

Revised Planning Statement: Retrospective Planning Application for a 3.17m High Mesh Boundary Fence

Site Address: 177a Uttoxeter Rd, Draycott in the Moors, Stoke-on-Trent ST11 9AB

Applicant: Compassionate Healthcare Limited

Date: 18.07.2025

1. Introduction

This planning statement has been prepared in support of a retrospective planning application for a 3.17-metre high mesh fence erected at the boundary of the above-mentioned supported living facility. The fence was installed in response to safeguarding concerns regarding the safety of residents, neighbours, and members of the public—including school children and parents who gather directly behind the property during school drop-off and pick-up times. The new fence replaces a lower boundary treatment which failed to prevent incidents of objects being thrown beyond the property, creating an unacceptable risk.

2. Background and Site Context

The property is operated by Compassionate Healthcare Limited and provides supported living for individuals with a range of complex needs, including mental health conditions. Historically, there have been multiple incidents where everyday objects—such as cups, mops, buckets, and in a serious case, a brick pulled from the pavement—were thrown from the premises. These events posed genuine danger to nearby members of the public, especially to school children and families who congregate close to the rear boundary.

These behaviours are opportunistic and reflect the residents' complex needs, rather than an indication of unsafe or poorly managed materials being stored on site. Nonetheless, they demanded immediate action.

One neighbour, who has young children, raised a formal complaint to the Care Quality Commission (CQC) regarding the risk. This led to productive discussions with CQC, who ultimately supported the decision to install the higher mesh fence as a proportionate safeguarding response.

3. Description and Justification of the Fence

Fence Type: A 3.17m high mesh panel fence was installed. This type was chosen for its robust construction, visibility, and suitability in safeguarding contexts. The open mesh design preserves sightlines while serving its purpose as a secure barrier.

- **Public and Resident Safety:** The fence significantly reduces the risk of items being thrown off-site, thereby protecting neighbouring families and passers-by, particularly during times when school children are present.

- **Safeguarding:** It enhances containment and security for residents with behavioural needs, reducing stimuli and opportunities for impulsive actions.
- **Community and Regulator Support:** The fence has been positively received by neighbours and reviewed by Ofsted, who found it to be a suitable and proportionate safeguarding measure. CQC also supported the intervention following earlier concerns raised by a neighbour.

4. Planning Policy Considerations

Under the Town and Country Planning (General Permitted Development) (England) Order 2015, boundary treatments over 2 metres in height require planning permission. This application seeks to regularise the existing installation.

We ask the Local Planning Authority to consider the following key material factors:

- The safeguarding and public safety risks that prompted the installation.
- The positive responses from statutory bodies (Ofsted and CQC) and neighbouring residents.
- The minimal visual impact of the fence, due to its open mesh design and functional necessity.
- The urgent nature of its installation in response to real incidents involving the public and local schoolchildren.

5. Conclusion

The 3.17m mesh fence is a justified and essential response to serious safeguarding concerns. It prevents recurrence of dangerous incidents involving thrown objects, protects the wellbeing of vulnerable residents, and ensures the safety of nearby families and schoolchildren. With support from neighbours and regulatory authorities, we respectfully request that retrospective planning permission be granted for the fence.