



Greenwood Gardens

Issue 3 | Spring 2026



Keeping you updated

We wanted to provide you with an update on the developments 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 homes of mixed tenure. Greenwood Gardens consists of 132 homes in total. 65 private homes for sale & 67 affordable homes. This development is a joint venture 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

- Last Foundations being completed
- PRS plots due to complete at the end of May in the next build area
- Spine Road is now open to the front of site
- PROW to be completed Q4 2026
- Play space to be completed Q4 2026

Specific item

- The site is now fully connected into the main infrastructure system for surface and foul water.
- Culverts are now complete
- Multiple private and shared ownership occupations now completed

Timeline

- Completions are on-going
- Show home and marketing suite open
- Spine road is close to completion to front of the site
- Phase C & D anticipated first releases Q4 2026

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?

£9.495,508 will also support the local community by contributing over
Towards the below areas:

- Primary Education: £2,224,283
- Secondary Education: £2,864,596
- Libraries: £254,249
- Public Rights of Way: £98,447
- Youth Services: £15,716
- Public Open Spaces: £29,006
- SAMM: £725,429

We will also be providing:

- Additionally, we'll be contributing £3,210,487 towards the Bullockstone Road Improvement works and providing the Heme 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.co.uk



COUNTRYSIDE
Homes