

Kings Hill – Phase 3 – mitigation raised in report to TMBC

Item	Mitigation required	Justification
Public Transport	Reliable train service from West Malling station with a linked bus service to Kings Hill	Needed for commuters to travel to work outside Kings Hill Reduces cars on the road
	More parking spaces at West Malling station	To encourage people to use the train service rather than drive to work
	More targeted bus provision especially at peak times	To ensure that S106 money is effectively spent
	Removal of temporary bus layover point and creation of permanent dedicated off-road terminus	Dangerous and unsightly temporary bus layover area
	Sufficient additional school buses	New housing will lead to more school children and increased pressure on travel to school as there are no secondary schools nearby
	Coach services for commuters to London	<i>Recently introduced coach services to London on Kings Hill</i>
Highways within Kings Hill	Significant traffic management investment into the internal road network	To reduce congestion, speeding and parking issues currently being experienced which will be further exacerbated by new development
	Improved Footpath Signage	To reduce car usage and encourage walkers
Highways surrounding Kings Hill	A228 southbound improvements	Congested junction which will be made worse by additional traffic
	Kent Street junction improvements	Almost impossible to use this junction at present. Additional cars in phase 3 would make this worse
	Air quality monitoring	Increased traffic
Residential Parking	Off street parking next to homes only.	Phase 2 – problems with crime, nuisance parking, congestion
	Garages next to homes only.	Reduce parking problems and crime with parking courtyards
	No car barns or parking courtyards.	Barns can be converted to garages and this exacerbates parking problems. Parking courtyards – people more inclined to park on the road than here and also more likely to be subject of crime as it is often not overlooked.
Central Area parking	Retention of existing central area parking.	More residents will require more parking
	Creation of new central area parking especially at the Community Centre and Kings Hill School.	More residents will require more parking
School	The creation of a suitably sited primary school.	More residents will require more school places
	The creation of a suitably sited senior school.	More residents will require more school places
Pre-school	Location and/or provision for a pre-school building.	Current pre-school has huge waiting list. More residents

		will require more places
Affordable housing	Reduction in proportion of social rented housing and increase in proportion of shared equity and key worker homes	Strong resident support for key worker and shared equity homes.
Health	An expanded Doctors/Health Centre	Expanding community will require more health facilities on Kings Hill.
Retail	Further provision?	Expanded retail provision for the expanded community.
	Safer pedestrian entrance to Waitrose car park	Dangerous entrance with no pedestrian route.
Play areas	Provision of at least 2 safe fenced play areas LAPS within the Phase 3 development for the under 11s.	
	Provision of an adventure playground for 11-16 year olds	Insufficient provision for this age group throughout Kings Hill
Youth facilities	Shared scout / youth hut	Large number of groups with limited access to facilities
	Youth pods	To reduce asb
	Skate park in a central visible area	To reduce ask and provide for older aged children
	More engagement facilities for youths	To provide facilities where youth can interact through technology to promote their engagement with the wider community on Kings Hill.
Sports	More facilities for children	No other provision for sports other than football.
	Alternative facilities to football	Alternatives required.
	Indoor sports facilities	Not supplied by private clubs such as David Lloyd
Open spaces	The introduction of new large informal open spaces and not re-designing existing spaces	To allow informal play etc
Community Buildings / Spaces	Dual purpose building to provide for the communities spiritual needs	No church building currently with strong religious community on Kings Hill
	Provision of a burial ground or memorial garden	No burial ground here. Problems locally with burial space provision
	An extension to the existing Community Centre or the provision of a new building with sufficient parking adjacent.	Increase requirement for facilities from growing resident community.
	Extension to the Parish Council offices	Staff numbers need to be increased to deliver increased services to increased community
Heritage	Reinstatement of historical rights of way as public rights of way	
	Protection and management of the scheduled monuments from WWII	Important not to lose scheduled monuments