

REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	964	17	16388	2 BED SEMI
B	3	1100	10	11000	3 BED SEMI
C	3	1200	5	6000	4 BED DETACHED
D	3	1245	3	3735	4 BED DETACHED
E	3	1250	2	2500	4 BED DETACHED
F	4	1350	2	2700	4 BED DETACHED
		TOTAL	39	42323	

Units / Net/ Hectare / Acre	31 / 12
Gross area	1.72 hectares / 4.26 acres
POS area	0.41 hectares / 1.01 acres
Undevelopable area	0.06 hectares / 0.15 acres
Net area	1.24 hectares / 3.10 acres

Legend

Root Protection Area
Modified to Account for
Site Features

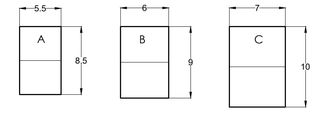
Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Position Approximate (not shown on original survey)
- Tree Proposed for Removal

Key

- Open Space
- Suds
- Dwelling
- Affordable dwelling
- Bin Collection Point
- Acoustic Fence

Typical Property Sizes.



2 Bed 3 Bed 4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX
(9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

NEW PARKING PROVISION 88 SPACES MIN 2 & 3 BED PROPERTIES 2 SPACES 4 BED PROPERTIES 3 SPACES

CYCLE PARKING WITHIN GARAGES & DWELLINGS

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Urban design & masterplanning

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PROJECT
LAND OFF WREXHAM ROAD, HOLT

CLIENT
PRIDDING FARMING PARTNERSHIP

DRAWING TITLE
SITE PLAN

SCALE	1:500 @ A1
DATE	03:07:2024
CHECKED	IP

PROJECT REF:
Plnc 100/83 Holt Pridding
DRAWING REF:
Plnc 100_82_SP 01 A