

**SUPPORTING STATEMENT
Doc 100**

**PERRYWOOD
Walden Road
Welwyn Garden City
Hertfordshire
AL8 7PZ**

Town and Country Planning Act 1990



Planning Permission is sought to remove chain link fencing and replace with mesh panels for security reasons, along the North and West perimeters of private woodland gardens.

**PP-07705305
April 2019**



Herts Planning Ltd

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1.0 **INTRODUCTION**

- 1.1** Perrywood is a group of seven private retirement properties situated on the Central West side of Welwyn Garden City. These apartments have a tranquil wooded setting and are based just over the Iconic White Bridge. The south boundary of Perrywood is shared with Oaklands College which is situated on The Campus in the Town Centre.
- 1.2** Perrywood's North and West boundaries are currently edged with chain link fencing between wooden posts. This is not providing enough deterrent to prevent trespassers from using the woodland area as a short cut through to the college.
- 1.3** After an application from WGC Housing Association to Estates Management requesting permission to replace the current fencing with galvanised security fencing, it came to light that a planning application had not been submitted for the fencing currently in place. Permission could therefore be granted only for a "like-for-like" style. It was stated that if an alternative replacement was required then a householder planning application would need to be submitted. It was also confirmed that the galvanised security fencing previously suggested would not be a suitable option.
- 1.4** As the site is situated in both a Conservation and Estates Management area, it is noted that any replacement fencing will need to provide security for the residents and also be aesthetically pleasing.

2.0 **APPLICATION PROPOSAL**

- 2.1** The fencing in place at present is flimsy plastic coated chain link between wooden posts. The posts are prone to rotting and the link fencing is easily trodden down by trespassers wishing to take a short cut through the woodlands to get to Oaklands College. The fencing has consequently been repaired on many occasions and does not provide adequate protection for the site. It also projects an unkempt appearance when the fencing is trodden down, which is not in keeping with the vision and objectives of a Garden City.
- 2.2** We consulted several conservation specialists to provide a solution that would prevent trespassers, and also preserve the current landscape character

2.3 Permission is being sought to replace the link fence with fine metal mesh panels for security reasons. They will provide a continuous sturdy security barrier along the perimeter, whilst letting in light and keeping the open landscape view.

2.4 As shown in **Figures B4 and C2**, although the mesh panels are rigid they blend in well with the current landscape, and are hardly visible even in close proximity. It is proposed that the panels are used as a replacement for the chain link fencing, keeping as much of the current landscaping in place in front of the panels as possible. The possibility of planting bushes along the two boundaries was suggested, however this would not provide the security required as they could still be used as a cut through. Further hedgerow could be planted in front of the mesh panels as an additional barrier if required as a condition to gain planning permission.

3.0 **DESIGN AND LAYOUT**

3.1 The panels would directly replace the current fencing at a height of 1.8m along Digswell road for a distance of 53.6m. While it is noted that any fencing above 1m high will require planning permission, the actual height of the fencing along Walden Road would ideally like to be placed at the same height of 1.8m for the remaining distance of 21.4m, however this is open to having a planning condition placed for the highest level acceptable along this road.

3.2 There is a Tree Preservation Order: **ref 724 (2018)** on the woodlands which covers mixed deciduous – mainly Hornbeam, Oak, Holly, Hazel and Hawthorn. The TPO is in place for continued amenity of the area. **(See appendix 6.1 in section 6)** it is therefore imperative that the replacement fencing keeps the open landscape views. An application for consent to carry out work on any trees or shrubs will be submitted if required.

4.0 **SUPPORTING PHOTOGRAPHS**

4.1 Current fencing on North & West of Perrywood boundary

As shown in these photos the current wire fencing makes the site look neglected when the wooden posts are rotting and the green link is trodden down.



Figure A1

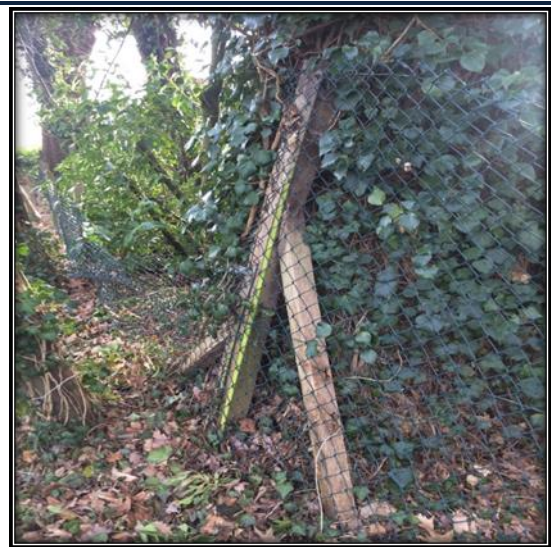


Figure A2



Figure A3

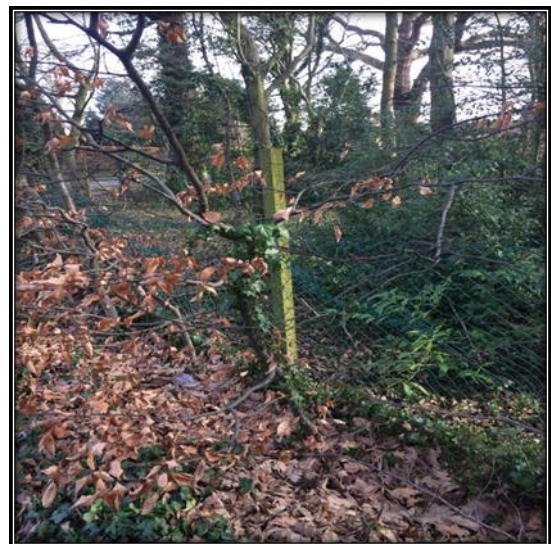


Figure A4

4.2 Current fencing on South Boundary of Perrywood

The mesh panels that are proposed as a replacement are also currently in place along some of the south boundary and have been recommended for use in a conservation area. They are situated along the back of the car park, and as you can see in **Figure B4** they are not highly visible even when standing in close proximity.



Figure B1

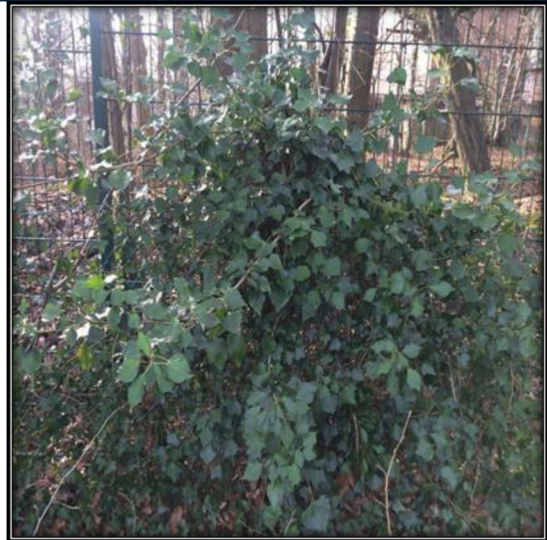


Figure B2



Figure B3



Figure B4

4.3 Mesh panels at Anson Court

The same mesh panels are in place around Anson Court Day Centre in Pangshanger. As you can see in both **Figures C1 and C2** below although the panels are made from thin steel, they are not highly visible when they are placed amongst trees or shrubs.

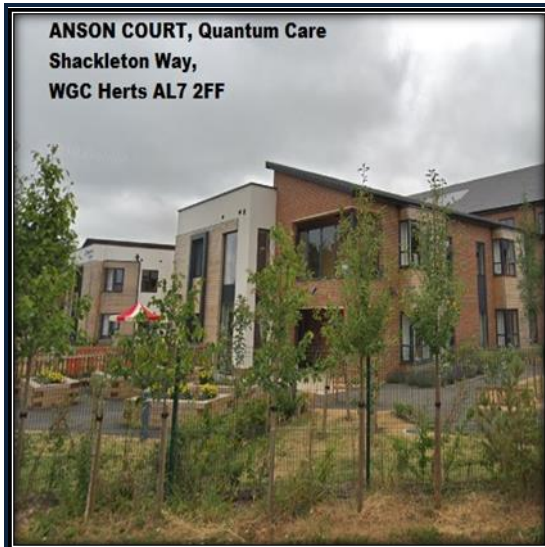


Figure C1



Figure C2

4.4 Fencing at neighbouring property

A neighbouring property has high wooden fencing along the boundaries of both Digswell Road and Walden Road. While the residents of Perrywood require the security of stronger fencing, the open landscape view needs to be preserved, which would be obscured with wooden panel fencing.



Figure D2

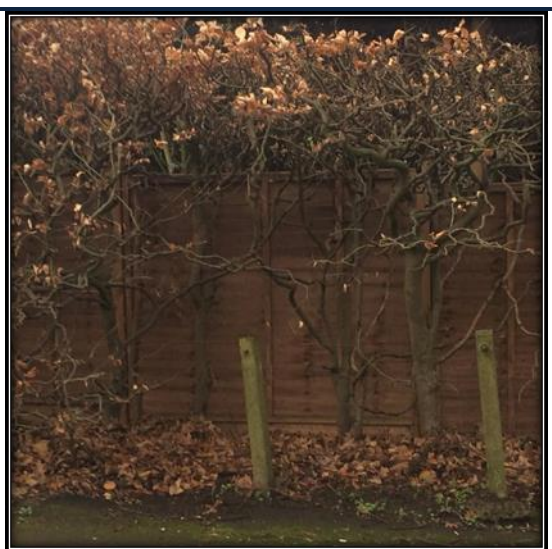


Figure D2

4.5 Proposed Mesh Panels to replace the current fencing.

The Mesh Panels shown below have been confirmed as suitable for use in a conservation area.

They are Jakcoate treated to provide a service life up to 4 times longer than galvanised products, and guaranteed for 25 years. The panels are fixed to posts with matching proprietary concealed vandal-proof panel fixing. They offer the security required while allowing good visibility, ensuring the character of the landscape is preserved. They are produced in many different colours although black or green would be the preferred colour option.

Figure E1 shows an open top to the panels, which would be better for security as it prevents attempts to climb over, however **Figure E2** shows a closed top if the first option is not deemed acceptable.



Figure E1

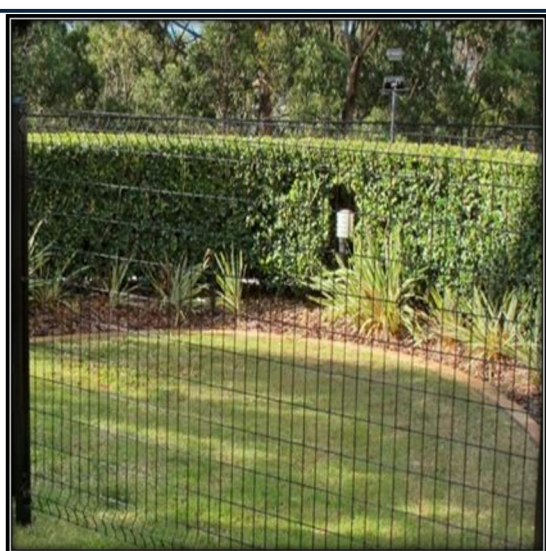


Figure E2

5.0 CONCLUSION

- 5.1 The Welwyn Hatfield District Plan 2005 – Section 7.21 of the Written statement states:** *"The means of enclosure should provide both privacy and security without becoming a dominant visual feature of the site. Regard should be paid to the character of the area when choosing the form of enclosure to be incorporated"*
- 5.2** Therefore we have taken into account the security aspect required for the residents, along with the need to keep the landscape character intact, we have looked at all options available and feel our proposal is best suited for all intents and purposes.
- 5.2** The Council are therefore respectfully requested to grant permission, subject to the imposition of appropriately worded planning conditions.

6.0 APPENDICES

6.1 Appendix Mesh Panel Specification

Jacksons

Guaranteed Quality since 1947

Manufacturer: Jacksons Fencing

Web: www.jacksons-security.co.uk

Tel: +44 (0)1233 750393.

Product Reference: EuroGuard Flatform

Service Life of Fencing

All Jacksons steel fencing and gates are designed and manufactured to be fit for purpose and provide a minimum 25 year service life and are additionally covered by an industry leading 25-year Service Life guarantee to deliver lowest whole life cost and significantly reduced carbon footprint.

Fencing & Posts:

Height: [1830mm, post dimensions 60 x 40mm]

Mesh:

EuroGuard Flatform open mesh steel fencing to BS EN 1722-14 conforming to the Building Regulations for anti-trap and correspond(s) to the generic component/material "weld mesh" in the BRE Global Guide online generic specification(s) "Galvanised weld mesh fencing with metal posts" which achieve(s) a summary rating of A within commercial, domestic, residential, health, industrial, education.

Panel Construction:

[Medium double 6mm wire]

Mesh panels with flat profile, welded at intersections which are Jakcoate treated as standard, employing a 150 g/m² zinc alloy coating to provide a service life up to 4 times longer than galvanised products.

Fixings: Fence panels are fixed to posts with matching Jacksons proprietary concealed vandal-proof panel fixings

Finish / Colour:

[Fence panels supplied with Jakcoate zinc alloy coating as standard. Posts supplied galvanised inside and out to BS EN 1461 as standard, Brackets supplied galvanised to BS EN 1461 as standard]

[Fence panels posts are galvanised as standard then polyester powder coated with Akzo Nobel Interpon coating in standard [Black RAL 9005]. [Green RAL 6005]. [White RAL 9010]. [Blue RAL 5010]. [Blue BS 20-C-40]. [Brown RAL 8017]. [Yellow RAL 1018]. [Grey RAL 7012]. [Red RAL 3020].

Fence panels and posts galvanised as standard then polyester powder coated with Akzo Nobel Interpon coating in special [Insert RAL/BS],

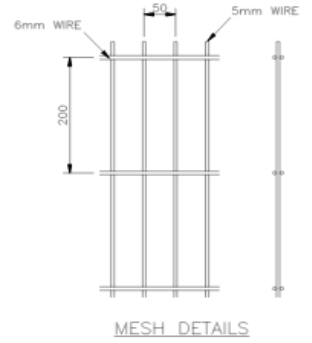
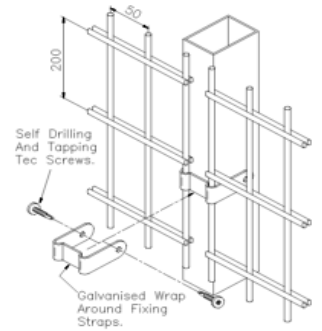
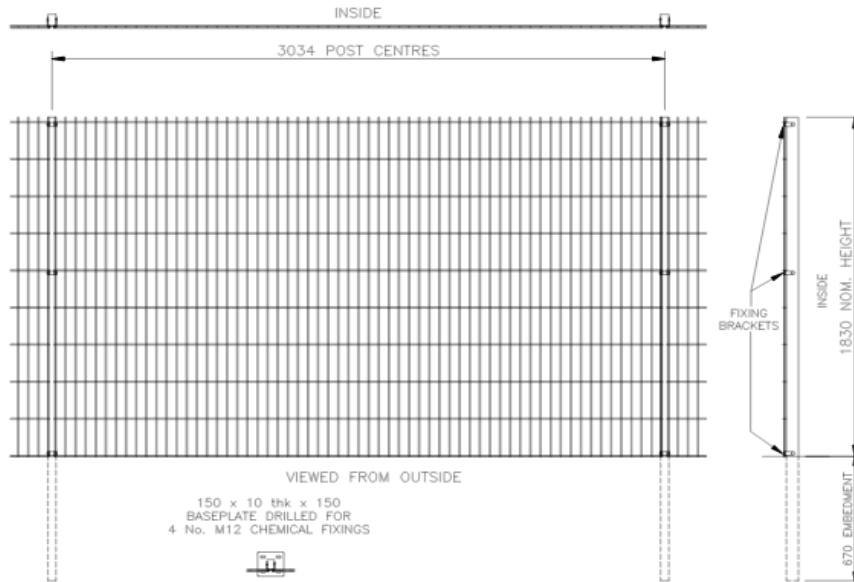
Setting posts in concrete:

- Standard: To BS 8500-2.
- [Mix: Designated concrete not less than GEN1 or Standard prescribed concrete not less than ST2.]
- [Alternative mix for small quantities: 50kg Portland cement to 150kg fine aggregate to 250kg, 20mm nominal maximum size coarse aggregate, medium workability.]
- Holes: Excavate neatly and with vertical sides.
- Filling: Position post/strut and fill hole with concrete to not less than the specified depth, well rammed as filling proceeds and consolidated.
- [Backfilling of holes not completely filled with concrete: Excavated material, well rammed and consolidated.]

Fixings:

Fence panels are fixed to posts with matching Jacksons proprietary vandal-proof panel to post brackets as standard at specified points subject to fence height and wind loading.

DO NOT SCALE — IF IN DOUBT ASK



NOTES.

ALL DIMENSIONS ARE IN mm (U.N.O.)
GAPS UNDERNEATH GATES & FENCING
ARE NOMINAL DUE TO GROUND LEVELS.

Materials.

FENCE POSTS — 60 x 40 RHS
HORIZONTAL WIRES — $\phi 6$ mm
VERTICAL WIRES — $\phi 5$ mm

Finish.

GALVANISED TO BS EN ISO 1461:1999
POWDER COATED: IF REQUIRED

BASEPLATED POSTS (OPTIONAL)

Jacksons
FINE FENCING

Stowting Common
Near Ashford,
KENT. TN25 6BN
Telephone : 01233 750393
Fax: 01233 750403
Int. Tel : +44 (0)1233 750393

This Drawing is The Property Of H.S. Jackson & Son (Fencing) Ltd.
And May Not Be Copied Or Reproduced In Any Way Without Prior Written Permission.

⑤ 25/06/2018 BASEPLATE OPTION
④ 28/02/11 50mm Wire Centres
③ 06/12/10 RE-DRAWN

Drawn WB
Date 06/12/10
Checked
Size A3 Scale 1:16 U.O.S.

TITLE SALES DRAWING FOR EUROGUARD
FLATFARM MEDIUM FENCING 1.83m HIGH
CUSTOMER
Drawing No. 10 J6/01060
ACK No. Sheet 3 of 5

6.2 Appendix - Tree Preservation Order 724 (2018)



Town and Country Planning (Tree Preservation) (England) Regulations 2012

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

**Land at :- Perrywood Walden Road Welwyn Garden City AL8 7PZ
724 (2018)**

The **Welwyn Hatfield Borough Council**, in exercise of the powers conferred on them by section 198, of the Town and Country Planning Act 1990 make the following Order□

Citation

1. This Order may be cited as the **724 (2018)**

Interpretation

2. (1) In this Order "the authority" means the **Welwyn Hatfield Borough Council**
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 16th day of February 2018

Signed on behalf of the **Welwyn Hatfield Borough Council**

A handwritten signature in black ink, appearing to be 'H. Kelly', written over a horizontal line.

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by **Welwyn Hatfield Borough Council** without modification on the 4th day of May 2018

Signed on behalf of the **Welwyn Hatfield Borough Council**

A handwritten signature in black ink, appearing to be 'H. Kelly', written over a horizontal line.

Authorised by the Council to sign in that behalf

FIRST SCHEDULE

Article 3

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY (as circled in black on the plan)

TREES SPECIFIED BY REFERENCE TO AN AREA (within the dotted black line on the plan)

GROUP OF TREES (within broken black line on the plan)

WOODLANDS (within the continuous black line on the plan)

Reference on map	Description
W1	Mixed Deciduous mainly:
W1	Hornbeam
W1	Oak
W1	Holly
W1	Hazel
W1	Hawthorn



Council Offices, The Campus
Welwyn Garden City, Herts, AL8 6AE

Title:
Perrywood Walden Road Welwyn Garden City AL8 7PZ

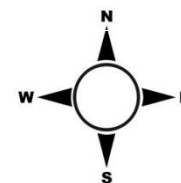
Project:
TPO 724 (2018)

Scale:
1:1000

Date:
16-02-2018

Drawn:

Notes:



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