



WELCOME TO
EBBSFLEET



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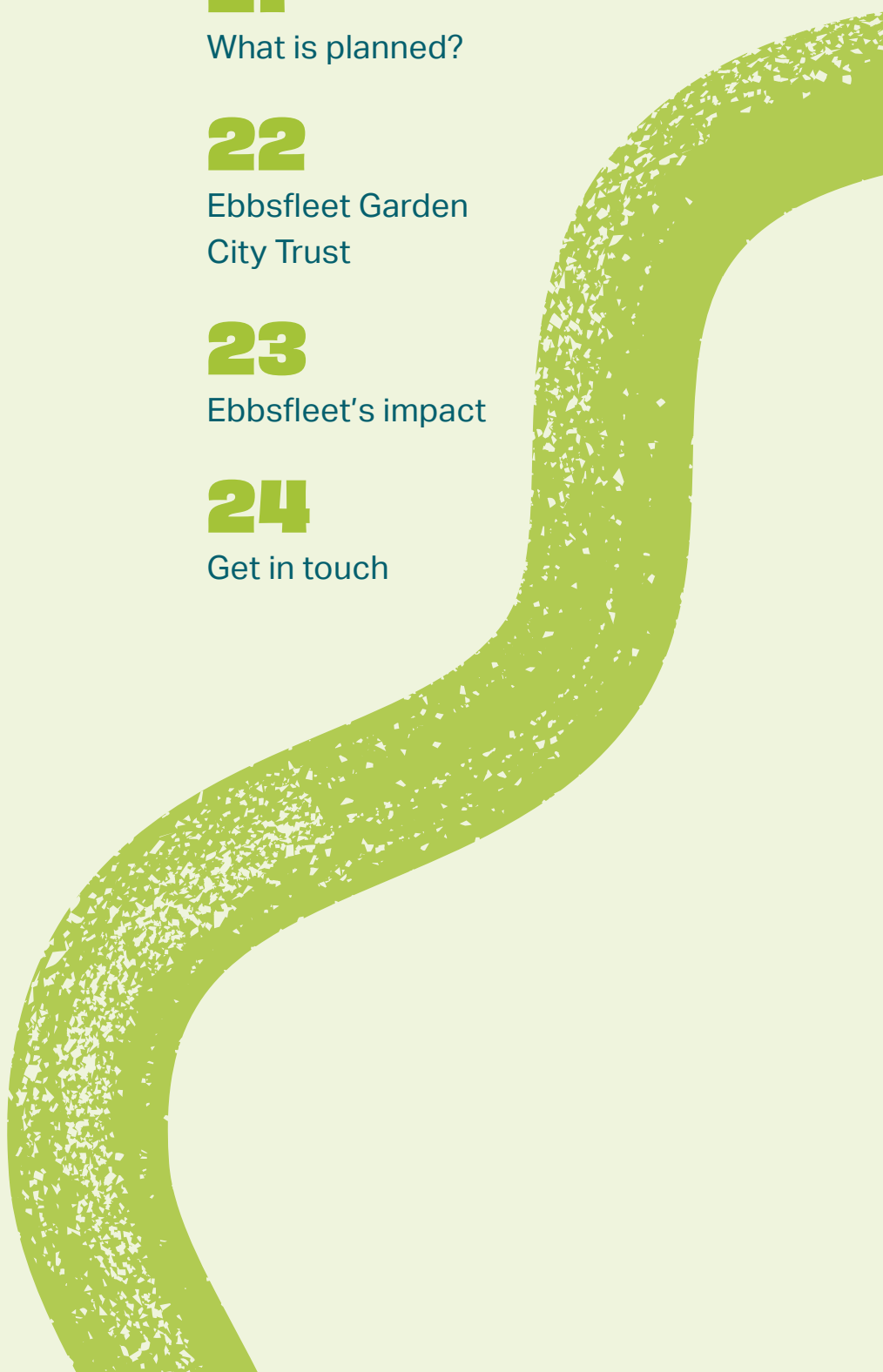
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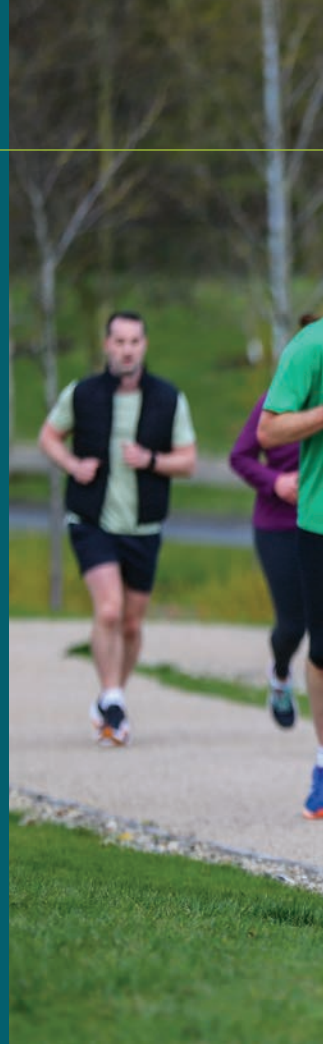
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WELCOME TO EBBSFLEET

**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

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 5,000 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, Western Cross (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**

→ **Western Cross (Ashmere)**

→ **Cable Wharf**

→ **Castle Hill**

→ **Ebbsfleet Cross**

→ **Weldon (Ebbsfleet Green)**

→ **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 neighbourhood 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

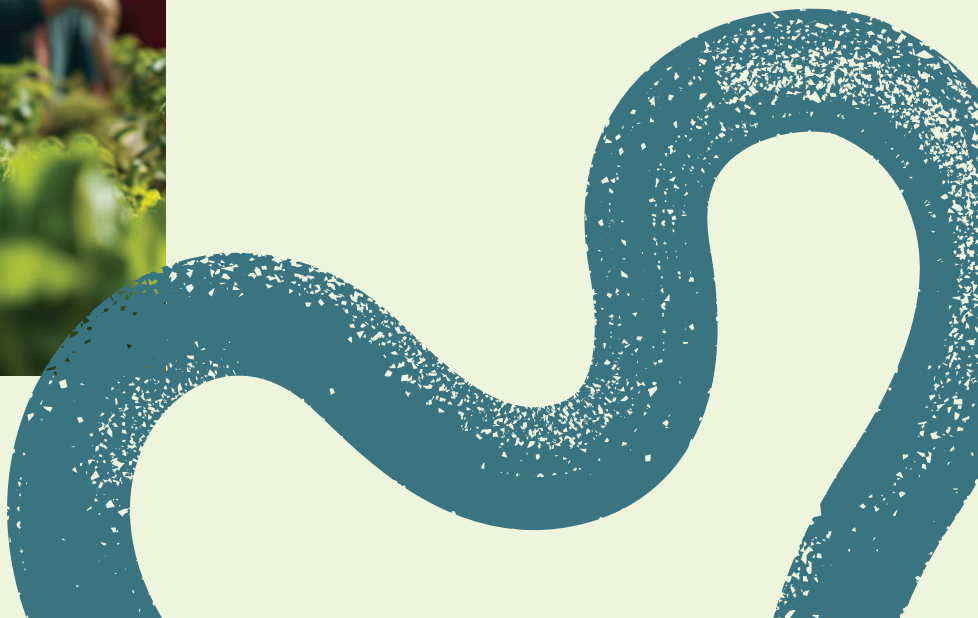
Several sites for Community Gardens and Allotments will be brought forward across Ebbsfleet; Springhead Park and Ebbsfleet Green are the first two sites available for residents. These sites will provide residents with a peaceful green space, containing orchards with over 50 fruiting trees, paths and 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 the Trust's 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.



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.



Weldon Wellbeing Pavilion

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.

Weldon Heart

The Weldon Heart is a community building with flexible hire space for local residents and community groups located on Ackers Drive. You can find out more about Weldon Heart via the Ebbsfleet Garden City Trust website.



Henley Building

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



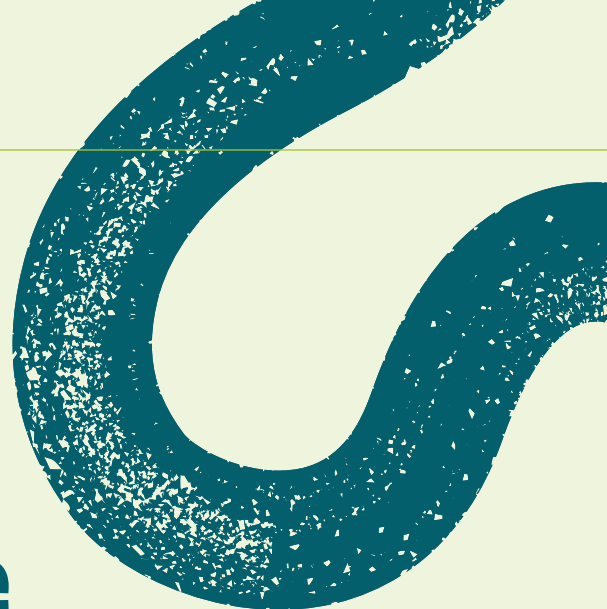
Alkerden Hub

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.

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.

Visit Our Ebbsfleet, a community run website sharing information on events, activities and services in the area:



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 help make Ebbsfleet a great place to live, work, and play, health, social, and community services will come together in the new Health and Wellbeing Hub at Ebbsfleet Central. Additional clinical space is also proposed in the Alkerden Hub.

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

Ebbfleet 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?

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



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

**Ebbfleet's Culture Vision**

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

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

In 2024, Ebbfleet Development Corporation launched Looking Forward To-Morrow: Ebbfleet'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 Ebbfleet. You can view the strategy online: www.ebbsfleetgardencity.org.uk/support-our-vision/culture-creativity

GETTING AROUND

Ebbfleet'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

Getting around is easier than ever - the Fastrack bus network now connects Bluewater, Ebbsfleet, and Gravesend, offering smooth travel across the area.

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?

Ebbfleet 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:

82%

OF RESPONDENTS
FEEL A SENSE
OF BELONGING
IN THEIR
NEIGHBOURHOOD

86%

OF RESPONDENTS
ARE SATISFIED
WITH THEIR LOCAL
AREA AS A PLACE
TO LIVE

87%

OF RESPONDENTS
FEEL SAFE IN
THEIR LOCAL
AREA

71%

OF RESPONDENTS
ARE SATISFIED
WITH PARKS AND
OUTDOOR SPACES

62%

OF RESPONDENTS
REPORT THAT
THEIR ACCESS
TO NATURE HAS
IMPROVED SINCE
MOVING TO
EBBSFLEET

54%

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

87%

OF RESPONDENTS
FEEL THEIR
NEIGHBOURHOOD
IS A PLACE
WHERE PEOPLE
OF DIFFERENT
BACKGROUNDS GET
ON WELL TOGETHER

7.8/10

SCORE FOR QUALITY
OF LIFE – THE
NATIONAL SCORE IS
7.5/10



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

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

2023

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

2024

Ebbsfleet celebrates 4000th home completed

2025

Alkerden Academy Opened

2025

Whitecliffe Park Run launched

2025

Over £52m Social Value generated for the benefit of the community to date

2026

Rosherville School opening

Primary Schools

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

2020

Ebbsfleet celebrates 2000th home completed

2022

Platinum Jubilee Park opens to the public

2023

Ambitious net zero vision set for Ebbsfleet

2024

Plans for major development around Ebbsfleet International Train Station approved

2025

Fastrack Route opened

2025

Ebbsfleet celebrates 5000th home completed

2026

Weldon Heart and Weldon Wellbeing Pavilion opening

Neighbourhood Centres

Community Buildings

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, however, in certain circumstances, established organisations and constituted groups may be offered up to £1000 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 £50million, with the impact and positive

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

£50m
SOCIAL VALUE DELIVERED

Much of the social value generated so far has come from the local jobs created by Ebbsfleet's developers and their sub contractors, with approximately £11m in social value generated in 2024/25.

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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