



Legend

- Site Boundary
- Existing Contours
- Existing Ponds and Watercourses
- Public Rights of Way
- Grade I Listed Church of All Saints
- Grade II Listed Building - Rose and Crown P.H
- Flood Zone 2
- Flood Zone 3
- Areas at Low Risk of Surface Water Flooding
- Areas at Medium Risk of Surface Water Flooding
- Areas at High Risk of Surface Water Flooding
- South Thames Estuary & Marshes (SSSI, SPA and RAMSAR Designation)
- Adopted Foul Sewer (0.45m with 3m easement either side)
- BP Water Pipe (abandoned; legal rights remain)
- 11kV Overhead Cables (to be undergrounded)
- Existing Trees and Hedgerows
- Category B Tree Root Protection Areas
- Category C Tree Root Protection Areas
- Category U Tree Root Protection Areas
- Primary Access Locations off Stoke Road
- Secondary / Emergency Access off Binney Road
- Forward access potential for proposed dwellings fronting Stoke Road
- Pedestrian / Cycle links to be explored

c	23/04/25	updates following initial team feedback	LA
Rev:	Date:	Description:	Initial:

Project:
**Land at Allhallows
Kent**

Drawing:
AI02c Constraints Plan

Scale: 1:5000 @ A3	Drawn: LA
Date: 10/03/25	Checked: --

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