




HEALTH IMPACT ASSESSMENT

 **Foxwood School, Seabrook Road, Hythe**

Prepared by Hume Planning Consultancy Ltd.

On Behalf of Ureco Property

November 2025

HEALTH IMPACT ASSESSMENT Foxwood School, Hythe

1. INTRODUCTION

- 1.1 This Health Impact Assessment has been prepared to accompany a Hybrid Application comprising of - a full planning application for the erection of 60 dwellings together with retained and enhanced green infrastructure framework, open space, parking and all associated engineering operations, together with an outline application (all matters reserved except access) for up to 90 residential units at the former Foxwood School, Seabrook Road, Hythe at the Foxwood School site. The application site forms an allocation – Policy UA17 – in the Folkestone & Hythe ‘Places and Policies’ Local Plan (2020) for landscape-led residential development with a capacity of up to 150 dwellings.
- 1.2 The submission of a HIA is a requirement for proposed developments of over 100 dwellings of Policy HW2 of the Places and Policies Local Plan (2020). This HIA analyses the proposal on a number of different key issues and demonstrates that the proposal will provide health benefits for the local community in social, environmental and physical terms.
- 1.3 The assessment is structured in the form of a ‘rapid’ assessment, and takes into consideration the following factors or ‘wider determinants of health’:
 - Housing Quality and Design
 - Access to Healthcare Services and Other Social Infrastructure
 - Access to Open Space and Nature and Opportunities for Recreational Activity
 - Air Quality, Noise and Neighbourhood Amenities
 - Accessibility and Travel
 - Crime Reduction and Community Safety
 - Access to Healthy Food
 - Access to Work and Training
 - Social Cohesion and Lifetime Neighbourhoods
 - Minimising the Use of Resources
 - Climate Change

2. WHAT IS A HEALTH IMPACT ASSESSMENT?

- 2.1 The World Health Organisation defines a HIA as “a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population and the distribution of effects within the population” (WHO, 1999).
- 2.2 A HIA is a useful multi-disciplinary tool in assessing the possible effects of a development proposal. The document is designed to identify and mitigate the health impacts of a development proposal on the local community and encourage positive outcomes.
- 2.3 HIAs are often ‘forward-looking’ and completed at a stage in the development process whereby changes can be made should significant adverse effects arise as a result of the proposal. They should be systematic in their approach and can rely on both qualitative and quantitative data to form a basis of their assessment. In this case the proposal is an allocated housing site which forms part of the district’s spatial strategy and this HIA is a criterion requirement of the allocation policy. The conclusions of this report must be considered in this context.
- 2.4 HIAs recognise the link between our built environment and the health of the community that live and work inside it. HIAs therefore recognise the important role planners play in tackling public health issues and are centred on health being a key consideration in new designs.
- 2.5 This HIA is a desk-based ‘rapid’ assessment in recognition of the need to inform the assessment of this planning application to show how health and well-being objectives will be fulfilled.

3. PROCESS

- 3.1 There are generally five steps to conducting a 'rapid' HIA, including:
- 1) Screening – whether a HIA is necessary
 - 2) Scoping – deciding on the scope of the HIA and what type of HIA should be prepared
 - 3) Appraisal / Assessment – analysis of the proposed development and its potential health impacts
 - 4) Reporting / Recommendations – suggestion of removal / mitigation of any factors which may be adverse
 - 5) Monitoring – reflection / review of the HIA process and consideration of its accuracy.
- 3.2 Policy HW2 of the Local Plan sets a threshold for when a HIA is required, this being a landscape-led residential development with an estimated capacity of approximately 150 dwellings. In effect, therefore, the Policy has undertaken the HIA screening process and deems that one is required for this development in particular.
- 3.3 The HIA has followed guidance produced by the Healthy Urban Development Unit (HUDU), Planning for Health: Rapid Health Impact Assessment Tool (fourth edition October 2019)
- 3.4 This HIA will also be predominantly focused upon the possible impacts of the development upon the populations of Hythe within which the development site is located as well as prospective occupiers of the proposed housing at the subject of this application.

4. HEALTH & PLANNING CONTEXT

- 4.1 This section of the HIA explores the health context of Folkestone and Hythe and reviews the relevant planning policy drivers in the area that seek to promote healthier lifestyles and wellbeing through development proposals and decisions.

ADOPTED LOCAL PLAN

- 4.2 Decisions on planning applications must be made in accordance with the policies of the Local Plan, unless material considerations indicate otherwise. In this instance, the Local Plan comprises the Places and Policies Local Plan (2020) and the Core Strategy Review (2022).
- 4.3 Policy HW2 of the Local Plan requires the potential impacts of residential development proposals for 100 or more units to be assessed on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities. It is this policy that identifies the need for appropriate development proposals to undertake a HIA.
- 4.3 Policy HW3 of the Local Plan sets out the requirement for developments to support healthy, fulfilling and active lifestyles. In order to achieve this, it requires proposals to *“incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments”*.
- 4.4 Moreover, Policy HW4 promotes active travel, by encouraging the provision of new cycle and walking routes connecting to existing networks, alongside the protection and improvement of existing routes. Emphasis is placed upon the creation of permeable layouts which facilitate and encourage short distance trips by walking and cycling between homes and nearby centres of attraction/public transport hubs.

NATIONAL PLANNING POLICY FRAMEWORK (2024)

- 4.5 Paragraph 8 of the NPPF sets out the three overarching and interdependent objectives in achieving sustainable development within the planning system. The social objective includes supporting “strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.
- 4.6 Section 8 of the NPPF promotes healthy and safe communities. Paragraph 96 states the planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

- 4.7 Paragraph 98 of the NPPF encourages the provision and use of shared spaces and community facilities and requires planning policies and decisions to take an “integrated approach to considering the location of housing, economic uses and community facilities and services”.
- 4.8 The importance of having a sufficient choice of school places available to meet the needs of existing and new communities is highlighted at Paragraph 100 of the NPPF, which goes on to state that in order to meet this requirement, and to development that will widen choice in education, Local Planning Authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”.
- 4.9 Paragraph 135 states that planning policies and decisions should ensure that developments “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

CORPORATE PLAN 2021-30

- 4.10 Folkestone and Hythe District Council’s ‘Creating Tomorrow Together’: Corporate Plan 2021-30 sets out the ambitions of the council throughout the decade, in order to deliver improvements to the lives of residents and serve them most effectively.
- 4.11 Healthy living is a key reoccurring theme throughout the plan, with policies such as ‘Improving physical and mental health and wellbeing’, ‘Ensuring an excellent environment for everyone’ and ‘Delivering sustainable, affordable housing’ underpinning much of the focus of the Council’s 4 major service ambitions.

HEALTHIER HOUSING STRATEGY 2018-2023

- 4.12 Folkestone and Hythe District Council’s ‘Healthier Housing Strategy 2018-2023’ describes the council's plan to improve the housing stock of the district to improve the health and wellbeing of residents.
- 4.13 In order to achieve these aims, the document sets out four key priorities which the council has adopted, which are to:
- a) Improve access to housing in the district and increase the supply of affordable homes for rent and low cost home ownership

- b) Work to ensure that homes are well maintained, safer and healthier
- c) Enable people to live independently
- d) Make the best use of the existing housing stock.

4.14 The document also sets out the Action Plan which has been created in order to review the performance of the council to ensure that these aims are fulfilled and the strategy effectively delivers better housing to improve the health and wellbeing of residents.

HEALTH OF HYTHE

4.15 Public Health Report carried out for the Health Reform and Public Health Cabinet Committee (2024) provides an insight into the health of the Folkestone and Hythe area:

- a) Folkestone and Hythe has a slightly lower level of green space provision than the Kent average (26.1 sqm pp. compared to county average of 32.51)
- b) The area has some of the lowest levels of children meeting the expected standards for reading, writing and mathematics compared to the Kent average – 20% below the average.
- c) It has some of the highest levels of excess weight in children by year 6 in Kent – 38.1%.
- d) Folkestone and Hythe has the highest prevalence of smoking in Kent – 18.9%.
- e) The area has the highest density of fast-food outlets in Kent – more than 100 per 100,000 population

4.16 Additionally, health data from the Department of Health & Social Care in 2023 offers a snapshot of the health profile of the Folkestone and Hythe area:

- a) The district's male life expectancy is lower than the national average – at 77.8 compared to 79.1.
- b) The female life expectancy is similar to the national average – 82.6 versus 83.1.
- c) Folkestone and Hythe's employment rate (71%) – although currently similar to the England value – is decreasing.
- d) The rate of children in absolute low income families is similar to the England value – 15.6%, although it is improving.

5. THE PROPOSED DEVELOPMENT

- 5.1 The application Site forms an allocation – Policy UA17 – in the Folkestone & Hythe ‘Places and Policies’ Local Plan (2020) for landscape-led residential development with a capacity of up to 150 dwellings.
- 5.2 The site itself is roughly 1 mile east of Hythe town centre, off Seabrook Road, on the Site of the former Foxwood School. The brownfield site extends to roughly 6.3 hectares in area.
- 5.3 Planning permission is sought for a full planning application for the erection of 60 dwellings together with retained and enhanced green infrastructure framework, open space, parking and all associated engineering operations, together with an outline application (all matters reserved except access) for up to 90 residential units at the former Foxwood School, Seabrook Road, Hythe.



Figure 1. Extract of the Landscape Masterplan (Source: Exterior Architecture)

6. RAPID HEALTH IMPACT ASSESSMENT

- 6.1 The following assessment is undertaken to determine the impacts that this scheme will have on the physical and mental well-being of the Hythe residents.
- 6.2 This HIA focuses on the ‘wider determinants for health’ to examine the potential impacts of the development. The matrix does not identify all issues related to health and wellbeing, but through using these eleven determinants, it is possible to assess the potential changes to health, both positive and negative, that could occur as a result of implementing the development. Once a health impact is identified, the matrix allows for analysis to determine if the consequence would be positive or negative and a box is supplied to justify the benefits of the impact or the potential for mitigation.

1. Housing Quality & Design

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal seek to meet Building Regulation requirement M4(2)?	Yes.	Places and Policies Local Plan (2020) states that at least 20% of market housing should comply with at least Building Regulation part M4(2).	Positive.	
Does the proposal address the housing needs of older people in extra care / sheltered housing / lifetime homes / wheelchair accessible homes?	Yes.	The proposed development will incorporate a variety of housing sizes, types, and tenures to reflect local demand, including the needs of older people and those with disabilities as required by the NPPF and Local Plan policies. The dwellings will be designed to meet Part M – ‘Access to and Use of Buildings’ contained within the Building Regulations	Positive.	
Does the proposal include homes that can be adapted to support	Yes	See Above.	Positive	

independent living for older and disabled people?				
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes.	The development consists of up to 150 dwellings with a mixture of 1,2, 3, and 4-bed houses and apartments, as well as custom-build plots in accordance with Policy HB4. There is also a range of house types including apartments, terraced houses, semi-detached and detached houses. A number of the homes are designed to be obtainable dwellings, suitable for first time buyers as well as those looking to downsize.	Positive.	
Does the proposal contain homes that are highly energy efficient?	Yes	The proposed development will incorporate various measures which will boost energy efficiency, including solar shading through the use of recessed balconies and roof overhangs, as well as passive design features and renewable energy, ensuring homes are energy efficient.		

2. Access to Healthcare Services and Other Social Infrastructure

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	No.	The site is allocated for residential development only under the Local Plan. The school buildings currently on site closed in 2016 and were relocated into a purpose built facility in Folkestone known as 'The Beacon'.	Neutral.	
Does the proposal assess the impact on healthcare services?	Yes.	The site is allocated for residential development only under the Local Plan. An assessment into the allocation of the site and its wider impact upon	Neutral.	Financial contribution proportional to the scale of the scheme to be

		local healthcare infrastructure would have been carried out during the allocation process.		secured towards healthcare services where necessary.
Does the proposal include the provision or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A.	The site is allocated for residential development only under the Local Plan.	Neutral.	
Does the proposal assess the capacity, location and accessibility or other social infrastructure e.g. schools, social care and community facilities?	Yes.	The sustainable location of the site and its proximity to local services was acknowledged upon allocation of the site under the Local Plan. The application will be subject to the Community Infrastructure Levy which will financially mitigate the infrastructure impacts of the proposal.	Neutral.	
Does the proposal explore opportunities for shared community use and co-location of services?	N/A.	The site is allocated for residential development only under the Local Plan. Communal residents lounge and meeting spaces are proposed within the apartment blocks and ancillary building.	Positive.	
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	N/A.	The site is allocated for residential development only under the Local Plan.	Neutral.	Financial contribution proportional to the scale of the scheme to be secured towards educational services where necessary.

3. Access to Open Space and Nature

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes.	The proposal is supported by a full landscaping scheme for the detailed component and the overall site has been 'landscape-led' from conception. Whilst there will be a degree of tree removal, a significant number of existing trees are to be retained, with a substantial amount of native replanting and provision of 'green buffers' to the site boundaries. Provision has also been made for landscaping within the site, with large green verges, open space as well as green roofs to selected apartment blocks and dwellings.	Positive	Full planting plan to be secured through an appropriately worded planning condition in agreement with the Council's landscape officer.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	Hythe is not considered to be deficient in open / natural space in accordance with the Council's own open space review. The proposal includes the provision of over 1 hectare of publicly accessible green space on Site.	Neutral.	
Does the proposal provide a range of play spaces for children and young people?	Yes	Private amenity space is provided for each apartment and dwellinghouse, as well as areas of open space on site. In addition, areas of play space are provided on site including natural areas of play (in excess of 600sqm in line with planning policy).	Neutral.	
Does the proposal provide links between open and natural spaces and the public realm?	Yes	Pedestrian walkways and connectivity are proposed throughout the site, including a new pedestrian access point onto Cliff Road.	Positive	

Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The proposal considers the topography of the site and ensures the site is accessible.	Positive	
Does the proposal set out how new open space will be managed and maintained?	Yes	The proposal considers there will be a management company required to maintain the proposed amenity spaces.	Positive	A management company will have the responsibility to maintain these areas.

4. Air Quality, Noise & Neighbourhood Amenity

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes.	A Construction Management Plan will be prepared prior to commencement of development.	Neutral.	CMP to be secured by condition of planning consent.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes.	A Construction Management Plan will be prepared prior to commencement of development.	Neutral.	CMP to be secured by condition of planning consent.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes.	A Construction Management Plan will be prepared prior to commencement of development.	Neutral.	CMP to be secured by condition of planning consent

5. Accessibility and Active Travel

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes.	Pedestrian footpaths are provided throughout the development and connect to both Seabrook Road and Cliff Road. A crossing point is also proposed to be provided by the developer to connect the site to Princes Parade along the seafront.	Positive.	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes?)	Yes	A fully surfaced cycle way is provided to the west of the access way to Seabrook Road. Secure cycle storage is also provided to each property / apartment.	Positive.	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes.	The application site is in close proximity to Princes Parade, which forms Sustrans Cycle Route 2. A crossing point to Seabrook Road as part of the development will enable safe crossing of the highway (A259) and connect to Princes Parade.	Positive.	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The proposed development is willing to contribute to the delivery a controlled crossing point to Seabrook Road by KCC Highways to facilitate safe pedestrian crossing and to assist with traffic calming.	Positive	
Is the proposal well connected to public transport, local services and facilities?	Yes.	A bus stop is located directly to the west of the application site. Folkestone West and Central Railway Stations are also accessible approximately 1.5 miles to the east.	Positive.	
Does the proposal seek to reduce car use by reducing car parking provision, supported by	No.	Car parking provision is provided on site but as a minimum of the expected requirement to discourage higher levels of vehicle ownership. Given that the application site is sustainably	Neutral.	

the controlled parking zones, car clubs and travel plans measures?		located, in close proximity to the seafront and Princes Parade and well located to public transport, it is expected that walking / cycle will also be encouraged.		
Does the proposal allow people with mobility problems or disability to access buildings and places?	Yes	The proposed design ensures properties and places are accessible.	Positive	The proposal includes adaptations to the standards of M4(2) and M4(3)

6. Crime Reduction & Community Safety

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal incorporate elements to help design out crime?	Yes	This will be included within the consultation period of the application with Kent Police. The consultation comment will set out 'designing out crime' elements to be considered. The Design and Access Statement includes details of elements such as street-facing kitchen windows to provide natural surveillance.	Positive	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The proposal provides natural links across the development site.	Neutral	
Does the proposal include attractive, multi-use public spaces and buildings?	N/A.	The site is allocated for residential development only under the Local Plan to help the district meet its housing needs.	Neutral.	

Has engagement and consultation been carried out with the local community?	Yes	Public consultation and member presentations have been held prior to the application fixed layout to request local opinions and take these into account.	Positive.	
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7. Access to Healthy Food

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal facilitate the supply of local food i.e. allotments, community farms and farmers markets?	No.	The site is a private development, and the layout of the development and topography of the site would not permit allotments onsite. There is also no policy requirement for their provision including within the allocation policy itself. The proposed landscape strategy includes the provision of orchard planting to provide the development with access to locally grown fruit trees.	Neutral.	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprise?	N/A.	The site is allocated for residential development only under the Local Plan to help the district in meeting its housing needs.	Neutral.	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N/A.	No takeaway facilities are proposed as part of the development.	Neutral.	

8. Access to Work & Training

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The proposal at construction phase once approved will provide temporary construction jobs within the area. Additionally, local management of the open space and woodland areas will be required for on permanent basis.	Positive.	
Does the proposal provide childcare facilities?	No.	The site is allocated for residential development only under the Local Plan to help the district meet its housing needs.	Neutral.	
Does the proposal include managed and workspace for local businesses?	N/A.	The site is allocated for residential development only under the Local Plan to help the district meet its housing needs.	Neutral.	
Does the proposal include opportunities for work for local people via local procurement arrangements?	N/A	The site is allocated for residential development only under the Local Plan to help the district meet its housing needs.	Neutral	

9. Social Cohesion & Lifetime Neighbourhoods

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal connect with existing communities i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The application site is well-related to existing communities within a sustainable location.	Neutral.	
Does the proposal include a mix of uses and a range of community facilities?	N/A.	The site is allocated for residential development only under the Local Plan. Ancillary residential facilities are provided as part of the development, including meeting spaces for residents within the apartment block.	Positive.	
Does the proposal provide opportunities for the voluntary and community sectors?	N/A.	The site is allocated for residential development only under the Local Plan.	Neutral.	
Does the proposal address the six-key components of Lifetime Neighbourhoods?	Yes.	Residential Empowerment: the local community has been engaged during the pre-application process and development of the final proposal. It is also proposed to engage the local residents adjoining the site in the continued management of the site boundaries, should this be favourable. Access: cycle and pedestrian access to Seabrook Road, Cliff Road and to Princes Parade are facilitated by the development, as well as easy access to public transport networks, to help	Positive.	

		<p>prospective occupants travel throughout the local area easily.</p> <p>Services and Amenities: the application site is well located to the local services of Hythe, which are within a short walking distance, cycle distance or bus journey.</p> <p>Built and natural environments: the scheme is 'landscape-led' meaning that the proposed houses / apartments are to be located within a landscaped setting. The site is also within walking distance of open and green space, such as Princes Parade directly to the south.</p> <p>Social Networks and wellbeing: the proposed units form a cohesive development which is open in its layout, with properties / apartments fronting onto the shared highway. It is considered that this is conducive to neighbour interaction.</p> <p>Housing: the residential units proposed all exceed national space standards and are considered suitable for adaptation to meet the needs of a variety of occupants both in the present and future.</p>		
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10. Minimising Use of Resources

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal make best use of existing land?	Yes.	The site is a brownfield site, where local and national policy seek to focus development, comprising the eight buildings of the former	Positive.	

		Foxwood School in Hythe, and associated parking areas and outbuildings. The redevelopment proposal seeks to optimise the landholding through the provision of up to 150 homes in a sustainable location. The redevelopment of the site will help to weaken the pressure on greenfield releases to meet the district's housing need.		
Does the proposal encourage recycling (including building materials)?	Yes	The proposal promotes the reduction, re-use and recycling of materials during the construction and subsequent occupation of the proposed development.	Positive.	
Does the proposal incorporate sustainable design and construction techniques?	Yes	This is a requirement of building regulations and is expected to be a condition of planning consent, should permission be granted.	Positive.	Appropriately worded condition securing sustainable construction techniques.

11. Climate Change

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Recommended Mitigation / Enhancement Actions
Does the proposal incorporate renewable energy?	Yes.	The proposal includes PV solar panels which will be installed to a proportion of the buildings (where green roofs are not being provided) to provide renewable energy all year round. Additionally, air source heat pump systems will provide the primary heating and hot water for houses whilst reducing the demand for other energy sources.	Positive.	
Does the proposal ensure that buildings and public spaces are design to respond to winter and	Yes.	The proposal includes passive solar shading features, including balconies and overhangs which create passive solar shading at each level and	Positive.	

summer temperatures i.e. ventilation, shading and landscaping?		through the retention of the majority of the existing green infrastructure on the site.		
Does the proposal incorporate sustainable urban drainage techniques?	Yes.	The proposal includes permeable surfaces, rain gardens and on-site storage to support surface water run-off. Please refer to the submitted Flood Risk and Surface Water Management Strategy for more information, which will ensure that surface water runoff is dealt with more effectively compared to the current site conditions and will not increase the risk of surface water flooding both on the site and elsewhere within the surroundings.	Positive.	
Does the proposal maintain or enhance biodiversity?	Yes.	The proposal incorporates the removal of many 'self-seeded' and low-quality tree specimens to be replaced with native species. Many trees are however retained to the boundaries of the site, where it is also proposed to provide a substantial (c.2,000sqm) 'ecological buffer', green roofs and additional planting. A minimum 10% Biodiversity Net Gain will be achieved as a result of the proposed development through a combination of on-site and off-site measures.	Positive.	

7. CONCLUSION

- 7.1 One of the key benefits of the proposed development at Former Foxwood School is the contribution to meeting the district's housing needs. The scheme has been landscape-led and offers enhanced planting and landscape management of the site which will improve accessibility of the grounds which in turn will create positive health benefits. The proposals exhibit a high quality design; the Design and Access Statement supporting this application explains the design principles that have been applied to create a robust masterplan for the development.
- 7.2 The site lies within a sustainable location and accessibility will be improved through new access arrangements, upgrades to internal connectivity and travel plan arrangements. A detailed Construction Management Plan will be subject to a planning condition and ensure that impacts on neighbours and the local environment, including noise and air pollution and traffic from deliveries, will be minimised during the construction phase.
- 7.3 The design of proposal is energy efficient and safe, and will incorporate climate change adaptation measures, comprising of tree planting, scope for sola PV panels, and biodiversity enhancements (including meeting the requirements relating to Biodiversity Net Gain).
- 7.4 This HIA has demonstrated the social, environmental and physical benefits that this scheme will provide to the local community. The proposal is designed in a way to facilitate environmental and social benefits and improve the physical and mental health of the community. In conclusion, for the reasons outlined above, the HIA deems this proposal to be beneficial for public health within Hythe.