

SHOREWOOD  
HOMES

**Silchester**  
Landscape  
and Visual  
Technical Note  
March 2025

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&CO



## Technical Note

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<b>Project:</b>	<b>Silchester</b>	<b>Date:</b>	<b>7th March 2025</b>
<b>Subject:</b>	<b>Landscape &amp; Visual</b>	<b>Reference:</b>	<b>250307 275106</b>

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### Introduction and scope

This technical note has been prepared for Shorewood Homes Ltd by Kevin Salmon, Technical Director of Landscape at Tor&Co Ltd.

The site is known as Land East of Little London Road on the southern side of Silchester near Basingstoke.

Tor&Co are a planning, design and environmental consultancy with a human focus and a team of consultants whose aim is to deliver forward thinking and achievable solutions in complex rural and urban environments. We are a registered Landscape Institute, RIBA, RTPI and IHCP practice and have considerable experience of landscape and visual impact assessment, EIA, planning, masterplanning, urban and landscape design incorporating strategic green infrastructure and public engagement and consultation. We regularly and successfully deliver residential led schemes from inception through to completion.

The purpose of this note is to provide a preliminary assessment of the potential landscape and visual effects born of the sites proposed residential development upon the site and on its surroundings.

### The site

The proposed residential development site extends to approximately 2.4 hectares in total (circa 5.93 acres), located to the south of Silchester's village boundary, refer to figure 1. Silchester itself is located approximately 7km north of the much larger conurbation of Basingstoke. Abutting the western boundary, on Little London Road, there are mid-century residential developments of Hyde Platt and Firth Close and the recently built Early Lands. To the north, within the village's conservation area, accessed from Holly Lane and Bramley Road, are a number of large, architecturally individual residencies with gardens extending to the site's northern boundary. Immediately to the south and east, bound by Byes Lane and Bramley Lane is pastured farmland, assumed to be under the stewardship of Silchester Farm.

The site comprises one medium sized field, divided into four by agricultural fencing for equine use and is defined by mature treed hedgerows on all sides.

The topography of the site is on a localised high point but within the redline boundary, relatively flat at 95m AOD. The northern third of the site falls steeply to 90m AOD over a short distance which is effectively masked by mature vegetation.

At present there is no vehicular or pedestrian access to or within the site. Access is via a single gated layby off Little London Road, part way along the site's western boundary.

Figure 1 illustrates that there are no statutory designations within the site, but that within the 5km study area there are numerous conservation areas, listed buildings, scheduled monuments (SM), registered parks and gardens, national landscapes formerly known as AONB, national nature reserves (NNR), sites of special scientific interest (SSSI) and local nature reserves (LNR).

### **Planning Policy**

The site lies within the administrative area of Basingstoke and Deane Borough Council (BDBC). Key planning documents referred to when compiling this technical note and that are applicable to the site and the study area at the national scale are the recently updated National Planning Policy Framework (NPPF), 2025, National Planning Practice Guidance (NPPG) and at the local scale, the Basingstoke and Deane Local Plan (2011-2029) adopted in 2016, the Basingstoke and Deane Landscape Character Assessment, 2021, the Basingstoke and Deane Landscape Sensitivity Study, 2021 and the pre-submission Silchester Neighbourhood Plan, 2024-2040.

### **Methodology**

To our understanding no public exhibition of the revised proposals has taken place to date.

A 5km study area has been identified as an appropriate distance within which to consider the wider landscape setting of the site based on the zone of theoretical visibility (ZTV), as illustrated in figure 1. Though the site may be visible from beyond this distance in some seasonal and weather conditions, beyond 5km is in this case considered too greater a distance to allow any clear identification of the sites features and precise boundaries or to create any adverse landscape and visual effects.

Published and adopted landscape character assessments (LCA) prepared by relevant authorities at varying levels, from national through to local assessments, have been referred to, to identify the baseline landscape character, resources and associated value. Detailed fieldwork carried out within the site and immediate surroundings has been used to check how applicable the landscape character assessments are to the study area.

Computer generated mapping has been used in combination with fieldwork to assess the potential visibility of the proposals. A ZTV was produced and was analysed on site to assist with identifying visual receptors. Fieldwork was confined to accessible parts of the site, public rights of way, transport routes and other publicly accessible areas. Following analysis of the ZTV and fieldwork, a series of viewpoints

from which the proposals may be seen by the individual or groups of visual receptors were identified.

The technical note provides an initial judgement of the potential effects of the proposed development on the landscape and visual receptors that have been identified. This is determined by consideration of the sensitivity of the landscape and visual receptors and the magnitude of the landscape and visual effect because of the proposals.

In undertaking the initial appraisal of landscape and visual effects of the proposals, the following assumptions have been made:

- Professional judgement is an important consideration in the determination of the overall landscape and visual effects and even with qualified and experienced professionals there can be differences in the judgements made
- The accuracy of the Digital Surface Model (DSM) used to prepare the zone of theoretical visibility (ZTV) falls within acceptable limits; however, there are potential discrepancies between the DSM and the actual landform where there are minor topographic features that are too small to be picked up. The DSM can pick up most of the woodland and buildings, although areas can be missed between the Lidar 1m grid.
- During fieldwork, any significant discrepancies in the ZTV are recorded and later amended. Fieldwork was confined to accessible parts of the site, public rights of way, transport routes and other publicly accessible areas
- Private views from residential properties have not been assessed within this technical note, as Landscape Institute (LI) guidance states that if required this is to be assessed separately within a distinct Residential Visual Amenity Assessment. However, representative or specific viewpoints from adjacent publicly accessible streets or areas have been assessed to take into consideration views that may be afforded from receptors of a residential street / area
- To illustrate all potential viewpoints from which the proposals will be seen by the different visual receptors within the study area is not practical and is unnecessary for the purposes of the landscape appraisal

### **Preliminary landscape and visual baseline**

As part of the technical note desk top appraisal, previous classifications and evaluations of the surrounding landscape within the study area have been examined. The purpose of this was to assess whether the site shares any of these common landscape characteristics and to assess how typical or unique the site is within the landscape context. It also helps to understand the landscape characteristics of the study area and how the site interacts with them.

The baseline study concentrates on the site and the wider area within the surrounding landscape.

## National landscape character areas

Natural England's online National Character Area Profiles provide a description of the landscape character of the study area and the site at its broadest level. The site and the majority of the surrounding 5km study area lie within national character area 129 – Thames Basin Heaths.

Key characteristics of NCA 129 most relevant to the site and study area are listed below:

- *Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites*
- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses*
- *Prehistoric earthworks such as barrows and hill forts mark promontories on the plateaux. Archaeology is well preserved on historic heathland. Mosaics of open heathland and grassland with scrub, secondary woodland and plantation. Valley bogs, ponds and streams enhance diversity. Large, continuous mosaics are found in the east: they include Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and Chobham Common National Nature Reserve (NNR)*
- *Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment*
- *'Churring' nightjars, dragonflies and purple heather are all readily identified with heathland. The Thames Basin Heaths SPA protects internationally important populations of woodlark, nightjar and Dartford warbler*
- *Valley floors are wet with ditches, numerous watercourses, ponds, waterfilled gravel pits, reedbeds and carr. Historic features include mills, relict water meadows, and canals such as the River Wey Navigations*
- *20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally made brick and tile*

### Local landscape character areas

At a local level, the site is covered by the Basingstoke and Deane Landscape Character Assessment by Hankinson Duckett Associates (HDA), May 2021.

According to the assessment, the site lies entirely within local character area 04, North Sherbourne with the 5km study area also covering local character area 05, North Silchester beyond the village to the north.

Key characteristics of both these LCA's most relevant to the site and study area are listed below:

#### North Sherbourne

- *Gently undulating, subtle landform dissected by a network of minor tributary valleys*
- *Pattern of predominantly arable farmland and improved grassland with occasional well managed parkland, and a low density of small scale scattered settlement, enclosed within an established woodland and hedgerow structure with many hedgerows' trees*
- *South-west corner lies within North Wessex Downs AONB (now National Landscape), and overall landscape typically has a rural character, except near Tadley and Mortimer to the north and Basingstoke/Chineham to the southeast. Generally quiet, apart from areas along the busy A340. Occasional detracting influence from pylons and overhead wires, including within the AONB (National Landscape)*
- *Predominantly assarted and small parliamentary fields, giving way to large wavy, small wavy and parliamentary fields to the east*
- *Two pockets of more open arable farmland towards the south-east, characterised by parliamentary fields with infrequent woodland cover and low, well-cut hedgerows, notably between The Vyne and North Chineham and to the north-west of Bramley*
- *Variety of woodland, including small predominantly broadleaf copses and larger woodland such as Morgaston Wood and Carpenters Down Wood. Also, Pamber Forest, which has played a crucial role in the historical development of the area*
- *Significant areas of ancient woodland, including Pamber Forest to the north, and Monk Sherborne Wood to the south*
- *Remnant areas of scarce habitat types including ancient semi-natural woodland, heathland (notably part of the Pamber Forest and Silchester Common SSSI), and neutral/acidic unimproved grassland. The latter includes Ron Wards Meadow with Tadley Pastures, SSSI, one of Hampshire's finest surviving hay meadow/pasture complexes*
- *Three distinctive areas of parkland, 'The Vyne' (Grade II), Beaurepaire Park and Ewhurst Park, contributing a well-managed element to the landscape*
- *Moderate intervisibility across the area, with vegetation and low-lying nature of the landscape containing distant views*
- *A settlement pattern dominated by small villages, such as Charter Alley and Little London, hamlets, isolated farmsteads and individual properties*

*distributed throughout the rural landscape, reached through a network of narrow, winding roads*

- *Larger settlements adjoin the Character Area, including Tadley to the north, and the Chineham to the south-east. Chineham has seen considerable westwards expansion in recent years, necessitating realignment of the previous Character Area boundary to follow the new settlement edge, related to the existing landscape structure of intact hedgerows which define the new settlement edge*
- *A network of public rights of way crosses the majority of the area, although some areas have limited public access, such as to the south-west within the AONB (National Landscape), and areas to the south-east, including farmland and the former Bramley Ordnance Depot*
- *The Reading to Basingstoke railway line crosses through the eastern end of the Character Area, with the nearest station at Bramley*
- *There are two large solar farms towards the centre of the Character Area, at Berry Court and Hill End, appearing as incongruous features, albeit low lying, where visible in the surrounding landscape*
- *Remarkably preserved Roman town of Calleva Atrebatum (Silchester) and its associated earthworks, together with many other Scheduled Ancient Monuments, reinforcing the historic richness of the landscape*

#### **North Silchester**

- *Plateau landscape draining eastwards*
- *Predominantly coniferous heath plantation, giving an enclosed, formal, relatively uniform character to the area, with small areas of mixed heathland and forest, and disturbed landscape*
- *Mainly quiet and rural character, although the latter is affected in western parts by the urban influence of Tadley, and to its north-east by Mortimer*
- *Area of quarry and landfill site on the north-western boundary of the area enclosed within the coniferous plantation structure*
- *Heathland areas at Silchester Common and Tadley Common (part of the Pamber Forest and Silchester Common SSSI) form a scarce habitat type, the best example of Calluna/ Erica/Ulex heathland on the Tertiary deposits in the Thames Basin*
- *Low intervisibility across the area with plantation and trees within heath limiting views*
- *Settlements of Silchester and Pamber Heath disrupt rural nature of southern parts of the area. Other individual properties are located adjacent to the plantations, reached along relatively straight, direct roads*
- *Public Rights of Way provide a secluded experience for pedestrians through the woodland, and there is open access land at Silchester Common, Tadley Common and Burnt Common, although some areas of plantation have limited formal public access*
- *Iron Age fort earthworks (SM24332) west of the former Pond Farm, and traces of the Roman Road running north-west from Calleva Atrebatum*

## Visual baseline

### Views of the site

A computer-generated model of the zone of theoretical visibility (ZTV) in combination with fieldwork has been used to assess the potential visibility of proposed development from within the 5km study area. The ZTV illustrated in figure 1 has been used to identify visual receptors that have the potential to be affected by the proposals.

Eight representative viewpoints, including one from within the site have been selected for this technical note, within the study area to illustrate how the site is experienced by the identified visual receptors. The viewpoints chosen, provide a representative selection of potential views from locations covering a range of receptors from varying directions and distances. Viewpoint photography follows on later pages. No panorama's, photomontages or wire frames of the proposals have been commissioned to date.

The visibility of the site is generally contained to 2km from the site's boundary. There are, however, limited areas of potential visibility beyond this, between 2 and just over 4km towards the limit of the 5km study area. Visual receptors that are potentially affected by the development proposals are as follows.

Viewpoint 1 – View southeast towards the site from Little London Road



Viewpoint 2 – View southwest towards the site from Bramley Road



Viewpoint 3 – View west towards the site from Church Lane PRoW – St James Way



Viewpoint 4 – View north towards the site from Silchester Farm



Viewpoint 5 – View northwest towards the site from St James Church PRow – Brenda Parker Way



Viewpoint 6 – View northwest towards the site from Morgaston Road



Viewpoint 7 – View east towards the site from Mortimer Lane PRow – Dollerys Farm



Viewpoint 8 – View from within the site (west)



Viewpoint 8 – View from within the site (north)



Viewpoint 8 – View from within the site (east)



Viewpoint 8 – View from within the site (south)



## **Development proposals**

The preliminary site layout prepared by Thrive Architects illustrates the current development proposals. Refer to figure 2.

## **Summary of predicted landscape and visual effects**

### **Predicted effects on the landscape character of the site**

The site is entirely located within NCA 129 Thames Basin Heaths and at a finer grain by HDA's assessment LCA 04 - North Sherbourne. The 5km study area also enters the North Silchester LCA 05 to the north of the site, encompassing the village and land beyond.

The site comprises one medium sized field, divided into four by agricultural fencing for equine use and is defined by mature treed hedgerows on all sides. Topographically, the site lies on a localised high point, but within the redline boundary itself is relatively flat. Immediate, contained and obtuse, filtered intervisibility exists to large residential properties beyond the northern boundary, along with properties along Little London Road to the west. Longer range views north and west are contained by the built form of the historic village of Silchester and the ancient Pamber Forest. Gaps in boundary vegetation and the influence of the sites crowned and elevated topography combine to result in occasional but clear and direct views towards the south and east. Views east extend to a greater distance from the site where gaps in vegetation exist but are well contained by densely wooded high ground in the form of Dickers Copse, Great Shrub, North and Park Copse located between and along Bramley Road and Clappers Farm Road. Similarly, to the south and east, where gaps in perimeter vegetation are present and or where hedgerows have been cut and maintained to a lower height, this results in clear and direct, picturesque views south from the site of Early Bridge Copse north of the village of Little London, the Beaurepaire Park estate and the National Trusts Vyne Park estate including Moriston Wood Copse but not the larger conurbation of Basingstoke beyond.

Whilst there are no statutory designations or permitted routes crossing the site, there are numerous listed buildings in the village to the north and Silchester's conservation area forms the sites northern boundary and covers a small part of the site purposefully left as public open space without development. Within the wider study area there a plethora of protected features that all contribute positively to the landscapes character. Notable examples are the remains of Calleva Ardebatum Roman Town, Vyne and Aldermaston registered parks and gardens, further conservation areas and clusters of listed buildings in Aldermaston, Tadley and Bramley, ancient and ancient replanted woodland in the form of Pamber Forest which is also a SSSI and LNR, Bramely Frith and Moreaston Wood.

The overall landscape value of the site is considered to be **low**, as it is largely featureless and commonplace within the character area. With limited positive characteristics and some detractions in the form of power lines and equine detritus, little to no conservation value, recreational or heritage interest and even though it abuts and is on part within the Silchester conservation area. The site has no sense

of place. The sites low value combined with its medium susceptibility to accommodate a small amount of change, is considered to be of **medium to low sensitivity**. It should, however, be noted that should development proceed there will inevitably be a partial loss of existing elements that make up the baseline landscape.

Although the proposals will contrast with existing land use, an amount of residential development in the southwestern part of the site, will likely be perceived as an extension to Hydes Platt to the west and be effectively screened by existing vegetation on the site's boundaries. Existing landscape features such as trees, hedgerows and boundary vegetation will be retained and protected. Additional and enhanced planting along the western, southern and eastern site boundaries will further assist in screening. The open character of the northern part of the site will be retained by the creation of a large expanse of grassed public open space, the eastern part of the site will be retained as is. Proposed access will likely result in the loss of some additional hedgerow but is placed so as to use the existing field gate.

The development proposals will likely only directly affect a quarter of the site but will influence the character of the whole site, therefore, the overall magnitude of change to the sites landscape is considered to be **medium to small adverse**.

### **Predicted effects on landscape character area – NCA 129 Thames Basin Heaths**

Potential inter-visibility with the site is modelled to be present within this LCA, specifically on land to the south and southeast extending to Little London Road, Byes Lane and Ash and Church Lane. Narrower areas of inter-visibility are present to the east on higher ground in between Early Bridge Copse and the Three Ashes conservation area and out to the setting of Bramley's St James Church and Lavells Farm west of West End Green. This character area is considered to be of **high/medium sensitivity** and the **magnitude, small adverse**, at the time of the sites completion.

Although both LCA 04 - North Sherbourne and LCA 05 North Silchester are covered in HDA's Basingstoke and Deane Landscape Character Assessment, 2021 geographically and statements are made regarding overall landscape character, key issues and guidance on overall aims, land management and built development, no judgement on the local character area's sensitivity is given. Similarly, HDA's Basingstoke and Deane Landscape Sensitivity Study, 2021 provides judgements on a large number of specific sites sensitivity within the borough but does not cover the site or for that matter any other site near Silchester.

### **Predicted effects on visual amenity**

Eight representative viewpoints were chosen including one looking from within the site outwards which cannot be assessed. These viewpoints represent views from a number of different visual receptors. The visual receptors are inferred to be residents, motorists with transitory views along roads, pedestrians, cyclists and

visitors. The table below summaries the sensitivity of each visual receptor and the magnitude of the likely effect of the site’s development proposal on each receptor.

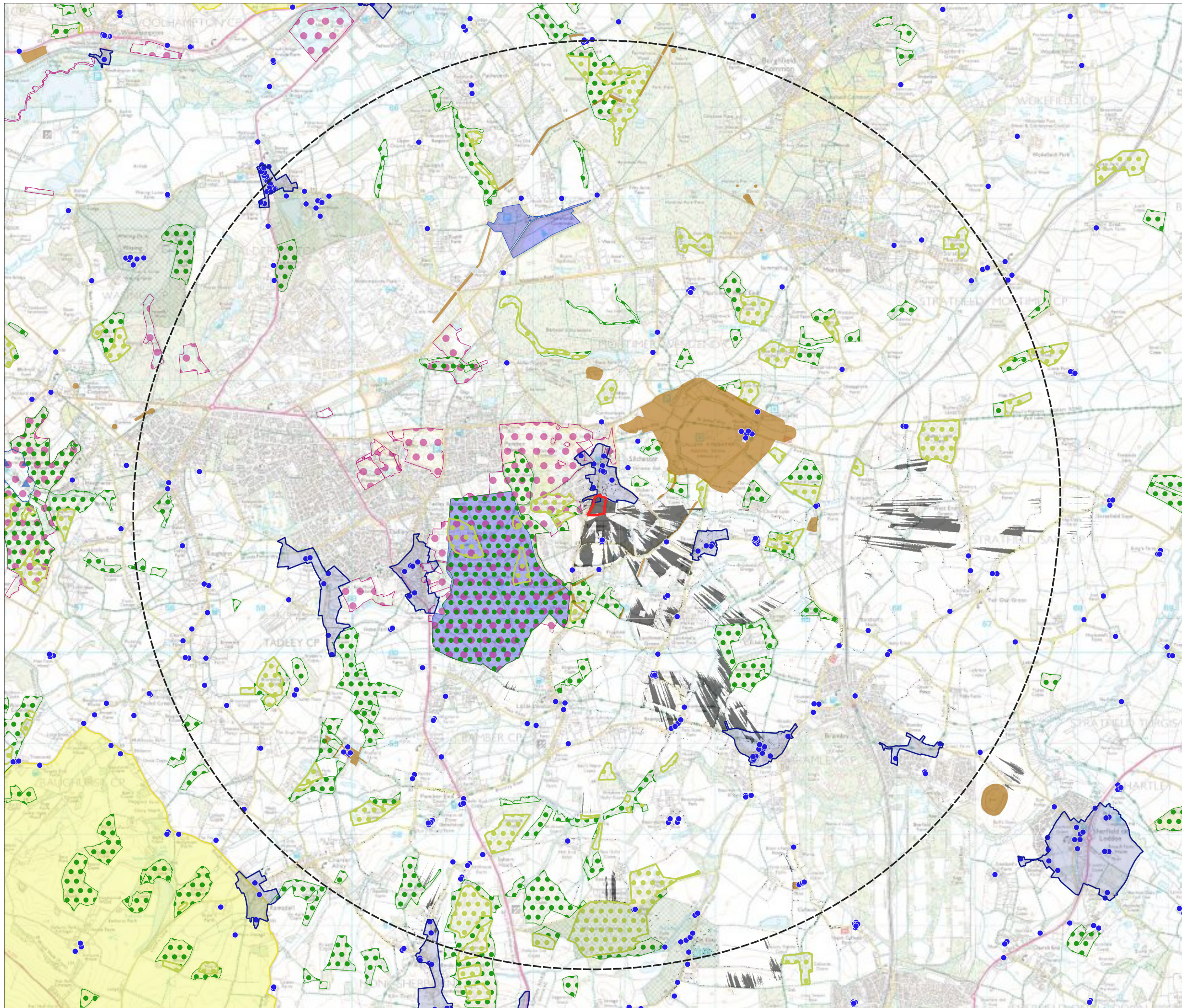
Topic	Visual receptor	Receptor sensitivity	Magnitude of effect at completion
Visual effects	Viewpoint 1 looking southeast towards the site from Little London Road	Medium/Low	Medium adverse
	Viewpoint 2 looking southwest towards the site from Bramley Road	Medium/Low	Small/Negligible adverse
	Viewpoint 3 looking west towards the site from Church Lane PRoW – St James Way	High/medium	Small/Negligible adverse
	Viewpoint 4 looking north towards the site from Silchester Farm	Low	Medium adverse
	Viewpoint 5 looking northwest towards the site from St James Church PRoW – Brenda Parker Way	High/medium	Negligible
	Viewpoint 6 looking northwest towards the site from Morgaston Road	Medium	Negligible
	Viewpoint 7 looking east towards the site from Mortimer Lane PRoW - Dollerys Farm	Medium/Low	Negligible

The majority of assessed visual receptors are considered to be of a **medium/low sensitivity** apart from viewpoint 3 along the St James National Trail off of Church Lane and viewpoint 5 along the Brenda Park National Trail near St James Church, Bramley, that are considered to be of a **high/medium sensitivity**. One viewpoint, viewpoint 4 representative of those using Silchester Farm and its Shop for recreation or as a business/place of work is considered of **low sensitivity**. One receptor, viewpoint 6, considered to be of **medium sensitivity** due to its immediate proximity to the Vyne Estate that in part is designated as a registered park and garden and ancient replanted woodland.

Taking account of value and sensitivity, five of the technical notes seven receptors are considered to be of either **negligible or small/negligible adverse magnitude**. Only viewpoint 1’s transitional road users exiting Silchester’s conservation area on Little London Road and those frequenting Silchester Farm and Shop, viewpoint 4 are considered likely to experience a greater level of effect born of the development proposals at a **medium adverse magnitude**.



Through the application of good practice, expert design, the application and maturation of primary and secondary mitigation, the overall magnitude of landscape and visual effects experienced by the sites setting and user's amenity within the 5km study area, will likely be able to be reduced. Prior to the submission of a planning application, further, more detailed landscape and visual assessment and design input is recommended to assist in reducing any known, adverse impacts to an acceptable level.



- Site boundary
- 5km study area
- Conservation area
- Listed buildings
- Scheduled monuments
- Registered parks and gardens
- National Nature Reserves
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Sites of Special Scientific Interest
- National Landscapes
- Local Nature Reserves
- ZTV

Notes/Revision

Land east of Little London Road, Silchester

Shorewood Homes

0 1 2 km



Figure : ZTV

Status:	Drawn by: JC	Checked by: KS
Project number: 706012	Scale @A3: 1:40,000	Date created: 2025/2/25
Drawing number: TOR-L00	Revision: -	

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PRIVATE				
House Type	No of Bedrooms	Sqft	No	Total Sqft
388	3	2000	1	2000
381	3	2000	3	6000
481	4	2500	2	5000
581	5	3000	3	9000
<b>TOTALS</b>			<b>9</b>	<b>22000</b>
Private housing plot areas (sqft)	22000			
Net developable area (acres)	2.302			
Coverage sqft/acre	9557			
AFFORDABLE				
House Type	No of Bedrooms	Sqft	No	Total Sqft
288	2	753	1	753
28	2	885	3	2655
38	3	1050	2	2100
<b>TOTALS</b>			<b>6</b>	<b>5508</b>
Affordable Rent Housing plot areas (sqft)	5508			
Net developable area (acres)	0.544			
Coverage sqft/acre	10125			
<b>SITE TOTALS</b>			<b>15</b>	<b>27508</b>
Total Housing plot areas (sqft)	27508			
Total Net developable area (acres)	2.846			
Total Coverage sqft/acre	9665			

- Site Boundary
- 14 Plot Number
- 382 House Type
- \* Affordable Housing



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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	14.02.25	CI/HT	-/-

Project Land east of Little London Road, Silchester  
 Drawing Sketch Layout - 03

Client	SHOREWOOD HOMES		
Job no.	SHOR240927	Date	14.02.25
Dwg no.	SKL-03	Rev.	P1
Author	GR/SWD	Checked	-/-
Status	PRELIMINARY	Scale	1:500@A1
		Office	Romsey
Client ref.	-		



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**Birmingham**

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