



Architect's impression of the new pavilion



Costa comes to Kings Hill

One of the high street's most popular coffee shops opened in 1 Queen Street, Liberty Square and is proving a great hit with Kings Hillians.

Costa invested heavily in the shop's fit out to create a relaxing and stylish space with fresh, contemporary décor and quality interiors with comfortable leather sofas.

It opened last October and has become a popular meeting place for locals. "It has been a great success and we are enjoying being a hub of the community," said manager Matt Bion. "We are very popular with parents at school dropping off times and with the business community at lunchtime. We have some outside tables which will be great for the summer and have also introduced a brand new range of food and drink."

Heath Farm

Revised plans for the Heath Farm sports facilities have now been lodged with Tonbridge and Malling planning team.

Following on-going consultation with TMBC, the parish council and Kings Hill Football Club, the

most recent concept illustrates five grass pitches, one all-weather pitch, a pavilion, parking and land set aside for allotments and, possibly, a bowls club.

Subject to planning, the playing field surfaces will be

ready for play for the 2012/13 season.

Proposals for the management of the completed facility will be formalised over the next few months with Kings Hill Parish Council and the football club.



The sculpture being installed

International artwork

'Guardian Figure', by internationally renowned Australian sculptor Greg Johns, is now in place on the roundabout between Discovery Drive and Beacon Avenue.

The sculpture is an intriguing geometric form fashioned from weathered steel and its shape appears 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. The project is the latest in a long line of public art projects that Liberty and Kent County Council have commissioned for Kings Hill.

Supporting role

Liberty's support of local organisations and clubs is in full flow and this year the company will continue sponsoring the Kings Hill Football Club, the David Lloyd Tennis Academy and the Kings Hill cricket teams.

"As part of the Kings Hill community we are delighted to be able to help local organisations," said Andrew Blevins. "We enjoy being involved and it is wonderful to know that there is such a great community spirit here – just as you would expect in a traditional village."

Super fast broadband comes to Kings Hill

Openreach, the access network division of the BT Group responsible for the deployment of the company's investment in super fast fibre broadband, has recently confirmed that the West Malling exchange will be upgraded to provide Super Fast broadband by approximately September 2011.

Openreach has also advised that the infrastructure will allow any communications provider wishing to do so to provide super fast broadband to the area. Following the upgrade to the local exchange, it is expected that a proportion



of the ten cabinets serving Kings Hill will be included as part of the rollout to allow the majority of residential customers and small businesses to achieve speeds of up to 40Mb within their properties.

Highspeed broadband is

already available at Kings Hill from current suppliers:

- Vfast
sales@vfast.co.uk
01845 121 1257
- Callflow
info@cfsbroadband.com
01622 873818

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, one of whom is John West (john@kingshillrentals.com) and another is currently being recruited. 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.

Office space enquiries:

Caroline Binns
Associate Director,
Marketing & Leasing
t: 01732 870375
e: cbinns@libertyproperty.com

Liberty Property Trust UK
11 Tower View, Kings Hill
West Malling
Kent ME19 4RL

Commercial Property Management Helpdesk:

Tracey Lev'y/Senior
Property Manager
t: 01732 842996
e: tlevy@libertyproperty.com

Homes for sale:

Antler: 01732 849410
Bellway: 01737 644911
Environ: 01732 848316
Hillreed: 01732 847500
www.kings-hill.com/
homes-for-sale-kent
www.kings-hill.com

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, restaurant, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.



Welcome

The past few months have been exceptionally busy at Kings Hill and I am delighted to say that the plans for the expansion of Liberty Square and restoration of the Control Tower are now well advanced and are outlined in this issue of the Newsletter. During the winter we opened up Warren Woods and created footpaths and woodland picnic areas and have also moved five mature trees to another part of Kings Hill to make room for the changes to Liberty Square. Details on these, and other stories, are covered in this newsletter, which I hope you will enjoy.

Andrew Blevins

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



Trees on the move

Five fully mature trees have been moved half a mile across Kings Hill to save them from being felled when work starts on the new developments around Liberty Square.

Four flowering cherries and one pine tree were dug up and transported by a giant 'tree spade', a machine that has large petal-shaped prongs which dig deep underneath the tree so that when raised they will retain their root system and root ball.

They were moved from an area adjacent to ASDA's delivery bay and replanted near the Kings Hill cricket pavilion in an operation that took all day.

"They had to be moved because of planning conditions relating to the expansion of shops, restaurants and community facilities around Liberty Square," said Andrew Blevins.

"We didn't want them to be cut down so we arranged for them to be moved near the cricket pavilion, where we hope they will thrive and give pleasure for generations to come."



On the move (clockwise from bottom right); the pine is loaded ready for transport; making its way through Kings Hill; ready for planting at its new location. The project was overseen by Liberty's Susan Davies.



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KINGS HILL NEWSLETTER

Long stay

Kings Hill continues to be one of the county's most popular business locations with deals having completed recently on office space for two leading IT companies.

Software company RDT Ltd has renewed its lease on 4 Abbey Wood Road where it is headquartered in the UK and where 31 staff are based – a significant proportion of its UK staff. RDT provides insurance companies with software to support policy and claims administration and counts 15 of the major insurance businesses as its clients. RDT introduced the UK's first on-line insurance quotation system in the 1990's.

IT company MTK Wireless Ltd, which is part of a worldwide team developing RF multimode cellular transceivers, has also renewed its lease on its offices, which are in 30 Tower View.

"Despite the challenging property market we have continued to work with existing tenants to meet their changing business and related property needs," said Caroline Binns, head of leasing and marketing. "We enjoy relatively high occupancy levels when compared to other business parks in the South East. This is testimony to the value for money occupational costs we achieve for our tenants where we use the buying power of the park to secure competitive utility prices as well as other services.

"As the recovery takes hold we are ready to meet rising demand for office accommodation having secured planning permission for our next phase of speculative development whilst having a choice of existing property solutions to offer prospective tenants right now."



Katherine Jenkins

Dates for your diary

Be sure to keep Friday to Sunday June 24th, 25th and 26th free for a long weekend of fabulous music

International star Katherine Jenkins and chart-toppers McFly will be performing at 'Music on the Hill' which is being staged at Kings Hill in aid of Demelza Hospice Care for Children and The Children's Development Trust.

Katherine Jenkins will be performing with the National Symphony Orchestra on Friday 24 June; McFly and Sugababes on the Saturday.

Special VIP packages are available which will give concert-goers privileged access, dedicated seating areas and top class food and wines.

The fun will continue on Sunday 26 June with a Family Summer Sunday hosted by X Factor's Stacey Solomon with Dave Berry. A full day of family entertainment is on offer, with

great music from Stacey, Bjorn Again, ABC, X Factor's Ben Mills with his Simply Rod tribute and rising stars Some Velvet Morning. Sunday will also include children's activities and entertainers, stalls, circus skills, and treats for all the family.

For tickets and more details visit www.musiconthehill.org.uk or call 0844 873 7342.

Exciting times ahead

One of the most exciting projects at Kings Hill at the moment is the expansion of Liberty Square and the restoration of the Control Tower.

Around 300 people attended a public exhibition of the development plans, when Liberty's managing director Andrew Blevins, as well as members of Liberty's staff and various design team experts, were on hand to explain the details of the project and listen to residents' comments.

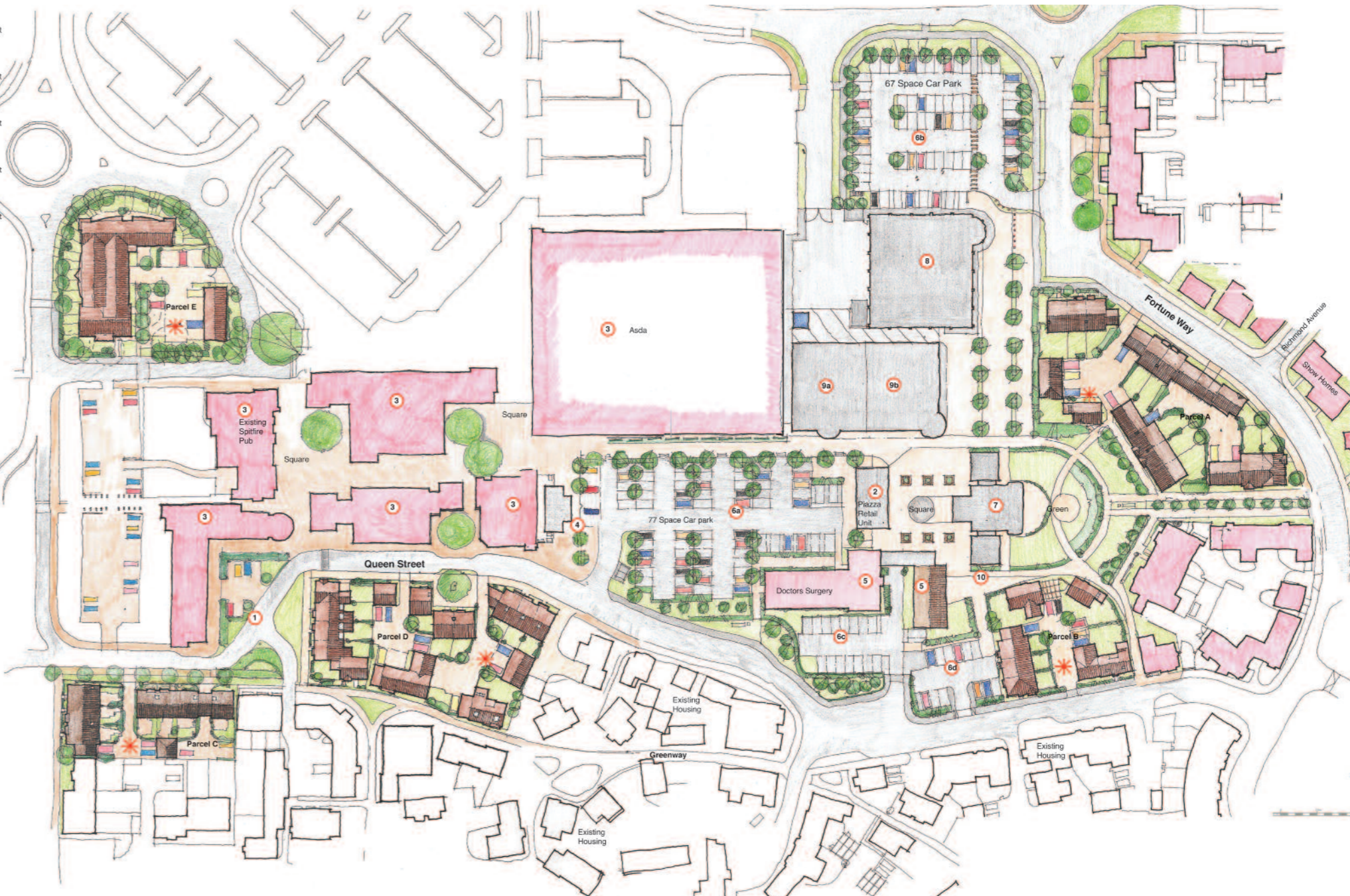
"Liberty Square is ready for phase 2 and the time is right for the retail and social amenities to be increased," said Andrew Blevins. "The facilities will be used most by those living and working here and so we felt it was important to engage with Kings Hillians and ask what they thought of our ideas and what they wanted.

"The response was tremendous and mostly positive, and whilst there were some concerns raised, these will be addressed as the design evolves. Some of the proposals already have an outline planning permission, but we wanted to table our ideas early on. The comments we received on the open day have been very useful in finalising our plans, which are now with Tonbridge and Malling Borough Council's planning team."

Included in the plans are 20,000 sq ft of new retail space; restoration of the Control Tower; some housing; land set aside to allow for the extension of the doctors' surgery and landscaping with plenty of places for relaxation.

Concerns were raised by some residents about the possible increased pressure on parking when the new shops open.

- Parcel A**
Proposed Residential Development
13 No. Units - 12 Houses, 1 FDG
(subject to separate application)
- Parcel B**
Proposed Residential Development
6 No. Houses / Cottages
(subject to separate application)
- Parcel C**
Proposed Residential Development
7 No. Houses / Cottages
(subject to separate application)
- Parcel D**
Proposed Residential Development
12 No. Houses / Cottages, 1 FDG
(subject to separate application)
- Parcel E**
Proposed Residential Development
14 No. Flats
(subject to separate application)
- 1 New design of Queen Street new road layout / parking
- 2 Proposed Piazza Retail Unit to control tower square
- 3 Existing Retail / Commercial
- 4 ASDA WC's relocated
Subject to Separate Planning Application
- 5 Existing Doctors Surgery Extension & Associated Parking
- 6 Car Parking:
a) Central Parking
b) Tower View Car Park
c) Parking for Doctors Surgery
d) Parking for control tower
- 7 Control Tower Coffee Shop / Control Tower Cultural Centre Control Tower Offices
- 8 Proposed Retail Foodstore 9,000 sq ft Food Retail
- 9a 5000 sqft Food / Retail
- 9b 5000 sqft Food / Retail
- 10 Public Art / Sculpture
- * Illustrative Purposes Only



Andrew Blevins added: "We believe we have addressed this by creating two new substantial car parks for users of Liberty Square.

"This will create approximately 170 new spaces in addition to ASDA's car park."

Cultural Strategy

Interwoven throughout the expanded Liberty Square will be a cultural strategy that will manifest itself in many imaginative and celebratory forms to reflect Kings Hill's past as a military airbase.

"We were bowled over by the positive public response to

the cultural strategy which uses the Control Tower as its inspiration. As part of our proposals, we are looking for stories from those who know about Kings Hill's past, and those stories will be used as part of this highly imaginative public art programme," said Andrew Blevins.

Control Tower

The Control Tower itself will be fully refurbished, retaining its Art Deco style, and there are plans for two cube-shaped single storey 'pods' to be added either side. It is expected that a high street coffee operator will take one

of the pods as well as the existing ground floor, and the other pod will be given over to a variety of public-orientated cultural uses.

The upstairs of the Control Tower will be refurbished as office space and outside there are plans to create a

formal rose garden and lawns.

Further details of the planning application are on the Kings Hill website www.kings-hill.com

Road adoptions

More roads at Kings Hill have recently been adopted by Kent County Council, which means the County will now be responsible for the roads' maintenance. The list is as follows:

Alexander Grove (part); Bancroft Lane; Baxter Way; Cardinal Walk; Clearheart Lane; Discovery Drive (as far as the school); Fortune Way (part); Hazen Road; Milton Lane; Regent Way (part) and Tower View (part).

Any issues regarding these roads should be directed to KCC Highways Services on 08458 247 800.



Woodland Walks

This time of year is perfect walking weather and Liberty recently opened up 46 acres of native woodland for Kings Hillians and those living nearby to enjoy. Footpaths have been created through Warren Woods, providing links to existing public footpaths which walkers can use to get to East Malling, Teston and Watlington. Picnic areas have also been created and a detailed map of the area is available to download at

<http://www.kings-hill.com/documents/library/WarrenWoods.jpg>