

Welcome

We have had a lot to celebrate at Kings Hill during the past few months – most recently the approval of our plans to provide more amenities and houses, and the good news about our third school. We were also delighted when the Daily Telegraph named Kings Hill as one of the best places in the UK to raise a family. Our new artworks, which feature memories from some of you, have been unveiled, the refurbished Control Tower took part in the National Heritage Open Days, we won a silver gilt award in the South & South East in Bloom and the Kings Hill Cricket Club has won a string of awards this season.



Andrew Blevins

Managing Director, Liberty Property Trust UK

Plans for Kings Hill get green light

As many of you will know, the plans for the next phase of development at Kings Hill have been approved by Tonbridge and Malling Borough Council.

As well as 635 much needed homes and a new primary school, the local community will benefit from an extension to the community centre, additional allotments, trim trails and additional land for Kings Hill Sports Park. Land will also be gifted for the development of a place of worship.

“Throughout the process we worked closely with the community, including residents’ groups, church groups, sports and social groups and parish councils,” said Andrew Blevins.



“We have committed to a package of community benefits which go beyond what is required by the planning system and are doing this because we are a

long-term investor.”

Employment land remains for more commercial development and the creation of up to a further 3,000 jobs.

Update on new school



Kent County Council Education Department has secured funding and

planning for a third school at Kings Hill. The school will be expanded over time in

line with the development of new houses. The first form entry of this three form entry school is scheduled to be open for the September 2015 intake.

Valley Invicta Academies Trust (which already runs Invicta Grammar and Valley Park schools in Maidstone) has been selected to run it – www.viat.org.uk For further information visit www.kent.gov.uk/education_and_learning.aspx

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New arrivals

Construction, project and cost management company Underwood Carpenter Ltd – whose clients include John Lewis, Ikea, Waitrose, Crest Nicholson and Boots – has moved into 11 Tower View.

The company, which was founded in 2000, has enjoyed exceptional growth in the period since then and, to date, has delivered projects totalling more than £1 billion. It moved to Kings Hill to accommodate growth and benefit from the location. Underwood Carpenter director David Underwood said: "Kings Hill offers us a great location with good access to both road and rail networks and, importantly, excellent on-site facilities."

"Not all of our team are based in our head office so it is important we operate from somewhere that is easily accessible with an excellent infrastructure. As we continue to grow we have great career opportunities for highly motivated and committed construction professionals who want to be part of a growing team at such an exciting stage in our company's development."

The company can be contacted on 0203 772 7444.



New artworks bring history alive at Kings Hill

'Kings Hill... A Place of Landings', the newly completed series of artworks around the Control Tower, has proved a real talking point.

The artworks include 12 brass reliefs, 11 of which feature planes that were stationed at Kings Hill during World War II when it was RAF West Malling, while the final relief is of the Magical Mystery Tour bus marking the day The Beatles filmed at the airfield. Rubbings can be taken of the reliefs, allowing children of all ages to engage with the history that makes Kings Hill unique.

Around the Control Tower are large-scale roundels embedded in the ground, one featuring slang used by World War II pilots and the other – which incorporates bespoke seating – containing anecdotes and memories provided by those who lived and worked on site when it was an airfield. 'Blighty', 'Brew Up' and 'Tiggerty-Boo' are three of the 24 slang words featured that will soon be adopted into the vocabulary of locals.

Word trails with stories, quotes and ideas provided by the community have been



(l-r) John Simmonds, Deputy Leader of Kent County Council; Mark Davy, founder of Futurecity and Andrew Blevins, managing director of Liberty Property Trust UK, on the RAF roundel

set in bronze and embedded into the area around Liberty Square. They include inspirational poetry about flight written by the children of Kings Hill, and memories of the airfield provided by veterans.

Speaking at the unveiling, John Simmonds, Deputy Leader of Kent County Council, said that they provide a true sense of place, which sets Kings Hill apart from other developments.

"Public artwork has significantly contributed towards the highly aspirational new community

we see today and which has been recognised nationally as best practice in placemaking and new community creation," he said.

"All these achievements flow from the combined efforts of Liberty's proven delivery abilities and Kent County Council's long-term strategic thinking by promoting regeneration and economic growth policies. Kings Hill is a 'garden village', demonstrating the benefits of an excellent and well-balanced public/private sector collaboration."

Sports Park café

The Sports Café and Bar in the Sports Park pavilion is now open on weekday evenings from 5pm to 10pm (serving hot food until 9pm); on Wednesday lunchtimes from 12.30pm to 2pm and during weekends from 9am to 6pm (Saturdays from 8.30am). There is a full food and bar menu featuring homemade cakes and weekly specials and all Sky Sports channels are available.

Stop Press... Christmas celebrations

Date: Thursday, 11th December, 2014 • Time: 4:00 pm – 7:30 pm

- Santa's Grotto, festive stalls with Christmas fayre, food and wine
- Musical festivities – carols by local school choirs
- Christmas lights switch-on by a special guest

Organised by Ward & Partners in association with Liberty Property Trust and Kings Hill New Homes • Supporting chYps Children's Charity.



It's official – Kings Hill is "blooming great"!

Kings Hill has won a Silver Gilt Award in the South & South East in Bloom competition and has inspired the organisers to consider creating a brand new category for new communities.

This is the first time Liberty has entered Kings Hill for the competition, and was the only company to do so, the rest of the entrants being councils and community groups.

The category entered was 'village/town centre', focusing on the landscaping that links the residential neighbourhoods running from the Control Tower to the cricket ground, one of its schools and finishing in a pedestrian greenway.

The landscaping at Kings Hill is maintained by Coblands Landscapes, which was presented with a discretionary Judges Award for its contribution to Kings Hill's success – the only contractor to be recognised in this way.

South & South East in Bloom judge Mary Ann Winterman said: "Kings Hill's residential and business areas are set in



(l-r) Susan Davies, Liberty; Chris Collins, Blue Peter gardener and ecologist Susan Deakin

a carefully planned and very well maintained landscape that incorporates many natural features, which are a haven for wildlife, both flora and fauna.

"It was heartening to learn from the residents we spoke to about how much they appreciate the environment in which they live and to hear how friendly they find all of the maintenance and security staff."

Sponsor Southern Water invited Blue Peter gardener Chris Collins to present the awards at a ceremony attended by some 400 people at Brighton's Amex Stadium.

Liberty's estate manager, Susan Davies, commented: "We are greatly encouraged by our success and plan to enter Kings Hill for future South & South East in Bloom awards."

Kings Hill named one of best places in UK to raise a family



Family enjoying the sunshine

Kings Hill has been named one of the best places in the UK to raise a family by the Daily Telegraph.

The newspaper cited schooling as a priority when families decide where to bring up their children

but added that other key requirements include good parks and playgrounds, child-friendly cafés, woodland walks, cycle paths and sports facilities.

It described Kings Hill as a 'safe, child-friendly environment' and that 'the sports facilities would be the envy of any community, while there are also high-achieving schools and a good network of safe cycle paths'.

It also said that homes at Kings Hill are highly sought after, a fact illustrated by the speed at which new houses sell.

Kings Hill viewed as 'benchmark' for Government project

Michael Cassidy, CBE, who has been appointed by the Government to deliver the proposed Ebbsfleet Garden City, visited Kings Hill in order to see one of the country's premier examples of placemaking.

As chairman designate of the Ebbsfleet Garden City Urban Development Corporation, Michael Cassidy has £200m in Government backing to create the country's first garden city for almost 100 years.

"Kings Hill has been independently lauded as the UK's exemplar mixed-use community and I wanted to see for myself how this ambitious project has been delivered," he said.

"The key to any successful development is meticulous masterplanning and I was very impressed to see how Liberty and Kent County Council have put this into practice to create a vibrant, aspirational community where people can have a balanced live/work/play lifestyle.

"The quality and diversity of this 'garden village' has many of the elements that we would like to see for Ebbsfleet Garden City. Indeed, one of my ambitions is to build an incentive into the planning process which encourages the delivery of such quality.

"Liberty and KCC regularly look at the masterplan to ensure they are delivering what is appropriate at that time and, if necessary, adapt the plan to reflect market forces and the changing way people live and work. This attention to detail ensures that they are providing what people want."

Celebrations for Kings Hill Cricket Club



The team celebrating

Thanks to support from the community, one of Kings Hill's most popular clubs is celebrating a series of accolades.

This season the Kings Hill Cricket Club's 1st team won the Kent Regional Cricket League (KRCL), its U11 Vampires won the Mid Kent Youth League Division 2 and the Hurricanes came 3rd in Division 1 – the latter two in their first season at that level.

"We are immensely grateful for the support we receive from Kings Hill residents and parents of the junior teams who are ever present during training and home games," said Marc Kimpton, the club's chairman.

"It's been a brilliant year all round and we would like to thank everyone who contributes to making our club the success that it is – including Liberty Property Trust, who sponsor us, umpires, scorers, groundsmen, volunteers and, of course, the players."

Capacity crowd at Kings Hill's historic Control Tower



Liberty's Susan Davies (second from right) shows visitors to the Control Tower on Heritage Open Day the map of Kings Hill

More than 200 people visited Kings Hill's historic Art Deco Control Tower during the national Heritage Open Days, which celebrate the country's architecture and culture by offering free access to properties that are usually closed to the public or charge for admission.

Visitors included 80-year-old Air Chief Marshal Sir Anthony Skingsley, a former senior RAF commander, and Graham Jackson who learnt to fly at the airfield and whose father, Dennis, was the training officer of 618 Gliding School.

Andrew Blevins said: "We wanted to take part in Heritage Open Days to allow as many visitors as possible to explore the newly refurbished building. People were invited to climb to the top of the tower using the original handrail and to take in the views from the first floor through the carefully restored Crittall windows and from the second-floor balcony. We look forward to becoming a regular fixture in the Heritage Open Days, so that even more people can visit this iconic building."

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

Homes for sale:

Bellway: 0845 548 3045
Crest Nicholson: 0845 504 8506
Hillreed: 01732 847500

www.kings-hill.com

One of the features that sets Kings Hill apart from other developments is the quality and maintenance of the environment, which is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC). It is run by Liberty but has two residents as directors, John West (john@kingshillrentals.com) and Sarah Barker (sarah.barker-khrem@hotmail.co.uk).

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 run on a similar not-for-profit basis to KHREMC, 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 showing the scale of the development; 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.

