**Planning application to Welwyn Hatfield Borough Council,**

**For New Perimeter Fence at Nyn Manor, Vineyards road**

**Northaw, Herts, EN6 4PQ**

**16th March 2017**

**Design and Access Statement**

**1. Introduction**

1.01 This application relates to the Nyn Manor.

1.02 Nyn manor lies in designated Green Belt, and this application relates to the replacement of existing dilapidated perimeter fencing, comprising mainly barbed wire or other types of close boarded. In most cases the fence will be erected along side this fence as ownership of fence may change.

**2. Use**

2.01 Nyn manor is privately owned and has over the years been the subject of fly tipping and trespassing by travelers and burglary. It is therefore the owners wish that security is fully reinstated by the provision of new fencing. Additionally it is felt it will add security to the houses along the ridgeway as we are aware their sheds etc have been broken into.

**3. Amount**

3.01 We do not consider this element of a D&A statement is relative in the context of this application.

**4. Layout**

4.01 The location of the proposed fencing mirrors that of the existing fence lines.

**5. Scale**

5.01 The scale of the new fence is 1.9m approx. in height and is set back from the highway.

**6. Landscaping**

6.01 We do not consider this element of a D&A statement is relative in the context of this application as it is fencing.

**7. Appearance**

7.01 The proposed fencing is shown on the application drawings

**8. Access**

8.01 The site is a private estate, so public access is restricted to essential deliveries.