

Ashmere, Ebbsfleet Garden City Development update

Issue 2 | Winter 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

In the coming months you will see us starting site works as we get ready to build 235 new high-quality Countryside homes, the site will also have new areas of Public Open Space.

In addition, the development will provide:

- EV charging
- Access to Fastrack bus route, A2 & M25 close by, Ebbsfleet International Station 7 min drive away
- Open green spaces & designated cycle routes into and around the development.

Site activity

Here's what you can expect to see over the coming months:

- Meet the builder, Home tour facilitating access to surrounding community to view the upcoming development & benefit to the community.
- Sales will utilise the existing marketing suite located north of Parcel 2. Show home available for viewing.
- Start on site on Phase 3 forecast for Spring 2025 subject to planning approval.

Specific item

- Local produce and convenient amenities on-site.
- Clarion have been selected as the RP for Parcel 2.

Timeline

- Planning reference for phase 2 EDC/21/0079
- We welcomed our first ever residents in September 2021
- Development build on the current phase started in Autumn 2022 with our first residents moving in in Winter 2023
- First Affordable took place in Spring 2024. With final completions expected in Autumn 2025
- The development will have a great number of open spaces available to use for the community, Pocket Park & Neighbourhood Green Landscape park with play equipment
- Public Art of the Chalk tower was officially opened in February 2024. Artist Jo Chapman created the work, which is six metres high, 1.65m wide and 1.75m deep, to reflect the heritage of the site – a former chalk quarry. The sculpture is made up of 209 coloured fabricated steel tubes stacked 38 rows high
- Planning submission was made on phase 3 in September 2024, with a decision expected by the end of the calendar year. You can track progress on the EDC website under reference EDC/24/0147

Managing agent

RMG London will continue to manage Parcel 1 and take on areas of Parcel 2 as we progress.



Ecology

- We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Bat and Bird roost box a located throughout the development.
- Hedgehog highways, To all residential boundary fences to gardens
- Bee Bricks location to be installed south elevations



Services

- Telecoms and Broadband Fiber - Openreach / Hyperopic
- Gas – British Gas

Electric - British Gas

Development layout plan



How will the development benefit the local community?

- We are working to deliver our social value targets, with a budget of just under £700,000 set aside for three main initiatives; jobs and training, digital and communities.
- Jobs and training includes apprenticeships, training courses, job fairs, technology etc. As part of this initiative, our graduates have attended job fairs in local secondary schools, organised presentations offering career advice and recently took part in a short film discussing careers in the built environment and the various paths young people can take.
- The digital initiative supports training/education through the provision of tablets and laptops, and online training courses.
- The community initiative includes community engagement events and provision for sustaining and enhancing wildlife and biodiversity in the local area.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

ashmere@countrysidehomes.co.uk



COUNTRYSIDE
Homes