

East Station Goods Yard, Southern Way, Folkestone, CT20 1PW

Health Impact Assessment

Lidl (Great Britain) Limited
December 2025
Our Ref: 25-01659

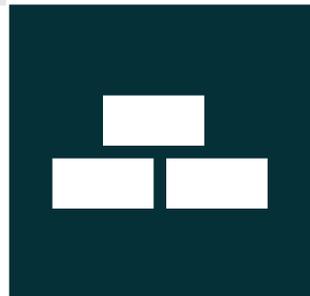


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Appendices

Appendix 1 Site Location Plan



Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Planner experienced in the commercial property sector.

Created by: Matthew Tuersley BA(Hons) MSc MRTPI
Matthew.Tuersley@Rapleys.com

Signature: 
Matthew Tuersley (Dec 19, 2025 15:39:55 GMT)

Checked by: Bernard Greep BA (Hons) BTP MRTPI
Bernard.Greep@Rapleys.com

Signature: 
Bernard Greep (Dec 19, 2025 17:55:04 GMT)

1 INTRODUCTION

- 1.1 This Health Impact Assessment ('HIA') has been prepared by Rapleys LLP ('Rapleys'), on behalf of Oliver James Homes Ltd and Lidl GB Limited (Lidl), and is submitted in support of a full planning application for the development of a Class E(a) 'deep-discounter' retail foodstore and 464 sq.m of floorspace within additional Class E units, with associated parking and access at East Station Goods Yard, Southern Way, Folkestone, CT20 1PW. A site location plan is provided within **Appendix 1**.
- 1.2 The proposed foodstore, located within the southeastern part of the site, will have a Gross Internal Area ('GIA') of 2,185 sq.m, of which 1,516 sq.m will be sales area. The sales area will incorporate an 80:20 split between convenience and comparison retail floorspace, meaning that around 1,212 sq.m will be dedicated to convenience retail and 303 sq.m will be used for comparison retail. The remaining floorspace will comprise 452 sq.m of warehouse floorspace; and 217 sq.m of ancillary space, which will comprise customer toilets, an in-store bakery, staff welfare facilities, ancillary office space and storage / utility space.
- 1.3 Policy HW2 of the Places and Policies Local Plan (2020) identified that for residential development of 100 or more units, and non-residential development in excess of 1,000 sq.m, a HIA will be required which will measure the wider impact of the development on healthy living and the demands that may be placed on health services and facilities arising from the development.
- 1.4 Folkestone and Hythe District Council ('the Council') has not published any guidance on the required contents of HIAs; however, this assessment has been produced in line with the guidance published by other local planning authorities ('LPA') in order to adequately assess the health-related impacts of the development.
- 1.5 Accordingly, this assessment highlights the benefits that can be achieved from the proposed development, and recommended mitigation methods to reduce any adverse effects. The applicant is keen to work closely with the Council to ensure that the health and wellbeing benefits of the proposal can be implemented fully and enhanced if necessary.

Report Structure

- 1.6 The remainder of the HIA report is structured as follows:
- Section 2: Scope of the Assessment
 - Section 3: Summary of the local and national planning and health policy context
 - Section 4: An overview of the local demographics and health profiles
 - Section 5: The assessment
 - Section 6: Mitigation and monitoring
 - Section 7: Conclusion

2 SCOPE OF THE ASSESSMENT

The Site

- 2.1 The application site occupies a total area of approximately 1.27ha and is composed of two sub areas: the area that will accommodate the main retail unit, occupying some 1.04ha, and a smaller area for the other retail units, occupying an area of 0.15ha.
- 2.2 The site is positioned to the north of Southern Way, bounded by existing development to the east and west, and by a railway line to the north, and vehicular access into the site is achieved from Southern Way. The site is located within the administrative boundary of Folkestone & Hythe District Council and comprises brownfield land, having previously been used as a goods yard associated with the nearby railway.
- 2.3 The site is allocated under Policy UA1 of the Places and Policies Local Plan as 'East Station Goods Yard, Folkestone', for residential led mixed-use development with an estimated capacity of 40 dwellings and 1,000 sq.m of complementary Use Class B1 / B8 commercial floorspace¹.

Surroundings

- 2.4 The site's immediate surroundings largely comprise infrastructure including Southern Way to the south, the wastewater pumping station to the west, and the active railway line to the north, as well as existing employment land uses to the east. Beyond these features, the wider area is characterised by residential development, comprising a mixture of terraced, semi-detached, and detached dwellings.

Local Services Summary

- 2.5 The table below shows a summary of services and facilities in the area of the application site which are most relevant to the potential users of the site.

Services	Closest Facility	Public Transport Travel Time
Leisure and Sport Facilities	Southern Way / Folly Road Play Area 2 Folly Rd, Folkestone CT20 1PW	Circa 40m; less than a 1-minute walk
Restaurant / Takeaway	D'Agostini's 180 Dover Rd, Folkestone CT20 1NX	180m; 2-minute walk
Retail / Shopping	Sai News & Off Licence 33 Warren Rd, Folkestone CT19 6DE	180m; 2-minute walk
Retail / Shopping	Londis Londis, Folkestone CT20 1NS	240m; 3-minute walk
Leisure and Sport Facilities	Hi-Rep Gym 69 Wear Bay Cres, Folkestone CT19 6BA	300m; 4-minute walk
Retail / Shopping	Tesco Express Tesco, 209 Dover Rd, Folkestone CT19 6NH	300m; 5-minute walk

¹ Use Class B1 ceased to exist in August 2020, when it was replaced by Use Class E. Any use that was previously within B1 is now part of Class E.

Leisure and Sport Facilities	Archer Road Park Archer Rd, Folkestone CT19, UK	400m; 6-minute walk
Medical Facility	The New Surgery 128 Canterbury Rd, Folkestone CT19 5SR	600m; 9-minute walk

Understanding Potential Impacts

- 2.6 As set out above, the Council has not published any specific guidance with regard to the format or content of HIAs; however, based on previous experience, we consider that the assessment should explain what a HIA is and what its purpose is, before going on to explain the linkages between planning and health agendas, considering a range of different topic areas.
- 2.7 Assessment should focus on identifying the likely effects of the development by theme, considering:
- **Impact** – focusing on understanding if the identified impact on a theme will be positive or negative.
 - **Certainty** – focusing on understanding whether the identified impact is certain to occur, based on the available evidence.
 - **Description of the Impact** – the type of impact from the development and the groups of people most likely to be affected.
 - **Recommendations to Minimise or Maximise the Impact** – these recommendations focus on either capitalising on positive impacts, or mitigating negative impacts.
- 2.8 The HIA for the proposed development has been prepared in line with the parameters listed above.

3 PLANNING POLICY CONTEXT

3.1 This section sets out the planning policy context relevant to the proposed development at both a national and local level.

NATIONAL POLICY

3.2 National planning policy is set out within the National Planning Policy Framework ('NPPF', December 2024), which is supplemented by the Planning Practice Guidance ('PPG').

3.3 Section 2 of the NPPF states that, in achieving sustainable development, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy;

b) **a social objective** – to support strong, vibrant and healthy communities with accessible services; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land.

3.4 Section 8 of the NPPF seeks to promote healthy and safe communities. Paragraph 96 sets out that planning decisions should *'promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other'*, as well as ensuring that places *'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.'* Planning decisions should also *'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.'*

3.5 Paragraph 98 of the NPPF goes on to state that *'to provide the social, recreational and cultural facilities and services the community needs, planning decisions should ensure an integrated approach to consideration the location of housing.'*

PLANNING PRACTICE GUIDANCE

3.6 The section of the PPG entitled 'Healthy and Safe Communities' states that *'a healthy place is one which supports and healthy behaviours and environments and a reduction in health inequalities for people of all ages'*. (Paragraph: 003 Reference ID:53-003-20191101).

3.7 The guidance also states that *'a health impact assessment is a useful tool to use where there are expected to be significant impacts. Information gathered from this engagement will assist local planning authorities in considering whether the identified impact(s) could be addressed through planning conditions or obligations.'* (Paragraph: 005 Reference ID:53-005-20190722).

LOCAL PLANNING POLICY

3.8 The development plan for Folkestone & Hythe District Council comprises: the combination of the Core Strategy Review (2022) and the Places and Policies Local Plan (2020), along with the St Mary in the Marsh Neighbourhood Plan (2019), and the Kent Minerals and Waste Local Plan (2016). However, only the Core Strategy Review, and the Places and Policies Local Plan, are considered to be of relevance to this planning application.

3.9 The policies relevant to the assessment of the development's impacts upon health are outlined below.

Places and Policies Local Plan (2020)

3.10 **Policy UA1 (East Station Goods Yard, Folkestone)** identifies that the site is allocated for residential mixed-use development, estimated to have capacity for 40 dwellings and 1,000, sq.m of Use Class B1 / B8 commercial floorspace.

3.11 The policy also establishes that the B1 / B8 floorspace must be provided in a way which would be compatible with the new housing, as well as investigating any potential contamination and providing an acoustic survey which demonstrates that noise and vibration from the adjacent railway lines can be satisfactorily mitigated.

3.12 **Policy HB1 (Quality Places Through Design)** states that developments should facilitate circulation and ease of movement for all users and should not lead to an adverse impact on the amenity of future occupiers or neighbours.

3.13 **Policy RL8 (Development Outside Town, District and Local Centres)** establishes the criteria which planning applications for town centre uses outside of designated centres will be considered against. These include the requirement to demonstrate that the site is in an accessible location which is well connected to a centre by foot, bicycle and public transport. The policy also requires that the

development must not have a detrimental impact on the highway network in terms of congestion, road safety or pollution.

- 3.14 **Policy NE5 (Light Pollution and External Illumination)** establishes the criteria to be applied when assessing developments which incorporate a significant level of external lighting. This includes ensuring that the proposals do not materially alter light levels outside of the site and do not adversely affect the use or enjoyment of nearby buildings or open spaces.
- 3.15 **Policy NE7 (Contaminated Land)** states that when development is proposed on or near a site that is known to be contaminated, or where there is reason to believe that contamination may exist, the applicant will be required to carry out a site assessment to establish the nature and extent of the contamination. Development in such locations will be subject to measures to protect the occupiers of the development and neighbouring land uses, and prevent the contamination of any watercourse, water body or aquifer.
- 3.16 **Policy CC1 (Reducing Carbon Emissions)** states that planning applications for new non-residential buildings of 1,000 sq.m or more gross floorspace will be required to reduce carbon emissions by a minimum of 10 per cent above the Target Emission Rate, as defined in the Building Regulations for England approved document L1A: Conservation of Fuel and Power in Dwellings.
- 3.17 **Policy CC2 (Sustainable Design and Construction)** states that non-residential development should achieve BREEAM 'Very Good' standard, including addressing maximum water efficiencies under the mandatory water credits where technically feasible and viable. Development should also minimise energy demand.
- 3.18 **Policy HW2 (Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities)** states that for non-residential development in excess of 1,000 sq.m, a Health Impact Assessment will be required which will measure the wider impact of the development on healthy living and demands that may be placed on health services and facilities arising from the development. The policy goes on to state that, where significant impacts are identified, measures to address the health requirements of the development should be provided and/or secured by planning obligations or planning conditions as appropriate.
- 3.19 **Policy HW3 (Development that Supports Healthy, Fulfilling and Active Lifestyles)** states that development should create and safeguard opportunities for healthy, fulfilling and active lifestyles and reduce the environmental impact of importing food. This includes incorporating landscaping into development, not resulting in the net loss of existing allotments, and not resulting in the loss of Best and Most Versatile agricultural land.
- 3.20 **Policy HW4 (Promoting Active Travel)** states that planning permission will be granted for development likely to give rise to increased travel demands where the site has (or will attain) sufficient integration and accessibility by walking and cycling. This includes encouraging short distance trips by walking and cycling between homes and nearby centres of attraction.

Core Strategy Review (2022)

- 3.21 **Policy SS3 (Place-Shaping and Sustainable Settlements Strategy)** states that development proposals should be designed to contribute to sustainable development, including use of sustainable construction measures to optimise water efficiency, and energy usage from renewable and low carbon sources. Development must also address social and economic needs in the neighbourhood.

4 LOCAL PROFILE

POPULATION PROFILE

4.1 This section provides the local profile for the Folkestone and Hythe area, representing a baseline overview of the resident population. It is envisaged that a wide range of the local population will use the proposed foodstore. The following data provides a good representation of the population profile of the area, which can be used to highlight themes and trends within the wider area.

POPULATION

4.2 The table below shows the population of Folkestone and Hythe according to the most recent Census data collated by the Office for National Statistics ('ONS') from 2011, and 2021. The Census data illustrates a very limited increase of 1.7% for Folkestone and Hythe between 2011 and 2021. The ONS also reports that the population in Folkestone and Hythe increased by a smaller percentage than the overall population of the South East, which experienced a significantly higher increase of 7.5%.

4.3 It is also highlighted that the population density for Folkestone and Hythe is among the lowest 30% across English local authority areas. (ONS; 2023)

	Folkestone and Hythe	England
2011	108,000	53,012,456
2021	109,800	56,490,048
% increase 2011 - 2021	1.7% increase	6.5% increase

Table 1: Population data 2011-2021, Source: Office for National Statistics

AGE STRUCTURE

4.4 The table below shows the age structure in Folkestone and Hythe, and England, and indicates that the population of Folkestone and Hythe is generally comprises larger proportions of its population in the older age categories when compared to the national picture.

Age Structure	2021			
	Folkestone and Hythe		England	
Area	value	per cent	value	per cent
Measures				
Total	109,759	100.0	56,490,047	100.0
Aged 4 years and under	5,112	4.7	3,076,950	5.4
Aged 5 to 9 years	5,787	5.3	3,348,700	5.9
Aged 10 to 15 years	7,304	6.7	4,057,441	7.2
Aged 16 to 19 years	4,100	3.7	2,574,781	4.6
Aged 20 to 24 years	5,250	4.8	3,414,452	6.0
Aged 25 to 34 years	12,031	11.0	7,667,865	13.6
Aged 35 to 49 years	18,806	17.1	10,978,438	19.4
Aged 50 to 64 years	23,940	21.8	10,970,119	19.4
Aged 65 to 74 years	14,692	13.4	5,564,143	9.8
Aged 75 to 84 years	9,263	8.4	3,464,857	6.1
Aged 85 years and over	3,474	3.2	1,372,301	2.4

Table 2: Age Structure, Source: Office for National Statistics

HOUSEHOLD COMPOSITION

4.5 The table below shows the composition of households in Folkestone and Hythe and England in 2021. The household composition statistics are broadly similar, although there is a notably higher proportion of one-person households aged 66 years and over, and comparably fewer single-family households with dependent children, again suggesting an ageing population.

Household Composition		2021	
Area	Folkestone and Hythe	England	
Measures	Percent	Percent	
One-person household: Aged 66 years and over	16.4	12.8	
One-person household: Other	16.2	17.3	
Single-family household: Cohabiting-couple family: No children	17.2	16.8	
Single-family household: Cohabiting-couple family: With dependent children	15.9	18.9	
Single-family household: Cohabiting-couple family: All children non-dependent	6	6.3	
Single-family household: Lone-parent household	10	11.1	
Other household types	18.4	16.9	

Table 4: Household Composition, Source: Office for National Statistics

DEPRIVATION

4.6 The Indices of Multiple Deprivation ('IMD') assess multidimensional information to understand deprivation in England. According to data published by the Ministry of Housing, Communities and Local Government, Folkestone and Hythe is ranked 66th out of 296 local authorities in England. This indicates that Folkestone and Hythe is one of the more deprived districts in England. The following image provides an overall summary of deprivation (the IMD value) within Folkestone and Hythe, and broken down by type of deprivation.

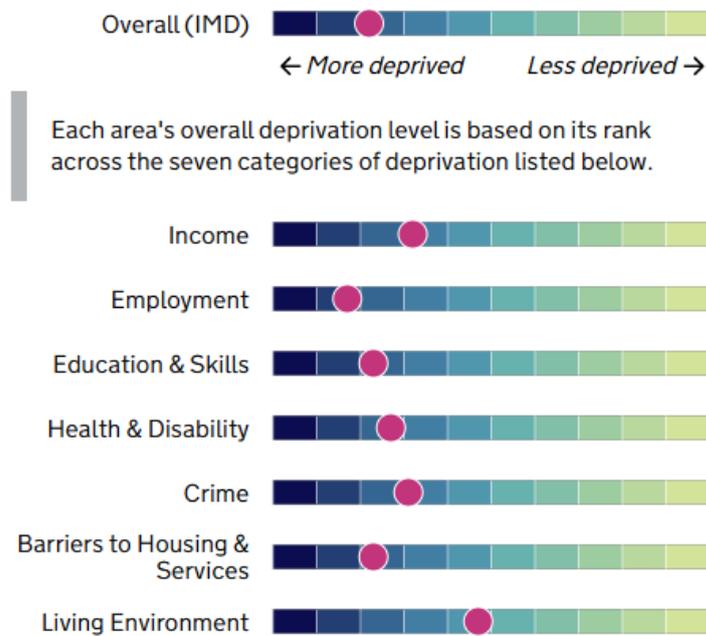


Figure 1: Folkestone and Hythe Indices of Multiple Deprivation; Ministry of Housing, Communities and Local Government

ECONOMIC ACTIVITY

4.7 The table, below, indicates the percentage of the population that are economically active and inactive according to 2011 and 2021 Census data. Whilst several of the measures for Folkestone and Hythe are in line with the national picture, several categories, such as the greater reduction in economically active people (excluding full time students) and the considerable increase in retired people, are notably different. These statistics are again representative of a growing population, with the percentage decrease in economically active (-1.7%) contrasting with a corresponding percentage increase in retired people (+1.7%).

Economic Activity		2021				
Area	Folkestone and Hythe			England		
Measures	2011 (%)	2021 (%)	Change (%)	2011 (%)	2021 (%)	Change (%)
Economically active, excluding full-time students: In employment	52.8	51.1	-1.7	56.5	55.7	-0.8
Economically active, excluding full-time students: Unemployed	4	2.8	-1.2	4	2.9	-1.1
Economically active and a full-time student: In employment	2	1.1	-0.9	2.4	1.7	-0.7
Economically active and a full-time student: Unemployed	0.6	0.4	-0.2	0.7	0.6	-0.1
Economically inactive: Retired	26.9	28.6	1.7	21.2	21.5	0.3
Economically inactive: Student	3.3	3.3	0	5.3	5.6	0.3
Economically inactive: Looking after home or family	4	4.7	0.7	4	4.8	0.8
Economically inactive: Long-term sick or disabled	4.4	5	0.6	3.8	4.1	0.3
Economically inactive: Other	2	3	1	2.2	3.1	0.9

Table 5: Economic Activity, Source: Office for National Statistics

5 HEALTH IMPACT ASSESSMENT

- 5.1 The potential health and wellbeing impacts of the development are now assessed against the following key health themes as set out in the scope of this assessment:
- Impact on social cohesiveness and sense of community
 - Impact on the environment
 - Impact on infrastructure and facilities
 - Impact on the lifestyle of future and existing residents
- 5.2 The proposed development is for a Lidl foodstore and two retail units. The Lidl foodstore will have a gross internal floorspace ('GIA') of 2,185 sq.m, of which 1,516 sq.m sales area, and will include access provision and landscaping.
- 5.3 The two other retail units will each have a GIA of 232 sq.m, giving an overall total of 464 sq.m.
- 5.4 Each of the key health themes is now assessed below:

SOCIAL COHESIVENESS AND SENSE OF COMMUNITY

Impact of the proposal	
Employment	<p>The proposed development will generate jobs, during both the construction and operational phases. These jobs will be provided within the Lidl foodstore as well as the associated retail units, which will support the development of new businesses.</p> <p>Summary: A positive impact on health and wellbeing.</p>
Social cohesion and interaction	<p>Lidl strives to be a good neighbour in all of its locations across the country. Lidl works with local communities and charities and is committed to raising money for the NSPCC and donating over 5 million meals in 2020 to good causes.</p> <p>The existing foodstore in Folkestone Town Centre is significantly dated and no longer suitable to meet the expectations of customers. The new store will be modern and far more appealing to customers, well located in close proximity to surrounding residential properties.</p> <p>Furthermore, when considering the site's current composition (an overgrown brownfield site), a foodstore is considered to be better for communal interaction and character.</p> <p>Summary: A positive impact on health and wellbeing.</p>
Connectivity	<p>The existing foodstore is located in Folkestone Town Centre, within walking distance of the bus station and numerous car parking facilities.</p> <p>The proposed development will be well located, close to well serviced bus stops and surrounding residential properties, and will be well equipped to facilitate walking and cycling trips, proving 12 short stay cycling spaces.</p> <p>The new foodstore will also benefit from improved car parking provision, with greater capacity, a better layout in terms of accessibility for those with disabilities, and electric vehicle charging facilities.</p> <p>Therefore, whilst the existing foodstore may be considered to be marginally better connected, due to its town centre location and proximity to the bus station, this is balanced out by the proposal's strong active travel credentials, improved</p>

Impact of the proposal

accessibility for those with mobility impairments, and improved car parking provision, including supporting new sustainable technologies.

It is therefore assessed that the development will have an overall neutral impact in terms of connectivity.

Summary: A neutral impact on health and wellbeing.

Crime and Safety

The design and layout of the scheme will accord with local design standards. The layout plan indicates a high quality scheme which will be both safe and legible.

The site will include bespoke security measures which will be provided at an appropriate level for the use.

Summary: A positive impact on health and wellbeing.

ENVIRONMENT

Impact of the proposal

Ecology

The proposal is supported by a full ecological assessment, Phase 1 Habitat Survey and Landscape Masterplan.

The site currently comprises largely scrub vegetation which has grown across the brownfield site following it falling into disuse.

The proposed development will incorporate a comprehensive landscaping scheme which will seek to not only improve the appearance of the development, but also contribute towards the existing ecology on site.

Any shortfall in on site biodiversity net gain will be addressed through the purchase of credits to achieve at least 10% net gain, resulting in an overall positive effect.

Summary: Positive impact on health or wellbeing

Air pollution

The planning application is supported by an Air Quality Assessment ('AQA') which considers the construction and operational phase impacts of the proposals upon air quality.

The AQA finds that, following the implementation of the appropriate mitigation measures to manage dust, the development will not result in a significant effect.

Summary: No impact on health or wellbeing

Noise pollution

The planning application is supported by a Noise Impact Assessment which assesses the impact of development on any existing surrounding land uses.

The report identifies that the development will have a low impact on existing sensitive receptors, and is considered to fall below the Lowest Observed Adverse Effect Level ('LOAEL') during the daytime and nighttime with respect to plant operations.

Impact of the proposal

Similarly, vehicle deliveries are also assessed to fall below the LOAEL subject to the implementation of noise control measures.

Summary: No impact on health or wellbeing

Flood risk

The site is located in Flood Zone 1 and so there is a low probability of flooding.

The application is supported by a Flood Risk Assessment as the site exceeds 1 hectare. In addition, as the site has drainage requirements, a Drainage Strategy has also been prepared.

Summary: No impact on health or wellbeing

INFRASTRUCTURE AND FACILITIES

Impact of the proposal

Transport infrastructure

The application is supported by a Transport Assessment. The Assessment highlights that the site is already accessible by active travel modes and it is not considered that the proposed development will have a significant impact on the capacity of these existing modes. These sustainable forms of transport will be encouraged through a Travel Plan.

Summary: No impact on health and wellbeing

Health services and support for older people

Given that the proposal is for a new discount foodstore, it will generate an additional education need.

Summary: No impact on health and wellbeing.

Community facilities

There is a range of community facilities surrounding the site, including shops and leisure facilities which would complement the development.

It is considered that the surrounding area benefits from a satisfactory provision of community facilities and that these would not be adversely impacted upon by the proposed development.

Summary: No impact on health and wellbeing

Housing stock

The existing housing stock in the area surrounding the site is relatively mixed, with houses making up the majority of the stock, but complemented by flats and apartments.

The proposed development will not result in any impact to the existing housing stock.

Summary: No impact on health and wellbeing

Education

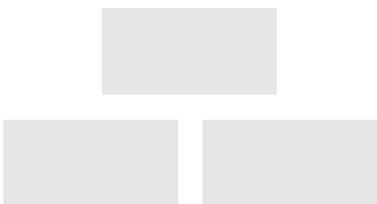
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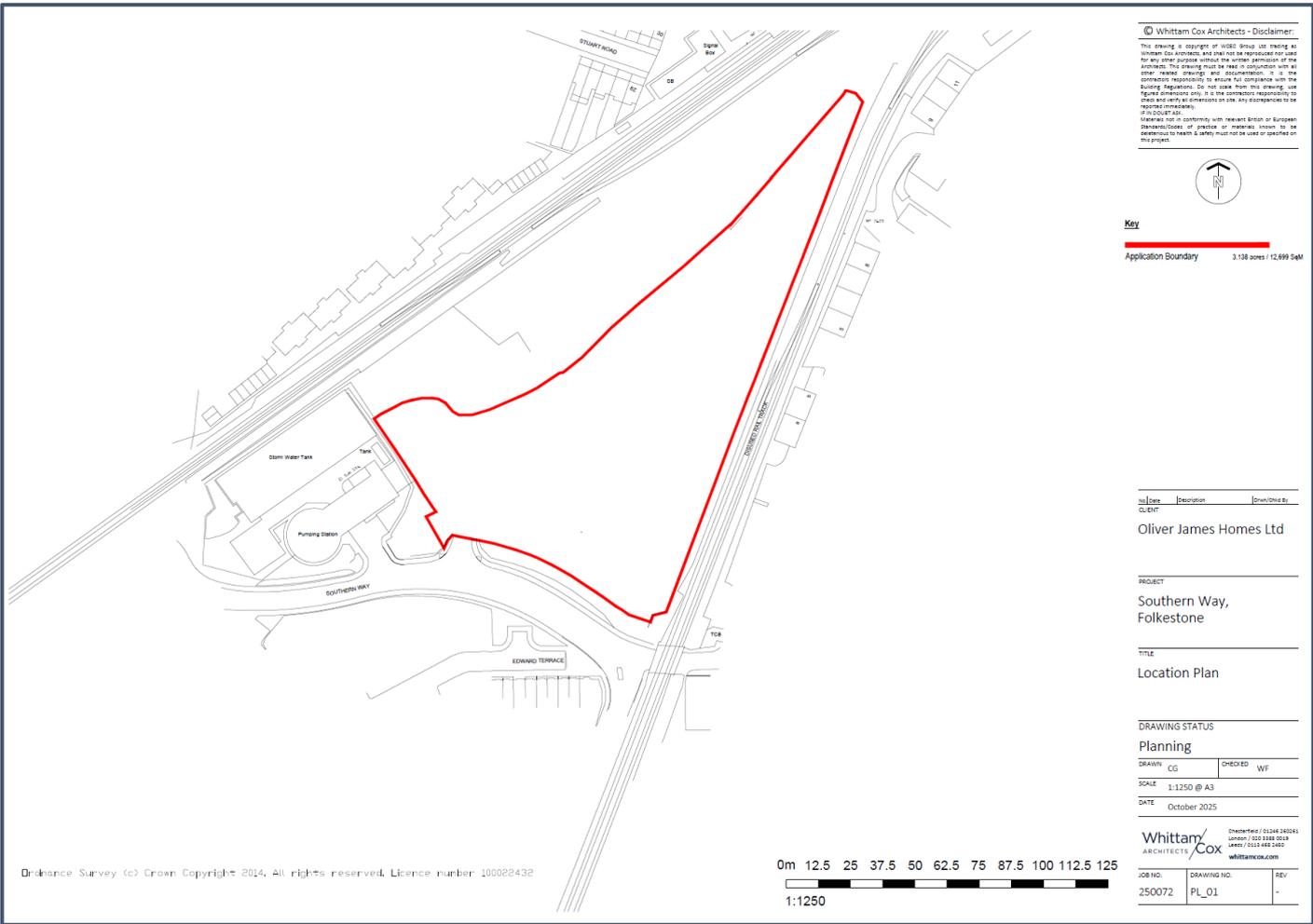
Summary: No impact on health and wellbeing

6 SUMMARY AND CONCLUSION

- 6.1 This Health Impact Assessment has assessed the proposed development against the NPPF, relevant policies contained within the development plan and other material considerations relevant to the proposed development's impact upon the health and wellbeing of the existing and future population of the surrounding area.
- 6.2 The proposed development has been assessed against a range of health indicators and it has been found that it will have a positive impact on the health and wellbeing of existing and future residents. The key benefits of the scheme are as follows:
- The proposed development will be sited within a sustainable location, with the surrounding area benefitting from a robust level of walking and cycling provision which will be supported by measures at the proposed development such as cycle parking facilities. The site is also immediately adjacent to regularly served bus stops.
 - The operator of the new modern discount foodstore strives to improve the healthy eating habits of its customers and is actively engaged with its communities.
 - The redevelopment of a currently unused site will increase activity within and around the site, improving the perception of the area and reducing fear of crime.
 - The development will provide jobs during both the construction and operation stages, and the provision of additional retail units will support the creation of new businesses.
 - New high-quality landscaping within the site will provide a high level of visual amenity and contribute towards biodiversity.
 - The new foodstore will have improved parking provision vis-à-vis the existing foodstore, and will incorporate electric vehicle charging points and will be more accessible for those with impaired mobility, and those with children.
- 6.3 Overall, the proposal will have a positive impact on the health and wellbeing of existing and future residents of the surrounding area in accordance with the aims of local and national planning policy.

Site Location Plan





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 IF IN DOUBT ASK!
 Materials not in conformity with relevant British or European Standards/Codes of practice or materials shown to be defective to health & safety must not be used or specified on this project.



Key
 Application Boundary 3.138 acres / 12,699 SqM

Drawn/Checked by
 OJ:BJF
Oliver James Homes Ltd

PROJECT
 Southern Way,
 Folkestone

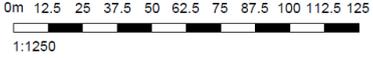
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 Location Plan

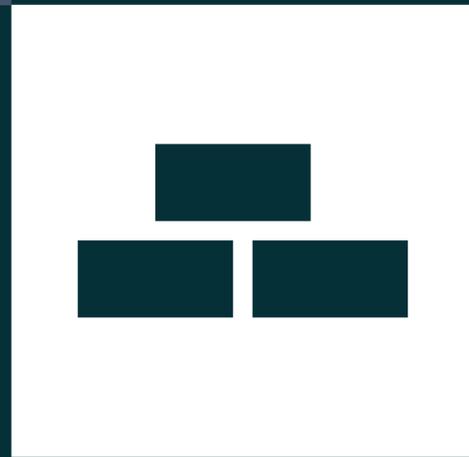
DRAWING STATUS
Planning
 DRAWN: CG CHECKED: WF
 SCALE: 1:1250 @ A3
 DATE: October 2025

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For further details contact:
Matthew Tuersley BA (Hons) MSc MRTPI
07443 053660
Matthew.Tuersley@rapleys.com
York House York Street Manchester M2 3BB

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