



Site Boundary

SHEET 2

SHEET 3

This drawing is to be read in conjunction with all other drawings and specifications within the package.
These drawings have been prepared for design development and costing purposes only.
All dimensions are indicated unless otherwise specified.
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purpose of issue **PLANNING**

x	Updates following client comments	03-12-2025	JOn
w	Updates following revised layout	11-11-2025	JOn
-	Original	01-08-2023	JOn
rev	description	(date)	(by)

client

Lightwood Land

project title

Priors Farm, South Wokingham

drawing title

Detailed Landscape Masterplan

SHEET 1 of 3

date **03 DECEMBER 2025** drawn by **JOn**

drawing number **edp7438_0021x** checked **HMc**

scale **1:1,500 @ A0** QA **GYO**

edp the environmental dimension partnership

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Proposed Estate Rail

Proposed Estate Rail Gate

Proposed Vehicle Gate For Maintenance Access

Proposed Timber Kissing Gate

Proposed Bridle Gate With Lever

Vehicle Height Restriction Barrier

Proposed Timber Bench on Hard Standing

Proposed Vehicle Bollard

Site Boundary

Local Authority District Boundary

Existing Vegetation with RPA's

15m Ancient Woodland Buffer

Existing Vegetation To Be Removed
Refer to Arboricultural Report

Existing Grassland To Be Retained

Proposed Development Area

Proposed Road

Proposed Tree Planting

Proposed Conifer Tree Planting

Proposed Orchard Trees

Existing Watercourse

Proposed Native Shrub Mix to River Banks

Proposed Native Hedgerow Planting

Proposed Amenity Grass

Proposed Wildflower Grass Mix

Proposed Shade-Tolerant Grass Mix

Proposed Bulb Planting

Proposed Woodland Planting

Proposed Native Shrub Planting

Proposed Ornamental Planting

Proposed Bio Retention Planting To Street Verges

Proposed Marginal Grass Mix To SuDS Basin

Proposed Marginal Shrub Planting

Proposed Permanently Wet Area
Connected to watercourse

Proposed Pond
Connected to watercourse

Proposed Pond

Proposed Swale

Proposed Filter Drain

Land Reserved for SANG

Proposed Timber Deck Bridge

Road Point Closure

Connection to Easthamstead Road

Proposed Ecological Feature

Proposed Footpath
2m wide footpath, Brecon self binding gravel with timber edging

Proposed Footpath
2m wide footpath, resin with metal edging

Proposed Footpath/Cycle Route
3m wide footpath, built tarmac

Proposed Footpath/Cycle Route
3m wide footpath, Brecon self binding gravel or similar approved

Proposed Informal Grass Footpath

Proposed Allotments

Proposed Reinforced Gravel to Car Parks
Geops or similar

Proposed Play Area Surfacing
Refer to drawings 0041 for detailed play proposals

Proposed Pavers to Community Building Terrace

Play Offset (20/30m)

Public Right of Way (PRoW)
Based on OS Data and Access Points on Topographical Survey

Off-Site Pedestrian/Cycle Way

Proposed Post and Rail Fence
Boundaries enclosing SANG to be securely fitted with dog proof mesh wire netting

Proposed Post and Wire Fence
Boundaries enclosing SANG to be securely fitted with dog proof mesh wire netting

Proposed 1.8m Wall
to allotments

overview

2

3

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JAN

checked:
HMC

QA:
GTO

