Winterbourne Fields

Scheme Information

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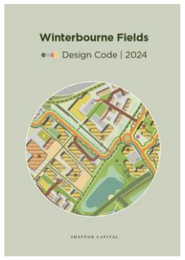
Winterbourne Fields

Unique Selling Points

Poor Grade Agricultural Land (Grade 4)

Helping Swale meet their housing targets



High quality design and vision

Outside of all National Planning Constraints

35% Affordable Homes Provision

A2 safety and access improvements

Deliverable Scheme

Single Landowner

Mitigation scheme achieving nil-detriment level to Junction 7 – Brenley Corner

Secured Power Supply

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Transport Benefits

New all movement slip roads with the A2 at Dunkirk

The £15 million scheme will replace the substandard east-facing A2 slip roads at Dunkirk with new all-movement slip roads, improving safety and resilience between Brenley Corner and the Port of Dover. It will also enable consideration of closing the west-facing slip roads at Boughton to reduce village traffic and support future improvements at Brenley Corner, while removing a substandard lay-by and replacing its capacity elsewhere on the network.

Enhancement scheme at Brenley Corner

A capacity enhancement scheme is proposed at Brenley Corner to ensure the junction can accommodate future development while maintaining efficient operation. Developed in collaboration with National Highways and Swale Borough Council, the scheme aims to address congestion more comprehensively and benefit the wider strategic road network serving Thanet, Herne Bay, Whitstable, Canterbury, Dover and Faversham.

Enhancements to the Wider Surrounding Local Highway Network

To discourage rat-running on rural lanes, the Applicant will replace the worn asphalt speed cushions on Courtenay Road, Dunkirk with more durable reinforced concrete cushions. The Applicant has also committed to introducing additional mitigation measures if post-completion monitoring shows rat-running remains an issue.

Bus service enhancements

The Applicant will fund enhanced bus services through the site, providing six buses per hour (three to Faversham and three to Canterbury), including four new routes, at a cost of around £6 million. These improvements will significantly enhance public transport connectivity for new and existing residents in Faversham, Boughton, Dunkirk and Harbledown, improving access to employment, education and retail opportunities in Canterbury.

Walking and cycling

The scheme will improve walking and cycling connections between Dunkirk and Boughton by repurposing redundant carriageway, and will include a new pedestrian and cycle bridge over the A2 to better connect the site with surrounding villages. Public Rights of Way within the site will be upgraded to create high-quality green corridors, alongside a £400,000 contribution to improve the surfacing and signage of nearby off-site Public Rights of Way.

Sustainable infrastructure and travel planning

The site will provide c.£4 million of on-site infrastructure to support on-site sustainable travel patterns, and an extra package worth c.£450,000 to encourage new residents to travel sustainably.

Health and wellbeing

Health and wellbeing is at the centre of the scheme design, with high quality walking and cycling routes provided across the site, including a 3km circular walking trail around the perimeter of the site. The scheme will also provide direct access to the Big Blean Walk which provides access to ancient woodland.

On-site living

The transport elements of the scheme have been designed taking inspiration from best practice in relation to placemaking, urban design and community development.

EV Hub

An EV charging hub is proposed on site. This will provide fast and rapid EV charging facilities for new residents, existing local residents in Faversham and Canterbury and travellers travelling to and from the Port of Dover on the M2/A2 corridor.

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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%.

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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 545 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 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.

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.

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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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

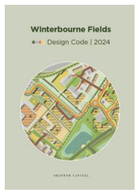
As presented in the submitted financial viability report. The scheme has proven viability, to ensure securing the necessary financial contributions, affordable homes and necessary infrastructure.

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.

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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 marshland 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 of 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 number of 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 a number of seasons and will not be expected too in the future.**

Winterbourne Fields

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

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.

The site comprises of grade 4 Land as identified Regional Agricultural Land

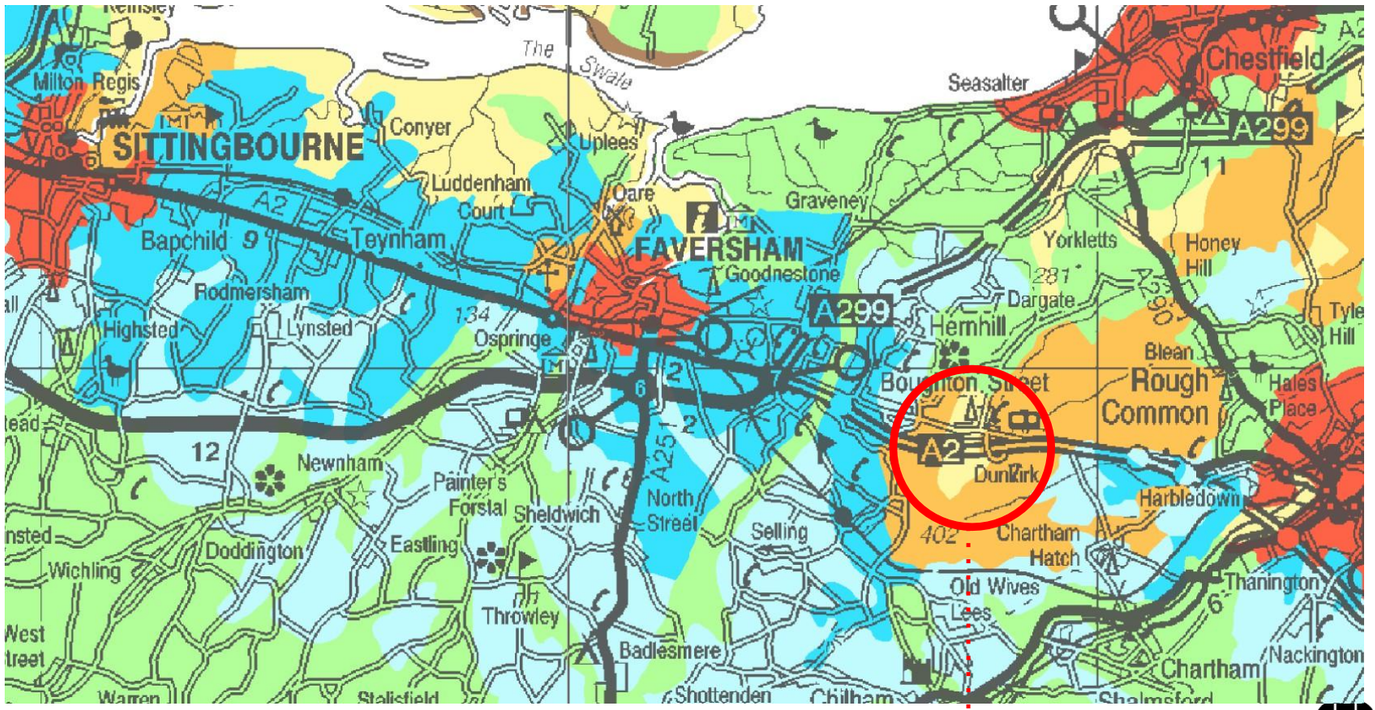
Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Best and Most Versatile Land

Non-Agricultural Land

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

Classification Map reference 2011/11/18 (London and south east region) produced by natural England.



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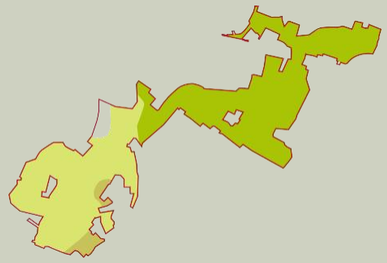
Agricultural Land Classification- Comparison of Other Strategic Sites

1 Land South East of Faversham

- Predominantly **Grade 1** agricultural land - excellent quality
- Entirely within fruit belt landscape
- Up to 2,500 homes

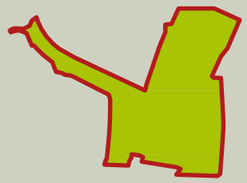
2 Highstead Park, Sittingbourne

- Predominantly **Grade 1-2** agricultural land - excellent quality
- Partially within fruit belt landscape
- 2 sites, up to 8,400 homes



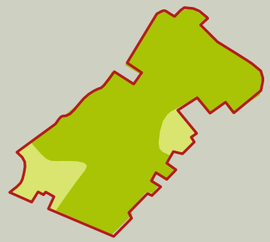
3 Land West of Church Road

- Entirely **Grade 1** agricultural land - excellent quality
- Entirely within fruit belt landscape
- Up to 330 homes



4 Land at Bobbing

- Predominantly **Grade 1** agricultural land - excellent quality
- Entirely within fruit belt landscape
- Up to 2,500 homes

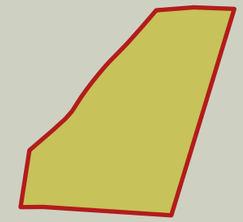


5 Teynham Area of Opportunity

- Entirely **Grade 1** agricultural land - excellent quality
- Entirely within fruit belt landscape
- Up to 1,100 homes

6 Scocles Road, Minster

- Entirely **Grade 3** agricultural land - good to moderate quality
- Up to 650 homes



7 Land East of Faversham

- Entirely **Grade 1** agricultural land - excellent quality
- Entirely within fruit belt landscape
- Up to 900 homes

Winterbourne Fields

- Entirely **Grade 4** agricultural land - poor quality
- Entirely excluded from fruit belt landscape
- Up to 1,815 homes

Due to the poor quality of agricultural land across the Site, Winterbourne Fields is well suited for development, as it avoids the loss of some of Kent's highest yielding and highest quality land.

Grade 1 Agricultural Land

Grade 2 Agricultural Land

Grade 3 Agricultural Land

Grade 4 Agricultural Land

Best and Most Versatile Land

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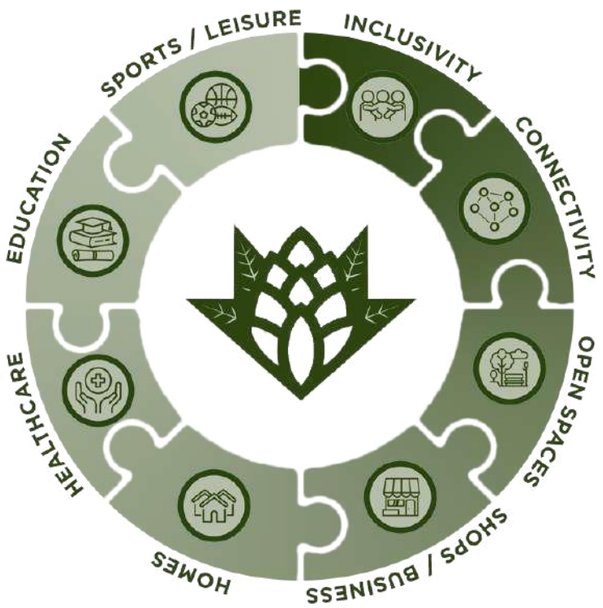
Community and Village Centre

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.



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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

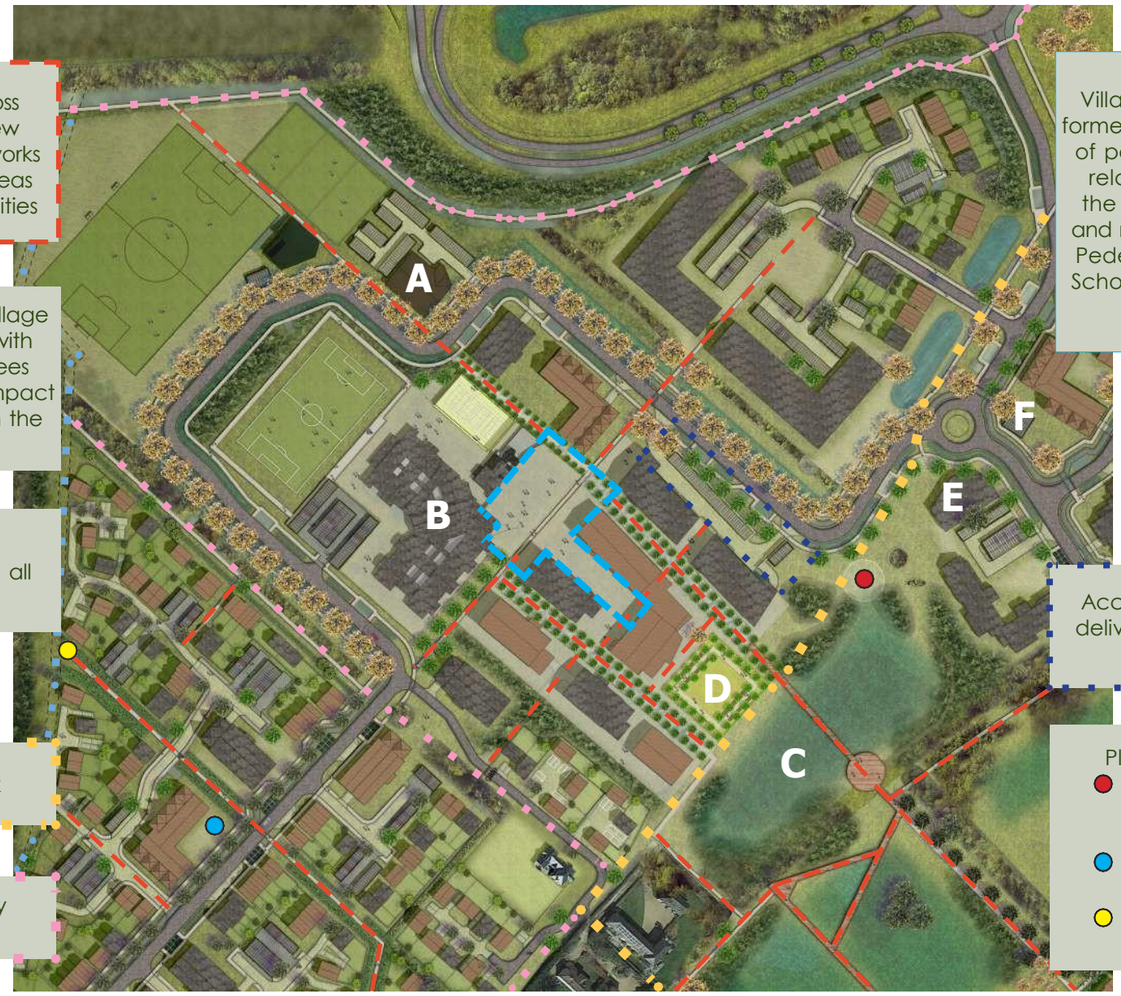
Green corridors cross the site creating new permissive path networks linking residential areas with community facilities

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)



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 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

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.

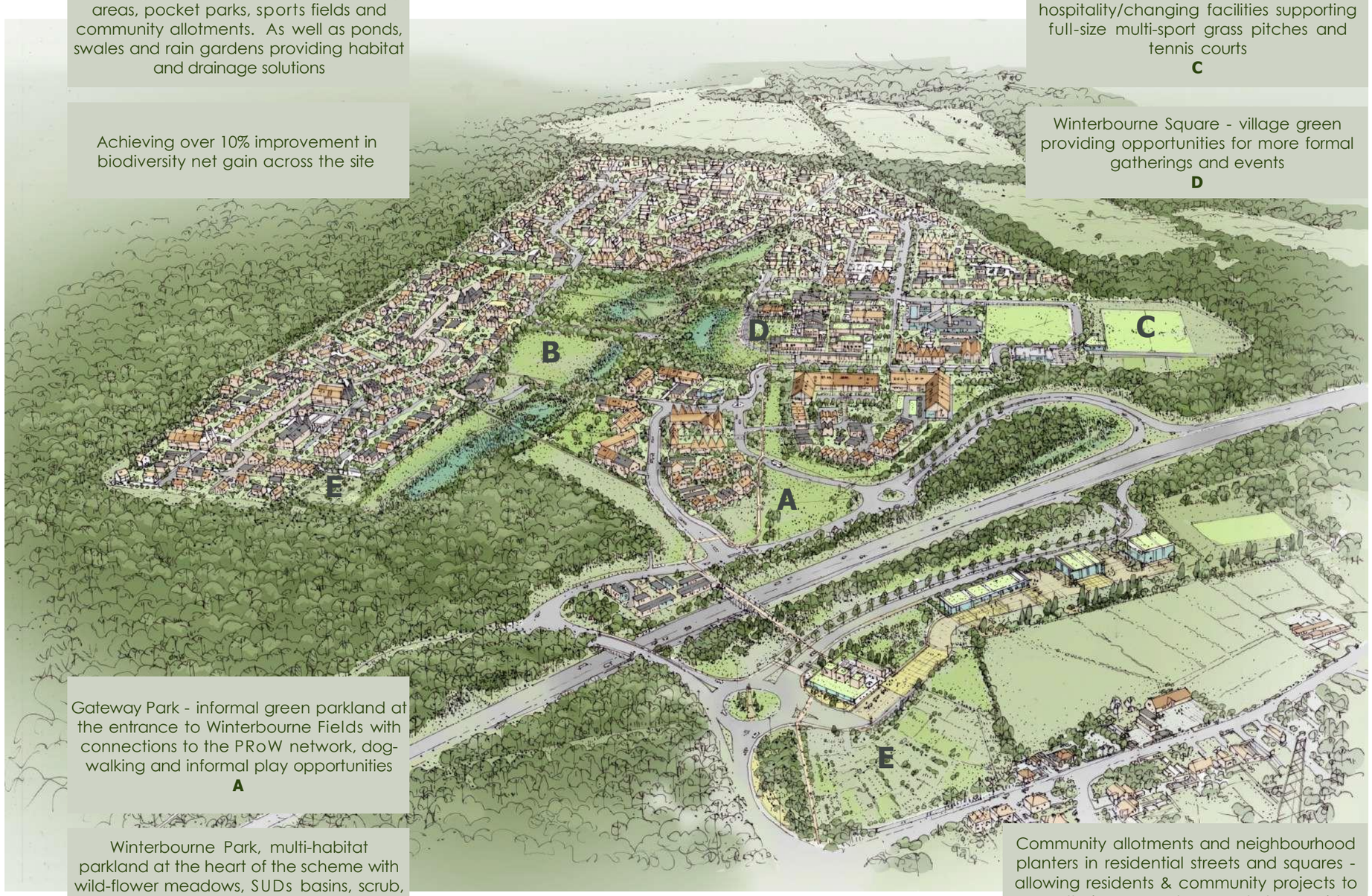
Enclosed by woodland, with a central stream and strong hedgerow features, proposals for the site at Winterbourne Fields are led by landscape features and the relationship to the wider landscape setting.

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
C

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

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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
E

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

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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

Eliminates manual handling of refuse bins for residents and waste operatives

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

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

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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.

road widths

green-blue infrastructure

PRIMARY MOBILITY CORRIDOR
Principal route around site for vehicles, with separate footpaths and cycle ways - designed with public transport in mind

SECONDARY STREETS
Narrower routes providing access for vehicles, pedestrians and cyclists, linking residential areas to the principal route

MEWS STREETS
Low-speed green residential streets for access only, pedestrians prioritised with increased planting and reduced parking

WOODLAND EDGE
Low-speed residential "drives", pedestrian prioritised green streets with shared surfaces and reduced on-plot parking

GREEN CORRIDORS
Pedestrian/cycle routes providing direct links - joining homes to the village centre, school, parks/play areas and PRoW routes

Building for a Healthy Life - connecting existing new habitats, safeguarding existing and creating new movement corridors for people and nature

Parking areas and low-speed residential streets could be surfaced using 'grasscrete' or similar products, to further soften the streetscape

Surface and storm water management will be used as a resource in the urban landscape - rain gardens, swales and ponds will be considered within designs

Streets will support shared space and multiple uses - incorporating safe crossing points, informal play opportunities and community gardens alongside foot/cycle ways and vehicle routes

Streets will be designed to accommodate the safety, access and spatial needs of all users, and provide increased space for sustainable infrastructure across the site

Streets will be designed in accordance with guidance set out within the Kent Design Guide, the Manual for Streets and Secured by Design

Changes in surfacing/textures slow vehicles and ensure a pedestrian focused hierarchy, creating a safe space for all

Street design will include the creation of shade, shelter and diverse habitats - native shrub, hedge and tree planting will be used throughout the site

Streets will encourage social interactions with residents of all demographics - formal seating, cycle parking and community planters will be considered within residential areas

Sensory plants and materials will be provided along pedestrian routes - changes in colour and texture, along with scent and sound help deaf and blind users with way-finding

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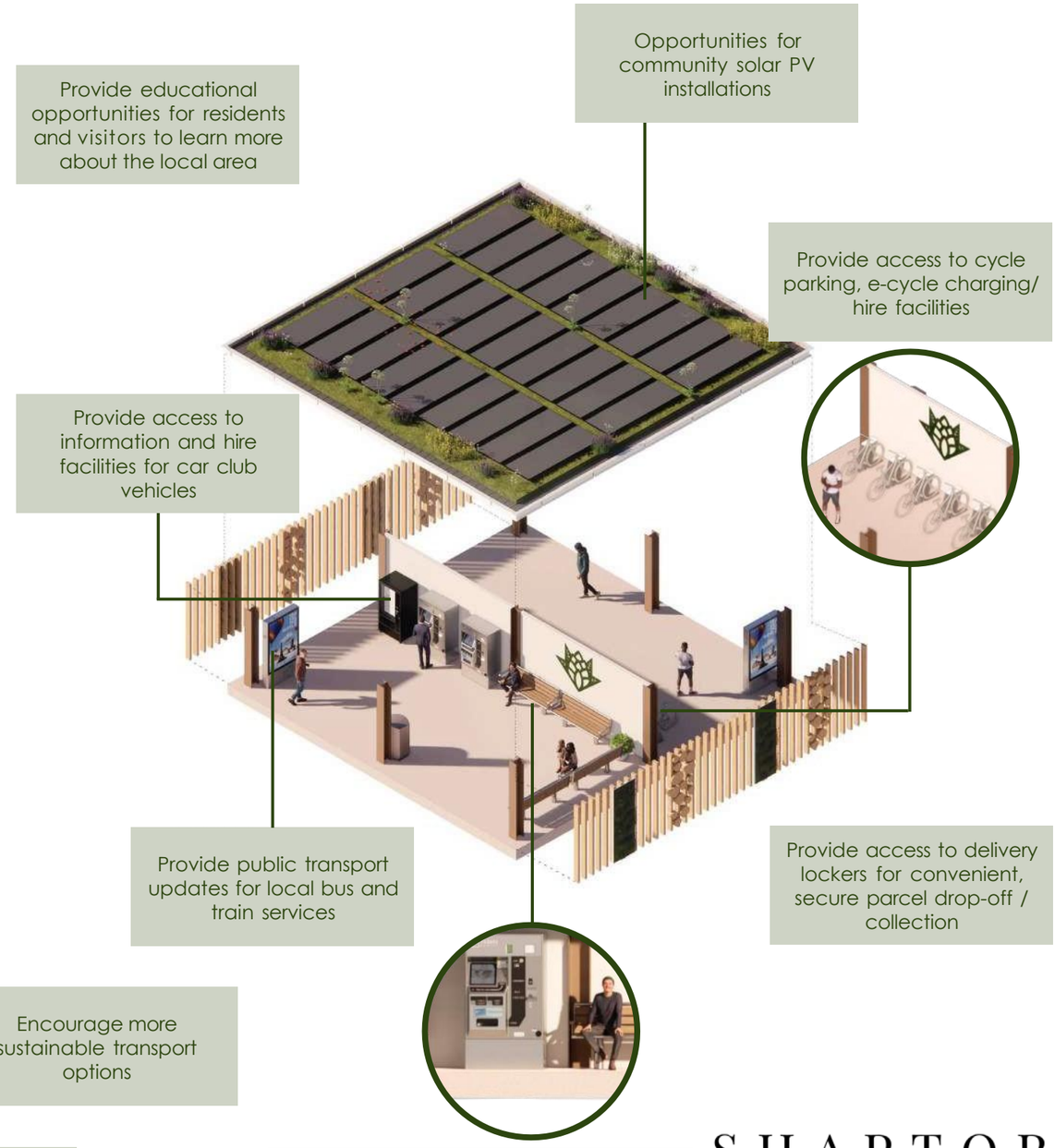
Mobility Centre and Hubs

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:



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

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

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

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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:

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Stantec OSC ARCHITECTURE

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:

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

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

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

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

Access to EV charging for all residents and visitors

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.

Narrower carriageways increases space for sustainable infrastructure creating greener streets

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Winterbourne Fields

Day in the Life

Young couple | **New Family**

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

Young Family

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

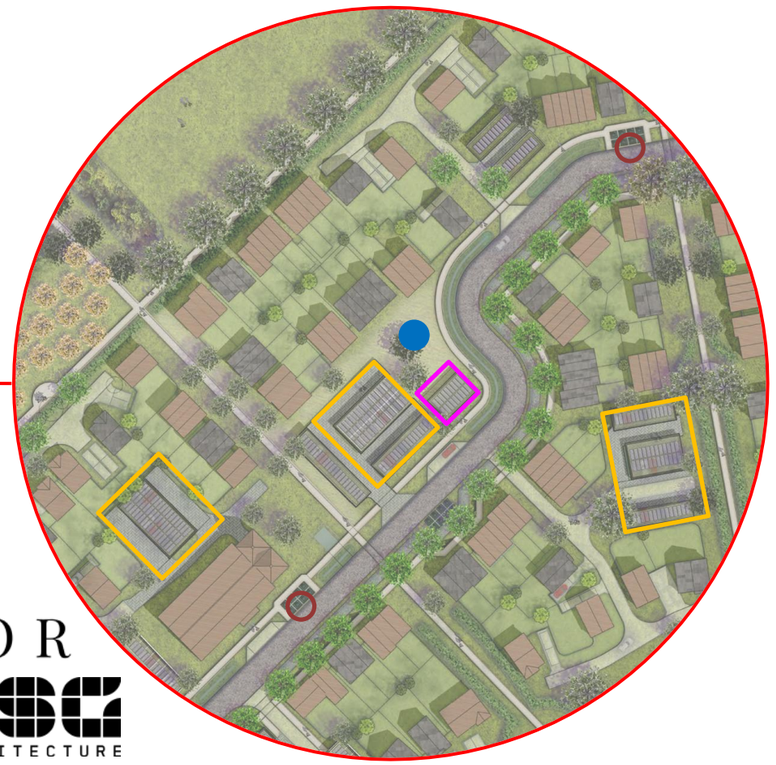
Established Family

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

Retired

Retirement parking
Dedicated parking provision for the retirement village. Located adjacent to Mobility Centre for access to bus service. Also located next to village centre.

Mobility Centre



- Centralised Parking
- Mobility hub
- Local Equipped area of play LEAP
- Centralised bins

The current Kent and Swale parking standards, predominantly based around on-plot parking, result in very limited scope for change of travel habit. On plot parking drives habitual car use and limits scope to put alternative modes front and centre in people's minds

Changing the way we think about travel

Decision to leave the house

With no on plot parking resident begin their walkable journey straight onto the new path network to mobility centre to catch the bus, or village centre.

Approach to centralised parking court, utilising the opportunity to drop off their daily household waste into centralised bin system.

Utilise the opportunity to review the information provided at the mobility centre on bus arrival times and wider sustatinable transport mode times. Or the residents could have already obtained the information from reviewing bus times, car club, bike hire locations, using the community mobile app, which provides live bus times and advice on alternative sustainable travel.

With the readily available information provided for bus times and connection to wider sustainable transport, alternative travel modes can be seriously considered by all residents, when choosing how to travel.

Residents can utilise the new path network to the main mobility centre. Or use an available electric bike (hire scheme) stored within the Mobility Hubs, to access the mobility centre via the dedicated cycle ways.

If walking or bikes are not preferred, the residents can utilise the community car club hire scheme (located by provider around the site) to make their journey.

Last resort the residents choose to use their own car to make your journey.

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Winterbourne Fields

Day in the Life

Young couple

Kevin
29 year old – English university lecturer
Kevin works five days a week at the University of Kent. He works standard hours and earns a typical wage. Kevin is a keen cyclist and likes to get out on his bike as much as possible. He has signed up to the electric Brompton bike hire subscription scheme and at lighter times of the year, Kevin catches the X3 bus to Palmers Cross Hill and then uses his electric Brompton bike to cycle up the hill to the university. In the winter, he catches the X3 bus with Annie into central Canterbury and then makes use of discounted fares for the connecting service from Canterbury to the university. At the weekend, Kevin uses the cycle route through Dunkirk and Boughton and enjoys cycling out to Graveney and onwards to Seasalter and Whitstable.

Annie
26 year old – Accountant
Annie works for an accounts firm in the centre of Canterbury. She and Kevin share a single electric car, which they mainly use on weekends. When Annie first moved to Winterbourne Fields, she took the opportunity to use a free bus taster ticket which she saw advertised on the interactive screens at a mobility hub. Annie now regularly uses the bus to commute to Canterbury as she finds it more convenient to travel by bus due to parking restrictions and high parking costs in Canterbury, and also finds it quicker than using the Park and Ride. Depending on the weather, Annie either walks along the traffic free route through Central Park, passing the village centre to pick up a morning coffee, or uses her own bike to reach the main bus mobility centre and parks it there. Annie benefits from using the site's transport information, available via the community app or at mobility hubs, to check when the bus is coming. This allows her to plan her journey efficiently and avoid unnecessary waiting. Annie and Kevin often commute together in the mornings as they both work in Canterbury.

Established Family

Andrew
15 year old – Secondary school pupil
Andrew is a sports-mad 15-year-old who attends school at The Abbey in Faversham. He finds catching the bus simple, as it picks him up from Winterbourne and drops him off right outside The Abbey. After school, he regularly attends football training at Winterbourne and also uses the gym located in the village centre. He learns about local community and sports events through the community app and the information screens at the nearby mobility hubs. He often checks these updates while taking out the family's daily rubbish to the centralised bin system.

Gary
47 year old – Solicitor
As a solicitor, Gary works across Kent and London. While he occasionally uses the family car, like Annie, he finds the cost of parking to be an added burden. Gary and Beth sold their second car after moving to Winterbourne Fields and if Beth is using the family car, Gary makes use of the on-site Car Club which he first used after seeing a free taster voucher on the information screens at the mobility hub. With many clients in London, Gary often uses a foldaway bike from the hire club at Winterbourne, taking it on the bus and onward train to travel conveniently around London. He also finds it useful for trips to Canterbury and Faversham. Gary regularly works from home and makes use of the office space located in the village centre, which allows him to work away from his dining table. This also gives him the flexibility to meet Andrew off the bus and watch him play football.

Beth
42 year old – Personal Assistant
Beth works part-time as a personal assistant for a local property investment manager, working Monday to Wednesday. She splits her travel between using her electric car, charged at the nearby centralized parking area, when she needs to visit sites with her boss, and catching the bus when working in the Faversham office. She finds the bus quick and comfortable, especially when waiting in the dedicated waiting area at the mobility centre. On her days off, Beth regularly joins the community walking club, which meets at the village centre café before setting off on a 5km perimeter walk around the site. She also enjoys taking part in the local Pilates class, held in Central Park during the summer and at the sports hub in winter.

Tilly
21 year old – Post graduate art student
Having recently graduated from the University of the Arts London, Tilly is currently seeking a permanent position. In the meantime, she volunteers for the Winterbourne Fields Stewardship Company, helping to run community events and assisting visitors to the village by promoting the trim trails, local walks, and the importance of protecting local ecological habitats. As Tilly is on a low income and doesn't own a car, she visits friends from university by taking the bus to Faversham and then continuing by HS1 train to London, sometimes stopping to visit her boyfriend in Rochester along the way.

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Winterbourne Fields

Day in the Life for inclusive needs

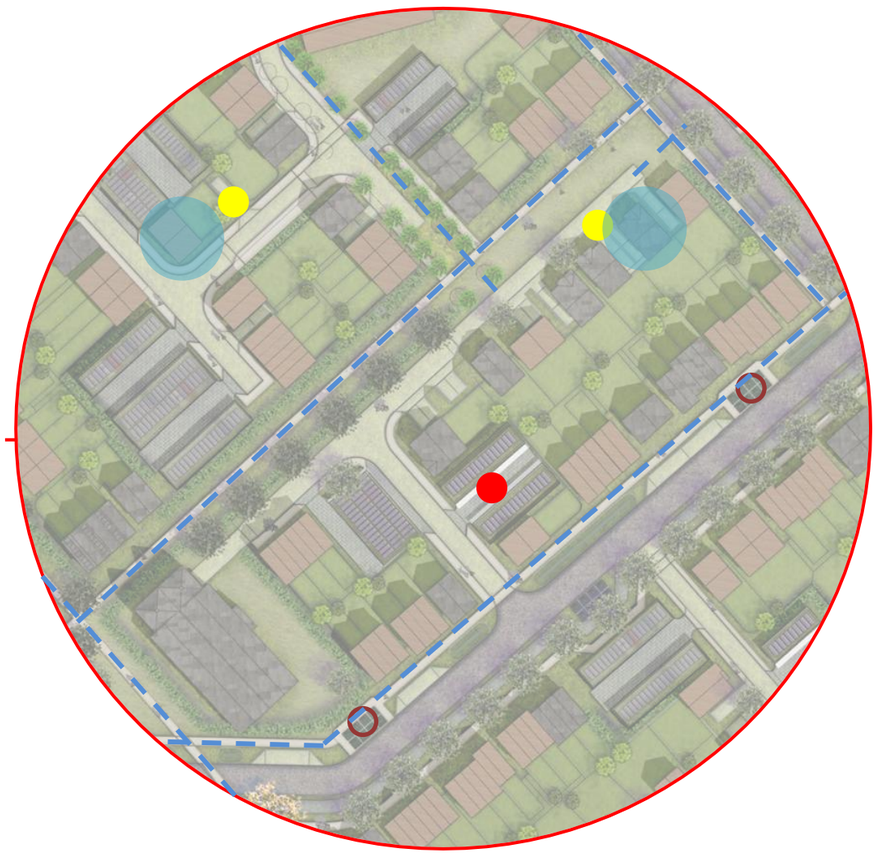
Example of identified property by planning requirement or community group for additional support in waste collection and Community support visit.

Added on plot parking to all M4(3) units and any additional units where the occupier requires on plot parking.

5% of cycle parking spaces will be designed for disabled cyclists, with a range of storage solutions to accommodate different types of adapted cycles, mobility aids, tandems, and trailers.

Centralised bins

Accessible network of paths leading to community/village centre and mobility centre



Winterbourne Fields Approach to inclusive accessibility

Winterbourne Fields approach to parking and bin provision for the M4(2) and M4(3) units. Specifically, relating to occupiers of these homes who may be unable to walk longer distances to parked cars or use the communal bin system.

This matter has been carefully considered in the scheme's design from the outset. As set out in the application, the vision is for a highly sustainable, landscape-led community with reduced dependency on cars. This is supported by strong public transport connections and safe, accessible routes for walking and cycling, ensuring the environment can be enjoyed by all residents.

Reduced reliance on private vehicles enables more innovative approaches to parking and access. With fewer vehicle movements, carriageways can be narrower, allowing more space for green infrastructure and pedestrian-focused streets. This reinforces the character of Winterbourne Fields and creates a strong sense of place.

Accessibility for all residents remains essential. All M4(3) wheelchair user dwellings will have on-plot parking provided from the outset, with full details to be set out in the reserved matters application. For M4(2) accessible and adaptable dwellings, either the front gardens can be adapted for future parking, or the homes will be located adjacent to parking areas with immediate access, consistent with standard development practice, again this will be set out clearly in all future reserved matters applications.

On waste and recycling, the stewardship model provides a framework to ensure inclusivity. A new community group will be formed, initially led by the stewardship company, with a remit to support all residents, including those who are less able. This group will ensure representation and independence, provide practical help such as moving waste to communal collection points, and reduce isolation by creating opportunities for social connection. Through this model, less able residents will be fully supported to participate in community life at Winterbourne Fields.

Further commitments in the design code to inclusivity include:

At least 5% of cycle parking spaces will be designed for disabled cyclists, with a range of storage solutions to accommodate different types of adapted cycles, mobility aids, tandems, and trailers.

Play areas will incorporate accessible equipment that caters to both disabled and non-disabled children, such as basket swings and other inclusive play features.

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Winterbourne Fields

Medical Provision

Local Health Economy-Overview

In 2021 the mid-year population estimates show that Kent is the most populous county council area in the Southeast with a population of 1,578,500 people. Kent remains the largest non-metropolitan local authority area in England and grew by 7.6% (112,100 people) between 2011 and 2021.

The average age of people in Canterbury was 40, while the median age was 39. This was slightly lower than the average age for England (40.3) and the Southeast (41.2). The age structure of Canterbury was similar to that of England, with 18.5% of the population aged 0 to 15, 62.9% aged 16 to 64, and 18.6% aged 65 and over.
East Kent is serviced by 3 NHS hospitals (Margate, Canterbury and Ashford) and 3 Private hospitals –Spencer Hospital (Margate), Chaucer Hospital (Canterbury) and One Ashford (Ashford).

There are 42 NHS Primary Care Networks (PCNs) in Kent and Medway. Each PCN includes groups of general practices working together, and in partnership with community, mental health, social care, pharmacy, hospital and voluntary services in their local area. There are 63 NHS GP practices in East Kent and 51 NHS GP practices in West Kent.

In the Canterbury and East Kent area there are 3 private GP practices: KP GP Services (Canterbury), Private GP Healthcare (Ashford) and Bay GP (Margate). The One Ashford and Chaucer private hospital also offers private general practice appointments.

Key Features

The centre will be operated by an independent provider of private GP-led specialist clinical services.

The centre will provide a mixture of Private and NHS healthcare alongside a Wellbeing and Community Hub.

Clinical services may include:

- Private GP
- Private GP-led Dermatology, Skin Surgery and ENT
- Physiotherapy
- Ultrasound
- Hearing care
- NHS Community Nursing Hub
- NHS Primary Care Network Clinics - i.e Outreach NHS GP and nurse-led clinics

Wellbeing services may include:

- Wellbeing café
- Yoga/Pilates studio

An estimated floor area of 930sqm has been allocated for the development of the Health and Wellbeing Centre. This will be allocated between clinical and non-clinical areas.

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Winterbourne Fields

Sport

Community Focused Collaboration

In the community, **With** the community, **For** the community.

Winterbourne Sports Complex will provide facilities for a collaboration of Community Groups including Faversham Strikeforce (delivering football development), Sports Connect Community CIC (delivering community, engagement and health activities) and Sports Connect UK (delivering education, training and skills). This collaboration will then initiate a Winterbourne Community Group inviting and involving

- Stewardship and security company
- Community groups
- Residential and housing association groups
- Kent County Council
- Mayor of Swale
- Police and Fire services
- Winterbourne Fields residents' group
- Local schools and businesses
- Underrepresented groups
- Religious groups
- Youth groups

The Facilities

Sports Hall:
An opportunity to have an indoor space to be able to participate in multiple court sports and aerobic/athletic activities and indoor invasion sports.
Community Gym:
A fully equipped gym catering to all fitness levels, offering personal training services and group exercise classes which is affordable and beneficial to residents with incentivised schemes. Sports Science/Rehabilitation Centre offering services like physical therapy, sports massage, and performance testing could be incorporated.
Changing Rooms, Showers, and Toilets:
Modern facilities designed for community users, ensuring comfort and convenience to support the community gym and where required other sports (i.e., football overspill).This can be adapted for prayer and quiet spaces.
Multi-purpose Room:
Versatile space adaptable for classrooms, exercise classes, indoor sports, community functions, and events. In a perfect world this would be split into two classroom spaces and two break out rooms, although breakout rooms can double up as rooms to be hired/used by local groups. Esports opportunities to be embedded.
Kitchen and Bar:
Facilities to provide catering services and refreshments during events and activities.
Linked Access to National League Stadia 3G:
Direct access to high-quality Stadia 3G pitch with changing accommodation meeting Step 5 Ground Grading requirements. Attendees would access the pitch and/or the changing accommodation via a main reception.

Proposed Sport at Winterbourne Fields

- 1 x Full-size Stadia 3G Artificial Grass Pitch for football use.
- 2 x Tennis and netball courts
- 2 x padel courts.
- 3 x pickleball courts
- Multi-sport pitch
- Pump park
- Bouldering
- External exercise equipment
- Sports and leisure Facilities, accommodating:
  - Badminton,
  - Netball,
  - Basketball,
  - Futsal
  - Short matt bowls
  - Indoor cricket nets
  - Associated changing rooms, ancillary spaces and car parking.

SPORTS CONNECT

FAVERSHAM STRIKE FORCE FC

GAME SET PADEL

SHAPTOR

OSC ARCHITECTURE

Winterbourne Fields

Stewardship

Stewardship Assurances

STEWARDSHIP CONSIDERATION	DETAILS
1. Stewardship Roles and Responsibilities	Review provision, requirements, and delivery timetable for each of: - Community facilities (social, leisure, play, sports) - Green infrastructure, SUDs, public spaces & management with any BNG requirements - Other site wide infrastructure incl. un-adopted roads and paths, etc - Community development and placemaking - Sustainable transport - Social, environmental and economic benefits
2. Finance and Funding	- Prepare indicative stewardship and maintenance budgets for stewardship roles and responsibilities across development timetable incl. set up and management costs - Review income options, including consideration of service charge, precept user charges, and any potential for endowment - Prepare financial model for discussion, and refine accordingly to ensure affordability for residents and the developer
3. Governance, Decision making and Participation	- Fully review potential governance options, with strengths and weaknesses, and options and implications for Winterbourne - Desk top review of local potential organisations - Agree appraisal criteria based on review of needs, opportunities and key issues - Consider issues with regard to governance and finance, enabling participation, clear decision making, and risk management
4. Delivery and Implementation	- Consider the delivery options including consideration of other existing local service providers - Set out clear timetable and process for delivery

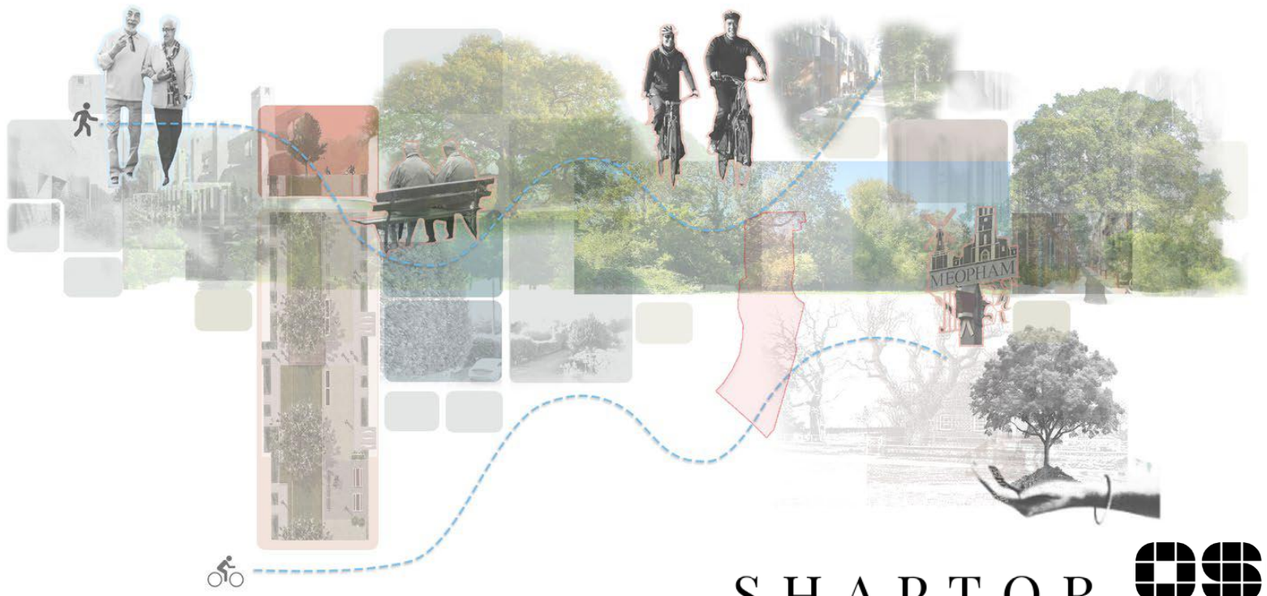
Stewardship Aims and Objectives

Winterborne Fields sets out a vision and a set of ambitions, all of which need to be supported or enabled by the Stewardship Strategy, namely to deliver:
1. Affordable Housing and Village Life for All
2. Infrastructure Enhancements
3. Support for Neighbouring Villages
4. Commitment to Sustainable Living

Through this vision, the following will be achieved;

5. Create a sustainable and integrated mixed use garden village that will accommodate retail, leisure, civic, housing, health care facilities and services, jobs and social facilities
6. Create an identity and sense of place for Winterbourne Fields
7. Deliver on active travel ambitions and create sustainable patterns of movement within Winterbourne and to and from Canterbury and Faversham, the neighbouring towns which are both served by rail services
8. Achieve exceptional standards of design and sustainability
9. Retain and enhance the landscape, ecology, and historic environment of the Winterbourne area, with notable sensitivities relating to Blean Woods and ancient woodland.

MPCS
providing solutions in neighbourhood renewal



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Winterbourne Fields

Woodland Buffer

Principal 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 occasion 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.

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 sufficent 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.

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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 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 generat ions 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 we stern 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.

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Winterbourne Fields

Woodland Buffer

Design Approach

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.

BMD

WINTERBOURNE FIELDS, DUNKIRK, KENT
ANCIENT WOODLAND REVIEW – TECHNICAL NOTE

BMD.25.0014.RPE.TN.001
DATE: APRIL 2025

BMD have been appointed to produce a techcnical note to review the ancient woodland issues associated with a site situated in Winterbourne Fields, Dunkirk, Kent. The site, hereafter referred to as 'the Site', is approximately centred on national grid reference: TR 0758 4509. A plan depicting the Site's location and survey area is provided in the Appendix.

In order to inform likely ancient woodland issues associated with developing the Site, a site walkover, review of supporting information and application of professional judgement has been undertaken to provide up to date baseline data with respect to impacts and the required mitigation and compensation.

The assessment identified a series of ancient woodland impacts that could occur as a result of developing the Site.

A series of mitigation measures have been proposed through the current Environmental Impact Assessment and subsequent studies and further consultation response.

In summary, it is considered that, in context, these measures will minimise impacts to ancient woodland and some circumstances will lead to beneficial effects.

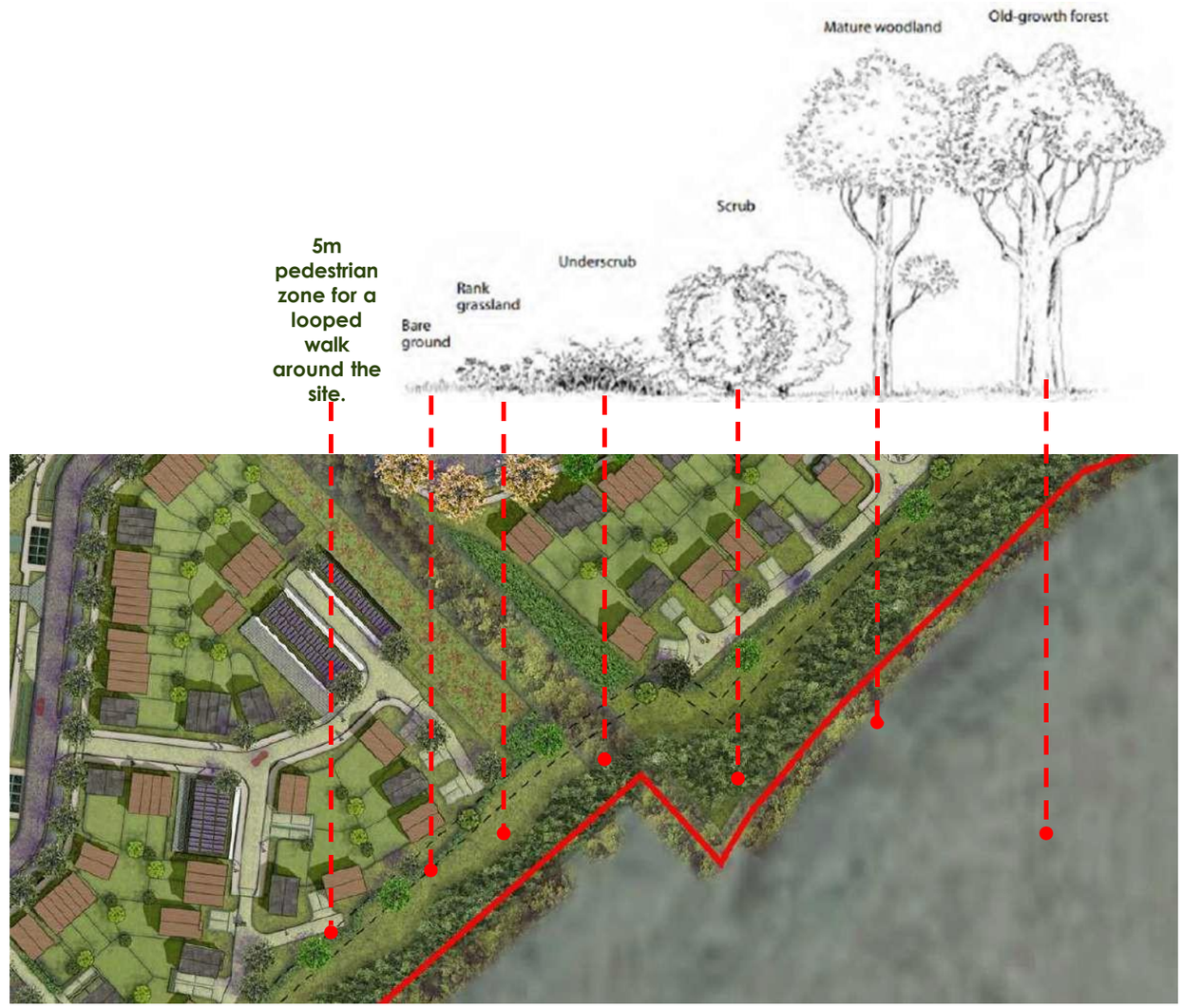
SHAPTOR &HW CO OSC ARCHITECTURE

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.



Winterbourne Fields

Woodland Buffer

Development Relationship with Ancient Woodland

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

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.

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Winterbourne Fields

Woodland Buffer

Development Relationship with Ancient Woodland

River Park and Connection with Perimeter Walkway and Wide PROW Network

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.

The overarching design philosophy of the scheme is to concentrate footfall and main recreational activity within a central park area, which is purposefully located adjacent to the village centre. This approach is intentional to create a vibrant, accessible community space that serves as the heart of the development.

By focusing recreational provision in this centralised location, the scheme deliberately avoids dispersing high levels of activity around the outer edges of the site, particularly along the woodland boundaries. This is a conscious strategy to minimise disturbance to the sensitive woodland habitats and to protect the ecological integrity of these areas.

In doing so, the design not only enhances the usability and appeal of the central park but also supports biodiversity objectives by reducing pressure on the site's more ecologically valuable and sensitive perimeters. The aim is to strike the right balance: creating a lively and sociable space for people to enjoy, while also looking after the natural environment that surrounds the development.

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Winterbourne Fields

Woodland Buffer

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

FAUNAL MONITORING
Increased foraging and commuting corridors to strengthen existing species numbers

FLORAL DIVERSITY
Increased floral diversity and long term management to promote biodiversity

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www.winterbournefields.com

Winterbourne Fields

Woodland Buffer

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.

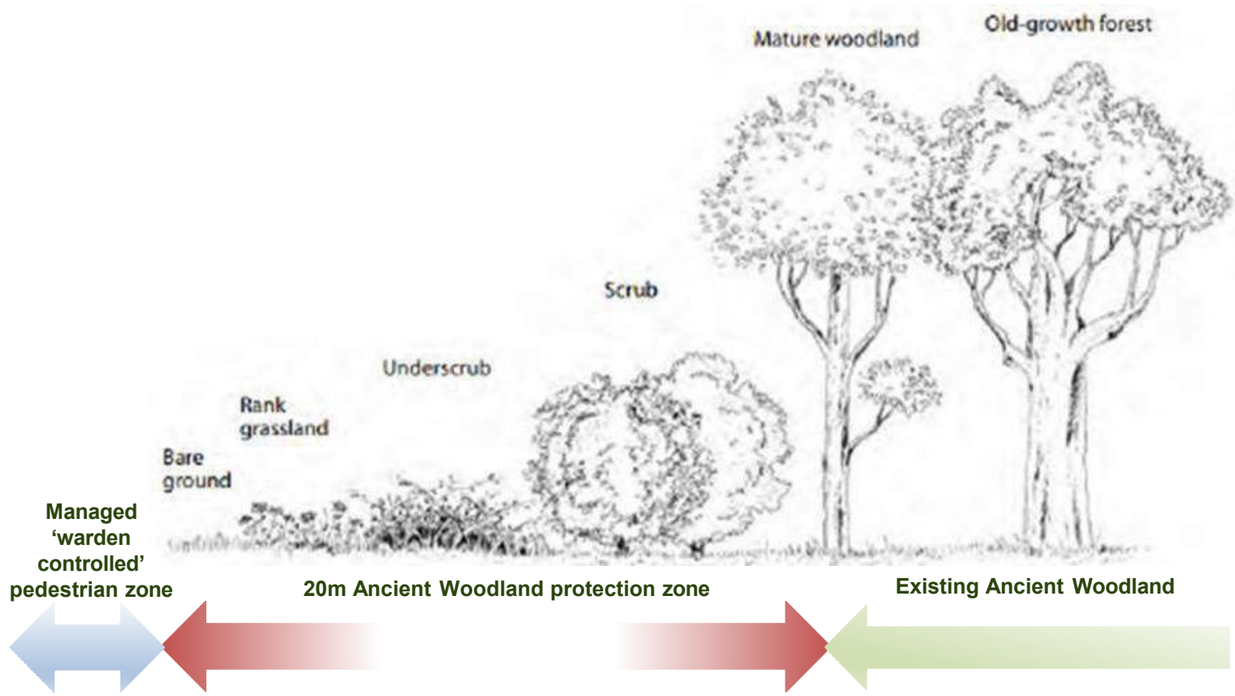
Informal playing fields and footpaths
Areas of grassland for informal use by residents as alternative play opportunities and walking routes. A strong grass mix
such as EG22 to create a strong grass sward, regularly mown and arisings removed.

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.



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Winterbourne Fields

Brenley Corner 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.

Part of the Winterbourne Fields mitigation package includes a proposed upgrade to M2 Junction 7 Brenley Corner. Stantec has worked extensively with National Highways to conduct an extremely robust assessment that considers future 3rd party development and predicted traffic growth, and has devised a mitigation scheme that fully mitigates the Winterbourne Fields impact to a nil-detriment level. Indeed, the Stantec assessment has exceeded the requirement set out in the NPPF in that it assumes very much worst-case scenario tests on all fronts, thereby giving confidence that the development should not lead to severe impacts on the junction.

- 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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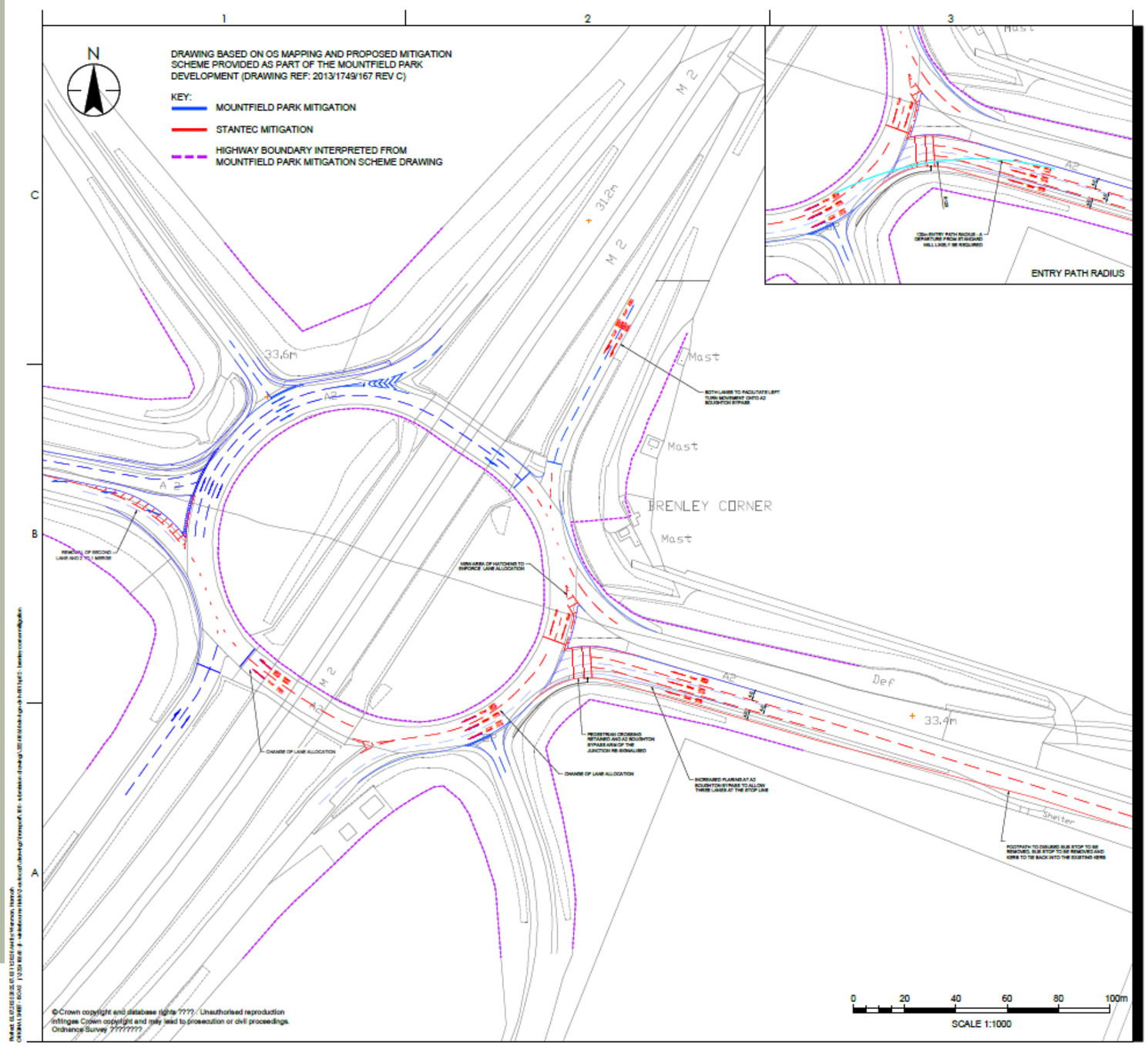

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Notes

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 to this is expressed or implied. 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.

Issued/Revision	By	Appd	
P02 UPDATED FOLLOWING MODEL UPDATES	DS	JSL	2025.06.30
P01 FIRST ISSUE	DS	JSL	2023.07.06

	Dwn.	Dsgn.	Chkd.	
	DS	JSL	JSL	2025.06.30

Issue Status

FOR PLANNING PURPOSES ONLY

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Client/Project Logo

Client/Project

SHAPTOR CAPITAL LTD

WINTERBOURNE FIELDS

Title

PROPOSED MITIGATION SCHEME
BRENLEY CORNER

CONCEPT DESIGN

Project No.	A2 Scale
332410560	1:1000
Revision	**Drawing No.**
P02	**332410560-STN-HGN-DR-H-0013**

Winterbourne Fields

Key Stakeholders and Supporters

Supporters and Active Stakeholders

Winterbourne Fields represents a significant and forward-thinking initiative aimed at delivering long-term environmental, social, and economic benefits for the region. We recognise that the success of this project depends on strong, ongoing collaboration with our stakeholders.

Their engagement is vital as we shape a development that reflects shared values and priorities. We are committed to open and transparent communication throughout each phase of the project. Progress to date includes key milestones in planning and consultation, and we remain focused on delivering outcomes that align with both community needs and sustainable development goals.

While we acknowledge the complexities involved, we are actively working to address challenges through thoughtful planning and responsive strategies.

Our key stakeholders in the project cover the following sectors:

- **Stewardship specialist**
- **Community specialist**
- **Swale based sports provider**
- **Sports education provider**
- **Medical specialist**
- **Residential specialist**
- **Registered affordable homes provider**
- **Highways specialist contractor**
- **Utility specialists**
- **Swale specialist behavioral service**
- **Swale based bus provider**
- **Connectivity and managed network services provider**
- **Swale based estate agency**
- **Swale based specialist community food hall**

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insight Specialist Behavioural Service ltd.

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Connells

PRIME

MPCS

CX UTILITIES

The Private Medical Group.

GAME SET PADEL

Hyde

the Land Trust

Chalkwell

SPORTS CONNECT

Community Stewardship Solutions

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