



WELCOME TO
EBBSFLEET



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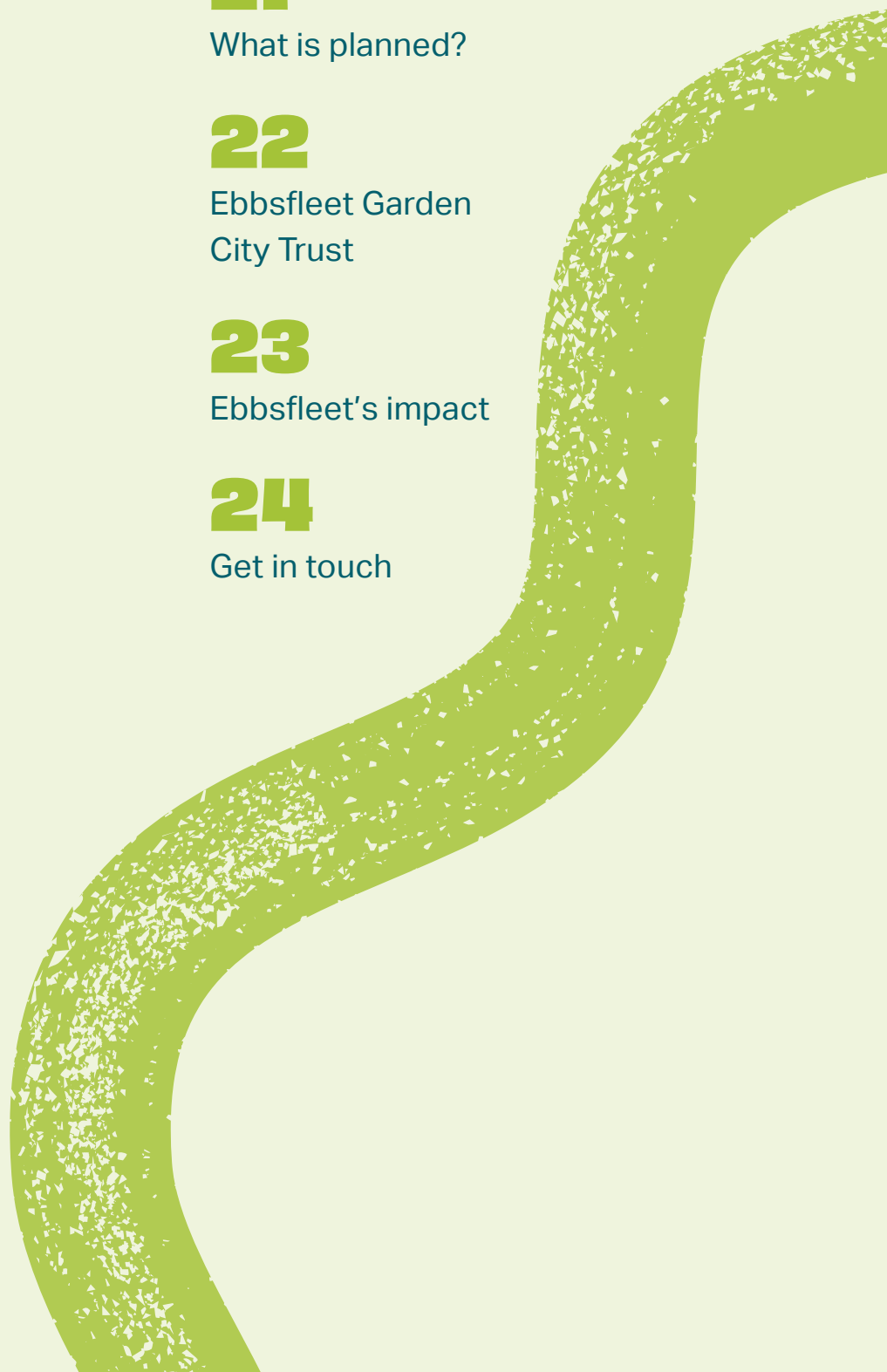
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WELCOME TO EBBSFLEET

Welcome to Ebbsfleet! Whether you're new to the area or relocating from elsewhere, we're excited to have you as part of this unique and thriving place to live.

Ebbsfleet Garden City is designed to provide a balance between modern living and green, open spaces. Situated in the heart of North Kent, this visionary development offers a range of high-quality homes, alongside excellent transport links, beautiful parks, and an ever-expanding range of local amenities. Whether you prefer quiet riverside walks, local shops, or easy access to London, Ebbsfleet has something for everyone.

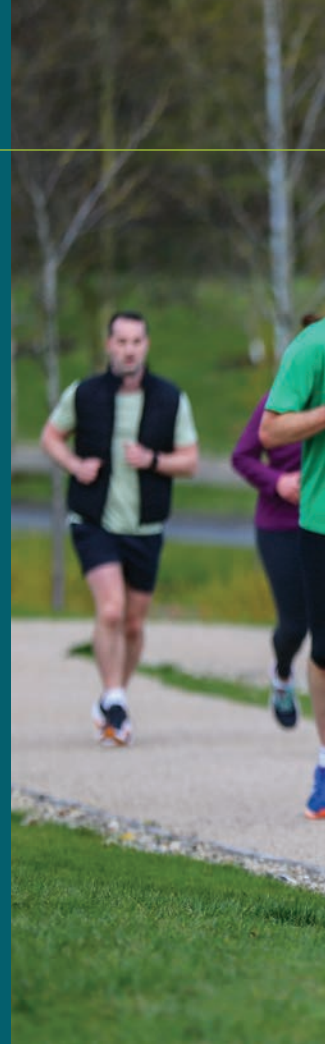
In this Welcome Pack you will find lots of information on things to see and do in the area, along with handy maps so you can find your way around and discover some of the things that make Ebbsfleet unique.

We want residents to enjoy a high quality of life, where new and existing communities can come together and benefit from everything Ebbsfleet has to offer.

The vision for Ebbsfleet

The Garden City Principles are championed throughout your community. Ebbsfleet is a 21st century pioneer – the first garden city in 100 years that is being created across 2,500 acres of previously used, brownfield land on the Kent Thames riverside.

Located just 20 minutes from central London, Ebbsfleet brings together a network of individual neighbourhoods, each with its own carefully designed character. It is somewhere to grow a family, build a business, socialise, and enjoy a unique city-country lifestyle on the edge of London and Kent. Over time, it will grow into one of the South East's leading places to live and work.





Did you know?

The original Garden Cities include Welwyn and Letchworth

CREATED ACROSS 
2,500
 ACRES

Ebbsfleet brings the traditional Garden City Principles up to date. It provides modern liveability with quality design, sustainable connections, nature, greenery, health, and wellbeing. Diverse communities are emerging almost organically, brimming with energy and ideas, and breathing life into Ebbsfleet. Local residents are also empowered, through the Ebbsfleet Garden City Trust, to protect and steer the long-term future of the area for generations to come.

Ebbsfleet will be a haven for the environment where green habitats, wet woodlands, chalk streams and urban greenery are nurtured for wildlife and old quarries are reinvented for nature and recreation. Alongside this, new health and wellbeing facilities will be created, complemented by new cycleways and footpaths to Bluewater and beyond to support the health and wellbeing of all.

These new connections and facilities will also help to bring together Ebbsfleet's new residents with those from the existing neighbourhoods of Swanscombe, Northfleet, Greenhithe, Stone, Dartford and Gravesend.





Ebbsfleet Development Corporation

Ebbsfleet Development Corporation was set up by the Government to speed up the delivery of up to 15,000 homes and create a 21st-century garden city in North Kent.

UP TO 
15,000
 **HOMES**

The Corporation works closely with Dartford and Gravesham Local Authorities, alongside local communities, to develop a shared vision of the area - providing high quality, attractive and sustainable homes, as well as creating opportunities to enter the local workforce. As an organisation, we are united in our determination to create a truly brilliant place

to both live and work. The corporation has a strong planning service, and we are the Planning Authority for the Ebbsfleet Urban Development Area.

Ebbsfleet Development Corporation is funded by and reports directly to the Ministry of Housing, Communities and Local Government, but we work closely with councils and other partners to ensure our work is locally responsive in every aspect. So far, excellent progress has been made – over 4,000 homes are already complete, and houses are being built quicker than anywhere else in the country, without detriment to quality, design or sustainability credentials.

What can Ebbsfleet Development Corporation help with?

Alongside our role as Planning Authority for the area, Ebbsfleet Development Corporation works with the local community to design initiatives around health and wellbeing, creativity, culture and heritage, sports

and physical activity, skills and employment and the environment. The Corporation also owns a number of key sites across the Urban Development Area and is responsible for bringing forward development projects for the benefit of the community. The team are available to help answer any questions or concerns about life in Ebbsfleet, or signpost you to the organisation best placed to help.

Planning

As Local Planning Authority for the Ebbsfleet Urban Development Area (Ebbsfleet Garden City), the Corporation seeks to work proactively and

collaboratively with applicants and encourage early engagement and communication regarding proposals at every stage of the planning process.

We determine a number of applications and can help with questions around submissions, decisions and enforcement.

If you would like to speak to a member of the team please contact us at hello@ebbsfleetdc.org.uk for further assistance.

Ebbsfleet Garden City is an exciting regeneration project bringing new life to North Kent.

Alongside the neighborhoods of Alkerden, Ashmere, and Castle Hill set in Whitecliffe, parts of the project are also nestled within the well-established communities of Swanscombe, Greenhithe and Northfleet. Altogether, there are eight vibrant neighborhoods that make up 'Ebbsfleet Garden City':

→ **Alkerden**

→ **Ashmere**

→ **Cable Wharf**

→ **Castle Hill**

→ **Ebbsfleet Cross**

→ **Ebbsfleet Green (Weldon)**

→ **Harbour Village**

→ **Springhead Park**

Looking ahead, even more homes are planned for the area currently occupied by the Ebbsfleet International Train Station car park—an exciting glimpse into the continued growth and regeneration to come!

LOCAL SERVICES

We've included some important information about the area in which you live and the organisations that can help you.

If you live in the western section of Ebbsfleet, you're in Dartford Borough. If you live in the eastern section, you're in Gravesham Borough. The boundary line runs south alongside the A2260, close to the International Train Station. If you're unsure, you can enter your postcode into www.gov.uk/find-local-council and you will be provided information on your local council.

Local, borough and county councils

- Your council tax payments will be collected by your borough council.
- Dartford and Gravesham Borough Councils carry out core services including refuse collection, and parking enforcement on adopted roads.
- When you move to Ebbsfleet you will also be a Kent County resident. Kent County Council provides services such as maintaining major roads and is also the education and social care authority covering Ebbsfleet.

Managing agents

Residents moving into the new development area will pay services charges, with a range of managing agents working across Ebbsfleet. These managing agents are appointed by the developer of your home. For example, if you live in a flat, you may pay towards the upkeep of communal areas. All residents, irrespective of property type, will pay towards wider services such as landscaping, repairs and maintenance of your neighbourhood.

If you aren't sure who the managing agent is where you live you can check out the legal and estate charge documents for your property, or this page on the Ebbsfleet Garden City website:



Services	Provider
Allotments	Kent County Council and EGCT
Births, deaths and ceremonies	Borough Council (Dartford or Gravesham)
Car parks	Managing agent
Community Buildings	Managing agent or Ebbsfleet Garden City Trust
Council tax and benefits	Borough Council (Dartford or Gravesham)
Education	Kent County Council
Electoral services	Borough Council (Dartford or Gravesham)
Environmental Health	Borough Council (Dartford or Gravesham)
Fly tipping	Borough Council (Dartford or Gravesham)
Funding for community initiatives	Ebbsfleet Garden City Trust
Housing	Borough Council (Dartford or Gravesham)
Landscaping	Managing agent
Libraries	Kent County Council
Parking enforcement	Borough Council (Dartford or Gravesham) (on adopted roads) and Managing agent (on unadopted roads)
Parks, open spaces and play areas	Borough Council (Dartford or Gravesham) or Managing agent
Planning applications*	Ebbsfleet Development Corporation
Potholes	Kent County Council (on adopted roads)
Public rights of way	Kent County Council
Repairs and maintenance	Managing agent
Roads and transport	Kent County Council
Schools and nurseries	Kent County Council
Social care	Kent County Council
Street cleaning	Borough Council (Dartford or Gravesham)
Street lighting	Kent County Council (on adopted roads) and Managing agent (on unadopted roads)
Sports pitches	Managing agent
Waste collection	Borough Council (Dartford or Gravesham)
Waste disposal	Kent County Council

SPACES TO ENJOY

As the city expands, numerous parks and open spaces are planned for your enjoyment, ranging from cozy pocket parks nestled between streets to larger, central neighborhood parks. Additionally, community gardens are being introduced, providing shared spaces where residents can come together to grow plants, vegetables, and flowers, fostering both sustainability and connection.



PARKS & OPEN SPACES

Ebbsfleet Development Corporation is continuing to champion the delivery of a network of new, city-scale parks and open spaces, connecting Ebbsfleet's blue waterscapes and green landscapes to bring the garden into all areas of Ebbsfleet.

More than 50 new parks and open spaces are planned for Ebbsfleet, with over 40% of the Ebbsfleet regeneration area dedicated to blue and green space, the equivalent of over 1000 football pitches, or 42 Bluewater Shopping Centres!

You can find out more about the planned parks and open spaces on the Ebbsfleet Garden City website:



COMMUNITY GARDENS & ALLOTMENTS

Several sites for Community Gardens and Allotments will be brought forward across Ebbsfleet; Springhead Park and Ebbsfleet Green are the first two sites available for residents. These sites will provide residents with a peaceful green space, containing orchards with over 50 fruiting trees, paths and seating so they can relax and enjoy the space. If you are interested in joining the community gardening group, or finding out more about the allotments, then visit our website: www.egctrust.org.uk/allotments

COMMUNITY FACILITIES ON YOUR DOORSTEP

Ebbsfleet Development Corporation is working with partners to facilitate the delivery of community buildings and spaces across Ebbsfleet. There are a number of existing community buildings available to the public, and lots planned for the future!

Castle Hill Community Centre

Castle Hill Community Centre consists of a single hall, a meeting room, community kitchen/bar area serving the foyer for events. There are also associated tennis courts that can be booked. Facilities can be booked by residents via RMG – the agency in charge of managing facilities in Whitecliffe.

Eastgate

Eastgate consists of an event space, meeting rooms of various sizes and a cafe, open to the public. As well as hosting regular community groups, the spaces can be hired by the members of the public and is used as a place of worship. The hireable spaces can be booked via Eastgate Church.

What's in store for the future...

Castle Hill Arts & Culture Hub

This will be an arts and culture facility that will have high-level performance and rehearsal spaces, where creatives of all kinds can come together and show their work. It is expected in 2026.



Ebbsfleet Green Community Hub

Will be a leisure facility with a gym, sports hall and cafe, with flexible workspace, commercial kitchen and meeting rooms. The space will be located on Talbot Lane and is expected to be delivered in 2026.

Ebbsfleet Green Neighbourhood House

The Neighbourhood House will be a community building with flexible hire space for local residents and community groups located on Ackers Drive. This project will be delivered by 2025.



Henley Building

The community space will comprise of two flexible spaces, the smaller of the two with kitchen facilities.



Alkerden Hub

Alkerden Hub will be a landmark multi-use building that integrates with health services and lifelong learning. Alkerden Hub will be a facility that has spaces for all the family and community needs, with a large hall for community hire, a cafe, multiple class and meeting rooms, and options for services such as libraries, family hubs, co-working/hot-desking and adult education. This building is expected to be delivered late 2026.

Harbour Village Community Space

Space for community use will be provided on the ground floor of the Harbour Village apartment block development, with plans for use being finalised.



HEALTH & WELLBEING



In 2017, NHS England launched the Healthy New Towns programme to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality health services. Ebbsfleet was proud to be the largest pilot community, with many learnings continuing to inspire approaches to health and wellbeing today.

There are many activities and community projects that champion the vision for health & wellbeing in Ebbsfleet, including Edible Ebbsfleet planters and community gardens, which provide free to use growing space for fresh produce for all to enjoy. Through lessons learned from the Healthy New Towns work, we aim to empower residents to manage their own health and wellbeing, by providing the information and tools to help make healthy lifestyle choices.

Did you know?

Over 1.5 million miles have been recorded in the 'Get Active in Ebbsfleet' BetterPoints programme since its launch in 2018.

Connected Communities

Many great initiatives take place organically within the community, such as organised walking, fitness and running activities, along with community events where everyone gets together. The aim is for a sense of overall wellbeing – not just fitness- which contributes to happiness and neighbourliness, making for a great place to live.

We recommend checking out your local community Facebook groups, or keeping up to date with activities online:

www.ebbsfleetgardencity.org.uk/whats-on



Edible Ebbsfleet

The Edible Ebbsfleet programme was formed as part of the Healthy New Towns initiative, a partnership with NHS England and is now a thriving community movement led by local residents, pupils and workers. The project was inspired by the 'Incredible Edible Network' which aims to create kind, confident and connected communities through the power of food.

Members of the community support each other to develop a series of small-scale food growing initiatives along local streets, parks and gardens, encouraging neighbours to pick, cook and eat the produce.

To find your nearest Edible Ebbsfleet garden check out the fold out map included with this pack.

Accessing health facilities in your area

To ensure that Ebbsfleet is a healthy place to live, work and play, health, social and community facilities are proposed to be co-located within the Health and Wellbeing Hub within the Ebbsfleet Central's masterplan, as well as clinical space provided within Alkerden Hub.

BetterPoints

The BetterPoints 'Get Active in Ebbsfleet' challenge is funded by Ebbsfleet Development Corporation.

BetterPoints is a free app-based, incentivised behaviour change tool that has been running since March 2018 – with over 3,000 local people regularly using it. It is designed to help residents and employees of Dartford, Gravesham, Swanley and Ebbsfleet to get active by rewarding physical activity such as walking, wheeling, running, and cycling.

The app aims to increase physical activity levels among the local population, to enhance health and wellbeing and combat obesity. It also encourages active travel and taking small, positive steps to help the environment.

Once registered, participants can track their walking, wheeling, running, and cycling activities using the app and earn reward points, prize draw tickets and medals. Points are converted into pounds as high street shopping vouchers or can be donated to a local good cause.

Download the app and join the challenge today!

www.ebbsfleet.betterpoints.uk

We are working closely with the NHS and other local and regional health bodies to ensure that the current and future population has appropriate access to healthcare.

To find healthcare services near you, visit:

www.nhs.uk/nhs-services/services-near-you

ART, CULTURE & CREATIVITY

Ebbsfleet Development Corporation invests in and supports culture and creativity in the area because we understand their value to people and places. Culture and creativity are fundamental to a thriving economy and in improving health and wellbeing, along with creating a sense of identity, belonging and community.

THE IMPORTANCE OF CULTURE & CREATIVITY

The Corporation's approach to culture and creativity is one of partnership and collaboration. Over the years we have worked with organisations and residents to deliver a range of projects and programmes through a community-led approach, allowing for residents and community members to feel empowered to develop life and work skills through creative activities.



Did you know?

Ebbsfleet Development Corporation has secured over £1m of investment for culture and creativity projects in Ebbsfleet.



Check out the link to the Ebbsfleet Citizen Archive to find out more about the amazing history and stories of the area:

**Ebbsfleet's Culture Vision**

Through project delivery, wide consultation and best practice research, Ebbsfleet Development Corporation has developed a Culture Vision and Strategy for Ebbsfleet that will underpin the approach to cultural placemaking, which is available to view on the Ebbsfleet Garden City website.

If you would like to get involved in culture and creative projects, get in touch: hello@ebbsfleetdc.org.uk

In 2024, Ebbsfleet Development Corporation launched Looking Forward To-Morrow: Ebbsfleet's Public Art Strategy, which aims to challenge preconceived ideas around what public art may be, to encourage innovation and allow ambitious and progressive projects to flourish in Ebbsfleet. You can view the strategy online: www.ebbsfleetgardencity.org.uk/support-our-vision/culture-creativity

GETTING AROUND

Ebbsfleet's strategic location offers exceptional local national road and rail connections. Beyond these major transport links, the area is committed to promoting sustainable local travel through extensive walking and cycling routes.



THE VISION FOR THE AREA INCLUDES THE PROVISION OF



HIGH-QUALITY
STREETS



PUBLIC TRANSPORT
SYSTEMS



WALKING AND
CYCLING LINKS

TO HELP BOTH PEOPLE AND THE PLANET



BE ACTIVE



ENJOY SHORTER
JOURNEYS



REDUCE CAR
DEPENDENCE

Your on-demand bus service

Ebbsfleet residents have access to an on-demand bus travel service, providing flexible and affordable access to wider Kent. To find out more about this service, head to www.ebbsfleetgardencity.org.uk/getting-around-ebbsfleet/

Enterprise Car Club

If you prefer travelling by car then a rental might be right up your street. The enterprise car club has a range of fuel-efficient, hybrid and electric vehicles. Download the Enterprise car club app to find out more.



Fastrack bus

Residents in Ebbsfleet can access public transport from Whitecliffe to Gravesend via the Fastrack bus service, provided by Go Ahead. Work is underway to provide access all the way through Whitecliffe to Bluewater, via Ashmere, which is expected to complete in November 2025.

Plans for a new tunnel under the B225, which will provide a more direct access for buses from Whitecliffe to Bluewater, are being refined by Kent County Council – the organisation who will deliver that element of the proposed route.

Walking and cycling

Walkways and cycleways are embedded across Ebbsfleet to enable active, healthy, outdoor lifestyles. Ebbsfleet Development Corporation is committed to delivering a community that offers a high quality of life and quality of place.

Visit www.ebbsfleetgardencity.org.uk/your-community/walking-and-cycling-routes/ to find out more about what's planned across Ebbsfleet.

WHAT DO PEOPLE THINK OF LIVING IN EBBSFLEET?

Ebbsfleet Development Corporation carries out an annual Resident Satisfaction Survey to find out what people think about living in the area. It covers things like parks and open spaces, access to facilities, how safe people feel and how happy they are with their homes – here's what the results show:

84%

OF RESIDENTS FEEL STRONGLY THAT THEY BELONG TO A NEIGHBOURHOOD

86%

OF RESIDENTS FEEL SATISFIED WITH THEIR LOCAL AREA AS A PLACE TO LIVE

89%

OF RESIDENTS FEEL SAFE IN THEIR LOCAL AREA

41%

OF RESIDENTS HAVE ATTENDED AN EVENT OR ACTIVITY IN THE EBBSFLEET AREA IN THE PAST 12 MONTHS

77%

OF RESIDENTS ARE SATISFIED WITH THE CLEANLINESS OF STREETS

92%

OF RESIDENTS ARE SATISFIED WITH THEIR HOME

77%

OF RESIDENTS ARE SATISFIED WITH THE QUALITY OF FOOTPATHS AND PUBLIC WALKWAYS

78%

OF RESIDENTS ARE SATISFIED WITH THE CHARACTER AND BEAUTY OF THE AREA

86%

OF RESIDENTS AGREED THAT THE AREA IS A PLACE WHERE PEOPLE FROM DIFFERENT BACKGROUNDS GET ON WELL TOGETHER

8/10

RESIDENTS RATING OF THEIR QUALITY OF LIFE - THE NATIONAL AVERAGE IS 6.8/10

THE STORY SO FAR...

There is so much planned, with many milestones across Ebbsfleet to look forward to!

2019
Ebbsfleet Development Corporation purchases land around Ebbsfleet International Train Station after years of stalled development from private developers.

2020
Ebbsfleet celebrates 2000th home completed

2020
Springhead Bridge opens to the public providing walkable connections between Springhead Park and Ebbsfleet International

2022
Outline planning application submitted for Ebbsfleet Central

2023
Ambitious net zero vision set for Ebbsfleet

2024
Plans for major development around Ebbsfleet International Train Station approved

7
Primary Schools

1
Secondary School

2015
Ebbsfleet Development Corporation established

2017
Ebbsfleet Healthy New Towns pilot begins

2017
Castle Hill Community Centre and Cherry Orchard Primary Academy opens

3
Neighbourhood Centres

8
Community Buildings

2022
Platinum Jubilee Park opens to the public

2023
Over £20m Social Value generated for the benefit of the community

2024
Ebbsfleet celebrates 4000th home completed

2024
New public transport service launched for Ebbsfleet residents

7
City Parks

EBBSFLEET GARDEN CITY TRUST

Did you know?

The vision for the Trust is to create a thriving community at Ebbsfleet where all people, of all generations, can live healthy and fulfilled lives

Don't worry, we have you covered for the longer term too. Once Ebbsfleet Development Corporation's work is done, the vision and ambition for Ebbsfleet will be secured through Ebbsfleet Garden City Trust, which places local people at the heart of decision making and local service provision. The Trust has been set up to be the charitable legacy to make sure everything we've planned still happens long into the future. The Trust will play a vital role managing the new parks and community buildings created in Ebbsfleet, making sure they can be used by everyone in the local community and that they are maintained to high standards for generations to come.



How will the Trust operate?

The Trust was set up in 2021 as an independent charity with its own board of trustees, made up of Ebbsfleet residents and key stakeholders. From then onwards

the community allotments, buildings and large parks will be transferred to the Trust to be managed and maintained for the benefit of the community.

The Trust currently collaborates with local people through their Community Fund, grants are available for up to £500 to support ideas that build community cohesion or support health and wellbeing. The Trust's ambition is to continue to promote civic life, supporting the delivery of community events and helping residents to start and run community groups and activities of their own.

The Trust will continue to work with residents and housebuilders to identify the long-term vision for the ongoing management of the estates and neighbourhoods. The intention is to ensure consistent high maintenance across the Ebbsfleet area at affordable rates for residents.

To find out more about Ebbsfleet Garden City Trust, or to apply for Community Funds, visit:
www.egctrust.org.uk/communityfund

EBBSFLEET'S IMPACT

Maximising the benefit for local people

Many billions of pounds will be spent on designing and building the new homes, shops, offices and community facilities of Ebbsfleet's regeneration over the coming years. Many different parties will be involved in delivering that investment, including the Corporation itself, house builders, construction companies and many other suppliers.

The vision is for the benefits of the investment, now and in the future, to be felt by local people and businesses for many years – far beyond construction itself. This positive impact is known as Social Value.

In autumn 2022, Ebbsfleet Development Corporation launched Social Value Ambitions. This benefit is measured across 3 core themes of Economy, Community and Environment through a nationally recognised set of measures.

The Corporation has taken account of the needs of local residents, businesses and communities in Dartford and Gravesham, to focus both our activities and those of our suppliers, on addressing these needs with their contributions to social value.

Since we started this measurement, the proxy social value delivered in the local area has reached approximately £30million, with the impact and positive

outcomes for local people including jobs, training, community events, health initiatives and investment into green and sustainable infrastructure.

£30m
SOCIAL VALUE DELIVERED

Much of the social value generated so far has come from the local jobs generated by Ebbsfleet's developers and their sub-contractors with approximately 23% of the workforce living in Dartford or Gravesham boroughs.

Additional social value has been generated through Ebbsfleet Development Corporation's hosting of events such as the annual Fusion Festival and Winter Lights Festival. Support has also been given to groups, charities and schools for materials, events and community projects.

The Corporation's ambitions for maximising positive impact for local people and our Impact Reports can be viewed here: www.ebbsfleetgardencity.org.uk/support-our-vision/social-value.



GET IN TOUCH

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