

**Welcome**

We were delighted to see so many of you at our public meeting recently and listen to your thoughts on plans for the future development of Kings Hill. The main issues raised are detailed below but if you couldn't make it, it's not too late to tell us your views. This issue of the newsletter also has news of expansions on the business park and details of new residential developments which are now available to view. Work is progressing well on the new sports facilities and the refurbishment of the control tower. I am also privileged to say we recently paid tribute to Brian Bell, former Chairman of Kings Hill Cricket Club, and now have a permanent memorial bench at the club in his honour.



**Andrew Blevins**

*Managing Director, Liberty Property Trust UK Ltd.*

**Hundreds have say on future plans for Kings Hill**

Hundreds of people living and working at Kings Hill took the time to come to the recent public consultation to share their views on future development.

"We were delighted to have the opportunity to discuss our plans for the future and a big thank-you to all of you who took the trouble to give us your views – which you can continue to do by emailing us on [futuredevelopment@kings-hill.com](mailto:futuredevelopment@kings-hill.com)," said Andrew Blevins.

"The main issues people wanted to discuss were schools, parking, transport and new houses as we move towards making a new planning application towards the end of the year."

**Schools:**

We are aware that school provision is at the forefront of residents' minds, and as it comes under the remit of Kent County Council's Education Department we invited them to the public consultation. Current legislation defines the education authority's role as a 'strategic commissioner' of school provision. When new school provision is required the authority is expected to understand the wishes of the local community, before inviting proposals from school promoters. Proposals cannot be sought or brought forward until planning consent for the revised development plans



has been granted but land to cater for new schooling provision **will** be allocated within any new master plan.

**Parking:**

All residential areas on Kings Hill consented in 2011 and beyond will be applying the Kent Design Guide Review with regard to residential parking. This will include on-street visitor parking bays and a minimum of two parking spaces per home. As emerging policy firms up we will seek to implement these improvements where appropriate in future residential development.

**Traffic:**

The development's current planning consent has resulted in roads already designed, constructed and paid for to accommodate the full 2 million sq.ft. of commercial development originally envisaged and the 2,750 homes nearing fulfillment. By changing the future mix from commercial development to more residential development, the amount of traffic ultimately

generated will be substantially less than has already been provided for. The proposed change of use of undeveloped commercial land to residential development will better spread traffic flow, especially at peak times. Expert data on this issue will be available for further consultation as the planning process goes forward.



**Houses:**

The focus for change is the area of vacant land adjacent to Kings Hill Avenue running down to the latest Hillreed development, Cathcart Gate. At this stage it is difficult to say exactly how many houses will be built as we are still going through the design process. However, we estimate it could be in the region of 850-950 new houses.

The development team are reviewing the suggestions made at the public consultation with the aim of incorporating as many as possible into a revised masterplan. Liberty will then share the collective ideas.

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## Video link

There is now a short film – which some of you may have seen – on [www.kings-hill.com](http://www.kings-hill.com) – depicting a typical day here.

Commissioned by Liberty to give people the sense of place, history and identity that photographs alone cannot portray, the film was made by the production company often used by ‘Top Gear’.

“We have such a varied audience - from people looking to buy a house at Kings Hill to multi-national corporations considering moving their business here – that we needed something that would show everyone what Kings Hill is about,” said Andrew Blevins.

Called ‘A Day in the Life of Kings Hill’, the film will be updated regularly.

## Last phase of work on control tower



Work on the Art Deco Grade II listed building is due to be completed by the end of the year

Work is continuing to progress well on the refurbishment of the control tower with the two single storey extensions. One of the new extensions will house a cultural centre and the other, together with the whole of the ground floor of the central building, will

become a new coffee shop.

An extension has also been added to the second floor, which will become office space, and scaffolding has been erected for external work. The existing paint is due to be carefully removed, exposing the

brickwork ready for a fresh finish. Secondary windows have already been installed and primary windows, ensuring the building is watertight, are due to be fitted shortly as part of the careful restoration of the building to its Art Deco roots.

## Update on Kings Hill sports facilities



## New restaurant

Kings Hill has another new restaurant. Humphreys of Kings Hill has opened a licensed fish restaurant above its shop. As well as lunchtime specials – including lighter options – the restaurant has a children’s menu, special deals for seniors and gluten-free batter is available on request. Full menu and more information on [www.humphreysfishandchips.co.uk](http://www.humphreysfishandchips.co.uk)

The development of the new sports facilities is progressing well. Five grass pitches are nearly complete, preparation works on the artificial grass pitch begin this month and construction of the sports pavilion has now also started.

When complete, the sports pavilion will provide changing rooms for six teams, two officials’ rooms and toilet facilities. The building will also provide a

social space, kitchen and office on the first floor.

The new sports facilities will open in August/September 2013 and provide Kings Hill with fantastic new amenities that will be available for local sports clubs to hire.

Dan Mason, Chairman of Kings Hill Football Club, said: “Liberty has gone above and beyond its original obligations by providing the 3G all-weather pitch. It clearly recognises

what this investment can do for the youngsters of Kings Hill and the contribution it will make in strengthening the sense of community in which we live.”

Liberty Property Trust UK Ltd and Kent County Council will be gifting the completed sports pitches, pavilion and allotments to the community, which will be managed by Kings Hill Parish Council when completed.

# Tribute to cricketing pioneer



Action from the Kings Hill School vs Discovery School match. INSET: Valerie Bell and her daughter Katie sit on the memorial bench with, behind left to right, Brian's brother Gerard, father-in-law Kevin, son Stephen, and Paul Rossiter

There was an excellent turnout for the day of cricket held in memory of Brian Bell, former Chairman of Kings Hill Cricket Club, who sadly died last year.

The day started with Kings Hill Primary School and Discovery School contesting the Liberty Trophy – which was won by Discovery School – and was followed by Kings Hill Cricket Club taking on local rivals Mereworth Cricket Club in

two 20/20 matches.

Kings Hill, captained by Brian's son Stephen, won, and his mother Valerie – who was there with other members of the family – presented him with the winner's trophy.

Liberty donated a bench in Brian's honour, which was formally unveiled by Paul Rossiter, President of Kings Hill Cricket Club. Throughout the day Kent Cricket Board

held Easy Cricket and Banner Zone games and demonstrations to try to encourage newcomers to the sport.

Valerie Bell said: "I am so proud of Brian, he was a wonderful, hard working family man who also found the time to help set up Kings Hill Cricket Club, whilst fighting a dreadful illness. The day was a wonderful tribute to all he achieved."

## History in Art

Work has now started on the Kings Hill Cultural Strategy, which is being put together by Futurecity on behalf of Liberty and Kent County Council and will be delivered through a series of new art commissions and a new project space.

One of these is a wayfinding trail in Liberty Square featuring stories and poems gathered through workshops with local residents, local workers and schoolchildren. These accounts of the history of the area and the heritage of the RAF West Malling

airfield, will be embedded as text into the paved areas linking the shops and businesses of Liberty Square. The artworks will add interest to Liberty Square as well as showing directions, and will provide a sense of history and inclusion.

From now until the end of the year Future Creative will be working on this and if you have memories or photographs of Kings Hill's historic past you would like to contribute, or would like to become involved with the Kings Hill cultural centre, they would love to hear from you. Email [info@future-creative.org](mailto:info@future-creative.org) and visit [\[www.kings-hill.com\]\(http://www.kings-hill.com\) to be kept up to date with news and opportunities for getting involved.](http://www.kings-</a></p>
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"The Kings Hill Cultural Strategy has been developed to support strong, lasting local cultural partnerships to help place art and culture at the heart of the Kings Hill community," said Andrew Blevins. "Through partnership with local community art groups Liberty continues its support of the contemporary arts in the county, building on the long-term sponsorship of the Liberty Kent Public Art Award."



## Glorious wildflowers

One of the most memorable sights at Kings Hill over the past few months has been the stunning 'modern meadow' wildflower planting.

Landscapers Coblands planted swathes of wild flowers in Emerald Walk, seeding open grassland, verges and beds. The plants were carefully chosen to provide continuous colour and interest from spring to autumn, and to attract bees, birds and other wildlife.

Retired teachers Jim and Freda, who live in Fortune Way, are regular walkers and have been encouraging their friends and neighbours to enjoy the sight. "It is truly beautiful," said Freda, "and I want to say just how much we appreciate it. We particularly like the round bed in Emerald Walk and the planting at the junction of Tower View and Hazen Road."

## New loos for Liberty Square

Construction is progressing well on the new loos in Liberty Square which should be open before the end of the year. The building has been designed to reflect the Art Deco Control Tower and once completed, the existing toilets will be demolished.



## New housing

House building continues apace at Kings Hill, with lots of interest from prospective buyers.

Crest Nicholson's new development, Lysander Mews, is open to view, together with Hillreed's sales centre at Cathcart Gate. Bellway Homes has launched its new 57 unit development, Gallantry Park and Ward Homes has started construction on Jubilee Court, a development in Queen Street of 19 houses and an apartment.

Further details can be found at [www.kings-hill.com](http://www.kings-hill.com) or by calling the sales centre numbers below.

### Office/Retail enquiries:

Caroline Binns  
Associate Director,  
Marketing & Leasing  
t: 01732 870375  
e: [cbinns@libertyproperty.com](mailto:cbinns@libertyproperty.com)

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

### Commercial Property Management Helpdesk:

James Leech  
Senior Property Manager  
t: 01732 842996  
e: [jleech@libertyproperty.com](mailto:jleech@libertyproperty.com)

### Homes for sale:

Bellway: 0845 548 3045  
Crest Nicholson: 0845 504 8506  
Environ: 01732 848316  
Hillreed: 01732 847500  
Taylor Wimpey: 0845 688 5499  
Ward Homes: 0844 700553  
[www.kings-hill.com/](http://www.kings-hill.com/)  
[homes-for-sale-kent](http://homes-for-sale-kent)  
[www.kings-hill.com](http://www.kings-hill.com)

# Kings Hill signs Kent's largest property deal this year



In the largest commercial property transaction to take place in Kent this year, Russet has taken 17,653 sq ft in 32 Tower View.

Russet is Tonbridge and Malling's largest provider of social housing and the move will give its 16,000 residents easier access to its headquarters.

The new offices are set for occupation next summer

and, said Denise Reeves, Managing Director: "This is a great move for customers and staff alike. Our new offices boast excellent facilities, including great disabled access and a very convenient location.

"As customers are always Russet's top priority, we will be working with our residents to ensure the brand new reception areas remain a perfect point of call."

Russet's sister company, Invicta Telecare, the UK's largest independent telecare service provider, will be sharing the new base.

The past few months have also seen companies expanding on site. SAV Credit, which has been at Kings Hill for five years, has restructured its lease on its offices in 11 Tower View to enable it to expand and take on more staff.

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](mailto:john@kingshillrentals.com)) and Sarah Barker ([sarah.barker-khrem@hotmail.co.uk](mailto:sarah.barker-khrem@hotmail.co.uk)).

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 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](http://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.

