



- 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
 - PUBLIC NODE WITH BUS STOP
 - LOCAL CENTRE
 - RETIREMENT LIVING/CARE HOME
 - 2FE PRIMARY & SEND SCHOOLS
 - EXISTING ACCESS TRACK TO MACKERELL'S FARM COTTAGE RETAINED
 - RETAINED WOODLAND WITH BUFFER
 - RETAINED ANCIENT WOODLAND WITH BUFFER
 - RETAINED HEDGEROW
 - PARKLAND RESERVE
 - 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

14	Unregistered crossing added	BS	09.09.25
15	Footpath connection to country park removed	BS	12.08.25
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	24.05.25
09	Updated eastern access location	ID	29.05.25
08	Updated footpaths	ID	17.10.24
07	Updated footpaths	ID	13.10.24
06	Updated footpaths	ID	04.10.24
05	Updated footpaths	ID	06.09.23
04	Updated footpaths and minor amendments	ID	04.10.23
03	Updated footpaths and minor amendments	ID	14.02.23
02	Updates to bus stops	ID	15.04.23
01	Updates to sports centre	ID	15.04.23
00	Update to street widths and layout	ID	31.03.23
REV.	DESCRIPTION	APP.	DATE

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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	BS
SCALE	1:2,500	CHECKED	ID
STATUS	FINAL	APPROVED	BS
DWG. NO.	D3012-FAB-00-XX-DR-Y-009		

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