



Do not scale from this drawing.
This drawing is for discussion or planning purposes only.
The accuracy of this drawing may be reliant upon survey
information provided by third parties. Whilst all reasonable efforts
are used to ensure drawings are accurate, **edge** Placemaking
Group Ltd accept no responsibility or liability for any reliance
placed on, or use of, this plan by anyone for purposes other than
those stated above or for errors arising from third party
information.

This drawing and the works depicted are the copyright of
edge Placemaking Group Ltd and may not be reproduced or
amended except by written permission.

DRAFT

- Site boundary (8.88ha)
- Local Authority Boundary
- Public Right of Way (PRoW)
- Historic byway
- Proposed point of vehicular, cycle and pedestrian access
- Proposed primary street with 2m footpaths
- Proposed shared space street
- Proposed private drive
- Brook crossing area
- Proposed recreational footpaths
- Proposed attenuation basin
- Existing vegetation and trees retained and enhanced
- Proposed boundary planting
- Proposed play area
- Proposed wildflower meadow
- Scrub planting bordered by fencing to provide 15m buffer from Ancient Woodland
- Flexible commercial and/or community use – retention and restoration of existing barn and boundary wall
- Proposed puffin crossing
- Proposed pumping station
- Proposed swale
- Proposed earthworks bund

C	28/08/2025	Amendments to footpath and middle parcel. Addition of swale, bund and pumping station.
B	31/07/2025	Amendments to south-eastern parcel to reduce hardstanding on southern edge
A	19/06/2025	Amendments post submission to address consultee comments

Rev.	Date	Description
------	------	-------------

Land east of Lunces's Hill
HAYWARDS HEATH

Illustrative Masterplan_overlay

Job ref:	Drawing number:	Revision:
604	P01-a	C
Scale:	Date:	
1:2000 @ A3	Sept. 2025	



part of
edge Placemaking Group Ltd

The Old Saracen's Head
7 Buttermarket
Thame
Oxfordshire
OX9 3EW

01865 522395
 enquiries@edgeUD.co.uk
 www.edgeUD.co.uk