

Welcome

I hope you enjoyed the first issue of our Newsletter and found it a useful way of keeping up to date with what's going on at Kings Hill. As we enjoy these last few weeks of summer, the Liberty team will be working hard on two particular projects: our revised proposals for Heath Farm and, in this 70th Anniversary year of the Battle of Britain, new proposals for the Control Tower and the expansion of the Central Area. These and other stories are covered in detail in this, our second Newsletter.

Andrew Blevins

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



Home sweet home

Kings Hill continues to be one of the most sought after places to live, with housebuilders seeing a substantial increase in sales compared to this time last year.

Land Registry statistics for Tonbridge and Malling show that house prices have returned to 2008 levels and the RICS UK Housing Market Survey for April 2010 clearly identified a rise in sales enquiries and predicted a post election bounce as vendor activity picks up.

There are now around 2,300 homes occupied at Kings Hill, bringing the residential population to more than 6,500. Survey results show that 40% of Kings Hillians moved to the village because it offers greater space, a pleasant clean environment, is safe, friendly, family-oriented and has easy access to the facilities.

Developers currently building at Kings Hill are Antler Homes, Bellway Homes, Environ Communities and Hillreed Homes, and they offer a wide choice of lifestyles. The homes have been designed to reflect a traditional village, with two-bedroom cottages sitting comfortably alongside three,



New houses at Kings Hill

four and five bedroom family houses.

House styles include light and airy white weather-boarded houses; cosy brick-built traditional Kentish cottages; oasts and a crescent reminiscent of the grand Georgian architecture of Bath and London.

Jo Richards, marketing and corporate manager for Hillreed Homes, said: "The resilience of the residential market at Kings Hill has been quite something and that's

testament not only to the quality of homes on offer but to the quality of the environment in which the homes sit. Further expansion of amenities at Kings Hill, including the proposals for Heath Farm and the Control Tower, will be good news for homebuilders and good news for residents."

Information on the housebuilders, their developments and the showhomes is on the website www.kings-hill.com

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Battle of Britain



The new sculpture being loaded for transport

New sculpture

A major new piece of public art by an internationally renowned sculptor is being installed at Kings Hill.

The piece, called 'Guardian Figure', is by Greg Johns, an Australian who has exhibited all over the world and whose work is internationally acclaimed. Much of his work is inspired by the Australian landscape, giving it a feeling of 'roughness, toughness and vulnerability'.

'Guardian Figure' recently completed its 12,000 mile journey from Australia and will be installed on the roundabout between Discovery Drive and Beacon Avenue. Work preparing the ground for the sculpture has started and installation is planned during September.

The sculpture is an intriguing geometric form fashioned from weathered steel and its shape will appear to change according to the angle from which it is viewed. Each view reveals different aspects of John's work, making it perfect for positioning on a roundabout.



Laying the wreath at Kings Hill

To mark the 70th anniversary year of the Battle of Britain, the Vice Lord Lieutenant of Kent, Viscount De L'Isle MBE DL, visited Kings Hill to commemorate its past as RAF West Malling.

It was part of a tour of the Kent airfields that bore the brunt of Luftwaffe attacks and wreaths were laid in

memory of the fallen – military and civilian – at the statue of the 'Running Airman'.

The West Malling station was a base for Westland Lysander reconnaissance aircraft and in July 1940 Defiant Mk I turret fighters arrived with 141 Squadron. The squadron's first engagement

with the enemy took place shortly after when six out of the nine were destroyed over the Channel.

Squadron Leader Guy Gibson (later of Dam Busters fame) was based at West Malling as were Wing Commanders Peter Townsend and John 'Cat's Eyes' Cunningham.

New routes and stops

New bus routes and stops have been introduced into the residential areas at Kings Hill improving services to and from West Malling station.

The peak 123 shuttle services which run between Dawn Lane and West Malling station now include Bovarde Avenue and travel along Discovery Drive to the junction with Beacon Avenue, collecting passengers from new bus stops near the Discovery School and Quindell Place.

Services with the additional stops are those which start



The 123 bus at Kings Hill

at Dawn Lane between 05:40 and 09:01 in the morning and those from West Malling Station back to Kings Hill between 15:34 and 20:04.

Arriva will also be extending its services into this area of the development from the end of October, providing residents with a good choice of travel options.

Life saving equipment

Kings Hill now has its own life-saving equipment following the donation of a defibrillator to the local Community First Responders, a group of volunteers who attend certain 999 calls in their immediate area.

The team leader for Kings Hill is Nikki Tillin, who said: "We respond to certain Category A 999 calls within a three mile radius of our homes and although we are not a substitute for the ambulance service we can start to give vital life-saving support or treatment if we arrive on the scene first."

Liberty has donated a defibrillator to the scheme which, says Nikki, is a vital part of the kit and could mean the difference



left to right: Andrew Blevins, managing director of Liberty Property Trust UK Ltd; Tim Moore, Team Leader for Larkfield; Nikki Tillin, Team Leader for Kings Hill and Clive Goddard, Responder Operations Manager Weald & South Kent

between life and death.

To raise funds for the scheme Nikki is organising a Pink Pig Race Night at the Kings Hill Community Centre on 16 October at 8pm. Tickets are £5 adults, £3 children and £12 for a family

of four. There will be a raffle and a bar but bring your own nibbles. She is looking for sponsors for the races and for more information contact Nikki by emailing nikkittillin@btinternet.com or by calling 01732 849417.



STOP PRESS

Plans and ideas for the development of the central area and control tower will be revealed on Thursday 16th September at 30 Tower View. Everyone is welcome, and briefing sessions will be held from 10am to 1pm and 5pm to 8pm. Liberty, KCC, HOW Planning and Futurecity will outline plans for a new food store, retail units, the control tower, parking, landscaping and public art/cultural strategy for the area. Visit www.kings-hill.com for directions to 30 Tower View.

Heath Farm update



Architect's impression of the new pavilion

Revised plans for the sports and leisure amenities at Heath Farm are being drawn up and are shortly to be submitted to Tonbridge and Malling Borough Council.

In line with Liberty's planning obligations, the application is likely to be for a total of six pitches – four full sized and two junior – and a pavilion. In addition, land will be reserved for other uses including allotments, a bowls club and netball courts.

Finance permitting, it is possible that one of the full size pitches might be artificial grass and illuminated, making it playable in all weather throughout the year. If given the go-ahead, it will be one of

very few in the Borough.

Subject to planning, the playing field surfaces should be completed next year with a view to them being ready for play by autumn 2012.

The pavilion has been designed in contemporary Kent vernacular style and will nestle unobtrusively within the landscape. Traditional materials will be used, such as feather-edged weatherboarding, multistock bricks, stained wooden windows and cedar shingles for the roof.

There will be six changing rooms on the ground floor and an office, meeting room, social area, kitchenette and

cloakrooms on the first floor. Completion will be scheduled to coincide with the opening of the pitches.

The pitches could be used for a variety of sports, including football, hockey and rugby and the all-weather pitch will be an invaluable asset for winter training, practice sessions and widening the choice of possible sports available for the community.

As far as managing the facilities is concerned, Liberty is in discussion with Kings Hill Parish Council and the Kings Hill Football Club as the company remains committed to finding a way of professionally managing the facilities to ensure their quality

is maintained for years to come.

Speaking about the revised proposals Kings Hill Football Club Chairman, Martin Bilton, said: "Liberty has always made it clear that the secret to success at Heath Farm is in the after-care of the facilities. The football club is thrilled at the potential to influence that process going forward, working with the Parish Council."

In advance of the pavilion and pitches becoming operational, Liberty has agreed to donate and install temporary changing/rest/WC facilities alongside the football club's temporary pitches on Kings Hill Avenue.

Agents pay a visit

Investment promotion agency Locate in Kent held the first in a series of networking and market intelligence events at its new offices at 35 Kings Hill Avenue. Run jointly with Liberty Property Trust UK, the event attracted around 20 local commercial property agents.

Summarising the level of interest in commercial property, Peter Symons, Locate in Kent's Director of Business Development, said: "It is a difficult period for the property industry, but the good news is we currently have a very healthy pipeline of 304 companies and have assisted in bringing 28 businesses into the county since April."

Liberty Property Trust UK's Caroline Binns added: "The event provided an opportunity to update agents on the available property solutions at Kings Hill, including a new office campus-style development for which we have detailed planning consent."

Office space enquiries:

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West Malling
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Property Manager
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e: tlevy@libertyproperty.com

Homes for sale:

Antler: 01732 849410
Bellway: 01732 522717
Environ: 01732 848316
Hillreed: 01732 847500
www.kings-hill.com/
homes-for-sale-kent
www.kings-hill.com

New station car park

A new car park with 281 spaces, including disabled, is opening in early September at West Malling station.

The 24-hour facility, which will be operated by Kenden Parking LLP, has been designed to the latest safety standards with state of the art lighting and CCTV security systems. There will be 24-hour security patrols and a manned security presence during the day.

Parking will be £4 a day between Monday and Friday inclusive and £1.50 a day at weekends and on bank holidays. Pay and display tickets will be available from four machines and discounted weekly and monthly season tickets will also be available.

Initially the season tickets will have to be bought onsite but a website is being designed



where customers can buy their tickets on-line via RBS World Pay. The website address is www.kendenparking.co.uk

Accessed direct from the A228, the entrance to the new car park is next to the drop off bay on the access spur road and the exit is via the traffic light junction and onto the bypass.

The land for the car park was donated by Liberty and Kent County Council from surplus land previously acquired in

connection with the dualling of the A228.

Over the years parking at the station has become increasingly difficult, with many people either having to park in West Malling village or drive to other stations, in some cases South London. And finding the village car parks full many shoppers went elsewhere too, so the new car park will ease this situation, benefitting both Kings Hill and West Malling village.

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, Nick Drury (njdrury@msn.com) and John West (john@kingshillrentals.com). The 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

The new 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.

