



- LEGEND
- ANSTY GARDEN COMMUNITY BOUNDARY
 - PARKLAND RESERVE BOUNDARY
 - DEVELOPMENT BLOCK
 - ANCIENT 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
 - 2FE PRIMARY & SEND SCHOOLS
 - EXISTING ACCESS TRACK TO MACKERELL'S FARM COTTAGE RETAINED
 - RETAINED WOODLAND WITH BUFFER
 - RETAINED ANCIENT WOODLAND WITH BUFFER
 - RETAINED HEDGECROW
 - PARKLAND RESERVE
 - RETAINED PROW
 - NEW FOOT/CYCLE LINK
 - SPORTS FACILITY, INCLUDING HOCKEY, OUTDOOR TENNIS, INDOOR TENNIS AND PAVEL COURTS
 - PUBLIC OPEN SPACE
 - FORMAL CHILDREN'S PLAY
 - ALLOTMENTS
 - BRIDGE ACROSS WOODED VALLEY
 - MOBILITY HUB

17	Updated school boundary	ID	16.04.26
18	Updated street alignment	ID	16.04.26
19	Updated landscape classifications	SD	14.04.26
20	Unprogrammed crossing added	SD	20.09.25
1	Footpath connection to country park removed	SD	12.06.25
2	Site boundary and footpaths amended	ID	22.05.25
3	Site boundary and footpaths updated	ID	23.05.25
4	Site boundary updated to incorporate new access	ID	23.05.25
5	Updated western access location	ID	20.05.25
6	Updated footpaths	ID	17.10.24
7	Updated footpaths	ID	13.10.24
8	Updated access and minor amendments	ID	06.10.24
9	Parkland reserve in blue boundary	ID	06.09.23
10	Update to sports facility, northern blocks and northern bus stop	ID	14.02.23
11	Updates to bus stops	ID	13.04.23
12	Update to sports centre	ID	09.04.23
13	Update to street widths and layout	ID	30.03.23

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PROJECT TITLE
LAND AT ANSTY, HAYWARDS HEATH

DRAWING TITLE
CONCEPT MASTERPLAN

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

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