

ONE
HORTON
HEATH



The Folds

Statement of Community Involvement

December 2025

Statement of Community Involvement

The Folds Reserved Matters Application

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ONE HORTON HEATH

DOCUMENT CONTROL

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Eastleigh Borough Council

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1. Background

- 1.1 Increased community involvement in the planning system is one of the key components of the *Planning and Compulsory Purchase Act 2004*. The *Localism Act*, which became law in 2011, creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all planning applications, publicising the proposals and consulting with residents in the vicinity of the land concerned. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.
- 1.2 The NPPF advocates the importance of early engagement with the public and local authorities to improve efficiency and effectiveness, ensure the right outcomes for local communities and to deliver sustainable development. The NPPF highlights that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. The more issues that can be resolved at pre-application stage, the greater the benefits.
- 1.3 This Statement of Community Involvement (SCI) has been prepared to demonstrate that a fully managed programme of consultation with the local community and wider stakeholders has been undertaken in the preparation of the One Horton Heath (OHH) Reserved Matters Planning Application for The Folds.
- 1.4 The pre-application period has facilitated feedback which has been carefully considered throughout, playing an important role in shaping OHH and making the process of planning and design more accessible. Careful consideration to relevant legislation and guidance has been undertaken.
- 1.5 This statement provides a full account of the One Horton Heath consultancy team's approach to consultation and demonstrates how feedback has been taken into account. The structure of this report is organised by each stage of consultation undertaken and provides an overview on how the project has responded to consultation comments.

2. Policy Context

The Localism Act

2.1 The principles within *Section 122: Consultation before applying for planning permission of the Localism Act (2011)* have been considered when undertaking pre-application consultation:

- Wide publication of the proposed application, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- Make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- Give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (2024)

2.2 The consultation approach taken was informed by National Planning Policy Framework, paragraphs 40- 43, which outline the positive effects of early engagement with local communities and planning authorities. The below wording sets out the parameters for a successful consultation according to the NPPF.

40. *Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.*
41. *Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*

42. *The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*
43. *The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.*

National Planning Practice Guidance (2019)

- 2.3 Relevant guidance issued by the Department for Communities and Local Government sets out the value of pre-application engagement and acknowledges that the approach to preapplication engagement needs to be tailored to the nature of the proposed development and the issues to be addressed (See Paragraph: 013 Reference ID: 15-013-20190722). It advises that pre-application engagement involve the local planning authority, statutory and non-statutory consultees, elected members and local people.

Eastleigh Borough Council Statement of Community Involvement

- 2.4 The Eastleigh Borough Council (EBC) *Statement of Community Involvement* (SCI) was adopted in May 2024.
- 2.5 The SCI is a statement of how the Council will involve the community in local planning matters. Much of the focus of the document is specific to the creation of local planning policy framework documents, such as Local Plans and Supplementary Planning documents, however some overarching guidelines re detailed on how the council will consult.

2.6 This advises that *'In undertaking consultation with the community, a wide range of methods and techniques will be used in order to:*

- *Inform people about opportunities to make their views known, and;*
- *Engage as many people and as broad a range of interests as possible'*

2.7 In with the principles of the EBC SCI, an effective public consultation exercise was undertaken to ensure that all relevant stakeholders and those potentially affected by the development had the opportunity to comment and influence the proposals.

3. Methods of Consultation

3.1 Stakeholders are, by definition, individuals or groups who may be affected by the proposals being assessed. Consultation has therefore been focussed upon those who have an interest in engaging in the assessment of the proposal's effects, as will be explained in the section below. This was done with the aim of deriving multiple benefits including:

- Meeting EBC's aspirations for an inclusive approach to the OHH project design
- Ensuring that the proposed development meets the needs of the wider community
- Facilitating access for and the collaboration of all available technical expertise and local information to ensure best practice and a fully informed application.

3.2 The pre-application engagement undertaken with the local community has included:

- Setting up a dedicated website for the One Horton Heath Project.
- Actively engaging with local Councillors through Councillor and Member briefings
- An in-person public exhibition in which the draft proposals were presented and made available for comment.

Mechanisms of Pre-Application Consultation

3.3 Several key mechanisms have been used during the consultation process and are outlined below.

Formal Planning Pre-Application with Eastleigh Borough Council

3.4 In their role as the determining local planning authority, Eastleigh Borough Council have been consulted throughout this process from project inception. A Pre-Application Enquiry was submitted to Eastleigh Borough Council in June 2025 covering the design development of the proposals. In addition to this there has been frequent feedback between EBC Officers and the Project Team on the development proposals facilitated via a Planning Performance Agreement. Further details on the Pre-Application process are detailed in the **Planning Statement**.

Direct Pre-Applications with Statutory Bodies

- 3.5 The One Horton Heath team have engaged in direct discussions with Hampshire County Council (HCC) representatives from Highways and the Lead Local Flood Authority. This feedback was principally conducted via the Pre-Application submission,

Open Invite Public Exhibition

- 3.6 Following an extensive period of engagement, as outlined above, consultation material was produced which was sufficiently detailed to proceed with a public exhibition.
- 3.7 The One Horton Heath team were keen to understand potential concerns and seek the views of the public on the draft proposals. Likewise, it was important several key messages were communicated during the public consultation events, with the input of lead consultants on individual areas of expertise.
- 3.8 An in-person public exhibition was held on the 09th October 2025 at Fair Oak Parish Council Offices, Knowle Park Lane, Eastleigh, SO507GL. Exhibition Boards detailing the proposals were provided (**Appendix A**) and key members of the One Horton Heath project and consultancy team were available to answer questions. The consultation was open to be public between 17:30 and 19:30pm.
- 3.9 Attendees were able to submit their responses via an on-line consultation portal that was open between the 09th October and the 30th October 2025. Paper comments forms were also made available at the public exhibition itself.

Promotion of the Public Exhibition and Feedback Survey

- 3.10 Flyers were issued on the 23rd September to residential addresses bordering and within 500meters of the site's boundaries and key community buildings in the area.
- 3.11 The flyer provided a broad overview of the proposals and invited residents to attend the exhibition in person or review the proposals and submit their comments via the project website. A QR code was provided on the flyer providing a link to the feedback survey. A sample copy of the flyer is included in **Appendix B**.
- 3.12 The date and time of the public exhibition as well as a link to the online feedback survey was publicised using the Council's social media platforms which have an extensive reach. OHH's Instagram page saw 501 views to the first social media post advising of the in-person event, and a

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further 228 views to the second social media post that advised the consultation had finished, thanking everyone who participated.

- 3.13 The consultation was also publicised on Eastleigh Borough Council's dedicated webpage which saw 63 views between 23 September and 30 October, when the consultation was publicised and live. The consultation was also publicised on the One Horton Heath [website](#)'s dedicated consultation page with 351 views, along with a [news piece](#) with 110 views during the same period.

Dedicated Webpage for Feedback Survey

- 3.14 On the flyers and the social media posts a QR code or website link was provided to a dedicated webpage for consultation on The Folds proposals. The website was live from 09th October to the 30th October (3 weeks).
- 3.15 The page sought to raise awareness of the consultation; allow the community to access consultation materials, allowed users to provide feedback on the draft proposals and find out how to contact the One Horton Heath Project Team.
- 3.16 An online feedback survey form was made available via the OHH website (**Appendix C**), which was designed to capture comments and feedback on the proposals. To further embed the link to the information discussed, plans and imagery from public exhibition boards were provided.
- 3.17 Those participating had the option to write additional comments in free text boxes in all sections of the form.

4. Findings from the Public Consultation

- 4.1 As is noted above, the public consultation was advertised to over 1,000 addresses close to the site. A public exhibition was held on the 09th October and was attended by 15 visitors who were directed to make their comments via the website.
- 4.2 Further to the public exhibition and consultation period, a total of 5 responses were received. The questions on the feedback survey are addressed in turn below, with the number of responses to an option provided in brackets () next to a specific response.

Questions 1 to 3

- 4.3 This is the 'About You' section of the feedback survey and focused on respondent characteristics. There were 5 respondents in total, all of whom identified as residents, of which 1 was an anonymous response.
- 4.4 Of the 5 respondents 4 provided a post code. All the postcodes provided were based in the S050 postcode area and are local to the development.

Question 4

Q4. Planning permission has already been granted in principle for this site. Do you support the masterplan shown for The Folds parcel? You may comment after choosing an answer below:

- *I strongly support it (0)*
- *I support it (1)*
- *I'm not sure (0)*
- *I don't support it (9)*
- *I strongly oppose it (4)*

Summary of feedback

- 4.5 Most responses stated they strongly objected (4) to the proposed layout and of these 2 elaborated further in the comments section. 1 of the negative comments objected to the increase in traffic generation and the other objected to the use of three and four-storey buildings in this location.
- 4.6 1 response supported the masterplan but did not elaborate further in the comments section.

Question 5

Q5. Do you support how the emerging designs for the new homes on the 'Central Drives' area will look?
You may comment after choosing an answer below.

- I strongly support them (0)
- I support them (1)
- I'm not sure (1)
- I don't support them (0)
- I strongly oppose them (3)

Summary of feedback

- 4.7 Three respondents stated they strongly objected, with one providing further details. Their opposition was based on concerns over building heights and the inclusion of apartment blocks in the 'Central Drives' area.
- 4.8 1 respondent was not sure about the emerging designs while another supported them.

Question 6

Q6. Do you support how the emerging designs for the new homes on the 'Mews Streets and Greenways' area will look? You may comment after choosing an answer below

- I strongly support it (1)
- I support it (0)
- I'm not sure (2)
- I don't support it (0)
- I strongly oppose it (2)

Summary of feedback

- 4.9 2 respondents stated they strongly opposed the designs in the Mews Streets and Greenways area but did not provide further commentary.
- 4.10 1 respondent advised they were 'not sure' over the emerging designs and elaborated further in the comments. They supported the two-storey building heights but had concerns over the energy efficiency of the 'coach houses' and the extensive use of black weatherboarding.
- 4.11 There was 1 supportive response to the design of this area.

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Question 7

Q7. Do you support how the emerging designs for the new homes on the 'Woodland Edge' area will look?
You may comment after choosing an answer below:

- I strongly support it (1)
- I support it (1)
- I'm not sure (1)
- I don't support it (0)
- I strongly oppose it (2)

Summary of feedback

- 4.12 There were 2 negative responses and 1 undecided responses to the emerging designs for Woodland Edge, but no additional commentary.
- 4.13 2 respondents supported the emerging designs, with 1 commenting that the designs were generally good, but that they had misgivings over the extent of black cladding.

Question 8

Q8. Do you support how the emerging designs for the new homes on the 'Central Greenway' and 'The Green' area will look? You may comment after choosing an answer below:

- I strongly support it (1)
- I support it (0)
- I'm not sure (1)
- I don't support it (0)
- I strongly oppose it (3)

Summary of feedback

- 4.14 There were 3 respondents who were strongly opposed to the emerging design of the 'Central Greenway' and 'the Green' character areas. 1 of these respondents elaborated further on their objection in the comments, stating that the apartment blocks were too urban in character and that they should replicate the design of the Lower Acre, which had two-storey houses flanking green spaces.
- 4.15 There was 1 response supporting the emerging designs and 1 undecided response, both of which did not provide additional commentary.

Question 9

Q9. Do you support how the emerging landscape design for the conversion of 'Fir Tree Lane' into a car free bridleway through the green space? You may comment after choosing an answer below

- Yes (2)
- No (3)
- No Opinion (0)

Summary of feedback

- 4.16 There were 3 respondents who were strongly opposed to the emerging landscape designs for the conversion of Fir Tree Lane into a car-free bridleway. 1 reiterated their concerns over traffic generation in the comments.
- 4.17 1 of the responses supporting the emerging landscaping design requested public art, such as carved animal sculptures, be incorporated into designs.

Question 10

Q10. Do you support the emerging landscape design for the remainder of the public open space in these areas? You may comment after choosing an answer below

- I strongly support it (0)
- I support it (1)
- I'm not sure (1)
- I don't support it (0)
- I strongly oppose it (3)

Summary of feedback

- 4.18 There were 3 respondents who were strongly opposed to the emerging landscape designs for public open space. 1 commented further and raised concerns over a lack of public green space and areas for children to play.
- 4.19 1 respondent was in favor of the proposals and 1 was undecided but neither provided additional commentary.

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Question 11

Q11. Do you support the sustainable transport routes for The Folds? You may comment after choosing an answer below.

- I strongly support it (0)
- I support it (1)
- I'm not sure (0)
- I don't support it (0)
- I strongly oppose it (4)

Summary of feedback

- 4.20 4 respondents who were strongly opposed to the sustainable transport routes incorporated into the Folds. 2 provided further commentary with 1 advising that parking was insufficient and the other advising that the level of parking provision did not incentivise sustainable travel. Support was raised about the cycleways within One Horton Heath, but the paucity of cycle routes outside the development.
- 4.21 1 respondent was in favor of the sustainable transport routes proposed but did not elaborate further in the comments.

Question 12

Q12. Is there anything else you think should be included in the design or layout of the site? Please comment here.

Summary of feedback

- 4.22 2 of the respondents provided answers to this section and 3 did not. Of these, 1 reiterated their concerns over traffic generation and the other over the perceived lack of open space and play areas.

Question 13

Q13. Do you have any comments or ideas you'd like to share about the proposals? Please comment here.

Summary of feedback

- 4.23 Four of the respondents provided answers to this question and one did not. Two objected to the principle of the One Horton Heath development in its entirety. One reiterated their concerns over traffic generation and the other over reinforced their concerns over the 3 and 4 storey buildings on the site.

5. One Horton Heath Team Response

- 5.1 Following a review of the consultation responses received from public exhibition, the key themes raised by respondents were identified and considered. Responses to each of these key themes are provided below:

Principle of One Horton Heath

- 5.2 Wording on flyers, public exhibition boards and survey questions were clear that the purpose of the consultation was not to dispute the principle of the One Horton Heath development as this already benefits from outline planning permission (Application Ref: O/20/89498). Rather, feedback was sought on the details of the forthcoming Reserved Matters planning application for The Folds parcel with questions focused on layout, appearance green spaces and pedestrian and cycle movement.

Traffic Generation

- 5.3 Some of those concerned over the principle of the One Horton Heath development cited the increase in traffic generation in the area. A comprehensive analysis of traffic impact was undertaken as part of the Environmental Impact Assessment for the Outline Planning Application and the impact of development was considered acceptable subject to a suite of improvements to the highway network and nearby junctions, for which planning contributions were secured via the section 106 legal agreement.
- 5.4 A site-specific Transport Assessment has however been provided as part of the Reserved Matters application. This concludes that the expected traffic generated by the development is in line with the Outline Planning application and that the impact is considered acceptable accordingly.

Children's Play

- 5.5 The distribution and type of children's play areas on the site is in accordance with the *Open Place and Play Strategy* (July 2024), that was approved as part of the Outline Planning Application. This ensures that all properties are within 500 meters of a 'Formal' play area and 300 meters of an informal play area.
- 5.6 There are two areas earmarked for 'Informal children's play' within the Folds: one to the north-east of the site and the other in the central green. These will be supplemented by a 'Formal' Play area close to the boundary of the Folds on the adjacent 'Homestall' RM parcel. The large 'Destination

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Play' facility will be delivered close to the Local Centre which is immediately to the south of the parcel.

Open Space

- 5.7 The distribution of green space across the site has been established via the approved Parameter Plans for the Outline Planning Application (See: Green Infrastructure Plan). Site-wide green infrastructure and assets have been distributed so as to make best use of existing natural assets, such as hedges and woodland.
- 5.8 There are two large area of Green Infrastructure bookending the Folds RM parcel – Quobleigh Woods to the north and Foxhole Wood to the south and all housing on the parcel will be circa 300m from one of these areas. In addition, there is a central green, landscaped SuDs attenuation basins and green landscaping to the site's boundaries.

Public Art

- 5.9 Specific locations and details of public art commissions on The Folds Reserved Matters parcel will be agreed via the appointed Public Art Steering Group in accordance as per the provisions of the Section 106 legal agreement for the Outline Planning Application. A *Public Art Statement* has however been provided as part of the application which highlights suitable opportunities for public art within the parcel. Suggestions from the public on this matter have been recorded in the *Public Art Statement* to be considered by the steering group in due course.

Sustainable Transport

- 5.10 Some respondents raised concerns over the efficacy of the sustainable transport routes proposed. The cycle and walking routes within the Folds will provide routes to adjacent residential parcels and community facilities such as the school and local centre. It is however acknowledged that it was difficult to gauge site-wide connectivity from the Plans shown at the consultation and efforts will be made to clarify this in the planning submission.

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Materials

- 5.11 The design approach for most of The Folds parcel, and indeed much of One Horton Heath, is a contemporary interpretation of traditional architecture. A shared palette of materials has been applied across the development based on materials commonly found in Hampshire, such as red brick, clay and slate roof tiles.
- 5.12 Concerns were raised about the extent of dark cladding used in some of the Character Areas proposed. Dark weatherboarding is a material that can be found on many rural buildings across Hampshire and its neighboring counties and has been incorporated into the material palette for One Horton Heath on that basis. Further details on the rationale behind how dark cladding has been incorporated into elevational treatment on the homes proposed can be found in the **Design and Access Statement**.

Building Heights

- 5.13 Appropriate heights across the whole of the One Horton Heath site have been established via the approved Parameter Plans for the Outline Planning Application (See: Building Heights Parameter Plan EAST200403_PP 04 P31). This concludes that building heights of up to four storeys would be acceptable across all of The Folds Reserved Matters parcels. The Folds is also the residential parcel located closest to the proposed Local Centre and the shops, services and community facilities contained within. It is therefore one of the most sustainable locations in the development and correspondingly one of the most suitable for higher density development. Further details on building heights and density are provided in the **Design and Access Statement**.

Apartment Blocks

- 5.14 The Housing Mix across One Horton Heath has been agreed in Schedule Five of the Section 106 legal agreement for the Outline Planning Application (Application Ref: O/20/89498.) This housing mix is in accordance with the housing need identified for the Borough and has a greater requirement for one- and two-bedroom units (17% and 47% respectively), than three- and four-bedroom units (28% and 8%).
- 5.15 Smaller units are best delivered via apartment blocks, particularly one-bedroom units, and the south of The Folds is in close proximity to the future Local Centre and the shops, services and community facilities contained within. This area is therefore one of the sustainable locations across the whole of the One Horton Heath site and is correspondingly best suited to higher densities.

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- 5.16 The south of The Folds is also a highly suitable area for units of specialist older persons' accommodation, which are typically provided as apartments blocks, as being within walking distance of shops and services allow residents to remain independent for longer. There is a requirement to provide 275 units of specialist older persons' housing in the Section106 agreement.
- 5.17 As the south of The Folds is better suited for higher density development, it has been deemed appropriate to provide apartment blocks in this location.

6. Conclusion

- 6.1 In order to ensure that the local community was fully briefed and provided with an opportunity to comment on the plans, public engagement was carried out with key stakeholders and the local community.
- 6.2 An in-person public exhibition was held on the 9th October with an online feedback surveys available online between the 9th October and the 30th October. Consultation flyers were sent to circa 1,500 addresses within 500metres of the application. The consultation was also promoted via the Council's social media channels, OHH and council newsletters, as well as posters around the public event location of Fair Oak Parish Council Offices.
- 6.3 During the consultation dates, the dedicated project website garnered a total of 351 views. 5 feedback forms were received during the public engagement period. This feedback has been analysed and summarised as part of this report, with responses provided where necessary.
- 6.4 Going forward the One Horton Heath project team remain committed to engaging with the local community and key stakeholders to work together to resolve concerns as far as possible.

Appendix A

One Horton Heath

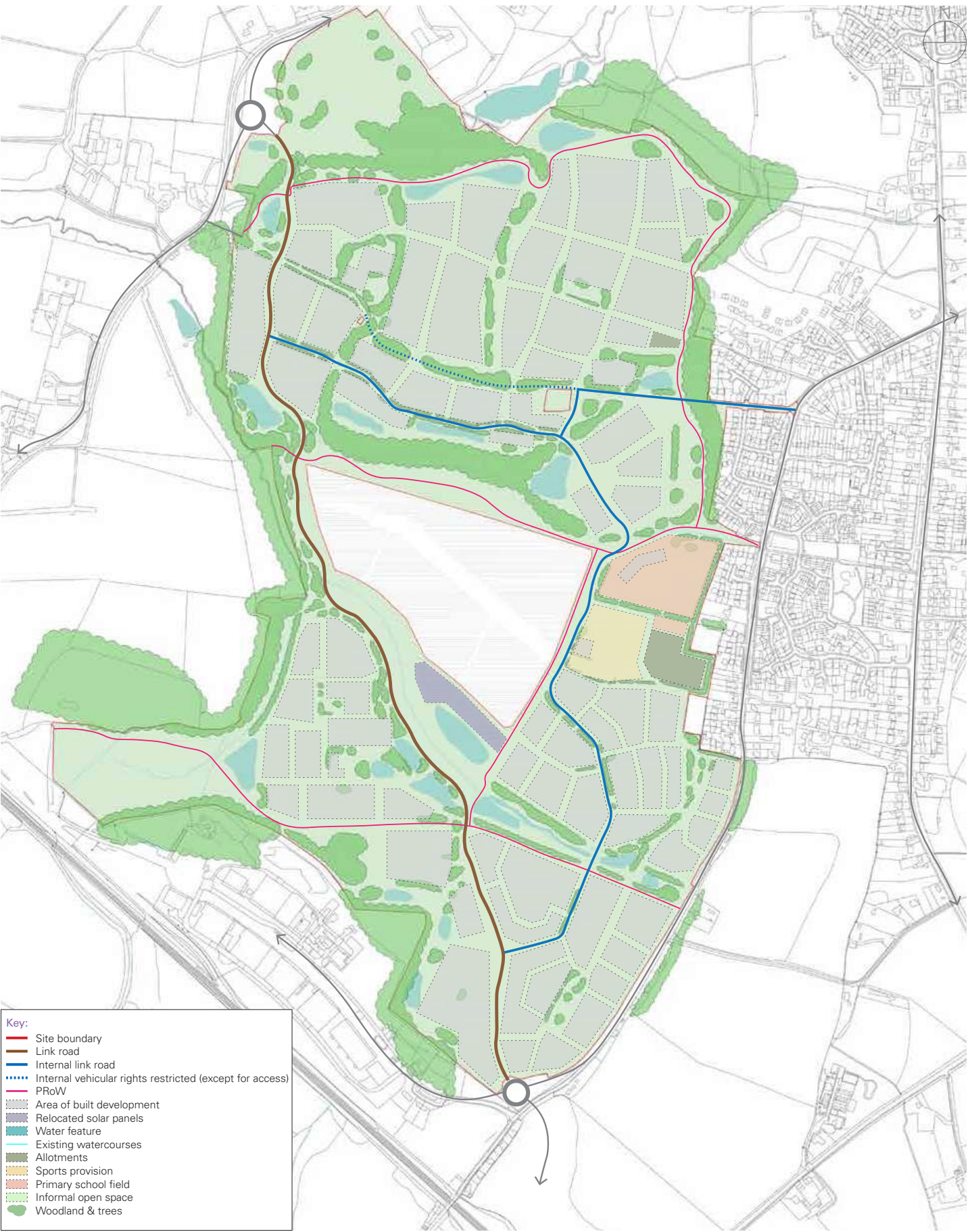
What has been approved?

Thank you for taking the time to view our proposals for **The Folds**, a **Reserved Matters** parcel of the wider One Horton Heath development. (LPA ref no. O/20/89498).

One Horton Heath is a major mixed-use development which has received a **resolution to grant** outline planning permission, meaning the principle of development is already agreed. The approval allows for up to 2,500 homes, a local centre, a primary school and commercial floorspace to be delivered by Eastleigh Borough Council.

We're preparing a **Reserved Matters** planning application at one of the development parcels at One Horton Heath: named **The Folds**. This will set out the detailed design, layout, appearance, landscaping, and access arrangements.

We'd like your views on these early proposals. Your feedback will help shape the plans and the development of The Folds.



The Folds

Where is it and what is being proposed?

The Folds is to the North East of the One Horton Heath development.

The Homestal is to the West and has been presented at consultation recently alongside **The Holme**, to the South.

Fir Tree Lane divides **The Holme** and **The Homestal**. It will be reclassified as a new bridleyway between the two development areas.



- 600-650 New Homes
- A mixture of house and apartment sizes
- Mixture of tenures
- Later Living provision



- New play areas
- New Public open spaces and parkland
- Pedestrianisation of Fir Tree Lane
- Improved biodiversity
- New trees, shrubs and grassland



- New primary access road to One Horton Heath
- New cycle lanes
- Improved connectivity across One Horton Heath
- Improved access to Public Rights of Way



Masterplan

What is being proposed at The Folds?



600-650 New Homes.
Mix of house sizes and tenures.



Improved access to public rights of way and bridleways.



Access to woodland settings. New tree, shrub and wild-flower planting.



New main road access to One Horton Heath via The Avenue.



A mix of natural informal play and formal play areas.



Improved biodiversity. Recreation spaces and parkland.



Public Parks & Open Spaces. Generous Tree Planting.



New cycle routes connecting to the rest of One Horton Heath.



35 Later Living apartments.



Fir Tree Lane reclassified as a Bridleway.



Building Heights

- 2 Storey: Detached, semi detached and terraced houses
- 3 Storey: Apartment buildings and maisonettes
- 4 Storey: Apartment buildings



Placemaking

- Arrival Square/Plaza
 - Central Green
 - Nodal Squares
 - Green Edge
 - Primary 'Cycle Greenway'
 - Key Building Frontages*
- *Expressed by change in material and/or use of distinctive architectural details



Character Areas - Overview

The Folds is designed around an integrated network of two **central tree-lined drives**. Each drive runs south to north, connecting to a series of smaller **mews streets** and greenways. These run east to west, creating a clear and legible way to move around the new development.

A key pedestrian and cycle **greenway** runs through the middle of The Folds and connects the neighbouring Homestal and Quobleigh Breach to the west, with the new local centre and primary school to the south east.

A new **central green** is set on this greenway creating a verdant new public square, with more informal green spaces accessed off all the Mews Streets.

A looping public foot and cycle way links all houses which front the **green and woodland edges**, creating a very accessible and pedestrian focused neighbourhood.



Character Area Plan



1. Central Drives



2. Mews Streets and Greenways



3. Woodland Edge



4. Central Greenway and The Green



Character Areas

1. Central Drives

Vehicular access to The Folds is via two principal streets or 'Drives' which enter the parcel from the south.

Each Drive opens into an arrival plaza, from which the main drives extend through the site. These plazas are defined by brick-clad apartment buildings that create a more urban character than elsewhere in the development.

High-quality shared surfaces visually integrate carriageway, parking, and pedestrian movement; unifying the spaces into recognisable civic environments similar to a small town square. Enhanced with tree planting, seating, and soft landscaping, the plazas offer attractive and welcoming places where residents can meet, pause, and socialise.



Central Drive - Arrival Plaza



Plan view of Western Arrival Plaza.

Planting and Landscape



View of entrance plaza, bookmarked by apartments with parking carefully segregated by planted bays and tree planting.

Central Drive - Mid section



View identifying a mix of semi-detached and terraced homes, with parking to the front broken up by landscaping. New trees will be planted along every road in The Folds in a wildlife-rich landscape.

Central Drive - Destination



A view portraying the head of the tree lined drive, with an onward pedestrian route to the wider green woodland edge.



Character Areas

2. Mews Streets and Greenways

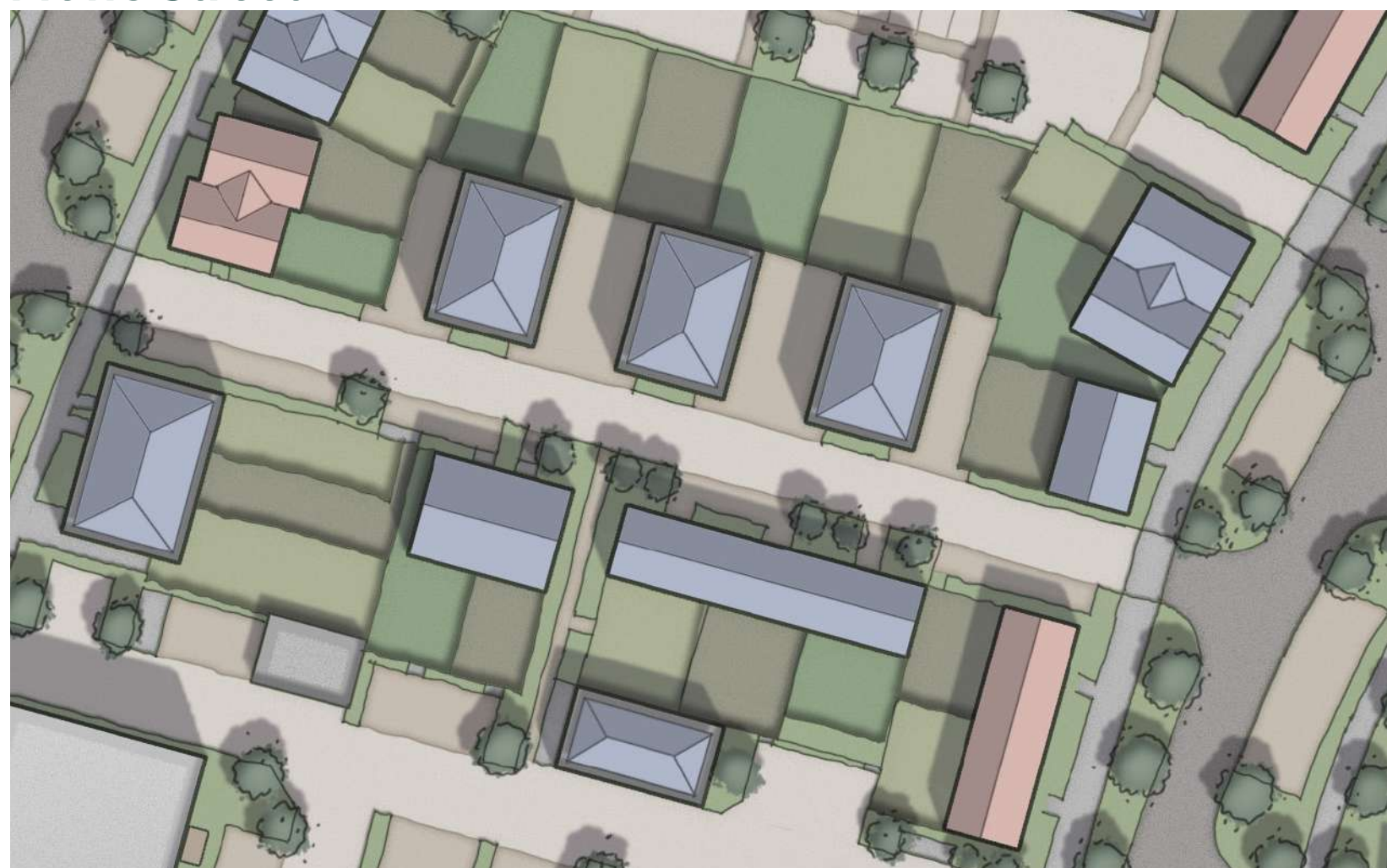
Mews streets are generally narrower and more intimate with limited parking to the street and, in cases of small greenways, no vehicular access. Parking is located to the rear of properties in small parking courts.

Mews streets feature terraces of 2 or 3 units, with a mix of 2 storey mews houses and 3 storey townhouses.

Mews houses will have a brick base using either a rusticated brick or a contrasting brick banding detail. First floors will be brickwork with variation to the street scene introduced through the selective use of vertical black boarding.



Mews Street



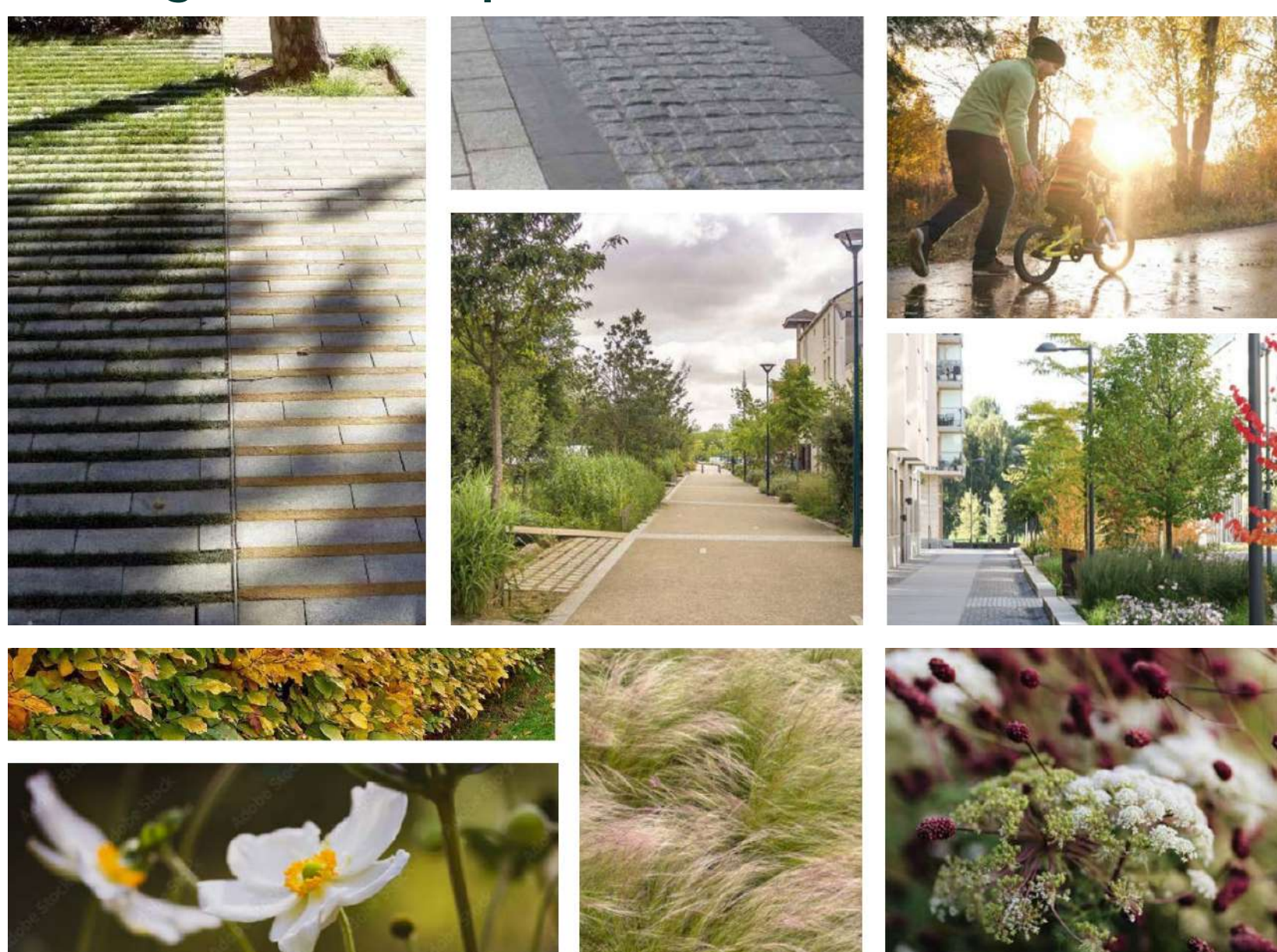
Plan view of typical Mews Street.

Parking Courts



Aerial view of typical parking court with pocket landscaping, tree planting and coach houses bringing activity, passive surveillance and visual amenity.

Planting and Landscape



Typical Mews Street with tree planting, shared surfaces prioritising pedestrians and cyclists and visitor parking bays.

Colours and Materials



Contrasting brick / vertical boarding.



Front porches and bay windows.



Simple juliette balconies to create moments of observation.

Architecture & Appearance



Gabled mews terrace.



Character Areas

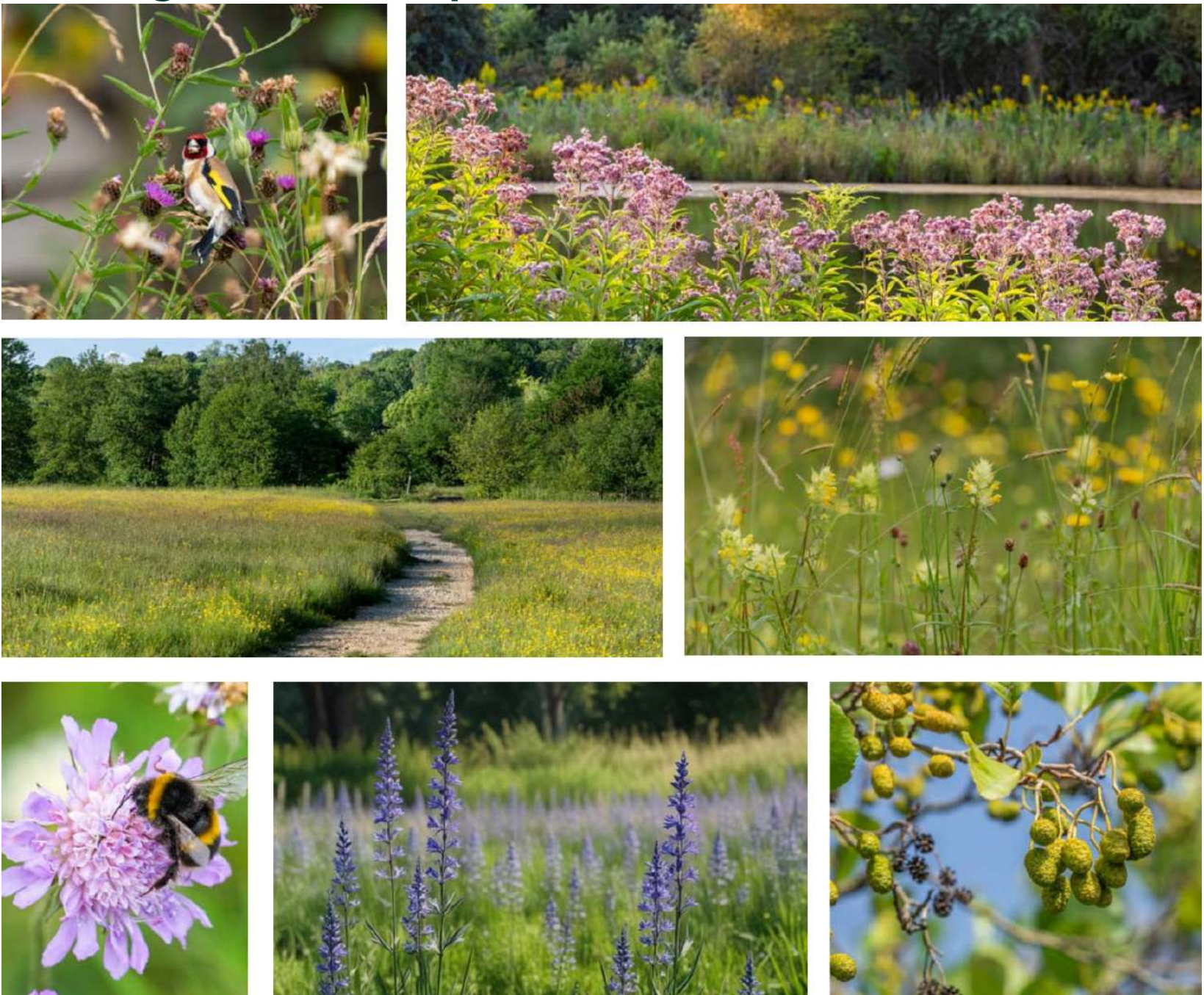
3. Woodland Edge

The Woodland Edge is defined by homes facing generous open space, with meadow planting, informal paths, and mature trees creating a parkland setting. Landscape is prioritised over vehicles, with parking and access routes located to the rear to preserve uninterrupted green views. Buildings are set back with private gardens and terraces that blend into

the wider landscape. Simple, refined architecture in brick and dark cladding forming a robust backdrop to the greenery. Pedestrian and cycle routes weave through meadows and wild flowers; encouraging recreation, play, and everyday journeys. Together, built form and landscape creating a calm, distinctive place of harmony.



Planting and Landscape



Emerging Design Proposals



A mix of gable frontages and small terraces form the broken edge of the development.



Multiple paths permeate the development from the woodland edge, providing residents with direct and convenient access to the natural greenspace surrounding The Folds.

Architecture & Appearance



Gables fragment and soften the built edge where it fronts the public open space to the north and east.



Short runs of cottages in brick and dark boarded cladding face out onto the open parkland and the woods beyond.



Gables fragment and soften the built edge of the Folds development where it fronts the public open space.



Character Areas

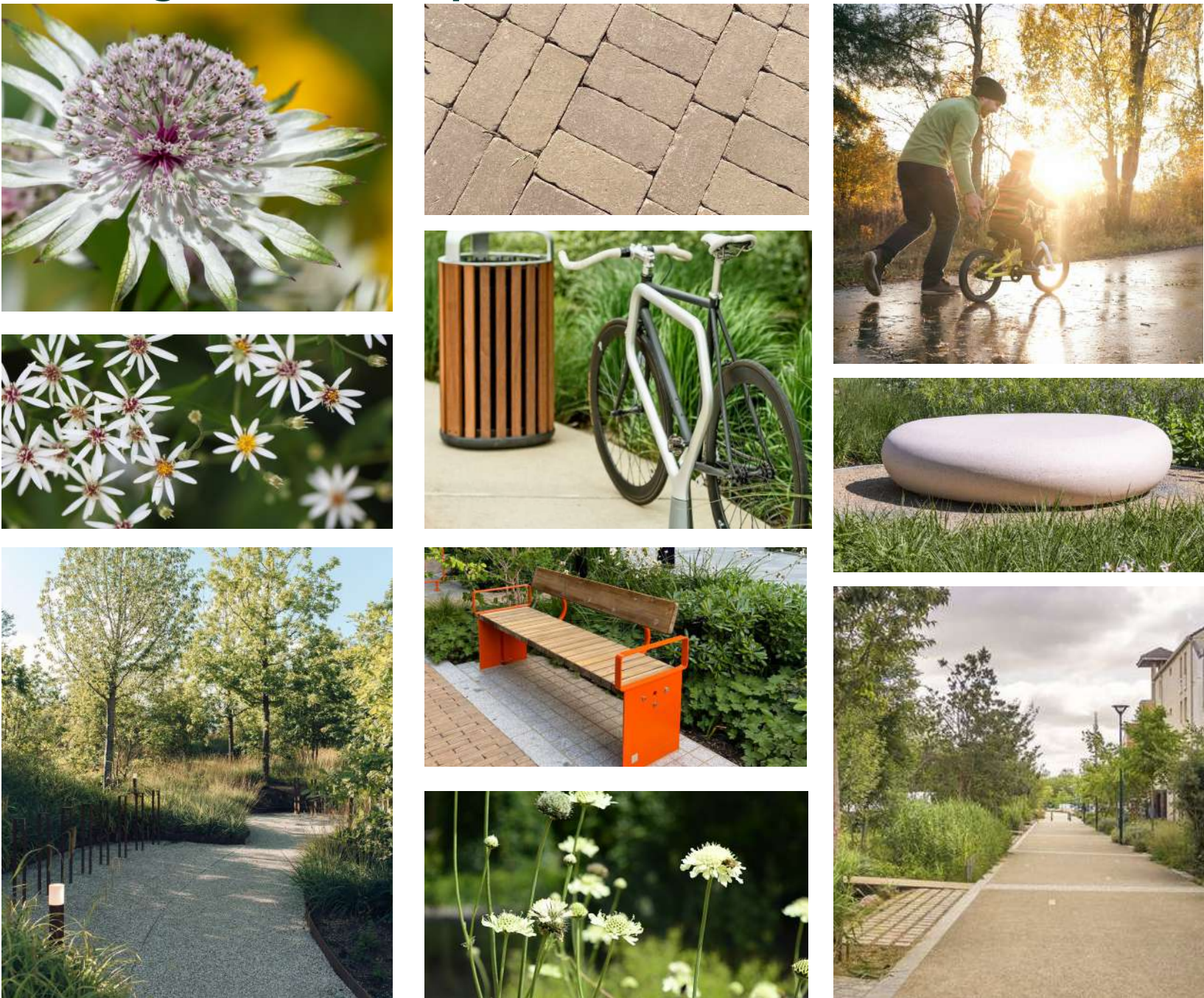
4. Central Greenway & Green

The Central Green is the heart of the neighbourhood - a generous multifunctional space framed by apartments and active frontages. The arrangement of buildings provides enclosure and civic quality, distinguishing it from other landscaped areas. Apartments overlook the green on all sides, ensuring activity and natural surveillance.

Shared surface paths connect into the wider sustainable transport network, making it both a destination and a key connection. Tree planting, lawns, and structured beds create a layered landscape for recreation, social interaction, and quiet rest. Seating, pathways, and incidental spaces are integrated to ensure it is welcoming and accessible to all.



Planting and Landscape



Colours and Materials



Light brick tones with feature panels to animate the facade. Feature soldier banding details, facade recesses and colour matched windows and balconies. Projecting brick banding detail.

Emerging Design Proposals



Two L-shaped companion blocks create contrasting bookends to either end of the green. Elevation of key apartment block with projecting brick framed balconies overlooking the green.

Central Greenway



A tree-lined, traffic-free cycle and pedestrian route with soft landscaping features and a mixture of natural and formal architectural frontages linking The Folds with the wider One Horton Heath development.

The Green



The large central Public Garden will be a new space with paths and benches around a large amenity lawn.



The Cycle Greenway will be a new linear park for everyone to enjoy. It is an important off-road, car-free route with places to stop, meet, and sit. It will be planted with lots of new trees and contemporary climate-aware plant species: ornamental grasses and flowering perennials – all great for wildlife.



Landscape

The new green spaces proposed in and around The Folds will form a network, creating a connection between the new planting and the existing mature hedgerows and woodlands.

To the south and west of The Folds Fir Tree Lane will be a traffic-free 'Quiet Lane' – a Bridleway with occasional places to sit.



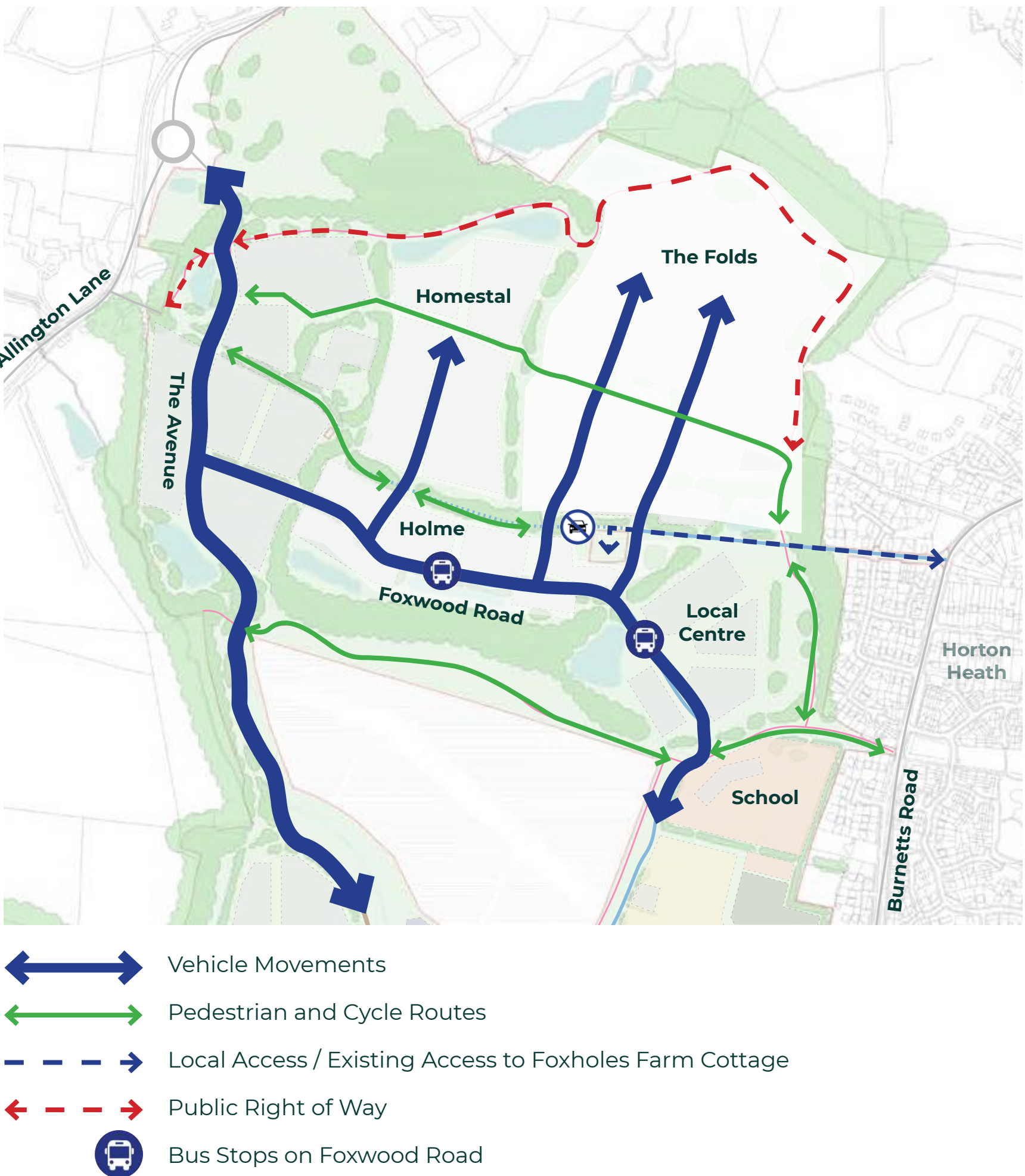
The homes within The Folds will be set back from the existing trees and woodland that surround the development. This space will form a new publicly accessible Parkland with a naturalistic quality – native species trees set in flowering meadow grassland with paths and places to sit.



Transport and Parking

What are we proposing?

One Horton Heath - Access & Circulation



- The newly completed **‘Avenue’ link road** will provide the principal means of access to Hedge End and Fair Oak.
- Parking provisions have been carefully planned to balance the future needs of residents with the need to promote long term sustainable travel objectives.
- A high quality **walking and cycling greenway** will run east-west linking The Avenue and the Local Centre through the heart of The Folds.
- Safe and direct footpaths and cycleways will follow key roads and provide direct routes.
- **Fir Tree Lane** reclassified as a new bridleway for pedestrians and cyclists.
- New links will connect into the **improved public rights of way**.
- New **bus stops** along the main internal road will support sustainable travel and reduce reliance on cars.
- **Highways contributions** agreed as part of OPA to mitigate the development impacts at key junctions.

The Folds - Connectivity & Parking



Indicative aerial view of apartment parking court with varied surfaces, planting and trees. Parking courts offer convenient, well surveilled parking provision close to homes but allowing for people-friendly streets with a balance of landscaped public space and parking bays.



The Plan

What’s Next?



Over the Autumn, we’ll keep developing the designs using your feedback and comments to help deliver a scheme for Eastleigh to be proud of.

We will be consulting experts in ecology, landscape and biodiversity to ensure we develop a scheme which fits within the unique landscape and the design parameters of the wider One Horton Heath development (LPA ref no. O/20/89498).

We aim to submit a planning application for **The Folds** in Winter 2025.

Thank you for reviewing the proposals. We look forward to hearing your views on The Folds.



Scan this QR code to review all of this information in your own time and share your feedback.



Appendix B

OHH Community Consultation

The Folds

Come and see our early ideas for the next stages at One Horton Heath.

We're seeking your views on detailed proposals for:

► Homes at The Folds

This area is part of the wider OHH development.

The land is already allocated for housing – now we're sharing the detailed designs and want your feedback.

NEW Location: Fair Oak Parish Council Offices, 2 Knowle Park Ln, Eastleigh SO50 7GL

Date: Friday 9 October 2025

Drop-in: 5.30pm – 7.30pm

Can't make it in person?



From 9 October to 30 October, you can view the proposals and give your feedback online.



ONE
HORTON
HEATH

Find out more at
eastleigh.gov.uk/ohh-the-folds

We're preparing to submit Reserved Matters planning applications – showing the detailed design, layout and landscaping for new homes and green spaces that are already approved in principle through the Outline Planning Application.

What's proposed:

The Folds

- ▶ 600 - 650 homes
- ▶ A mix of affordable and private market homes
- ▶ New parkland and play areas
- ▶ Generous tree planting and sustainable drainage areas

Your feedback will help shape how these areas feel and function.



We'd love to hear your thoughts - in person or online.



Appendix C

OHH Community Consultation 2025 - The Folds

Overview

Have your say on the next steps at One Horton Heath

We're sharing early design proposals for the next parts of the One Horton Heath development – and we'd really like to hear what you think.

This consultation brings together detailed plans for The Folds...

- ▶ 600 – 650 homes
- ▶ A mix of affordable and private market homes
- ▶ New parkland and play areas
- ▶ Generous tree planting and sustainable drainage areas

We're preparing to submit Reserved Matters planning applications - showing the detailed design, layout and landscaping for new homes and green spaces that are already approved in principle through the Outline Planning Application.

We're asking for your feedback on:

- The types and mix of homes
- How the neighbourhoods are designed and laid out
- Access, parking, and routes for walking and cycling
- The look, feel and function of parks, planting and green corridors
- How the spaces will connect with the wider community and local nature

These proposals aim to create a sustainable, attractive and inclusive place to live for new and existing residents. We're planning new homes that meet a range of needs, alongside public open spaces that support wellbeing, biodiversity and climate resilience.

Please note:

You do not have to answer every question - please feel free to focus on the topics that matter most to you. However, your responses **will only be received if you complete the survey and click 'Submit' at the end**. Saving your progress does not send us your feedback. *We also recommend that you open the below 'related documents' in other tabs before starting the survey, as a point of reference for some of the questions.*

Your comments will help us shape the final designs before we submit planning applications. Whether you live locally or are interested in moving to the area, your views matter.

Thank you for taking the time to get involved.

See the plans

Tip: To avoid losing your survey progress, we recommend opening the following reference links **before** you start the survey:

OHH Site Wide Map <https://www.eastleigh.gov.uk/media/15662/dd579i01c_overall-site-plan_public-consultation-copy.jpg>
Green Infrastructure - Northern Proposals <https://www.eastleigh.gov.uk/media/15667/dd579i02_northern-anrg-proposals_public-consultation-1.pdf>
Green Infrastructure - Central Green Plan <https://www.eastleigh.gov.uk/media/15668/dd579i03_central-anrg-proposals_public-consultation-2.pdf>
Green Infrastructure - Southern Proposal <https://www.eastleigh.gov.uk/media/15666/dd579i04_southern-anrg-proposals_public-consultation-1.pdf>
Quobleigh Breach - Location Plan <https://www.eastleigh.gov.uk/media/15660/250710_illustrative-masterplan.pdf>
Quobleigh Breach - Site Context Plan <https://www.eastleigh.gov.uk/media/15661/250710_qb-constraints-plans.pdf>
Quobleigh Breach - Illustrative Masterplan Image <https://www.eastleigh.gov.uk/media/15659/30071d_quobleigh-breach-presentation-layout.pdf>
Upper Acre - Site Plan <<https://www.eastleigh.gov.uk/media/15663/1210899-upper-acre-public-consultation-board-high.jpg>>
Upper Acre - Site Factors Map <http://www.eastleigh.gov.uk/media/15658/23074_1402_site_factors-exhibition-1-1000-a1-mp8_250708.pdf>
Upper Acre Concept Masterplan <https://www.eastleigh.gov.uk/media/15664/23074_mp8_a1_1-1000_concept_masterplan_exhibition_250708.pdf>

Print activity

About you

What is your full name?

What is your postal code?

Are you responding to this survey as a...

Please select only one item

- ☐ Resident
- ☐ Business
- ☐ Community group or organisation
- ☐ Other (please comment below)

Please confirm if 'other' selected or your business, organisation or group name here

Your thoughts on The Folds

Planning permission has already been granted in principle for this site.
Do you support the masterplan shown for The Folds parcel? You may
comment after choosing an answer below.

More information, maps and images - open these links before answering

Tip: To avoid losing your survey progress, we recommend opening the following reference links **before** you start the survey:

- **Consultation - The Folds - Board 1** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg1_compressed.pdf>
- **Consultation - The Folds - Board 2** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg2_compressed.pdf>
- **Consultation - The Folds - Board 3** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg3_compressed.pdf>
- **Consultation - The Folds - Board 4** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg4_compressed.pdf>
- **Consultation - The Folds - Board 5** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg5_compressed.pdf>
- **Consultation - The Folds - Board 6** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg6_compressed.pdf>
- **Consultation - The Folds - Board 7** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg7_compressed.pdf>
- **Consultation - The Folds - Board 8** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg8_compressed.pdf>
- **Consultation - The Folds - Board 9** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg9_compressed.pdf>
- **Consultation - The Folds - Board 10** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH-Folds-PubCon-Boards_Print-08102025-pg10_compressed.pdf>
- **The Folds – Map** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/Proposed-Masterplan_Rev-P04-scaled.jpg>
- **Central Drive – sketch** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/central-drive.jpg>>
- **Mews – sketch** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/mews-sketch.jpg>>
- **Green Edge – sketch** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/green-edge.jpg>>
- **Greenway- sketch** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/greenway.jpg>>
- **Fir Tree Lane - possible after image** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/Firtree-lane-01.png>>
- **Landscape – images** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/Landscape-Images.png>>
- **Movement plan** <<https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/movement-diagram-scaled.jpg>>
- **The Folds - street scene CGI** <https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/View_12-scaled.jpg>

Please select only one item

- ☐ I strongly support it
- ☐ I support it
- ☐ I'm not sure
- ☐ I don't support it
- ☐ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the 'Central Drives' area will look? You may comment after choosing an answer below.

Please select only one item

- ☐ I strongly support them
- ☐ I support them
- ☐ I'm not sure
- ☐ I don't support them
- ☐ I strongly oppose them

(Optional) Tell us more: What do you like or dislike about the emerging design?

Do you support how the emerging designs for the new homes on the 'Mews Streets and Greenways' area will look? You may comment after choosing an answer below.

Please select only one item

- ☐ I strongly support it
- ☐ I support it
- ☐ I'm not sure
- ☐ I don't support it
- ☐ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the emerging design?

Do you support how the emerging designs for the new homes on the 'Woodland Edge' area will look? You may comment after choosing an answer below.

Please select only one item

- ☐ I strongly support it
- ☐ I support it
- ☐ I'm not sure
- ☐ I don't support it
- ☐ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the emerging design?

Do you support how the emerging designs for the new homes on the 'Central Greenway & The Green' area will look? You may comment after choosing an answer below.

Please select only one item

- ☐ I strongly support it
- ☐ I support it
- ☐ I'm not sure
- ☐ I don't support it
- ☐ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the emerging design?

Do you support the emerging landscape design for the conversion of 'Fir Tree Lane' into a car-free bridleway through the green space? You may comment after choosing an answer below.

Please select only one item

- ☐ Yes
- ☐ No
- ☐ No opinion

(Optional) What do you like or think could be improved?

Do you support the emerging landscape design for the remainder of the public open space in these areas? You may comment after choosing an answer below.

Please select only one item

- ☐ I support it
- ☐ I'm not sure
- ☐ I don't support it
- ☐ I strongly oppose it

(Optional) What do you like or think could be improved?

Do you support the proposed sustainable transport routes for The Folds? You may comment after choosing an answer below.

Please select only one item

- ☐ I strongly support them
- ☐ I support them
- ☐ I'm not sure
- ☐ I don't support them
- ☐ I strongly oppose them

(Optional) What do you like or think could be improved?

Is there anything else you think should be included in the design or layout of the site? Please comment here.

Do you have any other comments or ideas you'd like to share about the proposals? Please comment here.