

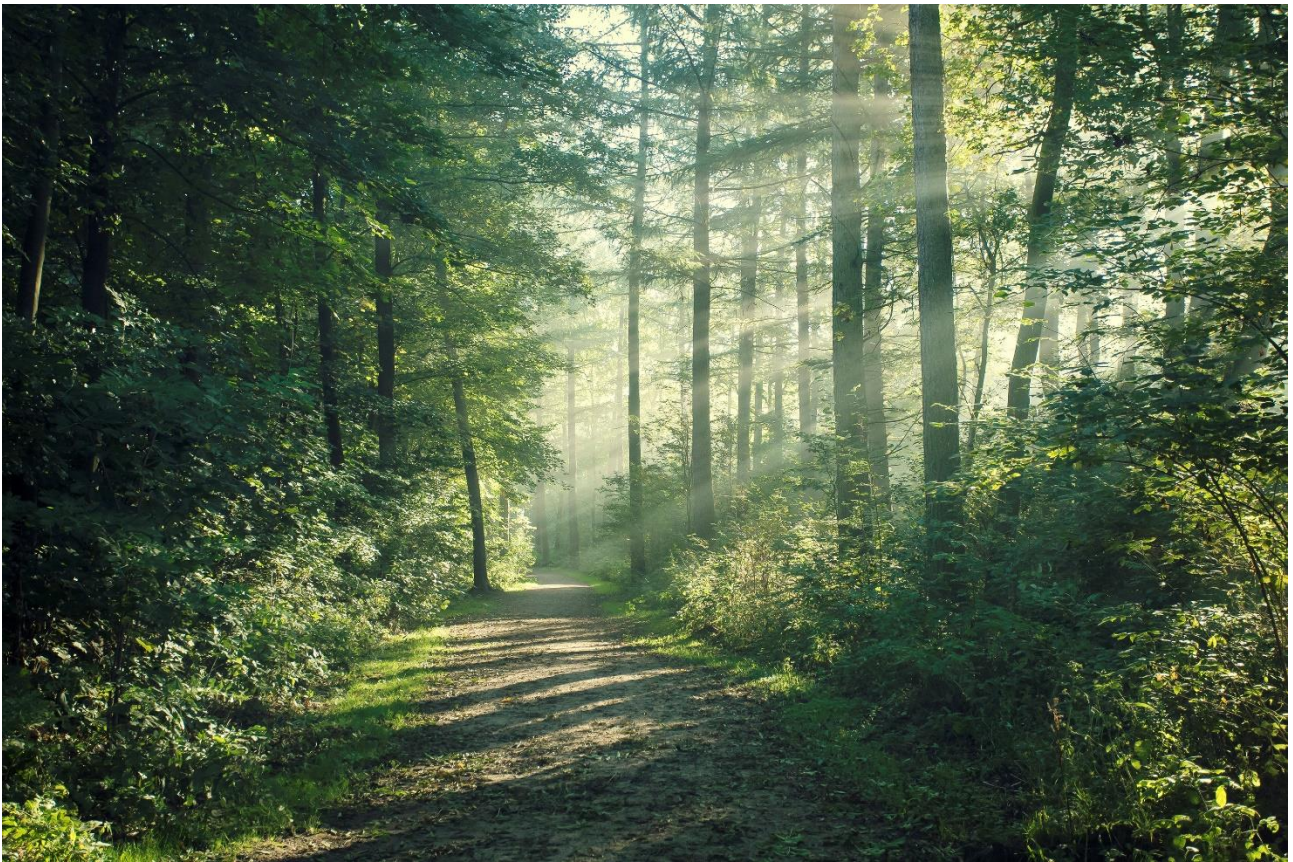
**Maidstone Borough Council**

# Interim Sustainability Appraisal of Maidstone Design and Sustainability Development Plan Document

Regulation 18b Consultation

Version 1

| 24 March 2023



This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 288700-00

**Ove Arup & Partners Limited**  
8 Fitzroy Street  
London  
W1T 4BJ  
United Kingdom  
[arup.com](https://www.arup.com)

# Document Verification

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# 1. Introduction

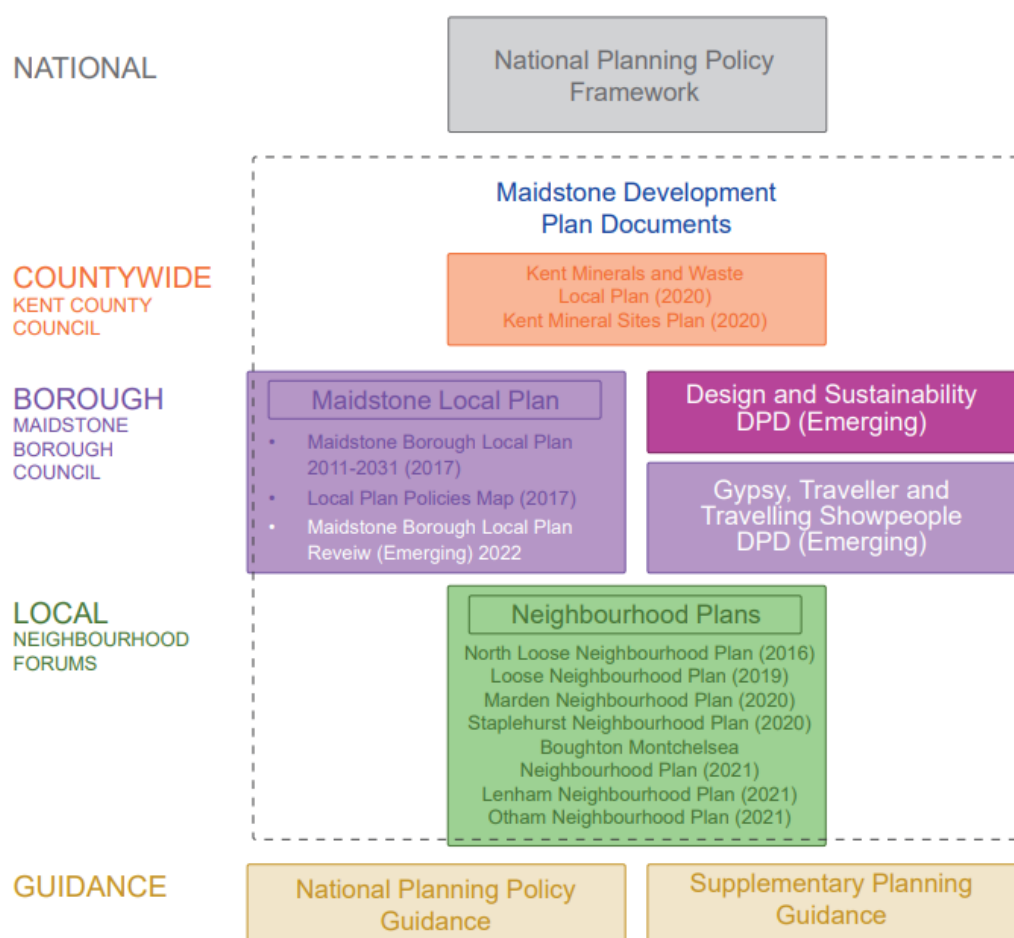
## 1.1 The Design and Sustainability Development Plan document

Arup has been commissioned by Maidstone Borough Council (MBC) to produce the Design and Sustainability Development Plan Document (D&S DPD). The Design and Sustainability DPD will sit alongside the new Local Plan Review (LPR) (once adopted), together forming Maidstone's Development Plan. This relationship and how it fits within the broader planning context is illustrated in Figure 1 below.

The Development Plan sets a vision and framework for development in the area, guiding growth to ensure its valuable contribution to MBC's strategic priorities and objectives, as set out in both the Maidstone Strategic Plan (2021 refresh) and Local Plan Review.

The purpose of the Design and Sustainability DPD is to set a new benchmark for the quality and sustainability of development in the borough. The Design and Sustainability DPD will be an essential policy tool for MBC, helping to ensure that new development contributes to tackling the Biodiversity and Climate Emergency. The DPD will do so by equipping residents, developers and other stakeholders with a clear and consistent understanding of the development standards necessary to meet policy requirements in Maidstone, placing sustainability and quality design at the heart of all forthcoming development proposals.

**Figure 1 Maidstone's Planning Policy Framework (Maidstone Design & Sustainability Plan Scoping, Themes and Issues Paper, 2022)**



## 1.2 Sustainability Appraisal

An important regulatory requirement in preparing a DPD is to subject emerging draft proposals and policies to **Sustainability Appraisal (SA)** and **Strategic Environmental Assessment (SEA)**. SA and SEA are required under two separate pieces of legislation, with the former (SA) encompassing the requirements of the latter (SEA). It is therefore possible to satisfy both requirements using a single appraisal process. This is the



approach adopted by MBC and so, from here on, the term ‘SA’ should be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

Essentially, SA provides an objective means of assessing the likely sustainability (environmental, economic and social) effects of implementing any given proposal. The SA process seeks to ensure that relevant planning documents are subject to appraisal before they are adopted in order that their sustainability outcomes are adequately considered and, wherever possible, improved prior to adoption.

SA is an ongoing, iterative process of assessment that should inform the development of the plan throughout its lifecycle, and it involves the publication of formal SA reports at key stages in the preparation of the DPD. MBC appreciates the value of a meaningful SA process – it will play an essential role in identifying opportunities to improve the borough’s natural and built environments, as well as the quality of life for all residents.

### **1.3 SA Legislative Context**

Sustainability Appraisal and Strategic Environmental Assessment are a legal requirement when preparing DPDs. Section 19 of the Planning and Compulsory Purchase Act (‘the Act’) 2004 requires local planning authorities to carry out a sustainability appraisal of their emerging plans. This is a systematic process that aims to promote sustainable development by assessing the extent to which emerging policies and proposals, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The appraisal process is a critical means of identifying and mitigating any potential adverse effects that the DPD might have.

The Act also stipulates that the sustainability appraisal must comply with the requirements of the European SEA Directive (2001/42/EC), which was transposed directly into UK law through the SEA Regulations (2004). SEA is a process for evaluating the environmental consequences of plans and programmes to ensure that environmental issues are integrated and assessed at the earliest opportunity in the decision-making process. Article 1 of the SEA Directive states that the aim is to: ‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’.

As explained above, this SA uses an approach that addresses the requirements of the SEA and SA simultaneously, by considering environmental issues whilst also addressing the spectrum of socio-economic concerns. SA and SEA are similar processes that involve a comparable series of stages. Where the difference lies is in their specific focus areas: SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

### **1.4 SA Scoping Report**

The methodology of this SA follows that set out in the previous D&S DPD SA Scoping Report (Arup, 2022).

The SA Scoping Report was the first stage in the SA process. It set out, for initial consultation with statutory consultees (Historic England, Natural England and the Environment Agency) and other key stakeholders, the following:

- The broader development context for the DPD and associated SA through summarising the relevant policy and legislative landscape;
- Maidstone’s baseline sustainability conditions in order to help identify the DPD’s likely significant effects;
- The particular issues which the DPD will seek to address and therefore particular focus areas of the SA; and
- The draft SA Framework

### **1.5 Structure of this Report**

The remainder of this Report is structured as follows:

- Chapter 2 sets out the Methodology adopted by the SA
- Chapter 3 sets out the SA findings for each of the policies in the draft D&S DPD
- Chapter 4 sets out the Next Steps following the SA

## 2. Methodology

### 2.1 SA Framework

This section sets out the assessment framework for the SA. The development of a set of SA objectives (known as the SA framework) is a recognised way in which the likely sustainability effects of a plan can be described, analysed and compared. The SA framework comprises sustainability objectives and appraisal questions (reflecting the key sustainability issues identified through the baseline review) against which proposals in the emerging D&S DPD can be assessed.

This exercise should inform the decision-making process for the Design and Sustainability Plan throughout its development by facilitating the evaluation of proposed policies and reasonable alternatives.

The full SA Framework is presented in Table 1, with the accompanying scoring guide presented in Table 2. Table 3 contains a list of D&S DPD policies assessed in this SA, while the full policies are detailed in the D&S DPD.

### 2.2 Use of the SA Framework

The SA will be undertaken using professional judgement, using the guiding questions set out in the framework and supported by available environmental and technical information, including the evidence base prepared for the Local Plan Review and the Design and Sustainability Plan.

In undertaking the appraisal, the following will be considered:

- The direct of likely impact (whether impacts are positive or negative)
- The significance of impacts (whether impacts would be of minor or major significance)
- The duration of impacts (whether impacts are likely to be short, medium or long term, temporary or permanent)
- The potential for secondary, cumulative or synergistic impacts.

The findings of the SA will be presented as a colour coded symbol showing a score for the option against each of the SA objectives (as illustrated in Table 2) along with a concise justification for the score given, where appropriate. The dividing line between scores is often quite small: where significant effects are distinguished from more minor effects this is because, using the appraisal questions and applying professional judgement, the effect of the option on the SA objective will be of such magnitude that it will have a noticeable and measurable effect compared with other factors that may influence the achievement of that objective.

All objectives within the framework will carry an equal weighting, though not all objectives and appraisal questions will be applicable to every option. Where the SA assessment identifies likely significant negative effects, mitigation measures will be identified that could be implemented to avoid or reduce this effect.

**Table 1 Sustainability Appraisal Framework**

SA Themes	Design & Sustainability DPD Themes	SA Objective	Appraisal Questions – does the Design & Sustainability Plan...
Population, Health and Wellbeing  Climate Change Adaptation and Mitigation	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	SA 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.	Provide clear standards in relation to the sustainable design and construction of residential dwellings, including in relation to:  - energy efficiency  - thermal comfort  - choice of materials?
Population, Health and Wellbeing  Transport Connections and Travel Habits	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	SA 2: To ensure ready access to essential services and facilities for all residents.	Provide clear guidance on the location and accessibility of services and facilities that will:  - reduce the need to travel  - encourage the use of sustainable modes of transport  - encourage vibrant and inclusive places that meet people's daily needs.
Population, Health and Wellbeing	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	SA 3: To strengthen community cohesion.	Facilitate the integration of new neighbourhoods with existing neighbourhoods?  Promote developments that benefit and are used by existing and new residents in the borough, particularly for the borough's most deprived areas?  Help to support high levels of pedestrian activity / outdoor interaction where people mix?
Population, Health and Wellbeing	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	SA 4: To improve the population's health and wellbeing and reduce health inequalities.	Promote health and wellbeing by maintaining, connecting and creating multifunctional open spaces, green infrastructure, and recreation and sports facilities?  Protect health and wellbeing by preventing, avoiding and mitigating adverse health effects associated with air and noise pollution?



			<p>Promote healthy lifestyles by encouraging and facilitating walking and cycling (active modes of transport)?</p> <p>Safeguard human health and well-being by promoting climate change resilience through sustainable siting, design, landscaping and infrastructure?</p> <p>Promote good mental health and wellbeing by supporting a range of health determinants such as good quality housing, social connectivity and high quality environments?</p> <p>Allow for adaptation and reaction to potential future health issues and major stressor events, including episodes of extreme weather associated with climate change?</p>
<p>Economy</p> <p>Population, Health and Wellbeing</p> <p>Climate Change Adaptation and Mitigation</p>	<p><b>Placemaking</b></p> <p>Streets and Buildings</p> <p>Open Space and Nature</p> <p>Movement</p> <p>Sustainable Buildings</p> <p>Design Quality</p>	SA 5: To facilitate a sustainable and growing economy.	<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>Improve access to employment opportunities and minimise barriers (e.g., financial, training and qualifications, childcare)?</p> <p>Develop sustainable and resilient economic centres?</p> <p>Support small, start-up, local and green businesses?</p>
<p>Population, Health and Wellbeing</p> <p>Economy</p>	<p><b>Placemaking</b></p> <p>Streets and Buildings</p> <p>Open Space and Nature</p> <p><b>Movement</b></p> <p>Sustainable Buildings</p> <p>Design Quality</p>	SA 6: To support vibrant and viable Maidstone town centre.	<p>Maintain and enhance the economic vitality and vibrancy of Maidstone town centre through:</p> <p>Facilitating diverse and flexible town centre uses</p> <p>Ensuring high quality public realm design that is attractive to and safe for pedestrians and cyclists</p> <p>Encouraging a mixture of residential, commercial, retail, leisure and community uses?</p>

Transport Connections and Travel Habits	Placemaking	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 in 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 shift away from private vehicles?</p> <p>Increase safe opportunities for active forms of transport, particularly walking and cycling, while accounting for resident diversity?</p>
Air, Land and Water Quality	Streets and Buildings		
Climate Change Adaptation and Mitigation	Open Space and Nature		
	Movement		
	Sustainable Buildings	SA 8: To conserve the Borough's mineral resources.	<p>Encourage efficient use of mineral resources through promoting circular economy principles?</p> <p>Encourage the re-use and/or recycling of waste construction materials?</p>
	Design Quality		
Landscape	Placemaking		
	Streets and Buildings		
	Open Space and Nature	SA 9: To conserve the Borough's soils and make efficient and effective use of land.	<p>Encourage integrated, compact communities?</p> <p>Use land efficiently through the development of existing brownfield sites and / or the reuse of existing buildings?</p>
	Movement		
	Sustainable Buildings		
	Design Quality		
Air, Land and Water Quality	Placemaking	SA 10: To maintain and improve the quality of the Borough's waters and achieve sustainable water resources management.	<p>Promote the use of SuDS and other flood-resilient design measures?</p> <p>Support the efficient use of water, including the recycling of water, to minimise consumption in new development?</p>
Landscape	Streets and Buildings		
Population, Health and Wellbeing	Open Space and Nature		
	Movement		
	Sustainable Buildings	SA 10: To maintain and improve the quality of the Borough's waters and achieve sustainable water resources management.	
	Design Quality		

Landscape			<p>Improve water quality within Maidstone's rivers and waterways?</p> <p>Avoid water pollution due to contaminated runoff from development?</p>
<p>Air, Land and Water Quality</p> <p>Population, Health and Wellbeing</p>	<div> <div>Placemaking</div> <div>Streets and Buildings</div> <div>Open Space and Nature</div> <div>Movement</div> <div>Sustainable Buildings</div> <div>Design Quality</div> </div>	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 and other modes of transport?</p> <p>Actively encourage measures to improve air quality?</p>
<p>Air, Land and Water Quality</p> <p>Population, Health and Wellbeing</p> <p>Climate Change Adaptation and Mitigation</p>	<div> <div>Placemaking</div> <div>Streets and Buildings</div> <div>Open Space and Nature</div> <div>Movement</div> <div>Sustainable Buildings</div> <div>Design Quality</div> </div>	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 and flood resilient design?</p>
Climate Change Adaptation and Mitigation	<div> <div>Placemaking</div> <div>Streets and Buildings</div> <div>Open Space and Nature</div> <div>Movement</div> <div>Sustainable Buildings</div> <div>Design Quality</div> </div>	SA 13: To minimise the Borough's contribution to climate change.	<p><u>Mitigation</u></p> <p>Help MBC in meeting its local and the national net zero target?</p> <p>Reduce the built environment's contribution to carbon dioxide emissions?</p> <p>Promote design that maximises energy efficiency in buildings?</p> <p>Encourage the provision of renewable energy infrastructure?</p>

			<p>Encourage the proliferation of low carbon heat technologies?</p> <p>Minimise greenhouse gas emissions from transport by facilitating a shift to more sustainable modes of transport?</p> <p><u>Adaptation</u></p> <p>Promote design which can withstand the impacts of future climate change events (such as overheating or flooding)?</p> <p>Reduce the impacts of climate change and extreme weather events on vulnerable groups, e.g., older generations?</p>
Biodiversity	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	SA 14: To conserve, connect and enhance the Borough's wildlife, habitats and species.	<p>Conserve designated and undesignated ecological assets, taking into account the impacts of climate change?</p> <p>Help to conserve, connect and enhance ecological networks, taking into account the impacts of climate change?</p> <p>Protect and enhance green and blue infrastructure?</p> <p>Improve and increase opportunities for people to access green and natural spaces?</p> <p>Provide for biodiversity net gains for all new development?</p> <p>Enhance the biodiversity potential of parks and open spaces?</p>
Historic Environment Population, Health and Wellbeing	Placemaking Streets and Buildings Open Space and Nature Movement Sustainable Buildings Design Quality	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>

			Promote access to, as well as enjoyment and understanding of, the local historic environment for the borough's residents and visitors?
Historic Environment Landscape	Placemaking	SA 16: To conserve and enhance the character and distinctiveness of the Borough's settlements and landscape.	Protect the borough's sensitive and special landscapes, including the Kent Downs AONB?  Safeguard and reinforce the character and distinctiveness of the borough's settlements?
	Streets and Buildings		
	Open Space and Nature		
	Movement		
	Sustainable Buildings		
	Design Quality		

**Table 2 Sustainability Appraisal scoring guide**

Score	Explanation
++	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	Neutral effect likely
?	Likely effect uncertain

**Table 3 List of D&S DPD policies assessed**

<b>Policy Category</b>	<b>Policy</b>
Placemaking	PM1: Placemaking
	PM2: Maidstone Town Centre
Streets and Buildings	S1: Built Form
	S2: Tall Buildings
	S3: Optimising Density
	S4: Mixed Uses and Local Centres
	S5: High Quality Public realm and Streetscene
	S6: Off-street Parking
	S7: On-street Parking
	S8: Settlement Edges
	S9: Servicing Layout and Access
	S10: Integrating Refuse and Recycling Storage
Open Space and Nature	ON1: Landscape and the Setting of Places
	ON2: Open Spaces
	ON3: Biodiversity, Geodiversity and Nature Recovery
	ON4: Biodiversity Net Gain
	ON5: Sustainable Drainage Systems
	ON6: Green Infrastructure
	ON7: Protection of Dark Skies
	ON8: Building on Sloping Sites
	ON9: Providing External Amenity Space for All Homes
Movement	MO1: Layout and Movement
	MO2: Design for All
	MO3: Plan for cyclists
Sustainable Building	SB1: Sustainable Design and Construction
	SB2: Minimising greenhouse Gas emissions in New Development
	SB3: Passive Design of Buildings
Design Quality	DQ1: Design led approach
	DQ2: Masterplanning
	DQ3: Form Based Design Codes
	DQ4: Maintaining Design Quality
	DQ5: Materials and Detailing
	DQ6: Modern Methods of Construction
	DQ7: Houses in Multiple Occupation
	DQ8: Mixed Communities



## 3. Sustainability Appraisal Findings

This section presents the Sustainability Appraisal findings for the policies contained in the D&S DPD. They are presented in order by category, with a concise justification for the score given, where appropriate.

### 3.1 SA findings for Placemaking

Table 4 SA findings for Placemaking policies

SA Objective	PM1: Placemaking	PM2: Maidstone Town Centre
SA1: Housing	0	0
SA2: Services & Facilities	+	+
SA3: Community	+	0
SA4: Health	+	+
SA5: Economy	0	+
SA6: Town Centre	+	++
SA7: Sustainable Travel	++	+
SA8: Minerals	0	0
SA9: Soils	0	0
SA10: Water	0	0
SA11: Air Quality	0	0
SA12: Flooding	0	0
SA13: Climate Change	0	0
SA14: Biodiversity	0	0
SA15: Historic Environment	+	++
SA16: Landscape	++	0

#### 3.1.1 PM1: Placemaking

##### *SA objective(s) with likely significant positive effect*

- SA7 Sustainable Travel: Significant positive effect is likely as the policy sets out an explicit requirement for future development proposals to demonstrate adherence to the 20-minute neighbourhood concept, which supports active travel and mobility options to offer an attractive alternative to the private car.
- SA16 Landscape: Significant positive effect is likely as the policy sets out clear design requirements and expectations from future development proposals regarding understanding Maidstone's context, character and identity, which is in line with the SA objective.

##### *SA objective(s) with likely minor positive effect*

- SA2 Services & Facilities: Minor positive effect is likely as the policy sets out a requirement for future development proposals to demonstrate regard made to the 20-minute neighbourhood concept, which enhances accessibility of various services and opportunities for residents and visitors within a reasonable time and distance.
- SA3 Community: Minor positive effect is likely as the policy sets out design expectations for future development proposals to reflect Maidstone's distinctive character and to promote vibrant communities. There is also a requirement for proposals to undergo transparent and meaningful public engagement to establish broad-based support from all stakeholders. This is in line with the SA objective to strengthen community cohesion.

- SA4 Health: Minor positive effect is likely as the policy sets out design expectations for future development proposals to promote healthy communities and includes considerations made for children, older people and those of limited mobility.
- SA6 Town Centre: Minor positive effect is likely as the design and placemaking requirements and expectations for future development proposals set out in the Policy will benefit the overall placemaking of Maidstone Town Centre, which is in line with the SA objective.
- SA15 Historic Environment: Minor positive effect is likely as the policy sets out design expectations for future development proposals to retain and preserve existing heritage and special architectural and historic interest of listed buildings.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA8 Minerals, SA9 Soils, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity.

### **3.1.2 PM2: Maidstone Town Centre**

#### *SA objective(s) with likely significant positive effect*

- SA6 Town Centre: Significant positive effect is likely as the policy's main focus is on Maidstone Town Centre, and it sets out design expectations which will contribute positively to its placemaking and character-building as Kent's county town.
- SA15 Historic Environment: Significant positive effect is likely as the policy sets out a requirement for future development proposals to have regard to the wider historical environment of Maidstone Town Centre, and encourages a creative approach to heritage preservation and enhancement.

#### *SA objective(s) with likely minor positive effect*

- SA2 Services & Facilities: Minor positive effect is likely as the policy sets out an overall expectation for future development proposals to achieve a mix of uses (including residential, retail, employment etc.), which will improve access to services and facilities for a range of users through co-location of amenities.
- SA4 Health: Minor positive effect is likely as the policy sets out an overall expectation for future development proposals to promote active travel trips.
- SA5 Economy: Minor positive effect is likely as the policy sets out an overall expectation for future development proposals to support a vibrant high street and contribute to Maidstone Town Centre's role as a strategic business, shopping and service centre.
- SA7 Sustainable Travel: Minor positive effect is likely as the policy sets out an overall expectation for future development proposals to incorporate appropriate levels of cycle parking, which is integral in encourage people to make more trip using active and sustainable modes.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA3 Community, SA8 Minerals, SA9 Soils, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA16 Landscape.

## 3.2 SA findings for Streets and Buildings

Table 5 SA findings for Streets and Buildings

SA Objective	S1: Built Form	S2: Tall Buildings	S3: Optimising Density	S4: Mixed Uses and Local Centres	S5: High Quality Public Realm and Streetscene	S6: Off-street Parking	S7: On-street Parking	S8: Settlement Edges	S9: Servicing Layout and Access	S10: Integrating Refuse and Recycling Storage
SA1: Housing	0	0	0	0	0	0	0	0	0	0
SA2: Services & Facilities	0	0	0	++	0	+	0	0	++	++
SA3: Community	+	0	+	+	+	0	0	0	0	0
SA4: Health	0	0	0	0	0	0	0	0	0	0
SA5: Economy	0	0	+	0	0	0	0	0	0	0
SA6: Town Centre	0	+	+	0	0	0	0	0	0	0
SA7: Sustainable Travel	+	0	+	+	0	+	0	0	0	0
SA8: Minerals	0	0	0	0	0	0	0	0	0	0
SA9: Soils	+	++	++	0	0	0	0	0	0	0
SA10: Water	0	0	0	0	0	-	0	0	0	0
SA11: Air Quality	0	0	0	0	0	0	0	0	0	0
SA12: Flooding	0	0	0	0	0	0	0	0	0	0
SA13: Climate Change	0	0	0	0	0	0	0	0	0	0
SA14: Biodiversity	0	0	0	0	0	0	0	0	0	0
SA15: Historic Environment	+	+	+	0	+	0	0	0	0	0

SA16: Landscape	++	+	++	+	++	+	+	++	0	0
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### 3.2.1 S1: Built Form

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out clear design requirements for future development proposals uphold to positively influence the landscape quality and character of places within Maidstone. These include detailed design expectations on scale and massing, blocks and plots, street layouts, enclosure and relationship between buildings and streets.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the policy supports developments which create 'memorable features' contributing to a sense of place, promoting inclusion and community cohesion.
- SA7 Sustainable Travel: Minor positive effect is likely as the policy supports proposals with well-established connections to the public transport network, as well as block layout proportions which would encourage active travel, pedestrian permeability and legibility.
- SA9 Soils: Minor positive effect is likely as the policy supports compact forms of development, which is in line with the SA objective of making the most efficient and effective use of land.
- SA15 Historic Environment: Minor positive effect is likely as the policy sets out design recommendations for future development proposals to consider historic building patterns and where possible, look to repair past insensitive changes to the built pattern of an area.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity.

### 3.2.2 S2: Tall Buildings

#### *SA objective(s) with likely significant positive effect*

- SA9 Soils: Significant positive effect is likely as the policy supports compact forms of development, which is in line with the SA objective of making the most efficient and effective use of land.
- SA16 Landscape: Significant positive effect is likely as the policy provides a clear definition of tall buildings in the contexts of Maidstone town centre (i.e., above six storeys) and outside of the Maidstone Urban Area (i.e., buildings that rise more than six metres above the prevailing height of its context). The Policy sets out design requirements for future development proposals to be of high design quality.

#### *SA objective(s) with likely minor positive effect*

- SA6 Town Centre: Minor positive effect is likely as the policy provides clarity as to the definition of tall buildings in the Maidstone town centre context (i.e., above six storeys). This will allow future development proposals, especially those proposing tall buildings, to be of high design quality without creating adverse impacts.
- SA15 Historic Environment: Minor positive effect is likely as the policy requires future proposals with tall buildings to conduct a detailed views analysis to ensure the development would not harm the setting of heritage assets.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA7 Sustainable Travel, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity.

### 3.2.3 S3: Optimising Density

#### *SA objective(s) with likely significant positive effect*

- SA9 Soils: Significant positive effect is likely as the policy supports compact forms of development, which is in line with the SA objective of making the most efficient and effective use of land.
- SA16 Landscape: Significant positive effect is likely as the policy sets out design requirements for future development proposals with regard to density. This would allow development density to be optimised whilst enhancing the overall character and landscape design quality of places and ensuring the increase in density would not result in adverse landscape impacts.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the policy supports higher density or compact schemes that would create a stronger sense of street enclosure, which would facilitate and enhance community cohesion for local residents.
- SA5 Economy: Minor positive effect is likely as the policy identifies opportunities to promote a greater concentration of development in employment sites, which would support and contribute to Maidstone's long-term economic growth.
- SA6 Town Centre: Minor positive effect is likely as the policy identifies opportunities to promote a greater concentration of development in the Maidstone town centre area, which would contribute to the long-term growth of the town centre as Kent's county town.
- SA7 Sustainable Travel: Minor positive effect is likely as the policy support higher density schemes that support green and active travel options.
- SA15 Historic Environment: Minor positive effect is likely as the policy states that the setting of heritage assets should not be harmed or adversely impacted by any increase in development density.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity.

### 3.2.4 S4: Mixed Uses and Local Centres

#### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out provision and location requirements and guidelines for mixed-use centres, neighbourhood hubs and community facilities in large proposals, which ensures adequate access for all residents to these facilities.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the policy supports the provision of well-designed and high quality public spaces which encourages outdoor social mixing, sense of place and enhances sense of community cohesion.
- SA7 Sustainable Travel: Minor positive effect is likely as the policy supports mixed-use centres and various other facilities to be situated within a walkable and cyclable distance from the surrounding residential development, which encourages residents to choose active modes and sustainable means of travel.
- SA16 Landscape: Minor positive effect is likely as the policy sets out overall design recommendations for mixed uses and local centres, which will enhance the overall character and landscape design quality of large emerging development schemes.



#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### **3.2.5 S5: High Quality Public Realm and Streetscene**

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out design requirements and expectations for future development proposals to feature high quality public realm, which would contribute to better placemaking and overall landscape quality of places.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as well-design and high quality public realm which all members of the community can enjoy and benefit from as set out in the Policy would contribute to a sense of place and foster community cohesion, which is in line with the SA objective.
- SA15 Historic Environment: Minor positive effect is likely as the policy supports the use of materials such as natural stones or bricks in historic locations.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity.

### **3.2.6 S6: Off-street Parking**

#### *SA objective(s) with likely minor positive effect*

- SA2 Services & Facilities: Minor positive effect is likely as the policy sets out provision requirements of electric vehicle (EV) charging points in off-street parking facilities.
- SA7 Sustainable Travel: Minor positive effect is likely as the policy supports the provision of EV charging facilities, which would incentivise EV usage.
- SA16 Landscape: Minor positive effect is likely as the policy sets out design guidelines for off-street parking facilities such that they do not contribute to a hard-edged/parking-dominated environment and cause adverse impacts to the public realm.

#### *SA objective(s) with minor negative effect*

- SA10 Water: Although the policy requires surfacing to be permeable, the additional hardstanding required for off-street parking would likely result in higher water runoff rates than soft landscaping, resulting in likely minor negative effect.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.2.7 S7: On-street Parking

#### *SA objective(s) with likely minor positive effect*

- SA16 Landscape: Minor positive effect is likely as the policy sets out design guidelines for on-street parking facilities such that they are well-landscaped and would not cause obstructions or adverse impacts to the public realm.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.2.8 S8: Settlement Edges

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out design requirements and recommendations for future development proposals which are on the edges of existing built-up areas and villages to have an acceptable transition with the remaining countryside, which would enhance the overall landscape design quality of places.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.2.9 S9: Servicing Layout and Access

#### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out design requirement and recommendations for future development proposals to facilitate services vehicles and refuse collections. This would ensure that essential services could serve all properties adequately.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA3 Community, SA4 Health, SA6 Town Centre, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.2.10 S10: Integrating Refuse and Recycling Storage

#### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out clear requirements for refuse and recycling storage facilities to be included in both residential and commercial developments.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.3 SA findings for Open Space and Nature

Table 6 SA findings for Open Space and Nature

SA Objective	ON1: Landscape and the Setting of Places	ON2: Open Spaces	ON3: Biodiversity, Geodiversity and Nature Recovery	ON4: Biodiversity Net Gain	ON5: Sustainable Drainage Systems	ON6: Green Infrastructure	ON7: Protection of Dark Skies	ON8: Building on Sloping Sites	ON9: Providing External Amenity Space for All Homes
SA1: Housing	0	0	0	0	0	0	0	0	++
SA2: Services & Facilities	0	0	0	0	0	0	0	0	+
SA3: Community	+	++	0	0	0	0	0	0	+
SA4: Health	0	+	0	0	0	+	0	0	+
SA5: Economy	0	0	0	0	0	0	-	0	0
SA6: Town Centre	0	0	0	0	0	0	-	0	0
SA7: Sustainable Travel	0	0	0	0	0	0	0	0	0
SA8: Minerals	0	0	0	0	0	0	0	0	0
SA9: Soils	0	0	++	+	0	0	0	0	+
SA10: Water	0	0	0	0	++	0	0	0	0
SA11: Air Quality	0	0	0	0	0	0	0	0	0
SA12: Flooding	0	0	0	0	++	0	0	0	0
SA13: Climate Change	0	0	+	+	0	++	0	0	0
SA14: Biodiversity	+	0	++	++	+	+	++	0	0
SA15: Historic Environment	0	0	0	0	0	0	0	0	0
SA16: Landscape	++	+	0	0	0	+	0	+	0

### 3.3.1 ON1: Landscape and the Setting of Places

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out overarching landscape design principles and recommendations, which would enable future development proposals to sit appropriately within the wider landscape context and enhance the overall character and landscape design quality of places.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the policy supports high quality landscape designs of spaces which would allow and enhance public use and enjoyment. This would contribute to the building of community cohesion in line with the SA objective.
- SA14 Biodiversity: Minor positive effect is likely as the policy supports high quality landscape designs which would support biodiversity net gain.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change.

### 3.3.2 ON2: Open Spaces

#### *SA objective(s) with likely significant positive effect*

- SA3 Community: Significant positive effect is likely as the provision of open spaces would encourage outdoor interactions of residents and support and facilitate the formation and integration of neighbourhood communities, which would enhance community cohesion.

#### *SA objective(s) with likely minor positive effect*

- SA4 Health: Minor positive effect is likely as the provision of open spaces would enable and encourage residents to take part in outdoor exercise and activities, which would contribute to enhancing physical and mental health and well-being.
- SA16 Landscape: Minor positive effect is likely as the policy sets out general design principles and expectations for open spaces which are well-designed and are able to enhance overall character and design quality of places in future development proposals.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.3.3 ON3: Biodiversity, Geodiversity and Nature Recovery

#### *SA objective(s) with likely significant positive effect*

- SA14 Biodiversity: Significant positive effect is likely as the policy sets out overarching principles and design requirement in ensure biodiversity would be protected and enhanced in future development proposals.
- SA9 Soil: Significant positive effect is likely as the policy places an emphasis on geodiversity, and sets out recommendations regarding soil protection and geological conservation.

#### *SA objective(s) with likely minor positive effect*

- SA13 Climate Change: Minor positive effect is likely as the overarching principles set out in the Policy regarding biodiversity, geodiversity and nature recovery would contribute to the mitigation and adaptation of climate change effects.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA15 Historic Environment, SA16 Landscape.

### 3.3.4 ON4: Biodiversity Net Gain

#### *SA objective(s) with likely significant positive effect*

- SA14 Biodiversity: Significant positive effect is likely as the policy sets out clear requirements for future development proposals to incorporate and demonstrate principles of biodiversity of net gain. The biodiversity gain mitigation hierarchy would serve as a guide to emerging development proposals in enhancing biodiversity.

#### *SA objective(s) with likely minor positive effect*

- SA9 Soil: Minor positive effect is likely as the biodiversity net gain would have long-term positive impact on soil conservation.
- SA13 Climate Change: Minor positive effect is likely as the overarching principle of ensuring and maximising biodiversity net gain would contribute to the mitigation and adaptation of climate change impacts.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA15 Historic Environment, SA16 Landscape.

### 3.3.5 ON5: Sustainable Drainage Systems

#### *SA objective(s) with likely significant positive effect*

- SA10 Water: Significant positive effect is likely as the policy sets out requirements for future major development proposals to implement Sustainable Drainage Systems (SuDS), which would enhance surface water management of places.
- SA12 Flooding: Significant positive effect is likely as the implementation of SuDS would mitigate increase in flood risk and contribute to wider landscape-scale flood risk alleviation.

#### *SA objective(s) with likely minor positive effect*

- SA14 Biodiversity: Minor positive effect is likely as the implementation of SuDS would contribute to maximising local biodiversity net gain.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA11 Air Quality, SA13 Climate Change, SA15 Historic Environment, SA16 Landscape.

### 3.3.6 ON6: Green Infrastructure

#### *SA objective(s) with likely significant positive effect*

- SA13 Climate Change: Significant positive effect is likely as the policy sets out design expectations and requirements for new green (including blue) infrastructure development proposals, which would contribute to mitigation and adaptation of climate change impacts.

#### *SA objective(s) with likely minor positive effect*

- SA4 Health: Minor positive effect is likely as the provision of green (including blue) infrastructure would contribute to positive physical and mental health and well-being effects, and is thus in line with the SA objective.
- SA14 Biodiversity: Minor positive effect is likely as the provision of green (including blue) infrastructure could enhance local biodiversity and the resilience of ecological networks.
- SA16 Landscape: Minor positive effect is likely as the policy sets out design quality recommendations for new green (including blue) infrastructure such that they would be able to enhance the overall landscaping and character of places.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA15 Historic Environment.

### 3.3.7 ON7: Protection of Dark Skies

#### *SA objective(s) with likely significant positive effect*

- SA14 Biodiversity: Significant positive effect is likely as the policy sets out clear requirements for future development proposals to minimise light pollution. The ‘protection of dark skies’ is expected to result in no negative impact to local wildlife whilst contributing to nature and biodiversity conservation and recovery.

#### *SA objective(s) with likely minor negative effect*

- SA5 Economy: Minor negative effect is likely as the ‘protection of dark skies’ principle could pose limitations to the operations of local businesses and services (e.g., opening hours, extent/brightness of external advertising billboards etc.), which could be counterproductive to the SA objective of promoting local economic growth.
- SA6 Town Centre: Minor negative effect is likely as the ‘protection of dark skies’ principle could pose limitations to the operations of local businesses and services, especially at Maidstone Town Centre where there is a concentration of social and economic activities.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA15 Historic Environment, SA16 Landscape.

### 3.3.8 ON8: Building on Sloping Sites

#### *SA objective(s) with likely minor positive effect*

- SA16 Landscape: Minor positive effect is likely as the policy sets out overall design expectations and guidance for future development proposals which are building on slopes. This would deter potential proposals from featuring designs which do not fit with the slope gradient or the local character.



### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### **3.3.9 ON9: Providing External Amenity Space for All Homes**

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy sets out design requirements for all future residential development proposals to provide external amenity spaces (both private and public communal spaces). Such provision would enhance quality of life for all residents regardless of housing tenure, and is thus in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA2 Services & Facilities: Minor positive effect is likely as the policy sets out the location and access requirements for external amenity space in future housing developments, which ensures that such these amenity spaces will be readily available to all residents.
- SA3 Community: Minor positive effect is likely as the provision of external amenity space supports the formation and integration of new neighbourhoods and encourages outdoor activities and/or social interactions, which would enhance community cohesion.
- SA4 Health: Minor positive effect is likely as the provision of external amenity space supports active lifestyles and outdoor exercises, which would contribute positively to physical and mental health and well-being.

### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.4 SA findings for Movement

Table 7 SA findings for Movement policies

SA Objective	MO1: Layout and Movement	MO2: Design for All	MO3: Plan for cyclists
SA1: Housing	0	0	0
SA2: Services & Facilities	++	++	++
SA3: Community	++	++	0
SA4: Health	+	+	+
SA5: Economy	0	0	0
SA6: Town Centre	0	0	0
SA7: Sustainable Travel	++	0	++
SA8: Minerals	0	0	0
SA9: Soils	0	0	0
SA10: Water	0	0	0
SA11: Air Quality	0	0	+
SA12: Flooding	0	0	0
SA13: Climate Change	0	0	0
SA14: Biodiversity	0	0	0
SA15: Historic Environment	0	0	0
SA16: Landscape	+	0	0

#### 3.4.1 MO1: Layout and Movement

##### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out design requirements for future development proposals to incorporate mixed use elements (as appropriate) for residents and visitors, which would improve access to a range of services and activities.
- SA3 Community: Significant positive effect is likely as the policy sets out design requirements for future development proposals to encourage community interactions by creating layouts with a strong neighbourhood focus/centre. These requirements would enhance community cohesion in line with the SA objective.
- SA7 Sustainable Travel: Significant positive effect is likely as the policy sets out design requirements for future development proposals to be organised around green transport principles and create movement networks which promote active travel and facilitate residents making shorter, regular trips by walking or cycling. Options of different sustainable transport modes are also promoted, which is in line with the SA objective.

##### *SA objective(s) with likely minor positive effect*

- SA4 Health: Minor positive effect is likely as the policy sets out an expectation for future development proposals to be able to contribute to health and well-being of their users.

- SA16 Landscape: Positive effect is likely as the policy sets out various design requirements and recommendations which enhance the overall design and character of Maidstone's landscapes and is in line with the SA objective.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA5 Economy, SA6 Town Centre, SA8 Minerals, SA9 Soils, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.4.2 MO2: Design for All

#### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out public realm design recommendations which include provisions made for those with accessibility requirements such as wheelchair users and accessible parking. This would improve access for all users and is in line with the SA objective.
- SA3 Community: Significant positive effect is likely as the policy sets out the overarching principle that the public realm should be designed for all and enable everyone to participate equally, confidently and independently in everyday activities regardless of mobility, age, gender or ethnicity. This is expected to enhance community cohesion and is in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA4 Health: Minor positive effect is likely as the policy sets out public realm design recommendations which allows for an enhanced user experience with a focus on promoting physical and mental health and well-being.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, 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.

### 3.4.3 MO3: Plan for cyclists

#### *SA objective(s) with likely significant positive effect*

- SA2 Services & Facilities: Significant positive effect is likely as the policy sets out direct recommendations for cycle parking facilities and storage spaces in houses, apartments and other developments.
- SA7 Sustainable Travel: Significant positive effect is likely as the policy sets out an overall expectation for developments to plan for cyclists, which encourages active travel and is in line with the SA objective.

#### *SA objective(s) with minor positive effect*

- SA4 Health: Minor positive effect is likely as the policy encourages future development proposals to provide adequate provisions for cyclists, which would encourage more people to take up cycling and improve physical health and well-being.
- SA11 Air Quality: Minor positive effect is likely as the policy encourages an overall mode shift to active forms of travel with lower or no carbon emission levels, which would contribute to improvements in air quality.

*SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA5 Economy, SA6 Town Centre, SA8 Minerals, SA9 Soils, SA10 Water, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.5 SA findings for Sustainable Buildings

Table 8 SA findings for Sustainable Buildings policies

SA Objective	SB1: Sustainable Design and Construction	SB2: Minimising Greenhouse Gas emissions in New Development	SB3: Passive Design of Buildings
SA1: Housing	++	++	++
SA2: Services & Facilities	0	0	0
SA3: Community	0	0	0
SA4: Health	0	0	0
SA5: Economy	0	0	0
SA6: Town Centre	0	0	0
SA7: Sustainable Travel	0	0	0
SA8: Minerals	0	0	+
SA9: Soils	++	0	0
SA10: Water	++	0	+
SA11: Air Quality	0	0	0
SA12: Flooding	0	0	0
SA13: Climate Change	++	++	++
SA14: Biodiversity	0	0	+
SA15: Historic Environment	0	0	0
SA16: Landscape	0	0	0

#### 3.5.1 SB1: Sustainable Design and Construction

##### *SA objective(s) with likely significant positive effect*

- **SA1 Housing:** Significant positive effect is likely as the policy sets out building requirements for future development proposals to meet. This includes minimum 'Home Quality Mark (HQM)' standards for new residential developments (Up to 150 dwellings: HQM Star; >150 dwellings: HQM 3.5 Star; Major residential refurbishment: HQM 3 Star; New communities with 1000+ dwellings: Minimum 3.5 Star). This would enhance the overall sustainability performance of new housing units and is thus in line with the SA objective.
- **SA9 Soils:** Significant positive effect is likely as the policy sets out expectations for future development proposals to protect soil during construction, soil biodiversity and carbon storage. There is also an expectation for development to improve overall soil health.
- **SA10 Water:** Significant positive effect is likely as the policy sets out clear requirements for future development proposals to minimise building water use and to reuse water through water efficient fittings and appliances, rainwater harvesting, greywater recycling and sustainable drainage systems.
- **SA13 Climate Change:** Significant positive effect is likely as the policy sets out requirements for future development proposals to follow the energy hierarchy to contribution to reducing carbon emissions (lean, clean and green). This would enhance the overall energy performance of new developments and is in line with the SA objective.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA11 Air Quality, SA12 Flooding, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### **3.5.2 SB2: Minimising Greenhouse Gas emissions in New Development**

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy sets out overarching greenhouse gas emissions requirements for future development proposals. These include a net zero-carbon requirement for major developments (with a detailed Energy Strategy showing regard made to the energy hierarchy), whilst proposals of 150 or more residential units should include whole life-cycle carbon emissions calculations. This would enhance the overall sustainability performance of new housing units and is thus in line with the SA objective.
- SA13 Climate Change: Significant positive effect is likely as the policy sets out greenhouse gas emissions requirements for future development proposals. These reflect an overarching principle of minimising greenhouse gas emissions in new development, which would contribute to climate change mitigation and adaptation efforts.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### **3.5.3 SB3: Passive Design of Buildings**

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy provides guidance with respect to the detailed design of future development proposals. This would enhance the overall sustainability performance of new housing developments and is thus in line with the SA objective.
- SA13 Climate Change: Significant positive effect is likely as the policy provides guidance with respect to passive design of buildings for future development proposals, which would contribute to climate change mitigation and adaptation, and is in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA8 Minerals: Minor positive effect is likely as the policy sets out design recommendations regarding sustainable choice of locally-sourced and/or recycled building materials with low embodied energy. This is in line with the SA objective.
- SA10 Water: Minor positive effect is likely the Policy sets out design recommendations to reduce water run-off and water consumption.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA9 Soil, SA11 Air Quality, SA12 Flooding, SA15 Historic Environment, SA16 Landscape.



### 3.6 SA findings for Design Quality

Table 9 SA findings for Design Quality

SA Objective	DQ1: Design led approach	DQ2: Masterplanning	DQ3: Form Based Design Codes	DQ4: Maintaining Design Quality	DQ5: Materials and Detailing	DQ6: Moderns Methods of Construction	DQ7: Houses in Multiple Occupation	DQ8: Mixed Communities
SA1: Housing	0	0	0	0	+	++	++	++
SA2: Services & Facilities	0	0	0	0	0	0	+	0
SA3: Community	+	0	+	0	0	0	0	++
SA4: Health	0	0	0	0	0	0	+	0
SA5: Economy	0	0	0	0	0	0	0	0
SA6: Town Centre	0	0	0	0	0	0	0	0
SA7: Sustainable Travel	0	0	0	0	0	0	0	0
SA8: Minerals	0	0	0	0	0	0	0	0
SA9: Soils	0	0	0	0	0	0	0	0
SA10: Water	0	0	0	0	0	0	0	0
SA11: Air Quality	0	0	0	0	0	0	0	0
SA12: Flooding	0	0	0	0	0	0	0	0
SA13: Climate Change	0	+	0	0	0	0	0	0
SA14: Biodiversity	0	0	0	0	0	0	0	0
SA15: Historic Environment	0	0	0	0	0	0	0	0
SA16: Landscape	++	++	++	++	+	0	0	+

### 3.6.1 DQ1: Design led approach

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the adoption of a design led approach would require future major development proposals to respond appropriately to the landscape in which it sits, which would enhance the character and overall design quality of places.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the policy sets out expectations for the design led approach adopted in future major development proposals to create a positive and coherent identity, which would foster and enhance community cohesion.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.6.2 DQ2: Masterplanning

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out the design requirements and expectations for site-wide masterplans for future major development proposals. These include consideration of the site landscape strategy, building massing and layout etc., which would enhance the character and overall design quality of places, and is thus in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA13 Climate Change: Minor positive effect is likely as the policy sets out expectations for site-wide masterplans for future major development proposals to include consideration for sustainability measures and green infrastructure etc.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA14 Biodiversity, SA15 Historic Environment.

### 3.6.3 DQ3: Form Based Design Codes

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out the expectations and/or requirements for form based design codes (which can effectively define and enhance the character and design quality of places) for future development proposals. This would ensure a consistent design approach to delivering development and is thus in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA3 Community: Minor positive effect is likely as the implementation and adoption of form based design codes in future development proposals would enhance the overall placemaking quality and character of places and foster a sense of community cohesion, which is in line with the SA objective.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.6.4 DQ4: Maintaining Design Quality

#### *SA objective(s) with likely significant positive effect*

- SA16 Landscape: Significant positive effect is likely as the policy sets out recommendations and requirements for future development proposals in maintaining design quality. This would ensure design quality would be maintained throughout the development process and enhance the overall character, which is in line with the SA objective.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA1 Housing, SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.6.5 DQ5: Materials and Detailing

#### *SA objective(s) with likely minor positive effect*

- SA1 Housing: Minor positive effect is likely the Policy recommends the use of tenure-blind building materials in housing developments, which is in line with the SA objective of ensuring a decent quality of life for all.
- SA16 Landscape: Minor positive effect is likely as the policy sets out design expectations for future development proposals over building materials and detailing, which would enhance the overall character and design quality.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

### 3.6.6 DQ6: Modern Methods of Construction

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy sets out expectations from future development proposals regarding the use of modern methods of construction, which would increase and/or accelerate the supply of high quality and sustainable housing, especially those that are affordable and socially rented. This is in line with the SA objective of ensuring a decent quality of life for all.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA3 Community, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.6.7 DQ7: Houses in Multiple Occupation

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy sets out clear design guidelines and expectations for Houses in Multiple Occupation. This would enhance the overall design quality of new residential units being converted to HMOs.

#### *SA objective(s) with likely minor positive effect*

- SA2 Services & Facilities: Minor positive effect is likely as the policy sets out expectations regarding ancillary facilities (such as car parking space, refuse storage and servicing, cycle storage, amenity space etc.) at Houses in Multiple Occupation. This would ensure that those living in HMO units would have adequate access to these facilities, which is in line with the SA objective.
- SA4 Health: Minor positive effect is likely as the policy sets out clear guidelines regarding minimum individual/shared room sizes for Houses in Multiple Occupation. This would deter any future development proposals from featuring sub-standard accommodation which would negatively impact one's physical and mental health and well-being.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA3 Community, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment, SA16 Landscape.

### 3.6.8 DQ8: Mixed Communities

#### *SA objective(s) with likely significant positive effect*

- SA1 Housing: Significant positive effect is likely as the policy sets out recommendations for designing mixed communities in residential development such as mixed dwelling types and tenures. These are directly in relation to future housing development and is thus in line with the SA objective.
- SA3 Community: Significant positive effect is likely as the policy sets out design recommendations for future residential development to be mindful of inclusivity and different accessibility requirements. These would enhance community diversity and cohesion and is in line with the SA objective.

#### *SA objective(s) with likely minor positive effect*

- SA16 Landscape: Minor positive effect is likely as the policy sets out design recommendations for mixed communities in new residential developments. This would enhance the overall design quality and character of future housing and is line with the SA objective.

#### *SA objective(s) with neutral effect*

The Policy is assessed to have neutral effect on the following SA objectives: SA2 Services & Facilities, SA4 Health, SA5 Economy, SA6 Town Centre, SA7 Sustainable Travel, SA8 Minerals, SA9 Soil, SA10 Water, SA11 Air Quality, SA12 Flooding, SA13 Climate Change, SA14 Biodiversity, SA15 Historic Environment.

## 4. Next steps

This Sustainability Appraisal Report will be available for public consultation alongside the Preferred Options (Regulation 18) draft of the Design and Sustainability Development Plan Document.

Following this consultation, the Council will consider the representations and views received, in order to prepare a revised version of the D&S DPD for Regulation 19 consultation. That consultation will be on the version of the Local Plan Review that the Council proposes to submit to the Secretary of State for examination and will be accompanied by an updated and amended SA report.