

Welcome

You may have noticed a lot of activity around Beacon Avenue and Tower View where we are working on the new residential neighbourhood and in this issue we give a progress update on the new roads and park. This is not the only exciting thing happening at Kings Hill – we are making plans to mark the centenary of the end of World War I, new housing is under way, landscapers are busy preparing for the South and South East in Bloom competition and we have welcomed new companies to the business park.

Andrew Blevins

Managing Director, Liberty Property Trust UK



Construction update on new park and roads



New roads

Work is almost complete on the two new roads linking Beacon Avenue and Tower View, which will provide access to the new residential neighbourhood and beyond. The landscapers are currently planting trees along the verges and are landscaping the newly completed roundabout at the end of Beacon Avenue. However, for safety reasons due to extensive construction still taking place on the new park the roads are not yet open for public use.

Tower View road works and closure

Having carefully planned our works to cause as little disruption as possible, we became aware on 22nd March that SGN Gas had been given permission to undertake gas main works on the A228 towards Mereworth

at exactly the same time as our planned Tower View road closure. So as not to add to disruption we have postponed our works for a few weeks. The works are now scheduled for Monday 30th April until Monday 28th May.

The plan is for a signalised pedestrian crossing to be constructed on Tower View to ensure a safe crossing point from the new residential neighbourhood under development to the Valley Invicta Primary School and Liberty Square. It will be necessary to temporarily close part of Tower View between the entrance to 11 Tower View and Alexander Grove from Monday 30th April until Tuesday 15th May. Diversions will be in place for residential and commercial traffic, including buses and retail delivery vehicles.

Emergency services will be made aware. The location of the crossing was selected after careful consideration of the alternatives with specialist transport consultants, the local planning authority and Kent Highways. The location was agreed at Phase 3 Outline Planning stage and approved in August 2015. The planning application consultation process allowed for this location to be tested and then the obligation for Liberty to execute the works was confirmed in a planning condition. Liberty as developer is paying for the works.

Further information, including the various construction options that were considered and the diversion route, is available on our website at www.bit.ly/KingsHillroadworks

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New Park Phase 3



Gibson Drive improvements

In the last newsletter we informed you about the forthcoming improvement works to Gibson Drive. These works commenced on 22 January and were completed in the last week of March. We have improved the footpaths along the length of Gibson Drive and introduced traffic calming by way of speed humps and road narrowing which also provides a safer crossing point.

Crispin Way car park

Historically the land adjacent to Crispin Way has been used as an informal car park. The Phase 3 outline consent made provision for this to be formalised and a reserved matters application has been submitted. Works will commence as soon as permission has been granted.

New park

Construction of the park in the new residential neighbourhood (phase 3) has been delayed due to the bad weather we have experienced this winter. The initial shaping of the ground is complete and work began on the earthworks for the amphitheatre but the rain put a stop to it. Earthworks can get back under way when the ground is dry enough.

The final details of some of the elements of the park

are currently being decided – such as lighting, fencing, gates, play areas and seating. Hopefully these elements will be approved soon and work will start again in earnest in the early summer with extensive landscaping to follow in the autumn planting season through to early 2019.

The planting will need to settle and mature a little before the park can be opened to the public. Updates on progress will be provided throughout.

In bloom for fourth year running

For the last three years, Kings Hill's landscaping has been award-winning. In 2017 gold and silver gilt were awarded for the business landscape and village/town/city centre landscape categories at the South and South East in Bloom awards.

"Following the success of recent years, we will be entering the Business Landscape and Town Centre categories this year to illustrate the variety and scope of the landscaping here," said Liberty's Property & Estate Manager Susan Davies.



Off to a good start



The year got off to a good start with the arrival of Focus 4 U Ltd and Searchflow renewing its lease at Kings Hill where it has been based since 2007. This follows a great 2017 on the park, with deals signed on more than 100,000 sq ft of office

space. New arrivals include the Salvation Army, Onwave, Megger Instruments, Shawbrook Bank, Bellway Homes and CLS Group Services.

"We have recently installed the latest energy-saving

solutions in some of the offices to reduce occupiers' energy bills and this is proving a great attraction for companies moving here," said Liberty's Caroline Binns. "2018 is shaping up to be equally successful with many deals in progress."

New housing

Bellway has recently opened their sales centre for their latest Kings Hill development Sixty Three. To contact the sales team call 01732 667731, email kent-sales@bellway.co.uk or visit www.bellway.co.uk/new-homes/kent/sixty-three

Countryside Properties has received planning permission for their new development at Kings Hill. Register your interest at www.countryside-properties.com/new-homes/all-developments/new-home-developments/kent/kings-hill/. Countryside Properties' marketing suite will be open later in the year.

World War I centenary

Kings Hill is one of the locations chosen for the RAF's Centenary Baton Relay which has been organised to commemorate the end of World War I. A specially designed baton will visit 100 sites associated with the RAF in 100 days and will come to the Control Tower on Saturday 14 April between 10am and 10.30am. The relay starts at the Royal Courts of Justice on 1 April and finishes on 10 July on Horseguards Parade, both in London.

The Kings Hill Parish Council are making centenary plans for Remembrance Day on the 11 November. Details to be announced later.

New website

A new Kings Hill website is being developed and funded by Liberty and will include a section on Kings Hill Residential Estate Management, funded by its members, to provide helpful information online. An interactive map which would include heritage trails and nature walks is also planned. The website is scheduled to go live later this year.

Office/Retail enquiries:

Caroline Binns
Associate Director
Marketing & Leasing

t: 01732 870375

e: cbinns@libertyproperty.com

Liberty Property Trust UK
The Control Tower
29 Liberty Square
Kings Hill, West Malling
Kent ME19 4RG

Commercial Property Management Helpdesk:

t: 01732 223420

www.kings-hill.com

New art exhibition

An osprey and a stag's head made from cutlery, motor parts and forged steel are among the eye-catching works in the new art exhibition in the Control Tower. They were created by metal artist Alan Williams, whose work has been shown at Kew Gardens and the Sculpture Park in Surrey.

Also on show is a series of paintings and photomontage by a group of well-known artists, including joyously vibrant works by Yvonne Roberts.

The exhibition is open to everyone between 9am and 5.30pm on Monday to Friday and will run until the end of April when it will be replaced with a new exhibition.

Details of each artist together with an example of their work are listed on <http://www.kings-hill.com/live/kings-hill-art-exhibitions/current-exhibition>



Club for everything



Kings Hill has clubs for many sports and leisure activities. The Kings Hill Wheelers organises rides through

the Kent countryside for cyclists of varying ages and ability. It currently meets on Wednesday, Friday and

Sunday mornings. For ride information contact Mike Kirk on 01732 522174 or Jerry Teasdale 01732 846326.

Kings Hill Tennis Club is in full swing and is seeking new players for social tennis teams. For the second year running the club has been named LTA Kent Community Venue of the year.

Kings Hill Cricket Club is working with A-Star Cricket to improve the junior programme and the Saturday 1st XI has been promoted into the full Kent League. The club is always looking for new players and social members and anyone interested should contact them via the website or social media.

Kings Hill Live Music presents a new music festival coming to Kings Hill this summer – Park Life. The event will take place at the Sports Park on Saturday 21st July. Tickets are available from the sport's park or the web site below.

www.bit.ly/ParkLifeMusic

The maintenance and quality of most of Kings Hill's residential neighbourhoods is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC) which is a not-for-profit company.

It is run by Liberty but has two residents as directors, John West (john@westjj.net) and newly-appointed Deborah Petty (deb@khremc.com).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or kingshillresidential@libertyproperty.com.

Kings Hill Estate Management Company Ltd, which is also a not-for-profit entity, looks after the commercial business park within Kings Hill.

Log on for latest news

Our website www.kings-hill.com has information on all aspects of the development – maps; the masterplan; latest news; links to the Kings Hill amenities such as shops, restaurants, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.