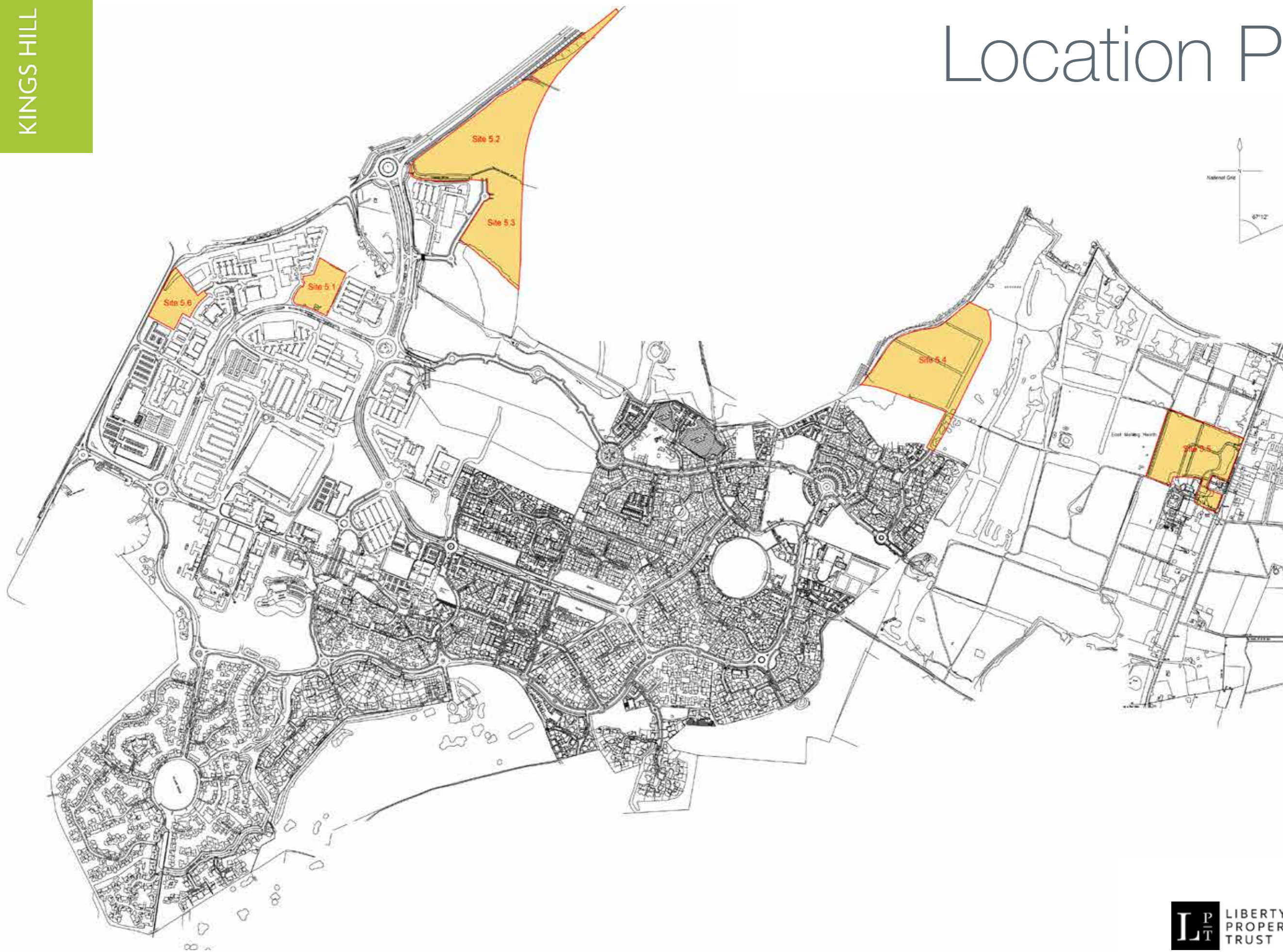


# Location Plan



## Background

Kings Hill is a high quality live, work, play community comprising a mixture of commercial, business and residential development on the site of the former West Malling Airfield.

Two overarching phases of mixed-use development (referred to as Phases 1 and 2) have been developed in Kings Hill since 1990 and a further phase of development (Phase 3) was granted planning permission in 2015 and is underway.

Phases 1 and 2 permitted the delivery of 2,750 homes, 185,000m<sup>2</sup> of office space, two primary schools, an 18-hole golf course, a sports park featuring a number of sports facilities, and a district centre with retail and entertainment venues including an ASDA supermarket.

The Phase 3 planning permission includes the erection of up to 635 residential dwellings, a primary school and high quality and attractive public open spaces including a new linear park.

## The Proposal

As part of the next phase of the development, Liberty Property Trust intends to deliver additional residential development on the remaining parcels of land available in Kings Hill, comprising the following sites:

- Development site between 1 Tower View & 35 Kings Hill Avenue (Site 5.1);
- Development site north and east of Jubilee Way (Sites 5.2 and 5.3);
- Development site north of 51 Amber Lane (Site 5.4);
- Heath Farm, Wateringbury Road (Site 5.5); and
- Development site between 23 Kings Hill Avenue and 8 Abbey Wood Road (Site 5.6).

## Planning Policy

Sites 5.1, 5.2/5.3 and 5.6 are currently allocated for future employment development. However, Liberty and KCC consider there is no reasonable prospect of the sites being developed for these purposes and believe that residential development would be a more appropriate use.

Sites 5.4 and 5.5 are located outside of the Kings Hill settlement boundary and are not currently allocated for development. Liberty and KCC consider that site 5.4 offers an excellent opportunity to deliver a high quality residential scheme which would be a logical extension to Kings Hill, whilst Site 5.5 provides a unique opportunity for a residential scheme which could accommodate a custom / self-build housing scheme, in a high value area where it is very difficult to find available sites for such purposes, thus fulfilling the needs of the Borough.



Kings Hill



Aerial view of Site 5.1



Parameter Plan for Site 5.1

### Development site between 1 Tower View and 35 Kings Hill Avenue

- The development proposed comprises an apartment scheme consisting of approximately 84 No. 1 and 2 bed flats;
- Affordable housing will be provided at 40% in accordance with TMBC Policy;
- Access will be from Kings Hill Avenue and the shared access road to the adjacent offices;
- The landscape buffer and existing trees to the Kings Hill Avenue frontage will be retained, with buildings set back;
- A protection zone will be provided to the Ancient Woodland north of the site;
- Apartment buildings will be potentially 4 storeys to the Kings Hill Avenue frontage and 3 storeys within site;
- Outdoor community space will be provided, with green amenity space and green landscaped edges to the buildings; and
- Parking will be provided in compliance with TMBC Policy.

# Illustrative Masterplan



Illustrative Masterplan of Site 5.1



Aerial view of Site 5.2 &amp; 5.3



Parameter Plan for Site 5.2 &amp; 5.3

### Development site north and east of Jubilee Way

- The development proposed comprises a residential scheme consisting of approximately 210 dwellings;
- The housing will be provided in a mix of 2, 3 & 4 bed houses and 1 & 2 bed flats;
- Affordable housing will be provided at 40% in accordance with TMBC Policy;
- A new access will be formed via the existing roundabout on Jubilee Way;
- The landscape buffer and existing trees to the A228 Ashton Way frontage will be retained, with buildings set back from this;
- Site adjoins the new Countryside Development and Rolex Headquarters;
- A protection zone will be provided to the Ancient Woodland south of the site;
- The proposals will retain and enhance the existing Public Rights of Way and Bridleway; and
- Parking will be provided in compliance with TMBC Policy.

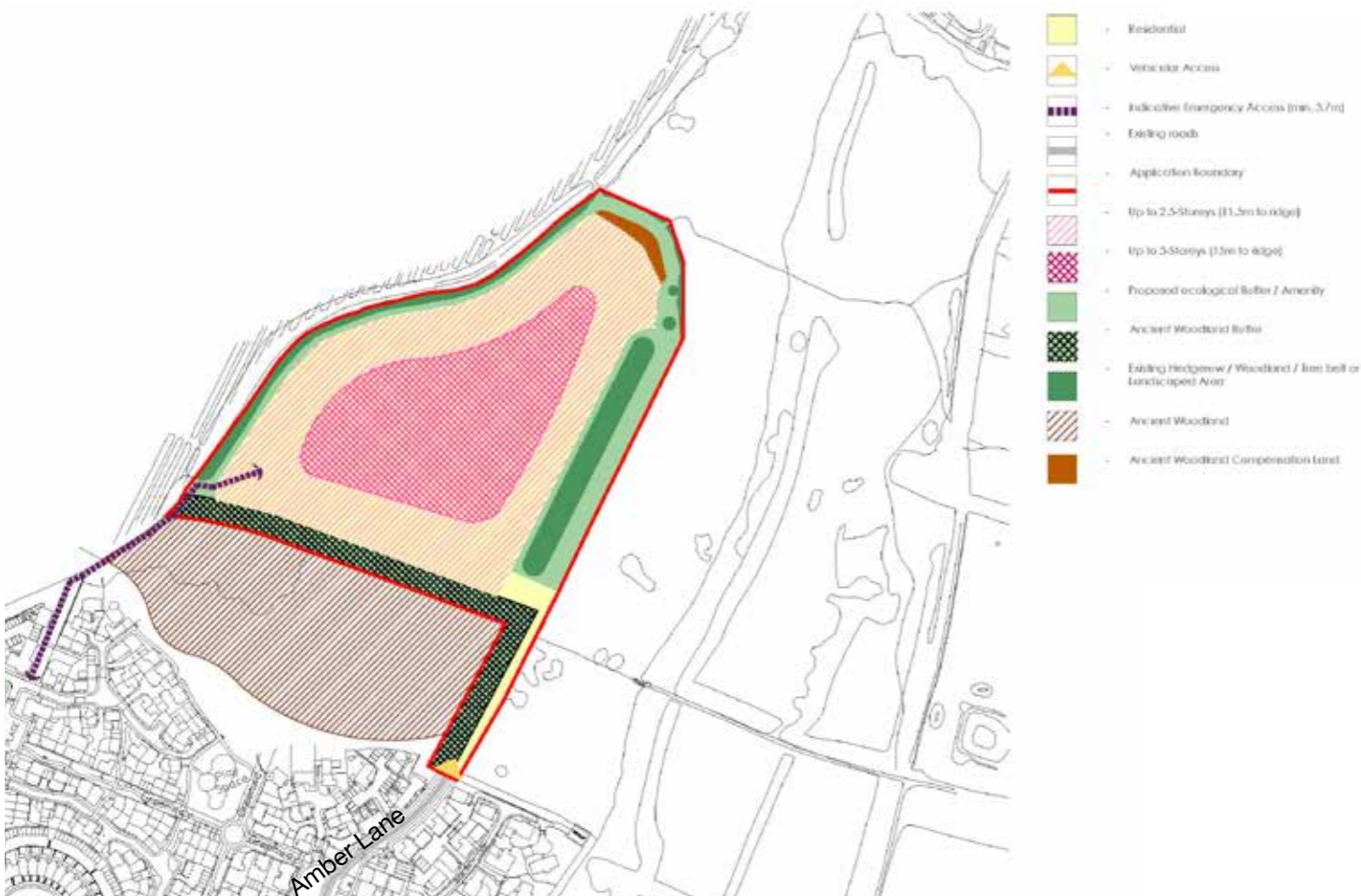
# Illustrative Masterplan



Illustrative Masterplan of Site 5.2 & 5.3



Aerial view of Site 5.4



Parameter Plan for Site 5.4

### Development site north of 51 Amber Lane

- The development proposed comprises a residential scheme consisting of approximately 126 No. dwellings;
- The housing will be provided in a mix of 2, 3 & 4 bed houses and 1 & 2 bed flats;
- Affordable housing will be provided at 40% in accordance with TMBC Policy;
- A new access will be formed via the existing Amber Lane;
- The landscape buffer and existing trees to the site perimeter will be retained, with buildings set back from this;
- A protection zone will be provided to the Ancient Woodland south of the site;
- The proposals will retain and enhance the existing Public Right of Way to the west of the site; and
- Parking will be provided in compliance with TMBC Policy.

# Illustrative Masterplan



Illustrative Masterplan of Site 5.4





Aerial view of Site 5.5



Parameter Plan for Site 5.5

### Development site at Heath Farm, Wateringbury Road

- The development proposed comprises a residential scheme consisting of approximately 38 No. dwellings;
- The housing will be provided in a mix of 3 & 4 bed houses in large plots with potential for the development to provide self build plots;
- Affordable housing will be provided at 40% in accordance with TMBC Policy;
- A new access will be formed via the existing Wateringbury Road;
- The landscape buffer and existing trees to Wateringbury Road and the site perimeter will be retained, with buildings set back from this;
- The adjacent area could be brought forward to provide open space and amenity area for the Kings Hill Community; and
- Parking will be provided in compliance with TMBC Policy.

# Illustrative Masterplan



Illustrative Masterplan of Site 5.5



Aerial view of Site 5.6

## Development site between 23 Kings Hill Avenue and 8 Abbey Wood Road

- The development proposed comprises an apartment scheme consisting of approximately 80 No. 1 and 2 bed flats;
- Affordable housing will be provided at 40% in accordance with TMBC Policy;
- A new access will be formed from the A228 Malling Road;
- The landscape buffer and existing trees to the Malling Road frontage will be retained, with buildings set back;
- A protection zone will be provided to the Ancient woodland north of the site;
- Apartment buildings will be potentially 3 storeys;
- Outdoor community space will be provided, with green amenity space and green edges to the buildings; and
- Parking will be provided in compliance with TMBC Policy.



Parameter Plan for Site 5.6

# Illustrative Masterplan

Updated masterplan pending

Schedule Of Accomodation

- Block A: 16
- Block B: 36
- Block C: 28
- Block D: 12
- Total: 92



Illustrative Masterplan of Site 5.5

# Location Plan: Site 5.1



# Location Plan: Site 5.2 & 5.3



# Location Plan: Site 5.4



# Location Plan: Site 5.5





# Location Plan: Site 5.6

