



fabrik

Land at Campsfield, Southwater

Landscape Design Statement
November 2024

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Landscape Concept

Key Design Attributes:

1. Existing tree planting retained
2. Focal Green Corridor Open Space
3. Sociable Landscapes for community gatherings or quiet contemplation
4. LAP for informal play
5. Informal footpaths incorporating 'Play on the Way'
6. Landform used to help blend SuDS feature into the landscape as part of wider attenuation strategy
7. Rain gardens adjacent to hard surfaced areas, enhancing opportunities for planting and biodiversity
8. Edge areas providing opportunities for habitat creation to assist in achieving Biodiversity Net Gain
9. Acoustic buffer to eastern community edge
10. Pedestrian connections to the wider landscape
11. Retained ponds
12. Soft landscape treatment to development edges with fruit bearing tree species to provide a food and foraging opportunities for residents and local wildlife



Illustrative Concept Masterplan

2.0

Illustrative Landscape Masterplan



3.0

Landscape Character Areas

Introduction

The landscape that encloses the housing will comprise a series of character areas that will be defined according to their varying character and function.

Landscape Character Area definition will be informed by the immediate context, landform and existing vegetation and will serve to create a legible landscape that defines sense of place, wayfinding, play and recreation.

The design and treatment of the open space areas will also play a fundamental role in enhancing the local environment and achieving Biodiversity Net Gain.

- Legend:
- Green Corridor & Community Open Space
 - Landform & Accessible Basin
 - Buffer Planting to Development Edge
 - Woodland Edge

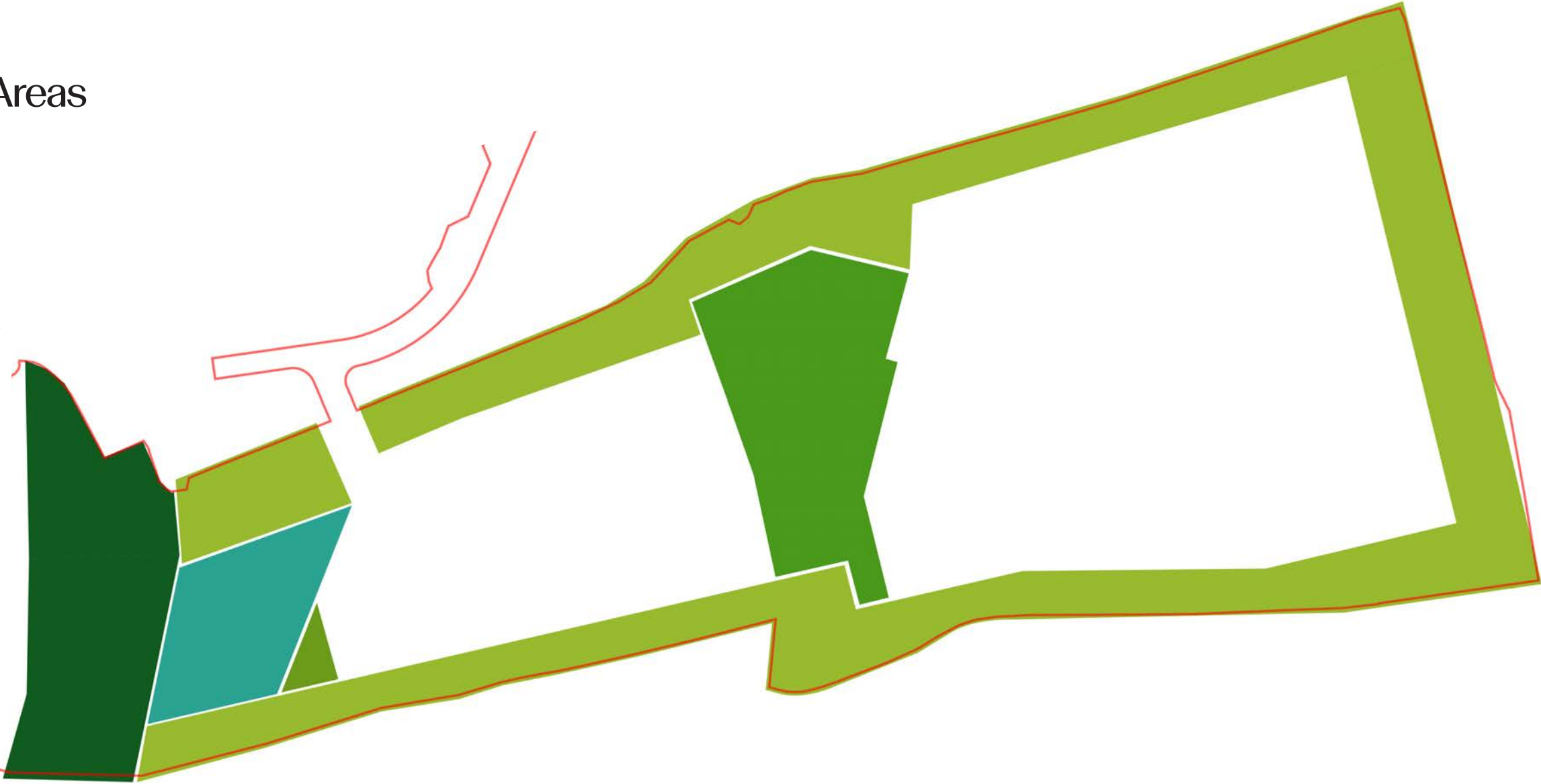
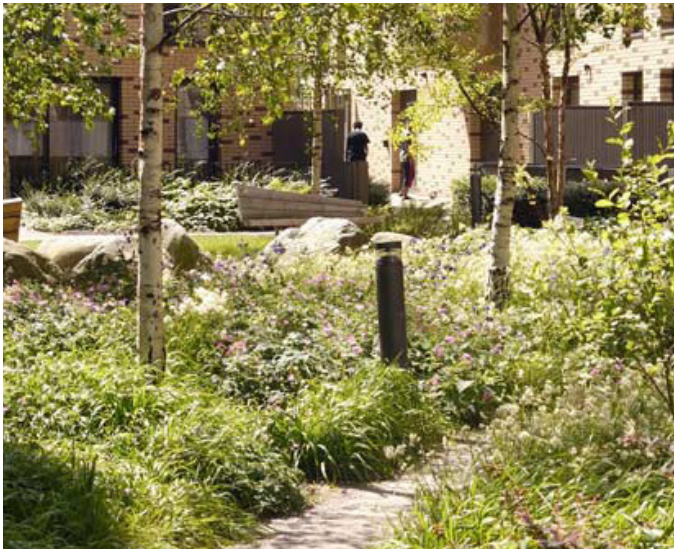


Diagram - Character Areas



Green Corridor



Landform & Accessible Basin



Buffer Planting to Development Edge



Ecotone Planting

3.1

Character Areas: Green Corridor & Community Open Space

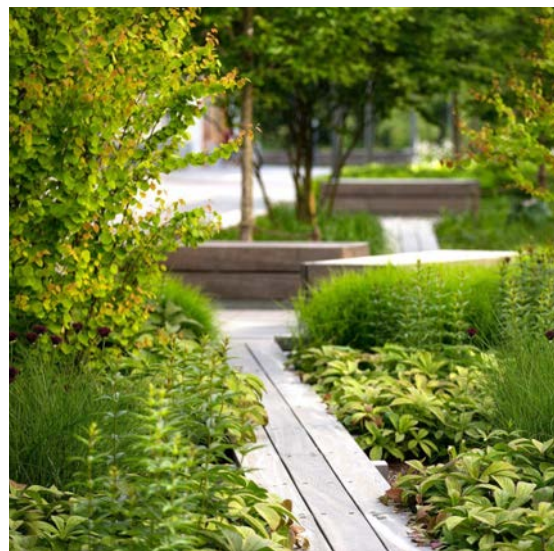
The Green Corridor and Community Open Space will form a landscape corridor within the built form that uses the existing landscape framework to create opportunities for rest, relaxation and the creation of new habitat.

Key Landscape Principles:

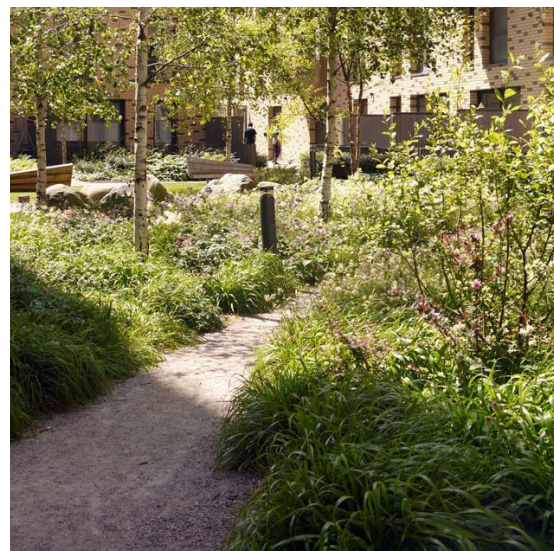
1. Retained tree planting, crown lifted where necessary to enable views throughout the space
2. Primary pedestrian routes, connecting to the wider landscape
3. Potential for interactive 'beach' feature at existing pond edge
4. LAP including mounding and sensory shrub planting
5. Meadow and amenity grassland areas for passive recreation
6. Existing pond with opportunities to create seating and interaction
7. Naturalistic planting, softening the connection between residential frontages and open space
8. SuDS feature design to consider potential interactive area to stimulate imaginative 'play-on-the-way'
9. Potential natural art or wayfinding installation
10. Low earth mounding to enclose open space
11. Shared surface road creating definition through the corridor
12. Buffer planting to site boundary
13. Planting of fruit bearing species



Illustrative Landscape Masterplan Extract - Green Corridor & Community Open Space



Timber seating at nodes within naturalistic planting



Communal spaces fronting onto the open space



Natural play



Self binding gravel footpaths through meadow



Stone 'beach' adjacent to pond

3.3

Character Areas:

Landform & SuDS Basin

A new SuDS basin will be created within the open space to the southwest of the new housing that will comprise an area of permanent water with marginal habitats.

The landform will be modelled using terraces and slopes so as to create a usable and accessible space.

Key Landscape Principles:

1. Retained trees and vegetation

2. A landform that enables social interaction, where the land is graded or terraced down towards marginal and damp habitats forming part of the wider drainage strategy

3. Primary pedestrian routes that connect to the wider landscape

4. Wooded development edge with seating and 'play-on-the-way'

5. Mixed planting

6. Species rich meadows

7. Amenity space for informal recreation

8. Bench seating set within landscape terrace

9. SuDS basin - area of permanent water and marginal planting

10. SuDS basin - planting species tolerant of damp conditions

11. Defensible planting to edge of lower basin
12. Buffer planting to site boundary

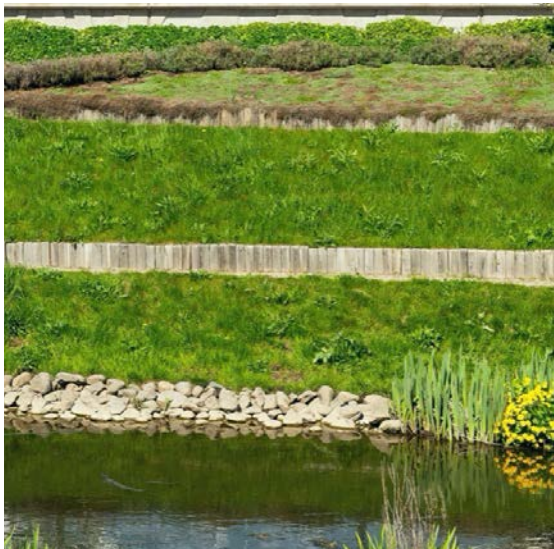
13. Planting of fruit bearing species



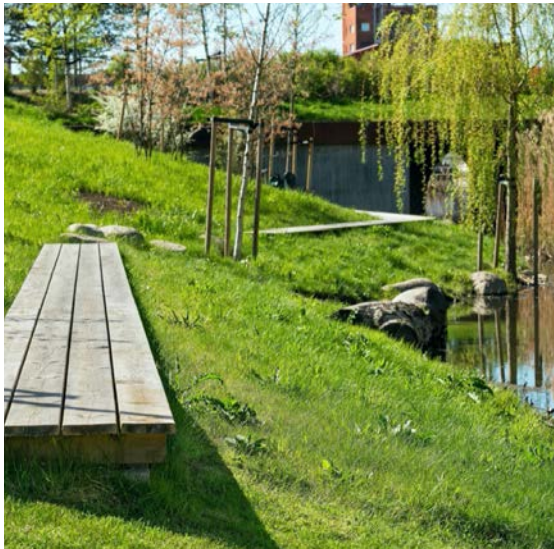
Illustrative Landscape Masterplan Extract - Landform & Accessible Basin



Stepping stones across shallow water body



Planted terraces with species rich grassland & meadow



Timber bleacher seating within accessible landscape



Formal & informal pedestrian routes through landforming



Naturalistic planting to soften the setting

3.4

Character Areas: Buffer Planting to Development Edge

New tree and understorey planting with meadow margins of predominantly native species to the site boundaries will reinforce the existing landscape framework.

This will help the boundaries to function as wildlife corridors and to create a considered edge that helps to assimilate the new housing within the landscape. It will also help to preserve the prevailing wooded landscape character.

Key Landscape Principles:

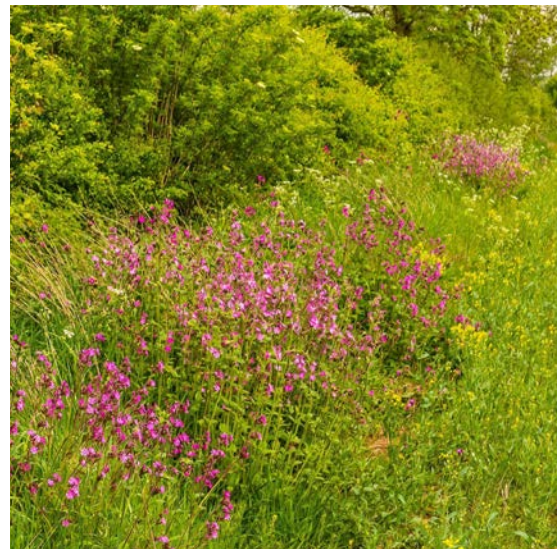
1. Existing vegetation retained to provide enclosure to development and help preserve existing wooded landscape character
2. New mixed native woodland with understorey planting between acoustic fence and retained vegetation
3. Acoustic fence
4. Mixed native hedgerow planting with species rich meadow margins to soften fenceline
5. Proposed tree planting along development edge; species to be mixed and to include ornamental species in order to address long term resilience
6. Large species tree planting as focal point within the landscape



Illustrative Landscape Masterplan Extract - Buffer Planting to Development Edge



Native hedgerow planting



Species-rich meadow margin to hedgerow



Street tree planting to soften development edge



Large native legacy tree as focal point



Opportunities for fruit bearing species

3.5

Character Areas: Woodland Edge

A new edge will be created within the land adjacent to Hogs Wood, which will respect the Ancient Woodland offset and provide a natural buffer.

New woodland and meadows will help to deter access to Hogs Wood and play a significant role in achieving BNG for the proposals. It will also help to screen the new housing in views from the wider landscape to the west.

Key Landscape Principles:

- 1. Hogs Wood Ancient Woodland to be respected by excluding any development, earthworks or footpaths from the 15m offset.
- 2. New SuDS feature and defensible planting edge to be outside of 15m offset from woodland edge
- 3. Ecotone to be established at woodland edge, to include mixed native defensive planting to discourage access to woodland
- 4. Proposed native tree planting, to include species of large stature
- 5. Species rich wildflower/grassland meadow
- 6. Fencing or 'dead-hedging' to be considered along woodland boundary



Ecotone with hedgerow, trees and species rich margin



Species rich wildflower meadow as part of BNG



Brash piles laid as 'dead hedge'



Focus on creation of habitats for BNG

4.0

Play & Recreation Strategy

A variety of play opportunities for play will be woven throughout the open space. By considering play within the wider context, rather than confined to designated spaces, then a more open ended and imaginative experience is possible.

The Green Corridor and Community Open Space will contain play provision in the form of a LAP, with enclosure created by planting and gentle earth mounding. Alongside this, a deck or terraced area to the existing pond would encourage interaction with the natural landscape.

Within the north of the Green Corridor, there is the opportunity to design the swale as a gently undulating landscape feature, possibly with a piece of local land art, that encourages play and exploration.

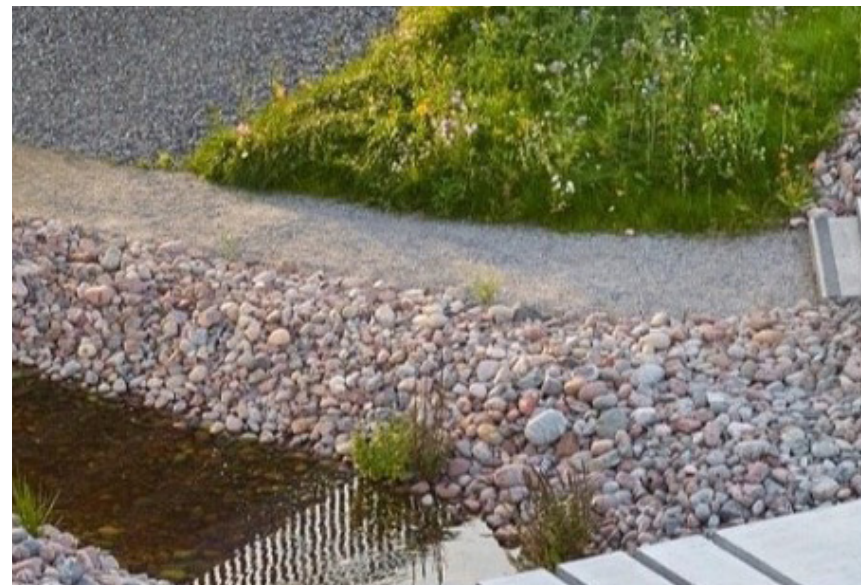
In a similar vein, the main SuDS attenuation feature within the southwest of the development will be designed with a terraced landform as part of a usable amenity space.

A network of surfaced recreational footpaths throughout the open space will create connections between the site and the existing development to the north and the PRoW that traces the southern site boundary.

Amenity grassland and close-mown pathways through meadow areas will provide alternative walking routes and opportunities for informal play.

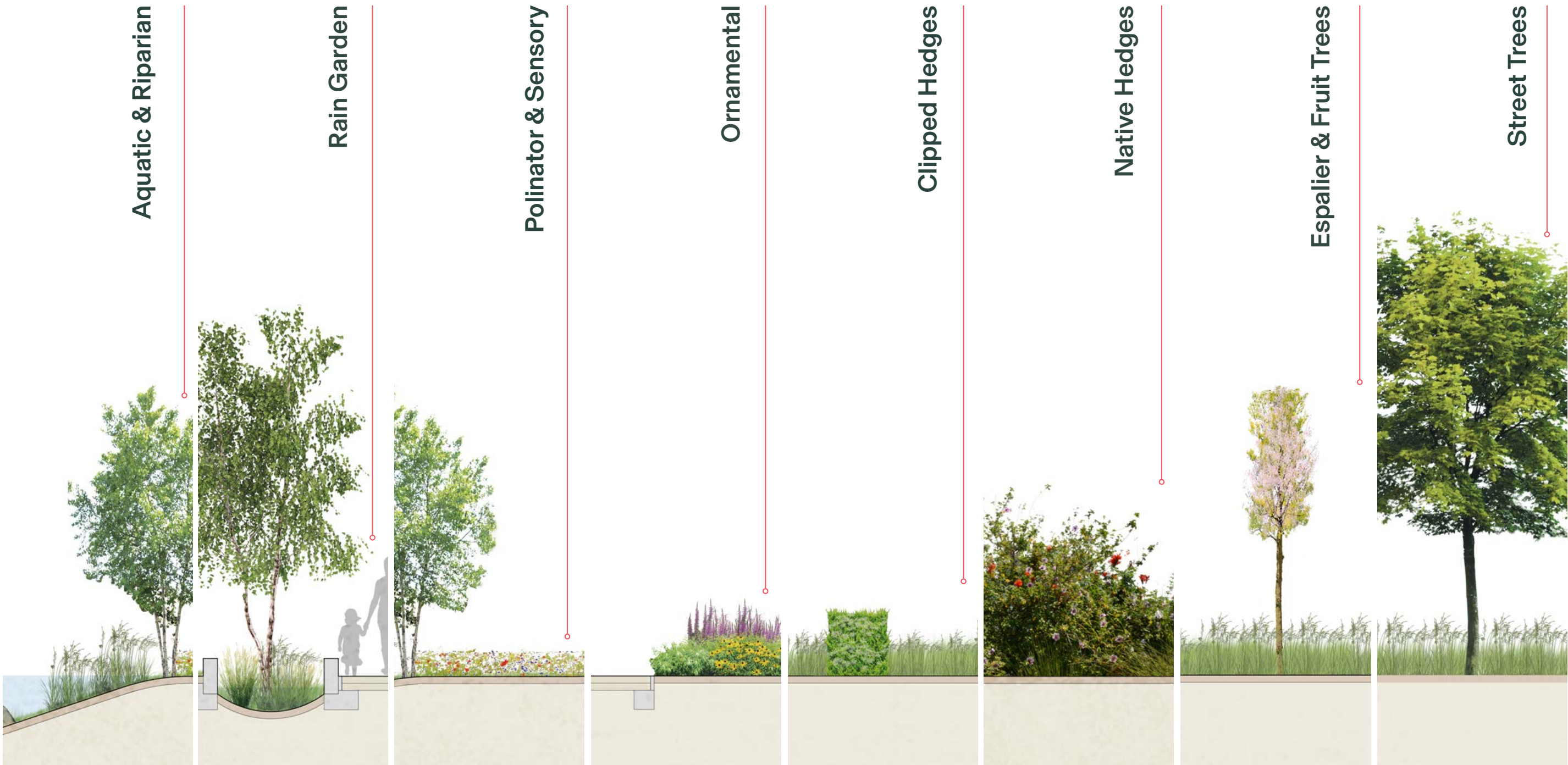
Key Landscape Principles:

1. An open ended, natural approach to play that uses earth modelling and planting to create and define space.
2. Formal door-step play provision to be included in the form of a LAP, which will comprise and be enclosed by natural landscape elements.
3. Opportunities for imaginative and explorative play to be knitted into the open space designs, through such interventions as 'play-on-the-way' and land modelling.
4. SuDS features to be designed as accessible and naturalistic, incorporating varied profiles, natural materials (fallen logs and boulders) and potential land art.
5. A network of surfaced footpaths and informal routes to be incorporated within the open space that forms connections with the wider landscape.



5.0

Soft Landscape Strategy:
Planting Hierarchy



Planting Typologies

5.1

Soft Landscape Strategy:
Illustrative Palettes

Aquatic & Riparian

- 1

Filipendula ulmaria
- 2

Carmadine pratensis
- 3

Caltha palustris
- 4

Darmera peltata
- 5

Lythrum salicaria



Rain Garden

- 6

Calamagrostis brachytricha
- 7

Aster peduncularis
- 8

Actaea simplex 'Brunette'
- 9

Crinum x powellii
- 10

Sanguisorba officinalis 'Tanna'



Polinator & Sensory

- 11

Leucanthemum vulgare
- 12

Centaurea scabiosa
- 13

Origanum laevigatum
- 14

Achillea millefolium
- 15

Galium verum



Ornamental

- 16

Hemerocallis lilioasphodelus
- 17

Hakonechloa macra
- 18

Stachys byzantia
- 19

Alchemilla molis
- 20

Polystichum setiferum



5.2

Soft Landscape Strategy:

Illustrative Palettes

Clipped Hedges

- 1

Carpinus betulus
- 2

Fagus sylvatica
- 3

Osmanthus burkwoodii
- 4

Ligustrum vulgare
- 5

Prunus lusitanica



Native Hedges

- 6

Corylus avellana
- 7

Crataegus monogyna
- 8

Ilex aquifolium
- 9

Prunus spinosa
- 10

Viburnum opulus



Espalier & Fruiting Trees

- 11

Prunus accolade
- 12

Pyrus communis
- 13

Malus dom. 'Crawley Beauty'
- 14

Malus dom. 'Coronation'
- 15

Medlar 'Nottingham' (fruiting species of local provenance)



Street Trees

- 16

Amelanchier x lamarckii
- 17

Pyrus calleryana 'Chanticleer'
- 18

Magnolia 'Elizabeth'
- 19

Tilia cordata 'Greenspire'
- 20

Betula pendula



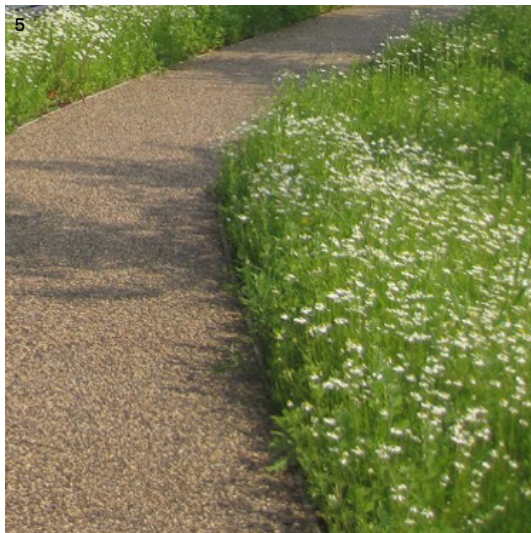
6.0

Hard Landscape Strategy: Surfacing & Materials

The hard landscape palette will be simple and restrained, consisting of stone and timber as appropriate and using earthy colour tones to ensure the development and open space blend well into the context.

Legend:

- 1. Residential frontages onto Open Space
- 2. Rain gardens within the street-scene
- 3. Materiality to match the rural vernacular; timber and textured stone/concrete
- 4. LAP surfacing and sensory planting for informal play
- 5. Informal footpaths incorporating a 'play-on-the-way' route
- 6. Hierarchy of paving types within shared Mews/parking courts
- 7. Estate railings to retained basin edge
- 8. Timber knee rail to road edge



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