



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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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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