

Project Title:	Holme Park SANG, South Wokingham SDL
Project No/ Document Reference:	A389 R022B
Date:	13 August 2026
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HOLME PARK SANG

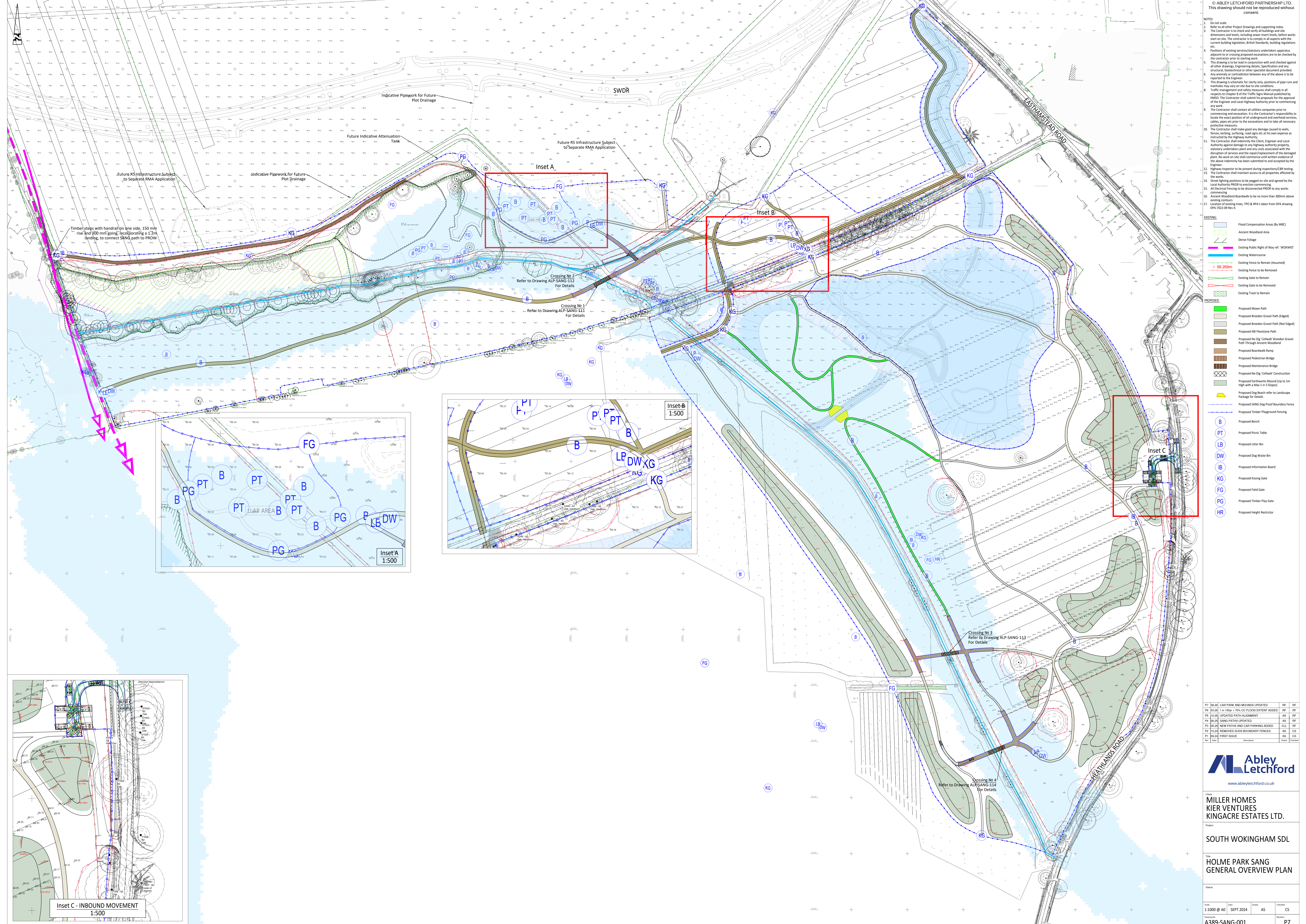
1. Background

- 1.1. The SANG provides recreation space for the South Wokingham development with a network of footpaths linking Heathlands Road in the east to the public right of way, WOKW10, in the west.
- 1.2. The Emm Brook flows from west to east through the northern part of the site and turns south to flow north to south in the western part of the site.
- 1.3. Within the SANG is a flood compensation storage basin to offset the loss of floodplain caused by the construction of the SWDR.
- 1.4. The Emm Brook has been hydraulically modelled (by others) to assess the impact of various storms and the predicted extent of flooding has been mapped. The extreme 1 in 100 year + 70% CC event has been used as the design event where required.

2. SANG Design

- 2.1. Broadly paths through the SANG are laid at existing ground level and are either mown grass or finished with Breedon gravel. In the northern part of the SANG, paths are surfaced with flexipave.
- 2.2. Access across the Emm Brook is facilitated by 4 proposed bridges. The soffit levels of which are set to be 1m higher than the 1 in 100 year + 70%cc flood level. The bridges are approached with boardwalk ramps.
- 2.3. Within the SANG, a number of landscaped mounds have been placed. These mounds have been located away from the flood extents to ensure there is no interference with the natural flow paths.





- NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings and supporting notes.
 3. The Contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The Contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 4. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
 5. This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
 6. Any anomaly or contradiction between any of the above is to be reported to the Engineer.
 7. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 8. Traffic management and safety measures shall comply in all respects to Chapter 8 of the Traffic Signs Manual published by HMSO. The Contractor shall submit his proposals to the approval of the Engineer and Local Highway Authority prior to commencing any work.
 9. The Contractor shall contact all utilities companies prior to commencing and excavation. It is the Contractor's responsibility to locate the exact position of all underground and overhead services, cables, pipes etc prior to the excavations and to take all necessary protective measures.
 10. The Contractor shall make good any damage caused to walls, fences, kerbs, surfacing, road signs etc at his own expense as instructed by the Highway Authority.
 11. The Contractor shall indemnify the Client, Engineer and Local Authority against damage to any highway authority property, statutory undertakers plant and any costs associated with the disruption of services and the replacement of the damaged plant. No work on site shall commence and written evidence of the above indemnity has been submitted to and accepted by the Engineer.
 12. Highway Inspector to be present during inspection/CB testing.
 13. The Contractor shall maintain access to all properties affected by the works.
 14. Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
 15. All electrical fencing to be disconnected PRIOR to any works commencing.
 16. Ancient Woodland Boardwalk to be no more than 300mm above existing contours.
 17. Location of existing trees, TPO & RPA's taken from DPA drawing DPA-7022-09 Rev A.

- EXISTING:
- Flood Compensation Area (B) WBC
 - Ancient Woodland Area
 - Dense Foliage
 - Existing Public Right of Way ref. "WOKWOT"
 - Existing Watercourse
 - Existing Fence to Remain (Assumed)
 - Existing Fence to be Removed
 - Existing Gate to Remain
 - Existing Gate to be Removed
 - Existing Track to Remain

- PROPOSED:
- Proposed Mown Path
 - Proposed Breeder Gravel Path (Edged)
 - Proposed Breeder Gravel Path (Not Edged)
 - Proposed K81 Flexstone Path
 - Proposed No Dig 'Cellway' Breeder Gravel Path Through Ancient Woodland
 - Proposed Boardwalk Ramp
 - Proposed Pedestrian Bridge
 - Proposed Maintenance Bridge
 - Proposed No Dig 'Cellway' Construction
 - Proposed Earthworks Mound (Up to 1m High with a Max 1 in 3 Slopes)
 - Proposed Dog Beach refer to Landscape Package for Details
 - Proposed SANG Dog Proof Boundary Fence
 - Proposed Timber Playground Fencing
 - Proposed Bench
 - Proposed Picnic Table
 - Proposed Litter Bin
 - Proposed Dog Waste Bin
 - Proposed Information Board
 - Proposed Kissing Gate
 - Proposed Field Gate
 - Proposed Timber Play Gate
 - Proposed Height Restrictor

- Legend:
- B
 - PT
 - LB
 - DW
 - B
 - KG
 - FG
 - PG
 - HR

PT	08.26	CAR PARK AND MOUNDS UPDATED	RF	RF
PG	03.26	1 in 100yr = 70% CG FLOOD EXTENT ADDED	RF	RF
PS	10.25	UPDATED PATH ALIGNMENT	AS	RF
PA	06.25	SANG PATHS UPDATED	AS	RF
PS	06.25	NEW PATHS AND CAR PARKING ADDED	CLL	RF
P2	10.24	REMOVED SUCHS BOUNDARY FENCES	AS	CS
P1	09.24	FIRST ISSUE	AS	CS
Rev		Description	Drawn	Checked

Abley Letchford
www.ableyletchford.co.uk

Client:
**MILLER HOMES
KIER VENTURES
KINGACRE ESTATES LTD.**

Project:
SOUTH WOKINGHAM SDL

Plan:
**HOLME PARK SANG
GENERAL OVERVIEW PLAN**

Scale	Date	Drawn	Checked
1:1000 @ A0	SEPT 2024	AS	CS
Drawing No	Revision		
A389-SANG-001	P7		