



- LEGEND**
- ANSTY GARDEN COMMUNITY BOUNDARY
 - PARKLAND RESERVE BOUNDARY
 - DEVELOPMENT BLOCK
 - EXISTING WOODLAND
 - EXISTING WOODLAND
 - PROPOSED TREES AND WOODLAND
 - PROPOSED SUDS
 - SITE ACCESS
 - TREE-LINED SPIKE STREET
 - TREE-LINED SECONDARY LOOP
 - TERTIARY STREET
 - FEATURE NODE WITH BUS STOP
 - LOCAL CENTRE
 - RETIREMENT LIVING/CARE HOME
 - 3PE PRIMARY & SEND SCHOOLS
 - EXISTING ACCESS TRACK TO MACKERELL'S FARM COTTAGE RETAINED
 - RETAINED WOODLAND WITH BUFFER
 - RETAINED ANCIENT WOODLAND WITH BUFFER
 - RETAINED HEDGEROW
 - RETAINED PROW
 - NEW FOOT/CYCLE LINK
 - SPORTS FACILITY, INCLUDING HOCKEY, OUTDOOR TENNIS, INDOOR TENNIS AND PADL COURTS
 - PUBLIC OPEN SPACE
 - FORMAL CHILDREN'S PLAY
 - ALLOTMENTS
 - BRIDGE ACROSS WOODED VALLEY
 - MOBILITY HUB

REV.	DESCRIPTION	APP.	DATE
02	Site boundary and footpaths amended	10	22.05.25
01	Site boundary and footpaths updated	10	21.05.25
10	Site boundary updated to incorporate new access	10	21.05.25
09	Updated eastern access location	10	20.05.25
08	Updated footpaths	10	17.05.25
07	Updated access and minor amendments	10	15.05.25
06	Updated access and minor amendments	10	04.05.25
05	Parkland reserve in site boundary	10	06.09.23
04	Update to sports facility, northern blocks and north from site access	10	14.02.23
03	Update to bus stops	10	13.04.23
02	Update to sports centre	10	15.04.23
01	Update to street widths and layout	10	31.03.23



PROJECT TITLE
LAND AT ANSTY, HAYWARDS HEATH

DRAWING TITLE
CONCEPT MASTERPLAN

ISSUED BY	London	T: 020 7620 1453	
DATE	MAY 2025	DRAWN	BS
SCALE	1:2,500	CHECKED	ID
STATUS	FINAL	APPROVED	SD
DWG. NO.	D3012-FAB-00-XX-DR-Y-009		

Notes:
 1. This drawing is the property of fabik ltd. It must not be copied or reproduced without written consent.
 2. Only agreed dimensions are to be taken from this drawing. All contractors must take site and be responsible for taking and drawing all dimensions related to the works shown on this drawing.