

# 1 Introduction

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- 1.1 Kent International Gateway Limited is proposing to construct a rail freight interchange facility with related distribution and commercial development on land to the east of Maidstone. The site is adjacent to the M20 and the Ashford to Maidstone East railway line.
- 1.2 The application was submitted in October 2007 and was accompanied by an Environmental Statement (ES) dated September 2007 prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).
- 1.3 Since that time further environmental information has been submitted in response to requests for additional information from Maidstone Borough Council under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 and Regulation 19 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).
- 1.4 The Further Information (FI) provided to Maidstone Borough Council under Regulation 19 is set out below, along with its date of submission. The Further Information underwent formal public consultation under Regulation 19 between 9 January 2009 and 6 February 2009.

**Submitted by cover of letter from RPS, dated 3 October 2008:**

- FI 1. Amended Parameter Plans 2.A, 3.A, 4.A, 6.A, 10.A
- 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:
  - a. Supporting Landscape & Visual Information, FPCR, September 2008
  - b. Theoretical Zone of Visual Influence drawing, reference 3073/P/05, dated May 2007
  - c. Lighting drawings (Front, back, plan)
  - d. Existing Trees and Hedgerows Sheet 1 , reference 3073/P/08 Rev A ,dated August 2008
  - e. Existing Trees and Hedgerows Sheet 2, reference 3073/P/09 Rev, dated August 2008
  - f. Long Site Sections Sheet 1, reference 3073/P/10 Rev A, dated September 2008
  - g. Long Sections Sheet 2, reference 3073/P/10 Rev A, dated September 2008
  - h. Long Sections Sheet 3, reference 3073/P/10 Rev A, dated September 2008
  - i. Indicative Site Levels Sheet 1, reference A17074-3201-C-231-P4, dated May 2008
  - j. Indicative Site Levels Sheet 2, reference A17074-3201-C-232-P3, dated May 2008

- k. Indicative Site Levels Sheet 3, reference A17074-3201-C-233-P5, dated May 2008
  - l. Indicative Site Levels Sheet 4, reference A17074-3201-C-234-P3, dated May 2008
  - m. Indicative Site Sections Sheet 1, reference A17074-3201-C-241-P2, dated May 2008
  - n. Indicative Site Sections Sheet 2, reference A17074-3201-C-242-P2, dated May 2008
  - o. Indicative Site Sections Sheet 3, reference A17074-3201-C-243-P2, dated May 2008
  - p. Indicative Site Sections Sheet 4, reference A17074-3201-C-244-P2, dated May 2008
  - q. Indicative Site Sections Sheet 5, reference A17074-3201-C-245-P2, dated May 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 and separate bound appendices

**Submitted by cover of letter from RPS, dated 21 November 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

**Submitted by cover of letter from Gerald Eve, dated 5 January 2009:**

- FI 18. Final Transport Supplementary Information, Denis Wilson Business Group, September 2008<sup>1</sup>

**Submitted by cover of letter from Gerald Eve, dated 8 January 2009:**

- FI 19. Photomontages, Viewpoints 1 – 8 inclusive, FPCR Architects, December 2008
- FI 20. Invertebrate Report, WSP, December 2008

<sup>1</sup> The Transport Supplementary Information submitted by cover of the 3.10.08 letter, marked "DRAFT", was superseded by that submitted by cover of the 5.01.09 letter, marked "FINAL".

- 1.5 There has since been a scheme change, as reflected in the revised Parameter Plans contained within this Supplemental ES (SES). These changes are described in Chapter 2, Site and Proposals. The significant environmental effects of this scheme change have been assessed and the results are described in the Supplemental ES.
- 1.6 The description of the development provided in the Development Specification, Appendix 2.1 of the ES, has been updated to refer to the scheme changes. The replacement Development Specification is included as an Appendix to Chapter 2 of this Supplemental ES. However, in summary and to ease interpretation of the SES, particularly for those parties familiar with the scheme and the previous ES and FI documentation the principal changes to the scheme are summarised as follows:
- a. Units 01 and 02 reduced in size;
  - b. Replacement of Units E and F with a single new unit, Unit E in a reconfigured location;
  - c. Changes to landscaping provision including retention of The Belt;
  - d. Addition of a green roof to acoustic enclosure for western rail siding;
  - e. Addition of two lay-bys as a result of further work undertaken on reviewing security arrangements;
  - f. Amendments to proposed watercourses.
- 1.7 In some instances the Supplemental ES also includes some additional and updated survey material. Where additional or updated material has been provided, this is set out in the relevant Chapter.
- 1.8 The SES revises the environmental assessment previously reported, where appropriate. Where no revisions are necessary, the SES refers to the earlier Environmental Statement. Where material either in the ES or FI has been superseded each chapter provides a list of which material in the ES or FI is superseded and which material no longer forms part of the assessment. The SES, FI and previous ES should otherwise be read together. In order to aid clarity the changes to the original ES are summarised in Table 1.1:

**Table 1.1**

ES Chapter	Title	Change to ES Chapter
1	Introduction	Supplemented by SES Chapter 1 explaining format of SES
2	Site and Proposals	Replaced by SES Chapter 2, including replaced Parameter Plans, illustrative master plan and Development Specification.
3	Planning Context	Supplemented by SES Chapter 3 in respect of local plan policies saved by the Secretary of State and the publication of the South East Plan.
4	Site Selection	Not supplemented or replaced.
5	Traffic and	Supplemented by SES Chapter 5 which considers the

	Access	reduced floorspace of the proposed development.
6	Landscape and Visual Impact	Supplemented by SES Chapter 6 to include assessment of additional viewpoints, changes to landscape framework arising from scheme change, changes to the consideration of construction and operation effects
7	Lighting	Supplemented by SES Chapter 7 in respect of lighting changes
8	Ecology	Replaced by SES Chapter 8. Appendices to ES Chapter 8 continue to form part of the assessment and are not replaced.
9	Ground Conditions	Supplemented by SES Chapter 9
10	Drainage and Flood Risk	Supplemented by SES Chapter 10 to include additional survey data and redesigned waterways. Includes Flood Risk Assessment Addendum, Hydrogeological Impact Assessment Addendum and Hydraulic Report.
11	Noise and Vibration	Supplemented by SES Chapter 11 in respect of assessment of acoustic shielding and ground absorption
12	Air Quality and Dust	Supplemented by SES Chapter 12 in respect of effects on air quality of the scheme change.
13	Cultural Heritage	Supplemented by SES Chapter 13 to assess effects on cultural heritage of scheme change.
14	Socio-economic aspects	Supplemented by SES Chapter 14 in respect of effects on socio-economic factors of the scheme change.
15	Energy	Not supplemented or replaced.

1.9 The Supplemental ES has been prepared in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended). To ease interpretation with regard to the requirements of Schedule 4 of the Regulations, Table 1.2 describes the location within the submission documents of each required component of the ES.

**Table 1.2**

<b>Components of Schedule 4</b>	
1. Description of the Development, including in particular;	SES Chapter 2
a) A description of the physical characteristics of the whole development and the land use requirements during the construction and operational phases;	SES Chapter 2, FI 4 (Agricultural Land Classification Report)
b) A description of the main characteristics of the production process, for instance the nature and quantity of materials used; Details of the design of the proposed development including the nature and quantity of the materials used;	ES Chapters 6-15 and SES Chapters 5-15
c) An estimate by type and quantity of expected	ES Chapters 6-15 and SES

residues and emissions (water, air and soil, pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development.	Chapters 5-15
2. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice taking into account the environmental effects.	ES Chapter 4, FI 2 (Supplementary freight, rail and demand report ), FI 11 (Supplementary Information on Other Sites Assessment)
3. Description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, flora, fauna, soil, air, water, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors:	ES Chapters 6-15 and SES Chapters 5-15
Traffic and Access	FI 18 (Final Transport Supplementary Information), SES Chapter 5
Landscape and Visual Impact	ES Chapter 6, SES Chapter 6, FI 3 (Tree Survey, CBA Trees, March 2007), FI 5 (Theoretical Zone of Visual Influence, Drawing No. 3073/P/05), FI 19 (Photomontage viewpoints 1A, 2, 6, 7 and 8)
Lighting	ES Chapter 7, SES Chapter 7,
Ecology	SES Chapter 8, FI 3 (Tree Survey), FI 6 (Supplementary Notes on Ecological Issues), FI 7 (Breeding Bird Survey), FI 8 (Great Crested Newt Supplementary Survey Report), FI 15 (Additional Bat Surveys), FI 17 (Water Vole Survey), FI 20 (Invertebrate Report).
Ground Conditions	ES Chapter 9, SES Chapter 9
Drainage and Flood Risk	ES Chapter 10, SES Chapter 10
Noise and Vibration	ES Chapter 11, SES Chapter 11
Air Quality and Dust	ES Chapter 12, SES Chapter 12
Cultural Heritage	ES Chapter 13, SES Chapter 13
Socio-economic aspects	ES Chapter 14, SES Chapter 14, FI 14 (Socio-economic Assessment Clarifications)
Energy	ES Chapter 15
4. A description of the likely significant effects of the development on the environment which should cover the direct and indirect effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects of the development resulting from:	Within each chapter of the ES and SES.

<p>i) The existence of the development ii) The use of natural resources iii) The emission of pollutants, the creation of nuisances and the elimination of waste And the description by the applicant of the forecasting methods used to assess the effects on the environment.</p>	
<p>5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.</p>	<p>ES Chapters 6-15 and SES Chapters 5-15</p>
<p>6. A non technical summary of the information provided under paragraphs 1-5 of this part.</p>	<p>ES Non Technical Summary and SES Non Technical Summary</p>
<p>7. An indication of any difficulties(technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information</p>	<p>Where there are any deficiencies, these have been identified in the relevant technical chapters.</p>

1.10 A revised Design and Access Statement has also been produced and published alongside this Supplemental ES to describe the proposed development.

1.11 The appellant will advertise the Supplemental ES in the *Kent Messenger* under Regulation 19 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).

1.12 The Supplemental ES will be available for viewing at the following location at all reasonable hours:

Maidstone House  
King Street  
Maidstone  
Kent  
ME15 6JQ

1.13 An electronic version of the Supplemental ES and Non-Technical Summary will be available to download from [www.digitalmaidstone.gov.uk](http://www.digitalmaidstone.gov.uk). Paper and CD copies of the supplemental ES can be requested from Gerald Eve LLP at 7 Vere Street, London W1G 0JB (reference J5898). Printed copies can be purchased for £250 per set. CDs containing an electronic copy can be purchased for £10.