



- 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 AQISITIONS 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
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