

**Welcome**

Liberty and the Kent County Council are proud to welcome Turner Contemporary and the University for the Creative Arts, as our cultural partners in delivering the last significant public art commission for Kings Hill – our feature article. The new public park will be the inspiration for an Artist in Residence, at a time when we are all recognising the importance of green, open spaces for our health and wellbeing. Our landscape team has planted 20,000 spring bulbs to bring colour to our lives. We also examine the buoyancy of our local residential market, ongoing investment in the business park and confirmation of a significant land sale to Bellway. This issue contains content from issue 24, which was only available digitally, as we can now issue the Newsletter in printed format.



**Andrew Blevins**

*UK Managing Director, Liberty Property Trust*

# Public art for the park

Liberty Property Trust and Kent County Council are pleased to announce a new cultural partnership with Turner Contemporary, a leading gallery based in Margate, and the top creative specialist university in the United Kingdom, the University for the Creative Arts (UCA), for the Kings Hill garden village.

Over the coming year, Turner Contemporary and UCA will work together to connect art and education to involve and inspire creative futures for Kings Hill residents. Further announcements will include an Artist-in-Residence appointment and related community engagement, as well as more information about the artist’s commission, funded from the sale of land for residential development.

Turner Contemporary and UCA’s presence in the village will engage with communities to build invigorating, lasting connections between Kings Hill and its surrounding Kent-wide cultural ecosystem. Through the process of joint commissioning, Kings Hill will benefit from an Artist-in-Residence culminating in a public artwork. This should result in a strong allegiance between Kings Hill, Turner



**Turner Contemporary and University for the Creative Arts appointed as Cultural Partners in Kings Hill - image taken December 2020**

Contemporary and UCA.

As part of the growing public art strategy in Kings Hill, Liberty and KCC worked with global placemaking and public art commissioning agency Futurecity, to develop a sustainable approach to commissioning. Liberty and KCC are supporting the county’s cultural infrastructure by choosing Turner Contemporary and UCA to work in partnership

to deliver a public art commission for the new Kings Hill park, along with an exhibition.

‘We are thrilled to be welcoming two of Kent’s cultural powerhouses to Kings Hill to instil innovation, collaboration and imagination across the public realm and in the community’s shared spaces. We are confident this partnership will build a

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lasting cultural legacy for the Kings Hill community, with The Control Tower gallery providing a window into culture and art.’ said Andrew Blevins, UK Managing Director of Liberty Property Trust.

‘We view this partnership to deliver a public art commission as an important way in which to strategically connect Kings Hill and its gallery to cultural endeavours throughout Kent and at Turner Contemporary in Margate’— Michael Hill, OBE, Cabinet Member for Community Services, Kent County Council.

‘Turner Contemporary has a track record of transforming lives and driving change through the arts. We are thrilled to be working with partners to provide opportunities for artists at this critical time. We look forward to working with the Kings Hill community who are a vital part of this partnership.’ — Victoria Pomery, Director, Turner Contemporary.

‘UCA is absolutely delighted to be partnering with Turner Contemporary, Liberty and Kent on this ground-breaking project. Engaging our students in live projects is at the heart of what we do and this project provides a unique opportunity for our students to expand their talents, insights and imaginations outside the walls of the university’s five campuses and into the public spaces in Kings Hill’— Terry Perk, Assistant Vice Chancellor (Academic), UCA.

Visit [kings-hill.com/uca-turner-contemporary-public-art/](http://kings-hill.com/uca-turner-contemporary-public-art/) for the latest on the Artist in Residence selected and how to participate.

# Green open spaces for health & wellbeing

Our landscape team understand the importance of creating beautiful open spaces for the Kings Hill community, so essential in promoting health and well-being. We asked our landscape manager and ecologist, Susan Deakin, to share her views about our biodiversity strategy, which goes hand in hand with promoting health and well-being.

Susan says - “The natural habitats and open spaces in Kings Hill are a hugely important element of its environment, given our landscape-first approach to placemaking. They provide a green setting and backdrop to both the residential and business areas and are equally appreciated both by the human population and a wide range of wildlife. Kings Hill has evolved over the last 30 years, within a framework of ancient coppiced woodland, typical of the Kent countryside. The landscape strategy has incorporated a strong theme of new habitat creation including extensive areas of woodland edge, swathes of thicket, new hedgerows and grassland. The network of bridleways and greenways has an abundance of native planting and other wildlife friendly species. This extends into the business park and links new open spaces with the wooded framework of the wider environment, creating connected habitat corridors.

The safeguarding and proactive conservation management of the woodlands, along with linking areas of heath grassland, hedgerows and thickets, mainly around the periphery of Kings Hill, is vitally important in promoting biodiversity. The primary management objective is to enhance habitat



**Dormice are protected in the UK**

conditions for a range of locally indigenous protected and priority species of fauna and flora. These include dormice, several species of bats, badgers, adders and other reptiles, as well as a wide range of breeding birds and invertebrates. The resumption of a phased programme of traditional coppicing in recent years, has resulted in the restoration of characteristic and beautiful swathes of woodland flora. In the spring there are carpets of wood anemone, bluebells and over-hanging catkins. In the summer, dog rose and elderflower abound. In the autumn, sweet chestnut, hazel and acorns from the oaks, combine beautifully with the autumn leaves. To allow wildlife to flourish relatively undisturbed in the nature conservation areas, public access is managed and limited, apart from the occasional planned school visit. However, glimpses of the woodland habitats can be enjoyed from the network of bridleways and in parts of the residential villages and the business park. In addition, wider access to retained woodland and the new habitats is available and actively encouraged, in areas such as Warren

Woods Nature Park and the numerous greenways where native tree and shrub belts have been planted to create wildlife corridors between existing retained habitats and new open spaces, with many links to the public rights of way network, extending deep into the Kent countryside. It is interesting to see how the combination of these green links, other wildlife-friendly planting and the framework of retained habitats, has allowed a wide diversity of wildlife to permeate and flourish throughout the residential villages and elsewhere in Kings Hill, on the former airfield and land under commercial horticultural production, of previously low biodiversity value. This concept and delivery of green infra-structure and ecological networks in Kings Hill aims to provide substantial benefit in terms of overall net biodiversity gain.

The many and varied benefits to humans provided by the natural environment, healthy and flourishing ecosystems and the wildlife they support, have been widely recognised and are known as ‘ecosystem services’. In Kings Hill we acknowledge these benefits as there is huge scope

for young and old alike to experience spiritual and recreational advantages daily, on the doorstep. Taking time to wander, wonder and explore the varied habitats; to discover the beauties of the natural world, the colourful wild poppies and cornflowers, the changing seasons, a glimpse of an elusive creature, the sound of birdsong, are all uplifting to the human psyche. Such experiences are acknowledged to help put everyday concerns into perspective and encourage children to grow up in appreciation, respect and knowledge of the natural world and the very real and diverse benefits of living in the Garden of England.”

We’d like to thank Susan Deakin for her insights into the positive impact of her work. Indeed, one of our residents bore testimony to this by sending us an email last year, thanking our landscape team for their wonderful work, which we share on the right:

“Dear staff at Coblands and at Liberty,

Just a heartfelt thank you for keeping things going during this very difficult time.

We are a household of three living in Kings Hill and all three of us key workers; my daughter has just started paediatric nursing in November and my partner and I are trying to keep our school going - both in reality (for vulnerable children and children of key workers) and virtually for another 1100 students.

We are balancing a mixture of working from home and at school. All of us have similar stories to share. Through this – to refresh, to have routine and to keep active – I am doing my daily cycle around Kings Hill.

The gardening team ALWAYS do an amazing job and are probably never thanked enough. But, at the moment, this is more valued than ever. It is helping spirits be lifted, supporting people’s mental health and just allowing people to escape for a short period. Please pass on our gratitude. Thank you.



Warren Woods, Kings Hill



Our landscape team, Coblands, have planted in excess of 20,000 Spring bulbs throughout Kings Hill, and 5,000 wild flower plugs in the public park. Something we can all look forward to this year!

Left: Alfie guarding the Spring bulbs

## Ready for the business bounce



Kings Hill business park has seen investment continue to the tune of £2.8 million in providing a newly refurbished office-flex building, ready for the business bounce back.

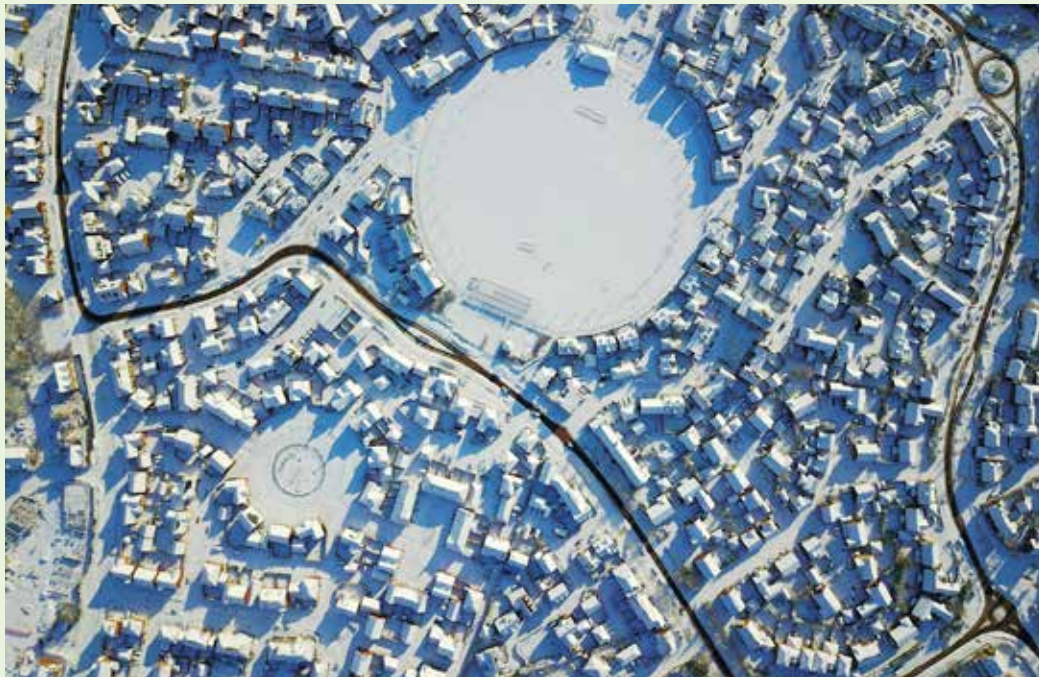
Available as a whole for c360 people or in suites large enough for 70 employees, with plenty of parking. A location for companies looking for post-pandemic property solutions which are

low-rise, car accessible and with plenty of green open space. Somewhere to re-imagine how to enable face to face employee collaboration, so valuable to business growth and innovation.

To arrange to view contact Altus Group, Knight Frank and Hanover Green – details at [www.kings-hill.com/office-space-to-let/](http://www.kings-hill.com/office-space-to-let/)



# Kings Hill residential market buoyant



Countryside, Bellway, Latimer and Anchor Hanover are busy creating Kings Hill's new residential neighbourhood.



**Anchor Hanover**

We asked our Liberty Square based estate agencies for their experience of trading through lockdown and evidence suggests that the local residential market remains buoyant – for details about the range of new homes visit [kings-hill.com/homesforsale](http://kings-hill.com/homesforsale).

Kings Hill Properties, has continued to trade throughout the COVID-19 pandemic. Viewings have taken place when properties

have been unoccupied and completions have averaged 2 a week, with pricing holding up in Kings Hill, given the ongoing lack of supply. Take up of rentals has been fast.

Tony Petty, Managing Director and Kings Hill resident said: "The Kings Hill market has been shaken but not stirred. There is some uncertainty but whilst money is cheap and supply constrained, as well as the



**Bellway**

new Stamp Duty benefits, the Kings Hill bounce I predicted, is happening. Despite things slowing down very slightly due to lock down measures, there is no significant difference. I am



**Latimer**

confident that the market will pick itself back up once again."

Neil Riches, Kings Hill Branch Partner of Wards of Kent said: "We are extremely pleased to report that despite the pandemic, business levels remain extremely high and we are achieving near record levels of residential sales compared to previous years at superb prices. Several of our sales have exceeded the

marketing price, showing the demand from buyers. We are selling different types and styles of property and it is clear Kings Hill remains a very popular area for potential buyers. There is also a pleasant mix of existing residents and new applicants buying within Kings Hill presently.



**Countryside**

Kings Hill remains very popular with families due to its social nature, excellent schools, low crime rates and community spirit. We have several development sites currently under construction and it is welcome news that Anchor Hanover's scheme, The Landings, is also catering for our older clients.

Kings Hill offers something for every budget and is different to other local modern developments - visitors are amazed at the appearance of the well cared-for gardens and communal areas.

With the new proposed developments throughout Kings Hill there is a buzz of excitement and we believe interest and activity levels will remain high despite the challenges. Kings Hill certainly offers an unparalleled lifestyle and this is why we do not see the bubble bursting.

# Last significant land sale

In February 2020, the Planning Inspector granted planning consent for the last significant parcels of land in Kings Hill.

Liberty then launched a design-led tender process for the sale of the land for much needed new homes.

Two of the parcels will each comprise 70 unit apartment schemes, whilst the northern parcels (shown right) will provide 210 more traditional homes and apartments.

There was very strong interest from a number of different house builders and some enthusiastic designs for the schemes. Bellway Homes was selected and will develop approximately 400 new homes over the next few years, incorporating 40% affordable homes, play areas and open space, to meet the needs of our growing community.

For more information about the location of the land parcels and their associated scheme designs visit [www.kings-hill.com/future-plans/](http://www.kings-hill.com/future-plans/)



Plan for illustrative purposes only - courtesy of Bellway Homes

## Market Square Car Park Done!

Liberty has also increased parking in the village centre. Located opposite the Community Centre, The Market Square Car Park provides 39 car parking spaces, 4 of which are electric vehicle charging ports.

## Community Centre expansion done!



Liberty has completed the construction of a new hall designed to provide more capacity for our growing community.

The Centre now provides

4 halls of varying sizes, the newest of which offers a premium hiring space for events, with its own kitchenette/servery.

There are also 3 meeting

rooms, another fully-equipped kitchen, 46 car parking spaces and 2 disabled bays. Contact [bookings@kingshillparish.gov.uk](mailto:bookings@kingshillparish.gov.uk)

# St Gabriel's Foodbank, Kings Hill

For details of how to donate or receive a parcel, please visit here - [www.kingshillchurch.org.uk/food-parcels/](http://www.kingshillchurch.org.uk/food-parcels/).

We take all donations at the Vicarage, 19 Worcester Avenue, Kings Hill, but to enquire regarding up to date list of needs, please contact Mark Montgomery on 07421 264898 or email [mark.montgomery@stgabrielkingshill.org.uk](mailto:mark.montgomery@stgabrielkingshill.org.uk)



## Kings Hill Wheelers cycling club



Kings Hill Wheelers in association with David Lloyd Kings Hill, is a cycling club for all abilities. They offer regular rides throughout the week and weekends (aged 18+).

Rides are predominantly focused to road bikers but they also offer some rides for mountain bikers. They organise Velodrome and Cyclo Park events and

also annual bike trips to France and Italy, subject to pandemic restrictions.

The club has an inclusive and friendly social scene and they participate in various local Sportive events. [www.khwcc.org](http://www.khwcc.org). For membership enquiries contact - 01732 846326 / [jerryteasdale@btopenworld.com](mailto:jerryteasdale@btopenworld.com)

The maintenance and quality of most 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 managed on a day-to-day basis by Liberty and has two residents as directors, John West ([john@westij.net](mailto:john@westij.net)) and Deborah Petty ([deb@khremc.com](mailto:deb@khremc.com)).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or [kingshillresidential@prologis.com](mailto:kingshillresidential@prologis.com).

Kings Hill Estate Management Company Ltd, which is also a not-for-profit entity, looks after the commercial business park within Kings Hill.

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**t:** 01732 223420

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

## Log on for latest news

Our website [www.kings-hill.com](http://www.kings-hill.com) has information on all aspects of the garden village

– maps; the masterplan; latest news; links to the Kings Hill amenities such

as shops, restaurants, surgery etc; public transport

timetables and information on

things that affect those living

and working in Kings Hill.

