

# Greenwood Gardens Development update

Issue 1 | 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

Greenwood Gardens is the first phase of the wider Lower Herne Village development. A garden suburb of up to 800 home of mixed tenure. Greenwood Gardens consists of 132 homes in total. 65 private homes for sale and 67 affordable homes. This development is a JV with Places for People.

In addition, the development will provide:

- Photovoltaic panels & EV charging available throughout the site.
- MVHR units to be fitted in several homes.
- Open green spaces with play areas, allotments and improvement to existing public rights of way.

### Site activity

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

- There are currently a number of plots across the site in varying stages of development.
- Section 278 works are underway.
- Spine road works to be completed by January 2025.
- The next two phases C & D have been submitted for planning and are awaiting determination.

### Specific item

- The site is now fully connected into the main infrastructure system for surface and foul water.

# Timeline

- First completions on the development will be January 2025 with completion of the final home within Phase A due in Summer 2026.
- The proposed open green spaces with play areas will be completed by Summer 2026.
- First home reached the market in November 2024 and the new sales office will be opening units doors in Spring 2025

## Managing agent

- Trustgreen have been appointed as Managing Agent for the development.
- The Management Company is located at Unit 7 Portal Business Park, Eaton Lane Tarporley, Cheshire, CW6 9DL
- Development companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces

## Ecology

- Greenwood Gardens is part of the Pollinate in Partnership scheme which introduces bee friendly plants and several bee homes.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development.



## Services

- Telecoms and Broadband - Openreach / Hyperoptic

# Development layout plan



## How will the development benefit the local community?

£9,121,755 will also support the local community by contributing towards the below areas:

- Primary Education: £1,841,335
- Secondary Education: £2,371,408
- Libraries: £210,475
- Public Rights of Way: £92,802
- Youth Services: £14,815
- Public Open Spaces: £27,595
- SAMM: £754,175

We will also be contributing £2,802,920 towards the Bullockstone Road Improvement works and providing the Herne relief road. Which runs centrally through our scheme and will provide a new key strategic route from Herne Bay to Canterbury.

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:

[Greenwood.Gardens@vistry.com](mailto:Greenwood.Gardens@vistry.com)



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