



Legend

-  Site Boundary
-  10m 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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