

Our Ref: NH/ki/JLH0170
Your Ref:

E-mail: hollandsn@rpsgroup.com
Date: 3 October 2008

Mr R Jarman
Principal Planning Officer
Development Control
Planning Department
Maidstone Borough Council
Maidstone House
King Street
Maidstone ME15 6JQ

Dear Mr Jarman

KENT INTERNATIONAL GATEWAY (MA/07/2092)
REGULATION 19 OF ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS (1999)
AND REGULATION 4 OF TOWN AND COUNTRY PLANNING (APPLICATIONS)
REGULATIONS (1988)

We write in connection with the Borough Council's letters of 21 December 2007 and 7 March, 21 May and 17 June 2008 requesting further information on the application pursuant to Regulation 4 of the Applications Regulations and Regulation 19 of the Environmental Impact Assessment Regulations. In the context of these requests, as you know, there has been a series of structured meetings to explore further, first, railway, freight, market and demand issues; secondly, socio-economic aspects; and, thirdly, landscape and ecological matters. To inform these discussions, the applicants have submitted a range of additional information documents on a draft basis. Much further information and explanation of the proposals have been provided to the officers of the Borough and County Councils through the conduct of the meetings themselves.

In the light of the discussions at the meetings and the further investigations that resulted, we are now formally submitting a suite of additional information documents on the relevant topics, as described further in this letter. These are for the purpose of further informing both your consideration of the outline planning application and the Kent International Gateway local development framework representations. We request that the further information is now publicised and consulted upon in accordance with Regulation 19.

We also take this opportunity of notifying you of a relatively minor change proposed to the application. This is to provide some further flexibility in the configuration of Unit 1, the largest and most westerly building, to give the option of the building potentially taking a more rectangular shape and smaller size through widening to the east and narrowing by drawing the northerly wall southwards. This flexibility is desirable to allow for a range of potential tenants' requirements. The amendment affects the submissions in two ways. The first is an alteration to Parameter Plan 10, which is now superseded by new plan 10 A. This has amended notation for the building and key legend, allowing, first, the south east wall to have a lateral deviation of 2m inward and 36m outward and, secondly, the north easterly wall to have a lateral deviation of 2m outward and 86m inward. The second effect is an alteration to paragraph 2.16 of the Development Specification appended to Chapter 2 of the Environmental Statement. The floorspace figure for Unit 1 in Zone 4 becomes a range from



104,300 sq m to 125,934 sq m gross, rather a single figure of 125,932 sq m gross. This potential option is not considered to entail any significant environmental effects not already taken into account in the Environmental Statement. Indeed, if this option was implemented rather than the original configuration, the environmental effect is assessed to be positive. This would be in terms of transferring parking and lighting on the south east side to the north east side, where it would be buffered by the building relative to the residential area to the south. Also, the building would be less visible in views from the motorway.

Additionally, minor amendments are made to Parameter Plan 2, now 2 A, to reflect more accurate information on vegetation retained and lost; Parameter Plan 3, now 3 A, to allow for minor deviation of realigned footpaths/bridleways; Parameter Plan 4, now 4 A, to allow for additional culverting of watercourses if necessary; and Parameter 6, now 6 A, to clarify that this is to be read in conjunction with the limits of deviation shown on other parameter plans. Copies of these amended parameter plans, together with 10 A as previously referred to, are included with these submissions.

The further information items now submitted comprise the following:-

- Supplementary freight, rail and demand report, by MDS Transmodal, September 2008 (supersedes documents previously submitted in draft);
- Full tree survey, by CBA Trees, March 2007 (as previously submitted);
- Agricultural Land Classification Report, by RPS, June 2008 (as previously submitted);
- Further landscape information including: additional demonstration of before and after ground modelling, long cross sections, theoretical Zone of Visual Influence and additional details on retained and removed vegetation, comprising report by FPCR September 2008; drawings 3073/P/08 Rev A and 09 Rev A; drawings 3073/P/010 Rev A Sheets 1-3; White Young Green Site Levels plans 231 Rev P4, 232 Rev P3, 233 Rev P5 and 234 Rev P3; and White Young Green Sections 241 Rev P2, 242 Rev P2, 243 Rev P2, 244 Rev P2 and 245 Rev P2 (supersedes information previously submitted in draft);
- Further ecological information, comprising bound document (October 2008) containing Supplementary Notes by WSP on assessment of watercourses (previously submitted in draft), off-site mitigation proposals, Environmental Statement revisions and plans showing proposals in context ecological habitats and mitigation areas to illustrate further the ecological connectivity across the masterplan area; also, 2 separately bound documents by WSP (September 2007) giving the results of the breeding birds survey and the additional Great Crested Newts survey (both as previously submitted);
- Supplementary Information on Socio-Economic Impacts, including labour supply and employment creation and densities, by Hunt Dobson Stringer, June 2008 (previously submitted in draft);
- Health Impact Assessment under continuing discussion with the health bodies, by RPS, July 2008 (as previously submitted);
- Supplementary Information on Other Sites Assessment, by RPS, June 2008 (as previously submitted); and
- Transport Supplementary Information, by Denis Wilson Business Group, September 2008 (not previously submitted).

Having assessed the implications of this range of further information documents, the applicants do not consider that the conclusions with regard to significant environmental effects of any of the chapters of the Environmental Impact Assessment submitted with the application are materially affected.

Please contact us if you require further explanation or clarification of the documents submitted. Doubtless you will also be in contact about any further copies of the documents that may be needed for consultation purposes.

Yours sincerely



NICK HOLLANDS
Planning Director

c.c. Mr S Ricketts - S J Berwin
 Mr S Messenger - Kent International Gateway

Our Ref: NH/ki/JLH0170
Your Ref: MA/07/2092

E-mail: hollandsn@rpsgroup.com
Date: 21 November 2008

Mr R Jarman
Principal Planning Officer
Development Control
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Maidstone House
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Maidstone ME15 6JQ

Dear Mr Jarman

KENT INTERNATIONAL GATEWAY (MA/07/2092)
REGULATION 19 OF ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS (1999)
(AS AMENDED) AND REGULATION 4 OF TOWN AND COUNTRY PLANNING
(APPLICATIONS) REGULATIONS (1988)

Further to our letter to you of 3 October concerning the Regulation 19 documents and Alison Broom's reply of 6 November, we now submit 5 additional responses. We request that these be included with the existing package of documents for formal consultation. The additional further information documents cover:-

- Outline Security Strategy, November 2008 (RPS), as referred to in the Borough Council's 6 November letter and earlier correspondence;
- KIG Socio-Economic Assessment Clarifications, November 2008, responding to the requests for clarifications originally arising at the meeting at your offices on 14 July. The response was held back pending the possibility of further points being added by your consultants following the meeting;
- KIG Additional Bat Surveys, October 2008, providing further baseline information on properties to which access was not previously available and giving more survey data on activity in The Belt area. The supplementary note details the findings of the surveys undertaken in September 2008;
- Kent International Gateway - Habitat Balance Sheet, October 2008, responding to the request by Kent Wildlife Trust;
- KIG Water Vole Survey, October 2008, responding to recent revisions to the protected status of the species, changes of land use on-site and a request by the Borough Council for more systematic surveys.

Having assessed the implications of the information set out in these further documents, the applicants do not consider that the conclusions with regard to significant environmental effects of any of the chapters of the Environmental Impact Assessment submitted with the application are materially affected.

If you have any immediate questions about the further documents please contact us.

Please note that, as well as the 10 hard copy sets of the additional documents referred to above, we are now providing you with 10 extra hard copy sets of the initial further information

documents submitted under cover of our letter 3 October, as requested by Mr Clarke in our 3 November telephone discussion.

Additionally, accompanying the hard copy sets, you will find 10 copies of a CD containing all of the additional documentation, comprising that submitted on 3 October and the additional items submitted now.

To assist clarity, we attach to this letter an Index of all of the further information documentation, which corresponds to the numbers on the documents themselves.

Should you need additional copies of the CD, these will be made available. In addition, should any interested party require a hard copy set of the overall Regulation 19 documentation, then this too would be made available, for a reasonable charge reflecting normal copying charges.

Finally, we note the remarks on the position relative to the LDF in the latter paragraphs of the Borough Council's 6 November letter, but we would prefer to comment on the matter independently of this current document submission.

Yours sincerely



NICK HOLLANDS
Planning Director

c.c. Mr S Ricketts - S J Berwin
 Mr S Messenger - Kent International Gateway

KENT INTERNATIONAL GATEWAY LIMITED (MA/07/2092)**REGULATION 19 OF ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS
(1999) (AS AMENDED) AND REGULATION 4 OF TOWN AND COUNTRY PLANNING
(APPLICATION) REGULATIONS (1988)****INDEX OF FURTHER INFORMATION DOCUMENTS**

- FI 1. Amended Parameter Plans
- FI 2. Supplementary freight, rail and demand report, MDS Transmodal, September 2008
- FI 3. Tree Survey, CBA Trees, March 2007
- FI 4. Agricultural Land Classification Report, RPS, June 2008
- FI 5. Further landscape and ground modelling information, FPCR and White Young Green, September 2008
- FI 6. Supplementary Notes on Ecological Issues, WSP, October 2008
- FI 7. Breeding Bird Survey, WSP, 2007
- FI 8. Great Crested Newt Supplementary Survey Report, WSP, 2007
- FI 9. Supplementary Information on KIG Socio-Economic Impacts, HDS, June 2008
- FI 10. Health Impact Assessment, RPS, July 2008
- FI 11. Supplementary Information on Other Sites Assessment, RPS, June 2008
- FI 12. Transport Supplementary Information, Denis Wilson Business Group, September 2008
- FI 13. Outline Security Strategy, RPS, November 2008
- FI 14. KIG Socio-Economic Assessment Clarifications, HDS, November 2008
- FI 15. KIG Additional Bat Surveys, WSP, October 2008
- FI 16. KIG - Habitat Balance Sheet, October 2008
- FI 17. KIG Water Vole Survey, WSP, October 2008

Notes:

1-12 submitted under cover of RPS letter of 3 October 2008

13-17 submitted under cover of RPS letter of 21 November 2008