

Site Boundary

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purpose of issue PLANNING			
d	Internal QA (graphical changes only)	12/05/2026	NWa
c	Minor updates - veteran tree & footpath adjustments	04/02/2026	NWa
-	Original	18/06/2024	NWa
rev	description	date	by

client

Lightwood Land

project title

Priors Farm, South Wokingham

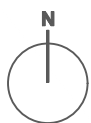
drawing title

SANG General Arrangement Plan

date **12 MAY 2026** drawn by **NWa**
drawing number **edp7438_d042d** checked **HMc**
scale **1:2000 @ A1** QA **JFr**

edp the environmental dimension partnership

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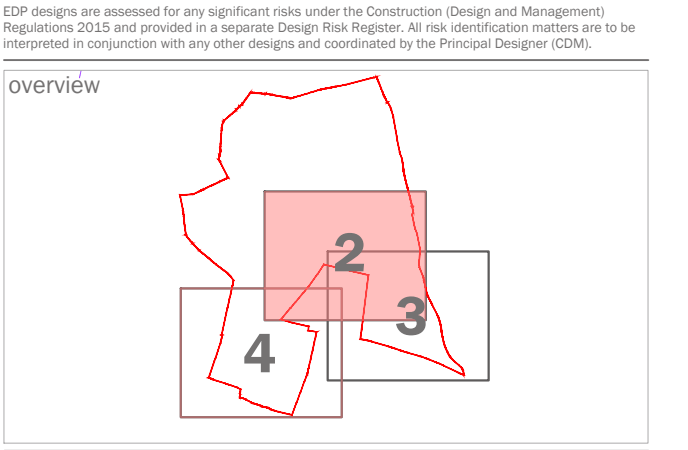


0 100m



- Proposed Informal Grass Path
- Proposed Play Area Surfacing
Refer to drawing d041 for detailed play proposal
- Proposed Play Area Surfacing
Refer to drawing d041 for detailed play proposal
- Play Area Offset
20m to LEAP/LLAP
30m to NEAP
- Proposed Post and Rail Fence
Securely fitted with dog-proof mesh wire netting
- Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting
- Proposed Estate Rail and Gate
- Public Right of Way
Based on GIS Data and Access Points on Topographical Survey
- Proposed Vehicle Gate For Maintenance Access
- Proposed Timber Kissing Gate
- Proposed Bridle Gate With Lever

- Site Boundary
- SANG Connection
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Existing Grassland to be Retained
To be Oversown with a Species Rich Meadow Mix
- Proposed Tree Planting
- Proposed Conifer Tree
- Existing Watercourse
- Proposed Native Shrub Mix to River Banks
- Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Amenity Grass
Product: Rowlawm or similar approved
Topsoil Depth: 150mm
- Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil: 150mm
- Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Marginal Grass Mix to Base of Basin
- Proposed Marginal/Aquatic Planting
- Proposed Permanently Wet Area
Lined Section to basin. Refer to Engineers Drawing for Information.
- Proposed Pond
Connected to Watercourse
- Proposed Pond
- Proposed Timber Bridge
- Proposed Information Board
- Proposed Litter and Dog Waste Bins
- Proposed Timber Bench on Hard Standing
- Proposed Picnic Table and Bench
- Proposed Ecological Feature
- Proposed Footpath
2m wide footpath, Breodon self-binding gravel with timber edge
- Proposed Footpath/Cycleway
3m wide footpath, breodon self-binding gravel or similar approved



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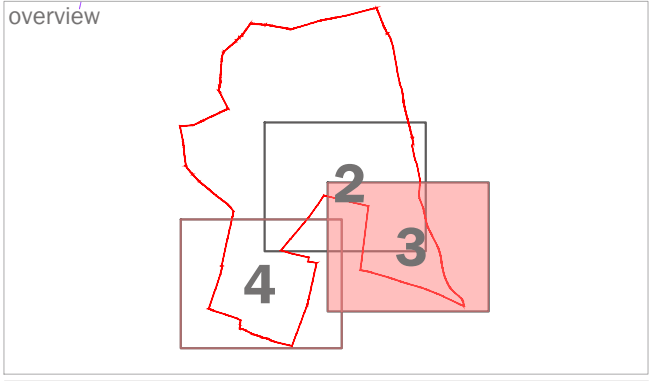
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- Proposed Vehicle Gate For Maintenance Access
- Proposed Timber Kissing Gate
- Proposed Bridle Gate With Lever
- Vehicle Height Restriction Barrier
- Proposed Tarmac to Car Park Vehicle Entrance

- Site Boundary
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Veteran Tree
With RPA (pink dashed line) and veteran tree buffer (orange line)
- Existing Grassland to be Retained
To be Oversown with a Species Rich Meadow Mix
- Proposed Tree Planting
- Proposed Conifer Tree
- Existing Watercourse
- Proposed Native Shrub Mix to River Banks
- Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Amenity Grass
Product: Rowlawn or similar approved
Topsoil Depth: 150mm
- Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil:150mm
- Proposed Shade-tolerant Grass
Product: EG9 Grass Mix for Hedgerows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 5g/m² Topsoil Depth: 150mm
- Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Pond
- Proposed Timber Bridge
- Proposed Information Board
- Proposed Litter and Dog Waste Bins
- Proposed Timber Bench on Hard Standing
- Proposed Ecological Feature
- Proposed Footpath
2m wide footpath, Breodon self-binding gravel with timber edge
- Proposed Footpath/Cycleway
3m wide footpath, breodon self-binding gravel or similar approved
- Proposed Reinforced Gravel to Car Parks
Gopla or similar
- Proposed Informal Grass Path
- Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting
- Public Right of Way
Based on GIS Data and Access Points on Topographical Survey

EDP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification markers are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (CDM).



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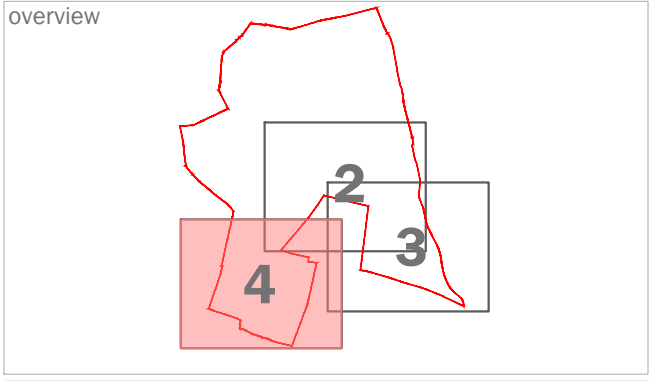
Sheet 3 of 4
date **12 MAY 2026** drawn by **NWa**
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scale **Refer to scale bar @ A1** QA **JFr**



- Public Right of Way
Based on GIS Data and Access Points on
Topographical Survey
- Proposed Vehicle Gate For
Maintenance Access
- Proposed Timber Kissing Gate
- Proposed Bridle Gate With Lever
- Vehicle Height Restriction Barrier
- Proposed Vehicle Bollards
- Proposed Tarmac to Car Park Vehicle
Entrance

- Site Boundary
- SANG Connection
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Veteran Tree
With RPA (pink dashed line) and veteran tree buffer
(orange line)
- Proposed Tree Planting
- Proposed Orchard Tree
- Proposed Conifer Tree
- Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Amenity Grass
Product: Rowlawn or similar approved
Topsoil Depth: 150mm
- Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil:150mm
- Proposed Shade-tolerant Grass
Product: EG9 Grass Mix for Hedgerows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 5g/m² Topsoil Depth: 150mm
- Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Land Reserved for SANG
- Proposed Timber Bridge
- Proposed Information Board
- Proposed Litter and Dog Waste Bins
- Proposed Timber Bench on Hard
Standing
- Road Point Closure
- Proposed Footpath
2m wide footpath, Breedon self-binding gravel with
timber edge
- Proposed Footpath/Cycleway
3m wide footpath, breedon self-binding gravel or
similar approved
- Proposed Reinforced Gravel to Car Parks
Gopla or similar
- Proposed Informal Grass Path
- Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting
- Proposed Wall
1.8m High Wall to Allotments
- Proposed Estate Rail and Gate

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