



fabrik

Land at Campsfield, Southwater

RMA Landscape Design Statement
July 2026

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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. Swales 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

Illustrative Landscape Masterplan

Key Design Attributes:

1. Existing tree planting retained
2. Sociable Landscape heart for light recreation and places for quiet contemplation
3. Open Green Space
4. LAP featuring natural play
5. Informal footpaths
6. Swale adjacent to hard surfaced areas, enhancing opportunities for planting and biodiversity
7. Edge areas providing opportunities for habitat creation to assist in achieving Biodiversity Net Gain
8. Acoustic buffer to eastern community edge
9. Pedestrian connections to the wider landscape

10. SuDs

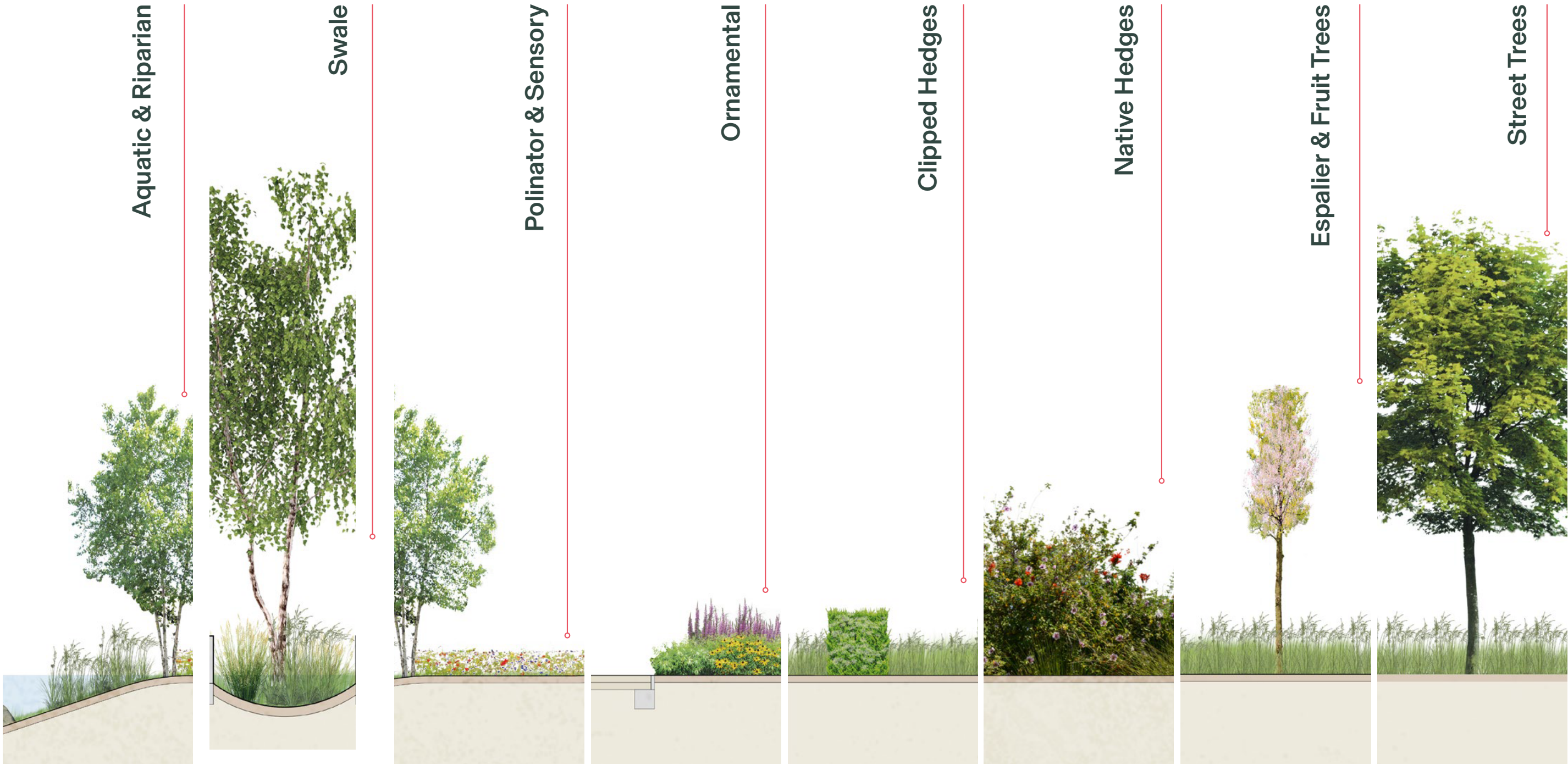
11. Soft landscape treatment with a mix of fruit bearing tree species to provide a food and foraging opportunities for residents and local wildlife



Illustrative Concept Masterplan

3.0

Soft Landscape Strategy:
Planting Hierarchy



Planting Typologies

3.1

Soft Landscape Strategy: Illustrative Palettes

Aquatic & Riparian

- | | |
|------------------------------|----------------------------|
| 1 <i>Filipendula ulmaria</i> | 4 <i>Darmera peltata</i> |
| 2 <i>Carmadine pratensis</i> | 5 <i>Lythrum salicaria</i> |
| 3 <i>Caltha palustris</i> | |



Swales & Pond Edge

- | | |
|-------------------------------------|---|
| 6 <i>Calamagrostis brachytricha</i> | 9 <i>Crinum x powellii</i> |
| 7 <i>Aster peduncularis</i> | 10 <i>Sanguisorba officinalis</i> 'Tanna' |
| 8 <i>Actaea simplex</i> 'Brunette' | |



Pollinator & Sensory

- | | |
|--------------------------------|--------------------------------|
| 11 <i>Leucanthemum vulgare</i> | 14 <i>Achillea millefolium</i> |
| 12 <i>Centaurea scabiosa</i> | 15 <i>Galium verum</i> |
| 13 <i>Origanum laevigatum</i> | |



Ornamental

- | | |
|--|---------------------------------|
| 16 <i>Hemerocallis lilioasphodelus</i> | 19 <i>Alchemilla mollis</i> |
| 17 <i>Hakonechloa macra</i> | 20 <i>Polystichum setiferum</i> |
| 18 <i>Stachys byzantia</i> | |



3.2

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

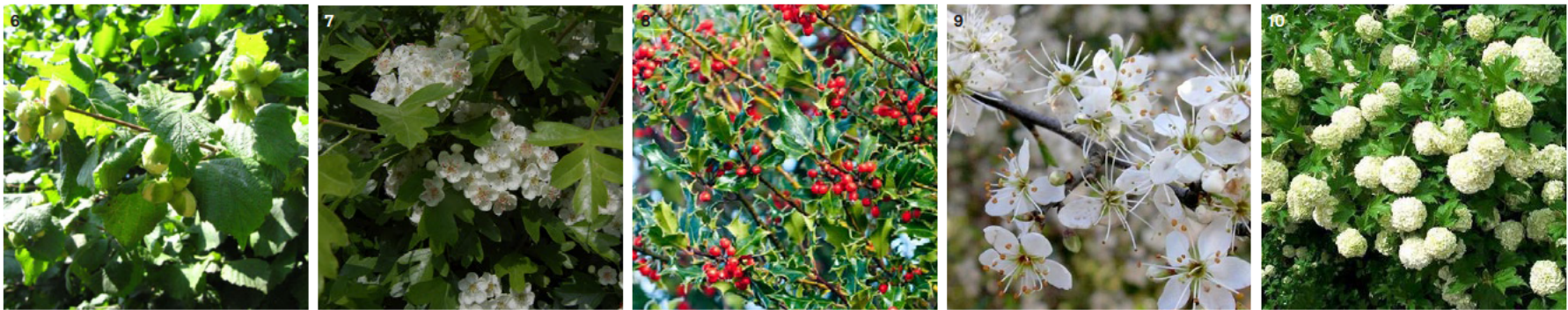
Corylus avellana
- 7

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



4.0

Play Provision

Opportunities for play are woven throughout the open space. By considering play within the wider context, rather than confined to designated spaces, a more open ended and imaginative experience is possible.

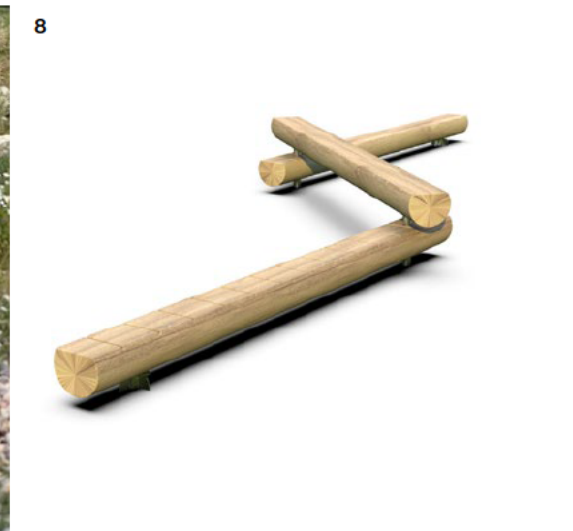
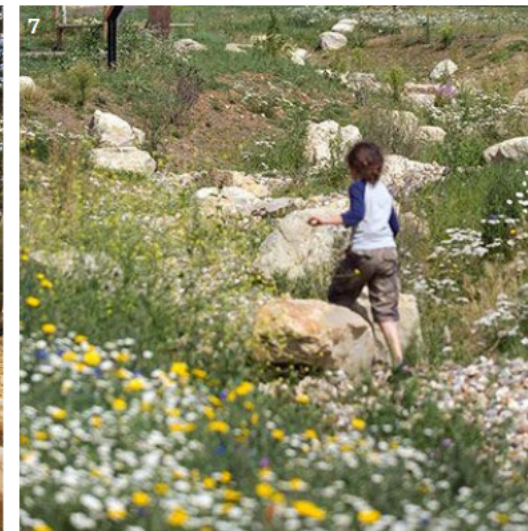
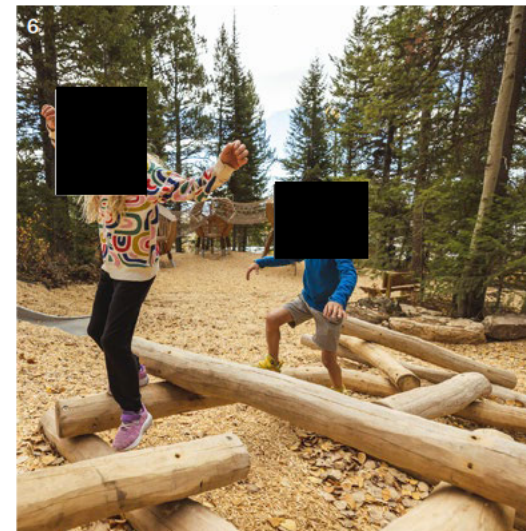
The Open Space contains play provision in the form of a LAP, with enclosure created by planting and gentle earth mounding. The play elements in the LAP and within the wider open space are illustrated opposite and detailed below.

A network of surfaced recreational footpaths throughout the open space 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 provide alternative walking routes and opportunities for informal play.

Proposed Play Equipment:

1. PE01: Tee Pee - Woodland Hut No. 1 by Duncan & Grove or similar approved
2. PE02: Play Horse by Duncan & Grove or similar approved
3. PE03: Musical Chimes by Duncan & Grove or similar approved
4. PE04: Log Steps by Duncan & Grove or similar approved
5. PE05: Stepping Stumps by Duncan & Grove or similar approved
6. PE06: Climbing Logs - Log Scramble by Duncan & Grove or similar approved
7. PE07: Play Boulders by Special Aggregates or similar approved
8. PE08: Balancing Logs - Log Trail Steps by Duncan & Grove or similar approved



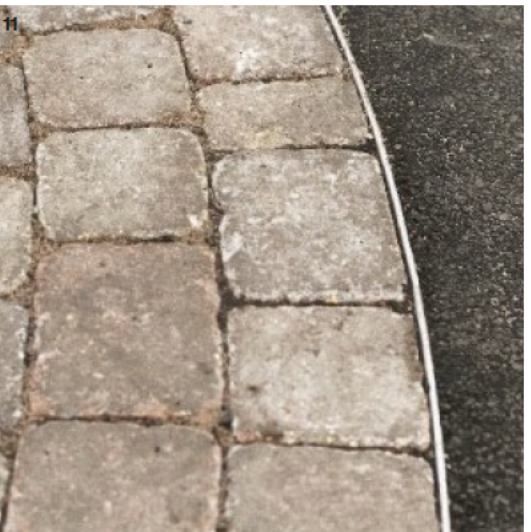
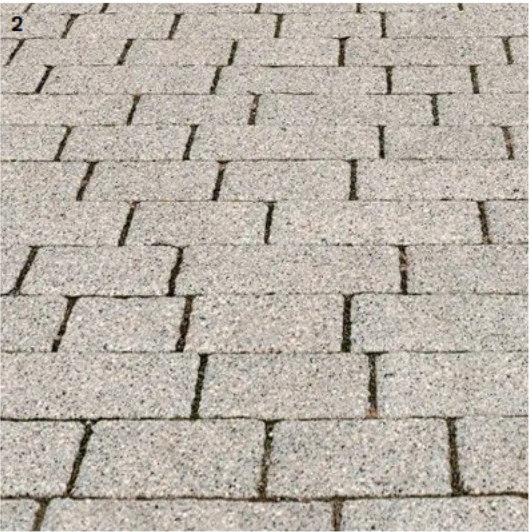
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Surfacing & Materials

The hard landscape palette is simple and restrained, consisting of textured concrete and using earthy colour tones to ensure the development and open space blend well into the context.

Legend:

- 1. Tarmacadam to primary roads/footways
To engineers detail and specification
- 2. Conservation X Concrete Setts by Marshalls or similar approved
Size - 100x100x100mm Colour - Silver Grey
- 3. Tegula Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Heather
Laid in stretcher bond
- 4. Hydropave Tegula Permeable Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Heather
Laid in stretcher bond
- 5. Tegula Concrete Block Paving by Tobermore or similar approved
Size - 208x173x60mm Colour - Bracken
Laid in herringbone bond
- 6. CEDEC Self-binding Footpath Gravel by CEDEC or similar approved
Colour - Gold
- 7. Mayfair Concrete Paving Flags by Tobermore or similar approved
Size - 450x450x50mm Colour - Oat
Laid in stretcher bond
- 8. Safety Grass Mat by Grassmats Ltd or similar approved
Size - 1500x1000x22mm Colour - Green
- 9. Standard Road Kerb with Upstand and Flush
To engineers detail and specification
- 10. Fusion Concrete Edge by Tobermore or similar approved
Size - 75x150x900mm Colour - Silver
- 11. Alu Excel Aluminium Edge by Kinley or similar approved
Size - 18x2500x3mm



6.0

Furniture & Boundaries

Legend:

1. FT1: Long Slatted Timber Bench No.1 by Duncan & Grove or similar approved
2. FT2: Ravenfield Litter Bin by Broxap or similar approved
3. BT1: Acoustic Fencing
To acoustic engineers recommendation
4. BT2: Close Board Timber Fence by Jacksons or similar approved
5. BT3: Eco Composite Fence by Eurocell or similar approved



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