



MARSHAM, NORFOLK
LANDSCAPE APPRAISAL

February 2021

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100018896.

Rev	Issue Status	Prepared / Date	Approved/Date
-	Final		JJ / 18.02.21

Contents

1 INTRODUCTION..... 4

2 PLANNING POLICY..... 5

3 LANDSCAPE CHARACTER AND VISUAL ANALYSIS..... 7

4 CONCLUSION 17

FIGURES

Figure 1: Location Plan

Figure 2A: Aerial Photograph – Land South of Le Neve Road

Figure 2B: Aerial Photograph – Fengate Farm

Figure 3: Topography

Figure 4: Landscape Character

Figure 5: Designations

Figure 6: Photoviewpoint Location Plan

Figure 7: Photo Viewpoints

Figure 8: Site Photographs – Fengate Farm

1 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd (FPCR) have prepared this Landscape Appraisal on behalf of Noble Foods Ltd, to provide a comparison of 2 sites, at Marsham Norfolk. The sites are known as Fengate Farm, Fengate (Ref GNLP3035) and Land south of Le Neve Road (Ref GNLP2143) This Landscape Appraisal forms an Appendix to representations to the Greater Norwich Local Plan consultation documents submitted by Carter Jonas.
- 1.2 The assessment has been carried out by James Jonson BSc (Hons) DipLA CMLI Landscape Architect. James has over 20 years post-qualification experience in Landscape Architecture, and is an Associate Director of FPCR where he has worked since 1999. He has undertaken numerous landscape and visual assessments, following methodology from the 'Guidelines for Landscape and Visual Assessment (GLVIA) published by the Landscape Institute and Institute of Environmental Assessment and Management.
- 1.3 Land south of Le Neve Road, Marsham (Ref. GNLP2143) is currently identified as a preferred housing allocation in the Local Plan. FPCR have undertaken a comprehensive landscape and visual appraisal of the above sites (Ref. GNLP2143 and GNLP3035) at Marsham during January 2021. Compared to Fengate Farm, the Le Neve Road site is located within a highly sensitive landscape, occupying greenfield, open countryside on the edge of the village, immediately adjacent to the All Saints Church (Grade I Listed). Figure 1 shows the location of the sites on the Ordnance Survey (OS) 1: 25,000 map.
- 1.4 This appraisal confirms that the Land south of Le Neve Road site and the Fengate Farm site are distinctly different, both in terms of their landscape context, openness and contribution to visual amenity. The Fengate Farm site is already subject to numerous urban development influences, both from its former use as a poultry farm and also from the existing village, being surrounded on three sides by residential development. By contrast the Le Neve Road site forms part of a highly valued landscape, which provides an open rural setting to Marsham village and the All Saints Church (Grade I Listed).
- 1.5 The landscape character and visual resources of both sites are considered further at section 3.

FPCR Environment and Design Ltd (FPCR) expertise

- 1.6 FPCR is one of the country's longest established multidisciplinary environmental design partnerships, with over fifty years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental assessment. The practice has received numerous awards for design excellence from the RIBA, RTPI, LI and the Civic Trust. FPCR is a member of both the Institute of Environmental Management and Assessment and the Urban Design Group. FPCR acts as an environmental consultant on behalf of government bodies including the Homes and Communities Agency (formerly known as English Partnerships), Natural England (NE), English Heritage and the Environment Agency. FPCR also acts as a consultant to many local authorities across the UK preparing Design Guides, Borough Wide Landscape Character Studies, and Development Framework Documents which have been adopted. FPCR have been responsible for a significant number of schemes across the UK, including sustainable residential development projects.
- 1.7 The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and are frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries. FPCR have given evidence at numerous public inquiries and hearings where consent has subsequently been granted for development.

2 PLANNING POLICY

National Planning Policy

- 2.1 National Planning Policy Framework (NPPF, February 2019)
- 2.2 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 2.3 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 2.4 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 2.5 The character of the sites, their context and landscape value is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*".

Local Planning Policy

Greater Norwich Local Plan Draft Strategy

Regulation 18 Consultation – 29th January to 16th March 2020

- 2.6 The currently adopted strategy plan to 2026 is the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), along with adopted Site Allocations Plans. When adopted, the Greater Norwich Local Plan (GNLP) will supersede the current JCS and the Site Allocations documents and other local plan documents in each of the three districts.
- 2.7 This document proposes a broad locational strategy for sites and contains thematic strategic policies covering crucial issues such as supporting the economy, environmental protection and good design.
- 2.8 The following policies are considered to be of relevance to Land south of Le Neve Road site and /or the Fengate Farm site. Not all policies are listed in full, however extracts of particular relevance to this appraisal are provided below:

POLICY 2 – SUSTAINABLE COMMUNITIES

Development must be high quality, contributing to delivering inclusive growth in mixed, resilient and sustainable communities and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets. To achieve this, development proposals are required as appropriate to:

5. *Respect, protect and enhance landscape character, taking account of landscape character assessments or equivalent documents, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads;*

POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Built and Historic Environment

The development strategy of the plan and the sites proposed for development reflect the area's settlement structure of the city, towns and villages, retaining the separate identities of individual settlements.

Development proposals will be required to conserve and enhance the built and historic environment through:

- *being designed to create a distinct sense of place and enhance local character taking account of local design guidance and providing measures such as heritage interpretation to further the understanding of local heritage issues;*
- *avoiding harm to designated and non-designated heritage assets and historic character, and minimising harm if this is not possible;*
- *providing a continued or new use for heritage assets whilst retaining their historic significance.*

Greater levels of protection will be provided according to the statutory status and quality of the built and historic asset.

The Natural Environment

Development proposals will be required to conserve and enhance the natural environment. Key elements of the natural environment include valued landscapes, biodiversity including priority habitats, networks and species, geodiversity, high quality agricultural land and soils. Greater levels of protection will be provided according to the statutory status and quality of the natural asset

3 LANDSCAPE CHARACTER AND VISUAL ANALYSIS

Topography (Figure 3)

Le Neve Road, Marsham (Ref. GNLP2143)

- 3.1 The topography of the Le Neve Road site and its landscape context is flat and low lying. Flat to gently sloping, open agricultural fields extend beyond the site, to the south beyond Buxton Road and to the west beyond shepherd's Lane.

Fengate Farm, Fengate (Ref GNLP3035)

- 3.2 The topography within and surrounding the Fengate site is more varied. Within the Fengate site sloping land occurs with landform rising to the south. However topography has been influenced by its former use as a poultry farm. Plateaus have been created for buildings, access roads, courtyards and other areas of hardstanding. Beyond the Fengate site gently sloping agricultural land rises to the west.

Landscape Character

- 3.3 Landscape context has been evaluated at two levels:
- i) By reference to the following previously published assessments of the area:-
 - The "Character Map of England" published by Natural England.
 - Broadland District Council
Landscape Character Assessment Updated 2013
 - ii) Through FPCR's assessment of the area's character.

Natural England Character Areas (Figure 4)

- 3.4 National Character Area (NCA) profiles have prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.
- 3.5 At this very broad landscape scale, both the Le Neve Road site and the Fengate site, lie at the eastern edge of Natural England's National Character Area (NCA) 78 Central North Norfolk (Figure 4). The gently undulating rural landscape of the Central North Norfolk National Character Area (NCA) stretches from the slightly flatter, more open land of Mid Norfolk NCA, to the prominent glacial landform of the Cromer Ridge. *This is ancient countryside with a long-settled agricultural character, where arable land is enclosed by winding lanes and hedgerows, interspersed with woodland and remnant heath and dissected by lush pastoral river valleys. A patchwork of cultivated land, numerous church spires, distant wooded horizons and big skies dominates the landscape*

3.6 Under Key Characteristics the NCA description includes the following references;

- *A gently undulating, sometimes flat, landscape dissected by river valleys, with the glacial landform of the Cromer Ridge and dramatic coastal cliffs providing distinctive features to the north.*
- *Gravels, sands, chalk erratics and glacial till left behind by the retreating ice of Pleistocene glaciations, and the resulting complexity of soils, determine natural vegetation patterns.*
- *Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors.*
- *Ancient countryside, much of it enclosed by the 16th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.*
- *Relatively well-wooded landscape, with ancient oak and beech woodland and areas of conifer plantation.*
- *Large number of 18th-century estates with their associated parkland, and a great density and stylistic variety of churches, which are often prominent features of the skyline.*
- *Coherent vernacular architecture – marked by distinctive red brick and flint buildings with pantiled roofs, much dating from the 17th and 18th centuries with some earlier timber frame – is an inherent component of the area’s character.*
- *A mix of villages and many farmhouses within a complex minor road network, with a traditional pattern of market towns connected by main roads, the coastal holiday resorts of Cromer and Sheringham, and the city of Norwich providing a centre for cultural and economic activity.*
- *Dense network of public rights of way including the Peddars Way and Norfolk Coast Path National Trail, with main recreational activity centred on coastal areas.*

3.7 The National Character Area Profile identifies ‘Statements of Environmental Opportunities’ set out within the profile:-

SEO 1: Work with the local farming community to safeguard future food production, while maintaining the traditional landscape character with its patchwork field system, mixed hedges and pastoral river valleys; enhancing biodiversity, especially in arable margins and hedgerows, geodiversity, water quality and availability, pollination, soil quality, and managing soil erosion; and addressing the impacts of climate change.

SEO 3: Conserve and enhance the historic character of the area while affording protection to heritage assets, biodiversity, geodiversity and water resources, and encouraging sustainable tourism and recreational use and also a sympathetic approach to development in coastal areas, around market towns and towards Norwich.

For example, by:

- *Ensuring that development plans are sensitive to preserving the historic character of the landscape, promote the use of traditional building materials and enhance traditional settlement patterns.*
- *Ensuring the protection of heritage assets, including medieval churches and the historic features of Norwich, while seeking opportunities to enhance interpretation and, where appropriate, improve access.*
- *Managing public access to avoid adverse impacts on agricultural management, landscape, habitats and wildlife.*

- 3.8 Natural England's National Character Area Profile identifies landscape characteristics and features which contribute towards the Central North Norfolk Landscape. Statements of Environmental Opportunities also identified in response to maintaining the traditional landscape character, conserving and enhancing the historic character of the area while affording protection to heritage assets.
- 3.9 This is highly relevant to the Le Neve Road site. In particular the Le Neve Road site forms an integral part of the agricultural landscape which provides an open rural setting to Marsham village and the All Saints Church (Grade I Listed).

Broadland District Council

Landscape Character Assessment Updated 2013

- 3.10 The Broadland District Landscape Character Assessment identifies variations in landscape character across the District, and outlines guidance for conserving, enhancing, and/or restoring locally distinctive landscape characteristics. The Landscape Character Assessment is an adopted Supplementary Planning Document (SPD) used as a technical evidence base to inform the Council, and guide development control decisions.
- 3.11 The Landscape Character Assessment identified 6 Landscape Character Types and 16 Landscape Character Areas within the District. The Landscape Character Areas reflect distinctive variations in local character within each Landscape Character Type based on visual analysis in the field to assess how different combinations of physical features and perceptual qualities such as scale, pattern, tranquillity, cultural associations etc. create areas of distinctive landscape character.
- 3.12 The profiles of each Landscape Character Area sets out a management strategy, objectives and guidelines for informing environmental land management initiatives and land use planning decisions.
- 3.13 This District landscape assessment, places both the Le Neve Road site and the Fengate site within Landscape Character Type E: Wooded Estatelands, Landscape Character Area E2: Marsham and Hainford Wooded Estatelands (Figure 4). Relevant extracts from Landscape Character Area E2 are provided below:

Landscape Character Area E2

Summary of visual character

3.8.23 This character area comprises the gently rising slopes that extend from the Bure valley to the belt of woodland that sharply defines the area to the west. At the edge of the Bure floodplain convex slopes sharply define the valley floor. From this point the land rises gently, becoming increasingly undulating where incised by tributaries of the River Bure. The area is made up of a varied drift geology of sands and gravels. This is overlain with loam in some areas, especially in the north where it forms pockets of higher quality agricultural land.

3.8.24 The majority of this landscape is in arable cultivation. Fields sizes vary from medium to large scale. Most are rectilinear with remnant intermittent hedgerows and numerous hedgerow trees. Hedgerow removal is more evident on higher quality land in the north. Woodland cover is generally limited to small copses associated with small halls and manors sited adjacent to tributaries of the Bure. The valleys of these tribunes provide variations in topography, with narrow water channels and associated drains adding interest.

3.8.25 A number of small halls, manors and isolated churches located along rural lanes, often amid woodland, are a distinct and repeated feature within the area. Apart from these, there are few notable features to provide interest or strengthen its visual fabric. The few dispersed settlements in this area have expanded slightly during the twentieth century. This is more noticeable in the south. Most settlements form a dispersed collection of residential buildings with minor central core. During recent years, housing has also developed in small clusters along the busy roads that pass through the area, linking Alysham with Norwich. These developments have for the most part remained contained as individual linear or nucleated developments, such as Marsham. There is often an abrupt transition between the housing developments and the surrounding agricultural land. The area's proximity to Norwich has stimulated growth within southern parts of the area and encouraged other uses.

3.8.26 Away from the tributaries, slopes are generally open in character affording wide views. Numerous hedgerow trees and intermittent hedgerows provide structure gently filtering these views and reducing the feeling of exposure. Distant views are strongly contained to the west by the distinct wooded horizon of the adjacent character area (B1). To the east, woodland defines the edge of the Bure valley. Variations in landscape character are provided by the streams and river channels that form gentle wooded incisions in the landscape, including The mermaid, Camping Beck and Stone Beck.

Evaluation

Inherent Landscape Sensitivities

3.8.27 The following inherent landscape sensitivities have been identified:

- Pockets of pasture, open grassland, patterns of semi-natural vegetation lining tributaries, create interest and diversity in an otherwise arable landscape.
- Generally unified, rural character and recognisable landscape structure with fields defined by hedgerows in many areas.
- Landscape setting of historic halls, manors and churches.

- *Landscape setting of villages.*
- *Characteristic westerly views across the farmland to distinct wooded horizons.*

Landscape Planning Guidelines

3.8.28 *The following Landscape Planning Guidelines apply to Marsham and Hainford Wooded Estatelands Landscape Character Area:*

- *Seek to conserve and enhance the landscape structure within the area, including woodland, copses of woodland, mature trees associated with small halls and manors and intact hedgerows;*
- *Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;*
- *Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;*
- *Seek to conserve the landscape setting of historic halls, manors and churches;*
- *Seek to promote use of local vernacular buildings materials;*
- *Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.*

3.14 Broadland District Landscape Character Assessment evaluated the inherent landscape sensitivities associated with Landscape Character Area E2: Marsham and Hainford Wooded Estatelands. The evaluation is directly applicable to the Le Neve Road site which forms part of the open, rural setting to Marsham village and the All Saints Church (Grade I Listed). Development of the Le Neve Road site would conflict against the landscape character guidelines, and would inevitably result in detrimental environmental effects.

Analysis of Local Landscape character

3.15 FPCR have undertaken a landscape assessment, supported by information collected through a desk study of the ordnance survey maps and aerial photography, followed by site walkover visits undertaken during January 2021. This analysis of local landscape character provides a finer level of assessment than the published studies.

Le Neve Road, Marsham (Ref. GNLP2143) (Figure 2A)

3.16 The local landscape within which the Le Neve Road Site sits, forms part of the open, rural setting to Marsham village and the All Saints Church (Grade I Listed).

- The site is part of a flat arable field, situated to the south of Marsham village and to the west the All Saints Church (Grade I Listed).
- The site's eastern boundaries are formed by the All Saints Church, Marsham World War 1, Memorial and the cemetery adjacent to All Saints Church. The site's northern boundary runs

alongside Croft Lane, public bridleway (Ref Marsham RB8) and an established hedgerow, which defines the existing residential edge to the village. Le Neve Road also lies by the north eastern corner of the site. The Le Neve Road site is part of a large, open arable field, consequently its southern and western boundaries are undefined.

- The topography of the Le Neve Road site and adjoining agricultural land, which extends further to the south and west is generally flat.
- A well-used public rights of way network includes highly sensitive routes situated both within the Le Neve Road site and the immediately surrounding landscape. Country lanes (Allison street and Buxton Road) are also present to the south of the site.
- The Le Neve Road site contributes towards the visual amenity from many public vantage points. The agricultural landscape to the south and west of Marsham is generally lacking in any significant vegetation cover. Consequently the All Saints Church provides a notable landmark within open views, across flat terrain towards Marsham village.

Le Neve Road site Landscape Value

- 3.17 In terms of "landscape value" it is appropriate to examine the role of the Le Neve Road site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below.
- 3.18 Landscape Designations: The site is not subject to any landscape designations.
- 3.19 Landscape Quality (Condition): The site comprises part of an arable field. The Agricultural Land Classification map for the Eastern Region (ALC008) indicates that land around Marsham to be of Grade 3, Good to Moderate quality.
- 3.20 Scenic Quality: The site sits within the open, rural setting to Marsham village and the All Saints Church. There are close range views from the All Saints Church, the cemetery and Marsham World War 1 Memorial situated immediately adjacent to the site. Numerous views towards the site and the All Saints Church also occur from the wider public rights of way network and country lanes. The site is visually open and conveys a strong sense of scenic quality.
- 3.21 Rarity and Representativeness: The site is under arable agricultural use which is commonplace within the wider landscape. However the site's uniqueness in relation to Marsham is its position immediately adjacent to All Saints Church.
- 3.22 Conservation Interest: The site is situated immediately adjacent to the All Saints Church (Grade I Listed) and plays a fundamental role in its setting.
- 3.23 Recreational Value: A well-used public rights of way network within and adjacent to the site has considerable recreational value, providing access to the countryside from the southern edge of of Marsham village.
- 3.24 Perceptual Aspects and Associations: The site is valued for it's contribution towards the open rural setting to the All Saints Church, and in providing a sense of tranquillity to the cemetery and World War 1 Memorial.
- 3.25 In conclusion and having appraised the above factors the Le Neve Road site is judged to be of **high** landscape value.

Analysis of Local Landscape character – Fengate Farm Site (Figure 2B)

- 3.26 The Fengate Farm site is already subject to numerous urban development influences, both from its former use as a poultry farm and also from the existing village, being surrounded on three sides by residential development.
- 3.27 The annotated aerial photograph (Figure 2B) and supporting site photographs (Figure 8) demonstrate the derelict and neglected condition of the site. Derelict buildings, areas of hard standing (associated yards, access ways and vehicle parking areas) are interspersed by unmanaged grassland and weed growth. Buildings were subject to extensive fire damage during 2020 and are cordoned off with security fencing. The only notable features of landscape merit on the site are groups of trees, hedgerows that provide localised screening to the derelict site.
- The site's northern boundary extends to the rear of residential properties along Fengate. The site also includes an access track which extends onto Fengate. A range of existing housetypes include detached, semi-detached and short terraced residential properties which front onto Fengate. An established hedgerow and treebelt is located to the north of Fengate along the roadside verge.
 - The site's eastern boundary extends to the rear of residential dwellings (detached and short terraced properties) along Old Norwich Road and recent residential development to the rear of the Plough Inn. The site also includes an access track which extends onto Old Norwich Road.
 - The site's southern boundary extends to the rear of residential properties and the Parish Council building situated along the High Street. Residential dwellings including detached and short terraced properties typically front onto the High street.
 - The site's western boundary is defined by a gappy hedgerow with a few trees. There are partial views into the site, where derelict buildings and infrastructure create a detracting feature.
 - In terms of the setting of the Fengate Farm site, there are numerous built features surrounding it. The site is well contained to the north, east and south by residential properties situated along Fengate, Old Norwich Road / Norwich Road and the High Street.
 - There are no public rights of way or public access within the Fengate Farm site. Public rights of way occur within the wider landscape to the west of the site. However the site contributes very little towards the visual amenity from these public vantage points. Existing partial views of derelict buildings are a detracting feature.
 - The site does not play any important role in providing a setting to the village or contributing towards visual amenity.

Fengate Site Landscape Value

- 3.28 Landscape Designations: The site is not subject to any landscape designations.
- 3.29 Landscape Quality (Condition): As a result of Fengate Farm's former use as a poultry farm, the derelict site is of low quality and is in poor condition. The only notable features of local value are the hedgerows and trees situated within the site.

- 3.30 Scenic Quality: Local views of the site are seen within the close context of existing residential dwellings within Marsham, and are influenced by derelict agricultural buildings and infrastructure present within the site.
- 3.31 Rarity and Representativeness: The site is much influenced as a result of its use as a poultry farm, as well as being surrounded on three sides by residential development. The site is not representative of the local countryside character – nor is it “rare”.
- 3.32 Conservation Interest: Within the site features of value, albeit at a local level are restricted to the hedgerow and trees. The majority of these features would be retained within an enhanced Green Infrastructure framework with biodiversity enhanced under the guidance of an agreed plan.
- 3.33 The site has a limited role in the setting of listed buildings situated on the High Street and Norwich Road to the south. Due to a combination of existing vegetation cover, urban fabric and localised topography, views into the site from the south are much restricted.
- 3.34 Recreational Value: The site is not publically accessible, nor does it play an important role in views from public rights of way. The existing derelict buildings are a detracting feature within views from an existing footpath to the west of the site.
- 3.35 Perceptual Aspects and Associations: The site is not considered to have any great sense of wildness or tranquillity due to its former use as a poultry farm and its location within Marsham, being surrounded on three sides by residential development.
- 3.36 In conclusion and having appraised the above factors the Fengate Farm site is judged to be of **low** landscape value.

Visual Analysis

- 3.37 FPCR Environment and Design Ltd have undertaken a Visual appraisal of both the Fengate Farm site and the Le Neve Road site. The interaction of existing urban fabric, vegetation and topography determines the potential for views to each site.
- 3.38 A selection of photographs have been selected to illustrate the varying degrees of visibility and the potential effect on receptors. The majority of views have been selected to represent the maximum potential visibility of the site(s) and the potential future development. A number of views have also been included to demonstrate that the site is not visible from publicly accessible locations. The photographs demonstrate varying degrees of visibility and include both short and long range views. The photograph viewpoint locations for the Fengate Farm site and the Le Neve Road site are shown at Figure 6. Photographs are provided at Figure 7 - with photographs for the Fengate Farm site are provided at Viewpoints 1-11, whilst photographs for the Le Neve Road site are provided at Viewpoints 12-28. In addition to the key viewpoints, photographs of the Fengate Farm site have been included at Figure 8 to show internal views.
- 3.39 Receptors encompass residents, users of rights of way, visitors to All Saints Church, the cemetery and memorial and users of highways. In overall terms, the first categories of receptors are generally of higher sensitivity than the users of highways, although the context of individual receptors can have a bearing on their sensitivity.

3.40 Key findings are summarised below:-

Le Neve Road site

- 3.41 The Le Neve Road site is visually open to the south and west, owing to the general lack of vegetation cover within the flat arable landscape adjoining the site. Consequently there are many open rural views, both towards and out of the Le Neve Road site, including from highly sensitive public vantage points. The All Saints Church (Grade I Listed) is located immediately adjacent to the site and is a prominent village landmark seen against the skyline and featuring within many local views. The Le Neve Road site plays an important role in providing an open rural setting to Marsham village and the All Saints Church.
- 3.42 Close range, open expansive rural views are available across the Le Neve Road site from public footpaths by the Cemetery (Figure 7 Viewpoint 12), the World War 1 Memorial (Figure 7 Viewpoint 13), and within the grounds of the All Saints Church (Figure 7 Viewpoint 14) as well as from the public bridleway by Croft Lane (Figure 7 Viewpoints 16 and 18).
- 3.43 Both close range and long distance open views across the surrounding arable landscape are available from the public footpath that passes through the Le Neve Road site. North easterly views from the public footpath (Figure 7 Viewpoints 20 and 21) across the field are towards properties situated at the edge of the village by the public bridleway and Croft Lane, partially filtered by hedgerow vegetation. However the All Saints Church forms a prominent village landmark, seen across the open arable landscape and against the skyline.
- 3.44 Other close range views of the Le Neve Road site occur from residential properties situated on Croft Lane adjacent to the All Saints Church. Views to the south and west available from private gardens, ground and first floor windows overlooking the site (Figure 7 Viewpoint 15) are across an open rural arable setting to the All Saints Church.
- 3.45 Views of the Le Neve Road site from the wider village to the north are more restricted. A channelled view from Le Neve Road (Figure 7 Viewpoint 17) allows a glimpsed view into the site. There are also glimpsed views towards the Le Neve Road site from Norwich Road (Figure 7 Viewpoint 22).
- 3.46 Public rights of way within the wider landscape to the west of the Le Neve Road site have open, expansive easterly views towards the site. Figure 7 Viewpoint 19 is from the public footpath, whilst Figure 7 Viewpoint 26 is from the the byway along Shepherd's Lane. Within such views properties situated along the edge of the village are partially filtered by hedgerow vegetation present along the public bridleway and Croft Lane. However the All Saints Church forms a prominent landmark at the edge of the village, seen across an open arable landscape which includes the Le Neve Road site.
- 3.47 There also a range of longer distance rural views towards the Le Neve Road site available from the wider landscape to the south. Northerly views from Allison Street (Figure 7 Viewpoints 23 and 24), Buxton Road (Figure 7 Viewpoints 27 and 28) and Long Dick's Lane (Figure 7 Viewpoint 25) are across open arable fields. Locally increased vegetation cover includes hedgerow and trees situated along Norwich Road, and by the boundaries of properties situated along Allison Street and at the settlement edge of Marsham village. However the All Saints Church is clearly visible and is a distinctive village landmark, seen across the open arable landscape and in close proximity to the Le Neve Road site.

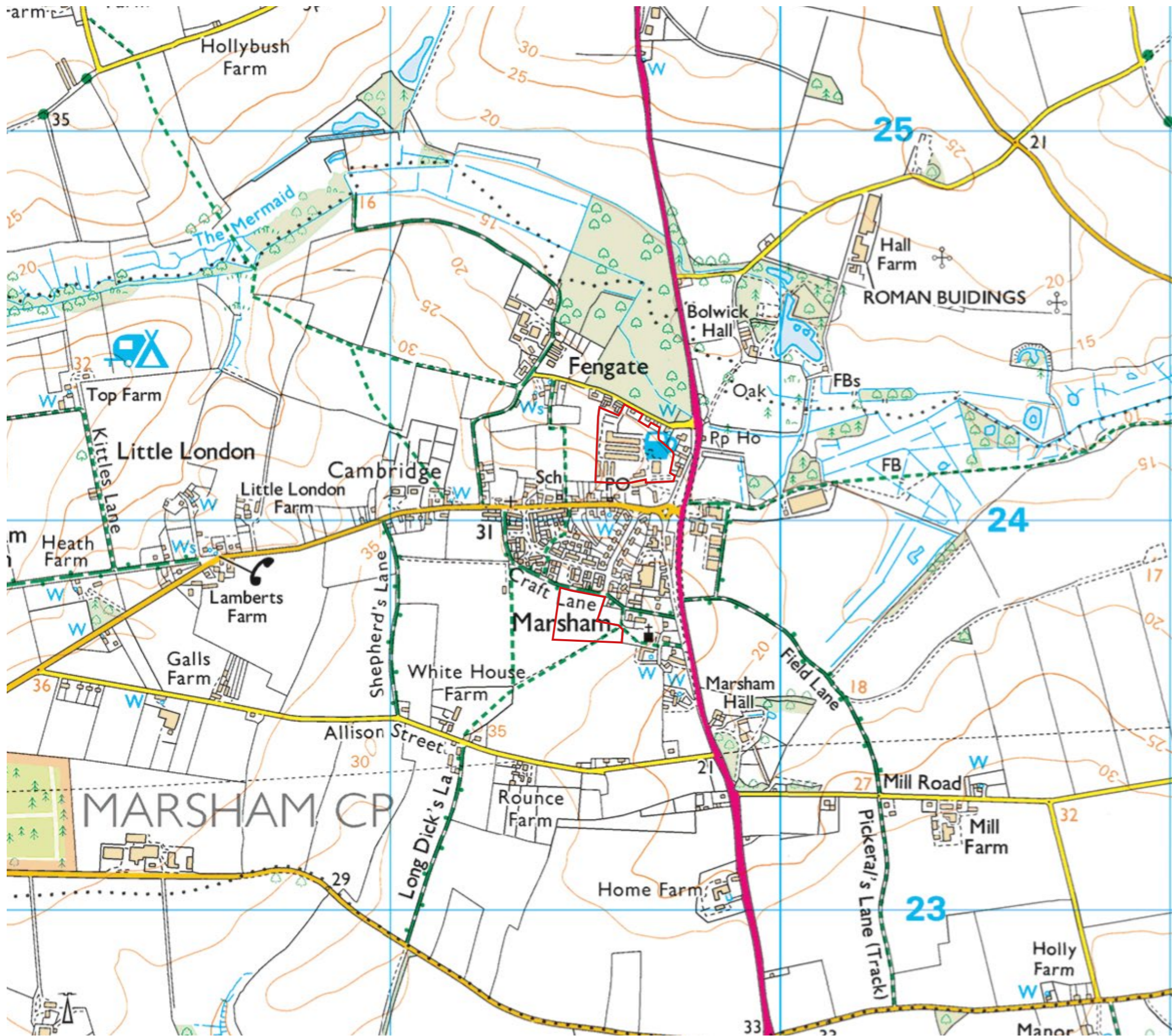
The Fengate Farm site

- 3.48 The Fengate Farm site is located within the village surrounded by streets and lanes. It is visually contained on three sides due to the presence of existing urban fabric and vegetation cover present along Fengate, Old Norwich Road, Norwich Road and the High Street. Groups of trees, and hedgerows within the site also assist in providing some localised screening to the derelict buildings within the site. Whilst the site is partially open to the west, it does not play any important role in providing a setting to the village or contributing towards visual amenity. Localised views of the site, include derelict buildings and infrastructure resulting from its former use as a poultry farm, which are a detracting feature.
- 3.49 Views of the site are much restricted from the wider highway network. The site is effectively screened from Norwich Road due to the presence of roadside vegetation and properties (Figure 7 Viewpoints 1 and 8).
- 3.50 Views along Fengate adjacent to the site are semi-enclosed due to the presence of residential properties and vegetation cover including roadside hedgerow and tree belts. Figure 7 Viewpoint 2 is taken by the site access track off Fengate. Glimpsed views into the site are available through gaps between the residential properties. Tree belts within the Fengate Farm site restrict wider views of the site and assist in screening the derelict buildings. There are also various views into the Fengate Farm site from the rear of residential properties on Fengate. Views across gently sloping pasture towards tree belts screen the derelict buildings (Figure 8 Viewpoint E). Other views from Fengate, to the west of the site are available (Figure 7 Viewpoint 3). Within Viewpoint 3 the site is seen across a gently sloping arable field and to the south of residential properties on Fengate. Locally increased vegetation includes tree belts which partially screen derelict buildings within the site.
- 3.51 Views from the public footpath to the west of the Fengate Farm site are semi-open across sloping arable field (Figure 7 Viewpoints 4 and 5). The site is seen within the close context of existing residential properties situated on the surrounding streets. Tree belts also feature within the view and partially screen the site. However there are gaps in the vegetation cover allowing views of derelict buildings and infrastructure which are detracting features.
- 3.52 Longer distance views towards the Fengate Farm site from the wider public rights of way network are limited. The site is effectively screened from the public bridleway to the west, due to the presence of close boarded fencing (Figure 7 Viewpoint 10).
- 3.53 A localised view occurs from a public footpath situated on higher ground to the west (Figure 7 Viewpoint 11). The site is seen within the close context of existing residential properties situated on the surrounding streets. The All Saints Church is also visible further to the south and beyond the residential roofscape of existing village properties.
- 3.54 Views from the High Street, to the south of the Fengate Farm site, are semi-enclosed due to the presence of residential properties and vegetation cover including hedgerow and trees, restricting visibility towards the site (Figure 7 Viewpoint 7). Views from the rear of properties vary depending upon the extent of screening provided by fencing and vegetation cover. Northerly views towards the site from Marsham Parish Council are filtered by existing tree cover (Figure 7 Viewpoint 6).
- 3.55 Views along Old Norwich Road adjacent to the the Fengate Farm site are semi-enclosed due to the presence of residential properties and vegetation cover including mature tree belts. Figure 7 Viewpoint 8 is taken by the site access track off Old Norwich Road. Glimpsed views into the site along the access track, include tree belt and derelict buildings.

4 CONCLUSION

- 4.1 This appraisal undertaken by FPCR confirms that the Le Neve Road site and the Fengate Farm site are distinctly different, both in terms of their landscape context, openness and contribution to visual amenity. The Fengate Farm site is of low landscape value, having already been subject to numerous urban development influences, both from its former use as a poultry farm and also from the surrounding village. By contrast the Le Neve Road site forms part of a highly valued agricultural landscape, which provides an open rural setting to Marsham village and the All Saints Church (Grade I Listed).
- 4.2 Natural England's National Character Area Profile identifies landscape characteristics and features which contribute towards the Central North Norfolk Landscape. These include an agricultural character associated with arable land and historic character associated with churches, forming prominent features of the skyline. Guidelines for the Central North Norfolk Landscape provided within 'Statements of Environmental Opportunities' include *maintaining the traditional landscape character and to conserve and enhance the historic character of the area while affording protection to heritage assets.*
- 4.3 The Broadland District Landscape Character Assessment also identifies inherent landscape sensitivities associated with Landscape Character Area E2: Marsham and Hainford Wooded Estatelands. These include the landscape setting of villages and the landscape setting of historic churches. Landscape Planning Guidelines for the Marsham and Hainford Wooded Estatelands seek to:
- *ensure that potential new small-scale development within villages is consistent with the existing settlement pattern;*
 - *conserve the landscape setting of historic halls, manors and churches;*
 - *ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.*
- 4.4 Guidance within the published Landscape Character studies is directly applicable to the Le Neve Road site which forms part of the open, rural setting to Marsham village and the All Saints Church (Grade I Listed).
- 4.5 FPCR's detailed analysis of local landscape character and visual resources, supports the findings of the published studies. The Le Neve Road Site is visually open to the south and west, owing to the general lack of vegetation cover within the flat arable landscape adjoining the site. Consequently there are many open rural views, both towards and out of the site, including from highly sensitive public vantage points. There are close range views from the All Saints Church, the cemetery and Marsham World War 1 Memorial situated immediately adjacent to the site. Numerous views also occur from the wider public rights of way network and country lanes towards the site and the All Saints Church. The All Saints Church is seen immediately adjacent to the site and is a prominent village landmark seen against the skyline and featuring within many local views. The Le Neve Road site plays a fundamental role in providing an open rural setting to Marsham village and the All Saints Church (Grade I Listed).

- 4.6 Development of the Le Neve Road site would conflict against the published landscape character guidelines, and would inevitably result in detrimental landscape and visual effects. This would potentially have an unacceptable impact upon the character and appearance of the open land that currently forms part of the setting to Marsham village and the All Saints Church. It is highly unlikely that an effective landscaping scheme could mitigate the visual harm resulting from the development of a site that derives its value from its openness.
- 4.7 It is therefore considered that the Le Neve Road site fails to accord with Policy 2 Sustainable Communities or Policy 3 Environmental Protection and Enhancement of the emerging Greater Norwich Local Plan (GNLP).
- 4.8 The Fengate Farm site is materially different from the Le Neve Road site as it provides a very limited contribution towards visual amenity for local residents and could potentially accommodate proposed development with minimal harm upon views from the wider landscape or the surrounding settlement. The Fengate Farm site lacks coherence with the wider rural landscape setting to the village due to the numerous urban development influences, and consequently has a very limited contribution towards visual amenity, or local character.
- 4.9 Fengate Farm site is the logical location to accommodate residential development within Marsham village. FPCR strongly recommend that the Fengate Farm site is taken forward as the preferred housing allocation.



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Site Boundary



client
Noble Foods Ltd
project
Fengate Farm
Marsham
drawing title
SITE LOCATION

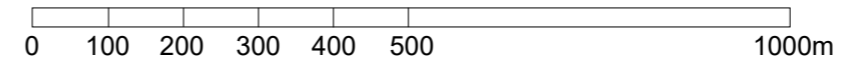


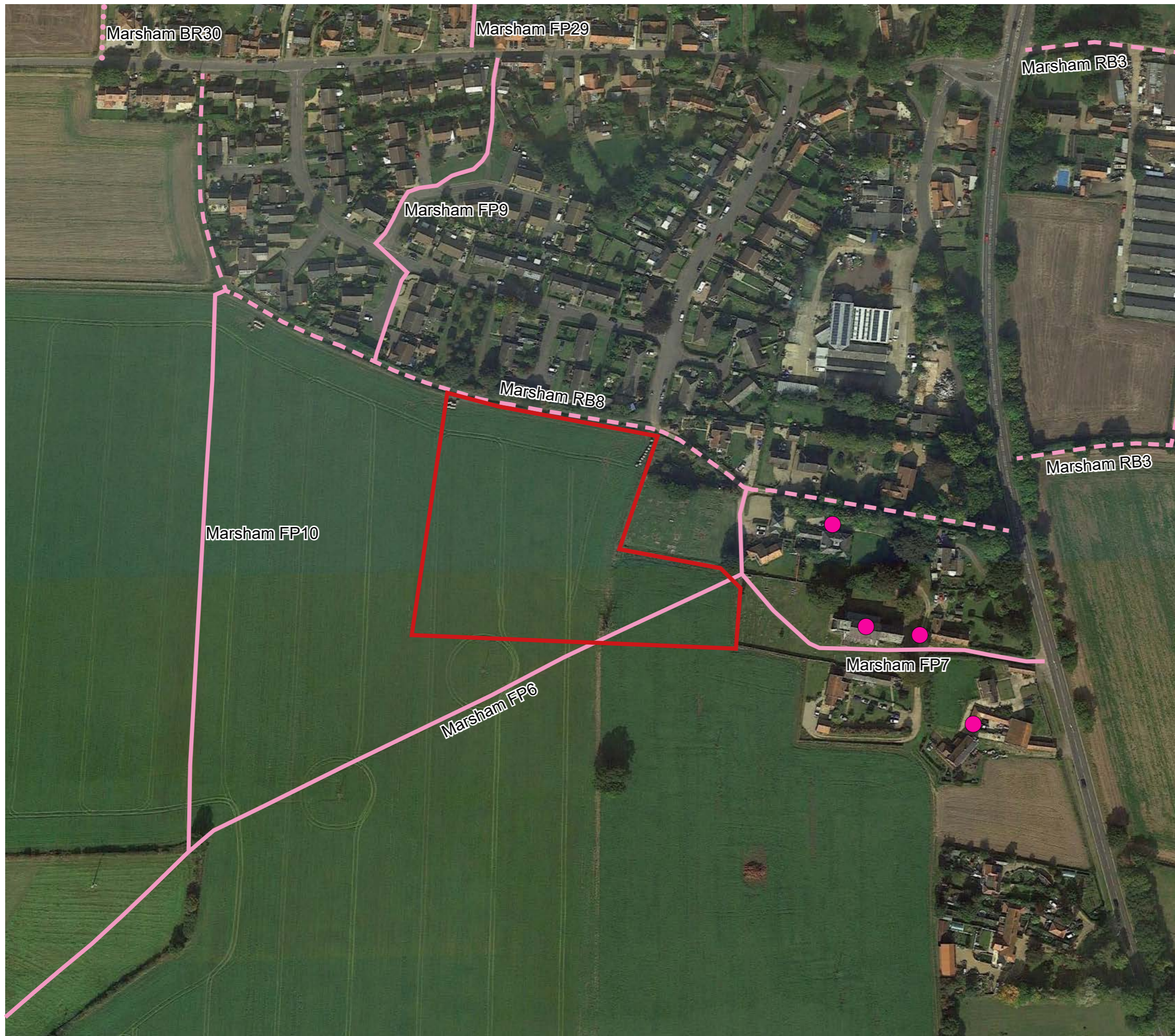
scale
1:10,000 @ A3
drawing / figure number

drawn
JRR / JJ
issue date
02 February 2021
rev

Figure 1






Scale: 1:10000 @ A3





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Aerial imagery © 2019 Bluesky, DigitalGlobe, Getmapping plc, Infoterra Ltd and Bluesky. Map data © 2019 Google

-  Site Boundary
-  Listed Buildings
-  Public Footpath
-  Restricted Byway
-  Bridleway

client
Noble Foods Ltd

project
Fengate Farm
Marsham

drawing title
AERIAL PHOTOGRAPH
LAND SOUTH OF LE NEVE ROAD



scale
NTS

drawn
JRR / JJ

issue date
02 February 2021

drawing / figure number
Figure 2A







rev
-







This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Aerial imagery © 2019 Bluesky, DigitalGlobe, Getmapping plc, Infoterra Ltd and Bluesky. Map data © 2019 Google

-  Site Boundary
-  Listed Buildings
-  Public Footpath
-  Restricted Byway
-  Bridleway
-  Fengate Farm Views from within the site (refer to Figure 8)



client
Noble Foods Ltd

project
Fengate Farm
Marsham

drawing title
AERIAL PHOTOGRAPH
FENGATE FARM SITE

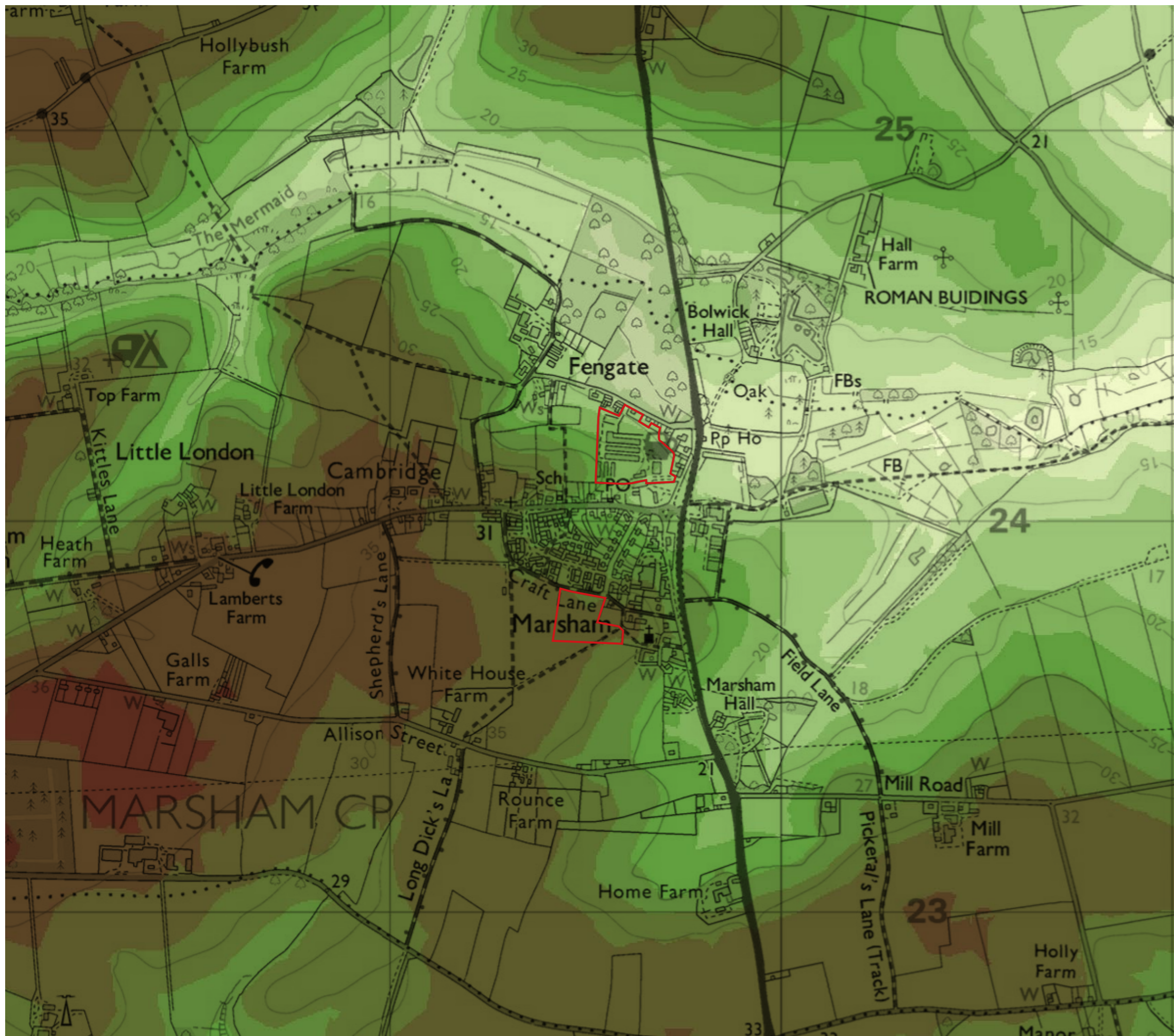
scale
NTS

drawn
JRR / JJ

issue date
02 February 2021

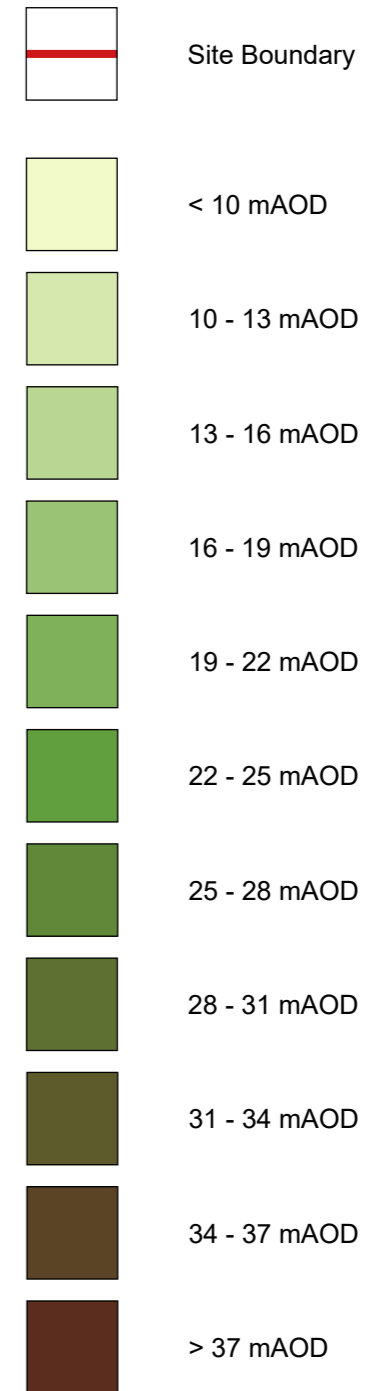
rev
-

Figure 2B



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



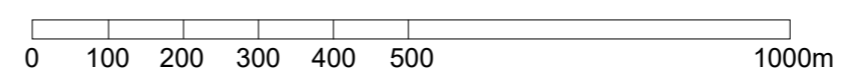
client
Noble Foods Ltd
project
Fengate Farm
Marsham
drawing title
TOPOGRAPHY

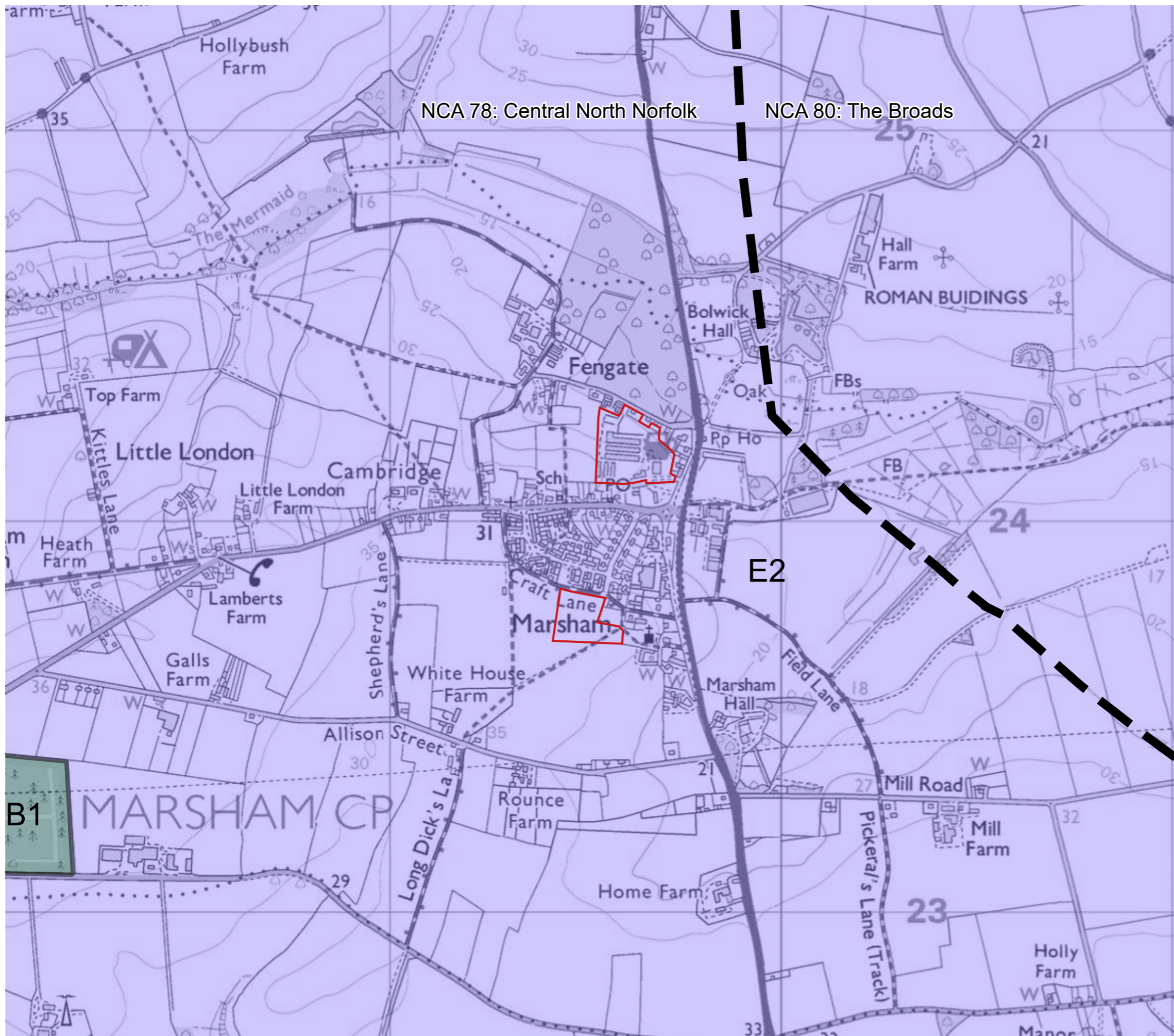
scale
1:10,000 @ A3
drawing / figure number
Figure 3

drawn
JRR / JJ
issue date
02 February 2021
rev





Scale: 1:10000 @ A3



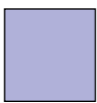
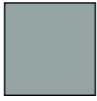


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  National Character Area (NCA) Boundary

Broadland District Landscape Character Assessment (2013)

-  Wooded Estatelands LCT
- E2 - Marsham and Hainford Wooded Estatelands LCA
-  Woodland Heath Mosaic LCT
- B1 - Horsford Woodland Heath Mosaic LCA

client
Noble Foods Ltd

project
Fengate Farm
Marsham

drawing title
LANDSCAPE CHARACTER

scale
1:10,000 @ A3

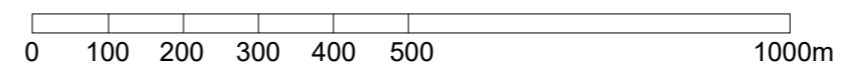
drawn
JRR / JJ

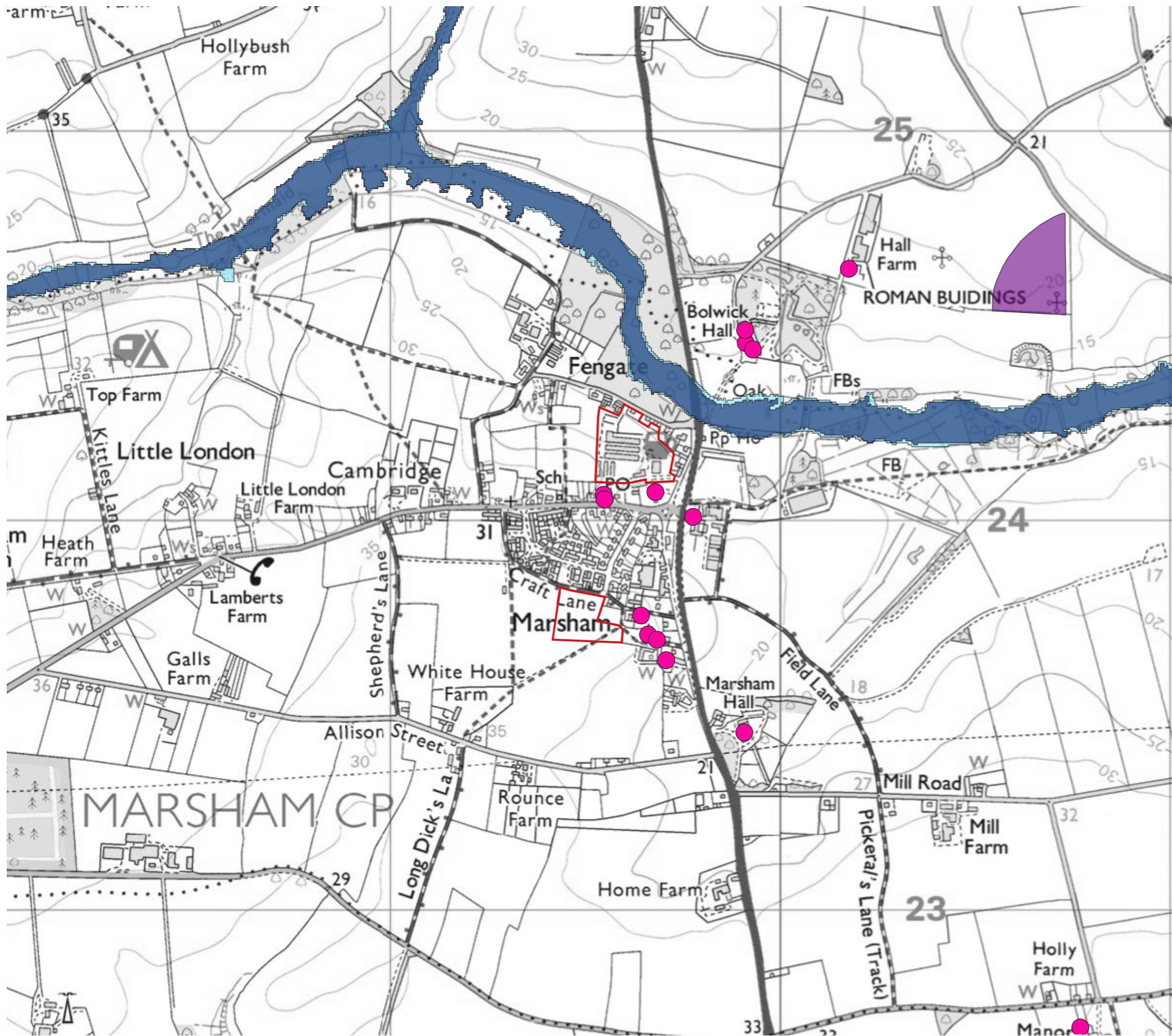
issue date
02 February 2021

rev

Figure 4






Scale: 1:10000 @ A3





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Flood Map for Planning Flood Zone 2
-  Flood Map for Planning Flood Zone 3
-  Scheduled Monument
-  Listed Buildings

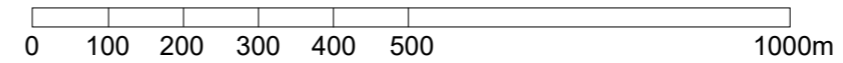
client
Noble Foods Ltd
project
Fengate Farm
Marsham
drawing title
DESIGNATIONS

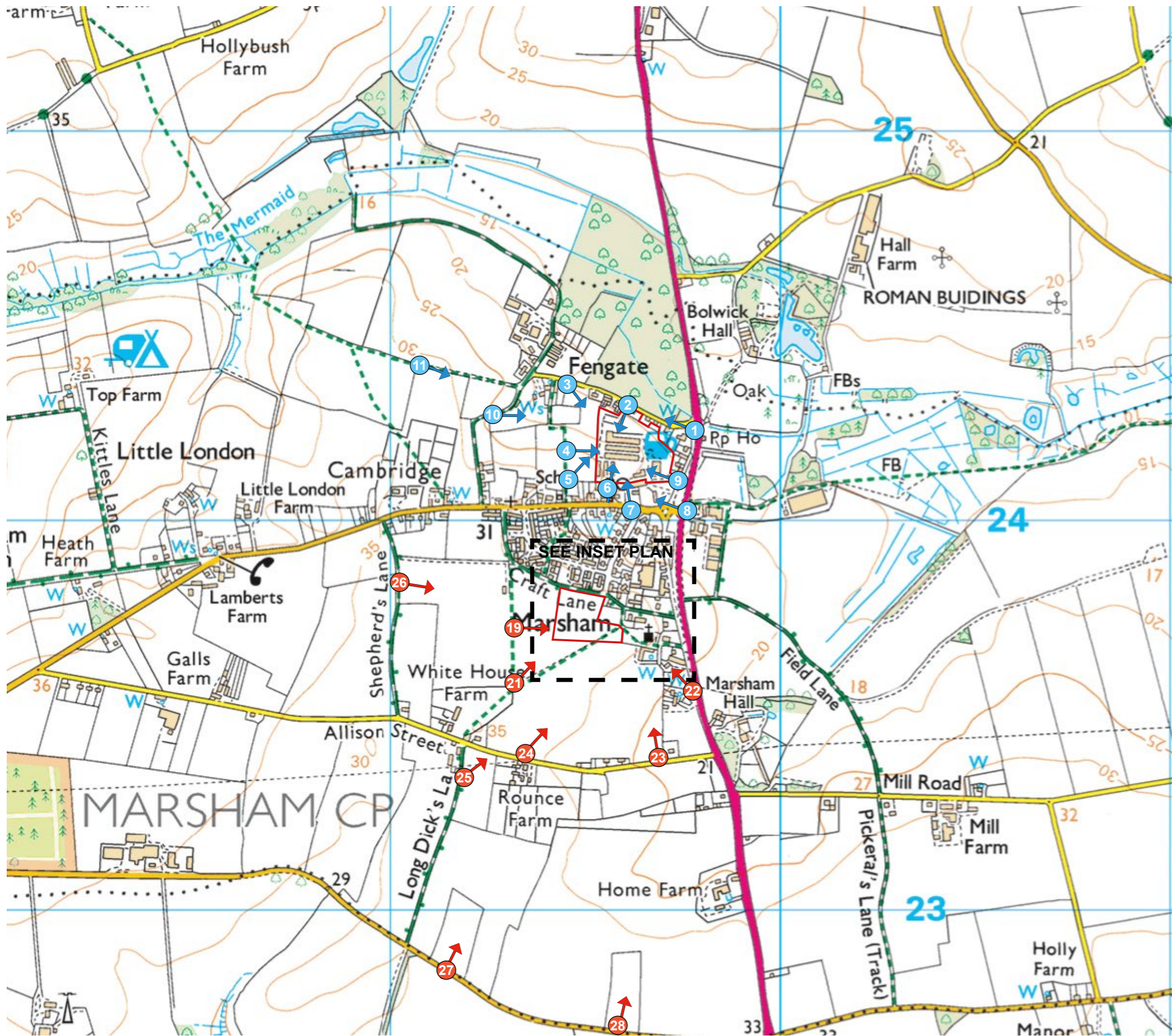


scale
1:10,000 @ A3
drawing / figure number
drawn
JRR / JJ
issue date
02 February 2021
rev

Figure 5




Scale: 1:10000 @ A3

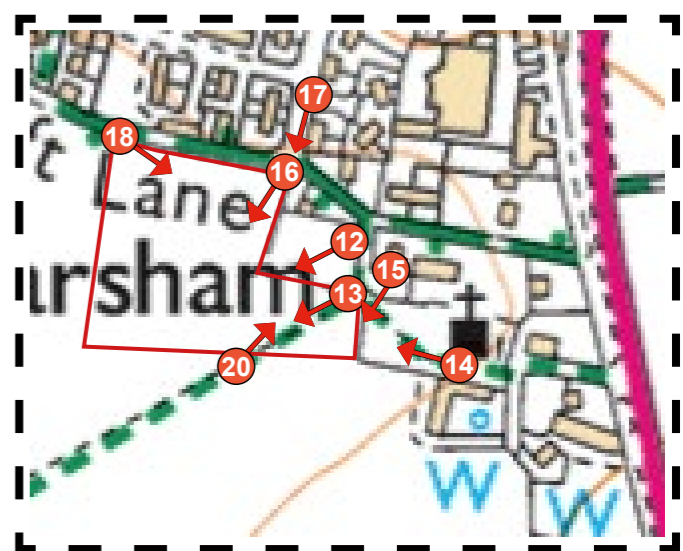




This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Fengate Farm Viewpoints 1-11
-  Land south of Le Neve Road Viewpoints 12-27



INSET PLAN

client
Noble Foods Ltd

project
Fengate Farm
Marsham

drawing title
VIEWPOINT LOCATION PLAN

scale
1:10,000 @ A3

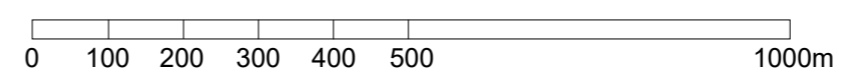
drawn
JRR / JJ

issue date
02 February 2021

rev
02

Figure 6

Scale: 1:10000 @ A3



The Plough Inn (restaurant and hotel)

Fengate Farm site location (behind vegetation)

Fengate



Photo Viewpoint 1: Easterly view from the junction of Fengate and Norwich Road

Fengate

Norwich Road



Photo Viewpoint 1 continued

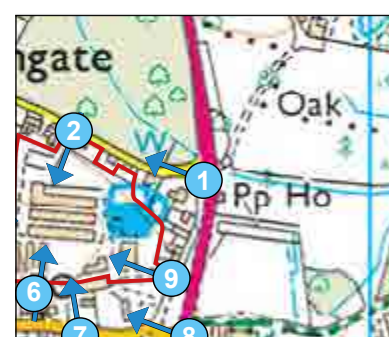


Photo Viewpoint 1
 Date & time of photo: 19 Jan 2021, 09:42
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 295°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arm length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Fengate

Residential property

Fengate Farm site location



Photo Viewpoint 2: Southerly view from Fengate by the site access

Fengate Farm site location

Residential properties

Fengate



Photo Viewpoint 2 continued

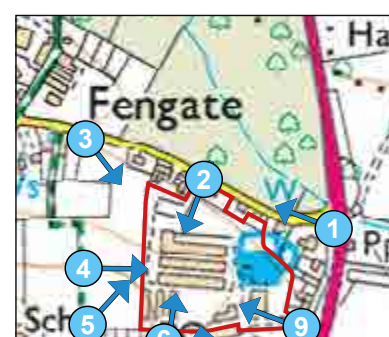


Photo Viewpoint 2
 Date & time of photo: 19 Jan 2021, 09:37
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 200°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint 3: Westerly view from Fengate



Photo Viewpoint 3 continued

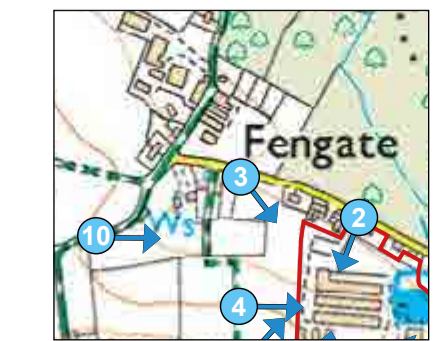


Photo Viewpoint 3
 Date & time of photo: 19 Jan 2021, 10:12
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 150°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Residential properties on Fengate

Fengate Farm site location



Photo Viewpoint 4: Easterly view from public footpath (Ref Marsham FP29)

Fengate Farm site location

Residential properties on High Street

Marsham FP29

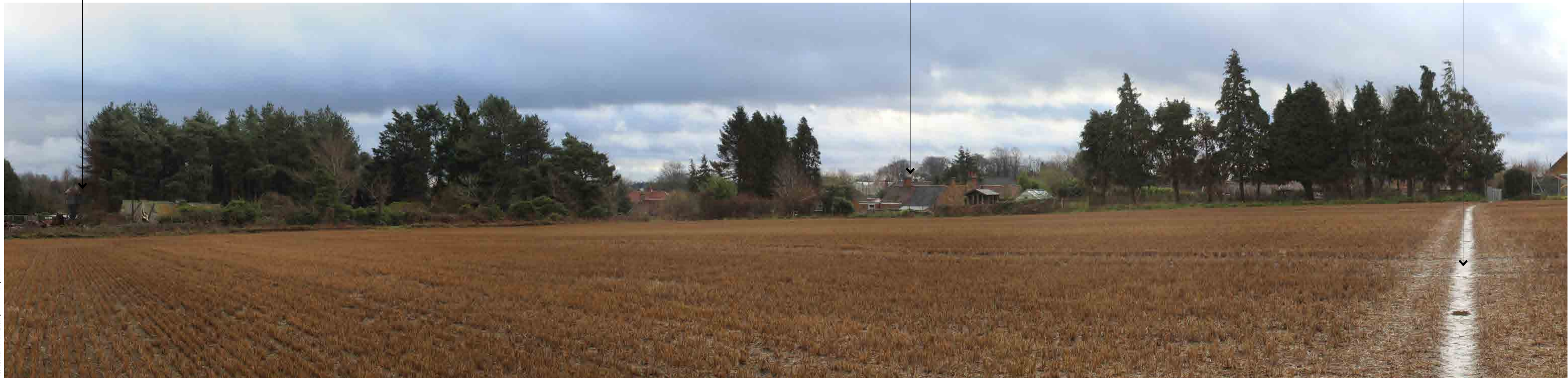


Photo Viewpoint 4 continued

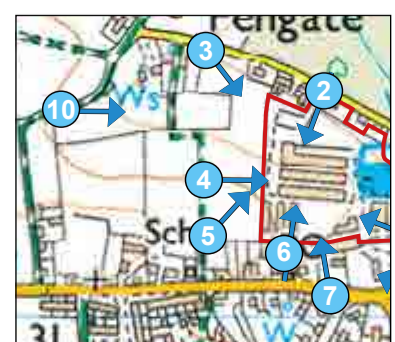


Photo Viewpoint 4
Date & time of photo: 19 Jan 2021, 10:20
Camera make & model, & sensor format:
Canon EOS 1300D
Horizontal Field of View: 87°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Residential properties on Fengate

Marsham FP29

Residential properties on Fengate



Photo Viewpoint 5: North easterly view from public footpath (Ref Marsham FP29)

Fengate Farm site location



Photo Viewpoint 5 continued

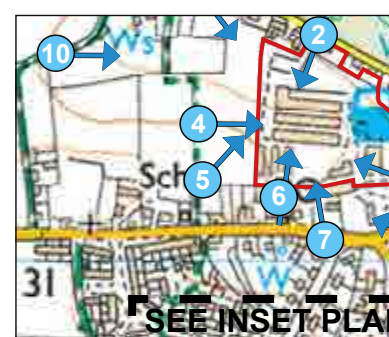


Photo Viewpoint 5
 Date & time of photo: 19 Jan 2021, 10:24
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Residential garage

Fengate Farm site location (behind fence and vegetation)



Photo Viewpoint 6: Northerly view from the rear of Marsham Parish Council

Fengate Farm site location (behind fence and vegetation)

Residential garden



Photo Viewpoint 6 continued

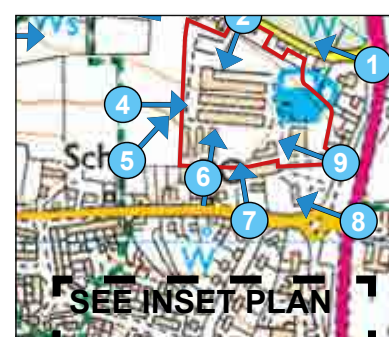


Photo Viewpoint 6
 Date & time of photo: 19 Jan 2021, 10:29
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 10°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

High Street

Residential property

Fengate Farm site location (behind property)

Residential property



Photo Viewpoint 7: Northerly view from the village green by the junction of High Street and Le Neve Road

Residential property

Residential property

High Street



Photo Viewpoint 7 continued

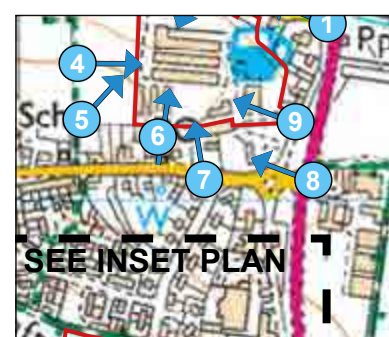


Photo Viewpoint 7
 Date & time of photo: 19 Jan 2021, 10:51
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 350°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Old Norwich Road

High Street

Old Norwich Road

Residential property

Norwich Road



Photo Viewpoint 8: North westerly view from Norwich Road opposite the junction with High Street

Fengate Farm site location (behind vegetation)

Norwich Road



Photo Viewpoint 8 continued

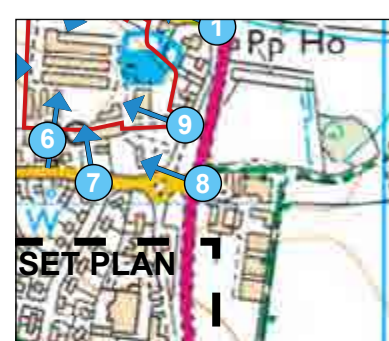


Photo Viewpoint 8
 Date & time of photo: 19 Jan 2021, 10:57
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Old Norwich Road

Residential property

Fengate Farm site location



Photo Viewpoint 9: Westerly from Old Norwich Road by the site access

Fengate Farm site location

Residential properties



Photo Viewpoint 9 continued

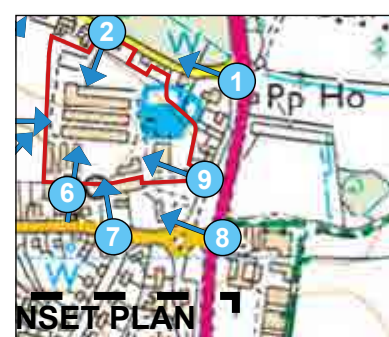


Photo Viewpoint 9
 Date & time of photo 19 Jan 2021, 11:00
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Marsham FP28

Fengate Farm site location (approx 350m beyond fence)



Photo Viewpoint 10: Easterly view from public bridleway (Ref Marsham FP28)



Photo Viewpoint 10
 Date & time of photo 19 Jan 2021, 11:19
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Sayers Jack buildings (metal supplier)

Residential property

Residential property

Marsham FP28



Photo Viewpoint 11: Easterly view from public footpath (Ref Marsham FP28)

East Anglican Sheds

Fengate Farm site location All Saints Church



Photo Viewpoint 11 continued



Photo Viewpoint 11
 Date & time of photo 19 Jan 2021, 11:25
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 110°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

All Saints Church grounds

Residential properties on Allison Street

Marsham FP6

Land south of Le Neve Road site location

All Saints Cemetery



Photo Viewpoint 12: South westerly view from public footpath (Ref Marsham FP7) by the cemetery adjacent to All Saints Church

Land south of Le Neve Road site location

Residential properties on High Street



Photo Viewpoint 12 continued

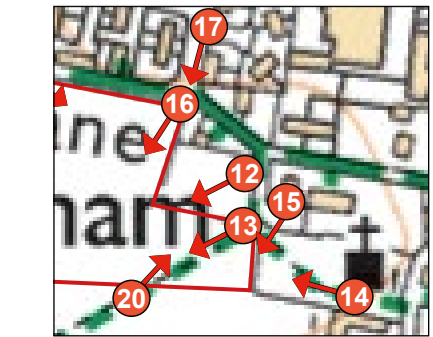


Photo Viewpoint 12
 Date & time of photo 19 Jan 2021, 11:41
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 245°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

All Saints Church

Residential properties on Allison Street



Photo Viewpoint 13: South westerly view from public footpath (Ref Marsham FP7) by the Marsham World War 1 Memorial

Land south of Le Neve Road site location

Residential properties on High Street



Photo Viewpoint 13 continued

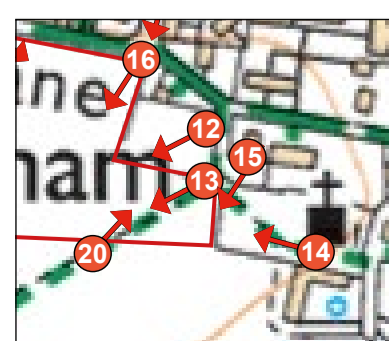


Photo Viewpoint 13
 Date & time of photo 19 Jan 2021, 11:43
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 245°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

All Saints Church wall

Residential properties on Allison Street

All Saints Churchyard

Land south of Le Neve Road site location (behind wall)



Photo Viewpoint 14: Westerly view from public footpath (Ref Marsham FP7) by All Saints Church

Land south of Le Neve Road site location (behind wall)

Residential property on Croft Lane



Photo Viewpoint 14 continued

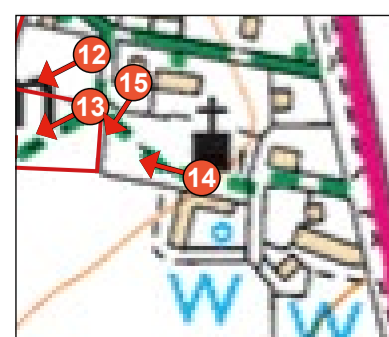


Photo Viewpoint 14
 Date & time of photo 19 Jan 2021, 11:46
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 100°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Residential properties on Allison Street

All Saints Churchyard

Land south of Le Neve Road site location



Photo Viewpoint 15a: South westerly views from the first floor window of The Rectory (residential dwelling)

Land south of Le Neve Road site location

Residential properties on Allison Street



Photo Viewpoint 15b: South westerly views from the first floor window of The Rectory (residential dwelling)

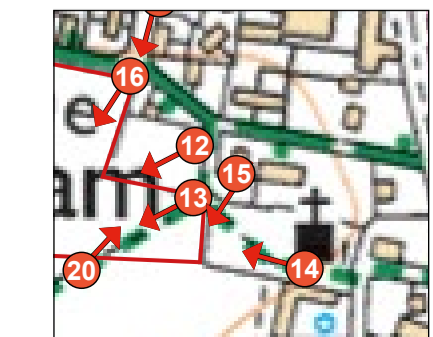


Photo Viewpoint 15
 Date & time of photo 19 Jan 2021, 12:02
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Marsham RB8

All Saints Church



Photo Viewpoint 16: South westerly view from public bridleway (Ref Marsham RB8) adjacent to the site

Land south of Le Neve Road site location

Residential properties on Allison Street



Photo Viewpoint 16 continued

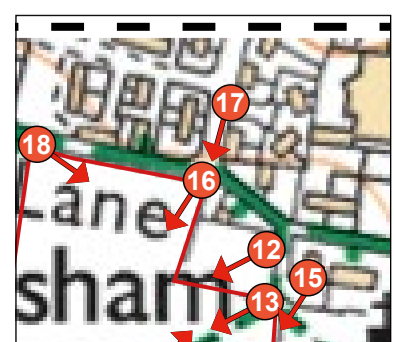


Photo Viewpoint 16
 Date & time of photo 19 Jan 2021, 12:11
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Le Neve Road

Residential property

Land south of Le Neve Road site location

Le Neve Road



Photo Viewpoint 17: Southerly view from Le Neve Road

Le Neve Road

Residential property



Photo Viewpoint 17 continued

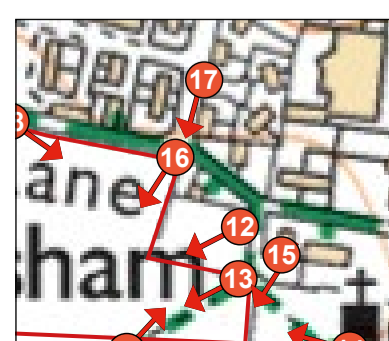


Photo Viewpoint 17
 Date & time of photo 19 Jan 2021, 12:13
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 190°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Marsham RB8

Residential property All Saints Church

Land south of Le Neve Road site location



Photo Viewpoint 18: South easterly view from public bridleway (Ref Marsham RB8) adjacent to the site

Land south of Le Neve Road site location

Residential properties on Allison Street



Photo Viewpoint 18 continued

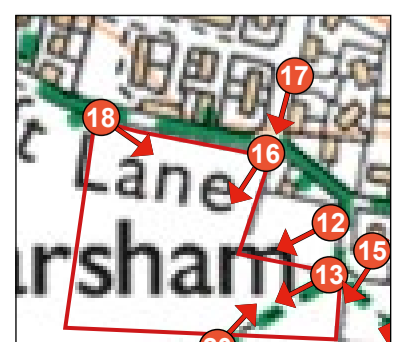


Photo Viewpoint 18
 Date & time of photo 19 Jan 2021, 12:17
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint 19: Easterly view from the public footpath (Ref Marsham FP10)



Photo Viewpoint 19 continued

Photo Viewpoint 19
 Date & time of photo 19 Jan 2021, 12:24
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

client
 Noble Foods Ltd
 project
 Fengate Farm
 Marsham
 drawing title
PHOTO VIEWPOINT 19
 drawn
 JR / JJ
 issue date
 02 February 2021
 drawing / figure number
Figure 7
 rev
 -

Residential properties on Wathen Way

Residential properties on Wathen Way

Land south of Le Neve Road site location

Marsham FP6



Photo Viewpoint 20: Easterly view from the public footpath (Ref Marsham FP6)

Marsham FP6

Land south of Le Neve Road site location Residential properties on Church Lane

Residential properties off Norwich Road

All Saints Church



Photo Viewpoint 20 continued

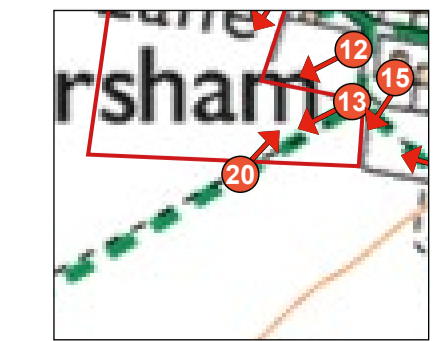


Photo Viewpoint 20
Date & time of photo 19 Jan 2021, 13:34
Camera make & model, & sensor format:
Canon EOS 1300D
Horizontal Field of View: 87°
Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

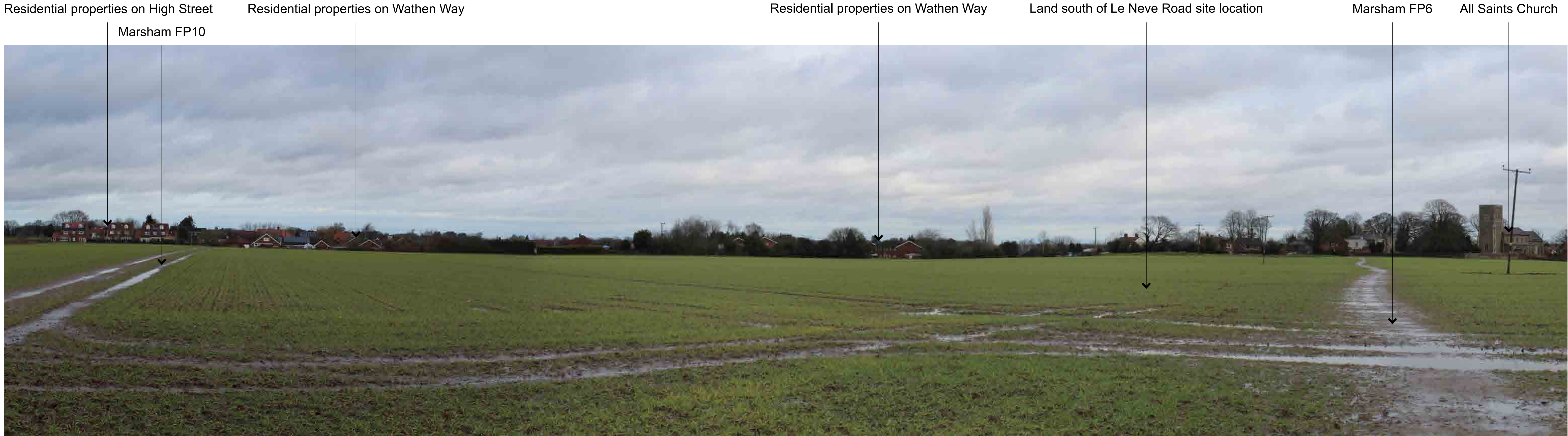


Photo Viewpoint 21: North easterly view from public footpath (Ref Marsham FP6)

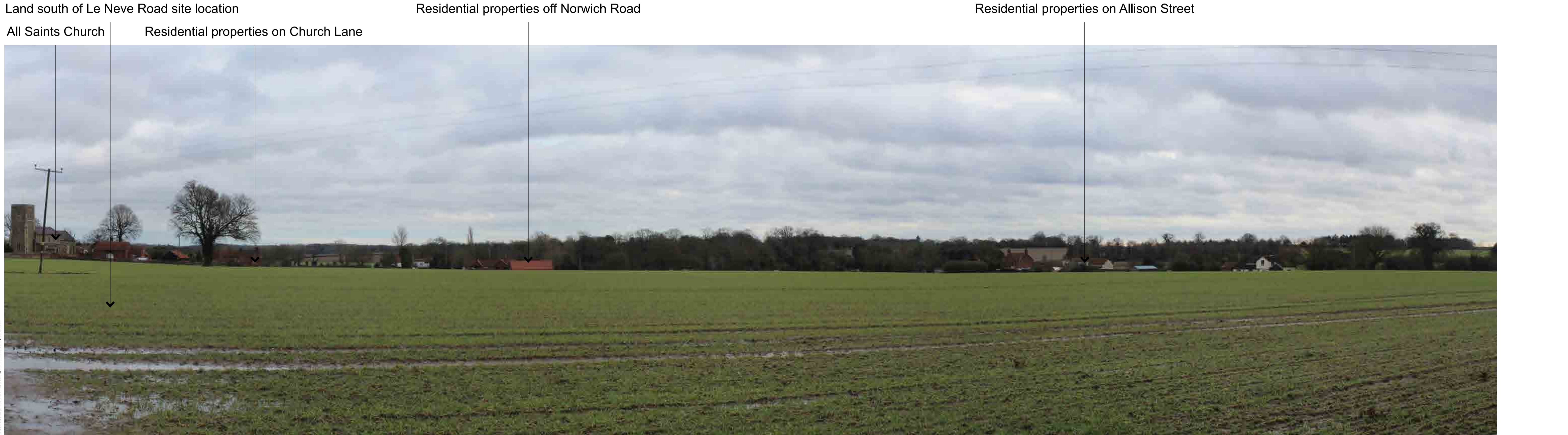


Photo Viewpoint 21 continued

Photo Viewpoint 21
 Date & time of photo 19 Jan 2021, 12:27
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

client
 Noble Foods Ltd
 project
 Fengate Farm
 Marsham
 drawing title
PHOTO VIEWPOINT 21
 fpcr
 drawn
 JR / JJ
 issue date
 02 February 2021
 drawing / figure number
Figure 7
 rev
 -

Land south of Le Neve Road site location (behind wall)

All Saints Church

Residential property

Norwich Road



Photo Viewpoint 22: Northerly view from Norwich Road, to the east of All Saints Church, Marsham

Norwich Road



Photo Viewpoint 22 continued



Photo Viewpoint 22
 Date & time of photo 19 Jan 2021, 12:45
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 320°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Allison Street

Residential property

Land south of Le Neve Road site location



Photo Viewpoint 23: Northerly view from Allison Street west of Norwich Road

Land south of Le Neve Road site location

All Saints Church

Residential properties on Church Lane

Residential properties off Norwich Road



Photo Viewpoint 23 continued

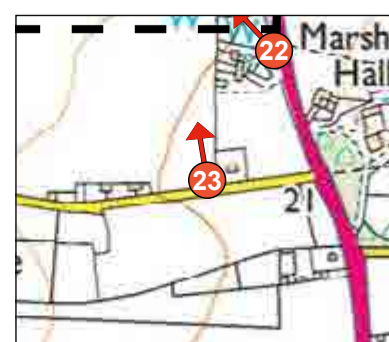


Photo Viewpoint 23
 Date & time of photo 19 Jan 2021, 12:39
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 355°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Allison Street

Residential property



Photo Viewpoint 24: Northerly view from Allison Street by Rounce Farm

Residential properties on Wathen Way

Land south of Le Neve Road site location

Residential properties off Church Lane

All Saints Church

Residential properties off Norwich Road



Photo Viewpoint 24 continued

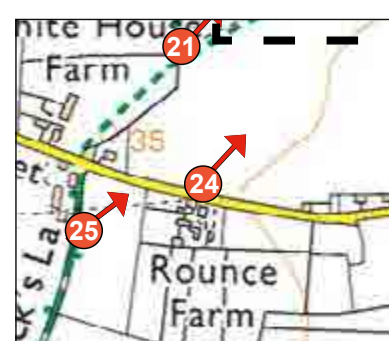


Photo Viewpoint 24
 Date & time of photo 19 Jan 2021, 12:34
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Marsham RB5

Residential properties

Land south of Le Neve Road site location

All Saints Church



Photo Viewpoint 25: Northerly view from Long Dick's Lane public bridleway (Ref Marsham RB5)

Residential property



Photo Viewpoint 25 continued



Photo Viewpoint 25
 Date & time of photo 19 Jan 2021, 12:57
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 50°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Residential properties on High Street

Residential properties on High Street

Residential properties on Wathen Way

Land south of Le Neve Road site location
Residential property on Croft Lane | All Saints Church



Photo Viewpoint 26: Easterly view from Shepherd's Lane

Residential properties on Allison Street

Shepherd's Lane



Photo Viewpoint 26 continued



Photo Viewpoint 26
Date & time of photo 19 Jan 2021, 13:22
Camera make & model, & sensor format:
Canon EOS 1300D
Horizontal Field of View: 87°
Direction of View: 105°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Buxton Road

Residential properties on Allison Street

Rounce Farm



Photo Viewpoint 27: Northerly view from Buxton Road

Land south of Le Neve Road site location

All Saints Church



Photo Viewpoint 27 continued



Photo Viewpoint 27
 Date & time of photo 19 Jan 2021, 13:05
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 20°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

client
Noble Foods Ltd
 project
Fengate Farm
 Marsham
 drawing title
PHOTO VIEWPOINT 27
 fpcr
 drawn
JR / JJ
 issue date
02 February 2021
 drawing / figure number
Figure 7
 rev
-

Rounce Farm

Allison Street All Saints Church



Photo Viewpoint 28: Northerly view from Buxton Road



Photo Viewpoint 28 continued



Photo Viewpoint 28
 Date & time of photo 19 Jan 2021, 13:50
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 10°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint A: Southerly view within the site from the former access off Fengate

Photo Viewpoint A
 Date & time of photo: 19 Jan 2021, 09:46
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

K:\0200\0200\LANDS\VA\02\Figure 8 Site Photos.mxd



Photo Viewpoint B: Westerly view within the site of the derelict farm buildings



Photo Viewpoint B continued

Photo Viewpoint B
 Date & time of photo: 19 Jan 2021, 09:51
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint C: South westerly view within the site of the derelict farm buildings



Photo Viewpoint C continued

Photo Viewpoint C
 Date & time of photo: 19 Jan 2021, 09:53
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint D: Northerly view within the site of the derelict farm buildings



Photo Viewpoint D continued

Photo Viewpoint D
 Date & time of photo: 19 Jan 2021, 09:55
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint E: Northerly view within the site from the rear of residential property on Fengate



Photo Viewpoint E continued

Photo Viewpoint E
 Date & time of photo: 19 Jan 2021, 09:55
 Camera make & model, & sensor format:
 Canon EOS 1300D
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)