

**Our Ref: NMH/JLH0170****E-mail: hollandsn@rpsgroup.com****Date: 5 October 2007**

Head of Regulatory Services  
Maidstone Borough Council  
Tonbridge Road  
Maidstone  
Kent  
ME16 8HG

Dear Sir

**KENT INTERNATIONAL GATEWAY LIMITED**  
**PROPOSED RAIL FREIGHT INTERCHANGE, WAREHOUSING AND ASSOCIATED**  
**COMMERCIAL DEVELOPMENT ON LAND AT M20 JUNCTION 8, EAST OF MAIDSTONE**

Enclosed for your attention is an outline planning application on behalf of Kent International Gateway Limited (KIG) for a rail freight interchange with large scale warehousing and associated development, on a 112 hectare site immediately east of Maidstone at M20 junction 8. Kent International Gateway Limited is a form of partnership between AXA and DMI Properties.

The application has been discussed prior to submission with a number of Maidstone Borough Council officers, in particular Michael Thornton, Brian Morgan, Rob Jarman, Steve Clarke, as well as others dealing with specialist subjects, including landscape, environmental health and cultural heritage. We have also had a range of detailed discussions with other key bodies and stakeholders, including Kent County Council, the Environment Agency, Southern Water, the Highways Agency, Natural England, Kent Wildlife Trust, Government Office for the South East and South East Economic Development Agency, as well as holding a two day Public Exhibition in April this year close to the site to involve local people and enable the KIG team to take account of their views.

In essence, the proposal comprises a 6.5 hectare rail/road freight intermodal area, new sidings off the Ashford to Maidstone East railway line, 362,000 sq m gross of rail served and directly rail connected warehousing, 11,400 sq m of associated lighter commercial development at the eastern end and access off the A20 close to M20 junction 8. Only access is for determination at this stage, although the application specifies a number of aspects of the development for the purposes of Environmental Assessment, to which the applicant is prepared to be committed by planning condition.

The submissions comprise the following:-

- Application forms, Certificate B and Owners Schedule;
- Illustrative masterplan;
- Environmental Statement;
- Planning Issues Report by RPS;
- Transport Assessment Report by The Denis Wilson Partnership;
- Design and Access Statement by architects PRC;

- Two reports by MDS Transmodal on rail matters, one covering rail need and locational issues, the other dealing with technical rail connectivity aspects;
- Report on Community Consultation by Quatro Public Relations.

We would be glad to hear from you once you have had an initial opportunity to examine the application.

Yours faithfully



NICK HOLLANDS  
Planning Director

Enc.

c.c. Mr S Messenger - Kent International Gateway Limited  
Mr S Ricketts - SJ Berwin



FOR OFFICE USE ONLY  
Application No:

Planning and Compulsory Purchase Act 2004  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

# Planning Form 1

Application for Planning Permission

**PLEASE READ ACCOMPANYING GUIDANCE NOTES FIRST AND THEN COMPLETE THIS FORM IN BLOCK LETTERS.**

You can continue your answers on a separate sheet if there is not enough space on this form.

6. Applicant. Please fill in the name and address of the person applying for the permission. If you are an agent, give the name and address of the person for whom you are acting.

Name KENT INTERNATIONAL GATEWAY LIMITED Phone number \_\_\_\_\_  
 Address PATTESON COURT, NUTFIELD ROAD, REDHILL, SURREY  
 Postcode RH1 4ED

7. Agent. If you are acting as an agent, please give the name and address of the person for whom you are acting. If you are not an agent, please leave this section blank.

Name of company RPS PLANNING  
 Person to contact NICK HOLLANDS Phone number 0207 939 8000  
 Address 1ST FLOOR WEST, THE COTTONS CENTRE, COTTONS LANE, LONDON  
 Postcode SE1 2QG

8. Address of the property to which the application relates. Please give the full address of the land to which the application relates.

If the same as question 1 - tick box  If not fill out the following:  
 Address PLEASE SEE ATTACHED  
 Postcode \_\_\_\_\_

9. Description of the development. You should clearly state the nature of your proposal. See Guidance Notes for advice.

PLEASE SEE ATTACHED

10. Has the development already taken place? Yes  No

11. Existing uses. This must be completed for all applications.

a. What is the current use of the site? FARMLAND, WOODLAND, DWELLINGS & RAILWAY  
 b. If vacant, what was it last used for? \_\_\_\_\_  
 c. If in residential use, please state the number of existing residential units 6

12. Type of application. Please tick relevant boxes. See which proposals are covered by this form in the Guidance Notes.

a. A full application for building/engineering works (including extensions/alterations to buildings).   
 If YES, please make sure all parts of question 7 are completed.

b. A full application for change of use only, which does NOT include building/engineering works at present.   
 If YES, please complete parts (a), (b) (to show access and parking arrangements) and (c) (if only part of a building is involved) of question 7.

c. A full application for a change of use AND building/engineering works.   
 If YES, please make sure all parts of question 7 are completed.

d. An outline application for new building works.   
 If YES, please tick to show which matters are to be considered at this stage:  
 Layout  Scale  Appearance  Access  Landscaping   
 AND please make sure part (a) of question 7 is completed, plus any other parts that are necessary to describe the matters that are submitted for approval at this stage with your application.

PLEASE TURN OVER

2. Plans, drawings and other information necessary to describe the development. Please only draw as to areas that you are applying for. Indicate appropriate applications or applications with sufficient detail or scale to be drawn. All plans to be drawn on A3 or A4 paper. See guidance notes for advice on drawing standards and drawings.

I enclose four copies of the following:

- a. **Site location plan:** Please provide an Ordnance Survey based site plan at a scale of 1:1250 or 1:2500 clearly showing the boundary of the land outlined in red and any adjoining land that the applicant owns outlined in blue (these may be purchased from Planning Reception at 13 Tonbridge Road).
- b. **Block plan:** Please provide a plan at a scale of 1:200 or 1:500 showing the boundaries of the site and all existing and proposed buildings, structures, hard surfaces etc within it. Please also indicate that you have included: 
  - Any existing vehicular or pedestrian access(es) to the site.
  - Any proposed vehicular or pedestrian access(es) to the site.
  - Any public rights of way within the site.
  - Provision for access and parking for disabled people, where reasonable and practicable, and any works necessary to meet these requirements for applications that include new buildings or premises to be used as an office, shop, factory, school or other education establishment or any premises to which the public are to be admitted.
  - The position, species and spread of any **existing trees** (show as accurately as possible), the condition of such trees and state which, if any, are to be felled.
- c. **Floor plans:** Please provide plans of the existing and proposed floors of the building at a scale of 1:50 or 1:100. Please also indicate that you have included: 
  - If the application is for a change of use, which parts of the building are to be used for which use.
- d. **Elevations:** Please provide existing and proposed drawings of all sides of the exterior of the building/structure at a scale of 1:50 or 1:100. Please also indicate that you have included: 
  - The make, type and colour of external materials (ie walls and roofs, windows and doors, rainwater goods etc).
- e. **Design and Access Statement** (see guidance notes)
- f. **Additional information:** If your application is for commercial use (ie industrial, office, warehousing, storage or shops) you will need to complete Form 1a. If it is for the erection of an agricultural worker's dwelling then you will need to complete Form 1b. These forms are available from Planning Reception and online.

3. Drainage. Please provide full details of any drainage proposals.

- a. How will foul sewage be dealt with? NEW CONNECTIONS TO EXISTING TREATMENT WORKS
- b. To where will surface water be disposed of? RIVER LEN, VIA ON-SITE WATER COURSES

If you are proposing to provide a new septic tank/cesspool OR you are proposing to connect to an existing facility AND either:

- you will increase a discharge to a receiving watercourse; or you may produce a contaminated discharge (eg industrial effluent), please provide full details of your drainage proposals.

4. Preliminary discussions. If you have had preliminary discussions with the Council regarding this proposal, please tell us the date, time, place and name of the person(s) involved by the Council.

MR. M. THORNTON, MR. S. CLARKE, MR. R. JARMAN, MR. B. MORGAN  
(MA 07/0682/N)

5. Ownership certificate. See guidance notes for details.

**Certificate A**

I certify that: (a) On the day 21 days before the date of this application, nobody (except the applicant) was the owner of any part of the land to which the application relates.  
 (b) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed \_\_\_\_\_ (on behalf of \_\_\_\_\_) Date \_\_\_\_\_

Please delete the boxes to make sure you have a complete planning application.

- I enclose 4 copies of this form I enclose 4 copies of Form 1a  or 1b  (if necessary-see question 7)
- I enclose 4 copies of plan numbers PLEASE SEE ACCOMPANYING RPS COVERING LETTER
- I enclose the planning fee £ 25,000-00 by ~~cash~~  ~~cheque~~  ~~postal order~~  (please delete as necessary)

6. Please make sure you sign and date your planning application.

Signed N. Hollands (on behalf of GATEWAY LIMITED) Date 05/10/07

**Kent International Gateway Ltd.**

**Proposed Rail Freight Interchange and Associated Development, Maidstone**

**PLANNING FORM 1**

**3. Site Address**

Land north and south of Ashford to Maidstone East railway line, lying south of M20, west of M20 junction 8, north of A20 and east of Thurnham Lane, Maidstone.

**4. Description of Development**

Construction of hardstanding areas to form rail/road freight interchange with freight handling equipment, new railway sidings in part within acoustic enclosure, earthworks and retaining walls, buildings for Class B8 warehousing and Class B1 uses, access works, internal roads and bridges, loading and manoeuvring areas, car and lorry parking, ancillary truck-stop and gatehouse security facilities, electricity sub-station, realignment of public rights of way and watercourses, drainage works and landscaping.



FOR OFFICE USE ONLY  
Application No: \_\_\_\_\_

Planning and Compulsory Purchase Act 2004  
Town and Country Planning (General development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

# Planning Form 1a

Supplementary questions for an application for Planning Permission for commercial use

Please only use this form (in addition to Form 1) if you are making an application for full or outline planning permission and the development includes industrial, office, warehousing, storage or shop use.  
You can continue your answers on a separate sheet if there is not enough space on this form.  
If you need help making your application a Planning Information Officer is available in the Planning Reception at the address below. Alternatively you can phone us on 01622 602736. Please send the completed application to:  
Head of Regulatory Services, Maidstone Borough Council, 13 Tonbridge Road, Maidstone, Kent ME16 8HG.

- a. Who will occupy the premises, and how will the premises be used? \_\_\_\_\_  
**NOT KNOWN AT THIS STAGE, WAREHOUSING AND INTERMODAL FREIGHT HANDLING**
- b. If an existing firm, what is their present address? \_\_\_\_\_

	Existing floorspace	Existing floorspace to be lost by demolition or change of use	Proposed new floorspace through new building or change of use
a. Industrial			
b. Warehouse/storage			362,375 sq m
c. Retail			
d. Office			11,371 sq m
e. Total floorspace			373,746 sq m

	Office		Industrial		Other staff	
	Full time	Part time	Full time	Part time	Full time	Part time
a. How many staff will be employed as a result of the development proposed?	500		3,000			
b. How many staff are employed at the site now?						
c. If you propose to transfer staff from other premises, please give details of numbers involved						

Weekdays	24HRS
Saturdays	
Sundays/bank or public holidays	

	Bicycles	Motorbikes	Cars	Lorries
a. How many parking spaces exist?				
b. How many new parking spaces are being provided as a result of the development?	SEE DENIS WILSON PARTNERSHIP REPORT			
c. Total				

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a. In the case of industrial development, please give a description of the processes to be carried on and of the end products, together with the type of plant or machinery to be installed? \_\_\_\_\_

CRANES AND FORK-LIFT MACHINES TO HANDLE FREIGHT

b. Will the proposed use involve the use or storage of any of the following hazardous materials of a type and quantity mentioned? Yes  No  If Yes, please underline the relevant material(s) in red.

Substance	Quantity (tonnes)	Substance	Quantity (tonnes)
Ammonium nitrate and mixtures of ammonium nitrate exceeds 28% of the mixture by weight other than: a. Mixture to which the Explosives Act 1875 applies; or b. Ammonium nitrate based products manufactured chemically for use as fertiliser which comply with EC Directive 80/576/EEC	500	Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixture thereof held at a pressure greater than 1.4 bar absolute	25
		Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixture thereof held under refrigeration at pressure of 1.4 bar absolute or less	50
Aqueous solutions containing more than 90 parts by weight of ammonium nitrate per 100 parts by weight of solution	500	Phosgene	2
Liquid oxygen	500	Chlorine	10
		Hydrogen fluoride	10
Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*	15	Sulphur trioxide	15
		Acrylonitrile	20
		Hydrogen cyanide	20
		Carbon disulphide	20
		Sulphur dioxide	20
		Bromine	40
A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture of liquid and gas at a pressure of more than 1.4 bar absolute*	25 being the total quantity of substances above the boiling points whether held singly or in mixtures	Ammonia (anhydrous or as solution containing more than 50% by weight of ammonia)	100
A liquefied gas or any mixture of liquefied gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less.*	50 being the total quantity of substances having boiling points below 0°C whether held singly or in mixtures.	Hydrogen	2
		Ethylene oxide	5
		Propylene oxide	5
		tert-Butyl peroxyacetate	5
		tert-Butyl peroxyisobutyrate	5
		tert-Butyl peroxy maleate	5
		tert-Butyl peroxyisopropylcarbonate	5
		Dibenzyl peroxydicarbonate	5
		2, 2-Bis (tert-butylperoxy) butane	5
		1, 1-Bis (tert-butylperoxy) cyclohexane	5
		Di-sec-butyl peroxydicarbonate	5
		2, 2 Dihydroperoxypropane	5
		Di-n-propyl peroxydicarbonate	5
A liquid of any mixture of liquids, not included in the items marked* above which has a flash point of less than 21°C	10,000	Methyl ethyl ketone peroxide	5
		Sodium Chlorate	25
Pipelines containing any of the above substances in the quantities specified		Cellulose nitrate other than: a. cellulose nitrate to which the Explosives Act 1875 applies; or b. solutions of cellulose nitrate where the nitrogen content of the cellulose nitrate does not exceed 12.3% by weight and the solution contains not more than 55 parts of cellulose nitrate per 100 parts by weight of solution	50

Please make sure you sign and date this form.

Signed N. Hollands (on behalf of KENT INTERNATIONAL GATEWAY LIMITED) Date 05/10/07

PLEASE SUBMIT FOUR COPIES OF THIS FORM

# Certificate B

**For use with applications for planning permission only**

It is a legal requirement that **owners** of land upon which an application for planning permission is being made are notified of that application. An **owner** is defined as a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. You will be completing this Certificate because you do not own some or all of the land involved in the application and you know the names and addresses of all the other **owner(s)**. If you are the only **owner** you should be completing Certificate A. Other Certificates that may be relevant are:

- Certificate C: You know the names and addresses of some, but not all, the other **owner(s)**
- Certificate D: You do not know the names and addresses of any of the other **owner(s)**

**I certify that:**

**Ownership Certificate**

~~[I have]~~[the applicant has]\* given the requisite notice\*\* to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below:

<i>Owner's name</i>	<i>Address at which Notice was served</i>	<i>Date on which Notice was served</i>
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PLEASE SEE ATTACHED SCHEDULE

05/10/07

**Agricultural Holdings Certificate**

Delete whichever is not applicable as follows:

- If the application does not involve an agricultural holding, the applicant must delete the second alternative (b).
- If the application does involve an agricultural holding, and the applicant is the sole agricultural tenant, the applicant must delete the first alternative (a) and insert 'not applicable' as the information required by the second alternative (b).
- If the application does involve an agricultural holding, and the applicant is not the sole agricultural tenant, the applicant must delete the first alternative (a), provide the information required by the second alternative (b) and serve the Owner's Notice on any other tenant(s).

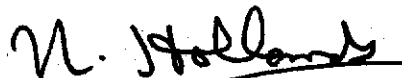
a. None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

b. ~~[I have]~~[the applicant has]\* given the requisite notice\*\* to every person other than ~~[my][him][her]~~\* self who, on the day 21 days before the ~~date of the~~ application, was a tenant of an agricultural holding on all or part of the ~~land to which~~ the application relates, as follows:

<del><i>Tenant's name</i></del>	<del><i>Address at which Notice was served</i></del>	<del><i>Date on which Notice was served</i></del>
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Signed \_\_\_\_\_



Date 05/10/07

on behalf of (if necessary) KENT INTERNATIONAL GATEWAY LTD.

\* Delete where appropriate

\*\* The requisite notice is the form titled 'Owner's Notice' obtainable from Maidstone Borough Council Planning

**Kent International Gateway Limited**  
**Proposed Rail Freight Interchange and Associated Development, Maidstone**

**Ownership Certificate B**

**Schedule of Owners**

<b>Owner's Name</b>	<b>Address at which Notice was served</b>
Mr R & Mrs M Lupton	White Heath, Ashford Road, Hollingbourne, Maidstone, Kent ME17 1XG
Mr P & Mrs A Mattinson	End Cottage, Roundwell, Bearsted, Maidstone, Kent ME14 4HL Also to:- C/o Brachers Solicitors (ref 96.333.CM.MAT1869.1), Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH
Lady M L Baillie	C/o Wilsons Solicitors (ref. JB/NW/3550612), Steynings House, Fisherton Street, Salisbury Wiltshire SP2 7RJ
Mr & Mrs J East	C/o ASB Law Solicitors (JRC/SAB/470778/1/East), 12 Mill Street, Maidstone, Kent ME15 6XU
John C Grumbridge & Christine E Chadwick	C/o Brachers Solicitors, Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH
Mr P Burden	C/o Thomson Snell and Passmore Solicitors (ref. 343/Burden) 3 Lonsdale Gardens, Tonbridge Wells, Kent TN1 1NX Also to:- Omnivale Limited, Manor House Farm, East Drayton, Retford, Notts DN22 0LG
Susan D Smith	C/o Morlings Solicitors (ref. BAM.CB.Smith), 1,2 & 4 Clarendon Place, King Street, Maidstone, Kent ME14 1BQ
Mr N J Leggatt	C/o Brachers Solicitors (ref. 38/AC/JAN0015-30), Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH
Mr C R Leggatt	C/o Brachers Solicitors (ref. 38/AC/JAN0015-30), Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH
Valerie B Leggatt	C/o Brachers Solicitors (ref. 38/AC/JAN0015-30), Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH
Mr P & Mrs M Chapman	C/o Pengelly and Rylands Solicitors, 39-41 High Street, Tenterden, Kent TN30 6BJ
Mr M Filmer	C/o Brachers Solicitors (ref. 48.IC.FIL0137.16), Somerfield House, 59 London Road, Maidstone, Kent ME16 8JH

Note: All Notices served on 5-10-07

# Owner's Notice

For use with applications for planning permission only

It is a legal requirement that **owners** of land and **tenant's** of agricultural holdings upon which an application for planning permission is being made are notified of that application.  
 This Notice must be used where the applicant does not own some or all of the land involved in the application OR where part or all of the land involved in the application is an agricultural holding with a **tenant**.  
 This Notice must be served on the relevant **owner/tenant** by handing it personally to them, or sending it by registered post/recorded delivery. For organisations, address it to the Secretary or Clerk at their registered or principal address.  
 If the relevant **owner** is not known, this Notice must be published in a newspaper circulating in the area where the land involved in the application is situated. A copy of the published Notice must be sent with your application.  
**Only the information in the box below has to be published.**

<b>Notice under Article 6 of the Town and Country Planning (General Development Procedure) Order 1995</b>		
<p>In this Notice the term <b>owner</b> means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.                  In this Notice the term <b>tenant</b> means a tenant of an agricultural holding any part of which is comprised in the land.</p>		
<p>Proposed development at: (a) <u>LAND SOUTH OF M20, WEST OF M20 JUNCTION 8, NORTH OF A20 AND EAST OF THURNHAM LANE, MAIDSTONE</u></p>		
<p><b>I give notice that:</b> (b) <u>KENT INTERNATIONAL GATEWAY LTD</u></p>	<p>(a) Insert address or location of the proposed development</p> <p>(b) Insert applicant's name</p> <p>(c) Insert description of the proposed development</p>	
<p>is applying to the Maidstone Borough Council for planning permission to:</p>		
<p>(c) <u>CONSTRUCT RAIL FREIGHT INTERCHANGE AND NEW RAILWAY SIDINGS, WAREHOUSING AND ASSOCIATED COMMERCIAL BUILDINGS, ACCESSES AND INTERNAL ROADS AND BRIDGES AND CARRY OUT EARTH-MOVING AND LANDSCAPING</u></p>		
<p>Any <b>owner</b> of the land or <b>tenant</b> who wishes to make representations about this application should write to the Council at the following address:</p> <p style="margin-left: 40px;">Regulatory Services                  Development Control                  Maidstone Borough Council                  13 Tonbridge Road                  Maidstone                  Kent ME16 8HG</p>		
<p>by (d) <u>02/11/07</u></p>	<p>(d) Insert date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)</p>	
<p>Signed <u>N. Hollands</u> Date <u>05/10/07</u></p> <p>on behalf of (if necessary) <u>KENT INTERNATIONAL GATEWAY LIMITED</u></p>		
<p><b>Statement of owners' rights</b>                  The grant of planning permission does not affect <b>owners'</b> rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.</p>		
<p><b>Statement of agricultural tenants' rights</b>                  The grant of planning permission for non-agricultural development may affect agricultural <b>tenants'</b> security of tenure.</p>		