



Winterbourne Fields

Scheme Information



S H A P T O R



Winterbourne Fields

Summary

The Vision

Winterbourne Fields is a new garden village, with the vision of creating a vibrant, sustainable, community focussed scheme which will support all generations within a neighbourhood community.

Shrouded by magnificent Ancient Woodland, the landscape sets the character of the proposals - resulting in a scheme with over forty percent of the site proposed as publicly accessible green space for use by residents and the wider community.

Our underlying vision for Winterbourne Fields is one of a highly sustainable community with a reduced dependency on cars - achieved through the provision of good public transport connections and methods to make cycling and walking easier and safer; alongside the creation of attractive pedestrian prioritised streets to provide an environment that all residents can use and enjoy.

Drawing on the surrounding, ancient woodland as a central element in its character, adding to it with new planting and improving the existing footpaths through the site and into the neighbouring countryside. The result is a new community 'nestled' in the woods, making the most of, and enhancing, the existing environment and generating an overall biodiversity net gain of 10%.



The Right Site

- Winterbourne Fields is low-grade agricultural land, outside of AONB and Green Belt constraints;
- It offers the chance for more people in Swale to live in a new sustainable village, with a range of housing types and tenures;
- The site falls under one ownership a significant, positive factor in its deliverability;
- Sustainably connected to the wider amenities and cultural facilities in Faversham and Canterbury; and,
- Through the creation of new infrastructure and facilities, the proposals will support the life of the nearby villages of Dunkirk and Boughton.

Building a New Community

- Our proposals will create up to 1,815 new homes, including 40% allocated as affordable;
- Opportunities for the provision of self build plots, along side the capacity to deliver First Homes, keyworker, retirement and extra-care tenures too;
- Our scheme includes a village centre, community and recreational space, sports pitches, new local shops and business space for local start-ups and more established businesses;
- Alongside the built-in sustainability of a walkable village neighbourhood with features such as an electric vehicle charging hub, an innovative parking strategy, electric bike hire and car club spaces, the scheme has also been designed to 'hard wire' in sustainable living today and the ability to adapt to future carbon reduction technologies in the future.

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Winterbourne Fields

Summary

Delivery of Infrastructure & Facilities

- The proposals include a Village Centre, Community Space, recreational spaces, play areas, allotments and sports pitches;
- Provision for space for local shops and business space for local start-ups and more established businesses; and,
- Opportunities to create new facilities and upgrade/support existing infrastructure such as health, education, business services, public transport and the local highways network.

Environment

- The proposals include a high proportion of open space (40 ha) including a community park and green links to other, local walking trails;
- Our scheme draws on the surrounding, ancient woodland as a central element in its character, buffered by substantial green areas around the proposed development, adding to it with new planting;
- Existing footpaths will be improved through the site and into the neighbouring countryside;
- The result is a new community 'nestled' in the woods, making the most of, and enhancing, the existing environment and generating an overall biodiversity net gain of 10%.



Stewardship

- Working with the Land Trust to draw on their experience of effective long-term management of neighbourhoods and green spaces; and,
- Exploring the right legal and management mechanisms to guarantee the scheme's effective operation into the future.

Sustainable Living

- The creation of a walkable village neighbourhood;
- Built-in features like an electric vehicle charging hub, an innovative parking strategy, electric bike hire and car club spaces;
- Reducing carbon emissions by combining renewable energy solutions with a fabric first approach to create low carbon housing;
- The proposals has also been designed to 'hard wire' in sustainable living today and the ability to adapt to future carbon reduction technologies in the future.

How are we responding to consultation:

- Protecting the woodland - buffer;
- Bringing the bus services into the scheme;
- Provision of the health centre;
- New sports facilities;
- Affordable housing;
- Green spaces;
- Design review panel - adapted layout to suit commentary.

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Winterbourne Fields

Community and Village Centre

Positioned at the heart of Winterbourne Fields, the village centre creates a space for community activity within easy walking distance of all homes. Our vision for Winterbourne Village is for a vibrant mixed-use centre where a convenience store, shops, and cafes/restaurants sit alongside salons, offices, a co-working hub and gym. Proposals would seek to create squares, streets and piazzas bustling with activity throughout the day and into the evening. Direct pedestrian and cycle connections will lead to the village centre along broad green corridors, with Winterbourne Park positioned to the south-east.

Activity in the village centre will be generated by the community - the residents and businesses located here - supported by visitors such as parents taking children to school or nursery, residents stopping to pick up groceries, or to meet with friends for coffee or lunch. Medical facilities, community and sports facilities will also provide activity at differing times of the day/week. The close proximity of the principal mobility centre (with public transport access) ensures the facilities in the village centre can be accessed easily without the use of a car.



Sports/Community Facility, multi-functional indoor space and pavilion with hospitality/ changing facilities supporting full-size multi-sport grass pitches and tennis courts
A

Primary School and Early Years Centre with playground, playing field and MUGA (multi-use games area) available for community use
B

Winterbourne Park, multi-habitat parkland at the heart of the scheme with wild-flower meadows, SUDs basins, scrub, orchard and woodland planting
C

Green corridors cross the site creating new permissive path networks linking residential areas with community facilities

Streets through the village centre will be lined with fruiting/flowering trees creating a big visual impact that changes through the seasons

Sustainable living opportunities across all demographics

The Big Blean Walk

Public Right of Way (PRoW)

Winterbourne Square - village green providing opportunities for more formal gatherings and events
D

Opportunity for health & well-being centre providing access to healthcare facilities and services for local residents
E

Principal Mobility Centre - access to public transport, e-bike and car club rental facilities. A hub for community activities, deliveries and cycle parking/charging facilities
F

Village centre courtyard formed at the convergence of pedestrian routes and relationships between the school, retail outlets and residential properties. Pedestrianised zone with School drop-off / pick-up location

Access for parking and deliveries to commercial properties

Play opportunities
 ● Neighbourhood Equipped Area for Play (NEAP)
 ● Local Equipped Area for Play (LEAP)
 ● Local Area for Play (LAP)





Winterbourne Fields

Green Open Spaces

The Landscape Masterplan

Winterbourne Fields is a new garden village, with the vision of creating a sustainable, community focussed scheme which will support all generations within a neighbourhood community.

Enclosed by woodland, with a central stream and strong hedgerow features, proposals for the site at Winterbourne Fields are led by landscape features and the relationship to the wider landscape setting.

A sensitive approach to the proposals creates an extensive landscape and ecology masterplan to create a new green and blue infrastructure across the site by:

- protecting, conserving and enhancing existing hedgerows and woodland areas;
- protecting the Ancient Woodland with a min. 20m wide planted buffer zone, and a further min. 5m wide inner recreation zone for residents use;
- creating a network of green open spaces across the site linked by green corridors;
- providing improved access to public rights of way (PRoW) and The Big Blean Walk;
- encouraging local residents of all ages & abilities to have a relationship with the landscape around them; and
- providing sensory plants and landscaping treatments to give those with impaired vision & hearing their own sensory experience along pedestrian routes.

Over 24 hectares of public open spaces including a woodland trail, parkland, play areas, pocket parks, sports fields and community allotments. As well as ponds, swales and rain gardens providing habitat and drainage solutions

Achieving over 10% improvement in biodiversity net gain across the site

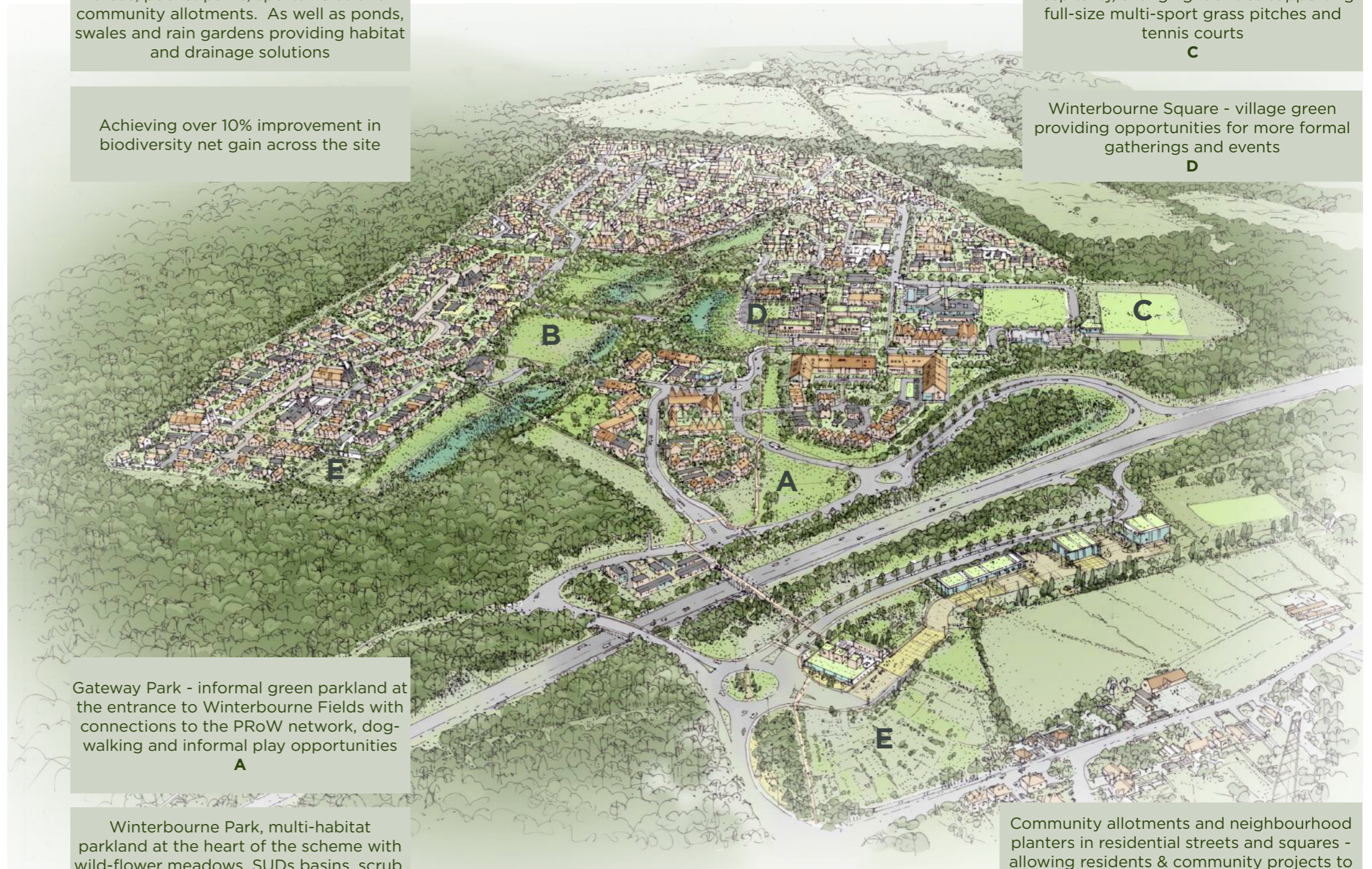
Sports/Community Facility, multi-functional indoor space and pavilion with hospitality/changing facilities supporting full-size multi-sport grass pitches and tennis courts
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Winterbourne Square - village green providing opportunities for more formal gatherings and events
D

Gateway Park - informal green parkland at the entrance to Winterbourne Fields with connections to the PRoW network, dog-walking and informal play opportunities
A

Winterbourne Park, multi-habitat parkland at the heart of the scheme with wild-flower meadows, SUDs basins, scrub, orchard and woodland planting
B

Community allotments and neighbourhood planters in residential streets and squares - allowing residents & community projects to grow their own produce, and also provide education opportunities for the school
E





Winterbourne Fields

Leisure

Our vision for Winterbourne Fields is for a new village created within an extensive landscape, setting the character for a new sustainable community. Shrouded by magnificent Ancient Woodland, the scheme will provide over forty percent of the site as publicly accessible green space for residents and the wider community - with residents all within 5-minutes walk of green open spaces.

Winterbourne Fields, and existing local residents, will have access to the centrally positioned Winterbourne Park, gateway parks, village green and other community leisure opportunities including:

Sports/Community Facility, multi-functional indoor space and pavilion with hospitality/ changing facilities supporting full-size multi-sport grass pitches & tennis courts
A

A network of play facilities providing access to pocket parks and play areas for differing age groups & abilities



Primary School and Early Years Centre with playground, playing field and MUGA (multi-use games area) available for community use
B

Perimeter walk next to the Ancient Woodland buffer (within pedestrian accessible zone), provides opportunities for 5km Park Run route

Extensive pedestrian and cycle path routes throughout the site, providing direct access routes across the site, with connections to existing public rights of way (PRoW) routes and The Big Blean Walk



Opportunities for mobility centres and hubs to be a focus for community activities such as yoga, running groups and nature trails

Winterbourne Park, multi-habitat parkland at the heart of the scheme with wild-flower meadows, SUDs basins, scrub, orchard and woodland planting
C

Green corridors crossing the site create new permissive path networks linking residential areas with community facilities

Winterbourne Square - village green providing opportunities for more formal gatherings and events
D

Gateway Park - informal green parkland at the entrance to Winterbourne Fields with connections to the PRoW network, dog-walking and informal play opportunities
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Community allotments and neighbourhood planters in residential streets and squares - allowing residents & community projects to grow their own produce, and also provide education opportunities for the school
F

'Vitaparcours' opportunities - a free, outdoor, landscape-led sport that incorporates a mix of mobility, strength and endurance exercise





Winterbourne Fields

Waste and Recycling Strategy

Our strategy for waste and recycling collections at Winterbourne Fields targets reducing waste and increasing recycling, as set out in the Swale Climate Action Plan and national government targets.

Our strategy proposes an option which aligns with the vision of greener streets and reduced vehicle movements on site; and works for residential and non-residential areas alike.

Our proposal is for a series of communal collection points to be provided on the primary access road, located within 2 minutes walk of homes and businesses. The scheme would use subterranean super-bins accessible to all, similar to schemes used in Liverpool, Edinburgh, Cambridge and some London Boroughs. Super-bin installations will help to create greener streets, refuse collection vehicles do not need to access every street, resulting in narrower road widths with more opportunities for green and blue infrastructure on site.

Where implemented the super-bin strategy has improved the cleanliness of the streets with reduced street littering from spilled waste, improved streetscapes clear of refuse bins, and has helped to increase levels of recycling.



Up to a 70% reduction in collection costs for local authorities

Smart fob secured to prevent fly-tipping or antisocial behaviour

Super-bins come in a variety of sizes, with the largest (5,000 litres) providing capacity for a weeks worth of refuse for 20 homes



No need to store waste/recycling for weeks, waste can be deposited with increased frequency by users

Fully accessible to all users with pedal or ground level mechanisms

Emptied and re-installed in approx. 10-minutes using a "Hiab" fitted to the waste collection vehicle



Eliminates manual handling of refuse bins for residents and waste operatives

Made of steel or reinforced plastic to reduce odours and pest infestations



"Smart" systems alert collection services when full so bins are emptied when needed - maximising capacity and reducing collection numbers

Systems to enable automated collection route planning to reduce carbon emissions, congestion and noise



Winterbourne Fields

Mobility Centre and Hubs

Our transport vision for Winterbourne Fields is to create a vibrant, sustainable and landscape led community, where travelling sustainably is more favourable than travelling by private car.

A mobility centre and network of smaller hubs will provide opportunities for residents to gain access to information and booking facilities for public transport services, e-bike hire or car club rental facilities, as well as acting as hubs for cycle parking, e-cycle charging and delivery service lockers - with the aim of encouraging residents to reduce their car usage in favour of more sustainable methods of transport. The mobility centre will be located close to the village centre giving access to express bus services, while mobility hubs will be located within a 3-minute walk of homes, providing easy access to facilities and supporting centralised parking arrangements.

Located with communal parking areas on the primary access road, adjacent to green open spaces, mobility hubs will become focal points for community activities such as open air yoga classes, running groups, nature trail walks/education opportunities or simply as a place to rest or meet a friend. The mobility centre and hubs are also designed to become a key part of the Winterbourne Fields sustainability network, with green roofs and photovoltaic panels, as well as helping to increase biodiversity on site by using green walls, the installation of bee/insect hotels, bird nesting and bat roosting boxes.

Mobility Centre and Hubs:

Centralised parking areas with access to car clubs and e-cycle hire facilities to create opportunities to reduce car usage

Opportunities to increase biodiversity net gain with green roofs & walls, insect hotels and bird boxes



Narrower roads create more opportunities for sustainable infrastructure on site

Create informal meeting places for residents, visitors and community groups next to open green spaces

Help to reduce vehicle movements on site by acting as delivery hubs

Encourage more sustainable transport options

The mobility centre operates as a bus stop, with hubs serving as ticket booths and future bus stops - enabling expansion of the bus network

Provide educational opportunities for residents and visitors to learn more about the local area

Opportunities for community solar PV installations

Provide access to cycle parking, e-cycle charging/hire facilities

Provide access to information and hire facilities for car club vehicles

Provide public transport updates for local bus and train services

Provide access to delivery lockers for convenient, secure parcel drop-off / collection



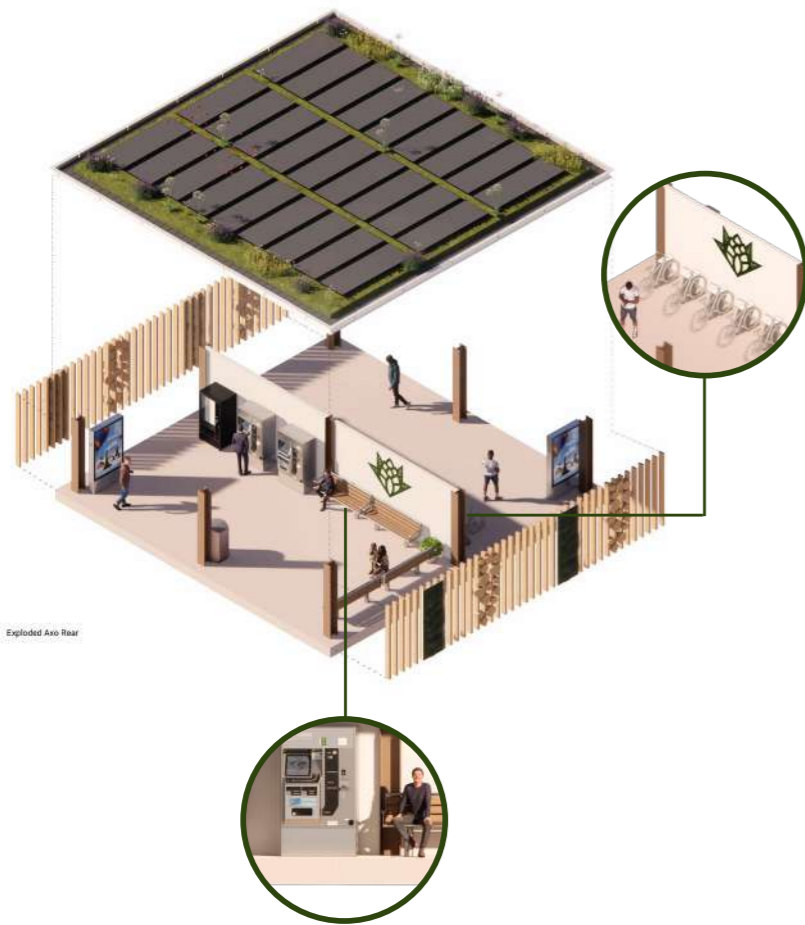


Winterbourne Fields

Mobility Centre and Hubs

The transport vision for Winterbourne Fields is to create a vibrant, sustainable and landscape led community, based around a network of green streets - maximising green-blue infrastructure opportunities whilst ensuring that car parking does not dominate the streetscape. To help achieve this, a new innovative concept for parking on site has been created. This ensures delivery of the vision whilst providing flexibility in design.

Mobility Centre and Hubs:



- Key
- Suggested locations for Mobility Centre
 - Suggested locations for Mobility Hubs
 - Suggested locations for Centralised Parking
 - Isograph showing average 2-minute walk



STANDARD

On-plot parking spaces, the traditional arrangement for housing developments resulting in lower densities, wider streets and larger areas of hard standing



HYBRID

A mixture with some on-plot spaces and others parking in centralised courts - provides more dense layouts and greater opportunities for sustainable infrastructure



CENTRALISED

All residents parking in street facing, centralised areas supported by mobility hubs - provides higher density layouts and greener streets free from parked vehicles



Winterbourne Fields

Parking Strategy

The transport vision for Winterbourne Fields is to create a vibrant, sustainable and landscape led community, based around a network of green streets - maximising green-blue infrastructure opportunities whilst ensuring that car parking does not dominate the streetscape. To help achieve this, a new innovative concept for parking on site has been created. This ensures delivery of the vision whilst providing flexibility in design.

Guiding Principles

- Implement measures to reduce private vehicle use, promoting active travel and public transport use - seeing a reduction in overall car parking numbers on site;
- The use of three residential parking typologies to provide flexibility across the site and reflect street character;
- Access to car club vehicles to encourage residents to reduce car ownership levels;
- Deliver sustainable infrastructure - highest quality walking and cycling infrastructure, and increased provision of EV charging for private and public spaces;
- Flexibility in non-residential parking areas to reflect differing periods of peak use;
- Engender a culture of car-free living by discouraging car ownership through stewardship and sustainable travel options; and,
- Implement a 'Vision & Validate' process supporting the sustainable travel strategy, underpinned by 'Monitor & Manage' across the development.



STANDARD

On-plot parking spaces, the traditional arrangement for housing developments resulting in lower densities, wider streets and larger areas of hard standing



HYBRID

A mixture with some on-plot spaces and others parking in centralised courts - provides more dense layouts and greater opportunities for sustainable infrastructure



CENTRALISED

All residents parking in street facing, centralised areas supported by mobility hubs - provides higher density layouts and greener streets free from parked vehicles

Centralised Parking:

Create opportunities to increase biodiversity net gain with green roofs and walls, insect hotels and bird boxes

Located within 3 minutes walk of homes providing easy access for residents

High-quality design to complement the street scene, mitigating antisocial behaviour

Canopies covering parking spaces create shade and help reduce urban heat island effect on site



Permit-controlled, reserved spaces for residents

Greywater recycling tanks can be situated under parking structures

Opportunities for community solar PV installations

Benefits:

- Access to residential streets will be limited for drop-off/pick-up, deliveries and emergency vehicles - resulting in narrower carriageways, fewer vehicle movements and reduced visual impact from parking;
- Greener streets and reduced vehicle use will improve air quality, reduce carbon emissions and reduce heat islands on site;
- Parking can be managed more effectively, with visitor parking integrated within central areas - further reducing parking numbers and embedded carbon;
- As demand for parking falls there will be scope to remove spaces and re-green areas;
- Opportunities to use EV batteries for site power management - providing virtual power stations fed by idle EV batteries.

Access to EV charging for all residents and visitors



Narrower carriageways increases space for sustainable infrastructure creating greener streets

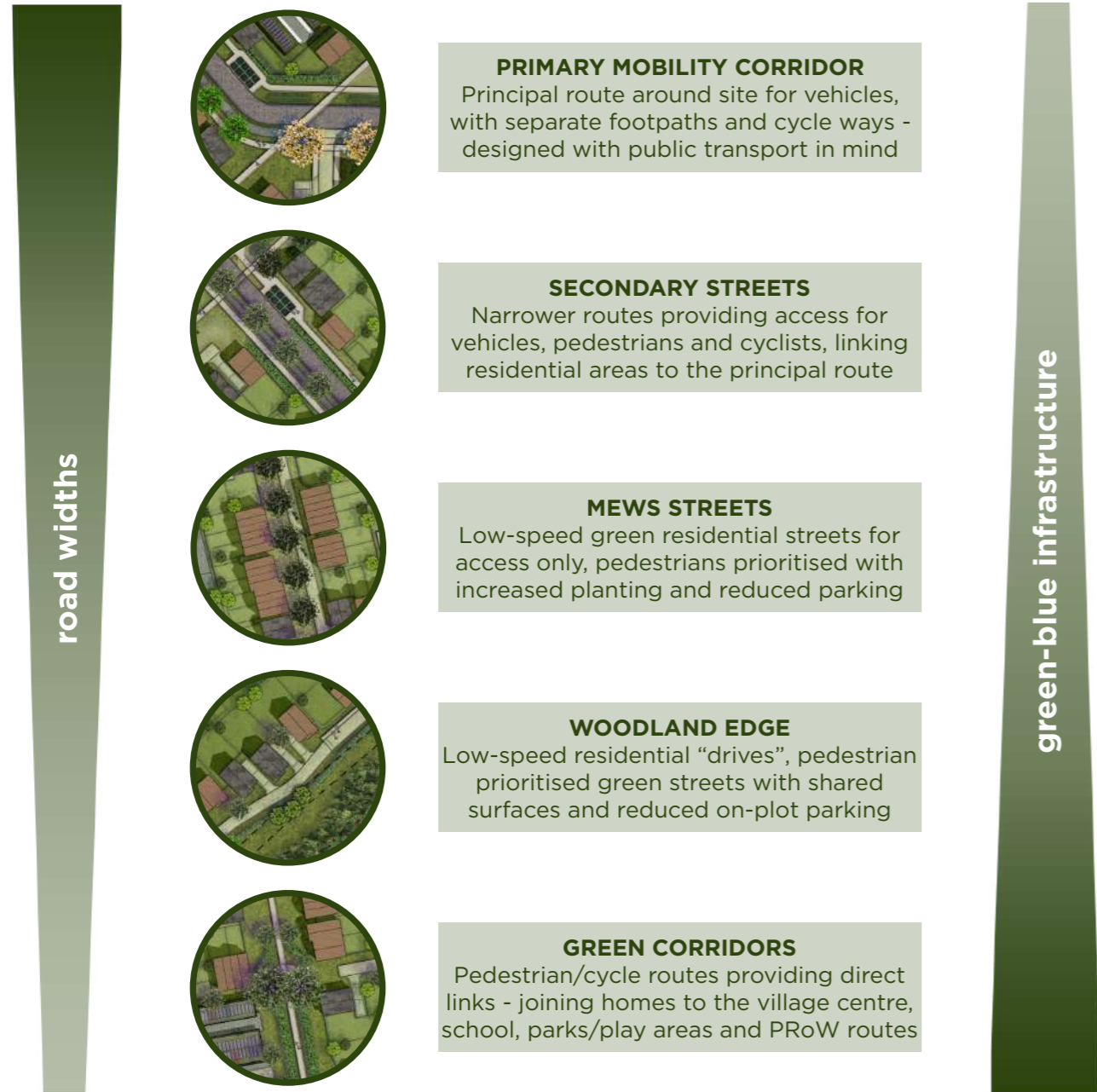


Winterbourne Fields

Green Street Strategy

Our overall vision for Winterbourne Fields is one of a highly sustainable and landscape led community with a reduced dependency on cars - achieved through the provision of good public transport connections, and methods to make cycling and walking easier and safer; providing an environment that all residents can use and enjoy.

Reduced reliance on private vehicles will provide opportunities to introduce more innovative parking and access arrangements on site; fewer vehicle movements resulting in reduced width carriageways creating more space for green infrastructure and pedestrian streets. The design of the streets will reinforce the character of Winterbourne Fields, creating an overall sense of place.





Principle Guidance

The 'Swale Landscape Character and Biodiversity Appraisal' (Jacobs, 2011) locates the site within the Blean Woods West landscape character area (LCA),

The Woodland Landscape Type is described as: "As a whole this area represents a mosaic of ancient seminatural woodland with mixed coppice with oak standards, sweet chestnut coppice and conifer plantation. The unusual close proximity of these large woodlands to the sea creates a distinctive sense of place, unique within the context of the Kent landscape."

The woodland landscape guidelines include:

- This land is mainly suited to grass with occasional arable crops - the yields of which are variable.
- Conserve the landscape character and biodiversity through continued sensitive woodland management practice,
- Important woodland and trees within the landscape, especially ancient semi-natural woodland should be protected, appropriately managed and, where possible, expanded at their margins. Veteran trees should be protected and appropriately managed,
- Areas of conifer plantation and the extensive areas of sweet chestnut re-planting should be sensitively replaced by native broadleaf woodland planting,
- Conserve the woodland fringe which provides the unique interface between open and wooded areas.

The Blean Woods West LCA key characteristics include; gently to steeply sloping landscape supporting ancient woodland, heavy clay soils, ancient woodland designated as SSSI, SAC and NNR, part of the most extensive seminatural woodlands in the south east of England, areas of woodland cleared for grazing with extensive views, fragmented mature hedgerows along lanes, A and B roads and narrow winding lanes with few passing places, linear village, scattered isolated cottages and farms, 20th century residential dwellings, flint church, Victorian red brick cottages and farm buildings.

The guidelines for the Blean Woods West LCA are aimed at conserving and reinforcing the character. The landscape related guidelines include:

- Conserve the largely undeveloped and heavily wooded character of the landscape which forms part of the wider Blean Woods complex,
- Resist further woodland clearance,
- Create stronger ecological networks by linking Ancient Woodlands with new woodland planting and hedgerow restoration,
- Conserve the distinct, tranquil landscape character of ancient and semi-ancient woodland complex, together with its setting of wood pasture, open slopes (inc. views) and the rural character of the area's network of narrow winding lanes, enclosed by mature hedgerows.

Use local and vernacular materials appropriate: for boundaries- red or yellow stock brick or brick and flint, iron railings, timber paling or picket fences or hedgerows, for roofs- Kent peg tiles and occasional slate for roofs and for building walls- weatherboarding, red or occasional yellow stock brick or occasional brick and flint. For new hedges and hedgerow trees- hawthorn, hazel, blackthorn, dog rose, field maple and dogwood, for mixed-woodland or other planting- pedunculate oak, alder, holly, beech, sweet chestnut, hornbeam, beech, hazel, ash and birch. Mature oak across open farmland. Additionally, within developed areas - beech for hedging. Other – isolated orchards.

Other Important Guidance

• Ancient woodland, ancient trees and veteran trees: protecting them from development

From: Forestry Commission (<https://www.gov.uk/government/organisations/forestry-commission>) and Natural England (<https://www.gov.uk/government/organisations/naturalengland>)

Published: 13 October 2014

Last updated: 5 November 2018,

• Planning for Ancient Woodland Planners' Manual for Ancient Woodland and Veteran Trees

From: Woodland Trust

Published : July 2019

Recent Case Law

■ APPEAL MADE BY BLOOR HOMES AND SANDLEFORD FARM PARTNERSHIP LAND AT SANDLEFORD PARK, NEWTOWN ROAD, NEWBURY

■ Application Reference: 20/01238/OUTMAJ

■ Appeal Reference: APP/W0340/W/20/3265460

■ Decision date: 6 May 2022

■ This was an outline application for:

■ Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

■ In the appeal, the Secretary of State and Inspector both agreed that the proposed 15 metre buffer will be sufficient to safeguard the rooting areas of the trees within the ancient woodland.

■ In relation to the increase in public access to the woodland, both agreed that any adverse impacts could be managed through the Strategic Landscape and Green Infrastructure Plan without leading to a loss or deterioration of ancient woodland – Confirming the impacts are still manageable even if the buffer is linked to existing footprints.

■ In terms of the impacts on the veteran trees, both Secretary of State and Inspector agreed this could be addressed in the Reserved Matters.



Winterbourne Fields

Woodland Buffer

Scheme considerations in line with Guidance

- Consider any new development in relation to the landscape character and value of the AHLV, designated ancient woodland and the statutory designations of the neighbouring Blean Woods complex (SSSI, NNR, SPA),
- Any new development should follow a landscape-led approach, utilising landform and natural contours to sensitively contain and provide boundaries to built form; and conserving and reinforcing the existing network of woodland, shelterbelts and hedgerows, which provide landscape structure, enclosure and screening. Consider the creation and restoration of such features, where these have been lost. This landscape-led approach should extend to the consideration of green infrastructure (GI), and opportunities to incorporate existing valued landscape features within a network of multi-functional, accessible green and blue spaces and routes, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- Ensure any new development is sensitive to local character and context in terms of building scale, massing, style and materials, incorporating sensitive lighting design and native plant species of local provenance.

Current edge to Ancient Woodland

The current farming edge is 2m from the boundary, which can lead to both airborne particles and run off from spraying being dispersed into the ancient woodland. The potential deleterious effects of this necessary agricultural process will be eliminated with the development of Winterbourne Fields.

Masterplan response to the Ancient Woodland

The development of a new garden village, totally enclosed by woodland, with central stream and entry from the higher ground, provided the perfect site for natural permeability and the creation of a neighbourhood, rather than 'just a place to live'.

Winterbourne has been focused on creating a sustainable, modern, community focused development which will support all generations across education, work and residential.

The incorporation of a Village Centre around a Village Green will provide an additional, more formal opportunity for gatherings and event space for the community. The Village Green will look over the wider River Park and provide a clear view across the subject site to the southeast towards the Ancient Woodland.

A key vista runs across the site, northwest to southeast, and west to east.

The Village Centre boasts avenues of fruiting / flowering trees at tight spacing to create a large impact for all users. This is to reflect the site's history, and its location within the 'Garden of England'.

Entry into and out of the River Park have been designed to encourage the view towards the retained Ancient Woodland on the western and eastern boundaries.

All entrances will be areas of large grass fields, which offer multiple uses; informal and formal play, dog walking, informal kick about space and provide clear permeability for all users of the site.

The closer the user gets to the connection with the Ancient Woodland from a River Park entrance / exit, the more the proposed properties will appear set back and separated from the walkway. This is to focus the user's attention and sense of place on the Ancient Woodland itself.



SHAPTOR CAPITAL





Design Team Recommendations

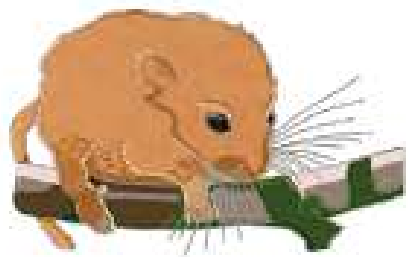
The following is a brief summary of some of the recommendations prepared by consultants within the design team which has influenced the Landscape Masterplan of the site.

Ecology:

- Buffer zones to the Ancient Woodland planted with native shrubs and suitable wildflower grassland to create a gradual ecotone between woodland and the site.
- Creation of a traditional orchard - this is a Borough-wide priority.
- Retained hedges should be reinforced with native species such as blackthorn, hazel, honeysuckle, holly, dogwood and yew.
- The use of flowering plants as listed within the RHS
- 'Plants for Pollinators' within the soft landscape scheme.
- The use of seed and fruit bearing species of tree such as cherry, rowan, birch and crab apple to provide a foraging resource for birds and insects.
- Creation of permanent waterbodies within the scheme. The ponds should have an extensive area of shallow water which is favoured by invertebrates. Native plants should be used within the pond, with non-native invasive species to be avoided.
- Green walls and roofs wherever possible.

Arboriculture

A number of important oak trees and other species were identified within the Tree Report. Many of these will be retained, with particular care taken with the proposed slip road engineering works amended to ensure a veteran oak tree could be retained. A number of native and climate change resilient species are being proposed across the scheme to reflect the existing site character and provide the next 50-100 years of tree canopies across the site.



FAUNAL MONITORING

Increased foraging and commuting corridors to strengthen existing species numbers



FLORAL DIVERSITY

Increased floral diversity and long term management to promote biodiversity

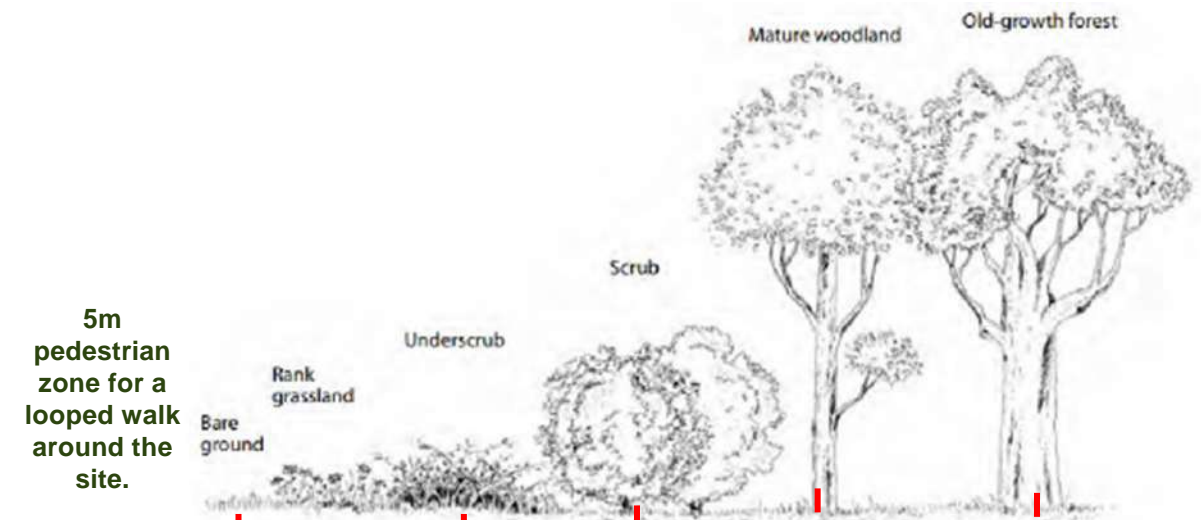
Ancient Woodland Buffer Zone

Ancient Woodland Buffer Zone

The Ancient Woodland will be protected by a minimum of a 20m buffer zone, plus a 5m pedestrian zone for a looped walk around the site.

The 20m buffer zone along the boundaries will be planted up with thorny species to reduce human and domestic pet infiltration.

The proposed woodland on the western boundary will create extended connectivity across the site.





Development relationship with Ancient Woodland

Mews B

Mews B

The secondary street type is recorded as Mews B.

Mews B are located with indirect access to the Riverside Park or the Outer Perimeter Walk adjacent to the Ancient Woodland Buffer Zones.

Mews B streets provide all fronting residential dwellings with a private garden with associated footpath. Within the street there will be a SUDs network, which will support a variety of fauna and flora whilst encouraging the positive interaction between humans and the water cycle. A number of human interaction points have also been incorporated into the design. The design encourages movement of all users within the main strip of surfacing, encouraging interaction with all neighbours and users. There are multiple opportunities to sit, talk, work and play within the street.

Due to the site wide concept of limited parking by properties, the streets are proposed to be surfaced with largely 'grasscrete' or similar. This softens the site and enables the streets to be used as mini greens.



Private Driveway

Private Driveway

There are a number of private driveways across the site. Many of these are located neighbouring the Riverside Park or the Outer Perimeter Walk adjacent to the Ancient Woodland Buffer Zones.

A mixed native hedge with interspersed tree planting is proposed as a boundary treatment separating the private driveway from the Public Open Spaces.

This boundary creates a positive green treatment separating the houses and their associated cars from the open space and users of the Open Space Walkways.

Defined crossing points will be created to encourage circulation routes between the Public Open Space and residential streets.





Development relationship with Ancient Woodland

River Park and connection with perimeter walkway and wide PROW Network

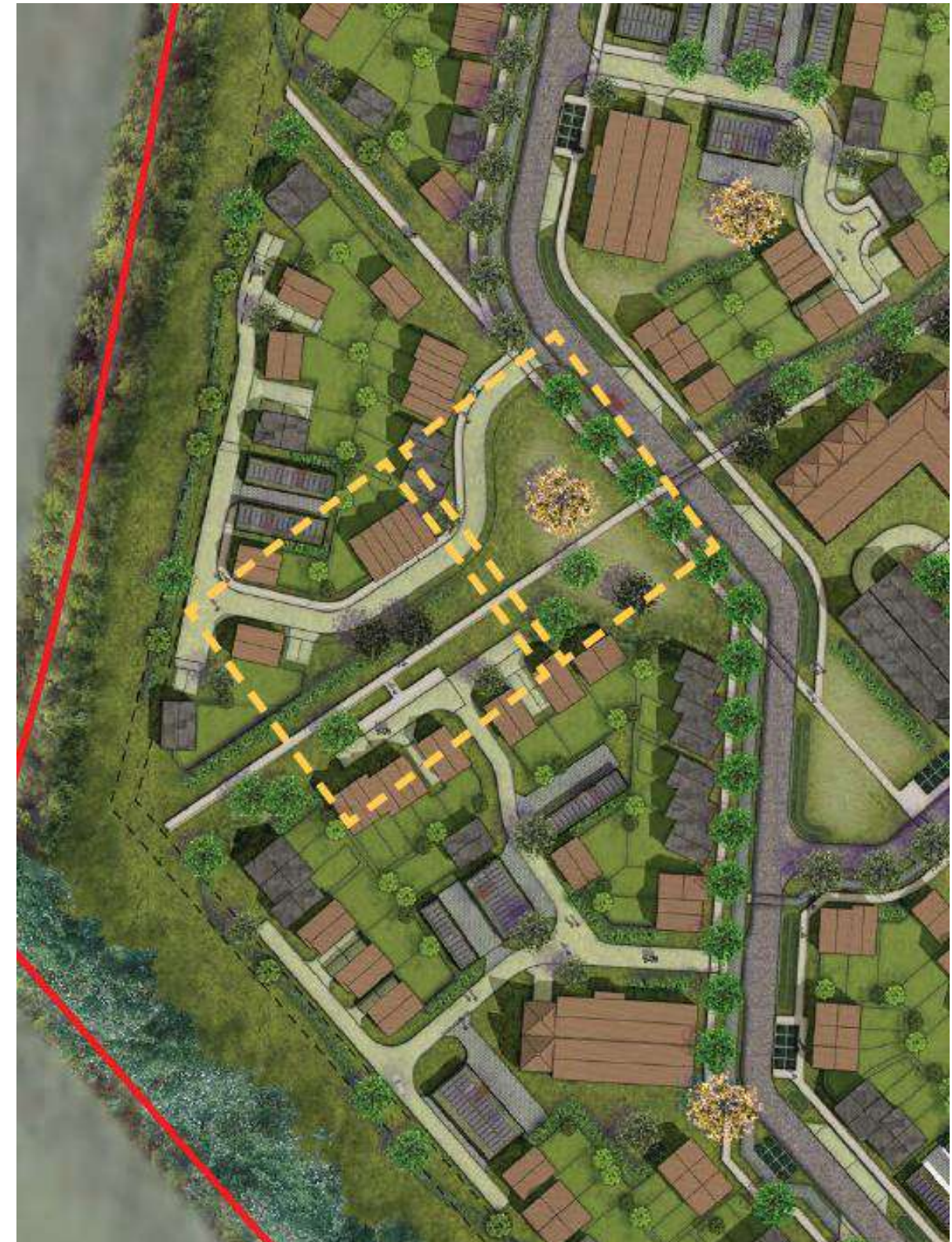
River Park

Entry into and out of the River Park have been designed to encourage the view towards the retained Ancient Woodland on the western and eastern boundaries.

All entrances should be areas of large grass fields, which offer multiple uses; informal and formal play, dog walking, informal kick about space and provide clear permeability for all users of the site.

The relationship of the proposed dwellings near these entrance / exit points, have been focused to front the dwellings onto the green spaces. This is reflective of the findings within the Common Themes.

The closer the user gets to the connection with the Ancient Woodland from a River Park entrance / exit, the more the proposed properties will appear set back and separated from the walkway. This is to focus the user's attention and sense of place on the Ancient Woodland itself.





Biodiversity Enhancements

Forest Research notes :

"The climate in England is changing, and these changes will impact on England's trees, woodland, and forests." It has been recorded in the South East of England, that Oak is now typically coming into leaf a month earlier now, than in the 1950's.

Climate Change Projections:

Regional changes in tree species suitability
Drier and warmer summers
Rising CO2 concentrations
Changes in the seasonality of rainfall, impacting the water table, limiting rooting depth and tree stability
Increase wind speeds and frequency of storms
Increased growth cycles of tree pests and pathogens
Secondary impacts, such as drought and wildfire

The opportunities available when creating new areas of woodland across the site are to incorporate a mixed species, climate resilient Woodland. This can reduce the risk of projected climate change impact on the site and will create a more diverse and resilient woodland cover across the landscape.

This will reduce the risks of devastating impacts of climate change on the existing majority single species woodland across the subject site and wider area.

Planting will be designed to complement the existing pattern of topography, drainage, landscape and historical setting of the site. It will also be designed to incorporate an increase in permissive footpaths, and additional connection and looped routes with existing footpaths. There will be a considerable increase in habitat foraging and commuting corridors within the site. These will enhance opportunities for flora and fauna across the entire subject site.

Working alongside Stantec and their work on the masterplan of the residential, public realm and education facilities proposed on this scheme, HW&Co have incorporated guidance as provided in the following documents:

Public Health England 2020, Key Themes Improving Access Green Space

Natural England, Rapid Scoping Review





Management

The development of this land provides an opportunity to upgrade the contribution the suppressed features of the site offer; and introduce greater human, flora and fauna connectivity with the surrounding Ancient Woodland and PRoW network. The development focus' open water management to connect residents of the site with the natural valley of the site. The landscape design responds to the character area opportunities by increasing Woodland, protecting Ancient Woodland, increased connectivity with mixed native hedgerows offering ecological connectivity around the site. Broadleaf trees have been proposed throughout the design reinforcing the historical character of the area.

Aims and Objectives:

New Woodland

Connection between the northern Ancient Woodland and the southern Ancient Woodland around the site. Made up of mixed native trees with native bulbs at base.

Ancient Woodland Buffer Zone

Protective barrier restricting human and domestic pet encroachment into the Ancient Woodland Buffer Zone.

Scrub

Create a tiered habitat from woodland, through scrub, to underscrub and grassland. This will be achieved through mixed native shrubs.

Grassland

Wildflower Meadow- the aim is to create a biodiverse wildflower meadow with a mixture of native wild flowers and slow growing grasses. These areas are to be managed to restrict access by residents, creating habitats and supporting dwindling populations of native pollinators such as bees and butterflies.

Informal playing fields and footpaths

Areas of grassland for informal use by residents as alternative play opportunities and walking routes. A strong grass mix such as EG22 to create a strong grass sward, regularly mown and arisings removed.

Mixed Native Hedgerows

The aim of the hedgerow creation is to reflect the landscape character of the area, increase foraging corridors, retain and enhance existing / historical field boundaries whilst providing habitats to attract a diverse variety of wildlife.

SUDS

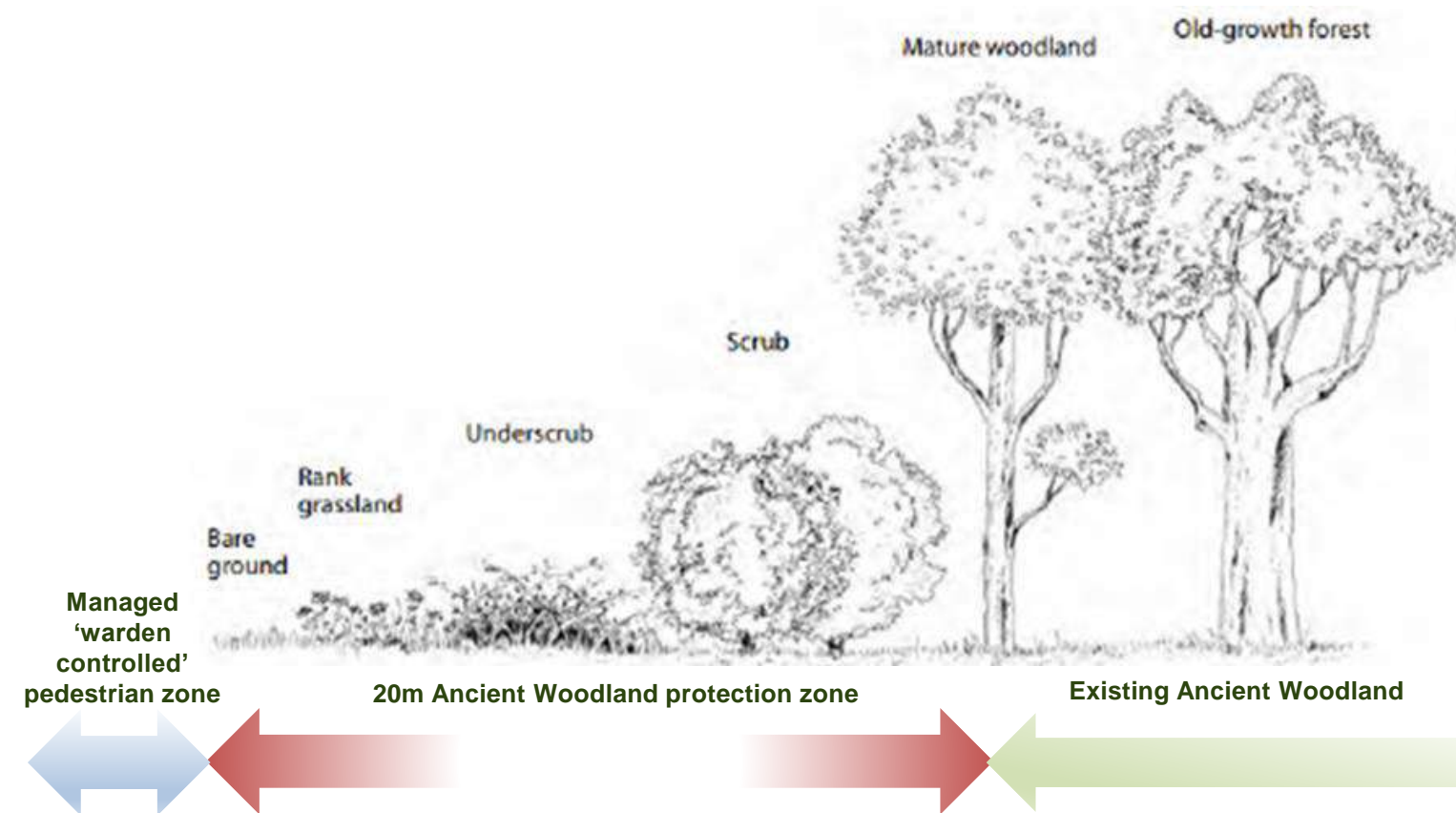
Creation of permanently wet and occasionally wet habitats, increase species variety and seasonal interest, plus the support of a number of increased fauna and flora habitats.

Parkland Trees

Mix of native and climate change resistant species to provide the next 50-100 years of tree cover.

Orchard

Reflect history of the site and the Garden of England. Connect residents and users of the open space with food and fruit production within the environment.





Winterbourne Fields

Agricultural Land Classification

Availability of agricultural land for food production

The current landowner bought Foresters Lodge Farm in 1978 when it was a, predominantly, dairy farm with approx. 10 acres of old apple orchards, which were grubbed out in 1980, and a small area of soft fruit grown on marginally better ground on the northern side of the A2.

The Landowner has farmed many different types of land ranging from heavy marsh land at Reculver, Grade 1 and 2 land at Hoath and Blean through to chalk land at Bridge. Foresters Lodge land is classified as Grade 4 with it being a shallow loam over a heavy clay subsoil and having farmed this land under an arable system it is consistently the most challenging farming area that he has been involved in and is a true Grade 4 classification.

The land is very wet lying due to the clay subsoil and this makes cropping very restrictive. If the crop was not planted by the end of September the ground was at risk of becoming too wet to carry heavy machinery. The ground is also slow to dry out in the Spring making Spring cropping impossible. In the early 1980's there was an attempt to grow potatoes on this ground and failed to harvest the crop due to the wet conditions and lost the entire crop.

Crops husbandry throughout the season is also challenging because of the inability to travel on the land causing a lack of timeliness of input applications.

The land is also 'hungry' land requiring an increase in inputs of fertiliser and chemicals with a much higher risk of losses through leaching. In today's economic climate this land has become more and more marginal for the growing of combinable crops, particularly as there is an inherent black grass and rye grass problem on this type of land which has no available chemistry to combat the problem. Farmers are relying almost entirely on crop rotations, particularly spring cropping and the use of glyphosate herbicide which is, in itself, at high risk of being withdrawn.

The yields on this land are hugely variable but have consistently been in the region on 25% less than better land which when combined with the increase of inputs makes this land predominantly uneconomical with the exception of the few 'halcyon' years. In today's current agricultural economy where farmers are struggling even on the best land the returns on poorer land is even more marginal.

The cropping for the last 7 years has been for producing energy and has been a mixture of Triticale and Maize and although Maize is planted in the Spring it is planted much later than a standard Spring crop. **As a result of the economic margins, due to its grade 4 status, the site has not been used for food production for nearly a decade.**

Key Factors

- This land is mainly suited to grass with occasional arable crops - the yields of which are variable.
- The Land suffers severe limitations that significantly restrict the range and yield of crops to be grown.
- The Land has not been used for food production for 7 years.
- The land requires a significant addition of pesticides to be applied to maximise the limited food yields.
- Increased leaching into the ground and surrounding biodiversity, damaging local wildlife and invertebrates
- The current farming edge is 2m from the boundary, which can lead to both airborne particles and run off from spraying being dispersed into the ancient woodland. The potential deleterious effects of this necessary agricultural process will be eliminated with the development of Winterbourne Fields.

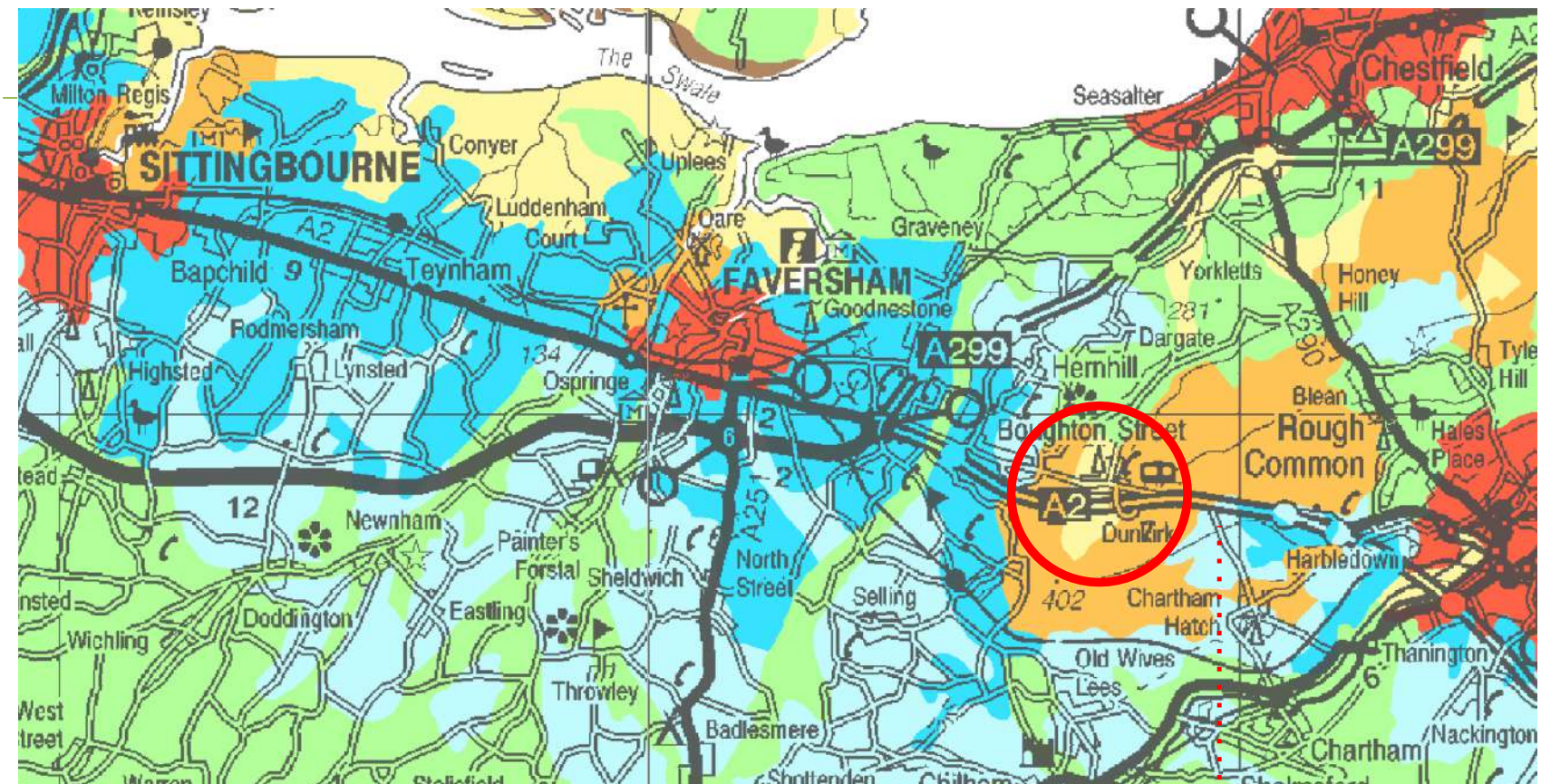
Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Best and Most Versatile Land

Non-Agricultural Land

- Other land primarily in non-agricultural use
- Land predominantly in urban use

The site comprises of grade 4 Land as identified Regional Agricultural Land Classification Map reference 2011/11/18 (London and south east region) produced by natural England.



Winterbourne Fields

- Entirely Grade 4 agricultural land - poor quality
- Entirely excluded from fruit belt landscape



SHAPTOR CAPITAL





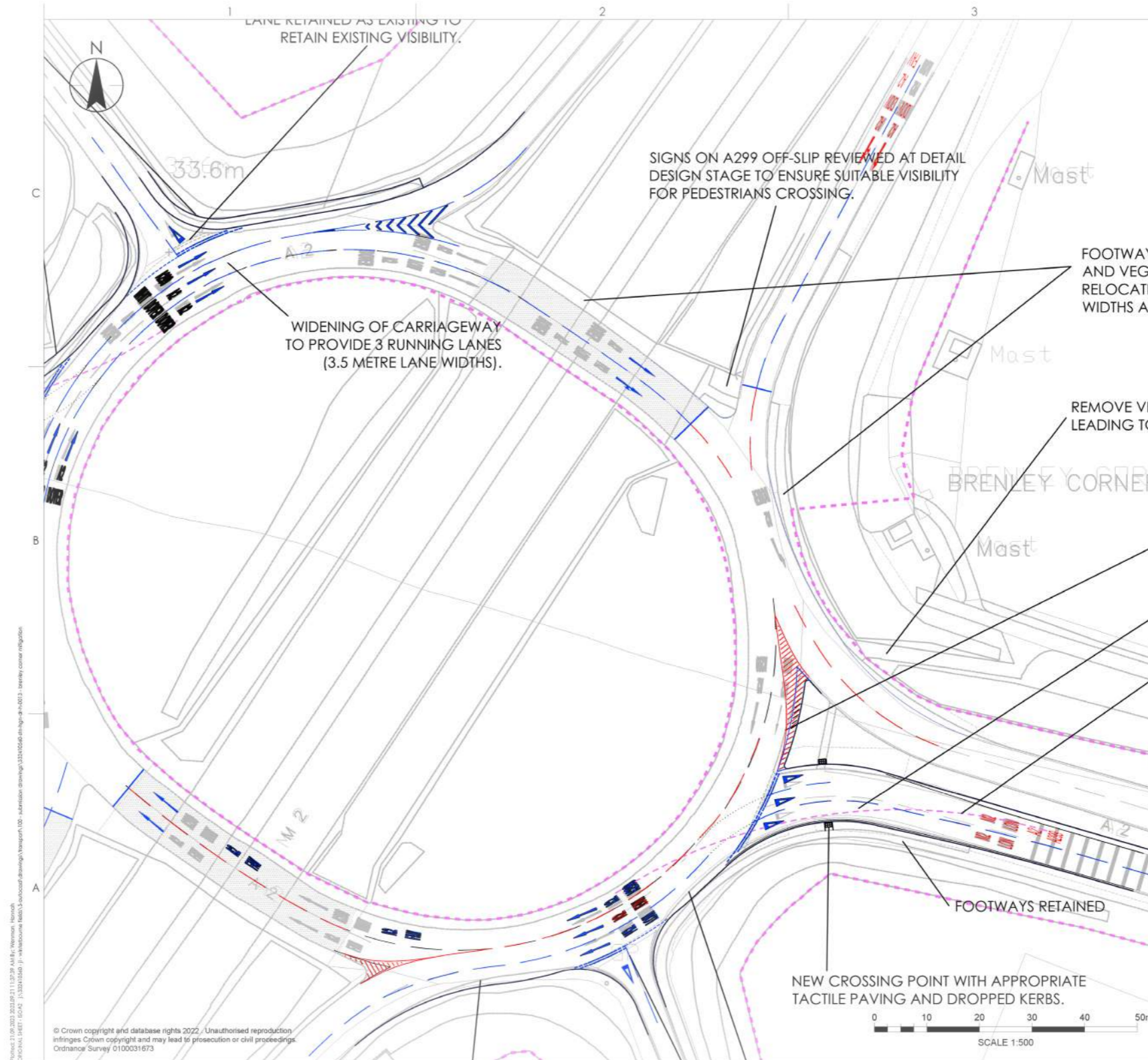
Winterbourne Fields

Road Improvements

The transport vision for Winterbourne Fields also looks at the perceived wider issues of congestion at the Brenley Corner roundabout, which links the A2 Boughton Bypass to the M2 and A229 Thanet Way.

Stantec have been appointed by Shaptor Capital to provide highways and transport planning support as part of the planning application process, and have undertaken a traffic modelling assessment for Brenley Corner as part of their commission.

- Brenley Corner is included in the third road investment strategy (RIS3) programme of National Highways funded upgrades on the strategic highway network for the period of 2025 to 2030.
- Highways modelling has been based on the scheme proposed by the Mountfield Park committed development in Canterbury (reference: CA/16/00600).
- The Mountfield Park scheme has been permitted and mitigation works (shown in blue) include changing the layout to convert the A2 east arm from signal control to priority control.
- Using modelling software TRANSYT, Stantec assessed the impact that Winterbourne Fields would potentially have on the junction and any mitigation that may be required.
- As a result, it has been deemed necessary to propose some further changes to lane markings on the eastern side of the gyratory between the A299 westbound diverge slip road and the M2 westbound merge slip road (shown in red).
- This changes the lane allocation at the junction and also helps vehicles to spiral more naturally around the roundabout meaning that the development at Winterbourne Fields will have a nil-detriment impact at Brenley Corner.



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Notes
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is made to this effect. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.
 DRAWING BASED ON OS MAPPING AND PROPOSED MITIGATION SCHEME PROVIDED AS PART OF THE MOUNTFIELD PARK DEVELOPMENT (DRAWING REF: 2013/1749/167 REV C)

KEY:
 — MOUNTFIELD PARK COMMITTED MITIGATION
 — WINTERBOURNE FIELDS PROPOSED MITIGATION

Issue/Revision	DS	JSL	2023.07.06
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WINTERBOURNE FIELDS
 RESIDENTIAL LED MIXED-USE DEVELOPMENT

Title
 PROPOSED MITIGATION SCHEME
 BRENLEY CORNER

Project No. 332410560 A2 Scale 1:500

Revision P01 Drawing No. 332410560-STN-HGN-DR-H-0013

