



Winterbourne Fields

Deliverability



Selected Registered Provider

Shaptor are working with The Hyde Group to ensure that the provision of the committed affordable homes on site is both viable and sustainable.

Why this makes Winterbourne Fields deliverable?

Early engagement with Registered Providers enables the scheme to progress promptly to Reserved Matters Contributing positively to the delivery of the LPA's 5 year housing supply.



Power Supply

Shaptor have financially secured the import capacity from UKPN Faversham Primary to provide a new electricity connection for the entire development, in readiness of works beginning on site.

Why this makes Winterbourne Fields deliverable?

No risk of limit of power supply jeopardising delay of homes being delivered. Contributing positively to the delivery of the LPA's 5 year housing supply.

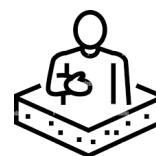


Financially Viable Scheme

As presented in the submitted financial viability report. The scheme has proven viability, to ensure securing the necessary financial contributions, affordable homes and necessary infrastructure.

Why this makes Winterbourne Fields deliverable?

Allowing consent will mean the scheme can be viably executed. Assisting with the delivery of the LPA's 5 year housing supply.



Single Landowner

A land promotion agreement is in place with the single landowner. With only having one landowner to agree land value with and sign S106 agreements, this means the transaction is simplified to speed up delivery of houses.

Why this makes Winterbourne Fields deliverable?

Single Transaction on consent, to allow development to commence immediately. Contributing positively to the delivery of the LPA's 5 year housing supply.



Design Code

A fully detailed design code has been produced and applauded by the urban design office on its content and detail.

Why this makes Winterbourne Fields deliverable?

RM application can be immediately submitted using the code. No waiting for code to be produced and subsequently approved prior to RM applications. Contributing positively to the delivery of the LPA's 5 year housing supply.



Robust Stewardship Model

Shaptor are partnering with a dedicated Stewardship Provider to ensure that all open spaces, recreational areas, and community assets are secured and professionally managed from day one. This stewardship approach would likely be underpinned by strategies like Hyde Group's Community & Place Standard ensuring sustainability, resident engagement, and high-quality place management into the development from the outset, ensuring a thriving, well managed neighbourhood.

Why this makes Winterbourne Fields deliverable?

Early commitment to a reputable stewardship model eliminates delays in securing long term management solutions and ensures that stewardship responsibilities are clearly defined and operational from the beginning.



Master Developer

Shaptor have committed to remain as the principle master developer of the scheme. Overseeing the delivery of all infrastructure requirements, S106 commitments and scheme conditions being discharged, whilst maintaining the project phasing programme.

Why this makes Winterbourne Fields deliverable?

No delay in onward sale of the development to a 3rd Party, allowing works to commence immediately. Full control of delivering the schemes vision as set out in the Outline application. Contributing positively to the delivery of the LPA's 5 year housing supply.

S H A P T O R



www.winterbournefields.com