



- Site Boundary
- Existing Vegetation Retained
With associated RPA's (pink dashed line) and
Vegetation Free buffers (orange line)
- Development Area (25.12 ha)
including NDA, main road, local centre and
Easthamstead Road
- SANG (20.17 ha)*
- Amenity Green Space (3.74 ha)
- Parks and Gardens (2.95 ha)
- Allotments (1.42 ha)
- Semi-Natural Open Space (2.05 ha)
- Land Reserved for SANG (0.39 ha)
- Attenuation
- Proposed Footpaths
- Play Provision: LEAP (0.12 a)
20m play buffer
- Play Provision: NEAP (0.24 ha)
30m play buffer
- Play Provision: LLAP (0.17 ha)
20m play buffer
- Existing Public Right of Way (ProW)*
- Connection to Easthamstead Road
- P SANG Car Park Location

*Note that the SANG area calculation takes into account the discount required due to inclusion of existing ProW. Based upon very low activity along the existing ProW (not sufficient to warrant visitor surveys) a calculation based upon linear meterage of ProW and allowance of 2m width requires a reduction in SANG area of 0.1ha.

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 planning purposes only.
All dimensions in millimetres unless otherwise specified.
Do not scale off the drawing, refer dimensions to the plans only.
All notes given are intended by the client and architect, except where otherwise explicitly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential.
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purpose of issue **PLANNING**

f Minor updates to typology areas 04-02-2025 NWa

e Updated to reflect site layout 03-12-2025 JON

Original 27-03-2024 JON

rev / description / date / by

client

Lightwood Land

project title

Priors Farm, South Wokingham

drawing title

Land Budget

date 04 FEBRUARY 2025 drawn by NWa

drawing number edp7438_0032f checked HMc

scale 1:1,500 @ A0 QA GYo