

Copythorne Parish Design Statement



Adopted by New Forest National Park Authority (July 2025)

Glossary

CATS	Copythorne Amateur Theatrical Society
NFNPA	New Forest National Park Authority
NFDC	New Forest District Council
PDS	Parish Design Statement
PRoW	Public Right of Way
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

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1 Introduction to the Parish Design Statement

A Village Design Statement, or in our case a Parish Design Statement, cannot prevent change, but it can be used to manage it. It provides guidelines about the design of any future development which will assist residents, the Parish Council, the planning authorities and potential developers. By identifying what makes Copythorne special and distinctive, it is suggested that changes to individual buildings, groups of buildings or the parish as a whole should be based on an understanding of the past and present character of the parish. This enables new development to make a positive contribution to the local distinctiveness of the parish.

A Parish Design Statement (PDS) can be adopted by the local planning authority as a Supplementary Planning Document, making the design guidelines it contains a material consideration when determining planning applications in the parish.

The Copythorne PDS was initiated at a public meeting, with a steering group undertaking to contribute to various sections of the Statement using their knowledge and expertise of the parish.

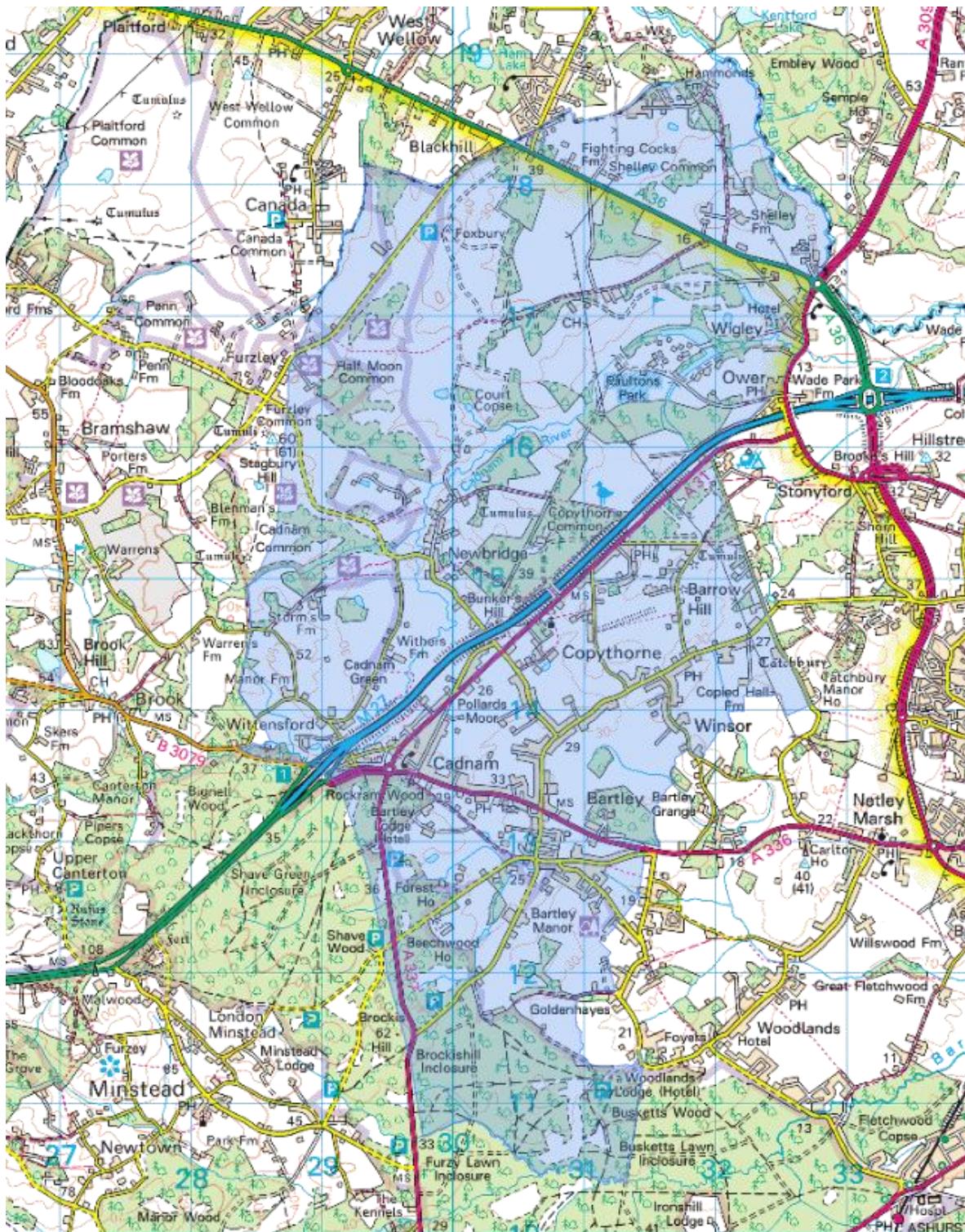
Information was gathered from advertisements and articles written in the monthly Parish Newsletter, agenda items at Parish Council meetings, planning authority guidance and a briefing given at the Annual Parish meeting. A notice on the Copythorne Parish notice boards and a presentation at the Annual Parish meeting was used to recruit volunteers for the Steering group which was approved by the Parish Council in June 2024.

The Steering Group, NFNPA officers and the Parish Council officer have given feedback and comments to produce a draft version of the PDS.



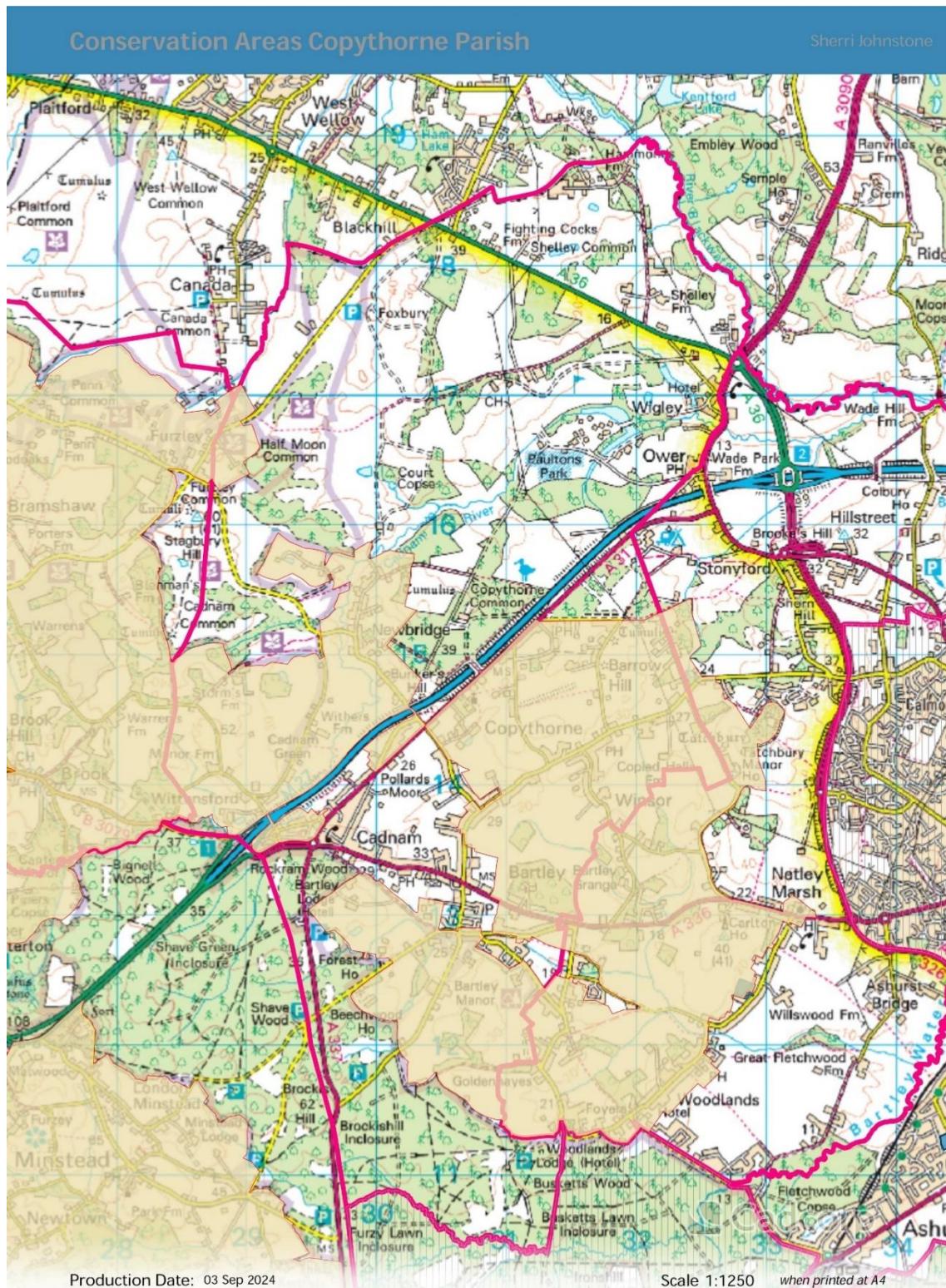
2 Maps of Copythorne Parish

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Purple shaded area is Copythorne Parish

Yellow Highlight is New Forest National Park Boundary, with the vast majority of the parish being located within the National Park for planning purposes.



Red Boundaries- Parish Boundary

Shaded Areas – Conservation Areas

Prepared by Copythorne PDS Steering Group (June 13th, 2025)

Version PR1.

3 A brief History of the Parish

The history of the area can be traced back to the early Iron Age with barrows and tumuli and the remains of a Roman road marked in several places. This Roman road was the main route between Christchurch and Winchester where the road forded the River Test near Romsey. The hamlet of Ower was recorded in the Doomsday Book. There was once a thriving Brickworks at Winsor.

Until comparatively recently there were two large estates within the parish - Paulton's Park and Winsor Manor. The Old Farmhouse (Manor Farm) is most likely the site of the medieval manor of Winsor.

Also, a lot of the land was held by Glastonbury Abbey and a Gilbert De Breuil in medieval times. Over the years these have gradually diminished and individual farmers and tenants (some of the existing dwellings dating back 300 years or more) have been taken on as small farms.

3.1 Newbridge

This settlement appears to have developed adjacent to a small parcel of meadowland. This was situated alongside the river and was enclosed in the early medieval period. In addition, encroachment continued into the late medieval period, into adjacent woodland. This was used for agricultural purposes and then expanded further in the 19th century, possibly due to the enclosure of the common lands in Eling Parish. Only one building appears to pre-date the late 19th century and this is an isolated farmhouse. Otherwise, the built development began mainly in the early 20th century, with later 20th century development, interspersed. This development occurred in a linear manner at the northernmost and southernmost ends of the character area.

3.2 Ower

The then hamlet of Ower was recorded in the Doomsday Book. It was known in 1284 as Hore and as Oure in 1327. The Old English meaning of flat-topped ridge or bank refers to its position overlooking the River Blackwater. The Manorial name of Wigley means insect lea, a beetle wood or clearing, and over the centuries has been spelt as Wiegaleah, Wiggeleia, Wigelay, and Wygelee. Shelley, variously spelt Seveleia, Shulvelegh, Shulvele and Sheleveley means ledge or shelf.¹

3.3 Cadnam

This place name is first referred to in 1272 and 1280 as "Cadenham". The name derived from the Old English "Cada's Estate" or an area of 'hemmed-in land'. The Manor of Cadnam was an estate held by Amesbury Priory in medieval times and extended north to Storms Farm, to the old County boundary in the west and to Newbridge in the east. Cadnam was also the focal point of five Roman Roads, coming to a junction near the present-day White Hart public house.

¹ 2008 Copythorne Parish History Society, A Brief History on the Parish of Copythorne.
Prepared by Copythorne PDS Steering Group (June 13th, 2025)

3.4 Copythorne

The first reference to Copythorne was in the reign of Edward III as “Coppethorne” and later in 1754, it is referred to as “Copped Thorne”. The place name means “pollarded (haw)thorn”. The Parish of Copythorne is relatively modern with the area originally part of the historic Parish of Eling until 1894.

3.5 Winsor

This place name is first referred to in a document of 1167 as “Windesore” and in 1222 it was known as “Windlesore”. Later in 1272 the name had changed again to “Windlesovere”. In 1327 there were 16 taxpayers in the settlement but in 1524, no tax payers are recorded. The name probably derives from the location of the settlement on a ‘flat-topped ridge’.

3.6 Bartley

The first reference to this settlement is in 1150 and in documents of 1236 it was known as “Bearkele”. Later in 1586 the name had evolved into “Bartlie Regis”. The name is derived from the Old English “beorc(a) leah” meaning “birch wood”. It would appear that Bartley was formed of two major estates, Bartley Bisterne (attached to Minstead) and Bartley Regis (part of the Manor of Lyndhurst). Other small areas of land in Bartley seem to have been attached to the Manor of Winsor held by Winchester College, for example, Willswood Farm and Woodlands Farm.

4 Historic Environment

4.1 Designated Heritage Assets

This list was extracted from historicengland.org.uk/listing/the-list/ on 5th October 2024.

GRADE I and II* Listed Buildings

None.

GRADE II Listed Buildings

- BYBARROW, Barrow Hill Road, Copythorne.
- BEECHWOOD LODGE, Bartley.
- BARTLEY LODGE HOTEL, Bartley.
- BARTLEY MANOR, Bartley.
- HOME FARM COTTAGE, Bricky Lake Lane, Ower.
- STABLES 50 METRES, Northeast of Home Farmhouse, Bricky Lake Lane, Ower.
- WIGLEY MANOR, Ower.
- CHURCH OF ST MARY, Romsey Road, Copythorne.
- THE HOE, Winsor Road, Winsor.
- COPIED HALL FARMHOUSE, Winsor Road, Winsor.
- BARN 90 METRES NORTH-EAST OF HOME FARMHOUSE, Bricky Lake Lane, Ower.
- BYRE 60 METRES EAST OF HOME FARMHOUSE, Bricky Lake Lane, Ower.
- SIR JOHN BARLEYCORN INN, Old Romsey Road, Cadnam.
- 12 AND 13, Romsey Road, Ower.
- BRICK KILN SOUTH OF STRETTONS, Whinwhistle, Lane, East Wellow.
- JAMES' FARMHOUSE, Winsor Road, Winsor.
- KENTS FARMHOUSE, Winsor Road, Winsor.

- TATCHBURY FARMHOUSE, Tatchbury Lane, Winsor.
- BEECHWOOD HOUSE, Bartley.
- BARTLEY CLOSE, Bartley.
- HOME FARMHOUSE, Bricky Lake Lane, Ower.
- GRANARY 50 METRES NORTH EAST OF HOME FARMHOUSE, Bricky Lake Lane, Ower.
- STORAGE BUILDING 100 METRES EAST OF HOME FARMHOUSE, Bricky Lake Lane, Ower.
- SAWMILL NORTH OF PAULTON HOUSE PAULTON'S PARK, Ower.
- DELL FARMHOUSE, Vicarage Lane, Copythorne.
- BARN AT MANOR FARM, Winsor Lane, Winsor.

Grade II Listed Other

- BRIDGE ON DRIVE WEST OF HOUSE SITE PAULTON'S PARK, Ower.
- COPYTHORNE WAR MEMORIAL, Romsey Road, Copythorne.

Scheduled Ancient Monument

- MONEY HILLS ROUND BARROWS, Copythorne.

4.2 Non-designated Heritage Assets

There are 170 registered non-designated heritage assets which can be accessed on the NFNPA webpage.

<https://www.newforestnpa.gov.uk/planning/heritage-conservation/buildings-local-interest/>.

This list includes all assets in the National Park. Copythorne's assets can be extracted by selecting "COPY" as the parish.

Copythorne is home to Bartley cricket ground which is reputed to have the oldest cricket hut in Hampshire. There are the remains of a Roman road between Barrow Hill Road and Pound Lane.

4.3 Recommendations

1. National planning policy confirms that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Development

should therefore contribute to the positive conservation and enhancement of the heritage assets in the parish of Copythorne – both designated assets (e.g. the listed buildings and parts of two Conservation Areas) and the non-designated features (e.g. the 170+ locally listed assets). Planning applications submitted within the parish of Copythorne should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance.

5 Community Facilities and the Local Economy

5.1 Local Economy

Today over 2700 people live within the parish (2021 Census) creating a diverse range of industries from traditional farming to Information Technology, and metal crafting to thatching.

Until comparatively recently there were two large estates within the parish - Paulton's Park and Winsor Manor. The Old Farmhouse (Manor Farm) is most likely the site of the medieval manor of Winsor. Paulton's is now a theme park. Over the years these estates have gradually diminished, and individuals and tenants (some of the existing dwellings dating back 300 years) have taken on small farms.

5.2 Groups and Clubs

Copythorne Parish maintains a thriving community spirit. The annual Copythorne Carnival (run by Stanley's Own Scout Group) takes place in June. It has been running since 1947. This is just one of the many events which take place throughout the year. Other examples are the Bartley Annual Flower and Horticultural Show, and the Christmas Pantomime, performed by the Copythorne Amateur Theatrical Society (CATS).

There are 3 village cricket clubs in the parish, Bartley, Cadnam and Paulton's. There is also a Golf Course at Ower (Paulton's Golf Club). Some of the many clubs and societies that can be found in the parish include: The Stanley's Own Scout Group, together with Guides, Brownies and Rainbows; The Royal British Legion; the History Society and the Camera Club; the Flower Club; Horticultural Society; Tractor Club; CATS; Copythorne Women's Institute; Cadnam & Totton First Responder Group.

The Royal British Legion Hall is not just a focal point for the British Legion but also provides a home for local fitness and community group sessions.

Copythorne Parish Hall is home to a variety of local activities, ranging from CATS, Badminton Club, Indoor Bowls Club to a Pre-school. A list of current clubs and activities can be found at <https://www.copythorneparishhall.org.uk/whats-on/>.

Stanley's Own Scout Group is one of the longest established Scout Groups. Known as 'Stanley's Own', it has its Headquarters in Romsey Road, Copythorne. The building was built in 1912 and is probably the oldest Scout Headquarters in Hampshire. There is a combined membership of Guides and Scouts, with their committed leaders, of over 200 which is quite remarkable for a rural area. The Scouts and Guides also stage one of the highlights of the year, the Copythorne Carnival. The event is held in June and has been going strong since 1947.

5.2.1 Restaurants and Licensed premises

Copythorne Parish boasts some of the oldest inns in the New Forest, The Sir John Barleycorn in Cadnam, The Vine at Ower and the Haywain at Bartley. Other inns

include The Compass in Winsor, The Empress of Blandings in Copythorne, The Coach and Horses, White Hart and Le Chateau in Cadnam, and the Mortimer Arms in Ower.

5.2.2 Churches

There are 3 churches within the parish. These are St Mary's C of E Church, Copythorne, Cadnam Methodist Church and Winsor Mission Church, all with thriving congregations and busy agendas.

5.2.3 Schools

Originally there were individual schools in Bartley, Cadnam, Copythorne and Winsor. Today the community is served by an infant school in Copythorne and a junior school on Winsor Road.

5.2.4 Shops

There is a post office and general stores in Bartley, a small supermarket, chemist, and hairdressers at the Bartley crossroads and two small supermarkets located in the petrol filling station and garden centre at Cadnam. There is a local livestock feedstore at Cadnam. Also, butchery farm shops are in Winsor and Furzley.

5.2.5 Other local businesses

A number of businesses can be found in and around the parish, including a garden centre, a conservatory supplier, a kitchen supplier, three garages and several engineering works in Cadnam. There is small family run woodyard in Pollards Moor Road. Livestock Farming remains a significant use of the land and provides local employment. By far the largest local employer is Paulton's Theme Park at Ower.

5.3 Recommendations

1. Any new commercial development should be designed to preserve and enhance the rural feel of the parish and should take into consideration any neighbouring residential properties.
2. Appropriate screening should be included on site and impact on road junctions should be minimised.

6 Landscape

6.1 Landscape Character and Land Uses

New Forest Ponies roam free all year and Commoners' cattle, sheep and pigs graze on the commons and open forest areas.

Pastoral Farming is predominant on poor soils. A lot of the land was held by Glastonbury Abbey and Gilbert De Breuil. Mostly the soils to the north are Bracklesham beds and Bagshot beds (sands and gravels). To the south, Bartley sits on clay beds.

The large forestry plantation at Foxbury in the north is managed by the National Trust (who are in the process of restoring significant parts of the site to heathland), and the Brockishill and Shave Wood Inclosures in the south, are managed by Forestry England.

The open forest is to the south, north and west. To the east lies mostly open farmland which acts a buffer between the villages in the parish and the town of Totton.

There are 3 village cricket grounds in the parish. Cadnam cricket ground just off the A337; Paulton's cricket ground in Whitemoor Lane; and Bartley cricket ground off Bartley Road.

There are two rivers flowing through the Parish, the Cadnam River and Bartley Water. Both rivers rise in the forest areas to the northeast in the Minstead area. The Cadnam river predominately flows in an easterly direction through the North Ward and joins the River Test to the east of the village of Ower. The Fletchwood Trib of Bartley Water flows through Bartley and finally into Southampton Water at Eling Tide Mill.

6.2 Habitat

There are several Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) in the parish, notably Cadnam, Half Moon, and Copythorne commons .There are also the "animal funnels" at Cadnam Green, Bartley Green, Beechwood Road and Brockishill Road. The Greening Group run a programme of habitat management at Splitwind Pond, at the junction of Romsey Road.

6.3 Farmland

The farmland within the boundaries of Copythorne Parish provides a characteristic rural feel to the Parish, although it is noted that the public have no right of access to much of it.

6.4 Trees

Mature trees are important features within the confines of the parish, providing views of the trees wherever you are within the parish. The presence of landmark trees and woodland in and adjacent to the parish gives it an immediate rural appeal.

6.5 Hedgerows

The maintenance and repair of hedgerows and boundaries is important to the character of Copythorne Parish, as is the replanting, when necessary, of our native species of trees and hedgerow plants. In order to encourage native wildlife and birds to flourish all year-round, existing hedgerows should be properly maintained and only cut at the designated times of the year. Copythorne School is the start of the Hampshire Hedge initiative to create a wildlife corridor linking the New Forest and South Downs National Parks in Hampshire.

6.6 Recommendations

1. The contribution natural areas and open countryside surrounding the built-up areas make to the character of the parish, should be considered in preparing development proposals in order to maintain the diversity of wildlife and the landscape setting of the parish.
2. Existing mature trees and hedgerows should be retained wherever possible and safeguarded from all forms of development. Where appropriate important trees should be protected by TPOs.
3. The Parish Council should be aware of the condition of mature trees and hedges to help inform their planning recommendations.

7 The Built Environment

7.1 Settlement Pattern and Character

The settlement pattern was originally of a dispersed nature with isolated farms and cottages. However, in the 19th and early 20th century, ribbons of settlement developed along the sides of the roads. Earlier buildings tended to be constructed of timber frame with thatched roofs. In the 18th century, some of the higher status buildings were constructed in brick and tile.

In the late 18th and early 19th century, the southwest of the area was developed with a number of small country houses with associated parkland. Only a few lower status cob buildings (Bybarrow Cottage) survive from the 19th century. The majority of cottages of this period and into the 20th century are constructed of brick with slate roofs. Corrugated iron also features as a typical New Forest building material, as seen on the tin hut (home to the local branch of the Royal British Legion) and agricultural buildings.

The majority of historic buildings survive remarkably intact with windows and doors unaltered. Modern development within the area has mainly continued the earlier ribbon development along the roads. More modern courtyard style developments are not typical in any of the villages, although traditional side streets with cul-de-sacs are present within Cadnam and Bartley.

Although most people living in the area now commute to workplaces outside the parish, there is still a strong core of agricultural and forest-based industry, an example being the Sawmill in Pollards Moor Road at Copythorne.

Beyond the ribbon development of housing along the through routes, the area has retained much of its rural character. Existing mature trees and hedgerows are valued features in the parish and as such should only be removed in exceptional circumstances and certainly not for purely cosmetic reasons. The housing densities vary across the Parish and are not uniform.

There are 12 houses in the parish subject to Agricultural Occupancy conditions. These tenancies are monitored by the National Park Authority, to ensure compliance.

7.2 Materials for Building

There are a number of examples of timber framed thatched roofed farmhouses and cottages in the parish. They are mostly but not exclusively to be found in the designated conservation areas. These being the “Forest North East Conservation Area” (which includes parts of Copythorne, Winsor and Bartley) and the “Forest Central North Conservation Area” (which includes parts of Cadnam and Newbridge). See Appendix 2, 11.2.

The majority of older properties are brick built with slate roofing. Most have lawned areas to the front and a significant number have two storey extensions which are matched to the original building materials.

Most of the newer built houses and bungalows are brick built with slate or concrete tiled roofing. A large proportion of the bungalows have extensions which like the houses are matched to the original building materials. There are a number of older properties with high hedging or timber panelling fencing.

Many house owners have chosen to add conservatories or outbuildings within their property curtilage. These may be allowed under “permitted development” but it is always best to check first with the NFNPA or NFDC Planning Departments. It is also quite noticeable that a few bungalows have added dormer or velux windows to the front or rear of the property. Most of the roof extensions are sympathetic to the design in terms of size, materials and character, but others are not.

In the villages, there are several styles of housing using different materials which gives a special non-regimented feel to the streets. This is in contrast to new housing developments which tend to theme the style and materials used.

7.3 Renewable Energies

When looking to install low carbon heating technologies such as Solar Panels and Heat Pumps, it is advisable for property owners to contact their local planning authority.

7.4 Light Pollution

The size and orientation of windows, outdoor lantern lights and roof lights can affect the amount of light pollution, which should be limited, especially in conservation areas. Dormer windows rather than skylights can help mitigate the impact.

7.5 Climate Change Emergency

Copythorne Parish Council declared a Climate Change Emergency in April 2021. The Greening Group was set up to engage residents to help make changes to mitigate the effects of climate change.

7.6 Street Scene and Outbuildings

Outbuildings are often not visible from the front of properties and can be “permitted development”. However, due to footpaths, other PRoWs and general views from neighbouring properties, the outbuildings can affect the back street view. There have been increasing numbers and sizes of residential outbuildings and house extensions which can give a creeping suburbanisation, affecting the rural feel of the parish.

7.7 Recommendations

1. Any new property built should follow the established building line with front gardens enclosed by appropriate boundary treatments or abutting up to the back of the pavement.
2. The repair and reuse of older buildings should be encouraged first, rather than demolition and rebuilding, in order to retain the character of the villages.
3. Buildings should be constructed of materials which match or complement those currently in use in the nearby area. This includes maintaining the variety of building materials and styles of housing within a single street.

4. The effect of new developments on housing density should be considered to ensure the villages in the parish maintain a rural character.
5. The back of house street scene should be weighted according to the impact of views from footpaths, other PRoWs, public areas and neighbouring properties when considering outbuilding developments.
6. New housing developments should be sympathetic to existing developments which are predominantly linear in nature.
7. New planning applications to strongly consider how they relate to Climate Change resilience.
8. To encourage a Rooftop first approach to Solar Panels for both residential and business properties.
9. To encourage passive design in both new builds and home extensions to maintain a comfortable temperature in the home that works with the local climate.
10. To encourage clean energy solutions, including renewable technologies and the use of sustainable materials in new build design.

8 Highways, Transport and Infrastructure

8.1 Access

Copythorne is served by the western end of the M27 which joins to the A31 at Cadnam, giving excellent road connections to the West Country and London. These roads effectively divide the parish into two halves. The A336 runs approximately west-east from Cadnam. It runs into the neighbouring Parish of Netley Marsh and joins the B3079 to north of the motorway. The A36 trunk road between Southampton to the southeast and Salisbury to the north runs across the northeast corner of the parish.

8.2 Public Transport

8.2.1 Bus Services

The community is currently served by a Blue Star circular bus route from Totton running on Tuesdays and Thursdays only. There are also morning and afternoon scheduled services to Houndsdown School and, Totton and Salisbury colleges.

8.2.2 Train Services

The nearest railway stations are at Totton and Ashurst (Weymouth and Bournemouth to London line) and Romsey (Portsmouth to Bristol/Cardiff line).

8.3 Public Rights of Way (PRoWs)

Copythorne is well served by PRoWs as illustrated on the maps in <https://www.copythorne.org.uk/public-rights-way/>.

8.4 Street lighting

The sparse street lighting in the villages is designed to avoid excessive light pollution. Concern has been expressed by residents about extremely bright security lights and general external property lighting.

8.5 Flooding

There are two rivers flowing through the parish, the Cadnam River and Bartley Water. There is support by the Environmental Agency for individual property flood resilience due to the combination of surface water, ground water and fluvial flooding. The population density is low in affected areas of the parish, so Hampshire County Council have it at low priority in terms of flood prevention schemes. The Parish Council maintains a dedicated Flooding page on its website.

<https://www.copythorne.org.uk/flooding/>

8.6 Recommendations

Encourage residents to report local flooding events to the Parish Council and the “Lead Local Flood Authority” (which is currently Hampshire County Council) or the Environment Agency as appropriate.

9 Factors outside Parish Design Statement.

9.1 Parking and Verge Control

Due to several ribbon type housing developments in the individual villages bordering protected areas and the need for residents to commute for work and other services, parking on verges in protected areas has increased, causing considerable damage to verges. In several cases, residents formalise the parking areas with aggregate. Also, when building work is being carried out, further damage to verges occurs due to contractor activity.

9.2 Planning Enforcement

In the parish there is concern about the number of undeclared building works and the lengthiness of the process to resolve these. Therefore, the Parish Council will continue to liaise with the relevant enforcement teams to support their investigations of reported breaches.

9.3 Local Housing needs

The local housing need is monitored by NFDC.

9.4 Recommendations

1. To encourage residents to report planning breaches quickly using the online portal.
2. To engage with residents about the importance of them engaging with the planning process before any building works commence.
3. To encourage residents to engage with their contractors to raise awareness of permissions required before starting a build.
4. To encourage residents and contractors to be respectful of parking on grass verges especially in protected areas.
5. To encourage residents to consider possible parking facilities on their own properties.

10 Appendix 1

10.1 List of Consultations

11/06/2024	Steering Group members agreed
13/09/2024	Steering Group with NFNPA Officer feedback on Version 2 of Draft PDS
06/12/2024	Version 3 of Draft PDS comments deadline for Steering Group
03/01/2025	Version 4 of Draft PDS sent to NFNPA for comments
14/02/2025	Feedback from NFNPA on Version 4 of PDS
20/01/2025	Version 5 of Draft PDS comments deadline for Steering Group. Version 5 of Draft PDS sent to NFNPA.
06/03/2025	Final Version 6 of Draft PDS sent to NFNPA and NFDC
23/04/2025 – 04/06/2025	Period for survey returns and/or comments
24/07/2025	PDS adopted by NFNPA

11 Appendix 2

11.1 Relevant Planning Policies

New Forest National Park Local Plan 2016-2036

Adopted August 2019

<https://www.newforestnpa.gov.uk/planning/local-plan/>

The New Forest District Local Plan 2016-2036 Part 1: Planning Strategy (adopted July 2020)

<https://www.newforest.gov.uk/article/1510/Local-Plan-2016-2036-part-1-Planning-strategy>

11.2 Other Relevant Guidance and Documents

New Forest National Park Landscape Character Assessment

<https://www.newforestnpa.gov.uk/planning/landscape-policy-documents/>

National Character Area Profiles

<https://nationalcharacterareas.co.uk/>

Conservation Area Maps

<https://www.newforestnpa.gov.uk/planning/conservation-areas/>

Forest North East

https://www.newforestnpa.gov.uk/app/uploads/2018/03/nfnpa_241_08_annex_2_boundary_fne.pdf

Forest Central North

https://www.newforestnpa.gov.uk/app/uploads/2018/01/08_01_24_boundary_fc.pdf