



LEGEND

- Site Boundary
Site Area = circa. 9.4 ha
- Developable area Residential Use Class C3 (to include roads, new roundabout and associated infrastructure Height to be 2-Storeys to Eaves - Maximum 10m to Ridge (to include roads and associated infrastructure) circa. 5.6 ha
- Fall of Land
- Proposed Access Location
- Existing Water Course
- Swales / Attenuation
- Primary Road }
Secondary Road } Final alignment subject to Detailed design
Link Road }
- Suggested pedestrian routes
- Suggested pedestrian / emergency link
- Play / Picnic Areas
- Green Infrastructure - including Public Open Spaces, equipped childrens play areas, associated landscaping and ecological margins, landscape buffering Footpaths, drainage, Utilities and Services. Existing trees, hedging and field boundaries.
- Landscape Buffer Enhancement
- Listed Building
- Railway
- Borde Hill Registered Park and Gardens
- Suggested areas of Frontage Development

Fairfax

FAIRFAX AQISITIONS LTD

project:

Land North of:
**BALCOMBE ROAD,
HAYWARDS HEATH**

title:

OVERALL PARAMETERS PLAN

date: Jan '26 scale: 1:1250 @ A1

| drawing number: | Rev. |
|-----------------|------|
| 2508/PL.07 | A |

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