



WINTERBOURNE FIELDS

November 2020

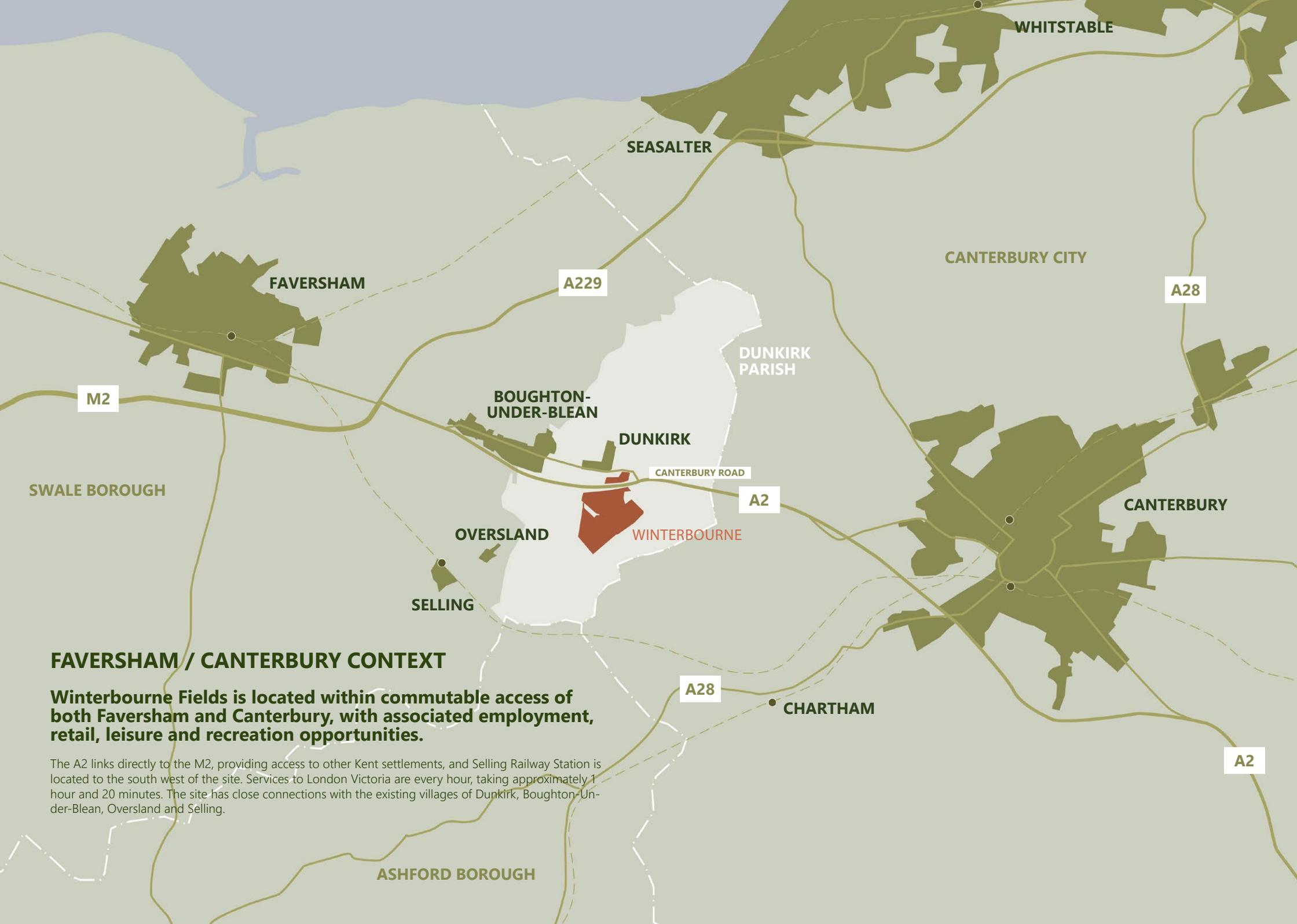
www.winterbournefields.com

Winterbourne Fields - our aspiration is to create a sustainable new community of up to 1750 homes, including a care village, 23 hectares of public open space and a new village centre close to the villages of Dunkirk, Boughton-Under-Blean, Oversland and Selling.

Winterbourne Fields has the ability provide a mixed residential and commercial development on low grade agricultural land. The site totals 72.4 hectares - 67.7 hectares positioned south of the A2 and 4.7 hectares to the north of the A2. We want to listen to your thoughts about the opportunities to: -

- Enhance the sustainability of Boughton, Dunkirk and Selling with improved retail, job opportunities, and recreational facilities.
- Help Swale in providing the necessary housing for all ages to meet the Government's requirements.
- Improve the access to and egress from the A2 for the neighbouring communities.

Shaptor Capital is a privately owned Kent based real estate business. They have heritage in delivering high quality developments and have been successful in securing highly implementable planning consents in their core geography of Kent, South London, Sussex, and Surrey.



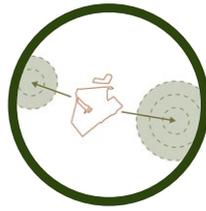
FAVERSHAM / CANTERBURY CONTEXT

Winterbourne Fields is located within commutable access of both Faversham and Canterbury, with associated employment, retail, leisure and recreation opportunities.

The A2 links directly to the M2, providing access to other Kent settlements, and Selling Railway Station is located to the south west of the site. Services to London Victoria are every hour, taking approximately 1 hour and 20 minutes. The site has close connections with the existing villages of Dunkirk, Boughton-Under-Blean, Oversland and Selling.

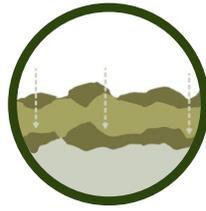
THE OPPORTUNITY

Winterbourne Fields presents an excellent opportunity to create a sustainable new community of up to 1750 homes and other community uses in close proximity to existing services in Dunkirk, Boughton-Under-Blean and other wider regional centres at Faversham and Canterbury.



Access to cultural and employment centres

providing opportunities for jobs, education and community facilities



Physically and visually enclosed

shrouded by mature woodland and protected from wider views



Unconstrained from designations

one of few landholdings in Swale Borough that is unconstrained



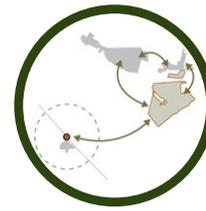
A Single Landowner

providing certainty of delivery



Immediate access to the countryside

and a wide range of footpaths and bridleways to woodland and the Kent Downs AONB



A collection of villages

as an alternative to major urban extensions



15 minutes to Selling Railway Station
8 minutes to Boughton-Under-Blean



12 minutes to Dunkirk
25 minutes to Boughton-Under-Blean



From Selling Railway Station:
5 minutes to Faversham
8 minutes to Canterbury East
1hr20m to London Victoria



From the site:
12 minutes to Faversham
10 minutes to Canterbury



Direct access to footpaths and ancient woodland

 The Site

 Areas of woodland

 Swale boundary

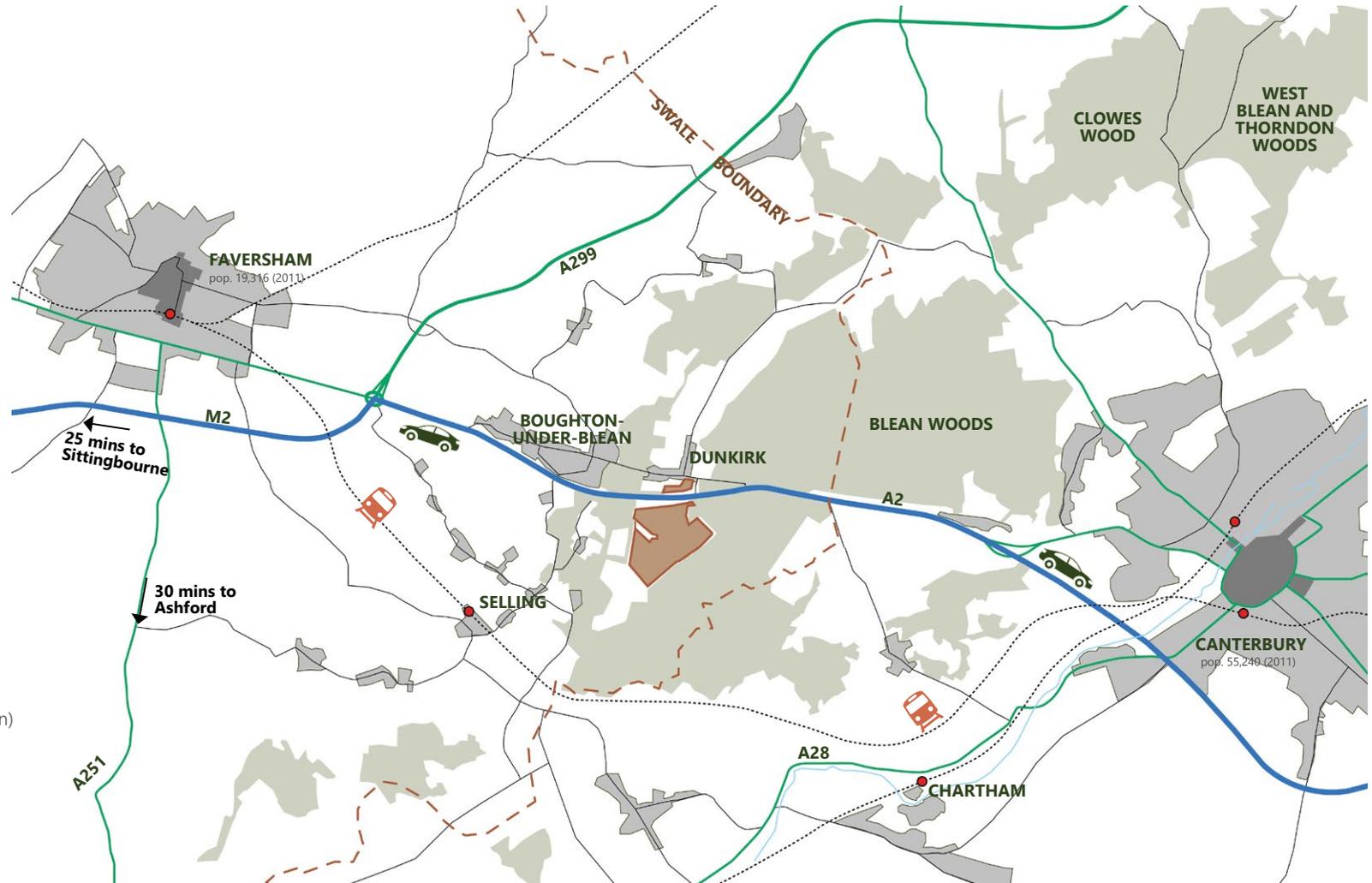
 Railway line (& station)

 Built up areas

 M2 / A2

 Town / city centres

 A road





OUR LANDHOLDING



NEXT STEPS / ENGAGEMENT

Shaptor Capital is committed to working with the community. We will keep all stakeholders updated and as the proposal emerges people will be able to have meaningful input on the outcome of the scheme.

Shaptor Capital will pursue an iterative approach to engagement, providing members of the community and stakeholders with multiple opportunities to listen to, engage with and learn from the proposals. The consultation will be undertaken in a variety of forms to encourage engagement from a range of different groups and sections of society,

A report on the engagement programme and the results of the consultation would form part of any future planning application.

SHAPTOR CAPITAL

Carter Jonas



WAYS TO KEEP IN TOUCH

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