

HIGH SPECIFICATION NEW HOMES FROM REDROW – A BETTER WAY TO LIVE

Welcome to **Community Matters**, a newsletter from Redrow, to keep you up to date with the latest developments at Ebbsfleet Green.



## First residents move in

33-year-old Bal Sandhu, a self-employed contractor for an investment bank, was one of the first people to reserve a new home at Ebbsfleet Green and registered his interest in the properties a couple of years ago.

*"About six years ago I moved back in with my parents after university as I was working in London and wanted to save for a deposit for a home of my own," Bal explains.*

*"I wanted a three-bedroom freehold property as close to London as possible, but my budget enabled me to buy further away and in areas I didn't want to live. Waiting enabled me to raise a bigger deposit so I could buy closer to London. Redrow has a really good reputation and I had my heart set on buying from them because I have friends and family who have bought Redrow homes. There were only a few three-bedroom homes on release and so I paid the reservation fee straight away. At that point there wasn't even a sales office on site at Ebbsfleet, but Jo and Emily the sales consultants were really good, recommending mortgage specialists and solicitors and keeping me updated about the build progress.*

*This is certainly an up and coming area and being part of the wider garden city project makes it a good investment if I want to move on or rent the property out in future."*

## New homes released

Apartments and a selection of different housetypes from Redrow's Heritage Collection, launched on Saturday 6 May from the new sales centre on site.

The Heritage Collection forms the company's more traditional looking homes. Properties released included three, four and five bedroom detached houses, as well as two bedroom apartments.

Also recently launched is Ebbsfleet Plaza, a bespoke range of two-bedroom apartments. If you are interested in registering for more information visit [www.redrow.co.uk/ebbsfleet](http://www.redrow.co.uk/ebbsfleet)

The sales centre is open daily from 10am to 5.30pm.



*Ebbsfleet Plaza bespoke two-bedroom apartments*



*The Highgate housetype from The Heritage Collection*

## Considerate Constructors

We are aware that our work can sometimes be a source of disruption if not managed carefully and will do our very best to ensure this is kept to a minimum. We are registered as a member of the Considerate Constructors Scheme where we commit to care about appearance, respect the community, protect the environment, secure everyone's safety and value our workforce.

Our working hours are 0800 – 1730 from Monday to Friday and 0800 – 1300 on Saturdays.

Weekend work is always agreed with the Homes and Communities Agency in advance and we do not usually work on Sundays or Bank Holidays.

## Planning Update

# The new hotel and pub/restaurant

The New Year started well with planning approval granted to Marston's, subject to completion of a Section 106 agreement, to build a new 104 bed hotel and a 220 cover pub/restaurant on the southern corner of the site. Construction of both the pub/restaurant and the hotel is now underway and Marstons foresee the pub/restaurant opening in October this year. The approved masterplan is being revised to make minor changes to the relocation of the pub/restaurant and sports facilities.



A further phase of 191 houses and apartments was considered by the planning committee on the 19 April and was granted planning consent. The apartments and houses will be from Redrow's Regent collection, which are a contemporary take on the classic Georgian style.

The Redrow planning team is currently working on designs for the central area, which will offer bespoke apartments as well as phases three and four – more of the Heritage range with some apartments. It is anticipated that the application for the central area will be submitted in early summer, followed by phase three in late summer.

To keep up to date with planning applications and progress for Ebbsfleet Garden City, visit <http://ebbsfleetdc.org.uk/planning> where you can also register for regular updates.

## Medway University Technical College (UTC) students bring their learning to life

Medway UTC based in Chatham, specialises in engineering, construction and design and to support lessons in construction management as part of their BTEC in Construction and the Built Environment, Redrow invited students to Ebbsfleet Green.

Mike Tynan, area construction manager for Redrow Homes, gave the students a tour of the development, introduced them to the on-site management team and guided them through the role of a site manager including health and safety, maintaining quality standards and delivering homes on schedule.

"Ebbsfleet Garden City is a once in a lifetime project to be involved in with so many different elements being developed by various organisations. Redrow alone will be building up to three different phases at any one time and so the project manager will be overseeing a number of teams. It's important that while we focus on building new homes we also consider the bigger picture too."



Mike Tynan with Medway UTC students on site at Ebbsfleet Green

*If one or two of the Medway UTC students who visited Ebbsfleet Green make it into management we will have succeeded because we will have inspired them to progress. They could be site managers or project managers in 10 years' time."*

*Stephen Okoro, from Medway UTC, said: "We're grateful to Redrow for sharing their expertise with the students and giving them the opportunity to see how the things they learn in the classroom relate to the work place. The life cycle of Ebbsfleet Garden City means that there's potential for our students to work there and perhaps even manage at least part of the site."*

## Our Masterplan

Outline planning consent was granted in March 2014 for 950 new homes, a site for a new primary school, new park, including sports pitches and tennis courts, community allotments, a local shop, community facilities and a community hall and a hotel/pub and restaurant.

Redrow is contributing around £15m towards local facilities and transport infrastructure, as well as health and education provision.

The new homes are being released in a number of phases. These are a mix of one and two bed apartments and three, four and five bedroom houses for private sale. 25% of the new properties are allocated to affordable housing for rent and shared ownership.



### New facilities and infrastructure

We're not just about building new homes! Redrow has agreed to pay around £15 million towards the following:

#### SUPPORTING THE LOCAL COMMUNITY

30% of Ebbsfleet Green will be green space. Redrow will be creating an integrated and extensive landscape and public open space consisting of three tennis courts, a multi-use games area, two football pitches and several equipped play areas in Ebbsfleet Green. Allotments will be created, as well as a new village hall and sports pavilion to serve the new community.

There will also be contributions of:

- £621,062 to provide facilities, resources and services to support and meet the needs of children and young adults
- £10,000 towards adult social care
- £215,650 for local libraries

#### MORE EDUCATION

Over £4.5 million towards a new primary school at Ebbsfleet Green, as well as providing the serviced land.

Over £6 million towards nearby secondary school provision £171,000 for adult education

#### IMPROVED TRANSPORT

We are contributing up to £1.7 million towards improvements to the local bus service, making various highway improvements in the vicinity of the area, optimising signal junctions, message signs, parking management and other measures.

#### NEW EMPLOYMENT

New jobs are being created as the development progresses and Redrow Homes has agreed to employ where possible, local people and companies. Redrow also offers building trade, office and commercial apprenticeships.

### New Homes (Planning Application summary – current and future)

Phase	Ref.	Proposed Development	Progress
1a & 1b	15/01001	180 new homes	Approved 21 January 2016
1a & 1b	17/0003 (S73 application to make changes to housetypes)	180 new homes, including 27 affordable homes	Decision expected June 2017
1c	16/0083	74 new apartments, including 18 affordable homes, and local shop	Decision expected June 2017
2a	16/0113	191 new homes, including 55 affordable homes	Approved at EDC Planning Committee 19 April 2017
2b		Approx. 120 new apartments in the Village Centre, with 30% affordable housing, and community hall	Currently at pre-application stage. Submission and decision in 2017
3		Heritage range houses and apartments	Submission and decision by end of 2017
4		Heritage range houses and apartments	Submission and decision by end of 2017

All planning applications for new homes bring forward required supporting infrastructure including car parking, landscaping and play areas.

### Other Planning Applications

Phase	Ref.	Proposed Development	Progress
1c	16/0071	Office development (for Redrow) of approx. 1,000 sqm.	Approved September 2016
1c	16/0117	Hotel and pub / restaurant (Marstons Development)	Approved at Planning Committee December 2016

## What's happening when?

As a new neighbourhood of this size makes its way through planning, dates can frequently change, but we're working to the following:

- 2016..... Work underway and first residents move in
- 2017..... Launch of Phase 2
  - New primary school opens on Castle Hill, land for the school at Ebbsfleet Green handed over to Kent County Council
  - Pub/restaurant opens
- 2018..... Hotel and convenience store open
- 2022/23..... Community Hall, tennis courts and sports fields available
- 2023/24..... Allotments available
- 2025..... Development complete

## What's happening on site?

**The infrastructure and residential work for phase one is well underway.**

Plans are in place to get the last section of the spine road finished, which will link the two entrances into the development. All the swales that will collect surface water are also now connecting to each other.

The last house has been sold and the Abode properties are being completed. This will total 38 houses and 24 apartments. The Heritage Collection of 118 more traditional homes is under construction and has now launched with a new sales centre and show home. Construction of the next two phases of properties has started.

There will be no further disruption for the main road as a result of our development, as the roadworks, pedestrian crossing and finishing the last section of pathway are now complete.

Landscaping is being carried out throughout the site as each phase is developed. This will be supplemented with more intensive planting in the Autumn, the best season for planting new trees and shrubs. We have people from every building trade currently working on site from Groundworkers to Painters. Many of them live locally. Our trainee site manager and two apprentices are doing well.

We'll include more about what they're doing in the next issue.

### Elsewhere in the garden city

## New school in Castle Hill

Ebbsfleet Garden City is to get its first primary school after permission was in March for a 420-pupil building.



Cherry Orchard Primary Academy – and a new community centre, will be built in Castle Hill, and will also provide 26 nursery places as well as 15 for special needs pupils.

The building will open out onto a new village square and the school will have green credentials with a wild flower and grassed roof. The application, from Land Securities, also includes play areas, sports pitches and a village square.

The school would be run by Leigh Academies Trust, which currently has six secondary, six primary and one special needs school, with 9,000 pupils in total. Cherry Orchard Primary has an opening date of September 2017 and will offer an outstanding education for local families at the centre of this brand new community.

*To register your interest in a place at the school, contact [jo.allen@latrust.org.uk](mailto:jo.allen@latrust.org.uk)*

#### Contact Us:

Sales: 01987 238161

Customer Service: [southeast.customerservice@redrow.co.uk](mailto:southeast.customerservice@redrow.co.uk)

Out of Hours: 0345 0850005

## Discover a new Redrow Home in Ebbsfleet

Ebbsfleet Green, Southfleet Road, Swanscombe, Kent, DA10 0BE

Call 01987 208344 Visit [www.redrow.co.uk/ebbsfleet](http://www.redrow.co.uk/ebbsfleet)