

Background

Kings Hill is a high-quality live, work, play community comprising a mixture of commercial, business and residential development on the site of the former West Malling Airfield.

Two phases of mixed-use development (referred to as Phases 1 and 2) have been developed in Kings Hill since 1990 and a further phase of development (Phase 3) was granted planning permission in 2015 and is underway.

The Phase 3 planning permission includes up to 635 residential dwellings, a primary school and high quality and attractive public open spaces including a new park.

The Proposal

As part of the next phase of the development, Liberty Property Trust intends to deliver additional residential development on the remaining parcels of land available in Kings Hill, comprising the following vacant sites:

- Development site between 1 Tower View & 35 Kings Hill Avenue (Site 5.1) comprising up to 70 new homes;
- Development site north and east of Jubilee Way (Sites 5.2 and 5.3) comprising up to 210 new homes;
- Development site north of Amber Lane (Site 5.4) comprising up to 115 new homes;
- Heath Farm, Watringbury Road (Site 5.5) comprising up to 40 new homes; and
- Development site between 23 Kings Hill Avenue and 8 Abbey Wood Road comprising up to 70 new homes; (Site 5.6);
- Overall the proposals will deliver up to a total of 505 new homes, of which 40% will be affordable.

Planning Policy

Sites 5.1, 5.2/5.3 and 5.6 are vacant and have been allocated for employment development since 1990 (28 years ago). However, Liberty and KCC consider there is no reasonable prospect of the sites being developed for these purposes and believe that residential development would be a more appropriate use.

Sites 5.4 and 5.5 are located outside of the Kings Hill settlement boundary and are not currently allocated for development. Liberty and KCC consider that site 5.4 offers an excellent opportunity to deliver a high quality residential scheme which would be a logical extension to Kings Hill, whilst Site 5.5 provides a unique opportunity for a residential scheme which could accommodate a custom / self-build housing scheme, an area where it is very difficult to find available sites for such purposes, thus fulfilling the needs of the Borough.



Kings Hill