

SUPPLEMENTARY PLANNING
GUIDANCE

**T H E G O O D
F E N C I N G
G U I D E**

Places Directorate - Economy, Waste & Infrastructure
Director Economy - Stephen Normington

The logo for Wigan Council, featuring the word "Wigan" in blue with a green heart icon above the 'n', and the word "Council" in green below it.

Wigan
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WHY GOOD FENCING IS IMPORTANT

The appearance of a property and the area surrounding that property can be seriously impaired if inappropriate fencing is used. To achieve both security and a good appearance, the choice of materials requires careful consideration.

In order to enhance the appearance of the Borough and to improve security for businesses, the Council has collaborated with Greater Manchester Police to produce this leaflet. It discusses the disadvantages of palisade fencing and offers advice on alternative fencing systems that are acceptable to the Council and cost-effective for businesses.

PLEASE NOTE:

The advice in this leaflet is supplementary to Development Plan EV3 and G1A of the Replacement Unitary Development Plan. It will be taken into account as a material consideration in Planning decisions. Key information has been extracted from these policies and is shown below:

Policy EV3 - Design

The Council is committed to the achievement of good urban design in all new development. The quality of the design will be a key consideration in judging proposals with the aim of creating places and spaces which are attractive, accessible, safe, uncluttered and which take into account of public health, crime prevention and community safety and heritage considerations.

Policy G1A - Impact of Development on Amenity

The impact of all types of new development on nearby sites will be carefully considered and will only be permitted where the proposal is not detrimental to the amenity of nearby existing or proposed land by virtue of visual intrusion or other nuisances.

Policy CP10

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PALISADE FENCING



Palisade fencing has become increasingly popular with industrial and commercial premises. Although the initial purchase can be considered inexpensive, long-term it can be costly due to higher maintenance/repairs and security experts consider it to be less effective than alternative products.

Disadvantages of Palisade Fencing

× Security

Due to the thickness of the uprights, at a distance, visibility through the fence is poor. This reduces surveillance from neighbouring buildings and from security cameras;

The uprights are normally secured to the horizontal bars by either rivets or bolts. The rivets can be either knocked out, or the bolts unbolted, which allows the upright to be swung to one side to allow access. The upright can then be swung back into its original position, in order to disguise the entry point and thus allow future easy access. (This problem can be overcome, but may be costly);

- × Palisade can be climbed relatively easily by hooking a loop over the top of one of the uprights and using the loop as a step up over the fence;
- × The uprights can be prised apart with, for example, a car jack or a timber stake.
- × **Poor appearance**
Presents a poor image of the business and the area generally.
- × **Ongoing maintenance costs**
Easily damaged/breached and generally needs more repairs than alternative products.

Alternatives to Palisade Fencing

✓ WELDED ROUND AND SQUARE BAR FENCING



This is a simple fence constructed from galvanised tubular steel which is welded to both the upper and lower horizontal bars. The fence can be customised and made more ornate by the addition of a wide selection of finials. It is attractive and inexpensive and offers a good level of visibility.



It would be suitable for most areas including schools, industrial premises or residential developments.

✓ PALADIN-TYPE FENCING SYSTEMS

This type of fencing is constructed from welded galvanised wire. It can be coated in a dark colour which makes it unobtrusive. The fence is more difficult to scale than palisade and is more effective in resisting breakthrough. Again, suitable for a number of areas depending on the level of security required.



✓ WELDMESH FENCING SYSTEMS

Weldmesh is similar to paladin, it offers excellent visibility through a site and is equally as unobtrusive. It is low-maintenance, is difficult to climb and very secure. Suitable for most areas, particularly where security is a major concern.



✓ HEAVY GAUGE ROLL TOP FENCING SYSTEMS



This is similar in design to paladin and offers good visibility, it also has a low impact on the locality. We would suggest that this fencing could be used for parks, leisure areas, schools etc.

All the above are supplied ready-galvanised (to BS 729) and can be either painted or preferably polyester powder coated (to BS 6497:1984) during manufacture; powder coating is available in a wide range of colours and is low maintenance.

Fencing which is both galvanised and polyester powder coated to British Standards is claimed to have a life expectancy of up to 25 years.

PLANNING PERMISSION REQUIREMENTS

Generally:

- fencing which is over 1 metre high and within 2 metres of a highway (including pavement) will require planning permission;
- fencing of up to 2 metres in height, which is more than 2 metres from the highway does not need planning permission;
- for any fencing higher than 2 metres on either side, planning permission is required.

PLEASE NOTE:

- Liaison with the Development Control Section of the Council's Development Control Unit is strongly recommended, as different sites may have specific fencing requirements.

For further information, please contact:

Development Control Unit

- Liaison with the Conservation Officer will also be required if the fencing bounds a listed building and/or is in a conservation area or is within or adjacent to a historic park.

For further information, please contact:

Tel: 01942 414141