

www.winterbournefields.com

A new community for all



April 2023



Shaptor recently spent time listening to you, engaging with you and learning from you about what is important in your new community.

We met many residents at a community drop-in event in October. What you told us was important and really interesting to hear and we have since recorded and sought to address your feedback, a summary of which is provided in this newsletter.

Your feedback is important. It will help the team ensure that we co-create a community that we will all have pride in. The top 12 local issues that you were most interested in seeing improve are:

Access to healthcare	The nearest GP surgeries are located in either Faversham to the west or Canterbury to the east. The existing village communities would benefit greatly from a more local and accessible doctors surgery and a supporting dispensary service / pharmacy.
Reduced local bus services	The 3, 3A and X3 bus services which run between Faversham and Canterbury, although very useful, are running a reduced service and are infrequent. Local people would benefit from a more regular and consistent bus service throughout the week and weekend to get further afield and avoid using private vehicles.
Traffic congestion through the villages	There is a regular build up of peak hour traffic along the A2, which sometimes causes rat running along the Canterbury Road through Dunkirk and Boughton villages. This is a hazard for local residents, and is particularly bad when accidents occur along the A2 close to Brenley Corner.
Access to / from the A2	It would be safer, quicker and reduce congestion if there was improved access to and from the A2 south of Dunkirk and Boughton. The current eastbound and westbound slip roads serving Dunkirk are substandard and are used regularly by HGV drivers to park overnight.
Lack of sports and leisure opportunities	Although there is a grass sports pitch within Boughton village, there is a local need for new and improved sports facilities including changing, to support community clubs and Boughton School.
Children's play facilities	Boughton has a well used albeit ageing play area close to the village hall, but Dunkirk has none. Access to new play facilities, including those for over 11's, would be of particular benefit for children and young families.
Starter homes for young people	Local property values are high and there is a lack of smaller homes available to rent or buy. This lack of opportunity means that younger people must stay at home for longer to remain close to friends and family, or move away, rather than start their own journey towards home ownership.
Community allotments	Despite being located at the heart of the garden of England, there are no allotments available within either Dunkirk or Boughton villages. Areas of land to support community food growing, including allotments for hire, would be welcomed.

Homes for older people	With an ageing population, there is an existing local need for smaller accessible homes for downsizing. New retirement homes, later living and care accommodation would support the current and future needs of the community.
School places	Boughton School is at full capacity and more primary school places are needed locally. A new primary school would support the growing needs of young families.
Safe access to the countryside	Walking and cycling routes across the A2 onto the wider Blean network are very poor. Improved access routes which prioritise pedestrians and cyclists across the A2 onto Public Rights of Way and other routes to the south would be a major benefit.
New local shops	There are existing shops and pubs in Boughton village, but a larger convenience store and other shops selling locally sourced produce and providing space for local retailers would be of great benefit and reduce the need to travel. Although these shops should have a different, rather than competing, offering.

You also had many concerns about the new village community at Winterbourne Fields. These included:

Traffic	Further traffic generation created by Winterbourne Fields and the impacts this would have on the local highway network.
Overcrowding	Pressures on existing schools and services caused by a larger local population.
Size of development	The scale of Winterbourne Fields in comparison to the existing villages, and the volume of new homes and residents it would create.
Local woodland and wildlife	The need to protect the extensive areas of existing diverse habitats - including Ancient Woodland along the Blean corridor, and the species of animal, flora and fauna which live there.

Our commitment to you

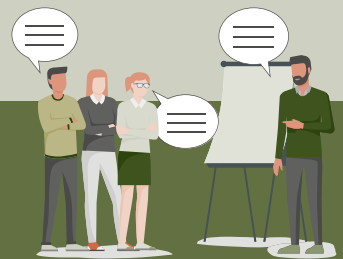
Following the community consultation event, the Shaptor team have taken further steps to improve your new village proposals.

In order to pursue our commitment to high quality and sustainable placemaking, in November 2022 we engaged the services of the **South East Design Panel**, a prestigious group of independent architects and designers, who have visited the site and provided feedback on the new village proposals.

Since the start of 2023, the Shaptor team have been reviewing all the feedback, and seeking to improve and advance the proposals for Winterbourne Fields.

We will be sharing new information with you next month which we believe demonstrates how we have listened and responded to you, in advance of submitting a planning application.

Shaptor is a privately owned Kent based real estate business. They have heritage in delivering high quality developments and have been successful in securing planning consents across Kent, South London, Sussex and Surrey.



Ways to keep in touch:

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