

# CHILMINGTON

K E N T

A BRAND NEW PLACE TO CALL HOME



# THE VISION OF CHILMINGTON

IT'S NOW A REALITY

A WELL-CONNECTED LOCATION  
WITH A FAMILY-FRIENDLY ENVIRONMENT  
AND PURE VIBRANCY AT ITS HEART.

WELCOME TO CHILMINGTON,  
A NEW PLACE TO LIVE,  
WORK AND THRIVE.



# CHILMINGTON

## BE INSPIRED...

### DISCOVER CHILMINGTON, KENT'S FIRST GARDEN CITY

OFFERING SO MUCH MORE ALONGSIDE OUR  
BEAUTIFUL COLLECTION OF QUALITY NEW  
1, 2, 3, 4 & 5 BEDROOM HOUSES, TOWNHOUSES,  
APARTMENTS AND PENTHOUSES.



Chilmington will have a unique character and identity. This will be defined by its landscape setting, relationship to the wider countryside, its distinctive network of streets, walkable neighbourhoods and open spaces, as well as how these are inhabited. The residents at Chilmington will benefit from over £125m worth of new facilities, specifically for Chilmington.

Chilmington will have its own attractive and bustling high street with a great choice of shops, a supermarket, restaurants, business and commercial premises, leisure facilities and a community hub that will offer a broad range of services for the residents of Chilmington. There will also be four primary schools (first primary school now open), a secondary school (opening in 2023) and further recreational and leisure facilities, creating a vibrant community that feels truly connected.

There will be an abundance of landscaped green spaces, including a 300-acre country park with sports pitches, pavilions and event facilities, allowing the community to enjoy parkland and nature, relax with the family, and, most importantly, feel a sense of belonging.

Of course, the other advantage of choosing Chilmington as your new home is the excellent transport connections. High speed rail links will get you to London St Pancras from Ashford International in just 38 minutes, while the A28 and M20 motorway will provide direct routes to Ashford and beyond.



# CHILMINGTON MASTERPLAN



We have carefully designed Chilmington so that the surrounding countryside will be part of the community; even more so with the many connected miles of footpaths, cycleways and bridleways.

Enhancing natural features such as woodland and hedgerows and creating green corridors will see new habitats increasing biodiversity. And with a major tree planting and landscaping programme, Chilmington will not only be a green, welcoming place that all residents can enjoy, but it will also continue to respect its historic setting.

Chilmington will be a great place to live – a place that works for people of all ages and provides a range of community, education and health facilities, with an attractive high street that meets peoples' daily needs.

Chilmington will grow over time to create three distinct neighbourhoods, and with everything available to you here, it will also be part of you and your family's future.

- ① Chilmington Avenue
- ② Chilmington Square
- ③ Business Offices
- ④ Supermarket
- ⑤ Market Square, High Street
- ⑥ Community Hub
  - CMO office
  - Doctor's practice
  - Library
  - Sports hub
- ⑦ Chilmington Gardens
- ⑧ Primary School (now open)
- ⑨ School Playing Fields (now open)
- ⑩ Secondary School (coming 2023)
- ⑪ Cricket Pitch, Pavilion & Village Green
- ⑫ Indicative Future Development





"I feel extremely privileged to be in the exciting position of leading our brand new school as we grow and develop on our journey to excellence!"

Head Teacher of Chilmington Green Primary School

# EDUCATION

TAKEN CARE OF

## CHILMINGTON GREEN PRIMARY SCHOOL

Providing education facilities is one of the key elements in the creation of Chilmington. And we believe with a new secondary school and four primary schools your children's education will be taken care of.

Chilmington's first new £6m primary school, funded by Hodson Developments, opened at Chilmington in 2021 and received a wonderful reception. It provides education for 420 pupils and boasts state-of-the-art facilities right in the heart of this new community.

Chilmington Green Primary School is a member of The Stour Academy Trust. This leading primary-only, Multi-Academy Trust has schools across Kent with a proven track record of providing outstanding outcomes for children, and is rated as 'Outstanding' by Ofsted.

Students from Chilmington will be welcomed to the primary schools, while the secondary school will serve both Chilmington and the wider Ashford community.

Whichever school your children attend, they will be able to enjoy brand new facilities in modern, sustainable buildings.





## CHILMINGTON SECONDARY SCHOOL

In September 2023, a new secondary school catering for more than 1,100 students will be opening at Chilmington.

The state of the art £28m school, funded by Hodson Developments and built by the Department for Education, will welcome 900 students aged 11 to 16 and 240 sixth-formers.

Chilmington Secondary School will feature an energy efficient zero carbon main building of three storeys in height. It will also have a large sports centre which will include a four-court sports hall and a fitness/exercise studio.



Chilmington Secondary School

In addition, there will be a number of activity and drama studios within the school.

The Secondary School is set within 20 acres of the Chilmington development and will have expansive outdoor facilities including a full size rugby pitch, a full size football pitch, a 400m athletic track and a multi-use games area with two junior grass football pitches.

All the facilities have been designed for Chilmington community use outside of school hours.

Chilmington Secondary School will be a modern, welcoming, state of the art school for the children of Chilmington.



Ashford College

EDUCATION ON  
**ANOTHER  
LEVEL**



# RETAIL & LEISURE

## IN CHILMINGTON

This new Garden City will offer an abundance of retail and leisure facilities that will keep all members of the family happy, healthy and entertained. Central to the community will be a vibrant market square, while the high street will be home to a new supermarket, attractive shops, restaurants and cafés, as well as leisure, community and healthcare facilities, including a doctor's practice.





Leisure options will be available to everyone, with cycle trails and bridle paths to follow, as well as 5k and 10k trails for walkers and runners.



The green, open space of the brand new country park will be a welcoming environment all year round, as will the new village green, where a cricket pitch and dedicated multi-use sports pitches will be created.

If you are looking to simply be in the great outdoors with all its sights and sounds for company, this will also be the perfect place to spot a whole host of wildlife, while enjoying the idyllic natural green backdrop.

Living at Chilmington provides the opportunity to live in a special place that offers the very best of town and country – and an opportunity to be part of a distinctive community.



# COMMERCIAL

## IN CHILMINGTON

Chilmington is a vital part of the plan to truly place Ashford on the map. And with £125 million of new state-of-the-art facilities now being built in Chilmington by Hodson Developments, the vision of this new Garden City can finally be realised.

New facilities and services, ranging from shops to schools to leisure, will all be created. Chilmington will provide more than 1,000 new jobs, over and above the construction roles, and will be a prime location of the future. The large number of employment opportunities will be created within these facilities and services, and will be within easy walking or cycling distance of the new collection of homes here.





# ASHFORD...

...A PLACE WITH SO MUCH  
TO OFFER

A convenient, modern lifestyle is waiting for you in Ashford. But there's much more to enjoy about this popular corner of Kent.

Excellent transport connections via high speed rail links, and with two trains from Ashford Station to London St Pancras every hour, means you can be in the city in just 38 minutes, while the M20 provides direct links into London, and to the M25, M26, and M2/A2. And if you decide a trip to the French capital is just what's needed, Paris Gare du Nord is just 1 hour 52 minutes away.

With the Kent Downs and High Weald Areas of Outstanding Natural Beauty both within easy reach, you will be surrounded on all sides by beautiful open space, with plenty of pretty, peaceful villages to explore.

Chilmington, Ashford, is the perfect location for anyone who wants the beauty of the Kent countryside and the closeness of London, but without the London price tags.

*"Ashford, at the very heart of  
the Garden of England"*







Designer Outlet Ashford

# ASHFORD...

## ...IS A DESTINATION FOR NOW

While Chilmington is a major new development for Ashford, there is much more to this popular town in Kent. Significant projects called the 'Big 8' are now complete which include new transport, retail, commercial, leisure and entertainment.

With these new town developments and more, you will find Ashford has everything it needs to be a true destination now and for the future.

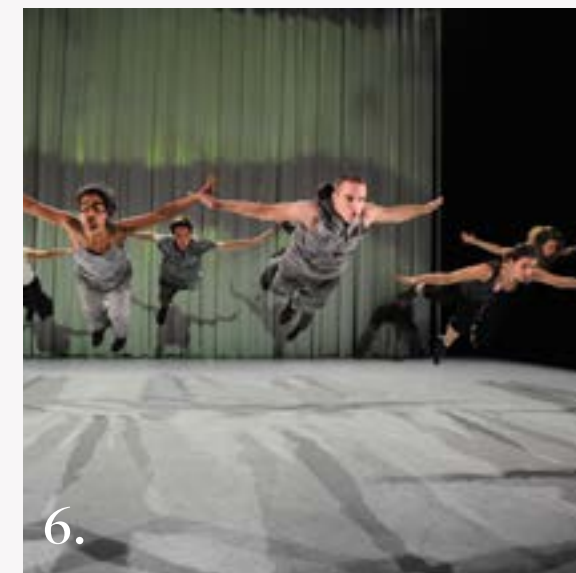
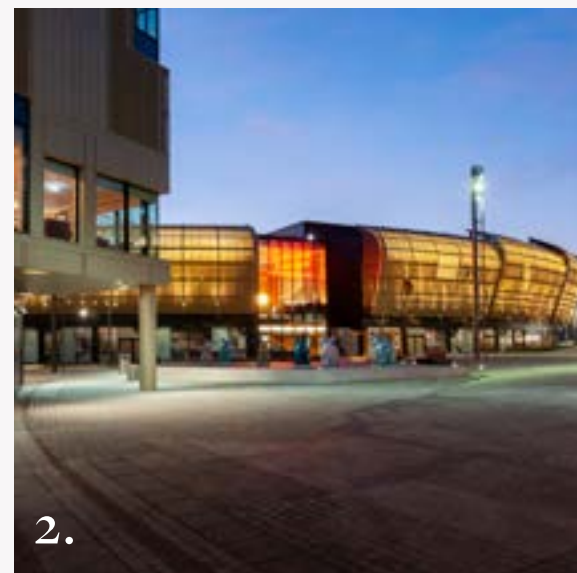


Elwick Place

JUST SOME OF THE NEW DEVELOPMENTS INCLUDE;

- Over £100m spent on new leisure and retail facilities
- £45m worth of investment has been made in education, including five new schools
- Designer Outlet Ashford has undergone a major £90m expansion, adding 50 more designer brands and restaurants and 725 additional parking spaces





# BE PART OF THE FUTURE



## 1. The Commercial Quarter

A newly completed office campus adjoining Ashford International Station, delivering up to 590,000 sq ft. of office space, 150 homes and several thousand jobs.

## 3. Expanding Ashford Designer Outlet

50 new luxury and premium brands have been added to 80 existing names in a £90m expansion, including restaurants and 725 additional parking spaces.

## 2. Elwick Place

A striking leisure and restaurant development. Comprising the newly built Picturehouse cinema, 9 retail and restaurants, a hotel, fitness and plaza. Now open.

## 4. Ashford College Campus

Modern teaching facilities at the 7,135m<sup>2</sup> campus include a multimedia learning resource centre, live music production, photography and fine arts studios, teaching kitchens and a hair and beauty salon, as well as an independent living facility.

## 5. Junction 10a

Providing a new motorway junction to support the area's expansion. This will also help economic and commercial development in Ashford. Now open.

## 7. Ashford International signalling

A completed £10m project allowing access for the next generation of Eurostar trains to be able to stop at Ashford.

## 6. Jasmin Vardimon International Dance Academy

Developing the company's existing offering in Ashford, which includes performance space hired out to other local groups.

## 8. Chilmington

A new Garden City by Hodson Developments with 5,750 houses, extensive business, retail and restaurant capacity, schools, open space and community areas.



# ASHFORD POINTS OF INTEREST

## Transport

- 1 Ashford International Station  
to London St Pancras – from 38 mins

## Culture

- 2 Kent Downs
- 3 County Square Shopping Centre
- 4 Eastwell Manor (Champneys Spa Hotel)
- 5 Cineworld
- 6 Tenterden Village
- 7 Godinton House & Gardens
- 8 The Picture House
- 9 The Royal St. George Golf Club

- 10 Lymgne Wildlife Park
- 11 Chart Hills Golf Club
- 12 McArthur Glenn Designer Outlet
- 13 The West House (1 Michelin Star)
- 14 Leeds Castle
- 15 Camber Sands
- 16 Bluewater Shopping Centre

## Education

- 17 Chilmington Green Primary School
- 18 Ashford College

- 19 Great Chart Primary School
- 20 Goldwyn School
- 21 Ashford Prep School
- 22 Cranbrook School
- 23 The Norton Knatchbull School
- 24 Highworth Grammar School
- 25 Homewood School
- 26 University of Kent





# ASHFORD TRANSPORT LINKS & CONNECTIONS

## JUST 38 MINUTES TO LONDON ST PANCRAS

Commuting to London. Exploring the Garden of England.  
Experiencing all that Paris has to offer. With superb road  
and rail links close to home, all of these locations  
and more can be reached from Chilmington.



### OTHER DESTINATIONS

#### By Car

Channel Tunnel	12 miles
Whitstable	21 miles
Bluewater Shopping Centre	40 miles
Stansted Airport	80 miles

#### By Train

Canterbury West	16 mins
London St Pancras/ King's Cross	38 mins
London Euston	48 mins
London Liverpool Street	50 mins
London Oxford Street	54 mins
O2 Arena	54 mins
London Victoria	55 mins
Canary Wharf	57 mins
London Bridge	58 mins
London Fenchurch Street	59 mins
London Charing Cross	60 mins
London Waterloo	64 mins
Brussels	98 mins
Paris	1 hr 52 mins

Main image is Central London. All train times are from Ashford International.  
All travel times and distances throughout are approximate. Source: National Rail Enquiries and Google Maps.



# SHOPPING

## IN ASHFORD

While the everyday and general shopping needs of Chilmington residents will be taken care of, you will find that you are perfectly placed for a number of high street and designer name brands. Whether you're looking for something for the home or a new addition to your wardrobe, there are three shopping centres all within easy reach of Chilmington.

### County Square Shopping Centre

With more than 50 independent and high street name shops, County Square is a popular shopping destination that welcomes visitors from all over Kent. Plus, there are plenty of cafés and restaurants to choose from when you want a short break from your retail therapy.

### Park Mall

Located in the heart of Ashford, you will find a choice of unique independent names alongside high street brands and places to eat all under one roof.

### Ashford Designer Outlet

If designer names are what you are searching for, then you will find a large selection at this hugely popular outlet village. With everything from clothing to jewellery to fragrances, a day spent shopping here will be a successful one.







At Chilmington, we want the people who live here to have a say in all the things that change a housing development into a place to call home.

# YOUR HOME, YOUR COMMUNITY



To help achieve this, we've set up the Chilmington Management Organisation (CMO), with all households given the opportunity to get involved.

Think of the CMO as custodians of your local community, doing all the duties of a management company and so much more. They will look after all public open spaces such as landscaping and community buildings, as well as having a remit to commission and implement community projects.

Community events, activities, groups, forums and facilities will support the CMO in creating a community where people feel safe, enjoy living and belong; a place that people visit for leisure or work.

The CMO will be an organic, entrepreneurial organisation (a charitable company) set up for the benefit of the new development, with the capacity to respond to needs and opportunities, either in partnership with public and voluntary agencies, or on its own initiative. It will be run and managed by industry professionals and will be located in a new state-of-the-art 47,000 sq. ft modern office building, located in the district centre of Chilmington.

You can be safe in the knowledge that the CMO will be run professionally and openly to service Chilmington.

## Functions of the CMO

- Own, maintain and manage all public open spaces, buildings and facilities.
- Initiate, coordinate and deliver community development and cultural activities to create and maintain a thriving community.
- Manage commercial estate to drive income to the CMO and energise the local economy.
- Promote and support environmental and community sustainability.
- Managed and operated by industry professionals located in a permanent building on the development.

## The CMO's Mission

- Own, manage and maintain excellent community spaces and buildings, creating a community for present and future generations.

For more information on the CMO, and to become a member, please get in touch with us on 01233 225701.



# BUILDING A FUTURE TO BE PROUD OF

## HODSON DEVELOPMENTS ARE ONE OF THE UK'S LEADING HOUSEBUILDERS

Awarded 'UK Housebuilder of the Year' in 2016, we're about doing things that actually make a difference in your life and the community that we build in. For over 30 years we have been creating, designing and building award-winning new homes and vibrant neighbourhoods in prime locations that set new benchmarks in living, whilst protecting and enhancing biodiversity and natural habitats.

As a leading residential developer, we control every detail and create places of real distinction, designed to reflect their surrounding environments, whilst understanding the demands of today's lifestyles.

Our reputation for excellence is centred around our commitment to outstanding quality and we only work with the UK's finest Architects, Engineers, Construction Consultants and Contractors.

Green living and sustainable developments are central to our agenda. And fundamental to the ethos of Chilmington is a sustainable living environment. The entire development was conceived with sustainability in mind – from building design to community to biodiversity.

At Hodson Developments, our driving aim is to create exceptional places for people to live, work, and relax in, and establish communities that will thrive today and for years to come and, above all, a place that you will be proud to call home.

[HODSONDEVELOPMENTS.COM](http://HODSONDEVELOPMENTS.COM)

*"Chilmington is a world-class sustainable place, comprising a park, a high street and a market square, providing a memorable sequence of spaces and a clear structure for the residential areas."*

John Thompson



## OUR MASTER PLANNERS

JTP is an award-winning international placemaking practice of architects and master planners with extensive experience of delivering successful projects for both private and public sectors throughout the UK, Europe, China, Russia and the Middle East.

From JTP's studios in London and Edinburgh, they undertake placemaking projects at every scale. From cities and towns, to neighbourhoods, streets and the design of individual buildings, JTP create new places and breathe life into old ones.

JTP approach all projects through a process of understanding, engaging and creating, called 'Collaborative Placemaking'.

JTP are passionate about placemaking and their unique approach has received high praise, recognised with over 200 design awards over the past twenty years.

JTP was named Building Awards' Architectural Practice of the Year in 2017, and Building Design's Masterplanning and Public Realm Architect of the Year in 2016.

[JTP.CO.UK](http://JTP.CO.UK)





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