

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 09 February 2026 15:43
To: Altman, Rebecca
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: Re: RM/25/100614 - OHH The Folds - Landscape comments

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation responses

Hi Rebecca,

I was reflecting on my recent landscape comments this morning, and realised there was one area of concern I forgot to highlight:



I would appreciate clarification on the layout/boundary treatment here. The junction between the proposed parking area and boundary is rather awkward and the proposed development is tight to the boundary in places.

The tree planting to soften this boundary is too sporadic. As a result there will be some open and exposed views into the site.

Perhaps we can add this to the Teams review in due course?

Many thanks Tim

Tim Griffin
Landscape Consultant
Working on behalf of Eastleigh Borough Council
Mobile: 07974 900280

From: Griffin, Tim (Contractor)
Sent: 07 February 2026 19:42
To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Cc: Oliveira, Marta (Contractor) <Marta.Oliveira.Contractor@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>
Subject: RM/25/100614 - OHH The Folds - Landscape comments

Hi Rebecca,

I have been asked to provide landscape comments on this reserved matters application.

By way of background, this is my first review of this site. I have not had the opportunity to visit the site to assess the setting of the proposal but I have reviewed on-line images and read through the submitted Design & Access Statement(DAS).

My focus as this stage is on the masterplanning for the site, and in particular on the provision of connected Green Infrastructure (GI).

I assume all details of soft(planting) and hard landscape will be conditioned, so at this stage my aim is to help generate a robust and deliverable landscape masterplan.

General comments:

I welcome this a high-quality scheme in which landscape has been central to the design process. The site layout clearly has a focus on placemaking, design quality and sustainability objectives, and the proposal broadly achieves these objectives.

It is good to note that the design has prioritised responding positively to the One Horton Heath Design Code and that this has guided design development.

I concur with the Urban Design Officers comments that the integration of green corridors, landscape buffers, and a network of open spaces is a major strength of the proposal. The emphasis on multi-functional green infrastructure—supporting movement, biodiversity, and social interaction—reflects contemporary urban design best practice.

The design demonstrates a strong commitment to placemaking with a hierarchy of spaces. Considerable efforts have obviously been made to provide the streets, mews and greenways with distinctive character.

The six key landscape spaces are well designed and create a connected network of GI with varied opportunities for recreation. The central park and Greenway form a particularly strong east-west connection. The Western and Eastern Gateways provide a reasonable sense of arrivals onto the site with these zones softened by judicious tree planting.

The hard landscape proposals include a pleasing palette of materials and these have been arranged in a controlled and imaginative way to create distinctive streetscapes.

The more permanent design of the bins stores is a bonus, and these are shown with green roofs which is ideal.

I note from the DAS that there is a fall across the site of around 8m. Will this require any retaining walls, and if so, these should be indicated on the landscape masterplan.

The site relies on the surrounding existing vegetation to improve the setting of the development. It is good to note that tree loss is kept to a minimum, although some significant lengths of field boundary hedges will be removed. The planting scheme should ensure that significant stretches of new native hedging are included to balance these losses.

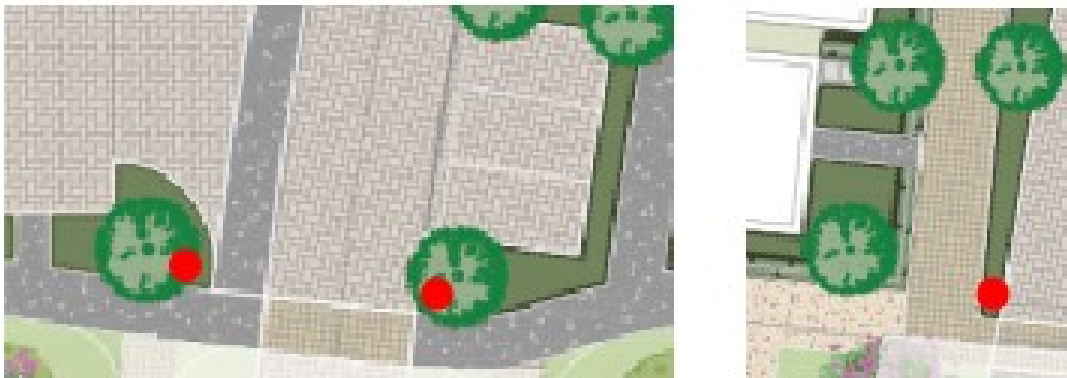
The inclusion of SuD's elements is supported, with rain gardens having particular scope to add interest to the scheme.

Overall, this is an exciting proposal. If developed with care during the detailed design phase, it should result in high-quality placemaking, creating a really attractive landscape setting for the new housing.

Detailed comments (broadly following sections in the DAS) :

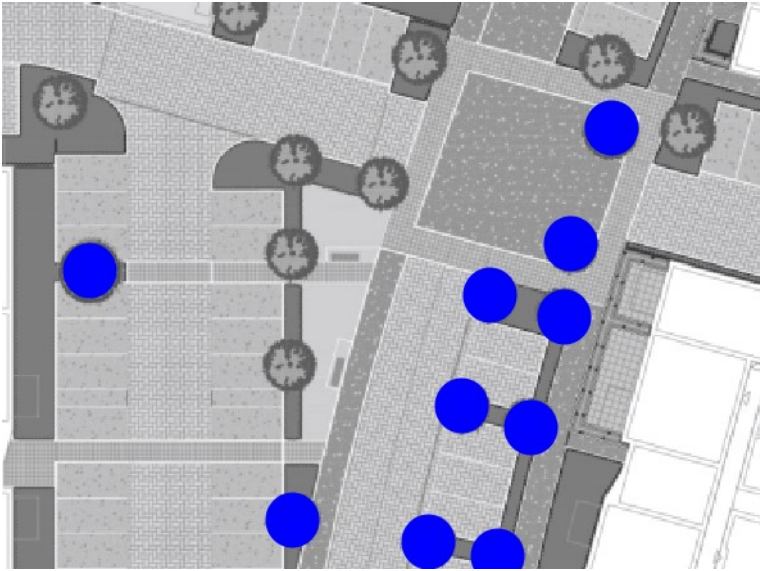
Character Areas

a/ **Arrivals plazas** - these spaces have been reasonably well designed, although the proposed trees in both areas are vital to soften the extensive hard surfacing (parking bays!). To lift the sense of arrival perhaps some form of public art could be added either side of the entrances to emphasise the sense of arrivals on site?



It is critical that the tree planting can be delivered. This will require provision of specialist Silva cell pits where the trees are planted in narrow strips surrounded by hard surfacing. The location of all trees requiring specialist pits should be clearly indicated on the landscape masterplan using a symbol/colour that won't be missed.

Typical snapshot for sample area indicating where trees require specialist pits:



These pits are expensive, so must be allowed for in early costings of the scheme. Omission of these pits will result in these trees failing.

The aerial view in the DAS of the entrance plaza is helpful, and I welcome the use of clipped hedges to provide structure and softening, however, the landscape masterplan should be updated to include a comprehensive key so that the range of planting types, including hedges, can be easily located on plan. At the moment the landscape masterplan does not indicate all the proposed hedges in the plazas. Some hedges are shown in narrow strips (<1m wide). In these locations a specialist edging detail will be required to avoid haunching.

The design team should allow for access to parked vehicles and over running of bays without damaging planting (this comment applies across the site).

The layout and range of hard landscape materials indicated will help create distinctive spaces. The landscape masterplan should also be updated to have the hard landscape (surfacing & enclosures) added to the key. It is crucial that the quality of the proposed surfacing is sustained and any cost-engineering should be resisted.

b/ **Central drives** - the structure tree planting along these drives is welcomed, and it is good to note that the vast majority are located in planters that will provide sufficient rooting zone. There are occasional trees that may require specialist pits. There is scope to introduce further areas of mown grass instead of planting along the drives for a more balanced effect.

Hedging needs to be indicated and in narrow strips special pinned edge details to be provided.

c/ **Mews & Mews parking courts** - these are generally tighter spaces with fewer opportunities for soft landscape. The smaller pocket landscape beds need to be well detailed and implemented to be effective in softening these spaces. If any of the planting beds can be developed into miniature rain gardens that would be welcomed.

Please capitalise on all opportunities for tree planting as some of the streetscenes are rather exposed.

The quality of hard landscape will be important to add quality to these areas. Perhaps the design team can re-visit the Mews & parking courts and consider some uplift in the palette/design of

paving. My personal preference is blocks on the roads with tarmac parking bays so that the blockwork is more visible.

d/ **Woodland edge** - this is an important interface from development to surrounding landscape. It is good to note that this area has not been treated as a residual space, and the combination of the swale and tapestry of planting types will create a range of habitats.

It is difficult to fully assess the layout in this area as the offsite SANG, drainage basin, paths and surrounding woodland are not indicated on the landscape masterplan. This detail should be added for clarity.

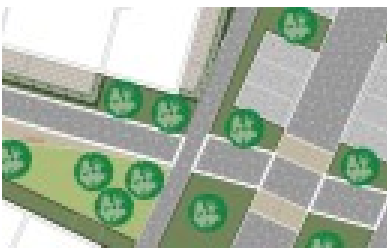
There are some additional opportunities for tree planting to bolster local tree cover and the layout of the trees should be loosened slightly for a more naturalistic effect.

The images in the DAS suggest an interesting range of planting typologies, and the distribution of these should be clearly shown on the landscape masterplan.

The informal paths have been well considered and will provide opportunities for residents to connect with nature.

e/ **Central Greenway & Central Green** - these linked landscaped spaces are well designed and a key strength of the design. The structure tree planting is well considered and will provide connected GI. The tree planting enclosing the Central Green is an attractive feature, although a little further work is required to fine tune the layout of these trees for best effect.

I am not clear why the main central cycleway dog-legged slightly at this point rather than running straight on a continuous line?



What is the likely range of uses for the Central Green? The central amenity lawn might be viewed as a potential kick-around space. If this is undesirable how would this be discouraged? Would some gentle mounding be appropriate? Is there any on-site kick about space or is this assumed to only be offsite within the SANG.

The inclusion of extensive rains gardens is very welcome and offers significant opportunities for a different range of planting.

The image on page 47 shows notional climbers softening the built-form. These should be included at the detailed design stage to provide vertical GI.

Please add further details on the planting types included in these areas. It would be helpful to indicate areas of planting intended as rain gardens as I initially only picked these up from reviewing the drainage strategy document.

f/ Greenway & Central Green parking courts - these are more attractively designed compared to the other, more compact parking courts dotted across the site.

The shared surface treatments are welcomed and there is more space for effective structure tree planting. I believe that some of the areas of planting are intended to be rain gardens which will add habitat value. There are also some clipped hedges suggested in the DAS and the various types of planting should be indicated on the landscape masterplan.

The layout of the hard surfacing to create a courtyard feel is supported and the banding using different colours/types of blocks adds a distinctive quality to the space. This is all welcomed and should be carried through in the detailed design stage.

Some of the planting strips are very narrow but they may still be deliverable depending on the edging detail proposed.

Landscape masterplan

g/ N level 3 play area - the images provide helpful clues to the intended informal character of this space. The detailing of the swale will be key, and it is good to note consideration will be given to incorporating boulders in the swale. Any inlet/outlet headwalls should be designed with gabions or rocks for a more informal effect.

The proposed planting in and alongside the swale will be key and this should be naturalistic.

Are any dog/ litter bins provided since this is an area likely to be used by dog walkers?

h/ Central Park & Level 3 play area - this is a key space and has been well designed. Without a key on the plan is not possible to work out the intended soft and hard landscape finishes. This should be added to a key.

As this is a more formal space are the natural play items appropriate? Would a slightly more formal provision of play be in keeping? Has any consideration been given to outdoor gym equipment etc.?

The central amenity lawn may well attract kick-about activities. Is this intended or to be discouraged?

The curved boundaries between amenity grass and areas of meadow planting will need to have a steel edger to help maintenance crews maintain a crisp edge. Is meadow planting primarily intended as long mown wildflower grass or will this include perennials?

The provision of benches is supported, although has thought been given to the provision of litter bins?

The rain gardens are a great addition, although some of the adjacent sweeping areas of paving may need to be refined to assist delivery by reducing cutting by the contractor. At present there appears to be some very narrow 'needles' of paving.

j/ Greenway Gateway Plaza - A really well conceived design and no significant landscape comments. The planting types to be added to key. Are any litter bins required?

The junction of paving at this point is a bit odd:



I would have thought one of these routes should be continuous.

There seems to be an over provision of cycle stands in this location (and in other locations along the Greenway). Is it likely that 10 cyclists will wish to leave their bikes in this exposed location?

k/ Greenway - The layout is generally good. Some locations for tree planting are tight to the building, so building foundation design to take account of this.

I assume the central Greenway cycleway is tarmac with small unit edging. The edging is key to add quality for the route and should be retained at the detailed design stage.

I really like the image below and if there is any opportunity to add a similar raise edger (that might even be high enough for informal seating) this would be effective:



A bit more detail on planting types to be added to key.

The rain gardens are a great addition and are really well laid out. Perhaps some feature boulders could be integrated into the swales for added interest. The secondary, sinuous crushed stone paths are very effective and provide a really interesting alternative route for pedestrians.

l/ Western & Eastern Gateways (see previous comments on these areas).

m/ Softscape palettes - these are generally acceptable and I like the approach taken to have distinctive palettes of plants for different areas. This will aid placemaking. All details for planting can be conditioned.

n/ Hardscape material & furniture palette - generally acceptable. The inclusion of rumbled and small unit paving is particularly welcomed as it will add quality to the scheme. The cycle stands design looks a little low quality. Ideally the timber elements should have a consistent character/wood type.

p/ Public art - no comments.

q/ Boundary treatment - no comment. If any knee rail is needed then this should be constructed of steel for longevity.

r/ Other sundry comments:

1. It would be helpful to understand the interface in this area:



The tree planting (presumably to soften the boundary) looks light. Without knowing if there is any existing offsite vegetation it is impossible to assess whether further screen planting is required.

2. The large balancing basin in the SE corner - the interface here seems somewhat strange. Is there an existing hedge dividing the basin from the main site? If any existing hedging is at least 6ft high, this area would become visually quite isolated.

Can the basin be designed to have a more naturalistic profile/shape with less engineered slopes, and if a post and rail fence is proposed around the basin can the line of the fence not simply follow the top of the basin but meander somewhat and be softened in places with planting? Extensive guardrails tend to be visually intrusive.

The layout of planting here should be 'loose' for a more natural effect with priority given to native species. This would be an ideal location for log piles, hibernacula, insect hotels etc.

3. Is there any opportunity on site for a mini-orchard?

4. It is pleasing to note the drainage strategy has been co-ordinated with the landscape plan and proposed tree locations kept free of drainage runs. Service runs should also be designed around tree locations.

5. It is vital that tree planting is deliverable, so can the design team (as far as possible) ensure no trees shown on the landscape plan will be lost later due to sightlines, light column positions etc.

6. Please add Plot nos. to the plans for ease of reference.

I trust all the above comments are helpful.

I am happy to attend a Teams meeting to run through my comments and review the landscape plan and agree where refinements can be made.

Any queries do get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280