

**P/17/1170/RM**

**PORTCHESTER EAST**

PERSIMMON HOMES

AGENT: PERSIMMON HOMES

RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION (P/15/0260/OA):  
APPEARANCE OF BUILDINGS, LANDSCAPING, LAYOUT AND SCALE RELATING TO  
120 DWELLINGS WITH A NEW ACCESS FROM CRANLEIGH ROAD, PUBLIC OPEN  
SPACE INCLUDING A LOCALLY EQUIPPED AREA OF PLAY.

LAND TO NORTH OF CRANLEIGH ROAD/ WEST OF WICOR PRIMARY SCHOOL  
PORTCHESTER FAREHAM PO16 9NH

***Report By***

Jean Chambers - Direct Dial 01329 824355

***Amendments***

In response to consultation responses, amended plans have been submitted relating to the layout and landscaping of the site.

***Introduction***

Outline planning permission was refused permission by this Council on 24 March 2016. An appeal was lodged and the Planning Inspectorate granted outline consent on 14 August 2017.

Matters relating to the principle of development, the loss of countryside and agricultural land, highway implications; impact on schools, doctors, chemists, dentists and infrastructure and increase in flood risk were considered at the outline application stage and found acceptable.

Members are therefore advised that it is only the reserved matters set out in the description for consideration at this time.

***Site Description***

The application site measures 5.53 hectares (13.7 acres) in size and is located to the north of Cranleigh Road, Portchester. Quintrel Avenue is situated to the north; Wicor Primary School and Brenchley Close to the east. Wicor Recreation Ground lies further to the south west of the site.

The site is rectangular in shape and slopes gently southwards. It is divided into two parts by a hedgerow which runs the length of the site from north to south. The site is predominantly Grade 1 Agricultural Land with the southwestern corner being Grade 2.

The site abuts but lies outside the defined settlement boundary of Portchester. It is located in close proximity to European designated sites; the Portsmouth Harbour Special Protection Area (SPA, Portsmouth Harbour Ramsar Site and Portsmouth Harbour Site of Special Scientific Interest (SSSI).

***Description of Proposal***

In August 2017, outline planning permission (P/15/0260/OA) was granted on appeal for the erection of up to 120 dwellings together with a new vehicle access from Cranleigh Road, public open space including a locally equipped area of play, pedestrian links to the public open space, surface water drainage and landscaping. The outline planning permission therefore established the principle of development and the number of units as well as a new 'T' junction access off Cranleigh Road.

This application seeks permission for all outstanding reserved matters which are:

appearance, scale, layout and landscaping. The application also seeks approval of the following conditions imposed on the outline approval:

Condition 7 - Arboricultural Impact Assessment and Method Statement

Condition 10 - Boundary Treatments

The proposed mix of units comprises:

Open Market:

22 x 2 bed houses

36 x 3 bed houses

11 x 4 bed houses

3 x 5 bed houses

Affordable Housing (Shared)

4 x 1 bed flats

6 x 2 bed houses

4 x 3 bed houses

Affordable Housing (Rented)

10 x 1 bed flats

14 x 2 bed houses

8 x 3 bed houses

2 x 4 bed houses

### ***Policies***

The following policies apply to this application:

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS14 - Development Outside Settlements

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP6 - New residential development outside of the defined urban settlement boundaries

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas  
DSP40 - Housing Allocations

Design guidance Supplementary Planning Document (Dec 2015)  
Residential Car & Cycle Parking Standards Supplementary Planning Document (Nov 2009)

### ***Relevant Planning History***

The following planning history is relevant:

P/15/0260/OA - Outline application for residential development of up to 120 dwellings together with vehicular access from Cranleigh Road, public open space including a locally equipped area of play pedestrian links to the public open space, surface water drainage and landscaping, Refused 24 March 2016. Appeal to the Planning Inspectorate, appeal allowed 14 August 2017.

P/15/0260/DP/A Discharge of conditions 8, 10, 12, 13 - Condition 8 Part discharged, Condition 10, 12, 13 discharged.

P/15/0260/DP/B Discharge of conditions 6, 7, 9, 11, 17 - Pending consideration.

### ***Representations***

Representations

Ninety letters of representation have been received which raise the following objections: (some individuals have written in more than once following additional publicity)

Needs to be considered in the context of wider possibilities and draft Local Plan  
Council should push forward Welborne and look at empty houses/flats

Houses will not be affordable

Not sustainable development

Loss of countryside and strategic gap

Loss of agricultural land

Out of character and intrusive

Density too high

Proximity of proposal to neighbouring properties and School

Inappropriate materials and architectural detailing

Mass, Scale, bulk, overbearing

Loss of amenity, overshadowing, loss of sunlight, loss of privacy

Overlooking

Increased traffic congestion and highway safety concern

Impact on access for emergency vehicles

Impact on parking around the site

Insufficient parking within the site

Impact during construction phase through vehicular activity and noise

Impact on Schools, Doctors, chemists, dentists,

Lack of infrastructure and impact on broadband

Air and noise pollution concerns

Antisocial behaviour and conflict between crime prevention and ecology

Impact on wildlife and nature conservation

Query over badger fencing and corridor and potential security issues

Increased flood risk

Alterations to plots 59 and 60 an improvement

Alterations to layout not reflected on landscape plan

Following on from the original publicity, further consultation has taken place with neighbours

who directly adjoin relevant boundaries of the site where revised plans have been submitted to attempt to address neighbouring concerns.

### **Consultations**

Hampshire Constabulary (Crime Prevention Design Advisor)

The proposal contains a large area of Public Open Space (POS), there is very little natural surveillance of this space which increases the opportunities for crime and antisocial behaviour.

The southernmost access into the POS is from Cranleigh Road, there is very little natural surveillance of this access path, which does increase the vulnerability of the development to crime and anti-social behaviour. To reduce this vulnerability and to improve the opportunities for policing I would recommend that this access is stopped, requiring those visiting the POS to enter via the road thereby passing some of the dwellings.

The Advisor also raised 'natural surveillance' concern over aspects of the layout of the development, namely a small car park adjacent to plot number 13, the external rear garden accesses for a number of plots (from a footpath or parking area), and recommends rear garden access is in the curtilages or gates are fitted with a key.

A number of plots show an internal boundary treatment of "1.2m Post and 2 Rail Fence", such a boundary treatment does not provide security for the dwelling. Recommends that all boundary treatments are 1.8m high and are either panel or close boarded fence.

For the vast majority of properties cycle storage is to be provided within a garden shed. The proposed shed is clad using 8mm boards, to improve their security I recommend 10mm x 125mm tongue and groove boards are fitted.

To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS 5489:2013.

Recycling Co-ordinator

Requested a sweep plan to show the route of the refuse collection vehicle and raised some concern over the siting of bin collection points opposite plots 64 and 70.

Transport Planner

The Transport Planner has commented that the applicant will need to enter into a Section 278 Agreement with regard to the site access from Cranleigh Road to create the junction with Cranleigh Road and provide a footway on the north side of the road, connecting to the existing footway. It is recommended that the carriageway width of Cranleigh Road should be widened to 5.5m, as part of the associated kerb works. The western footway should also be extended to some 3m past the outer tangent point with a ramp provided.

The path at the south end of the open space should emerge at the centre of the bend, having ramped crossings and avoiding the adjacent field entrance.

Suggestions also raised with regard to the internal layout of the development relating to parking provision and bin collection points. Following the receipt of a revised plan, drawing number (A-02-06-LP Rev A), the Engineer further commented that the path at the south end of the open space emerged at an unsafe point relative to the bend. This has been subsequently amended (drawing number A-02-06-LP Rev C) as have the turning stubs for refuse vehicles A-02-01-VT Rev C. These are now considered acceptable.

## Trees

The details submitted relating to condition 7 on the outline consent are acceptable. Whilst there is considerable landscaping proposed there are certain issues that need to be addressed:

Given the limited space where tree planting is proposed and the constrained nature of that space (between highway / driveway construction), assurance is needed that the growing conditions will be optimal to allow the trees to thrive. Cross sectional drawing(s) showing adequate pit size for the specified tree, appropriate soil volume, root protection detail, watering systems and a construction / implementation methodology should be provided. This should be inspected by FBC prior to the planting.

Further advice was provided with regard to the positioning and species of trees in relation to the Highway as well as an understanding of the lighting design and the potential impact of tree planting on the amenity of future occupiers to ensure longevity of the proposed planting scheme.

Following the submission of revised landscaping plans: the tree officer advised that the three typical tree pit designs (Drawing 2498-DT-01) did not address his earlier concerns. The tree officer would prefer to see a simple palette of trees and planting that is themed street by street / space by space. Species diversity is important for resilience and seasonal interest, but that can still be achieved with a themed approach.

Further revised plans have been submitted, these have resolved outstanding concerns subject to the imposition of planning conditions.

## Ecology

The Design and Access statement (ECE Architecture, October 2015) specifies a 2m Badger Corridor which will be planted with a native species mix. The Ecology officer raised concern over the width of this corridor. To ensure the functionality of the corridor for this species and prevent any future conflicts of badgers encroaching into the rear gardens due to lack of sufficient foraging habitat, I suggest an alternative planting ratio. The Ecological Construction and Management Plan produced by Lindsay Carrington Ecological Services (updated November 2016) states that 60% of the corridor will be planted with scrub. Provided that scrub planting is reduced considerably, more space could be made available for maintaining and managing open grassland.

The report also states that there will be badger exclusion fencing on either side of the corridor. I would suggest that the outer badger proof fencing is removed as I can see no reason to create a corridor which is only accessible from the wider area at certain points. Provided that my suggestions above are considered and the Ecological Construction and Management Plan (Lindsay Carrington Ecological Services, updated November 2016) is revised to address the above points, I would have no major concerns in relation to this scheme.

Following the receipt of further information, the Ecology officer is satisfied that her concerns have been addressed.

### ***Planning Considerations - Key Issues***

Principle of development

Design and layout

Amenity issue for residents adjoining the site

Provision of open space

Affordable Housing  
Highways and transportation  
Ecology and Trees  
Other Matters

## PRINCIPLE OF DEVELOPMENT

The principle of residential development on the site has been established through the grant of outline planning permission on appeal in August 2017.

## DESIGN AND LAYOUT

Vehicular access to the site was considered and found to be acceptable at the outline application stage and will be via a single access off Cranleigh Road.

Essentially the site is split into two fields, east and west which are separated by mature trees and hedgerow. The housing development would be concentrated to the east field with Public Open Space delivered through the west field. A number of pedestrian links are shown from the housing to the open space.

The dwellings range from 2 storey to 2 storey with accommodation in the roof, constructed under pitched roofs. The layout comprises a mixture of terraces, semi-detached, detached, and flatted dwellings constructed of brick under tiled roofs.

Frontage development would provide a continuation of the existing street scene intersected by the vehicular access that then splits east and west to serve the remainder of the site.

Concern has been raised over the materials, architectural detailing, mass, scale and bulk of the units. The net developable site area is 3.54 which results in a density of approximately 33.8 dwellings per hectare. Officers consider that the scale, design and external finishes as submitted are acceptable.

Boundary treatments would be a mix of fencing and brick walls. Officers have discussed with the agent whether there is potential to alter some of the lower height fencing between gardens (1.2 post and rail fencing to serve the affordable housing units) to provide a more secure boundary treatment. Whilst the applicant has revised plans to improve the layout of various elements of the proposal, the low height boundary treatment for some of the plots has not been altered. Ultimately, this is not a matter that the LPA can insist upon in this instance. It is therefore recommended that the submitted boundary treatment details are acceptable.

Hard landscaping would be a mix of tarmac and block paving which is considered acceptable, the detailed breakdown of hard surfaced finishes is subject to condition 17 imposed on the outline application. The proposed soft landscaping seeks to retain existing planting and trees, create a street frontage to Cranleigh Road and enhance the layout of the site. Officers consider that the proposed landscaping is acceptable.

In approving the outline planning application, the Planning Inspector took into account the landscape and visual impact of developing this site, therefore the pertinent consideration for the reserved matters application is whether the detailed layout and proposed landscaping is acceptable within the context of the area.

It is acknowledged that the visual impact of the development would be highest from the immediate area of the site. Officers consider that in terms of residential development design expectations, the proposal complies with Policy CS17 of the adopted Fareham

## AMENITY OF RESIDENTS ADJOINING THE SITE

The eastern side of the development backs onto Wicor Primary School and residential properties in Brenchley Close.

Concern has been raised about implications for the school both in terms of the proximity of the built form and disruption during construction. The school is already in close proximity to surrounding residential development and the depth of the proposed back gardens adjacent to the school comply with the Design Guidance SPD.

It is acknowledged that during the construction phase there would be some disruption through comings and goings, related vehicular activity and noise. A condition was imposed on the outline consent to prevent spoil and mud being deposited on the public highway and also to provide details of the management of construction traffic. Acceptable details have been submitted to discharge these two conditions.

Four properties within Brenchley Close adjoin the boundary of the application site. The back to back distance between the units closest to these dwellings ranges from approximately 16.5 m at the nearest point to 24.5 m. The adopted SPD guidance recommends that 'first floor windows should be at least 11 metres from boundaries they look towards and no less than 22 metres from facing windows in neighbouring houses.

The plots that back onto dwellings in Brenchley Close have rear gardens a little shorter than the 11m set out in the Council's adopted Design SPD. It is also relevant that the properties in Brenchley Close that back onto the new units are sited at an angle so there is not a direct back to back conflict. The agent has advised that he will submit revised plans to alter plots 24, 25, 26 to improve the relationship with and potential for overlooking of neighbours. Further updates will be provided to Members at the Planning Committee. Subject to appropriate amendments, these plots would be considered acceptable.

The distance between the flank elevation of number 27 Cranleigh Road and the closest proposed unit is considered acceptable at 15m.

With regard to properties that back onto the site located in Quintrel Avenue, following on from neighbouring concerns, plots 59 and 60 have been altered by moving them away from the shared rear boundaries. It is noted that not all of the gardens that back onto Quintrel Avenue quite meet the Council's design guidance, (11m distance rear garden) however, in terms of separation distances, window to windows these far exceed the 22m set out in the adopted Design SPD. Officers are of the opinion that adequate garden space has been provided and that there would not be an unacceptable adverse impact upon the living conditions of neighbours who adjoin the site.

Overall therefore, and subject to alterations set out above, officers consider that there would not be an unacceptable adverse impact upon the living conditions of neighbours who adjoin the site. The proposal is therefore acceptable in compliance with Policy CS17 of the adopted Fareham Borough Core Strategy and policy DSP3 of Local Plan Part 2.

## PROVISION OF OPEN SPACE

The Section 106 legal agreement which formed part of the outline planning approval, set out the requirement to provide a detailed specification of the works to the open space and not to occupy more than 90% of the dwelling units until the open space works are complete.

The layout of the open space includes links through from the new housing, an enclosed wildlife area, an attenuation pond and a play area. The proposed landscaping of the open space is considered acceptable in accordance with Policy CS21 of the adopted Fareham Borough Core Strategy.

## AFFORDABLE HOUSING

The affordable housing provision for this site was agreed via the Section 106 legal agreement that accompanied the outline planning application. 40% provision is being made to be sited as shown on the affordable housing plan submitted with this reserved matters application. The tenure and layout of the affordable housing complies with Policy CS18 and CS 17 of the adopted Fareham Borough Core Strategy.

## HIGHWAYS AND TRANSPORTATION

The proposed access and Highway implications were considered acceptable by the Highway Authority and Planning Inspector when outline consent was granted. A Travel Plan has been secured via the legal agreement.

With regard to the internal layout and number of parking spaces, these have been revised during the process of this application as have the turning stubs for refuse vehicles and are now considered acceptable.

Officers acknowledge that there are strong local concerns regarding the highway implications as set out in the representations section of this report. However, these concerns do not override the principle of development and access considerations which were found to be acceptable when outline consent was granted. The proposal therefore complies with policies CS 5 and CS17 of the adopted Fareham Borough Core Strategy.

## ECOLOGY AND TREES

The ecological implications were considered acceptable at the outline application stage. Further consultation with the ecology officer has resulted in minor alterations to the proposal to ensure that the badger corridor is planted with appropriate species and that badger fencing is provided only on the 'inside' of the site.

The tree officer has raised no concern in respect of the discharge of the Arboricultural information condition. Revised plans have addressed initial concerns in respect of the landscaping scheme. Officers are satisfied that, subject to the imposition of a planning conditions, the proposal is in compliance with policies CS4 of the Core Strategy and DSP13 of Local Plan Part 2.

## OTHER MATTERS

A number of objections refer to matters that have been considered at the outline application stage; including the principle of development, the loss of countryside and agricultural land, highway implications; impact on schools, doctors, chemists, dentists and infrastructure; increased flood risk. Officers acknowledge the level of local feeling on these matters but the current application is to assess the reserved matters as set out in the description.

With regard to antisocial behaviour concerns, where possible the layout has been revised to take account of the Crime and Prevention Design Advisor comments however ultimately anti-social behaviour would be a police matter.

The Planning Inspector considered that the development of the site for up to 120 dwellings



was acceptable, therefore in respect of air and noise pollution concerns, these would not override the material considerations in this case.

## CONCLUSION

Outline planning permission was granted for up to 120 dwellings in August 2017. Officers are satisfied that this reserved matters application presents an acceptable form of development.

### **Recommendation**

APPROVE

Discharge of Condition 7 - Arboricultural Impact Assessment and Method Statement - This has already been approved via the discharge of condition process.

Discharge of Condition 10 - Boundary Treatments, the details submitted as part of this current application are considered acceptable.

APPROVE THE RESERVED MATTERS APPLICATION subject to the submission of amended plans relating to plots 24, 25, 26.

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

JD1708.00 Site access Layout and Highway Improvements

Site Location Plan A-02-01-SL

Site Layout A-02-06-LP Rev C

Tenure Plan A-02-02-TP Rev C

Boundary Treatments A-02-04-BT Rev C

Building Heights A-02-05-BH Rev C

Materials Plan A-02-03-MP Rev D

Vehicle Tracking A-02-01-VT Rev C

Indicative Street Elevations A-05-SE-01 Rev B

Planning Statement

Design and Access Statement

Hanbury-0761-PL-01 plots 41, 83, 114, 42, 82, 113

Hanbury-0761-PL-02 plots 98, 120, 101, 117

Hatfield-0969-PL-01 plots 6, 10, 67, 106, 3, 9, 66, 103

SHED-PL-01

Souter-0932-PL-01 plots 32, 40, 50, 78, 104, 31, 39, 49, 79, 105

Substation SUB- PL-01

Warwick-1333-PL-01 plots 74, 76, 63, 70

Chedworth-1222-PL-01 plots 60, 80, 107, 61, 75, 77, 102

Chester HA-872HA-PL-01 plots 30, 34, 38, 56, 111, 29, 33, 37, 55, 110

Chester HA-872HA-PL-02 plots 96, 112

Chester-872-PL-01 Private plots 1, 77, 44, 46, 2, 8, 43, 45

Clayton Corner-0999-PL-01 plots 5, 73, 93, 97, 4, 72, 81, 84, 115, 116

Corfe-1414-PL-01 plots 48, 59, 47

1B2PFlats FLATS PL-01 plots 16-19, 20-23

1B2PFLATS FLATS PL-02 plots 16-19, 20-23

2 x 1bflats 1BF-PL-01 plots 53-54, 91-92, 85-86

4720A - PL01 plans and elevations plots 24, 15

Bin Store BIN - PL-01

Single Garage GAR-PL-01  
Double Garage GAR - PL- 02  
Alnwick-0638-PL-01 plots 11, 13, 25, 27, 35, 57, 88, 90, 95, 108, 12, 14, 26, 28, 36, 58, 87, 89, 94, 109  
Alnwick-0638-PL-02 plots 100, 118, 99, 119  
Chatsworth-918-PL-01 plots 51, 65, 69, 52, 62, 64, 68, 71  
Boundary Elevations-BT-001  
Arboricultural Impact Assessment and Method Statement PRESC19253aia\_ams  
A-05-SE-01 Indicative Street Elevation  
Landscape Management plan 2498-MP-01-P1  
Trees 2498-TS-04-P3  
Trees 2498-TS-03-P3  
2498-TS-02-P3 Trees  
Planting 2498-PP-05-P3  
Planting Plan 2498-PP-01-P3  
Planting Plan 2498-PP-02-P3  
Planting 2498-PP-04-P3  
Trees 2498-TS-01-P3  
Planting Plan 2498-PP-03-P3  
Standard Highway Details-Sheet 2of2 Rev B ELL-LEO32-PH-123  
Kerbing Layout-Rev-G ELL-LE032-PH-106  
Materials schedule  
Addendum to Ecological Construction and Management Plan for land at Cranleigh Road Fareham, August 16, updated November 16. 26 January 2018

2. Prior to implementation of the landscaping scheme and notwithstanding the submitted drawings, a further plan shall be submitted to and approved in writing to detail the landscaping for plots 59 and 60. Thereafter the landscaping scheme shall be implemented in accordance with the approved details and the timescale set out in condition 18 of the outline approval. (P/15/0260/OA).

REASON: In the interest of the visual amenity of the area.

3. Prior to implementation of the landscaping scheme, a statement shall be submitted to and approved in writing to provide details of the soil volumes to demonstrate suitable uncompacted clean top soil/sub soil together with a colour coded or annotated plan to identify those trees that will rely on existing undisturbed soil and those that will rely on construction impact area. Areas that rely on undisturbed ground shall be protected by suitable fencing throughout the construction process.

Thereafter development shall be carried out in accordance with the approved details.

REASON: In the interest of the visual amenity of the area.

4. Notwithstanding the approved landscaping plans and prior to implementation of the landscaping scheme, details shall be submitted to and approved in writing by the local planning authority of an additional tree to be planted in the front garden of plot 13 and the repositioning of tree planting to the front of plots 11, 12. Thereafter, the landscaping shall be implemented in accordance with the approved details and the timescale set out in condition 18 of the outline approval. (P/15/0260/OA).

REASON: In the interest of the visual amenity of the area.

5. The development shall be carried out strictly in accordance with the Ecological Construction and Management Plan dated August 2016. Updated November 2016 and January 2018.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

6. No lighting shall be installed within the Public Open Space or wildlife area unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

7. Prior to the installation of any street lighting, details of the location, height, luminaires and means of accessories to ensure lighting is kept away from mature trees and hedgerows shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and maintained thereafter in accordance with the approved details.

REASON: In the interests of nature conservation and enhancement of the development hereby permitted.

8. Notwithstanding the provisions of Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no alterations to the roof of plots 24, 25, 26, 27 shall be constructed unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To protect the privacy of the adjacent residents.

### ***Notes for Information***

For the avoidance of doubt the following conditions require discharging in relation to the outline planning permission.

Condition 6 details of the construction for roads/footways, accesses,

Condition 8 In part only archaeological survey

Condition 9 Drainage

Condition 11 internal finished floor levels

Condition 14 Travel plan

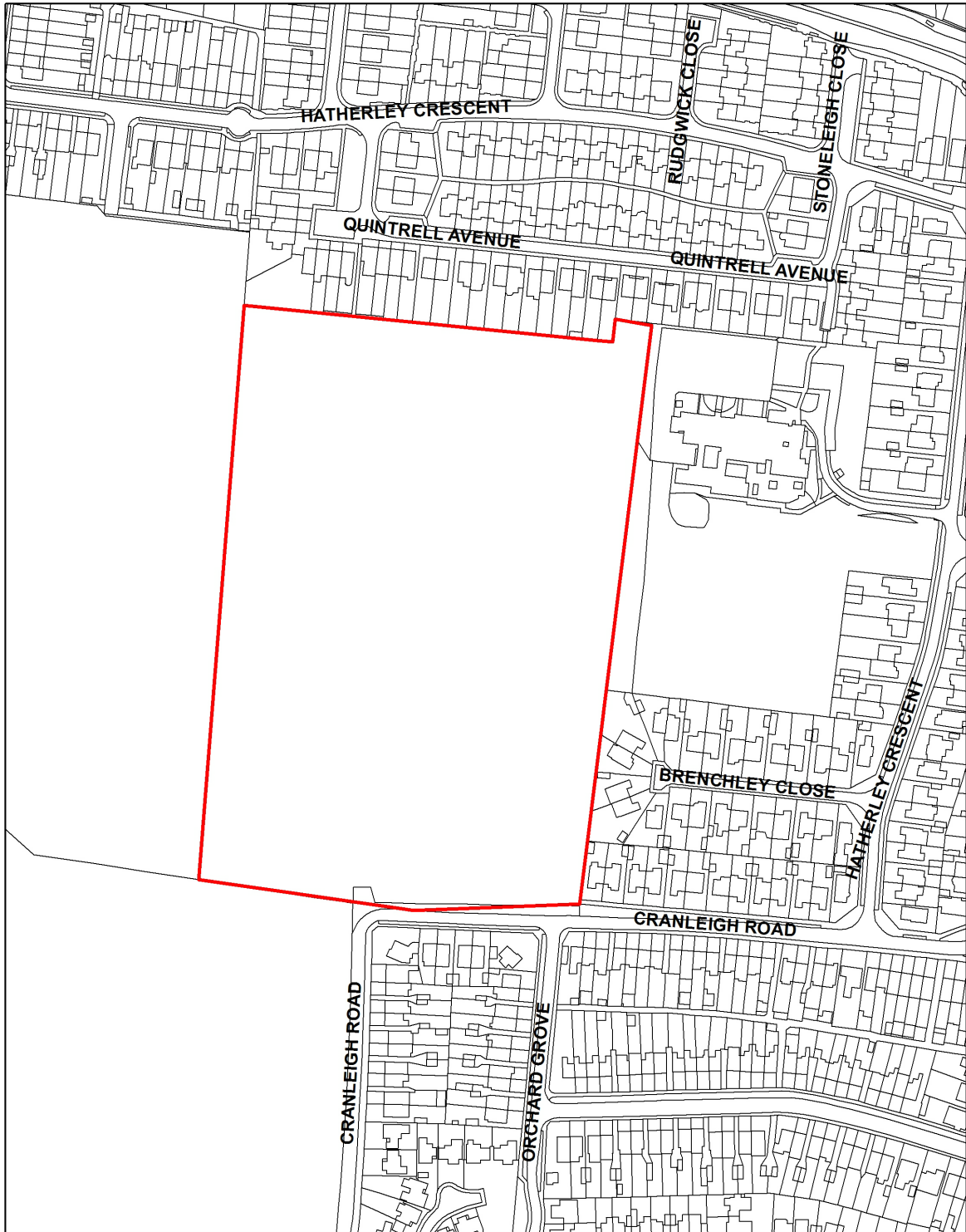
Condition 17 hard surfaces

### ***Background Papers***

P/17/1170/RM

# FAREHAM

BOROUGH COUNCIL



Land to North of Cranleigh Road/  
West of Wicor Primary School  
Scale: 1:2,500



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