

LEGEND

- ANSTY GARDEN COMMUNITY BOUNDARY
- PARKLAND RESERVE BOUNDARY
- DEVELOPMENT BLOCK
- ANCIENT WOODLAND
- EXISTING WOODLAND
- PROPOSED TREES AND WOODLAND
- PROPOSED SUDS

1. SITE ACCESS
2. TREE-LINED SPINE STREET
3. TREE-LINED SECONDARY LOOP
4. TERTIARY STREET
5. FEATURE NODE WITH BUS STOP
6. LOCAL CENTRE
7. RETIREMENT LIVING/CARE HOME
8. 2FE PRIMARY & SEND SCHOOLS
9. EXISTING ACCESS TRACK TO MACKERELL'S FARM COTTAGE RETAINED
10. RETAINED WOODLAND WITH BUFFER
11. RETAINED ANCIENT WOODLAND WITH BUFFER
12. RETAINED HEDGEROW
13. PARKLAND RESERVE
14. RETAINED PROW
15. NEW FOOT/CYCLE LINK
16. SPORTS FACILITY, INCLUDING HOCKEY, OUTDOOR TENNIS, INDOOR TENNIS AND PADEL COURTS
17. PUBLIC OPEN SPACE
18. FORMAL CHILDREN'S PLAY
19. ALLOTMENTS
20. BRIDGE ACROSS WOODED VALLEY
21. MOBILITY HUB

REV.	DESCRIPTION	APP.	DATE
14	Unsignalised crossing added	SD	03.09.25
13	Footcycle connection to country park removed	SD	10.08.25
12	Site boundary and footpaths amended	ID	22.05.25
11	Site boundary and footpaths updated	ID	21.05.25
10	Site boundary updated to incorporate new access	ID	21.05.25
09	Updated western access location	ID	20.05.25
08	Updated footpaths	ID	17.10.23
07	Updated footpaths	ID	13.10.23
06	Updated accesses and minor amends	ID	04.10.23
05	Parkland reserve in blue boundary	ID	06.09.23
04	Updates to sports facility, northern blocks and northern site access	ID	19.05.23
03	Updates to bus stops	ID	13.04.23
02	Update to sports centre	ID	05.04.23
01	Update to street widths and layout	ID	31.03.23

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PROJECT TITLE
LAND AT ANSTY, HAYWARDS HEATH

DRAWING TITLE
CONCEPT MASTERPLAN

ISSUED BY	London	T: 020 7620 1453	
DATE	SEP 2025	DRAWN	SD
SCALE@A0	1:2,500	CHECKED	ID
STATUS	FINAL	APPROVED	BS

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