



LEGEND

-  Site Boundary
circa. 13.28 ha
-  Developable Areas
circa. 7.6 ha
-  Fall of land
-  Short Views in / out
of Site
-  Proposed Accesses
&
Routes Through
-  Denotes PROW's
-  Proposed SWALE /
ATTENUATION Locations
-  Landscape Buffering
-  Existing Screening &
tree features
-  Play Areas

Fairfax
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Scale: 1 : 1250 @ A1 Drn By: PJH Date: July 2026
Drg No: 2512/PL.02 Rev. B

Project: Land at:
ROUNDABOUTS FARM, COPTHORNE BANK,
COPTHORNE

Drawing Title:
ILLUSTRATIVE CONSTRAINTS
& OPPORTUNITIES PLAN

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