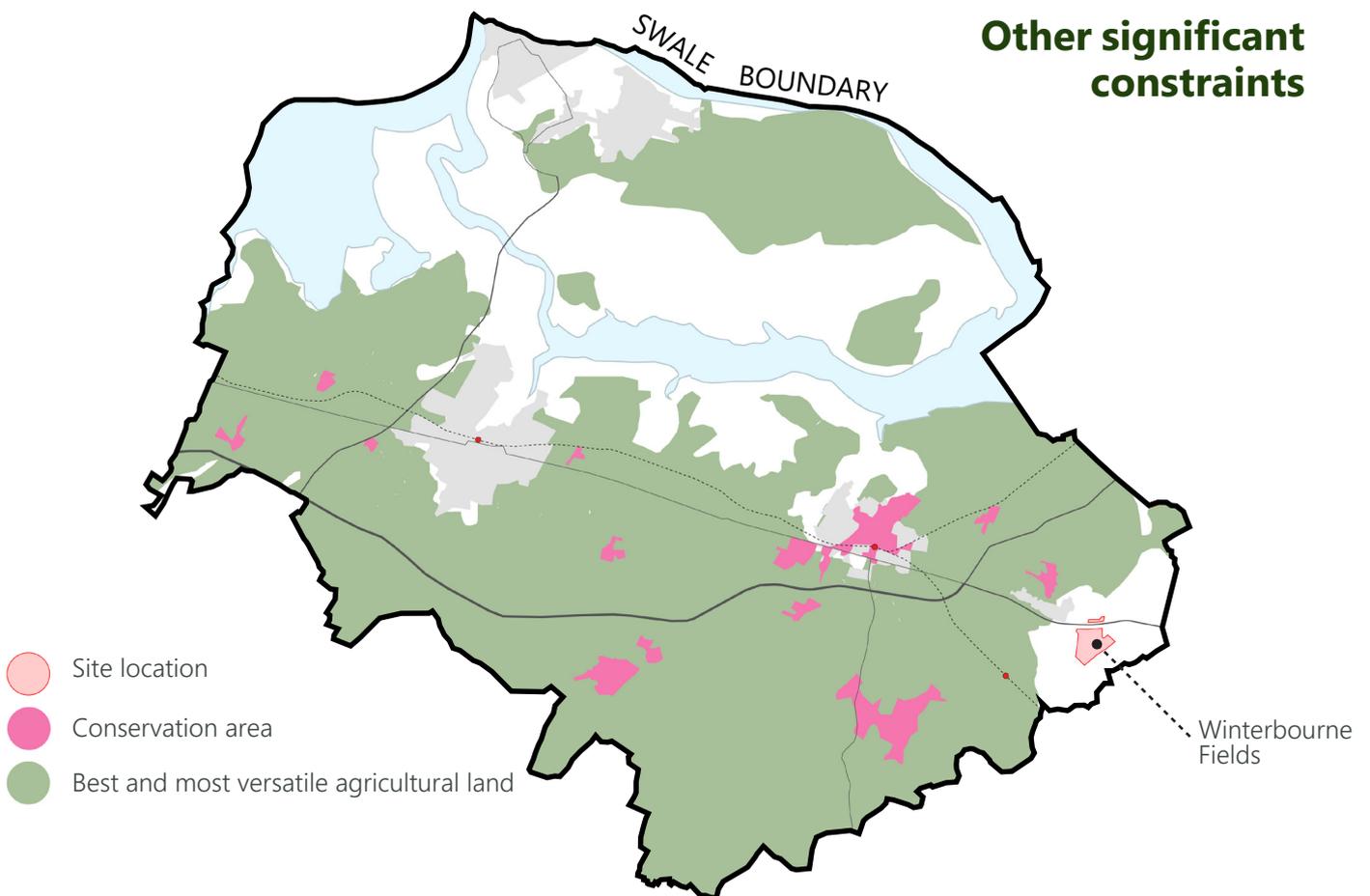
The plans show the areas of 'very high' and 'high' constraints identified within the Council's evidence base (Peter Brett Associates, 2017, *Swale Borough Council Choices for Housing Growth*) along with the other significant constraints to development, including the Best and Most Versatile agricultural land, which plays a significant social, environmental and economic role in Swale (and wider Kent).

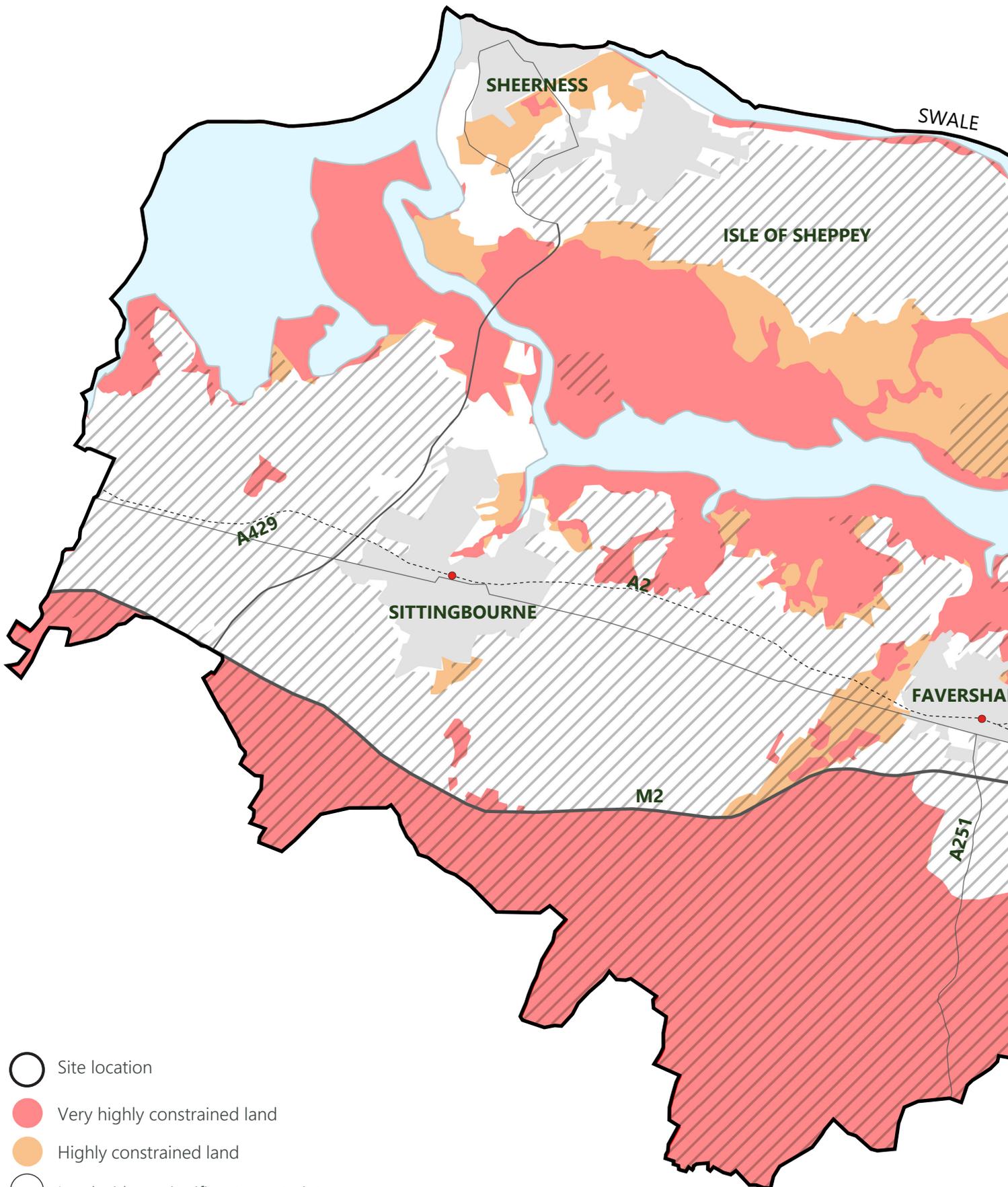


Highly constrained



Other significant constraints





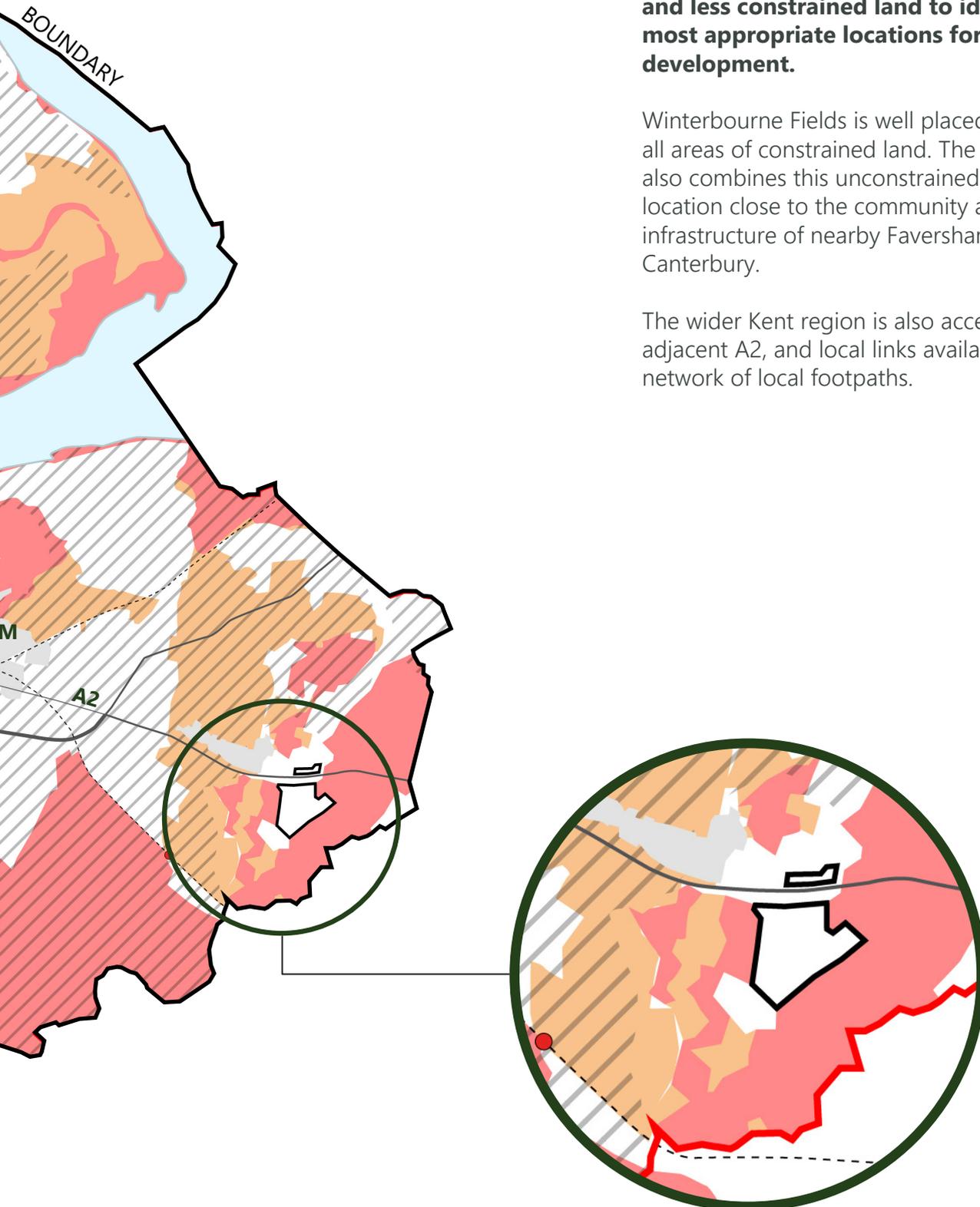
- Site location
- Very highly constrained land
- Highly constrained land
- Land with no significant constraints
- ▨ Best and most versatile agricultural land

Swale: Locations for Development

The summary plan on this page combines the very highly constrained, highly constrained and less constrained land to identify the most appropriate locations for larger scale development.

Winterbourne Fields is well placed and avoids all areas of constrained land. The site's location also combines this unconstrained land with a location close to the community and employment infrastructure of nearby Faversham and Canterbury.

The wider Kent region is also accessible via the adjacent A2, and local links available using the network of local footpaths.





Faversham / Canterbury Context

Winterbourne Fields is located within commutable access of both Faversham and Canterbury, with associated employment, retail, leisure and recreation opportunities.

The A2 links directly to the M2, providing access to other Kent settlements, and Selling Railway Station is located to the south west of the site. Services to London Victoria are every hour, taking approximately 1 hour and 20 minutes.



15 minutes to Selling Railway Station
8 minutes to Boughton-Under-Blean



12 minutes to Dunkirk
25 minutes to Boughton-Under-Blean



From Selling Railway Station:

5 minutes to Faversham
8 minutes to Canterbury East
1hr20m to London Victoria



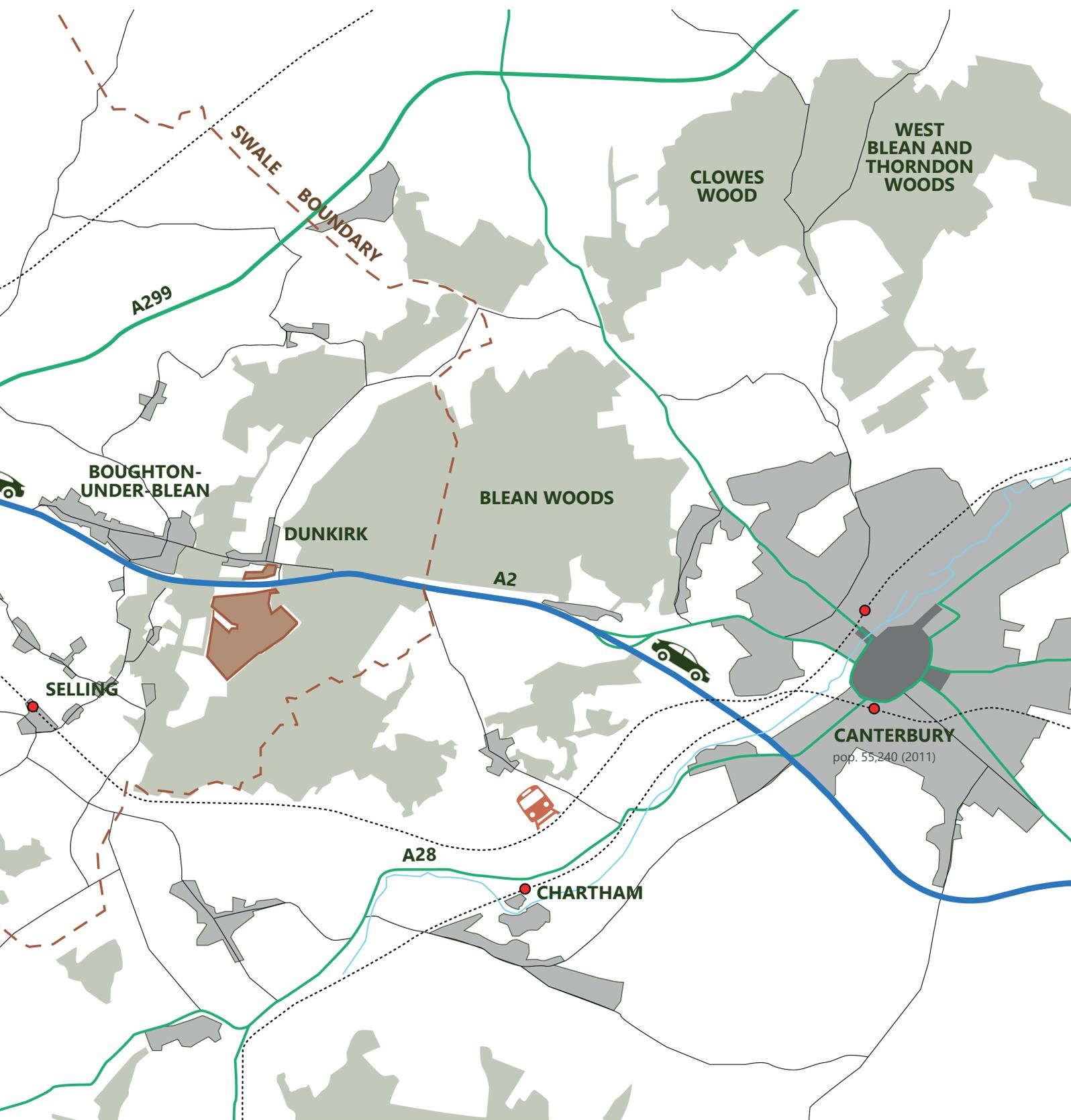
From the site:

12 minutes to Faversham
10 minutes to Canterbury



Direct access to footpaths and ancient woodland





- | | | | |
|---|---|--|---|
|  The Site |  Built up areas |  Areas of woodland |  M2 / A2 |
|  Swale boundary |  Town / city centres |  Railway line (& station) |  A road |



Local Context

Winterbourne Fields sits immediately south of the village of Dunkirk and is comprised of two parcels: one smaller parcel north of the A2 adjacent to the village, and one larger parcel extending south of the A2.

The areas surrounding the Site are made up of mature (some ancient) woodland. This, in combination with the topography of the Site and immediate context result in the Site being physically and visually enclosed. The Site is only visible from a limited number of locations, predominantly the existing A2 bridge, which is currently only accessible to vehicles.

The Site’s wider surroundings comprise areas of woodland and land in agricultural use, as well as small villages and hamlets particularly in the areas to the west and south.

A significant network of public rights of way lead out from the Site across the local area, connecting to neighbouring settlements and the Kent countryside.

The Opportunity

Development of Winterbourne Fields will contribute to a local network of villages, transport links and community facilities.

Access from the Site to neighbouring Dunkirk and Boughton-Under-Blean provide links to convenience shops, a post office, a primary school and a nursery, as well as bus links to Canterbury and Faversham. There is the potential to extend this bus service into the Site to serve new residents via an improved A2 junction.

The mix of proposed uses including new homes, a care village and community facilities can help to sustain this local network reducing the requirement of travelling by car.





- Nursery / School
- Pub / bar / shop
- Community hall
- Overnight accommodation
- Employment

- The Site
-  Railway line (& station)

- Built up areas
-  Village centres

-  Potential new village centre
- Areas of woodland



About the Site

The land holding totals 72.4 hectares in area, with 67.7 hectares positioned south of the A2 and 4.7 hectares to the north.



1750 new homes including a care village

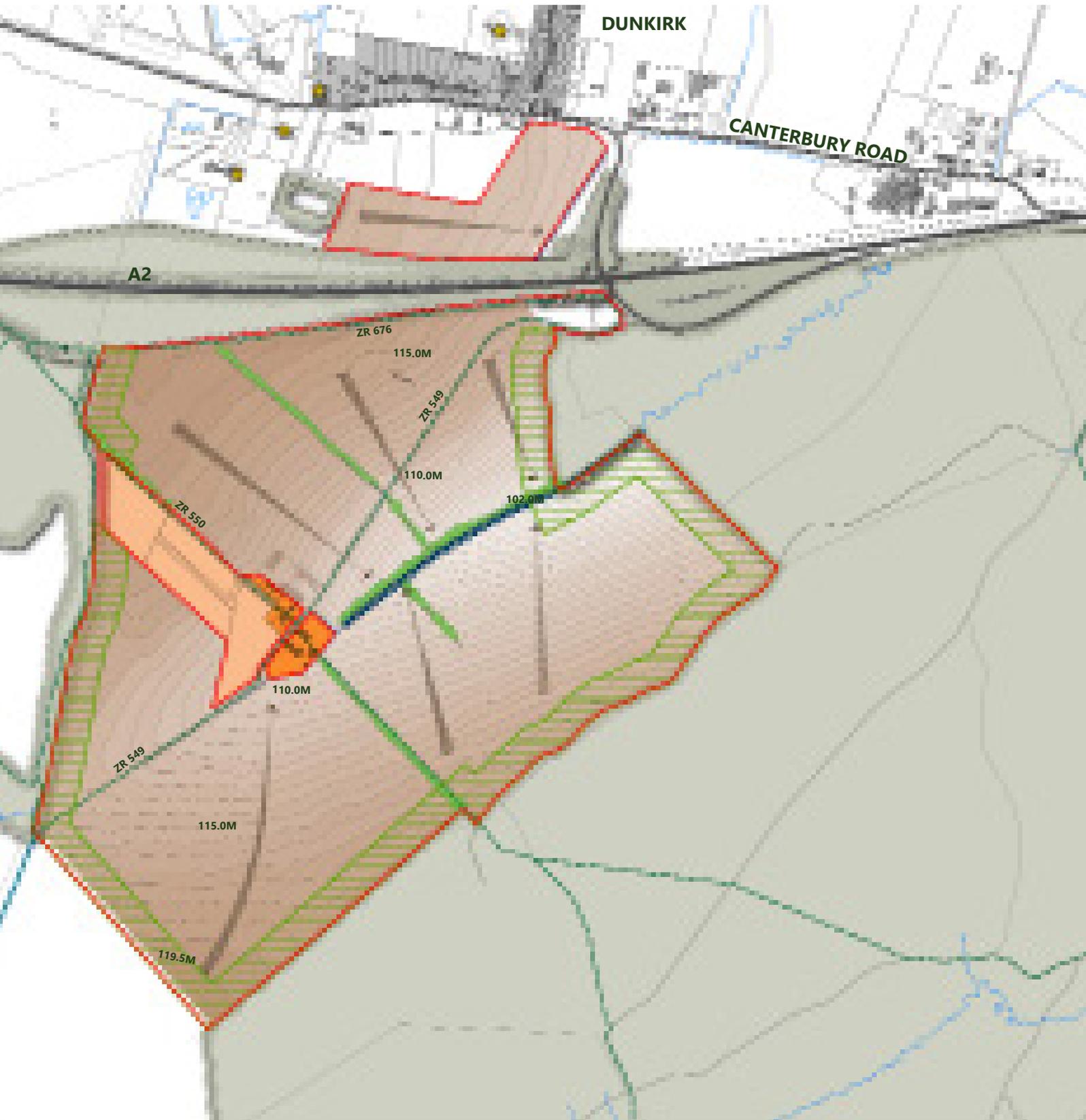


23 hectares of public open space



New village centre





- | | | | | |
|--|---|---|--|--|
|  Woodland buffer |  Built up areas |  Watercourse |  Landfall |  Farmstead |
|  Public right of way |  Areas of woodland |  Listed building |  Existing vegetation |  Drainage ditch |



Next Steps / Engagement

Shaptor Capital is committed to working with the community. We will keep all stakeholders updated and as the proposal emerges people will be able to have meaningful input on the outcome of the scheme.

This brochure has been prepared to illustrate the deliverability of proposals for a mixed use development, with a key benefit being the current single party ownership of the land. The single owner is in complete support of the promotion by Shaptor Capital and as such, the proposed development provides certainty of delivery.

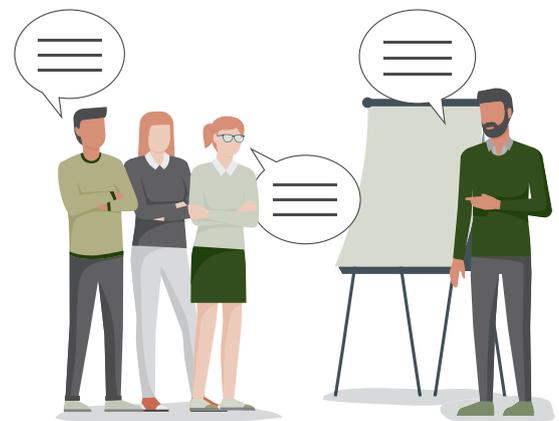
Shaptor Capital will pursue an iterative approach to engagement, providing members of the community and stakeholders with multiple opportunities to listen to, engage with and learn from the proposals. The consultation will be undertaken in a variety of forms to encourage engagement from a range of different groups and sections of society, including those frequently considered hard to reach / hear.

A report on the engagement programme and the results of the consultation would form part of any future planning application.



A single landowner

in complete support of the proposed development provides certainty of delivery



Engagement programme

Members of the community and stakeholders will have multiple opportunities to listen, engage and learn about the proposals

A high-level Advisory Board will be established. It will be made up of senior figures from Swale Borough Council (SBC) and Kent County Council (KCC). This board would be supported by a Community Advisory Board and a Technical Group. Together these groups will support the development of the project.

The project will use a variety of techniques to engage with and capture the views of the widest possible range of stakeholders. The focus will be on the use of interactive engagement across Swale and Canterbury. Digital and face to face engagement will be used to find and to connect with harder to reach groups.

Presentations to councillors at SBC and KCC will mark the start of the transition from a technical discussion to a public debate. They will be followed by a series of community awareness events and then a more formal consultation.



SHAPTOR CAPITAL



Carter Jonas

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Our world is local



WINTERBOURNE
FIELDS

www.winterbournefields.com
Email: community@winterbournefields.com