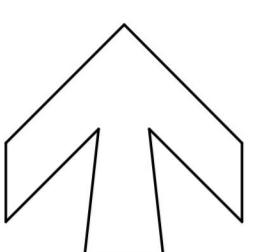


0m 5m 10m 20m 40m 50m 100m

NORTH



LEGEND



Site Boundary  
Site Area = circa. 9.4 ha



Developable Area Residential Use  
- Class C3 (to include roads, new  
- roundabout and associated  
- infrastructure)  
- circa. 5.6 ha



Existing Water Course



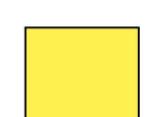
Swales / Attenuation



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.



Proposed Access Locations



Listed Building



Proposed Link



Fall of Land



Railway



Borde Hill Registered  
Park and Gardens



Landscape Buffering

*Fairfax*

FAIRFAX AQUISITIONS LTD

project:

Land North of:  
BALCOMBE ROAD,  
HAYWARDS HEATH

title:

ILLUSTRATIVE CONSTRAINTS &  
OPPORTUNITIES PLAN

date:

Jan '26

scale: 1:1250 @ A1

drawing number:

2508/PL.02

Rev.

C

Paul Hewett R.I.B.A.

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