



# MSPSL

## Case Study

Project  
Management  
Consultancy  
Research  
Training

1 Castle Hill Court  
Castle Hill  
Rochester  
Kent ME1 1LF

t: + 44 (0) 1634 408 850  
t: + 44 (0) 1634 408 885  
f: + 44 (0) 1634 408 885  
e: [mail@msspl.com](mailto:mail@msspl.com)  
[www.msspl.com](http://www.msspl.com)

Martin Stevens Project Services Ltd  
Registered in England No. 2616879

Registered Office: 1 Castle Hill Court  
Castle Hill Rochester Kent ME1 1LF



Kings Hill – A Different Ball Game by Kevin Atherton

## West Malling Airfield – Kings Hill

Client: Kent County Council

Role: Feasibility Studies, Master Planning

This site comprised some 650 acres of land located about 2 miles from Junction 5 of the M20 Motorway in the ownership of Kent County Council. As a precursor to the Authority determining the most appropriate way to secure the site's redevelopment, the Council's Land and Property Department, assisted by external consultants, prepared a series of master plan options and feasibility studies.

Martin Stevens was a member of a dedicated "Urban Design Team" that prepared alternative land use studies, urban design frameworks, environmental impact analyses, infrastructure ceiling and "trigger" models, phasing plans, programmes and financial appraisals.

KCC entered into a joint venture with Rouse Kent Limited and the site is now a thriving business and residential community, complete with schools, golf course, retail, education and leisure facilities.

*Note:*

*This assignment was undertaken by Kent County Council's Land and Property Department as developer / landowner. Martin Stevens was a member of the project team that delivered the assignment as a KCC employee.*