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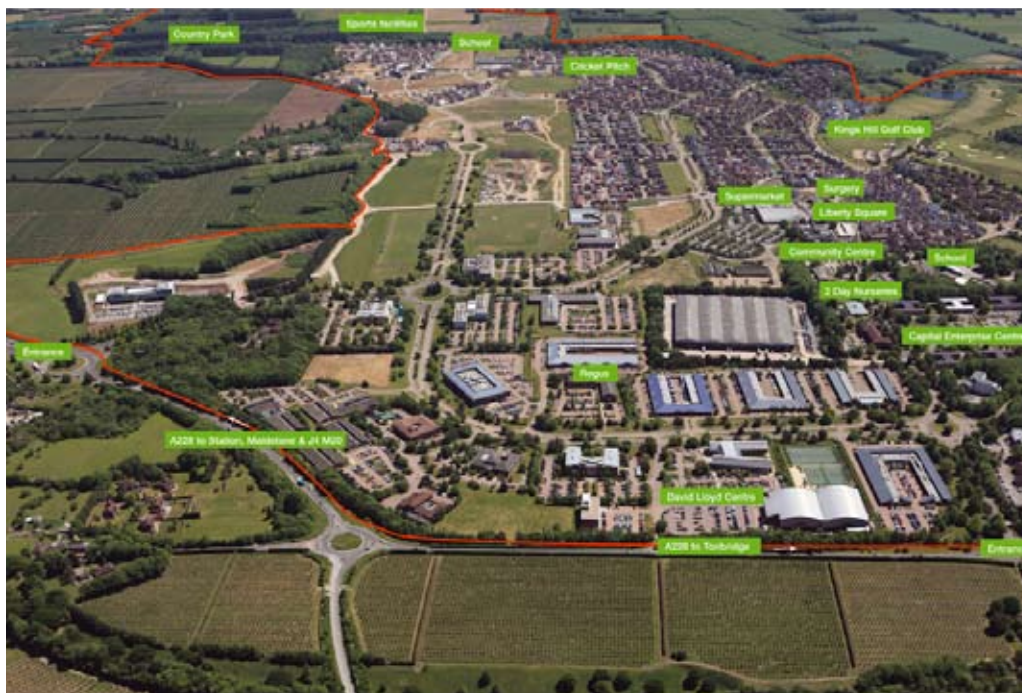
# CASE STUDY

January 2011

## Kings Hill

**Client:** Liberty Property Trust UK

**Location:** Kent



Following its appointment by Liberty Property Trust UK Ltd to provide planning and retail advice for the redevelopment of the Central Area of Kings Hill in Kent, HOW Planning has submitted a hybrid planning application to deliver a comprehensive mixed use regeneration scheme.

Kings Hill, the former World War II airfield, RAF West Malling, has already undergone extensive regeneration since Liberty Property Trust UK Ltd were selected by Kent County Council in 1989 as a Development Partner to transform the site into one of the largest mixed use developments in Europe.



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## Continued...

However, large parts of the District Centre, known as the Central Area have remained undeveloped and are currently underutilised.

The hybrid planning application seeks to deliver high quality public realm and enhanced car parking as well as the transformation of the Grade II listed former Control Tower back into beneficial use and includes proposals made in both full and outline detail.

Full planning permission is sought for the refurbishment of the former Control Tower for a coffee shop and a cultural centre at ground floor with offices above. Full planning permission is also sought for the construction of a new foodstore; reconfiguration of an existing car park; the creation of new public realm space; and the creation of a new car park for the doctors' surgery. Outline planning permission is sought for additional retail units and an extension to the existing doctors' surgery.

In addition to the 'hybrid' planning application a suite of separate but interrelated applications have been made to Tonbridge and Malling Borough Council which will complete the rejuvenation of the Central Area including a reserved matters planning application for housing development, a full planning application for the reconfiguration of Queen Street Square and a full planning application for an additional housing development.