



**Welcome** to the first issue of the Kings Hill Newsletter in which we will be keeping you up to date with what's going on at Kings Hill, from new developments and travel issues to environmental initiatives and community activities. We are at a very exciting stage in the development of Kings Hill, with plans for extensive recreational amenities, additions and improvements to Liberty Square and the restoration of the control tower.

Andrew Blevins  
*Managing Director, Liberty Property Trust UK Ltd, developer of Kings Hill.*

## Changes at Heath Farm

Plans for the sports and leisure amenities at Heath Farm are being revised following consultation with residents in order to provide the best possible mix for the area.

Liberty's on-going commitment to the provision of sporting facilities at Kings Hill originates from planning obligations which require a minimum of six playing fields and related changing facilities.

But with tremendous local demand – for example the Kings Hill Football Club alone has grown from seven to seventeen teams – it is clear that some additional provision may be necessary.

Liberty and Kent County Council decided to link up with experienced sports organisation Charlton Athletic Community Trust (CACT) to advise on and manage the facility. Sadly, due to the current economic climate CACT is experiencing funding difficulties and has reluctantly withdrawn from its involvement in Heath Farm.

Although the plans are being revised, Liberty is committed to providing the best facilities it can in these more



The country park and sports facilities at Kings Hill

challenging economic times.

In order to create a lasting legacy, Liberty is very committed to finding a way of professionally managing the facilities once they have been built and hopes that Kings Hill Parish Council will have an input into the plans for their management.

The new plans will continue to include provision for a wide range of sports including football, hockey, rugby and netball and possibly a later phase may include an all weather artificial grass pitch which is key to widening the range of sports on offer.

The number of pitches is still to be finalised, as is the size of the pavilion, although this

will now be re-sited in the centre of the development following consultation with those living nearby. Although independent research concluded that there will be no significant noise impact from the new sports facilities, pitches nearest the housing have been moved deeper into Heath Farm, again as a direct response to residents' comments. New drawings will be submitted to Tonbridge and Malling Borough Council as soon as possible.

Liberty has also volunteered to set aside land for a bowls club and allotments and is hoping to open the Country Park – 50 acres of woodland with walks and picnic areas – by the end of the summer.

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# Kings Hill the place to be

Kings Hill continues to be one of the most popular places to work in the South East and, despite the challenging property market, property deals on office space have been signed in the last year involving 12 companies employing some 600 people. This included one of the largest transactions seen in the county when Balfour Beatty Mott MacDonald, which administers Highways Agency contracts to construct and maintain the UK's road infrastructure, took office space to accommodate its 200 employees.

As well as new companies arriving, all those whose leases came to an end last year have decided to stay as well, meaning that Kings Hill



Offices at Kings Hill

started 2010 with an impressive 97% occupancy. To keep up with demand, planning permission has been secured for a development of six office buildings for small and medium enterprises totalling 60,000 sq ft. Enquiries are welcome from companies

wishing to take up the rare opportunity to own as well as lease an office building at Kings Hill. Please contact [cbinns@libertyproperty.com](mailto:cbinns@libertyproperty.com) for details.

The most recent arrival on the park is Skye-IT, which delivers IT solutions and procurement. The company

has moved into 11 Tower View with 25 staff from temporary accommodation in Churchill Square.

Chief executive officer Paul Swords has lived at Kings Hill with his wife and children for six years and plans to have between 40 and 45 staff working here within a year.

# Caring staff remember Bill

Each year in June everyone who works for Liberty Property Trust both in the UK and in America spends a day helping the community to commemorate the life of the company's founder Bill Rouse.

Bill was as committed to community service as he was to property development and when he died in 2003 the Bill Rouse Day of Caring was launched to be held each year on the Friday before his birthday, June 19th. On that Friday every office in the United States and United Kingdom is closed so that everyone can be part of a



Andrew Blevins, managing director of Liberty Property Trust UK Ltd is third from right in the picture with Anne Martin, Head Teacher of the Quest School and Peter Mepsted, Trustee of Quest School, either side of him

daylong community activity ending with a BBQ to celebrate their day of giving back to their community and,

of course, to raise a toast to Bill.

This year the Kings Hill staff spent the day painting and

decorating at The Quest School in Offham, a school for autistic children, and helping to refurbish a barn which will be used as a place where the older children can learn life skills to enable them to be as independent as possible in adulthood.

Other projects Liberty staff have been involved in so far include Leybourne Grange Riding Centre for the Disabled; Spadeworks; Burham Youth Club; Maidstone Centre for the Homeless; Help the Aged Day Centre in West Malling and two Scout camp sites in Loose and Sittingbourne.

## Green is the way to go

There are many miles of 'green ways' at Kings Hill, enabling residents to

access different parts of the development without having to set foot on a road.

Designed as combined pedestrian and cycle routes they have paved surfaces and are cleverly landscaped

to make it feel as if you are taking a stroll in the countryside. They link the residential areas to community amenities, such as the cricket pitch and Liberty Square, and are a

popular and safe route for children to cycle or walk to school. The green ways are clearly shown on the Kings Hill street map which can be downloaded from [www.kings-hill.com](http://www.kings-hill.com)

# Lift off for control tower restoration



The control tower at West Malling Airfield

Plans are being worked up on a major project that will include the restoration of the control tower and improvements and additions to Liberty Square, the central area of shops and restaurants.

The control tower is a listed building and its restoration would give it a cultural and economic position within the community. Plans include a coffee shop and a possible combination of visitor/culture centre to commemorate Kings Hill's past as a strategic military airbase and to ensure the

building has a long term viable future.

In Liberty Square there are plans to widen the retail offer by attracting a second supermarket operator. The appeal and accessibility of the central retail area will be enhanced by creating improved public realm and

more parking, all, of course, subject to planning approval.

We hope to share early designs with the public in the autumn and, following feedback, we would hope to submit a planning application shortly thereafter. Construction will hopefully commence in Spring 2011.



Liberty Square

## How we're helping with transport



Big improvements to the A228

As part of the A228 is closed until the end of August for Southern Gas Networks to replace the gas main, Liberty has brought forward its work to improve the junction with Gibson Drive in order to minimise inconvenience to road users and get all the work done at the same time.

The work is a planning obligation and will include the replacement of the worn road surface and roundabout, new signage, lighting and a new footpath/cycleway from the pelican crossing on the western verge towards the junction.

The re-phasing of the traffic

lights on the A228 is now complete giving very fast and straightforward access to the M20 junction 4 and its connections to Europe and the rest of the UK motorway network.

Liberty is trying to make transport communications even better by actively lobbying for the reinstatement of direct trains to the City. Liberty and its development partner, Kent County Council, have also provided land for an extension to the car park at West Malling for Kings Hill station.

**For the latest news on the roadworks visit [www.kings-hill.com](http://www.kings-hill.com)**

## STOP PRESS

### Broadband update

Vfast is a new supplier of wireless broadband to the residential community at Kings Hill.

Contact  
sales@vfast.co.uk or  
0845 121 1257 (24hrs)

A further provider, Call Flow, is investigating the provision of a broadband service at Kings Hill as well.

Contact  
info@cfsbroadband.com,  
01622 873818 or visit  
[www.cfsbroadband.com](http://www.cfsbroadband.com)



(L-R) Peter Robinson, from the Tonbridge and Malling District Cricket Partnership of the Kent Cricket Board, Andrew Blevins, Derek Underwood and Brian Bell

## Cricket legend opens new ground

The new cricket pitch and pavilion are now open. Legendary spin bowler "Deadly" Derek Underwood performed the opening ceremony on July 17 when Andrew Blevins handed over the keys to Kings Hill Cricket Club chairman Brian Bell. The day began with a youth match between Kings Hill's two schools and finished with a 40-over match between Kings Hill and Town Malling. When not in use for cricket, the outfield can be used for recreation by the community.

## Kings Hill is No. 1

Kings Hill has been named as the country's most successful new village in a report by one of the world's leading property agents. In its in-depth survey on placemaking CB Richard Ellis evaluated non-urban new villages of 1,000 homes or more, looking at issues such as design, provision of public and private amenity space, transport links, car parking and community provision.

Kings Hill achieved the highest overall score, beating Prince Charles' Poundbury development in Dorset, which came third in the survey. The report praised Kings Hill's good mix of community amenities and provision of varied size of houses and gardens to suit all requirements. It also said that there was a clear sense of community pride and that the parish council played an active role in maintaining the sense of involvement from the community.



Houses at Kings Hill

# Keeping us spic and span

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).

This is a not-for-profit efficiently managed company and its purpose is to ensure

that the common areas and facilities in the residential villages at Kings Hill are maintained to a high standard to ensure the popularity of Kings Hill as a residential community is maintained.

KHREMC oversees the landscaping of the development, maintenance of bus stops, provision of litter and dog bins, street lighting,

police community support officers, and footpaths as well as dealing with issues affecting the roads.

It also makes sure the major roads are gritted in the snow and ice and during this year's terrible weather managed to keep the traffic flowing and the paths passable, despite nationally dwindling salt supplies.

KHREMC is run by Liberty but has two residents as directors, Nick Drury ([njdrury@msn.com](mailto:njdrury@msn.com)) and John West ([john@kingshillrentals.com](mailto:john@kingshillrentals.com)). The Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or [kingshillresidential@libertyproperty.com](mailto:kingshillresidential@libertyproperty.com)

Kings Hill Estate Management Company Ltd, which is run on a similar basis to KHREMC, looks after the commercial business park within Kings Hill.

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[www.kings-hill.com](http://www.kings-hill.com)

# Log on for latest news

The new website [www.kings-hill.com](http://www.kings-hill.com) has information on all aspects of the development – from 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.

