

Welcome

At the end of last year we submitted plans for the new park and, after many months of careful fine-tuning in consultation with Tonbridge & Malling Borough Council, Kent County Council, Historic England and others, we are delighted to say we now have full planning permission for its construction.

You may remember that in a previous newsletter we outlined the proposed design of the park but, following further advice from planners and heritage advisers, it has been necessary to make some revisions to the original design.

These changes are outlined in this newsletter, together with an update on what's been going on at Kings Hill and what our community is planning for Christmas.

Andrew Blevins

Managing Director, Liberty Property Trust UK



Monument of national importance

A rare World War II Pickett-Hamilton fort, described as of 'national importance', will be a key feature of the new park.

It is one of only a few remaining in its original location and has been designated a scheduled ancient monument. Another is now on show at the Imperial War Museum Duxford, hence the importance of the one remaining from when Kings Hill was RAF West Malling.

Historic England has said that: "The remaining fort is therefore of particular significance as it is the only remaining identifiable fort in its original location on the airfield and is still within an open area of ground that clearly relates to its defensive role."

The Pickett-Hamilton fort was designed to support a Vickers or Bren gun to defend the airfield. The structure consists of two sunken cylinders, the central one of which could be pneumatically raised into its firing position to provide a clear field of fire.

Key to the design of the park was how to incorporate the fort whilst preserving the landscape that originally surrounded it – and this is the main change to our original proposals.



A Pickett-Hamilton fort

"Whilst we always knew it was a fascinating part of the site's heritage, it transpired that the Pickett-Hamilton fort is of even more national significance," said Andrew Blevins. "We are very grateful to Historic England for providing the subsequent advice and we have adapted our plans in accordance with their recommendations."

"This will be a great focal point to the park and one we are delighted to preserve for generations to come."

The revised design repositions the planned 'hill' in relation to the fort, leaving it in its original, flat landscape. It will be surrounded by paving and educational boards and will be viewed from the adjacent grass mound with amphitheatre-style seating. It is planned that this area will

become a focal point for talks, events and shows.

The initial plans included a water feature to provide a habitat for wildlife.

Following the additional consultation with Historic England this element has been removed as it was close to the fort and would not have been a part of the original setting of the fort on the airfield.

"I know that this was a much anticipated element of the park but I hope people understand why we have made the changes and will enjoy having such a rare landmark in the park," added Andrew Blevins.

Groundworks on the park have already begun with a view to finishing in autumn 2018.

Full details of the planning application can be found on the Tonbridge & Malling Borough Council planning portal <https://publicaccess2.tmbc.gov.uk> reference 16/03235/RM

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The park in detail

As Kings Hill is one of the highest points in the county the park's design theme is 'a celebration of the big skies of Kent'.

"We are a 'landscape first' developer and knew it was important to design the best space possible where people living, working and visiting Kings Hill can have fun, exercise and enjoy peaceful reflection for generations to come," said Andrew Blevins.

The park will be located in the centre of the new residential neighbourhood and will run from Tower View in the west to Beacon Avenue in the east, carefully orientated to take advantage of the sun at all times of day.



Indicative play area

At around 0.5 km in length and equivalent to 3.5 football pitches in size, the park will be split into a number of distinct areas to include feature gateways, avenues of trees, feature planting, play area, natural parkland, sculptural mounds, public art and cycle links.



Sunset Gateway

This will be the entrance to the park from Tower View and will be framed by a formal avenue of trees linking it to the village centre. There will also be a piazza with public art and a small car park.

Play area

This will be accessible via a network of greenways linking it to the rest of Kings Hill. It will have play equipment suitable for a range of ages with the younger and older children's play areas divided by a path. The whole area will be enclosed with native hedging.

Illustrative plan of the new park



Illustrative plan of the new residential neighbourhood





Indicative grass amphitheatre



Indicative landscape elements

Central mound

At the centre of the park will be a large sculpted mound, its plateau planted with acers to provide bright autumn colour and year round interest. The slope facing the fort will create a grass amphitheatre. The fort on the flat land below will be surrounded by paving and an educational board.

Sunrise Gateway

This leads from Beacon Avenue and will have ornamental weathered steel gates, leading to an informal area of open space for casual play and leisure. There will also be a roundabout with space for public art.

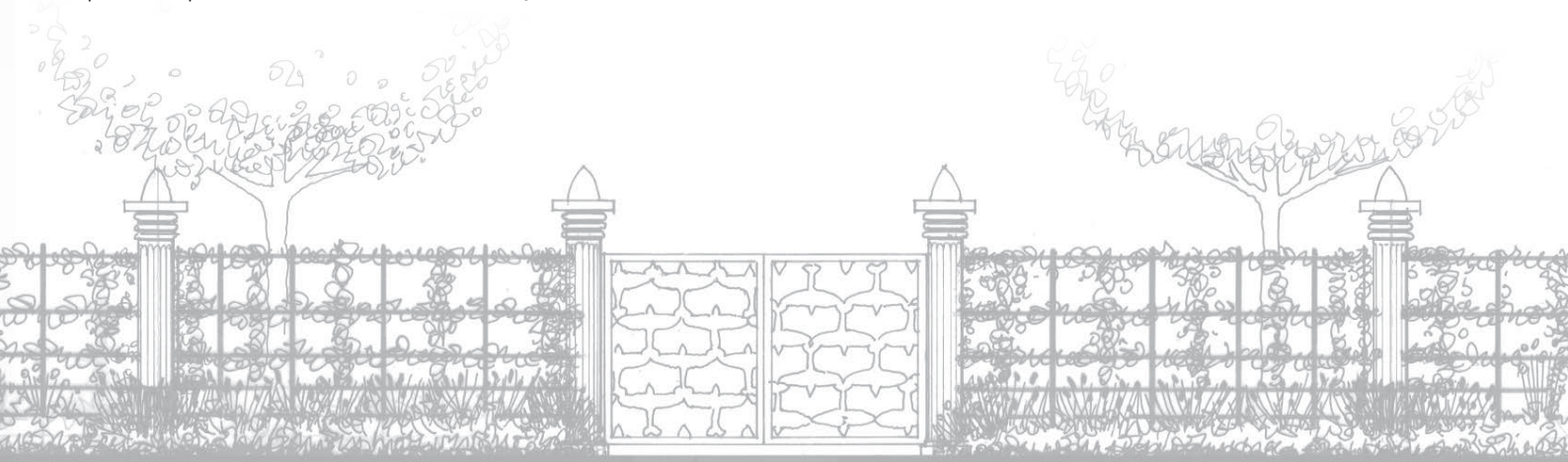


An example of autumn colour

Landscaping

As is the case elsewhere in Kings Hill, very careful attention will be paid to the park's planting schemes. Both the Sunrise and Sunset Gateways will have formal yew hedges and topiary, espalier fruit trees planted along the railings and flower beds with shrubs and perennials chosen for their seasonal interest.

Throughout the park there will be a good variety of native, specimen trees, shrubs and areas of wildflowers, providing year round colour and interest. It will also provide habitats for wildlife.



Exciting new housing



CGI of Bellway's 'Sixty Three' development at Kings Hill

Exciting new housing schemes are planned for the new residential neighbourhood, which are currently going through planning.

Countryside has submitted plans for a range of housing adjacent to Tower View which will be laid out around a central garden square and in informal clusters along the woodland fringe.

Inspiration for the architecture has been taken from the Georgian buildings of West Malling and given a modern interpretation to be contemporary but appropriate to the location. Houses fronting the central square will have front gardens and there will be a play area in the square.

Bellway is about to start

work on its 'Sixty Three' development in Beacon Avenue which consists of two, three, four and five bedroom homes to appeal to a range of buyers – families, first-time buyers, downsizers and professionals.

In a first for Kings Hill, Anchor Lifestyle Developments is planning to build assisted living housing close to Liberty Square with one and two bedroom apartments, each with either a terrace, balcony or roof terrace. There will be substantial communal areas including a bistro, gardens and a roof terrace providing long views across Kings Hill and the surrounding countryside.

We would like to thank the community's representatives for their ongoing time and input when helping Liberty

develop the new residential neighbourhood for Kings Hill", said property and estate manager Susan Davies. "As well as the planning process providing the community with the chance to come along to public exhibitions, we also ensure we present to Kings Hill Parish Council and the residents group on a regular basis. For example, we last engaged with these bodies in June this year when looking for feedback to help Anchor work up its assisted living scheme. Meanwhile, feedback from those who live or work in Kings Hill is welcome at any time, it is only by listening to your experiences that we can keep Kings Hill relevant to its growing community.

For further information contact:

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Winning landscape

In the South and South East in Bloom competition Kings Hill received a gold medal in the 'Business Landscape of the Year' category and silver-gilt in the 'Village/Town/City Centre' category.

"In addition to the 33,000 hours a year put in by 15 full-time landscapers, numerous groups from Kings Hill give up roughly 4,500 hours of their time to help maintain the standards, which is great," said property and estate manager Susan Davies.

"Tenants of the business park, residents and children from the three schools also play their part in looking after their own and communal grounds, and we are delighted that everyone's hard work has been recognised by the judges."

Christmas carols

Kings Hill carols around the Christmas tree will take place on Saturday 9 December from 5pm on the piazza outside the Control Tower. The event will be attended by MP Tom Tugendhat, Archdeacon of Tonbridge the Ven Julie Conalty and the Mayor of Tonbridge & Malling, Roger Dalton, who will be jointly turning on the tree lights.

The three primary schools will sing carols, accompanied

by the Salvation Army band. There will also be a toy collection for the Salvation Army Toy Appeal.

For more information visit <https://www.salvationarmy.org.uk/christmas-present-appeal>. If you can't make the event you can also donate presents at the Vicarage before the event or at the St Gabriel's toy Service on Sunday 3rd December 10am.



Christmas carols in Liberty Square 2016

Important roadworks

Important roadworks will be taking place next spring, planned for school holidays when there is less traffic around. They are:

Gibson Drive – traffic calming speed bumps, pedestrian crossing to access Valley Invicta primary school and footpath resurfacing. Work scheduled for February half term.

Tower View – signalised pedestrian crossing to provide safe connection between new park and residential area and the village centre. Work scheduled for the Easter holiday.

Parking in **Gibson Drive** is now restricted for health and safety reasons.

Annual road closure 25 December 2017

Kings Hill Avenue and Tower View will be closed for 24 hours from midnight on Christmas Eve to midnight on Christmas Day.

This has been done in the past in order to retain the private status of the roads, which is important in terms of maintaining these key thoroughfares to a very high standard. Of course, access to the business park and all residential areas will be maintained via Gibson Drive – see plan on www.kings-hill.com. “We choose the festive period in order to try to minimise disruption,” said property & estate manager Susan Davies.

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News in brief

- Fourteen companies have moved to Kings Hill or renewed their leases here in the past nine months, many with a view to expansion and increased employment.

- A Speedwatch scheme has been introduced in Kings Hill, coordinated by a former Chief Constable of Kent Police. Drivers' speeds will be monitored and anyone travelling at 35mph or more will be reported to the police. If that vehicle is caught speeding again within 12 months anywhere in Kent and Sussex the driver will receive a letter of advice from the police.

- Kings Hill now has its own Brownie Unit - the 1st Kings Hill Brownies - for girls aged seven to ten. Meetings are held every Wednesday during term time from 5.30pm to 7pm. More information on <https://www.girlguiding.org.uk/information-for-parents/register-your-daughter/>

- Kings Hill Cricket Club is going from strength to strength and this season saw its 1st XI promoted to the Kent League and 2nd XI winning its league in its first year. All the junior teams performed well and the girls' team, the Tiger Moths, became well established in its league. As



(left to right) Claire O'Reilly, Susan Davies, Stephanie Chapman, Maria Hafford and Bob Ayling

ever there was a packed social programme and if anyone is interested in joining the club they should get in touch via the Facebook page.

- The 2016/17 season was the best ever for the Kings Hill Football Club, which now has more than 600 players competing in eight different leagues, including Frame Football and Walking Football. Kings Hill first team is top of Division One and hoping for promotion to the Premier League next season and two of the club's younger players have signed for national football academies.

- Kings Hill Community Tennis Club has done very well over the last year and has won two awards already - Kent LTA Community Venue of the Year Award and a National Aegon Organisation and Commitment to Team Tennis Award.

Every Sunday afternoon there are adult social doubles matchplay sessions which anybody is welcome to attend and on 3 December there will be a parent and child Christmas fancy dress tournament at the tennis courts.

The maintenance and quality 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@westij.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. We are currently reviewing the website with a view to upgrading it in 2018.