

Maidstone Borough Council

**Non-Technical Summary of
Sustainability Appraisal of
Maidstone Local Plan
Review**

**Regulation 19 Pre-
submission Consultation**

Final report

Maidstone Borough Council

**Non-Technical Summary of Sustainability
Appraisal of Maidstone Local Plan Review
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Version	Status	Prepared	Checked	Approved	Date
3.	Final report	S. Temple K. Moroney	J. Pearson	T. Livingston	22.09.2021

Introduction

1.1 This Sustainability Report: Non-Technical Summary relates to the Maidstone Local Plan Review, which is being prepared by Maidstone Borough Council. The Local Plan Review will ensure the Local Plan remains up to date and can meet future needs for development up to 2037/38. This includes ensuring that it is in line with the latest national planning policy requirements and changes in planning law.

1.2 Plans and strategies such as the Maidstone Local Plan Review are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic and environmental issues. This Non-Technical Summary relates to the full SA Report for the Regulation 19 version of the Maidstone Local Plan Review which is being published for a period of consultation from 29 October to 12 December 2021.

1.3 The Local Plan Review process commenced in Summer 2018. A Local Plan Review Scoping Themes & Issues document was published for consultation between July and September 2019 (Regulation 18a) and consultation on the Preferred Approaches document took place in December 2020 (Regulation 18b). The Council has now taken into account the outcomes of that consultation and the findings of the accompanying SA Report and has prepared the Pre-Submission (Regulation 19) version of the Local Plan, which the full SA Report and this Non-Technical Summary relate to.

Sustainability Appraisal

1.4 The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals in a plan from the outset of its development.

1.5 SEA is also a statutory assessment process, required by the SEA Regulations¹. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment. The Government advises that a joint SA and SEA process can be carried out by producing an SA Report which incorporates the requirements of the SEA Regulations.

1.6 This Non-Technical Summary relates to the full SA Report for the Pre-Submission (Regulation 19) version of the Maidstone Local Plan Review. The SA is being undertaken in

stages alongside the preparation of the Local Plan Review in order to provide sustainability guidance as the plan is developed. The approach that has been taken to the SA of the Maidstone Local Plan Review to date is described below.

SA Stage A: Setting the context and objectives, establishing the baseline and deciding on scope

1.7 The SA process began in January 2019 with the production of a Scoping Report for the Local Plan Review. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Maidstone Borough as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the plan would be assessed.

Table 3 later in this Non-Technical Summary presents the SA framework.

1.8 To make sure that the likely sustainability effects of the development site options being considered for allocation in the Local Plan were assessed consistently, the SA framework was supported by a set of site assessment criteria. These are set out in Appendix C (see Table C.2 and Table C.4) of the full SA Report.

SA Stage B: Developing and refining options and assessing effects

1.9 Developing options for a plan is an iterative process which usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan.

1.10 Throughout the SA process, reasonable alternatives have been identified and appraised in relation to the total amount of development, spatial strategy, garden settlement allocations, and other site allocations. The SA findings of these options are summarised in Chapter 4 of the full SA Report.

1.11 In addition, alternative policy approaches were identified by the Council for some of the thematic policy areas set out in the Local Plan Review. Where these were judged to be reasonable alternatives, their appraisal has been set out in Chapter 8 and Appendix C of the full SA Report. The appraisal of the preferred policy approaches is presented in Chapter 8 of the full SA Report.

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit)

Regulations 2018 (SI 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)).

SA Stage C: Preparing the Sustainability Appraisal report

1.12 The full SA Report and this Non-Technical Summary describe the SA work that was carried out during earlier stages of the Local Plan Review and set out the SA findings for the Pre-Submission (Regulation 19) version of the plan. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

SA Stage D: Consultation on the Local Plan Review and SA Report

1.13 Maidstone Borough Council is inviting comments on the full SA Report and this Non-Technical Summary as well as the Pre-Submission (Regulation 19) version of the Maidstone Local Plan Review. These documents are being published on the Council's website for a period of representation from 29 October to 12 December 2021.

SA Stage E: Monitoring implementation of the Local Plan Review

1.14 Recommendations for monitoring the sustainability effects of implementing the Maidstone Local Plan Review are presented in Chapter 10 of the full SA Report and are described later in this Non-Technical Summary.

Policy context

1.15 The Local Plan Review should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and to sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in relation to their objectives, targets and indicators and their implications for the Local Plan Review and the SA.

1.16 There are a large number of plans and programmes that could be relevant to the preparation of the Maidstone Local Plan Review. The full review can be found in Chapter 3 and Appendix B of the full SA Report. The Local Plan Review must, in particular, be consistent with the requirements of the NPPF, which states that:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

1.17 The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- *“be prepared with the objective of contributing to the achievement of sustainable development;*
- *be prepared positively, in a way that is aspirational but deliverable;*
- *be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- *contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- *be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- *serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area”.*

1.18 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- *“housing (including affordable housing), employment, retail, leisure and other commercial development;*
- *infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *community facilities (such as health, education and cultural infrastructure); and*
- *conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

1.19 The NPPF also promotes well-designed places and development, and plans should *“at the most appropriate level, set out a clear design vision and expectations.”*

1.20 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline information and key sustainability issues

1.21 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Maidstone Borough. Detailed baseline

information for the borough is presented in Appendix B of the full SA Report and it has been updated throughout the SA process. As well as environmental issues, the baseline information includes a description of social and economic issues in the borough.

1.22 The baseline information contributed to the identification of a set of key sustainability issues facing Maidstone Borough, as set out in **Table 1** below. These issues, together with the policy context (above), informed development of a locally appropriate SA framework (i.e. a set of SA objectives) that would be used for appraising the emerging Local Plan Review policies.

1.23 In line with the requirements of the SEA Regulations, alongside the key sustainability issues for the borough, the full SA Report (Table 3.1) gives consideration to the likely evolution of the environment in the borough if the Local Plan Review were not to be implemented. In general, the adopted

Maidstone Borough Local Plan (2017) contains policies which set out requirements that will help to address the key sustainability issues for the plan area. In the absence of the Local Plan Review the requirements of these existing policies would continue to help limit the most adverse effects in relation to these issues. However, without the Local Plan Review, development is more likely to come forward at less sustainable locations in the borough given changing circumstances and the emergence of more up to date evidence since the adoption of the Maidstone Borough Local Plan. The Local Plan Review presents an opportunity to include updated plans to better address the trends observed across these key sustainability issues. It also presents an opportunity to respond positively to issues of importance on the national stage such as climate change, biodiversity and health and wellbeing, as well as ensuring that the latest housing and employment needs of local people are met.

Table 1 Key sustainability issues for Maidstone Borough

Population, health and wellbeing
Population growth and demographic change will place additional demand on key services and facilities such as health, education and social care. In particular, there are currently capacity issues with schools.
Housing prices and the number of homeless households in Maidstone have been increasing steadily since 2011. The ratio between average wages and house prices has continued to increase. House prices are expected to continue to increase while wages remain stagnant.
There is a need to reduce the inequalities gap between those living in the most deprived areas of Maidstone and those living in the least deprived areas of Maidstone.
Levels of obesity in the borough are just below the national average.
More than half of the open space sites that were assessed in 2014/15 were given a score of poor or fair condition.
There has been a general increase in all reported crimes both within Maidstone and Kent between 2017/18 and 2018/19.
Economy
Maidstone needs to ensure a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and deprivation issues tackled, especially since the borough has a negative net commuting flow.
Transport connections and travel habits
Several main roads converge in Maidstone and provide connectivity to the M20. These experience high levels of congestion and delays. Rail capacity is also currently stretched. Population growth has the potential to exacerbate these problems.
A high proportion of the borough's residents drive to work. The uptake of more sustainable travel options is limited.
Air, land and water quality
Maidstone has an Air Quality Management Area that is focused on the main roads within the borough and parts of the M20, which has been designated because this area exceeds the annual mean Air Quality Strategy objective for NO2 and PM10, caused primarily by road traffic emissions. Development in Maidstone could have impacts on AQMAs in neighbouring

authorities and there could be a cumulative impact of development in neighbouring authorities with development in Maidstone on Maidstone's AQMAs.
The Borough contains a mix of classified agricultural land, the majority being of Grade 3, with small areas of Grade 1 and Grade 2, which, where possible, should not be lost or compromised by future growth.
The Borough contains safeguarded mineral resources which, where possible, should not be lost or compromised by future growth.
The Borough contains 1,000 sites of contaminated land.
Some water bodies in Maidstone are failing to meet the Water Framework Directive objective of 'Good Status'.
Water use in the borough is high by both national and international standards. These issues may be exacerbated by population growth.
Climate change adaptation and mitigation
Extreme weather events (e.g. intense rainfall, prolonged high temperatures) are likely to become more common and more intense.
Flood risk in Maidstone is dominated by fluvial flooding posing the most risk. The expected magnitude and probability of significant fluvial, tidal, ground and surface water flooding is increasing in the borough due to climate change.
The Council has an obligation to contribute to the national carbon reduction targets through the generation of low carbon and renewable energy, including decentralised energy networks, and encouraging energy efficiency measures in new and existing buildings.
Biodiversity
The Borough contains and is in close proximity to a wide variety of both designated and non-designated natural habitats and biodiversity. The County as a whole has not met its 2010 Biodiversity targets and it is unlikely that it will meet its 2020 targets.
Historic environment
There are many sites, features and areas of historical and cultural interest in the borough, some of which are at risk and could be adversely affected by poorly located or designed development.
Landscape
The Borough contains a number of nationally distinct landscape character areas that could be harmed by inappropriate development. The Kent Downs AONB is of national importance for its landscape value but is also heavily used as a recreational resource. The setting of the AONB (looking both out of the AONB and towards the AONB) can also be affected by inappropriate development.

Method and Sustainability Appraisal Framework

1.24 The key sustainability issues for Maidstone Borough described above fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of the site options and draft policies in the Local Plan Review. The SA framework for the Maidstone Local Plan Review is presented in **Table 3** overleaf.

Significance scoring

Site appraisals

1.25 Detailed appraisals of development sites provided for by the Local Plan Review identified the sustainability performance of the sites against a large number of individual criteria. Up to six criteria were considered in relation to a single SA objective. The sustainability scores against these individual criteria were then synthesised into single score indicating the significance of the effects of each site allocation in relation to each SA objective. The detailed approach is set out in the 'significance scoring' final column of the site

appraisal criteria tables in Appendix C of the full SA Report (see Table C.2 and Table C.4) for residential and then for employment sites.

or site option in relation to each SA objective, accompanied by a concise justification for the effect identified, where appropriate.

Key to SA scoring symbols

1.26 The findings of the SA are presented as colour coded symbols showing the significance of the effect of each policy

1.27 The colour coding is shown in **Table 2** below.

Table 2 Key to SA effect symbols

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/-	Mixed minor effects likely
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain
N/A	Not applicable or relevant

Table 3 SA framework for the Maidstone Local Plan Review

SA objective	Appraisal questions: Does/Will the Local Plan Review...
SA 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.	<p>Provide for local housing need?</p> <p>Deliver the range of types, tenures and affordable homes the borough needs over the Plan Period?</p> <p>Provide for the housing needs of an ageing population?</p> <p>Provide attractive places to live via multifunctional green infrastructure?</p>
SA 2: To ensure ready access to essential services and facilities for all residents.	<p>Provide for sufficient local services and facilities to support new and growing communities (e.g. schools, employment training and lifetime learning facilities, health facilities, sport and recreation, accessible green space / multifunctional green infrastructure, services in local centres)?</p> <p>Provide housing within proximity to existing services and facilities that are accessible for all, if not to be provided on site?</p>
SA 3: To strengthen community cohesion.	<p>Facilitate the integration of new neighbourhoods with existing neighbourhoods?</p> <p>Promote developments that benefit and are used by existing and new residents in the borough, particularly for the borough's most deprived areas?</p> <p>Help to support high levels of pedestrian activity/ outdoor interaction, where people mix?</p> <p>Help to reduce levels of crime, anti-social behaviour and the fear of crime?</p>

SA objective	Appraisal questions: Does/Will the Local Plan Review...
	Increase the number of community facilities that can be used for community gatherings e.g. cultural activities, trainings etc.?
SA 4: To improve the population's health and wellbeing and reduce health inequalities.	<p>Promote health and wellbeing by maintaining, connecting, enhancing and creating multifunctional open spaces, green infrastructure, and recreation and sports facilities and improving people's access to nature?</p> <p>Protect health and wellbeing by preventing, avoiding and mitigating adverse health effects associated with air and noise pollution, vibration and odour?</p> <p>Promote healthy lifestyles by encouraging and facilitating walking and cycling?</p> <p>Safeguard human health and well-being by promoting climate change resilience through sustainable siting, design, landscaping and infrastructure?</p> <p>Allocate additional sites for open space in relation to population growth?</p> <p>Create vibrant, multifunctional countryside in and around towns?</p>
SA 5: To facilitate a sustainable and growing economy.	<p>Provide an adequate supply of land and infrastructure to meet the borough's forecast employment needs?</p> <p>Allow for sufficient flexibility to respond to uncertainties and changing economic circumstances?</p> <p>Support opportunities for the expansion and diversification of business and inward investment?</p> <p>Provide for new and improved education and training facilities leading to a work ready population of school and college leavers?</p>
SA 6: To support vibrant and viable Maidstone town centre.	<p>Maintain and enhance the economic vitality and vibrancy of Maidstone town centre?</p> <p>Facilitate diverse and flexible town centre uses?</p> <p>Ensure high quality design and pedestrian and cyclist friendly public realm?</p> <p>Encourage a mixture of residential, commercial, retail, leisure and community uses?</p> <p>Encourage safe and attractive evening activities?</p> <p>Provide green infrastructure to provide multiple benefits for health and wellbeing, climate change adaptation, recreation and public amenity (e.g. shade and air quality)?</p>
SA 7: To reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce road traffic congestion.	<p>Promote the delivery of integrated, compact communities made-up of a complementary mix of land uses?</p> <p>Support the maintenance and expansion of public transport networks including areas with sufficient demand for the introduction of new public transport?</p> <p>Help to address road congestion in and around Maidstone town centre and its causes?</p> <p>Enhance connectivity of the sustainable transport network and provide new cycling and walking infrastructure to enable modal choice?</p>
SA 8: To conserve the borough's mineral resources.	Avoid the unnecessary or unjustified sterilisation of mineral resources?
SA 9: To conserve the borough's soils and make efficient and effective use of land.	<p>Promote and support the development of previously developed land, and under-utilised land and buildings?</p> <p>Take an appropriate approach to remediating contaminated land?</p> <p>Minimise development on the borough's best and most versatile agricultural land?</p> <p>Encourage integrated, compact communities?</p>

SA objective	Appraisal questions: Does/Will the Local Plan Review...
SA 10: To maintain and improve the quality of the borough's waters and achieve sustainable water resources management.	<p>Minimise inappropriate development in Source Protection Zones?</p> <p>Ensure there is sufficient waste water treatment capacity to accommodate the new development?</p> <p>Avoid water pollution due to contaminated runoff from development?</p> <p>Support efficient use of water in new development?</p>
SA 11: To reduce air pollution ensuring lasting improvements in air quality.	<p>Minimise increases in traffic in Air Quality Management Areas?</p> <p>Contain measures which will help to reduce congestion?</p> <p>Facilitate the take up of low / zero emission vehicles?</p> <p>Enable a choice of more sustainable modes?</p>
SA 12: To avoid and mitigate flood risk.	<p>Minimise inappropriate development in areas prone to flood risk and areas prone to increasing flood risk elsewhere, taking into account the impacts of climate change?</p> <p>Minimise flood risk and promote the use of SuDS, flood resilient design and natural flood management measures?</p>
SA 13: To minimise the borough's contribution to climate change.	<p>Promote energy efficient design?</p> <p>Encourage the provision of renewable energy infrastructure where possible?</p> <p>Minimise greenhouse gas emissions from transport?</p>
SA 14: To conserve, connect and enhance the borough's wildlife, habitats and species.	<p>Help to deliver biodiversity net gain?</p> <p>Conserve and enhance designated and undesignated ecological assets, taking into account the impacts of climate change?</p> <p>Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced?"</p> <p>Help to conserve, connect and enhance ecological networks, taking into account the impacts of climate change?</p> <p>Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations?</p> <p>Ensure that the biodiversity value of brownfield sites is identified, protected and enhanced?</p>
SA 15: To conserve and/or enhance the borough's historic environment.	<p>Conserve and enhance the borough's designated and non-designated heritage assets, including their setting and the wider historic environment?</p> <p>Outline opportunities for improvements to the conservation, management and enhancement of the borough's heritage assets, particularly heritage at risk?</p> <p>Promote access to, as well as enjoyment and understanding of, the local historic environment for the borough's residents and visitors?</p>
SA 16: To conserve and enhance the character and distinctiveness of the borough's settlements and landscape.	<p>Protect the borough's sensitive and special landscapes, including the Kent Downs AONB?</p> <p>Safeguard the character and distinctiveness of the borough's settlements?</p>

Likely effects of the options for the total amount of development

1.28 A Strategic Housing Market Assessment (SHMA) for Maidstone Borough was prepared by Icen Projects (March 2021). It identified a total housing requirement of 1,157 homes per year which, including a contingency, equates to an overall need of 17,355 over the period 2022-2037. MBC also published a draft Strategic Housing Land Availability Assessment (SLAA). This identifies a known supply of homes for the period 2022-2037. When this total of 11,815 homes is

deducted from the overall requirement of 17,355, it results in a balance to provide of 5,540 homes. The Local Plan Review seeks to provide sufficient land allocations to enable this quantum of development to come forward (plus a small contingency).

1.29 **Table 4** summarises the likely sustainability effects of delivering the total housing requirement of 5,790 homes between 2022-2037, identifying those effects that are considered to be significant. A detailed description of the effects by SA objective is set out in Appendix C of the full SA Report.

Table 4 Summary of SA effects for housing quantum

	SA objective															
Total amount of housing	SA 1 Housing	SA 2 Services & Facilities	SA 3 Community	SA 4 Health	SA 5 Economy	SA 6 Town Centre	SA 7 Sustainable Travel	SA 8 Minerals	SA 9 Soils	SA 10 Water	SA 11 Air Quality	SA 12 Flooding	SA 13 Climate Change	SA 14 Biodiversity	SA 15 Historic Environment	SA 16 Landscape
Proposed housing provision of 5,790 homes 2022-2037	++	N/A	++/-	N/A	++	+	N/A	-	-	--	--?	-	--	--	-	--?

Likely effects of the initial spatial strategy options

1.30 In summer 2020, the Council identified initial spatial strategy options. These constituted a range of broad, high-level options for distributing the housing and economic development (including retail and leisure) needed to meet future growth within the Borough. No development site boundaries were identified at this level of plan-making. The three initial spatial strategy options were:

- **Option RA1: Local Plan Review Continued** - no garden settlements, new residential and economic development allocations located according to the existing settlement hierarchy – Maidstone, Rural Service Centres, Larger Villages and some potentially suitable sites in the Countryside.

- **Option RA1a: No Maidstone** - all four garden settlements included, with residual new residential and economic development allocations to be located according to the existing settlement hierarchy – Rural Service Centres and Larger Villages, excluding Maidstone and Countryside sites.
- **Option RA2a: Maidstone + 4 Garden Settlements** - majority of new residential and economic development allocations to be located at Maidstone, including development at edges, as well as four garden settlements; and residual growth allocated to Rural Service Centres and Larger Villages.

1.31 A summary of the SA findings for the initial spatial strategy options is presented in **Table 5** and the descriptive text below that table. The detailed findings are described in Appendix C of the full SA Report.

Table 5 Summary of SA effects for initial spatial strategy options

Spatial strategy options	SA objective															
	SA 1 Housing	SA 2 Services & Facilities	SA 3 Community	SA 4 Health	SA 5 Economy	SA 6 Town Centre	SA 7 Sustainable Travel	SA 8 Minerals	SA 9 Soils	SA 10 Water	SA 11 Air Quality	SA 12 Flooding	SA 13 Climate Change	SA 14 Biodiversity	SA 15 Historic Environment	SA 16 Landscape
RA1: Local Plan Review Continued	++/-	++/-	++/-	+	++	++/-	++/-	--?	+/-?	--	+/-	--	--	--?	?	--?
RA1a: No Maidstone	++/-	++/-?	++/-	++/-?	+/-	+/-	+/-	--?	--?	+/-?	+/-	+/-	+/-?	+/-?	?	--?
RA2a: Maidstone + 4 Garden Settlements	++/-?	++/-?	+/-	++/-?	++/-	++/-	++/-	--?	+/-?	+/-?	++/-	+/-	++/-?	+/-?	?	--?

1.32 The SA of the three initial spatial strategy options is necessarily high level, and as a result there are a lot of uncertainties attached to the judgements of potential effects.

1.33 Nonetheless, some clear findings emerge from the SA. Options RA1 (Local Plan Review Continued) and RA2a (Maidstone + 4 Garden Settlements) perform most strongly across the SA objectives. This is because these options would concentrate development where there is the greatest number and range of jobs, services and facilities and where there are the best opportunities to use sustainable modes of transport, including walking, cycling and bus, thereby also helping to reduce air pollution and greenhouse gas emissions.

1.34 However, there would also be development with the rural areas of the Borough, which could lead to greater car dependency, as well as dispersed but potentially both localised and cumulative effects on environmental assets.

1.35 In addition, option RA2a would also provide garden settlements which would be concentrated settlements. At the time of appraisal there were four potential locations and these vary in terms of their relationship with the town of Maidstone as well as smaller communities, and some are in more sensitive environmental locations than others. This is particularly important when introducing new settlement-scale urban development into a rural landscape. Garden settlements, though, offer the opportunity to design from the outset a development that encourages energy and water efficiency, cycling and walking, and a sense of community. Set

against this is experience from elsewhere that suggests garden settlements can often be car dependent, despite best intentions. They can also have long lead-in times, which means that they can take a long time to develop a critical mass capable of supporting the range of jobs, services and facilities characteristic of a sustainable community. They could also divert homes and investment from existing communities elsewhere in the Borough. Garden Settlements, in principle, offer an attractive and potentially relatively sustainable solution to meeting the Borough's needs but it is important that a realistic assessment of their deliverability in practice underpins any decision, if this potential is to be realised.

Likely effects of the refined spatial strategy options

1.36 The initial approaches identified above were intended to test the sustainability of different strategic but potentially reasonable approaches to growth across the borough. The approaches were constrained by potentially available land identified in the SLAA, and each would be expected to meet overall need. SLAA evidence showed that no individual area (Maidstone town, any Rural Service Centre, Garden Settlements) could meet overall need on its own and as such, it was apparent that a blended approach with a mix of these geographies would be required to provide a consistent and sufficient land supply across the plan period.

1.37 Following the testing of the initial spatial strategy options it was therefore necessary to test refined options in autumn 2020 which could take forward a combination of the elements which formed part of the initial options appraised.

1.38 The assessment of refined options explored all combinations of 0, 1, or 2 garden settlements, and a higher or lower amount of growth in Maidstone town, which framed a residual amount of growth in Rural Service Centres and Larger Villages. A summary of the SA findings for the refined spatial strategy options is presented in **Table 6** and the descriptive text below that table. The detailed findings are described in Appendix C of the full SA Report.

Table 6 Summary of SA effects for refined spatial strategy options

Refined spatial strategy option	SA objective															
	SA 1 Housing	SA 2 Services & Facilities	SA 3 Community	SA 4 Health	SA 5 Economy	SA 6 Town Centre	SA 7 Sustainable Travel	SA 8 Minerals	SA 9 Soils	SA 10 Water	SA 11 Air Quality	SA 12 Flooding	SA 13 Climate Change	SA 14 Biodiversity	SA 15 Historic Environment	SA 16 Landscape
Scenario 1: Local Plan 2017 Continued	++/-	++/-	++/-	+	++	++/-	++/--	--?	+/--?	--?	+/--	--?	+/--	--?	?	--?
Scenario 2a: Two Garden Settlements (Heathlands + North of Marden)	++/--	++/--?	++/--	++/-	+/-	+/-	+/--	--	+/--	+/--?	+/--	+/--	+/--?	+/--	?	--?
Scenario 2b: Two Garden Settlements (Heathlands + Lidsing)	++/--	++/--?	++/--	++/-	+/-	+/-	+/--	--	+/--?	+/--?	+/--	+/--	+/--?	+/--	?	--?
Scenario 2c: Two Garden Settlements (North of Marden + Lidsing)	++/--	++/--?	++/--	++/-	+/-	+/-	+/--	--	+/--	+/--?	+/--	+/--	+/--?	+/--	?	--?
Scenario 3a: One Garden Settlement Approach (Lidsing)	++/-?	++/-?	+/-	++/-	++/-	++/-	++/--	0	+/--?	--/+?	++/--	+/--	++/--?	+/-?	?	--?
Scenario 3b: One Garden Settlement (Heathlands)	++/-?	++/-?	+/-	++/-	++/-	++/-	++/--	--	+/--?	+/--?	++/--	+/--	++/--?	+/-?	?	--?
Scenario 3c: One Garden Settlement (North of Marden)	++/-?	++/-?	+/-	++/-	++/-	++/-	++/--	--	+/--?	+/--?	++/--	+/--	++/--?	+/-?	?	--?

1.39 SA was undertaken of the following refined spatial strategy scenarios:

- Scenario 1 (Local Plan 2017) - maximises growth in Maidstone town and allocates the residual to Rural Service Centres and Larger Villages on a tiered basis, having regard to capacity identified through the SLAA. This is an appropriate “base” scenario – continuing the current pattern of growth.
- Scenarios 2 a-c (Two garden settlement approaches) - have a more modest level of growth in Maidstone, supplemented by 2,500 units being delivered through two garden communities (the three possible combinations of North of Marden, Heathlands and Lidsing), with a residual amount allocated to the Rural Service Centres & Larger Villages, again on a tiered basis.
- Scenarios 3a-c (One garden settlement approaches) - have a Maidstone Maximised quantum of growth, with each of the three garden settlements turned on individually. This allows the testing of the delivery of each of the garden settlements alongside an ambitious regeneration of Maidstone and with residual growth allocated to the Rural Service Centres and Larger Villages, again on a tiered basis.

1.40 The SA found that:

- The scenarios that performed most strongly were Scenarios 3a-c (One garden settlement approaches). This is primarily because they would concentrate development where there is the greatest number and range of jobs, services and facilities, and the best opportunities to use sustainable modes of transport, including walking, cycling and bus, thereby also helping to reduce air pollution and greenhouse gas emissions. These scenarios would also provide a garden settlement, which offers the opportunity to design-in from the outset a development that encourages energy and water efficiency, cycling and walking, and a sense of community. Set against this, however, is experience from elsewhere which suggests that garden settlements can often be car dependent, despite best intentions, and can also have long lead-in times, which means that they can take a long time to develop a critical mass capable of supporting the range of jobs, services and facilities characteristic of a sustainable community. They could also divert homes and investment from elsewhere in the Borough for existing communities in need. Garden settlements, in principle, offer an attractive and potentially relatively sustainable solution to meeting the Borough’s needs but it is important that a realistic assessment of their deliverability in practice underpins any decision, so that this potential can be realised. The

top-down appraisal of refined spatial strategy options found little difference between Scenarios 3a, 3b and 3c – the individual appraisals of the three garden settlements should be referred to in order to understand their relative sustainability merits.

- Scenario 1 (Local Plan 2017 Continued) also performs relatively well because development would be distributed based on the settlement hierarchy with the focus on Maidstone urban area then to the Rural Service Centres and then the Countryside. Therefore, it would also concentrate development where there is the greatest number and range of jobs, services and facilities, where there are the best opportunities to use sustainable modes of transport, including walking, cycling and bus, thereby also helping to reduce air pollution and greenhouse gas emissions. However, the remaining development would be focused within the rural areas of the Borough which are more likely to lie within areas of higher landscape and biodiversity value.
- Scenarios 2a-c (Two garden settlement approaches) performed least well. They are expected to have similar effects to those described above for Scenarios 3a-c with regard to garden settlements. However, these options would provide two garden settlements instead of one, therefore the negative effects associated with the garden settlements are intensified for these options. In addition, the majority of development would be provided at the garden settlements and then targeted at the Rural Service Centres, the Countryside and lastly Maidstone urban area. As such, there is a risk that the additional development will be provided in areas of higher landscape and biodiversity value, similar to Scenario 1.

1.41 In overall terms, the SA of the refined spatial strategy options concluded that spatial scenarios that include a substantial proportion of the total amount of development at Maidstone urban area (i.e. Scenarios 1 and 3) are likely to prove more sustainable across a range of SA objectives. They generally provide good access to the town’s higher order services, facilities, jobs, and transport links. They also reduce the need to develop the more rural areas of the Borough, these being generally of higher landscape and biodiversity value. However, scenarios that provide garden settlements (Scenarios 2 and 3) could provide longer term benefits, as the settlements would be masterplanned to employ SuDS and environmentally, climate and water sensitive planning through the incorporation of design codes.

Likely effects of the garden settlement options

1.42 In total, seven sites were submitted to the council for consideration with the potential to accommodate at least 1,500

new homes – these were considered as potential garden settlement options. Making use of a two-stage suitability and deliverability assessment undertaken by Stantec on behalf of the Council, from the seven original site options, three sites were shortlisted as having sufficient potential to be achievable in principle. The three shortlisted sites were North of Marden,

Lidsing, North of the M2; and Heathlands. A summary of the SA findings for these three garden settlement options is presented in **Table 7** and the descriptive text below that table. The detailed findings are described in Appendix C of the full SA Report.

Table 7 SA results for garden settlement options

Garden settlement option	SA objective															
	SA1 Housing	SA2 Services & Facilities	SA3 Community	SA4 Health	SA5 Economy	SA6 Town Centre	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA11 Air Quality	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
North of Marden	N/A	-	+/-?	++/-	++?	0	++?	-	-	-	?	-	--	--	--?	--
Lidsing	N/A	+	+/-?	++/-	+++?	0	-?	0	-	-	?	-	--	--	--?	--
Heathlands	N/A	-	+/-?	++/-	++?	0	++?	--	--	-	?	--	--	--	--?	--

1.43 The SA found that the garden settlement option that performed most strongly in sustainability terms was Lidsing, followed by North of Marden; Heathlands performed least well across the range of sustainability objectives.

1.44 Considering social and economic SA objectives, (sustainability objectives 1-8), Lidsing was rated the most sustainable of the three options in relation to access to services and facilities (SA objective 2), community cohesion (SA objective 3), supporting economic growth (SA objective 5), and in conserving mineral resources (SA objective 8). Although it sometimes performed less sustainably than one of the other options, effects were found to be of a similar scale to the third option in each case. The exception to this is SA7: Sustainable travel, whereby the location next to the M2 and the associated junction improvements are considered likely to reduce the attractiveness of sustainable travel modes. In this case, Lidsing was found to be the least sustainable option.

1.45 In relation to SA objective 2: Services and facilities, while all garden settlement options propose a new service centre and a variety of social infrastructure and employment opportunities, Lidsing is also well related to existing urban areas at the Medway Towns Conurbation (including the district centre at Hempstead Valley) while the other two options are more remote. For Lidsing, it is also clearer how the high levels of on-site job provision sought by the Council will be achieved, in the form of a 20Ha business park, and Lidsing is also located in a part of the Borough that has somewhat shorter

average commuting journeys for residents than the other two garden settlement options.

1.46 In relation to SA objective 5: Economy, all of the garden settlement options propose significant areas of land for economic uses and the information provided by MBC (see Table 4.7 in the full SA Report) sets an ambition of one on-site job for every house. However, only the Lidsing proposal currently includes sufficient employment provision to achieve this ambition in the form of a 20Ha business park.

1.47 In relation to SA objective 8: Minerals, the Lidsing site is the only one of the three garden settlement options that does not intersect with a Mineral Safeguarding Area or Safeguarded Mineral Site and therefore risk sterilisation of mineral resources.

1.48 Considering environmental SA objectives (sustainability objectives 9-16), there were fewer differences between the SA effects for the three garden settlement options. The only sustainability objective against which the options were given different effects was SA 12: Flooding. For this, Lidsing and North of Marden performed better than Heathlands because the extent of land with a relatively high flood risk was small for both of these sites.

1.49 Notwithstanding the differences between the sustainability performance of the garden settlement options highlighted above, many of the SA findings at this stage are subject to considerable uncertainty. Many aspects of the actual sustainability performance of any garden settlements

that are taken forward in the Local Plan will depend on the extent to which garden community principles such as sustainable access to jobs, education, and services and delivery of environmental net gains can be delivered in practice. The uncertainties and the types of mitigation that could improve the sustainability of the garden settlement options have been described in the detailed appraisals in Appendix C of the full SA Report.

1.50 Although Lidsing was appraised as being most sustainable across the range of SA objectives, potential significant negative effects (sometimes mixed with more positive effects) were nevertheless identified in relation to six SA objectives - SA objective 4: Health; SA objective 9: Soils; SA objective 13: Climate change; SA objective 14: Biodiversity; SA objective 15: Historic environment; and SA objective 16: Landscape. Whichever of the garden settlement options is taken forward, it will be important to further investigate the potential negative sustainability effects highlighted by the SA and to ensure that they are avoided or reduced as far as possible, including by reference to the potential mitigation outlined in Appendix C of the full SA report.

1.51 As noted in the SA of refined spatial strategy options, spatial scenarios that include a substantial proportion of the total amount of development at Maidstone urban area were likely to prove more sustainable across a range of SA objectives because they generally provide good access to higher order services and facilities, centres of employment, and public transport networks and are more likely to avoid some of the effects on the natural environment associated with development in rural areas. As such, many of the potential significant effects identified for the three garden settlement options would be equally likely to result from any development remote from main urban centres, whether it be other garden settlements or more dispersed development around rural settlements. The potential sustainability advantages and disadvantages of new garden settlements relative to other forms of development have already been discussed in the SA of refined spatial strategy options.

Likely effects of the site allocation options

Appraisal findings for residential site options at Regulation 18 Preferred Approaches stage

1.52 The Council's site identification and selection process is detailed in its Strategic Land Availability Assessment (SLAA). The purpose of the SLAA was to identify the future supply of land for housing, economic, retail and leisure purposes. The SLAA process (which is described in more detail in Chapter 4 of the full SA Report) formed the basis for the Council's

identification of the reasonable alternative residential and employment sites that were subject to SA in autumn 2020. Broadly speaking, sites were only discounted as reasonable alternatives for the SA if the SLAA determined that constraints would prevent any development on the site or if they were promoted a use for which there was no identified need. The reasonable alternative residential sites that were subject to SA are listed in Table C.1 of Appendix C in the full SA Report.

1.53 Table 8 summarises the likely effects of the residential site options in relation to each of the SA objectives that was scoped-in for the site appraisals. The table is followed by a description of the broad pattern of findings. More detailed findings by SA objective and the potential for mitigation are described in Appendix C of the full SA Report.

Appraisal findings for employment site options at Regulation 18 Preferred Approaches stage

1.54 Table 9 summarises the likely effects of the employment site options in relation to each of the SA objectives that was scoped-in for the site appraisals. The table is followed by a description of the broad pattern of findings, and the potential for mitigation. More detailed findings by SA objective and the potential for mitigation are described in Appendix C of the full SA Report.

Appraisal findings for additional site option identified at Regulation 19 Pre-submission stage

1.55 One new site option - site 364 Kent Ambulance HQ - was identified at the Regulation 19 Pre-submission stage. For completeness, the 'policy-off', GIS-based effects score for this additional site are presented in **Table 10**.

Table 8 SA results for residential site options at Regulation 18b Preferred Approaches stage

Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
1	Land Adj Brhemar Garage	0.9	Residential	16	--	-	--	-	0	-	-	0	-	0	--?	--
2	The Homestead	1.2	Residential	22	-	+	0	-	0	--	-	0	-	-	--?	--
5	Land Adj to Dingly Dell	1.3	Residential	17	-	+	--	-	-	--	-	0	-	-	--?	-
7	The Paddocks, Staplehurst	2.6	Residential	49	--	0	0	+	-	--	-	--	-	0	--?	--
8	Bassetts Bungalow, Marden	0.8	Mixed	19	--	-	0	--	-	--	-	-	--	-	--?	--
9	116 to 120 Week St	0.0	Mixed	2	+	+	--	++	0	0	-	0	+	0	--?	0
10	Bydews Place Site 1 ACK	0.7	Residential	16	-	+	0	-	-	--	-	0	-	-	--?	--
11	Bydews Place Site 2 ACK	0.2	Residential	5	-	+	0	-	-	--	-	0	-	-	--?	--
12	Land at Forsham House	0.6	Residential	11	--	0	0	-	-	--	-	-	-	0	--?	--
13	Land at Chartway Sutton	1.6	Residential	30	-	+	0	-	-	--	-	0	-	0	--?	-
15	KIA site, Ashford Road	3.8	Residential	69	--	+	0	+	0	--	-	--	-	-	--?	--
16	Fir Tree Farm and Norton Lea (North)	58.5	Residential	1245	-	-	0	-	-	--	-	--	-	0	--?	--
17	Land East of Maidstone Road, Headcorn	3.7	Residential	42	--	+	0	-	-	--	-	--	-	-	--?	--
18	Land rear of Beech House	0.3	Residential	5	-	+	0	-	-	--	-	0	-	0	--?	-
19	Land at Lenham Rd, Headcorn	4.7	Residential	47	-	+	0	-	-	--	-	--	-	0	--?	--
21	Land at Southways, Sutton Valence	0.6	Residential	12	-	+	0	-	-	--	-	0	-	0	--?	--
27	Land at George Street	2.3	Residential	43	--	+	0	+	0	--	-	--	-	-	--?	--
29	Court Lodge Farm	13.3	Residential	126	+	+	0	+	0	--	0	--	+	-	--?	--
34	Land at George St, Staplehurst	2.8	Residential	52	--	-	0	+	0	--	-	--	-	-	--?	--
37	Land ro The Gables, Staplehurst	1.6	Residential	31	-	+	0	-	-	--	-	-	-	--	--?	--
48	Plot off S side Forge Ln, E. Farleigh	6.3	Residential	133	-	+	0	+	-	--	-	0	-	0	--?	--
50	Army Hut Farm Stables, Stockett Ln, East Farleigh	5.2	Residential	88	-	+	--	-	-	--	-	--	-	--	--?	--
53	12-14 Week St	0.1	Mixed	3	+	+	--	++	0	0	-	0	+	0	--?	0
54	Chainhurst	3.5	Residential	66	--	0	0	-	-	--	-	-	--	--	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
55	Victoria's Cabaret Club	0.3	Residential	6	-	+	-	+	0	-	-	0	-	-	-?	-
56	Orchard House, Clapper Ln, Staplehurst	1.5	Residential	29	-	+	0	-	0	-	-	-	-	-	-?	-
57	Land at Oak Farm Gardens, Headcorn	0.9	Residential	6	-	+	0	+	-	-	-	-	-	0	-?	-
58	Green Lane Farm	2.3	Mixed	31	-	+	0	-	-	-	-	0	-	-	-?	-
59	Fellinpits, Beltring	39.4	Residential	748	-	0	0	+	-	-	-	-	-	-	-?	-
60	Land at Rush Farm, Staplehurst	1.0	Residential	18	-	0	0	-	-	-	-	-	-	0	-?	-
64	Land South of Marden Rd, Staplehurst	4.6	Residential	88	-	+	0	-	-	-	-	-	-	-	-?	-
66	Land at Lodge Rd, Staplehurst	4.2	Mixed	34	-	+	0	+	0	-	-	-	-	-	0?	-
70	Land at Willow Wood	0.8	Residential	17	-	+	0	-	-	-	-	0	-	0	-?	-
71	Marley Rd, Harrietsham	2.6	Residential	37	-	+	0	+	0	-	-	0	-	-	-?	-
73	Bearstead Golf Course	0.9	Residential	19	-	+	0	-	0	-	-	0	-	-	-?	-
77	Teiside Nurseries, Laddingford	2.7	Residential	12	-	+	0	+	-	-	-	-	-	-	-?	-
78	Haven Farm	2.8	Residential	41	-	+	0	-	-	-	-	0	-	-	-?	0
79	Land South of Heath Road	1.1	Residential	21	-	+	0	-	-	-	-	0	-	-	-?	0
80	Land west of Loder Close and Westwood Close	2.0	Residential	38	-	+	0	+	0	-	-	-	+	-	-?	-
81	Land off Lenham Road	2.1	Residential	40	-	+	0	-	0	-	-	-	-	0	-?	-
82	Land rear of Firenze	4.6	Residential	87	-	-	0	-	-	-	-	-	-	0	-?	-
83	Land at Hartley Dene	1.9	Residential	37	-	+	0	-	0	-	-	-	-	-	-?	-
84	Land off Heath Road	1.7	Residential	33	-	+	0	-	-	-	-	0	-	-	-?	-
86	Elsfield Cottages, Ashford Road	0.0	Residential	1	-	-	0	+	-	-	-	-	-	-	-?	-
88	Land south of Ashford Road	0.4	Residential	8	-	+	0	+	-	-	-	0	-	-	-?	-
90	Land adjacent to Bridgehurst Oast	1.1	Residential	20	-	+	0	-	0	-	-	-	-	-	-?	-
91	Teston Field	4.3	Residential	82	-	+	0	-	0	-	-	-	-	-	-?	-
93	Land at Linden Farm	0.5	Residential	9	-	+	0	-	-	-	-	-	-	-	-?	-
94	Land South of Tumblers Hill	0.9	Residential	16	-	+	0	-	-	-	-	0	-	0	-?	-
95	Land at Halfe Yoke	2.2	Residential	46	-	+	0	+	-	-	-	-	-	0	-?	-

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
98	Land south of Ashford Rd, Harrietsham	5.0	Residential	96	-	-	0	-	0	--	-	--	-	--	--?	--
101	Land south of A20, Harrietsham	3.2	Residential	60	-	-	0	+	0	--	-	--	-	--	--?	--
102	Ringles Nursery & Ringles Gate, Headcorn	15.6	Residential	133	-	+	--	-	-	--	-	--	-	--	--?	--
104	Gowan Park, Kingswood	1.0	Residential	19	-	+	0	-	-	--	-	--	-	-	--?	-
105	Land at junction of Vicarage Lane & Lower Rd, East Farleigh	6.8	Residential	130	-	0	0	+	-	--	-	0	-	0	--?	--
107	Land adjacent to Westholme, Sutton Valance	1.0	Residential	19	-	+	0	-	-	--	-	0	-	-	--?	-
108	Land at South Lane, Sutton Valance	2.1	Residential	39	-	+	--	-	0	--	-	--	-	0	--?	--
109	Land south of Orchard End	1.3	Residential	24	-	+	0	-	-	--	-	0	-	-	--?	-
112	Sutton Valance Group GP Practice	0.5	Residential	4	-	+	--	-	0	-	-	--	-	0	--?	--
114	Land at and Adjacent to home Farm	2.6	Residential	49	--	+	--	-	0	-	-	--	-	-	--?	--
115	Farm and Yard at Boughton Mount Farm	5.9	Residential	125	-	+	--	--	-	--	-	0	-	0	--?	--
117	Land at Loose Court Farm Cottage	3.9	Residential	84	-	+	0	-	-	--	-	-	-	--	--?	--
118	Gibbs Hill Farm	0.6	Residential	9	-	+	--	-	0	-	-	--	-	-	--?	--
119	North of Thorn View	6.1	Residential	84	--	-	0	--	-	--	-	-	--	-	--?	--
120	Rowan House Farm and Fairview (Broomfield Park)	38.9	Residential	738	-	+	0	-	-	--	-	--	-	--	--?	-
122	The Orchard Land adjacent to White Cottage	1.2	Residential	18	-	+	--	-	-	--	-	0	-	0	--?	--
124	Old Goods Yard phase 2	1.3	Residential	25	-	+	0	+	0	--	0	-	0	--	--?	--
125	Old Goods Yard phase 3	2.2	Residential	42	-	+	0	+	0	--	0	--	0	-	--?	--
128	Land at Westfield Sole Rd, Ledsging	0.3	Residential	5	--	+	0	-	0	-	-	0	-	-	0?	-
129	Land Rear of Bearstead Rd	5.4	Residential	114	-	-	0	+	-	--	-	--	-	--	--?	--
130	Land adjacent to Ivans Field, Chart Sutton	2.7	Residential	50	--	+	0	-	-	--	-	0	-	-	--?	--
131	M W Wickham Estate	2.3	Residential	44	--	+	0	-	0	--	-	--	-	0	--?	--
132	Knoll House & Tower House, Staplehurst	2.1	Residential	40	--	+	0	+	0	--	-	--	-	-	--?	--
133	Land NE of Old Belringham Hall	0.8	Residential	14	-	+	0	-	0	--	-	0	-	0	--?	--
134	Baldwins Farm	4.6	Residential	88	--	+	0	-	0	--	-	0	-	--	--?	--
135	South of Ashford Rd, Bearstead	2.1	Residential	45	-	+	0	+	-	--	-	-	-	--	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
136	Land N of West St, Harrietsham	3.5	Residential	66	-	+	0	+	-	--	-	--	-	--	--?	--
137	Land South of Marden Rd, Staplehurst	6.1	Residential	116	--	+	0	-	-	--	-	0	-	--	--?	--
140	Land at Squerryes Oast, Otham	0.7	Residential	8	-	+	0	+	-	--	-	--	-	--	--?	--
141	Eastwood Rd, Ulcombe	0.9	Residential	18	--	-	0	-	0	--	-	--	-	0	--?	--
143	Land south of Heath Rd, Langley Heath	1.4	Mixed	20	-	+	0	-	-	--	-	--	-	-	--?	--
144	34- 35 High Street, Maidstone	0.1	Mixed	2	+	+	--	++	0	0	-	--	+	0	--?	0
145	Len House	1.1	Mixed	29	+	-	--	++	0	0	-	--	+	0	--?	0
146	Maidstone East	1.6	Mixed	65	+	0	--	++	0	0	-	--	++	0	--?	0
147	Gala Bingo and Granada House	0.4	Mixed	71	+	0	--	+	0	0	-	--	+	-	--?	0
148	Maidstone Riverside	6.9	Mixed	650	+	0	--	++	-	0	-	--	++	0	--?	--
149	Maidstone West	2.1	Mixed	130	+	0	--	++	-	0	-	--	+	0	--?	0
150	Mill St Car Park	0.4	Mixed	15	+	-	0	++	0	0	-	--	+	0	--?	0
151	Mote Rd	0.3	Mixed	84	+	-	0	+	0	0	-	-	+	-	--?	0
152	Royal British Legion Social Club	0.3	Mixed	4	0	-	--	-	0	0	-	0	-	-	0?	--
156	Danebury	0.2	Residential	3	+	+	0	+	0	0	-	0	+	0	0?	0
157	Harrietsham Rectory	0.3	Residential	5	-	-	0	+	0	--	-	0	-	0	--?	--
158	Land adj Headcorn Rd & Heniker Ln	8.6	Mixed	114	--	0	0	-	-	--	-	--	-	0	--?	--
159	Yalding Hill	0.4	Residential	7	-	+	0	-	0	--	-	-	-	-	--?	--
161	Bell Farm, Harrietsham	8.3	Residential	126	-	0	0	+	-	--	-	--	-	-	--?	--
162	Land north of Headcorn	15.6	Residential	275	-	-	0	+	-	--	-	--	-	--	--?	--
167	North & West of Leeds	98.3	Mixed	1359	-	0	0	-	-	--	-	--	-	--	--?	--
168	Land at Forge Lane	4.9	Mixed	68	-	+	0	-	-	--	-	0	-	0	--?	--
169	Land adj to Long Oast, Paddock Wood	1.7	Mixed	0	--	0	0	-	0	--	-	--	--	-	--?	--
171	Land adjoining Homewell House	0.4	Residential	7	--	-	0	-	-	--	-	0	-	0	--?	0
172	Land at Sutton Rd	10.9	Residential	139	-	+	0	-	-	--	-	0	-	--	--?	--
173	Durrants Farm	3.1	Residential	59	-	+	0	-	0	--	-	-	-	--	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
174	Land South of Sutton Road	9.1	Residential	185	-	+	0	-	-	-	-	-	-	0	--?	--
175	Land at Vicarage Road Yalding	1.0	Residential	20	-	+	0	-	0	-	-	-	-	-	--?	--
176	Land North and South of Ashford Rd	23.2	Mixed	320	-	+	0	-	-	-	-	-	-	-	--?	--
177	Land between Lower St & George St	6.5	Mixed	90	-	+	0	-	-	-	-	-	-	-	--?	--
178	Land South of Warmlake Road	10.5	Residential	199	-	0	0	-	-	-	-	0	-	0	--?	--
179	Land at Westerhill	0.7	Mixed	33	-	+	0	-	-	-	-	0	-	-	--?	--
180	Land west of Otham Road	7.1	Residential	135	-	+	0	-	-	-	-	0	-	-	--?	--
182	Invicta Park Barracks	47.1	Residential	1002	+	-	-	++	-	-	-	-	+	-	--?	0
184	Brickfields Farm and Rosemount	14.3	Residential	272	-	0	0	+	-	-	-	-	-	-	--?	--
185	Otham Glebe, Church Road	2.2	Residential	27	-	+	0	+	-	-	-	-	-	-	--?	--
186	Land at Headcorn Road Staplehurst	9.3	Residential	132	-	+	0	-	-	-	-	-	-	-	--?	--
187	Land at Penfold Hill and Ashford Road	6.4	Mixed	89	-	+	0	+	-	-	-	-	-	-	--?	--
188	Land at Old Ashford Road Lenham	28.8	Residential	437	-	0	0	-	-	-	0	-	-	-	--?	--
189	Land north of Ashford Road Harrietsham	1.5	Residential	28	-	+	0	+	-	-	-	-	-	-	--?	--
191	Land adjacent to South Lane Sutton Valence	0.3	Residential	5	-	-	0	-	0	-	-	0	-	0	--?	--
192	Land adjacent to Headcorn Road Sutton Valence	0.6	Residential	10	-	-	0	-	0	-	-	-	-	0	--?	--
193	Land East of Upper Street Langley	6.0	Mixed	83	-	+	0	-	-	-	-	-	-	-	--?	--
195	Waterside Park	16.2	Mixed	224	-	+	0	-	-	-	-	-	-	-	--?	--
196	Land at Willow Farm	2.3	Residential	45	-	0	0	+	0	-	-	-	-	0	--?	0
197	Golf Course Car Park Staplehurst	0.8	Residential	8	-	+	-	-	0	-	-	-	-	-	--?	--
198	Staplehurst Golf Course	20.0	Residential	227	-	+	-	-	-	-	-	-	-	-	--?	--
199	Old Cricket Ground Loose	1.5	Residential	32	-	+	0	-	-	-	-	-	-	-	--?	--
200	Land at former cricket field, Loose	2.3	Residential	49	-	+	0	-	-	-	-	0	-	-	--?	--
201	Land at Inkstand Cattery and Stables Lenham	1.3	Residential	21	-	+	-	+	0	-	0	-	0	-	--?	--
202	Land at Forstal Lane Coxheath	4.7	Residential	89	-	+	0	-	-	-	-	0	-	-	0?	--
203	Land at Bydews Place Tovil	2.7	Residential	47	-	+	0	-	-	-	-	0	-	-	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
204	South of Eyhorne Street Hollingbourne	0.6	Residential	11	-	+	0	+	0	-	-	0	-	0	--?	--
206	Summer Place Caring Lane Bearsted	0.1	Residential	2	-	+	0	-	-	-	-	-	-	-	--?	--
207	Ledian Farm	1.7	Mixed	24	-	+	0	-	-	-	-	0	-	-	--?	--
208	Land adjacent to the Kent House B&B Leeds	0.4	Mixed	6	-	+	0	-	-	-	-	0	-	0	--?	--
210	Land at Newlyn's Farm, Sutton Valence	1.7	Residential	31	-	+	0	-	-	-	-	0	-	0	--?	-
211	Wheeler's Lane Linton	0.2	Residential	4	-	+	0	-	0	-	-	0	-	0	--?	--
212	Land at the Grange Staplehurst	6.9	Residential	130	-	-	0	+	0	-	-	-	-	-	--?	--
215	Woodford Yard Depot, Staplehurst	4.5	Mixed	142	-	-	-	-	0	-	-	-	-	-	--?	--
216	Rochester Meadow	2.1	Residential	39	-	0	0	+	0	-	-	-	-	0	--?	0
220	Land at Bydews Farm	27.3	Residential	366	-	-	0	+	-	-	-	-	-	-	--?	--
222	Land at Henhurst Farm, Staplehurst	16.3	Residential	309	-	+	0	-	-	-	-	-	-	-	--?	--
224	Land West of Lenham	18.6	Residential	275	-	-	0	+	0	-	-	-	-	-	--?	--
225	Tanglewood Loose	1.0	Residential	19	-	+	0	-	-	-	-	-	-	0	--?	--
226	Land north of Staplehurst - Garden village	109.3	Mixed	1658	-	-	0	-	-	-	-	-	-	-	--?	--
227	Land South of Green Lane, Boughton Monchelsea	2.9	Residential	50	-	+	0	-	-	-	-	0	-	-	--?	--
228	Land to North West View, Staplehurst	1.0	Residential	18	-	-	0	-	0	-	-	-	-	0	--?	--
229	Land at Stanley Farm Staplehurst	2.1	Residential	32	-	+	0	-	-	-	-	-	-	0	--?	--
231	Land at Lested Farm Chart Sutton	28.2	Residential	534	-	+	0	-	-	-	-	-	-	-	--?	--
233	Land west of Chart Corner Plough Wents Road Junction Chart Sutton	0.8	Residential	16	-	+	0	-	0	-	-	0	-	0	--?	--
234	west of North St, Barming site submission	8.6	Residential	182	-	+	0	-	-	-	-	0	-	-	--?	--
235	Land at Boughton Lane Maidstone	9.8	Residential	69	-	+	0	-	-	-	-	0	-	-	--?	--
236	Fairview Farm (North Parcel)	10.6	Residential	200	-	+	0	-	-	-	-	0	-	-	--?	--
239	Land to south Shangri-La, Langley	0.8	Mixed	12	-	+	0	-	-	-	-	-	-	-	--?	--
240	Banky Meadow, Bearstead	3.5	Residential	75	-	+	0	-	-	-	-	-	-	-	--?	-
244	Land at Iden Park, Staplehurst	3.2	Residential	21	-	+	0	-	0	-	-	-	-	-	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
245	Land north of the M2 liding - urban extension	135.3	Mixed	1974	-	+	0	-	0	--	-	--	-	--	--?	-
246	Land rear of Appletree House, Bearstead	1.2	Residential	25	-	+	0	-	-	--	-	--	-	-	--?	--
247	Land south of Court Lodge Road Harrietsham	4.3	Residential	82	-	-	0	+	0	--	-	0	-	-	--?	--
248	Land north & south of Kenward Road Yalding	9.9	Residential	160	-	+	0	+	-	--	-	--	0	--	--?	--
250	Land rear of Butlers Farm Langley	3.6	Mixed	49	-	+	0	-	-	--	-	0	-	0	--?	--
251	Land at Heath Road Coxheath	0.2	Residential	4	-	+	--	-	0	-	-	0	-	0	-?	-
252	Land rear of Lavender Cottage, Langley	1.0	Mixed	14	-	+	0	-	-	--	-	0	-	--	--?	--
254	Land to South of Cotuams Hall Hollingbourne	0.7	Residential	9	--	+	0	+	-	--	-	--	-	0	--?	--
255	Land east of Yew Tree House Leeds	0.5	Mixed	7	-	+	0	-	-	--	-	-	-	0	--?	--
257	Land at junction of Heath Road & Dean Street Coxheath	1.0	Residential	20	-	+	0	-	-	--	-	0	-	-	--?	-
262	Land at Fant Farm Maidstone	12.2	Residential	260	-	+	0	+	-	--	-	0	+	0	--?	--
263	Land west of Ledian Farm, Leeds	1.4	Mixed	19	-	+	0	-	-	--	-	0	-	0	--?	--
265	Land at Abbey Farm Tovil	31.0	Residential	527	-	-	0	-	-	--	-	--	-	--	--?	--
266	Land North of Ware Street Bearstead	4.2	Residential	67	-	+	0	+	-	--	-	--	-	-	--?	--
269	Land east of Copper Lane Marden	3.1	Residential	59	--	+	0	+	0	--	-	--	-	-	--?	--
270	Land at Pested Bars Road, Boughton Monchelsea (option 1)	43.5	Residential	463	-	+	0	-	-	--	-	--	-	--	--?	--
271	Fir Tree Farm and Norton Lea (South)	22.8	Residential	432	-	+	0	-	-	--	-	-	-	-	--?	0
273	Land between Maidstone Road (B2160) and Whetsted Road (A228) Paddock Wood	12.8	Mixed	0	--	-	0	-	0	--	-	--	--	0	--?	--
274	South of Leeds	104.4	Mixed	1443	-	+	0	-	-	--	-	--	-	--	--?	--
279	Langley Heath - Strategic Settlement	98.4	Mixed	1360	-	-	0	-	-	--	-	--	-	--	--?	--
285	Land at Dickley Court, Dickley Lane Lenham	0.6	Mixed	9	--	+	--	+	0	--	-	0	-	-	-?	--
286	Underlyn Lane	1.3	Mixed	0	--	0	0	-	0	--	-	--	--	-	--?	--
288	Hill Farm Linton-Coxheath	5.7	Residential	107	-	+	0	-	-	--	-	0	-	-	--?	-
289	Heathlands Garden Community	373.3	Mixed	5161	-	-	0	+	-	--	-	--	-	--	--?	--
291	Bridge Farm Water Lane	4.2	Residential	90	--	+	--	+	-	--	-	--	-	0	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
292	Land at Old Ashford Rd, Lenham	14.5	Residential	138	-	+	0	+	-	--	0	--	+	-	--?	--
294	Land to East of Jubilee Cottages, Sutton Valence	2.8	Residential	53	-	+	0	-	0	--	-	0	-	-	--?	--
295	Land north of Copper Lane, Marden	3.9	Residential	74	-	+	0	+	-	--	-	--	-	-	--?	--
296	Astor Hever	2.4	Residential	45	+	+	0	+	0	0	-	-	+	0	--?	0
297	Bearstead Library	0.1	Mixed	1	-	+	0	+	0	-	-	-	-	0	--?	0
298	Dorothy Lucy Centre	0.7	Residential	16	-	+	0	-	-	0	-	--	0	-	--?	0
299	Maidstone AEC	0.1	Mixed	3	+	-	--	++	0	0	-	--	+	0	--?	0
302	Oakwood Overflow Car Park	0.2	Residential	3	+	+	0	+	0	0	-	-	+	--	0?	0
303	IS Oxford Rd	0.9	Mixed	14	-	+	--	-	0	0	-	--	-	0	0?	0
304	Land east of Hunton Rd, Chainhurst	0.3	Residential	6	--	-	0	-	-	--	-	-	--	-	--?	--
305	Maidstone East Station (within Maidstone East Site 146)	2.8	Mixed	42	+	0	--	++	-	0	-	--	++	0	--?	0
306	Land South of Gore Court, Otham	2.1	Residential	45	-	+	0	-	-	--	-	-	-	-	--?	--
307	Land N Marden Rd E of Clapper Lane, Staplehurst	1.4	Residential	27	--	0	0	-	0	--	-	0	-	-	--?	--
308	58 Church St, Boughton Monchelsea	0.9	Residential	16	-	0	0	-	0	--	-	0	-	-	--?	0
309	Strategic Expansion of Marden	134.1	Mixed	1854	-	-	0	+	-	--	-	--	-	--	--?	--
310	Land north of Mote Rd, Headcorn	7.2	Residential	116	-	+	0	+	-	--	-	--	-	-	--?	--
312	Land north of Heath Rd, Coxheath	10.2	Residential	193	-	+	0	-	-	--	-	0	-	--	--?	--
314	East of Albion Rd, Marden	2.1	Residential	39	-	0	0	+	-	--	-	--	-	0	--?	--
316	Binbury Park, Detling	191.0	Mixed	2113	--	-	--	-	-	-	-	--	--	--	--?	--
317	Langley Heath	2.0	Mixed	27	-	+	0	-	-	--	-	-	-	--	--?	--
318	Pagehurst Farm	82.1	Mixed	1134	--	+	0	--	-	--	-	--	--	--	--?	--
319	Beaux Aires Farm	43.0	Mixed	476	--	+	0	-	0	--	-	--	--	--	--?	-
322	Lughorse Lane, Yalding	1.1	Residential	21	-	+	0	-	0	--	-	--	-	-	--?	--
324	The Grange Ashford Road	0.6	Residential	8	--	+	0	+	0	--	-	0	-	--	-?	--
326	Land at Amsbury Wood, Hunton	4.4	Residential	83	-	+	0	-	-	--	-	0	-	--	--?	-
327	Land at Hockers Farm, Detling	1.0	Residential	19	-	+	0	+	0	--	-	--	-	-	--?	--

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Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
328	Land at 59 Linton Rd, Loose	0.5	Residential	10	-	+	0	-	-	--	-	0	-	-	--?	--
329	Land at Sapphire Kennels, Sutton Valence	0.5	Residential	9	--	-	--	-	0	-	-	0	--	0	--?	--
330	Land at Seeburg, Bredhurst	1.1	Mixed	16	--	+	0	-	0	-	-	--	-	0	--?	-
331	Land south of the Lodge, Yalding	3.9	Residential	73	-	+	0	-	0	--	-	--	-	--	--?	--
332	Fairview Farm (South Parcel)	10.4	Residential	198	-	+	0	-	-	--	-	0	-	--	--?	--
333	Land at Old Ham Lane, Lenham - Kilnwood	9.7	Residential	184	-	-	0	+	0	--	-	--	-	--	--?	--
334	Land at Old Ham Lane, Lenham - Old Goods Yard	0.4	Residential	7	-	+	--	+	0	--	0	--	0	0	--?	--
335	Fir Tree Farm and Norton Lea (South)	52.8	Residential	501	-	+	0	-	-	--	-	0	-	-	--?	--

Table 9 SA results for employment site options at Regulation 18b Preferred Approaches stage

Site ID	Site name	Site area (ha)	Use	B use (m ²)	A use (m ²)	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA6 Town Centre	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
8	Bassetts Bungalow, Marden	0.8	Mixed	0	0	--	-	+	0	--	-	--	-	-	--	-	--?	--
9	116 to 120 Week St	0.0	Mixed	38	19	+	+	+	++	++	0	0	-	0	++	-	--?	0
53	12-14 Week St	0.1	Mixed	81	41	+	+	+	++	++	0	0	-	0	+	-	--?	0
58	Green Lane Farm	2.3	Mixed	531	0	-	+	+	0	-	-	--	-	0	-	--	--?	--
66	Land at Lodge Rd, Staplehurst	4.2	Mixed	3964	0	--	+	+	0	+	0	--	-	--	-	--	0?	--
143	Land south of Heath Rd, Langley Heath	1.4	Mixed	334	0	-	+	+	0	-	-	--	-	-	-	--	--?	--
144	34- 35 High Street, Maidstone	0.1	Mixed	56	28	+	+	+	++	++	0	0	-	-	+	-	--?	0
145	Len House	1.1	Mixed	531	265	+	-	+	++	++	0	0	-	--	+	-	--?	0
146	Maidstone East	1.6	Mixed	1573	787	+	+	+	++	++	0	0	-	--	++	-	--?	0
147	Gala Bingo and Granada House	0.4	Mixed	201	100	+	+	+	++	+	0	0	-	--	+	-	--?	0
148	Maidstone Riverside	6.9	Mixed	5149	2574	+	+	+	++	++	-	0	-	--	++	-	--?	--
149	Maidstone West	2.1	Mixed	1035	517	+	+	+	++	++	-	0	-	--	++	-	--?	0
150	Mill St Car Park	0.4	Mixed	358	179	+	-	+	++	++	0	0	-	--	+	-	--?	0
151	Mote Rd	0.3	Mixed	2000	0	+	+	+	0	+	0	0	-	-	+	-	--?	0
152	Royal British Legion Social Club	0.3	Mixed	FALSE	0	-	-	+	0	-	0	0	-	0	--	-	0?	--
158	Land adj Headcorn Rd & Heniker Ln	8.6	Mixed	2778	1389	-	+	+	0	-	-	--	-	--	-	-	--?	--
167	North & West of Leeds	98.3	Mixed	23097	1000	--	+	+	0	-	-	--	-	--	--	--	--?	--
168	Land at Forge Lane	4.9	Mixed	1158	0	--	+	+	0	-	-	--	-	0	--	-	--?	--
169	Land adj to Long Oast, Paddock Wood	1.7	Mixed	5363	0	--	0	+	0	-	0	--	-	-	--	-	--?	--
176	Land North and South of Ashford Rd	23.2	Mixed	5444	0	--	+	+	0	-	-	--	-	--	-	--	--?	--
177	Land between Lower St & George St	6.5	Mixed	1530	0	--	+	+	0	-	-	--	-	-	--	--	--?	--
179	Land at Westerhill	0.7	Mixed	2806	0	-	+	+	0	-	-	--	-	0	-	-	--?	--
187	Land at Penfold Hill and Ashford Road	6.4	Mixed	1508	0	--	+	+	0	+	-	--	-	--	-	--	--?	--
193	Land East of Upper Street Langley	6.0	Mixed	1406	0	-	+	+	0	-	-	--	-	--	-	-	--?	--

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Site ID	Site name	Site area (ha)	Use	B use (m ²)	A use (m ²)	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA6 Town Centre	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
195	Waterside Park	16.2	Mixed	3814	0	--	+	+	0	-	-	--	-	--	--	--	-?	--
207	Ledian Farm	1.7	Mixed	409	0	--	+	+	0	-	-	--	-	0	-	--	-?	--
208	Land adjacent to the Kent House B&B Leeds	0.4	Mixed	101	0	--	+	+	0	-	-	--	-	0	-	--	-?	--
215	Woodford Yard Depot, Staplehurst	4.5	Mixed	0	0	--	0	+	0	-	0	--	-	-	--	--	-?	--
226	Land north of Staplehurst - Garden village	109.3	Mixed	0	1000	--	0	+	0	-	-	--	-	--	--	--	-?	--
239	Land to south Shangri-La, Langley	0.8	Mixed	198	0	-	+	+	0	-	-	--	-	-	-	--	-?	--
245	Land north of the M2 liding - urban extension	135.3	Mixed	33564	1000	--	+	+	0	-	0	--	-	--	--	--	-?	-
250	Land rear of Butlers Farm Langley	3.6	Mixed	838	0	-	+	+	0	-	-	--	-	0	-	--	-?	--
252	Land rear of Lavender Cottage, Langley	1.0	Mixed	235	0	-	+	+	0	-	-	--	-	0	-	--	-?	--
255	Land east of Yew Tree House Leeds	0.5	Mixed	112	0	--	+	+	0	-	-	--	-	-	--	--	-?	--
260	Land at Ashford Road Lenham	0.8	Employment	3108	0	-	+	+	0	-	-	--	0	-	-	0	-?	--
263	Land west of Ledian Farm, Leeds	1.4	Mixed	322	0	--	+	+	0	-	-	--	-	0	--	--	-?	--
273	Land between Maidstone Road (B2160) and Whetsted Road (A228) Paddock Wood	12.8	Mixed	41023	0	--	0	+	0	-	0	--	-	--	--	--	-?	--
274	South of Leeds	104.4	Mixed	24528	1000	-	+	+	0	-	-	--	-	--	-	--	-?	--
279	Langley Heath - Strategic Settlement	98.4	Mixed	23114	1000	-	0	+	0	-	-	--	-	--	--	--	-?	--
285	Land at Dickley Court, Dickley Lane Lenham	0.6	Mixed	188	0	--	+	+	0	+	0	--	-	0	-	-	-?	--
286	Underlyn Lane	1.3	Mixed	4127	0	--	0	+	0	-	0	--	-	--	--	--	-?	--
289	Heathlands Garden Community	373.3	Mixed	87733	2500	-	-	+	0	+	-	--	-	--	-	--	-?	--
297	Bearstead Library	0.1	Mixed	FALSE	0	--	+	+	0	+	0	-	-	-	-	-	-?	0
299	Maidstone AEC	0.1	Mixed	74	37	+	0	+	++	++	0	0	-	--	+	-	-?	0
303	IS Oxford Rd	0.9	Mixed	FALSE	0	-	+	+	0	-	0	0	-	--	-	-	0?	0
305	Maidstone East Station (within Maidstone East Site 146)	2.8	Mixed	1020	510	+	+	+	++	++	-	0	-	--	++	-	-?	0
309	Strategic Expansion of Marden	134.1	Mixed	31511	1000	+	0	+	0	+	-	--	-	--	0	--	-?	--
316	Binbury Park, Detling	191.0	Mixed	0	1500	--	-	+	0	-	-	-	-	--	--	--	-?	--

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Site ID	Site name	Site area (ha)	Use	B use (m ²)	A use (m ²)	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA6 Town Centre	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
317	Langley Heath	2.0	Mixed	458	0	-	+	+	0	-	-	+	-	-	-	+	-	-
318	Pagehurst Farm	82.1	Mixed	0	500	-	+	+	0	-	-	+	-	-	-	+	-	-
319	Beaux Aires Farm	43.0	Mixed	0	0	-	+	+	0	-	0	+	-	-	-	+	-	-
330	Land at Seeburg, Bredhurst	1.1	Mixed	269	0	-	+	+	0	-	0	-	-	-	-	+	-	-

Table 10 SA results for additional site option identified at Regulation 19 Pre-submission stage

Site ID	Site name	Site area (ha)	Use	Residential units	SA2 Services & Facilities	SA4 Health	SA5 Economy	SA7 Sustainable Travel	SA8 Minerals	SA9 Soils	SA10 Water	SA12 Flooding	SA13 Climate Change	SA14 Biodiversity	SA15 Historic Environment	SA16 Landscape
364	Kent Ambulance Headquarters Heath Road	0.4	Residential	7	-	+	0	-	0	-	-	0	-	0	--?	-

1.2 Over 200 potential residential site allocation options and over 50 employment site options were subject to SA. Some general patterns were apparent in relation to the overall sustainability performance of the site options, as follows:

- Most of the residential site options with the best performance against the SA objectives as a whole were brownfield sites within Maidstone Town Centre. A small proportion of the best performing sites overall were within or adjacent to the wider Maidstone Urban Area, Medway Urban Area (an Edge of Maidstone Urban Extension), Lenham (a Rural Service Centre), and Coxheath (a Larger Village).
- The residential site options with the worst performance against the SA objectives as a whole were more widely distributed across the location typologies and were found within or adjacent to Edge of Maidstone Urban Extensions (South West of Maidstone Urban Extension); New Settlements (Binbury Park; Junction 8 M20; Langley Heath; Pagehurst Farm); Rural Service Centres (Harrietsham, Headcorn); Larger Villages (Coxheath; North of Staplehurst GS); and The Countryside.
- A similar picture was evident for the employment site options, although these sites were located in a narrower range of location typologies, with most of them in Maidstone Town Centre or in New Settlements. The best performing sites as a whole were brownfield sites in Maidstone Town Centre; the worst performing sites overall were within or adjacent to New Settlements (Binbury Park; Junction 8 M20; Langley Heath; Pagehurst Farm); or Larger Villages (North of Staplehurst GS).

1.3 This pattern is, perhaps, not surprising given that Maidstone town (and particularly the Town Centre) contains the greatest number and range of services, facilities, public transport and jobs so that sites in the town are most likely to score well against several of the SA objectives, including those relating to access to services & facilities (SA objective 2), sustainable travel (SA objective 7), and climate change (SA objective 13). These same sites within Maidstone town are also much less likely to result in some of the potential negative environmental effects considered by the appraisal of site options, notably loss of agricultural land (SA objective 9) or harm to sensitive landscapes (SA objective 16).

1.4 Although a number of sites are anticipated to result in positive effects, a large number of potentially negative effects have been identified for many of the sites. This is not surprising, as they will require land take, often of greenfield land, potentially placing pressure on biodiversity and other environmental assets such as best and most versatile

agricultural land. The large number of historic assets across the Borough, the high sensitivity of much of its landscape, and the wide extent of zones designed to protect drinking water quality also mean that many potential locations have the potential to have negative effects in relation to these environmental assets. Also, the rural nature of much of the Borough means that development in many locations is likely to result in increased car use, and associated carbon emissions and air pollution.

1.5 In considering the large number of negative effects identified for the site options, it should be remembered that sites have been appraised on a “policy-off basis” at this stage of plan-making. This means that mitigation, such as may be available from requirements to provide new social infrastructure or transport to serve new communities, has not been factored in at this stage, although suggestions have been made as to the form this could take (see mitigation sections in Appendix C of the full SA Report).

1.6 The likely sustainability effects of the residential site options vary quite widely in relation to some sustainability objectives such as SA objective 2: Services & facilities; SA objective 4: Health; SA objective 7: Sustainable travel; SA objective 8: Minerals; SA objective 12: Flooding; and SA objective 14: Biodiversity as the effects are dependent on how close the site is to different environmental assets or services and facilities. For the other SA objectives scoped in for the site appraisals, more than three quarters of the residential site options achieved the same sustainability score. In relation to these sustainability objectives, effects are less dependent on the site location so there is less potential to influence sustainability via site selection and it may therefore be necessary to place a greater reliance on site-specific or Local Plan policy requirements to achieve related sustainability objectives.

1.7 For the employment site options, a reasonable level of variation in scoring between site options existed for many more SA objectives. This offers a greater potential to achieve more sustainable outcomes by selecting sites for allocation that score well in sustainability terms. There were only three SA objectives (SA objective 5: Economy; SA objective 10: Water; SA objective 15: Historic environment) in relation to which more than three quarters of the employment site options achieved the same sustainability score.

1.8 Having identified some broad patterns in the findings, it should be noted that there are also sites that do not follow the general pattern. For example, many sites in that part of Maidstone Urban Area outside of the Town Centre do not perform particularly well. Reasons for this may include that the larger service centres found in the Town Centre and Rural Service Centres are too far away to walk to, the site is within

an area of poor air quality associated with major roads, or the site occupies a pocket of greenfield land within the urban area or close to environmental assets. Similarly, some of the sites in Rural Service Centres, Larger Villages, and the Countryside perform well, for example because they are close to a service centre and avoid many environmental assets.

1.9 The site option appraisals serve to highlight the different types of significant sustainability effect that could occur as a result of allocating sites in different locations for residential development or for employment development and to indicate how these might be mitigated, thereby informing development of a more sustainable plan. When the Council comes to select its preferred sites for allocation, performance against the SA's site appraisal criteria should therefore be taken into account. However, SA is not a decision-making tool and can only aid this process. Local priorities will influence the weight that is attached to different sustainability issues considered by the SA as well as to sustainability or wider planning matters beyond the scope of the SA of site options.

Regulation 18b Preferred Approaches consultation

1.10 The Preferred Approaches version of the Local Plan (December 2020) set out the spatial strategy and supporting policies to best enable the Council to meet the housing and other development pressures faced by the Maidstone Borough, in the most sustainable pattern and in a manner to maximise existing infrastructure and, where this is not possible, new infrastructure to be provided. The appraisal of the spatial strategy (as well as site allocations included to achieve the spatial strategy) and supporting policies at that stage of plan-making were presented in the Interim SA of Maidstone Local Plan Review (November 2020). A summary of the likely total effects of the Preferred Approaches version of the Local Plan in relation to each of the SA objectives is presented in **Table 10** below. This draws on the conclusions on the total effects of the policies in the Local Plan Review originally presented in Chapter 8 of the Interim SA of Maidstone Local Plan Review (November 2020).

Table 11 Summary of likely total effects for Regulation 18 Preferred Approaches version of Maidstone Local Plan

SA Objective	Total effects of Regulation 18 Preferred Approaches version of Local Plan
SA1: Housing	++
SA2: Services & Facilities	++/-
SA3: Community	+
SA4: Health	++
SA5: Economy	++
SA6: Town Centre	++
SA7: Sustainable Travel	++/-
SA8: Minerals	-
SA9: Soils	--
SA10: Water	-
SA11: Air Quality	-
SA12: Flooding	--/+
SA13: Climate Change	++/--
SA14: Biodiversity	++/--?
SA15: Historic Environment	--/+?
SA16: Landscape	--/+

Maidstone Borough Council's reasons for taking forward the sites and policies included in the Regulation 19 Pre-submission Local Plan

1.11 The Council's reasons for including the spatial strategy, policies and site allocations in the Regulation 19 Pre-submission Local Plan are described in detailed in Chapter 10 of the full SA Report.

1.12 The results of the SA helped to inform the decision-making process and establish appropriate options to take forward into the Local Plan Review. Each stage of developing the Local Plan Review included undertaking SA. This work was informed by other new evidence base documents, as these were made available by the Council. Updates to the

appraisal work helped further refine the options to include in the Local Plan Review.

1.13 The approach within the Local Plan Review was developed with the aim of delivering its spatial vision, to:

“[embrace] growth which provides improved infrastructure, economic opportunity, services, spaces, and homes for our communities, while protecting our heritage, natural and cultural assets, and addressing the challenges of climate change”

1.14 In producing the Local Plan Review and the associated evidence base the Council has, and will continue to, engage with its council neighbours, Kent County Council and statutory organisations on matters which have cross-boundary implications.

1.15 The scale of housing growth was objectively calculated by undertaking a Strategic Housing Market Assessment (SHMA) using the standard method set out in national planning practice guidance at the time of publication. In relation to business development needs, the Council carried out an Employment Need Assessment which identified the minimum floorspace for B and E use classes required to meet need, based on job growth forecasts (labour demand) over the period 2022-2037. The approaches taken forward accounted for the existing development commitments (i.e., existing allocations in the adopted Local Plan, expected windfalls and extant planning permissions), demographic trends and income to house price affordability ratios for the Borough and expected changes to the economy resulting from COVID-19 and Brexit.

1.16 The spatial strategy in the Pre-submission Local Plan was derived from a number of factors. These included the availability of and ability to deliver the required infrastructure, creating a coherent strategy and balanced growth pattern, and the availability and distribution of sites that came forward in the SLAA. The strategy was arrived at following consultation with borough councillors, as well as engagement on potential site allocations with Parishes. The following political preferences were expressed, in addition to technical evidence coming forward, such as input from infrastructure providers, constraints studies such as the SFRA, topic papers and land availability and deliverability studies:

- There is a clear political desire for garden settlements to be included within the LPR, and linked to this;
- There is a clear political desire for growth to be limited, both in Maidstone and in rural settlements;

- There is a preference for development in Maidstone town centre to focus on improving the local employment and infrastructure offer in preference to housing.

1.17 The two Garden Community proposals selected for allocation are Lidsing and Heathlands. The Lidsing scheme delivers 1,200 units within the plan period and a further 800 beyond 2037. The scheme is able to meet TCPA Garden Community guidelines of 1 new job per dwelling. The Heathlands scheme comprises c. 5,000 new dwellings, 1,500 of which will be delivered in the current plan period. This means that Heathlands also delivers c. 3,500 units into the next plan period along with the potential to ‘scale up’ beyond this figure in the future. The Heathlands proposal can also meet the TCPA guidelines on the ratio of new jobs to residential units. Both schemes will provide major new infrastructure. As a result of two garden community projects delivering Maidstone’s housing need in the latter part of the plan period, there is excess availability of smaller sites which meet the sustainability assessment criteria and this provides the scope for some local preference to inform site allocations at this level.

Likely effects of the Maidstone Regulation 19 Pre-Submission Local Plan

1.18 This section presents the SA findings for the policies and site allocations in the current version of the Local Plan Review, the Regulation 19 Pre-Submission Local Plan (October 2021). The likely sustainability effects for all of the policies in the Local Plan Review are presented in **Table 12** overleaf. This includes the effects of the site allocations included in the plan, taking into account the mitigation provided through the site allocation policies. From the summary of expected sustainability effects for all policies in the Local Plan Review it is possible to describe the total effects of the plan as a whole, as presented in **Table 13**. The overall effects of the Plan are summarised below **Table 13**.

Table 12 Likely sustainability effects of the Regulation 19 Pre-submission Draft Local Plan policies and site allocations

Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
Spatial Vision	+?	+?	+?	+?	+?	0	+?	0	0	+?	+?	+?	+?	+?	+?	0
Spatial Objective 1	+	+	0	0	++	++	0	0	0	0	0	0	0	0	0	0
Spatial Objective 2	+	+	0	0	++	0	+?	0	+/-	+?	+?	+?	+?	0	0	++
Spatial Objective 3	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	++
Spatial Objective 4	0	0	0	0	0	0	0	0	0	++	0	++	++	+	0	0
Spatial Objective 5	0	0	0	0	0	0	0	0	0	+	0	+	0	++	0	+
Spatial Objective 6	0	+	0	0	+	0	++	+	0	+	+	+	+	0	0	0
Spatial Objective 7	0	0	0	+	0	0	0	0	0	0	++	0	0	0	0	0
Spatial Objective 8	+	++	+	+	++	++	0	0	0	0	0	0	0	0	+	0
Spatial Objective 9	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0
Spatial Objective 10	++	+	0	+	0	0	0	0	0	0	0	0	0	0	0	++
Spatial Objective 11	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+
LPRSS1: Spatial Strategy	++	++	++/--?	++/--	++	++	+++/-?	-?	--	-	-?	--	--/+	--	--?	--?

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Maidstone Town Centre 2050 Vision	+	++	++	++	++	++	++/-	0	0	+	++/-	+	++/-	+	++	+
LPRSP1: Maidstone Town Centre	+	0	0	+	+	++	+?	0	0	0	N/A	0	+	0	+	+
LPRSA144: Medway/ High St	0	+	+	+	0	++	++	0	0	-	N/A	-	+	-	-?	0
LPRSA145: Len House	0	+	+	0	+	++	++	0	0	-	N/A	--	+	-	-?	0
LPRSA146: Maidstone East	0	+	+	+?	+	++	++	0	0	-	N/A	-	++	-	-?	0
LPRSA147: Gala Bingo & Granada House	0	+	+	+?	+	++	+	0	0	-	N/A	--	+	-	-?	0
LPRSA148: Maidstone Riverside	0	+	+	+?	+	++	++	-	0	-	N/A	-	++	-	-?	-?
LPRSA149: Maidstone West	0	+	+	+?	+	++	++	-	0	-	N/A	--	++	-	-?	0
LPRSA151: Mote Road	0	+	+?	+?	+	0?	+	0	0	-	N/A	0	+	-	-?	0
LPRSP2: Maidstone Urban Area	0	+	+	+	+	0	0	0	0	0	N/A	0	0	+	0	0
LPRSA152: Former Royal British Legion Social Club	0	0	+	0	--	+	-	0	0	-	N/A	0	-	-?	0?	-
LPRSA303: EIS Oxford Rd	0	-	0	+	--	+	-	0	0	-	N/A	--	-	0	0?	0
LPRSA366: Springfield Tower, Royal Engineers Road	0	+	+	+	0	+	++	0	0	-	N/A	--	+	0	-?	0

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LPRSP3: Edge of the Maidstone Urban Area	0	+	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA266 - Land at Ware Street, Maidstone	0	-	+	+	0	+	+	-	--	-	N/A	--	-	0	--?	-
LPRSA265 - Land at Abbey Gate Farm, South West of Maidstone	0	-	+	+	0	+	-	-	--	-	N/A	--	-	-	-?	-?
LPRSA270 - Land South West of Police HQ, South of Maidstone	0	-	+	+	0	+	-	-	--	-	N/A	--	-	0	-?	-
LPRSA172 - Land at Sutton Road, South East of Maidstone	0	-	+	+	0	+	-	-	--	-	N/A	0	-	-	-?	--
LPRSA362: Maidstone Police HQ, Sutton Rd	0	-	+	+	--	+	-	-	0	-	N/A	--	-	0	--?	--
LPRSP4(a): Heathlands	++	++	--?/+?	++/-	++	+	+++ /-?	0	--	--	-	-	-	+	-	-
LPRSP4(b): Lidsing	++	++	+?/-?	++/-	++	+	+?/-?	0	--	--	-	0	-	+	-	-
LPRSP5(a): Development in the Leeds-Langley Corridor	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
LPRSP6: Rural Service Centres	0	+	+	+	+	0	0	0	0	0	N/A	0	0	0	+	0
LPRSP6(a) - Coxheath	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRSA251 – Land at Heath Road, Coxheath	+	-	+	+	0	+	-	0	-	-	N/A	0	-	0	-?	0?
LPRSA364 – Kent Ambulance HQ, Coxheath	+	-	+	+	0	+	-	0	-	-	N/A	0	-	0	-?	0?
LPRSA312 – Land North of Heath Road	+	-	0	+	0	+	-	-	--	-	N/A	0	-	-?	-?	0?
LPRSP6(b): Harrietsham	0	+	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA071: Land Adjacent Keilen Manor, Harrietsham	+	-	+	+	0	+	+	0	--	-	N/A	0	-	-	-?	-
LPRSA101: Land south of A20, Harrietsham	+	-	+	-	0	+	+	0	--	-	N/A	-	-	-	-?	-
LPRSP6(c): Headcorn	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA310 – Mote Road Headcorn	0	-	+	+	0	+	+	-	--	-	N/A	-	-	+/-	-?	-
LPRSP6(d): Lenham	0	0	+	0	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA260 – Ashford Road Lenham	0	-	+	0	+	0	0	0	--	0	N/A	-	-	0	-?	-?
LPRSP6(e) - Marden	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	

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LPRSA295 & 314 – Land at Copper Lane & Albion Rd, Marden	0	-	+	+	0	+	+	-	--	-	N/A	-	-	-	-?	-?
LPRSP6(f) - Staplehurst	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA066 – Land east of Lodge Rd, Staplehurst	0	--	+	+	0	+	+	0	--	-	N/A	--	-	-	0?	-
LPRSA114 – Land at Home Farm, Staplehurst	0	--	+	+	-	+	+	0	-	-	N/A	--?	-	-	-?	-
LPRSP7: Larger Villages	0	+	+	+	0	0	0	0	0	0	N/A	0	0	0	+	0
LPRSP7(a) East Farleigh	0	-?	+	+?	0	+	+?	-?	--?	-	N/A	?	0?	-?	--?	--?
LPRSP7(b) - Eyhorne Street (Hollingbourne)	0	0	+	0	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA204 - Land south east of Eyhorne Street, Eyehorne St (Hollingbourne)	+	--	+	+	0	+	+	0	--	-	N/A	0	-	+	-?	-?
LPRSP7(c) Sutton Valence	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0
LPRSA078 - Haven Farm, Sutton Valence	0	-	+	+	0	+	-	-	--	-	N/A	0	-	0	-?	-
LPRSP7(d) Yalding	0	0	+	+	0	0	0	0	0	0	N/A	0	0	0	0	0

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRSA248 - Land North of Kenward Road, Yalding	0	-	?	+	0	+	+	-	--	-	N/A	-	0	-?	-?	-
LPRSP8 – Smaller Villages	0	+/-?	+	+?	?	0	-?	?	0	0	N/A	?	-	?	?	-?
LPRSA360 – Campfield Farm, Boughton Monchelsea	+	-	0	+	0	+	-	0	--	-	N/A	0	-	0	--?	-?
LPRSP9: Development in the Countryside	0	0	0	0	0	0	0	0	+	0	N/A	0	0	0	0	0
LPRSP10(a): Housing Mix	++	0	++	+	+	0	0	0	0	0	0	0	0	0	0	0
LPRSP10(b): Affordable Housing	++	0	+	0	+	0	0	0	+/-	0	0	0	0	0	0	0
LPRSP10(c): Gypsy & Traveller Site Allocations	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPRHOU1: Development on Brownfield Land	+	+?	0	0	0	+?/-	++	0	++	0	++	0	++	+?	0	+
LPRHOU2: Residential Extensions, Conversions, Annexes, and Redevelopment Within the Built-up Area	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	+

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRHOU3: Residential Premises above Shops & Businesses	++	++	0	+	+	++	++	0	++	0	++	0	++	0	0	0
LPRHOU4: Residential Garden Land	+	+?	0	+	+	+?	+?	0	+/-	0	+?	0	+?	0	0	+
LPRHOU5: Density of Residential Development	+	++	0	+	+	++	++	0	++	0	++	0	++	0	0	+
LPRHOU6: Affordable Local Housing Need on Rural Exception Sites	++	++	+	+	+	0	++	0	-?	0	++	0	++	+?/-	+?	+
LPRHOU7: Specialist Residential Accommodation	++	+	0	+	0	0	+	0	0	0	0	0	0	0	0	+
LPRHOU8: Gypsy, Traveller and Travelling Showpeople Accommodation	++	+	0	+	0	0	0	0	0	0	0	0	0	+	0	+
LPRHOU9: Custom & Self-Build Housing	+	+	0	+?	0	0	++	0	0	0	++	0	++	0	0	+
LPRHOU10: Build to Rent Proposals	++	++	0	+?	+	++	++	0	0	0	++	0	++	0	0	0
LPRHOU11: Rebuilding, Extending and Subdivision of Dwellings in the Countryside	+	0	0	+	+	0	0	0	0	0	0	0	0	0	0	+

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRSP11: Economic Development	0	+	0	0	++	++	0	0	++/-	0	0	0	0	-?	+/-?	+/-?
LPRSP11(a): Safeguarding Existing Employment Sites and Premises	0	0	0	+	++	0	+	0	++	0	+	0	+	0	0	+
LPRSP11(b): Creating New Employment Opportunities	0	0	+	+	++	0	+	0	-?	0	+	0	+	-?	+/-?	+/-?
LPRSP11(c): Town, District and Local Centres	0	++	0	+	++	+	+	0	-?	0	+	0	+	-?	-?	-?
LPRCD1: Shops, Facilities and Services	0	++	++	+	++	++	++/-	0	0	0	++/-	0	++/-	0	0	0
LPRCD2: Primary Shopping Area	0	++	0	0	++	++	0	0	0	0	0	0	0	0	0	+
LPRCD4: Accommodation for Rural Workers	+	0	0	0	+	0	0	0	-?	0	0	0	0	-?	-?	-?
LPRCD5: Live-Work Units	0	+	0	+	+	0	+	0	-?	0	+	0	+	-?	+/-?	+/-?
LPRCD6: New Agricultural Buildings and Structures	0	0	0	+	+	0	0	0	-?	+	0	+	0	+/-?	+/-?	+/-?
LPRCD7: Expansion of Existing Businesses in Rural Areas	0	0	0	+	++	0	0	0	-?	0	0	0	0	-?	+/-?	+/-?
LPRCD8: Equestrian Development	0	0	0	0	+	0	0	0	-?	+	0	+	0	-?	+/-?	+/-?

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRTL1: Mooring Facilities and Boat Yards	+	0	0	0	0	0	0	0	-?	+	0	+	0	+/-?	+/-?	+/-?
LPRTL2: Holiday Lets, Caravan and Camp Sites	+/-	0	0	+	+	0	0	0	-?	0	0	0	0	-?	+/-?	+/-?
LPRSP12: Sustainable Transport	0	+	0	+	++	++	++	0	0	0	++	0	++	0	0	0
LPRTA1: Air Quality	0	0	0	+	0	0	0	0	0	0	++	0	0	0	0	0
LPRTA2: Assessing the Transport Impacts of Development	0	0	0	+	0	0	++	0	0	0	++	0	++	0	0	0
LPRTA3: Park and Ride Sites	0	+	0	0	0	0	+?	0	0	0	0	0	0	0	0	0
LPRTA4: Parking Policy	0	0	0	0	0	0	++/-	0	0	0	++/-	0	++/-	0	+?	+?
LPRSP13: Infrastructure Delivery	++	++	++	++	++	+?	++	-?	-?	+?	++	+	++	+/-?	-?	+/-?
LPRINF1: Publicly Accessible Open Space and Recreation	0	++	++	++	0	0	+++?	0	0	+	++	+	++	++	+	+
LPRINF2: Community Facilities	0	++	++	+?	0	0	0	0	0	0	0	0	0	0	0	0
LPRINF3: Renewable and Low Carbon Energy Schemes	0	0	0	+	+	0	0	0	+	0	0	0	++	+/-?	+/-?	+/-?

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Local Plan Review policies	SA1: Housing	SA2: Services & Facilities	SA3: Community	SA4: Health	SA5: Economy	SA6: Town Centre	SA7: Sustainable Travel	SA8: Minerals	SA9: Soils	SA10: Water	SA11: Air Quality	SA12: Flooding	SA13: Climate Change	SA14: Biodiversity	SA15: Historic Environment	SA16: Landscape
LPRINF4: Digital Communications and Connectivity	0	0	+	+	++	0	+	0	0	0	+	0	+	0	+/-?	+/-?
LPRSP14(a): Natural Environment	0	+?	+?	+	0	0	+	+	0	+	+?	+	0	++	+?	+
LPRSP14(b): The Historic Environment	0	0	0	0	+	+	0	0	+	0	0	0	0	0	++	+
LPRSP14(c): Climate Change	+	+?	+?	+	0	0	++	0	0	+	+	+	++	+	+?	+
LPRENV1: Development Affecting Heritage Assets	0	0	0	0	0	+	0	0	0	0	0	0	0	0	++	+
LPRENV2: Change of Use of Agricultural Land to Domestic Garden Land	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+/-?
LPRENV3: Caravan Storage in the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?
LPRSP15: Principles of Good Design	++	+	++	++	+	+	+	0	0	+	+	+	+	+	++	++
LPRQ&D1: Sustainable Design	+	0	0	0	0	0	0	0	0	+	0	0	++	+	+	+
LPRQ&D2: External Lighting	0	0	+	+	0	0	0	0	0	0	0	0	0	+	+	+
LPRQ&D3: Signage and Building Frontages	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

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LPRQ&D4: Design Principles in the Countryside	+	0	0	0	0	0	+	0	0	0	+	0	+	+	+	+
LPRQ&D5: Conversion of Rural Buildings	+	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+
LPRQ&D6: Technical Standards	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0
LPRQ&D7: Private Amenity Space Standards	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0

Table 13 Summary of likely total effects for the Regulation 19 Pre-submission Draft Local Plan

SA Objective	Cumulative effects of Regulation 19 Pre-submission Plan
SA1: Housing	++
SA2: Services & Facilities	++/-
SA3: Community	+
SA4: Health	++
SA5: Economy	++
SA6: Town Centre	++
SA7: Sustainable Travel	++/-
SA8: Minerals	-?
SA9: Soils	--
SA10: Water	-
SA11: Air Quality	-
SA12: Flooding	--/+
SA13: Climate Change	++/--
SA14: Biodiversity	++/-?
SA15: Historic Environment	--/+?
SA16: Landscape	--/+

1.19 The Plan sets out the spatial strategy for Maidstone Borough up to 2037. Enough housing is allocated to provide for 5,790 new dwellings in line with the requirement established by the Government's standard method for housing delivery for the Borough. Delivery of a range of housing types, including affordable homes and homes to meet the needs of older people and wheelchair users is supported through policies included in the plan. This approach will help to meet the needs of a wide range of local people. It also expected to help address housing affordability in the plan area in a positive manner. The Local Plan includes sites which, when considered alongside existing allocations in the adopted Local Plan and those sites with planning permission, mean that more than 10% of the expected total housing delivery will occur on sites of less than 1 ha. This accords with the NPPF requirement for housing delivery on smaller sites and will support fast build out rates in the plan area.

1.20 As part of the spatial strategy, two new garden settlements are to be delivered at Heathlands and Lidsing. Beyond this the Maidstone urban area will continue to be the focus for development in the borough. The rural service centres will be a secondary focus for development. These are Coxheath, Harrietsham, Headcorn, Lenham, Marden and Staplehurst. A more limited amount of development is to be delivered at the larger villages of East Farleigh, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding. The scale of development in the Borough is likely to result increased journeys being made regularly in the area, which will result in increased air pollution and greenhouse gas emissions. The occupation of new homes and businesses will also contribute to impacts relating to these issues. However, it is expected that the approach set out would make good use of the existing services and facilities, employment opportunities and sustainable transport links in the plan area meaning that new residents will have reduced need to travel longer distances by car on a regular basis. The new settlements to be delivered in the plan area are expected to achieve a degree of self-containment given that they are of a scale to incorporate employment land as well as new services and facilities. Furthermore, the Local Plan allocates employment and mixed use sites containing employment land at locations which are accessible to high number of existing and future residents. This includes employment opportunities at the new garden settlements, a prestigious new business park at Junction 8 of the M20 and regeneration of the brownfield Syngenta Works site near Yalding both of which will be accessible via rail links. Air quality assessment work carried out for the plan indicates that negative effects on human health from the development provided will not be significant.

1.21 The spatial strategy directs a significant amount of development to Maidstone town centre and wider urban area and the Rural Service Centres in the south of the borough, including Marden, Staplehurst, and Headcorn. These locations each contain areas of flood risk.

1.22 The delivery of new development in the plan area is likely to result in increased habitat disturbance, fragmentation and loss. In many instances the site specific allocation policies contain mitigation to help minimise the significance of any identified adverse effects. The HRA screening work undertaken for the Local Plan identified the potential for significant on European sites in relation to air pollution, recreation and water quantity and quality. However, adverse effects on the integrity of these European sites was ruled out through the appropriate assessment, provided that mitigation measures recommended by the HRA are required by the plan and successfully implemented.

1.23 The spatial strategy sets out that Maidstone town will remain the focus of development in the borough. Maidstone town includes numerous heritage designations including listed buildings, conservation areas, scheduled monuments and areas of archaeological potential and Mote Park registered Park and Garden. Although at a lesser density, designations are also found in the rural service centres and garden settlement sites. A number of the development sites allocated by the plan have been identified as having potential for negative effects on historic assets or their settings, prior to mitigation.

1.24 The spatial strategy focusses development primarily to existing settlements. Development within existing settlements can have a lower risk of adversely affecting the landscape, although this will depend on the scale and massing of development, and whether development is on the edge of settlements and on greenfield or previously developed land. A relatively high level of greenfield land will be required. The proposed garden settlements will result in the introduction of large urban developments at Lidsing and Heathlands. Lidsing would result in a road link which travels into the Kent Downs AONB and is mainly within an area of moderate landscape sensitivity. The Heathlands location lies within areas of both high and low landscape sensitivity. In addition, the majority of Rural Service Centres and Larger Villages are within close to or within Landscape of Local Value or the Kent Downs AONB.

As a result of spatial strategy, there is therefore the potential for development to significantly adversely affect the landscape. Many of the sites' potential significant negative effects are reduced to minor ones by provisions to reduce the potential for landscape impacts in the allocation policies.

1.25 In addition to mitigation provided within site-specific allocation policies, mitigation is also provided by a number of topic-based policies included in the plan. These include the requirement for development to achieve 20% on site Biodiversity Net Gain on new residential development and encouragement for a reduction of CO₂ emissions in new development. Specific policy support is included for low carbon energy and low carbon heat networks and the provision of renewable energy infrastructure at new developments. Policy protection is also included relating to air and water quality, flood risk, the historic environment and landscape character.

Monitoring

1.26 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. **Table 14** below sets out a number of suggested indicators for monitoring the potential significant sustainability effects of implementing the Maidstone Local Plan Review.

Table 14 Proposed monitoring indicators

SA Objectives	Proposed Monitoring Indicators
SA 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.	<ul style="list-style-type: none"> ■ Number of households on the Housing Register ■ Number of dwellings built compared to targets ■ Net additional Gypsy, Traveller and Travelling Showpeople pitches ■ Residential property prices and sales ■ Number of households registered on the 'Self-Build Register' ■ Net additional dwellings and proportion of these in towns, villages and countryside areas ■ 5 Year Housing Land Supply (expressed as a % and years) ■ Affordable dwelling completions expressed as a percentage of total dwelling completions on developments ■ Homelessness

SA Objectives	Proposed Monitoring Indicators
SA 2: To ensure ready access to essential services and facilities for all residents.	<ul style="list-style-type: none"> ■ Services available at each settlement that is a focus for growth ■ Number of schools that are at capacity/surplus ■ Pupils achieving grades A-C ■ S. 106 contributions accumulated per annum for improvements to public transport, leisure services, education, health and community services ■ Percentage of the borough's population having access to a natural greenspace within 300 metres of their home. ■ Open space provision vs quantity, quality and accessibility standards
SA 3: To strengthen community cohesion.	<ul style="list-style-type: none"> ■ Loss/gain of community facilities ■ Crime rates per 1,000 people
SA 4: To improve the population's health and wellbeing and reduce health inequalities.	<ul style="list-style-type: none"> ■ Percentage of residents that consider their health to be good ■ Difference in levels of deprivation between the most and least deprived areas ■ Performance against relevant indices of multiple deprivation indicators ■ Obesity rates in adults and children ■ Access to doctors surgeries and average wait times for appointments ■ Open space provision vs quantity, quality and accessibility standards ■ Life expectancy
SA 5: To facilitate a sustainable and growing economy.	<ul style="list-style-type: none"> ■ Unemployment rate ■ Number of visits to the borough ■ Total amount of additional floorspace by type ■ Amount of new employment land generated ■ Jobs per ha within different use classes ■ Shop occupancy and vacancy rates in service centres ■ Employment status by resident and job type ■ Number of people claiming Jobseeker's Allowance ■ Proportion of businesses in rural locations
SA 6: To support vibrant and viable Maidstone town centre.	<ul style="list-style-type: none"> ■ Total number of shops within town centre ■ Total number of vacant shops within town centres ■ Levels of crime in town centres

SA Objectives	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ Net additional square metres of retail floorspace ■ Net dwelling completions per annum within town centres ■ Implemented and outstanding planning permissions for retail, office and commercial use ■ Pedestrian footfall count
<p>SA 7: To reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce road traffic congestion.</p>	<ul style="list-style-type: none"> ■ Percentage of relevant applications where a Travel Plan is secured ■ Percentage of trips to work, school, leisure using public transport, walking and cycling ■ Peak traffic flow ■ Travel times ■ Investment in road infrastructure ■ Car ownership ■ Public transport punctuality and efficiency
<p>SA 8: To conserve the borough's mineral resources.</p>	<ul style="list-style-type: none"> ■ Number of planning applications approved within a Minerals Consultation Area
<p>SA 9: To conserve the borough's soils and make efficient and effective use of land.</p>	<ul style="list-style-type: none"> ■ Percentage of development on previously developed land ■ Net loss of agricultural land ■ Number of new allotment pitches provided through development contributions
<p>SA 10: To maintain and improve the quality of the borough's waters and achieve sustainable water resources management.</p>	<ul style="list-style-type: none"> ■ Water availability/consumption ratios ■ Ecological/chemical status of water bodies ■ Water use per household ■ Water pollution incidents recorded by the Environment Agency
<p>SA 11: To reduce air pollution ensuring lasting improvements in air quality.</p>	<ul style="list-style-type: none"> ■ Percentage of trips to work, school, leisure using public transport, walking and cycling ■ Air pollution data ■ Car ownership
<p>SA 12: To avoid and mitigate flood risk.</p>	<ul style="list-style-type: none"> ■ New development in the floodplain. ■ Development permitted contrary to advice by the Environment Agency on flood risk ■ Amount of housing and employment land delivered within Flood Zones 2 and 3
<p>SA 13: To minimise the borough's contribution to climate change.</p>	<ul style="list-style-type: none"> ■ CO₂ emissions per capita

SA Objectives	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ New installed renewable energy capacity ■ Total energy consumption
<p>SA 14: To conserve, connect and enhance the borough's wildlife, habitats and species.</p>	<ul style="list-style-type: none"> ■ Net loss/gain of designated wildlife habitats ■ Number and hectares of SSSIs ■ % of District's SSSI in a favourable or unfavourable condition ■ Number and Ha of Local Nature Reserves, Local Wildlife Sites, Ancient Woodland and Priority Habitats ■ Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance ■ Percentage of major developments generating overall biodiversity enhancement ■ Hectares of biodiversity habitat delivered through strategic site allocations
<p>SA 15: To conserve and/or enhance the borough's historic environment.</p>	<ul style="list-style-type: none"> ■ Number of entries on the Heritage at Risk Register ■ Number of entries removed from the Heritage at Risk Register ■ Number of planning applications approved contrary to Historic England and/or Conservation Officer advice ■ Number of designated and non-designated heritage assets ■ Number of planning applications approved in Archaeological Priority Areas
<p>SA 16: To conserve and enhance the character and distinctiveness of the borough's settlements and landscape.</p>	<ul style="list-style-type: none"> ■ Landscape character appraisals and impacts ■ % of development built on brownfields sites/previously developed land ■ Green Infrastructure secured through development ■ Number of landscape enhancement schemes secured ■ Amount of new development in AONB with commentary on likely impact

Next steps

1.27 The full SA Report and this Non-Technical Summary will be available for consultation alongside the Regulation 19 Pre-Submission Local Plan between 29 October to 12 December 2021.

1.28 Following this consultation, the Pre-Submission Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed changes to the Pre-Submission Draft Local Plan that may arise out of the examination process will be subject to SA and consulted upon as necessary.