



- Key:
- Site boundary
 - Open space
 - Undevelopable sloping land
 - Potential residential development
 - Primary access point (as per CBO Site Access plan ref CBO-0322-017)
 - Potential secondary link
 - Strategic link road
 - Primary roads
 - Secondary roads
 - Tertiary roads
 - Footpaths
 - Strategic cycle link
 - Existing pedestrian and cycle routes
 - Existing vegetation
 - Existing pond to be retained
 - Proposed woodland
 - Proposed trees
 - Play area
 - Indicative SuDs attenuation areas

**BARRATT
HOMES**
built around you

BLOOR HOMES

John Raymond Jones

*The Trustees of The
Wrexham (Parochial)
Education Foundation*

Land South of Holt Road, Wrexham

Illustrative Concept Layout

Drwg No: 661B-04 E	Date: 21.12.20
Drawn by: SB	Checker: DL
Rev by: SB	Rev checker: DL
QM Status: Checked	Product Status: Issue
Scale: 1:2500 @ A3	

Illustrative Land Use Summary:	
Site area:	28.52 ha
Residential development:	15.60 ha
Visually prominent land:	1.99 ha
Undevelopable land (open space):	3.28 ha
SuDs ponds:	0.65 ha
Woodland buffers:	1.35 ha
Other informal open space:	5.65 ha