

Review of the existing fence between the
settlement area and the flying field:
Heyford Park, Upper Heyford

Client: Dorchester Group
Date: August 2014

Code: D.0340



Pegasus Planning Group
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Old London Road
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B75 5SH

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INTRODUCTION



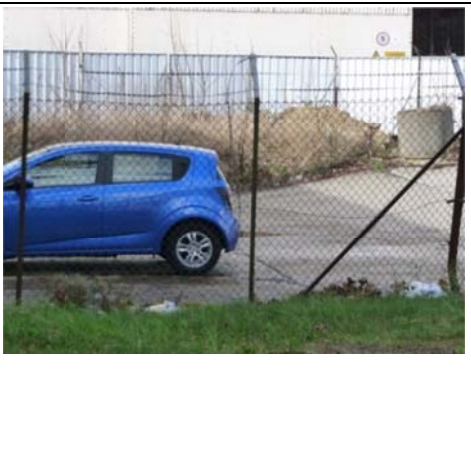
Heyford Park is the former RAF Base of Upper Heyford which is currently being redeveloped for residential use. In the consented planning permission, ref: 10/01642/OUT, Condition 19 requires a scheme of provision and maintenance for cat and dog proof fencing to protect the existing habitats on the flying field from loss or damage. The purpose of this report is to review the existing fence line North of Camp Road to determine its suitability as a pet barrier and provide guidance of the extent that can be re-used and retrofitted for cat and dog proof purpose, and the extent of which should be removed and replaced with a more suitable pet barrier. This report assesses the type, condition and location of the existing fence line to inform recommendations that seek to ensure that the fence is an effective pet barrier with reference to the recommendations made by 4 Acre Ecology Limited. This information has been formatted into a table which is to be used in conjunction with the following drawings *D.0340_09 Cat and Dog Proof Fence Proposals Plan* and *D.0340_10 Cat and Dog Proof Fence Details* which can be found in the list of appendices.



TABLE OF FINDINGS



IMAGE	REF.	TYPE	OBSERVATIONS/CONDITION	RECOMMENDATION
	A	Coated galvanised chain link with concrete supports approx. 3m apart, 2.25m high topped with a 45° overhang of barbed wire to both sides. Some sections of fence also have rolled barbed wire on top of the overhang. A single strip of barbed wire runs along the fence at ground level.	<ul style="list-style-type: none"> Chain link is strong and generally in good condition. A small hole within the chain link was evident and big enough for a cat to fit through. It appears that the chain link is buried into the ground although depth is unclear. There are several saplings along this section of fence outside of the site boundary, some with branches growing through the fence onto site. There is a lot of mature wooded vegetation within rear gardens of existing bungalows with branches overhanging the fence which could be by cats to climb over. Wide gaps in between the barbed wire on the overhang provide access for cats. Some uprights are showing signs of subsidence and appear to lean towards the airfield. Overall in good condition. 	<p>Repair and enhance:</p> <ul style="list-style-type: none"> Repair holes in chain link. Cover gaps between barbed wire on the existing over hang with chain link. Retrofit cat proof barrier to top of upright (at top of chain link) creating a 90° overhang.
	B	Lockable galvanised steel gate with galvanised chain link approx. 2.00m high.	<ul style="list-style-type: none"> The chain link is in good condition. There is a gap underneath the gate big enough for a cat/ small dog to fit through. Cats may also be able to gain access though the handles of the gate and climbing over the top. No overhang. Gate above tarmac surface. Burrowing not a problem Overall in good condition. 	<p>Enhance:</p> <ul style="list-style-type: none"> Gap at handles to be covered with rubber skirts. A rubber skirt to be fitted to the bottom of gate. 60° overhang added to the top of the gate.




	<p>C</p>	<p>Chain link fence with metal supports approx. 1.80m high with no overhang.</p>	<ul style="list-style-type: none"> • The chain link and uprights appear weak and in poor condition with sections leaning towards the airfield. • The chain link has been compromised in many places with uprights needing repair. • Cats would be able to climb over this fence. • The chain link is not fixed to the ground which creates opportunities for animals to pass underneath. • Chain link gauge may need strengthening. • Overall in poor condition. 	<p>Replace:</p> <ul style="list-style-type: none"> • Fence in poor condition and doesn't warrant enhancement. Replace with a suitable cat and dog proof fence type.
	<p>D</p>	<p>Coated galvanised chain link with concrete supports approx. 2.50m apart, 2.50m high topped with a 45° overhang of barbed wire to both sides. The fence also has rolled barbed wire on top of the overhang. A single strip of barbed wire runs along the fence at ground level.</p>	<ul style="list-style-type: none"> • There are many mature trees close to the fence with branches overhanging. • Chain link is strong and in good condition. • Concrete supports in good condition. • Chain link does not appear to extend below ground level. • Gap between the top of the chain link and the barbed wire overhang allows access to cats. • Overall in good condition. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Retrofit cat proof barrier to top of upright (at top of chain link) creating a 90° overhang. • If trees are being retained it is advised that any branches over hanging the fence on the development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.
	<p>E</p>	<p>Chain link approx. 2.50m high with concrete supports and a 45° overhang of barbed wire facing the airfield. There is a lockable steel chain link gate with barbed wire strips to its top.</p>	<ul style="list-style-type: none"> • The overhang faces the opposite way towards the airfield. • Many trees growing along the fence line providing climbing opportunities. • Gate is in a dilapidated condition. • Gaps underneath the gate and on top between the strips of barbed wire are big enough for a cat to fit through. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Remove if access is not required and replace the gate with a more suitable cat and dog proof gate with a rubber skirt closing any gaps underneath. • Retrofit cat proof barrier to top of upright (at top of chain link) creating a 90° overhang on


			<ul style="list-style-type: none"> Overall the fence is in fair condition with gate in poor condition. 	<p>correct side of fence.</p> <ul style="list-style-type: none"> If trees are being retained it is advised that any branches over hanging the fence on the development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.
	F	<p>Closed board fence approx. 1.80m high with concrete supports topped with a 45° overhang with strips of barbed wire.</p>	<ul style="list-style-type: none"> Timber closed board fence in poor condition with many gaps and some panels missing. The overhang faces the opposite way towards the airfield. Barbed wire on overhang is in poor condition and has been compromised places. There is a gap underneath fence. Abundance of tall/overgrown vegetation adjacent to the fence line could provide a route for cats. Wide gaps in between the barbed wire on the overhang provide access. Overall in poor condition. 	<p>Replace:</p> <ul style="list-style-type: none"> Fence in poor condition and doesn't warrant enhancement. Replace with a suitable cat and dog proof fence type. Remove any tall/overgrown vegetation that could be used for climbing over the fence.
	G	<p>Closed board fence approx. 1.8m high with 45° overhang. Concrete supports and concrete blocks along its base.</p> <p>This section of fence also has a lockable galvanised steel gate with barbed wire on</p>	<ul style="list-style-type: none"> There are many gaps in the closed board fence and the horizontal concrete strips at ground level are broken in places. There are several mature trees with overhanging braches within the recommended 4m buffer for objects exceeding the height of the fence. Gate has gaps at handles that could be used for access or as a platform for cats climbing the fence. 	<p>Repair and Enhance:</p> <ul style="list-style-type: none"> Replace old close board fence with new timber and retrofit cat proof barrier to top of upright (at top of chain link) creating a 60° overhang on correct side of fence. Provide a 60° overhang to the metal gate and use chain link to block any gaps between the existing barbed wire strips.



		<p>top but no overhang.</p>	<ul style="list-style-type: none"> • Gaps in between the barbed wire strips on top of the gate are wide enough for a cat to fit through. • Overall in poor condition. 	<ul style="list-style-type: none"> • Gap at handles/lock to be covered with rubber skirts. • If trees are being retained it is advised that any branches over hanging the fence on the development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.
	<p>H</p>	<p>Building façade.</p>	<ul style="list-style-type: none"> • Drain pipes on building offer climbing opportunity. • Reinforcement to base of the building provides platforms for jumping from. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Anti-climb collars or pipe guards are required around drainpipes to secure the building façade. • See page 16 'Suggestions for securing the building façade as a pet barrier' for more details.
	<p>I</p>	<p>Chain link with metal supports approx. 1.8m high with 45° overhang of razor wire strips.</p>	<ul style="list-style-type: none"> • Old chain link in disrepair. • Some of the strips of razor wire have become loose and are hanging from the fence. • The overhang is on the wrong side facing the airfield. • Chain link does not extend below ground level. • Gaps between the razor wire would allow access for cats. • Overall in poor condition. 	<p>Replace:</p> <ul style="list-style-type: none"> • Fence in poor condition and doesn't warrant enhancement. Replace with a suitable cat and dog proof fence type.



	<p>J</p>	<p>Building facade.</p>	<ul style="list-style-type: none"> • Drainage pipes offer climbing opportunities. • Mature tree with branches over hanging the roof of the building providing access to cats. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Anti-climb collars or pipe guards are required around drainpipes to secure the building façade. • See page 16 'Suggestions for securing the building façade as a pet barrier' for more details. • If trees are being retained it is advised that any branches over hanging the fence on the development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.
	<p>K</p>	<p>Metal panelled fence in some areas with a 45° overhang of barbed wire strips.</p> <p>Other fence type include chain link approx. 1.8m high with metal supports and rolled razor wire on 45° overhang.</p>	<ul style="list-style-type: none"> • Metal panelled fence has wide gaps underneath providing access for cats. • Barbed wire strips are broken in part. • Chain link does not extend below ground level but in good condition. • Overhang is on the wrong side of the fence facing the airfield. • Wide gaps in between the barbed wire on the overhang provide access. • Wide gaps between changes in fence types provide access. • Adjacent objects to fence provide route for cats. 	<p>Replace:</p> <ul style="list-style-type: none"> • Fence in poor condition and does not warrant enhancement. Replace with a suitable cat and dog proof fence type.




				
	<p>L</p>	<p>Chain link fence with concrete supports approx. 1.8m high with 45° overhang of either barbed wire strips or razor wire strips. This section also includes a metal mesh gate with 45° overhang with barbed wire strips. This section also includes building facade which was not able to be assessed.</p>	<ul style="list-style-type: none"> • This fence is in very poor condition. • Chain link in disrepair. • Chain link does not extend below ground. • Gate is old and has large gaps underneath and in between large enough for cats and dogs to get through. Also in disrepair. • The overhang is facing the wrong way. • Wide gaps in between the barbed wire on the overhang provide access. 	<p>Replace:</p> <ul style="list-style-type: none"> • Fence in poor condition and does not warrant enhancement. Replace with a suitable cat and dog proof fence type. <p>Enhance:</p> <ul style="list-style-type: none"> • The building façade needs to be secured if it is to be effective as a cat and dog proof barrier.



	M	Building façade	<ul style="list-style-type: none"> Numerous ways to climb this building including drain pipes and ladders. Cats can access internal areas of the building. Inadequate. 	<p>Enhance:</p> <ul style="list-style-type: none"> Anti-climb collars or pipe guards are required around drainpipes to secure the building façade. Ladder should be removed to prevent access. See page 16 'Suggestions for securing the building façade as a pet barrier' for more details.
	N	Galvanised steel security palisade fence approx. 2.00m high.	<ul style="list-style-type: none"> Fence is in good condition although it does nothing to prevent access for cats. Gaps in between bars and under the fence are big enough for a cat to fit through. Hard surface beneath fence. 	<p>Enhance:</p> <ul style="list-style-type: none"> Affix new chain link to fence blocking gaps between bars. Retrofit cat proof barrier to top of upright creating a 60° overhang. This will need to be confirmed with the fence manufacturer in terms of its load bearing capacity etc.
	O	Building facade.	<ul style="list-style-type: none"> Lots of climbing opportunities including drain pipes and ladders. Several mature trees with branches over hanging rooftops makes this building very accessible to cats. 	<p>Enhance:</p> <ul style="list-style-type: none"> Anti-climb collars or pipe guards are required around drainpipes to secure the building façade. Roller barriers are required on low rooftops to prevent use as platforms to otherwise out of reach areas. See page 16 'Suggestions for securing the building façade as a pet barrier' for more details. If trees are being retained it is advised that any branches over hanging the fence on the

				<p>development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.</p>
	<p>P</p>	<p>Various fence types along this section including:</p> <ul style="list-style-type: none"> • Chain link with concrete supports approx. 2.50m high topped with rolled barbed wire on a 45° overhang. • Gates approx. 2.2m high topped with metal mesh and rolled barbed wire on top. • Gatehouse building also forms part of the airfield boundary. 	<ul style="list-style-type: none"> • The gates have no overhang and the rolled barbed wire has gaps large enough for a cat to fit through. • There is also a wide gap underneath gate. • Brick building provides several climbing opportunities for cats. • Chain link fence is in good condition however cats could easily get through the gaps between the barbed wire on the overhang. • Hard surface beneath fence in parts. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Along the section of 2.50m high chain link fencing retrofit cat proof barrier to top of uprights (at top of chain link) creating a 60° overhang. • To top of gate retrofit cat proof barrier to top of uprights (at top of chain link) creating a 60° overhang. • Roller barriers required to roof of building on site side. Cats could use lower platforms to gain access to roof top and cross the fence line. • See page 16 'Suggestions for securing the building façade as a pet barrier' for more details.

	<p>Q</p>	<p>Timber slat construction possible retaining structure, approx. 2.25m high and no overhang.</p>	<ul style="list-style-type: none"> • Fence providing no barrier for cats. • Telegraph pole could be used to climb over the structure. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Retrofit cat proof barrier to top of fence creating a 90° overhang to be consistent with enhancements to adjacent fence types. • An anti-climb collar is required on the telegraph pole. • See page 16 'Securing the building façade as a pet barrier' for more details.
	<p>R</p>	<p>Several types of fence including:</p> <ul style="list-style-type: none"> • Coated galvanised chain link with concrete supports approx. 2.50m high topped with a 45° overhang with either barbed wire strips or rolled barbed wire. • There are several metal gates topped with mesh and either strips or rolls of barbed wire but no overhang. • There is a small section of closed board fencing with topped with a 45° overhang with strips of barbed wire. 	<ul style="list-style-type: none"> • There are concrete block underneath the fence and gates which would deter animals from burrowing. • Gates have quite wide gaps beneath them and gaps at handles that a cat could fit through. • Gaps in the rolled barbed wire would allow access. • Closed board overhang is on the wrong side of the fence facing the airfield and in poor condition. • Concrete blocks beneath fence line would prevent burrowing. 	<p>Repair and Enhance:</p> <ul style="list-style-type: none"> • Replace old closed board fence with new timber and retrofit cat proof barrier to top of fence creating a 90° overhang. • Retrofit cat proof barrier to top of upright of the chain link fence to create a 90° overhang. • To top of gate retrofit cat proof barrier to top of uprights (at top of chain link) creating a 90° overhang. • Provide a rubber skirt to the base and handles/lock of the gate to block access. • If trees are being retained it is advised that any branches over hanging the fence on the development side should be cut back to reduce the risk of the trees being used as a bridge. This is subject to Cherwell district council approval.

	<p>S</p>	<p>Building facade</p>	<ul style="list-style-type: none"> • Many climbing opportunities including drain pipes and other platforms to jump from. • Would not prevent cats from climbing over. 	<p>Enhance:</p> <ul style="list-style-type: none"> • Anti-climb collars or pipe guards are required around drainpipes to secure the building façade. • Roller barriers are required on low rooftops to prevent use as platforms to otherwise out of reach areas. • See page 16 'Suggestions for securing the building façade as a pet barrier' for more details.
	<p>T</p>	<p>Galvanised chain link fence approx. 2.50m high with concrete supports topped with a 45° overhang with strips of barbed wire. There is also a single line of barbed wire at ground level.</p> <p>Galvanised steel gate topped with mesh and rolled barbed wire but no overhang.</p>	<ul style="list-style-type: none"> • There are lots of mature trees on either side of this fence with overhanging branches that would make it easy to climb over. • Chain link doesn't appear to extend below ground level. • Wide gaps in between the barbed wire on the overhang provide access. • There is a wide gap underneath the gate that small dogs and cats could easily fit through. • Low growing hedgerow along camp road section of fence could help provide access for cats. 	<p>Remove and Replace in new location:</p> <ul style="list-style-type: none"> • Replace with a suitable cat and dog proof fence type. • Fence line should be relocated north of the development between the development site and the flying field.

				
	U	<p>Galvanised chain link approx. 2.50m high with concrete supports and topped with a 45° overhang with strips of barbed wire. There is also a line of barbed wire at ground level.</p>	<ul style="list-style-type: none"> • The existing hedgerow fronts the fence line along Camp Road and if approx. 3.00m high. • The existing hedgerow is slightly taller than the fence along this section so could help provide access for cats. • Chain link does not appear to extend below ground level. • Wide gaps in between the barbed wire on the overhang provide access. 	<p>Remove and Replace in new location:</p> <ul style="list-style-type: none"> • Replace with a suitable cat and dog proof fence type. • Fence line should be relocated north of the development between the development site and the flying field.
	V	<p>Galvanised chain link fence approx. 2.50m high topped with concrete supports and topped with a 45° overhang with strips of barbed wire.</p> <p>There are several large metal gates near the roundabout along this fence line.</p>	<ul style="list-style-type: none"> • No hedgerow against fence at this section. • Concrete underneath gate but there are large gaps providing direct access for cats. • Gates have no overhang. • Wide gaps in between the barbed wire on the overhang provide access. • Gaps in the gates could provide additional access. 	<p>Remove and Replace in new location:</p> <ul style="list-style-type: none"> • Replace with a suitable cat and dog proof fence type. • Fence line should be relocated north of the development between the development site and the flying field.

				
	<p>W</p>	<p>Galvanised chain link approx. 2.50m high with concrete supports topped with a 45° overhang with strips of barbed wire.</p>	<ul style="list-style-type: none"> • 2.50–3.00m existing hedgerow runs along the front of this section of fence. • The existing hedgerow is slightly taller than the fence along this section so could help provide access for cats. • Wide gap between the top of the chain link and the strips of barbed wire provide access for cats. 	<p>Remove and Replace in new location:</p> <ul style="list-style-type: none"> • Replace with a suitable cat and dog proof fence type. • Fence line should be relocated north of the development between the development site and the flying field.

SUMMARY OF RECOMMENDATIONS

Section A	Repair chain link and retrofit pet barrier to top
Section B	Retain and retrofit pet barrier to top
Section C	Remove and replace with new fence including pet barrier
Section D	Retain and retrofit pet barrier to top
Section E	Retain and retrofit pet barrier – Review access requirements for possible gate removal
Section F	Remove and replace with new fence including pet barrier
Section G	Repair closeboard and retrofit pet barrier to top
Section H	Secure the building façade
Section I	Remove and replace with new fence including pet barrier
Section J	Secure the building façade
Section K	Remove and replace with new fence including pet barrier
Section L	Remove and replace with new fence including pet barrier and secure building facade
Section M	Secure the building façade
Section N	Remove and replace with new fence including pet barrier
Section O	Secure the building façade
Section P	Retain and retrofit pet barrier to top and secure building facade
Section Q	Retrofit pet barrier to top of retaining structure
Section R	Repair closeboard and retrofit pet barrier to top
Section S	Secure the building façade
Section T	Remove and replace with new fence including pet barrier in new location
Section U	Remove and replace with new fence including pet barrier in new location
Section V	Remove and replace with new fence including pet barrier in new location
Section W	Remove and replace with new fence including pet barrier in new location

SUGGESTIONS FOR SECURING THE BUILDING FAÇADE AS A PET BARRIER

ANTI-CLIMB COLLARS - supplied by Insight Security or similar approved.



Secured to drainpipes and telegraph poles these anti-climb razor spike collars are intended to prevent people from climbing but would also prevent cats from climbing the buildings and gaining access across the fence line.

The following restrictions apply:

- it is strongly recommended that anti-climb spikes should wherever possible be installed at a minimum height of 2.2 metres from the ground (a higher minimum height restriction may apply for certain locations or where children may be present).

- It is also strongly recommended (and may be a legal requirement) that wherever Anti Climb Spikes are installed, "Warning Signs " should be displayed.

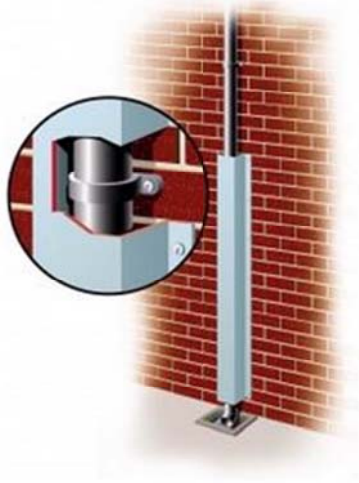
PREDATOR GUARDS – conical guards made from galvanised sheet metal. Information on how they are made can be found at www.sialis.org/conical



Galvanised steel cones fixed to drainpipes and telegraph poles would prevent cats from using them to climb over the buildings. It is recommended that the cones are 300mm in radius to be an effective cat barrier.

This would be a less aggressive option than the spiked anti-climb collars and warning signs would not be required.

GALVANISED PIPE PROTECTORS – as supplied by JML Hardware or similar approved.



Pipe protectors are supplied in galvanised steel in 2.4 metre lengths with fixing holes at 300mm centres. Variations of profiles and lengths can be made on request.

The smooth surface would prevent cats from climbing the drain pipes to gain access over buildings. The pipe protector would need to be at least 2.4m in length to ensure it does not provide a ledge to aid cats jumping to the top of buildings.

PLASTIC PIPE GUARDS – Yeoman anti-climb system as supplied by Yeoman Rainguard Rainwater Systems or similar approved



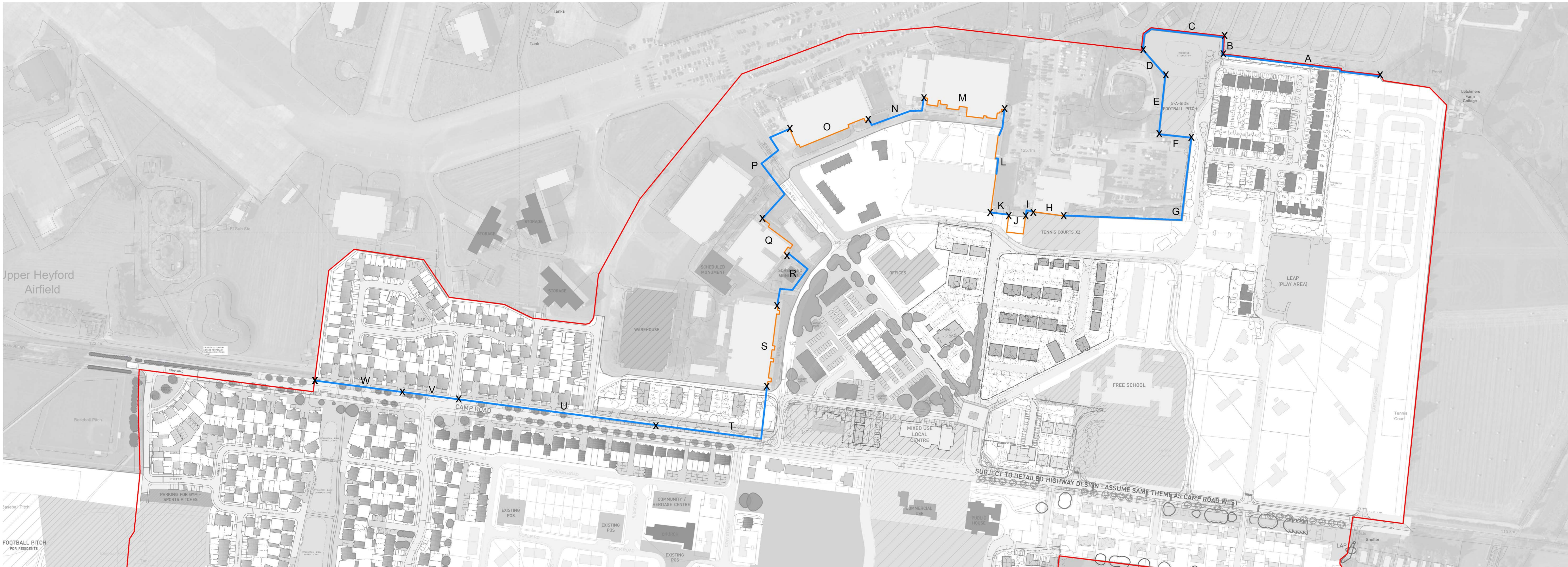
A similar system to the galvanised pipe protectors above but manufactured from glass reinforced plastic available in any colour. No maintenance painting required as the colour runs through the material. The guard encases the drain pipe with a smooth surface preventing cats from using the pipes to climb over the building. Intended to prevent people from climbing but would be an effective cat barrier.




ROLLER BARRIERS - supplied by Insight Security or similar approved.



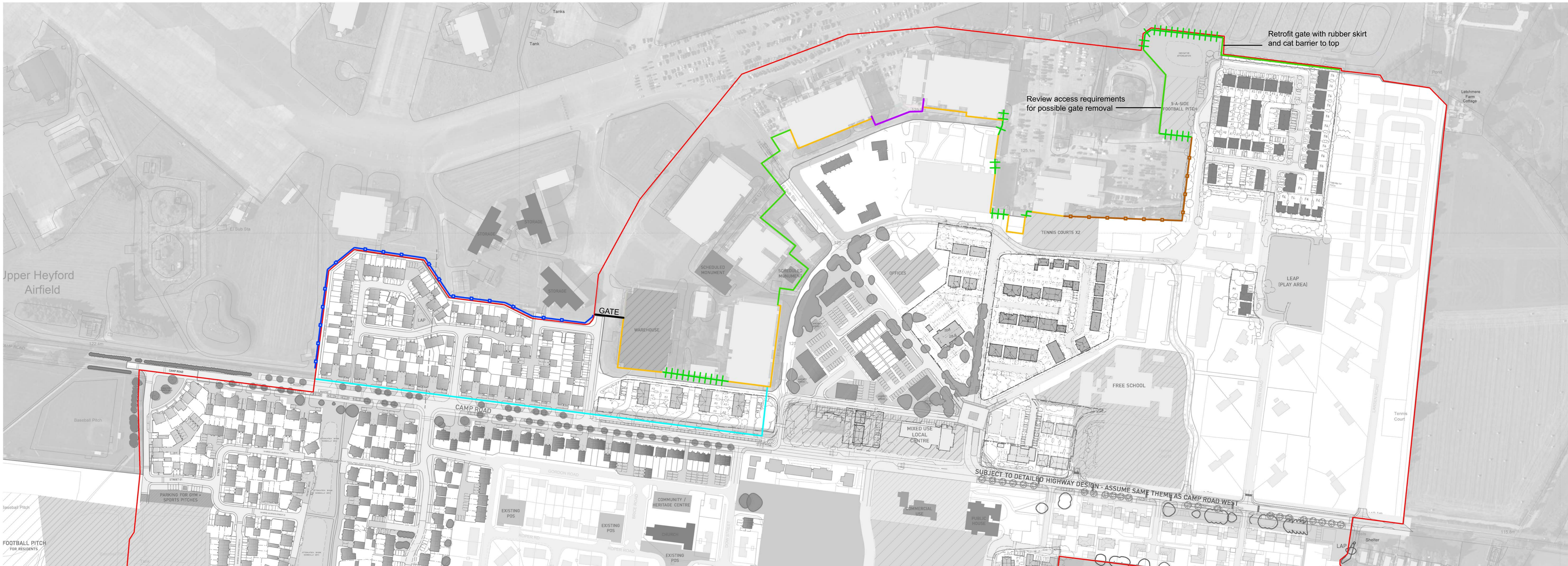
Secured to low building rooftops where there are other objects that are less than or equal to the height as the roof within a 3m radius. These objects could be used as platforms to jump onto the rooftop. Rotating barriers would prevent cats from accessing the rooftop as they would have no grip to climb over the edge. The system is intended to prevent people from climbing buildings but similar systems are available specifically for cats overseas that have proved an effective cat barrier.










EXISTING FENCE LINE - to be used in conjunction with the table of findings



- KEY**
-  Site boundary
 -  Existing fence line
 -  Building facade as boundary

PROPOSED FENCE LINE



- KEY**
-  Site boundary
 -  Remove and replace with new fence in place including pet barrier
 -  Retain and retrofit pet barrier to top
 -  Retain and affix chain link to front and pet barrier to top subject to confirmation by the manufacturer
 -  Repair closeboard and retrofit pet barrier to top
 -  Secure building facade against pets
 -  Remove and replace with new fence including pet barrier in proposed location between the flying field and the development site
 -  Proposed location of new fence including pet barrier
 -  Proposed lockable maintenance gate

Heyford Park, Upper Heyford

APPENDIX 1
Cat and Dog Proof Fence Proposals Plan

Client: Dorchester Group

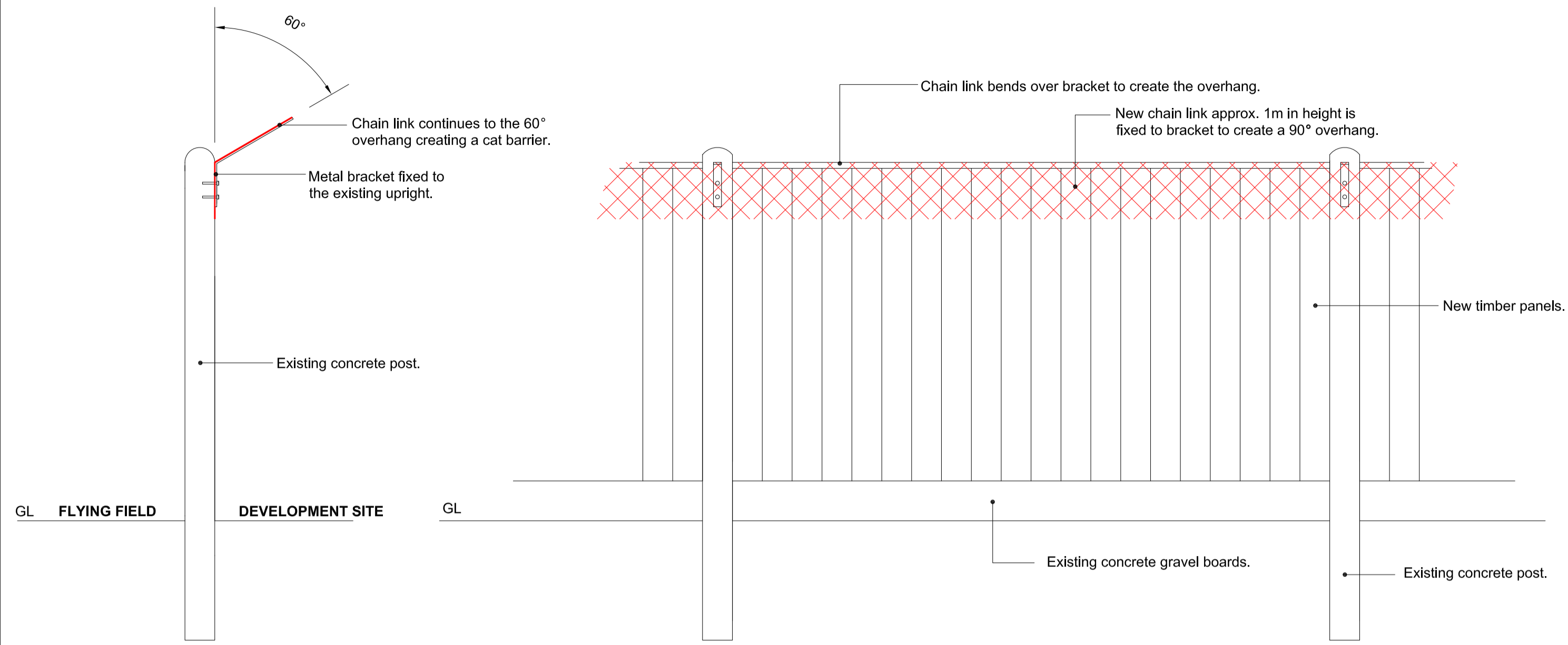
www.pegasuspg.co.uk
Team: EM/AP
07 May 2014
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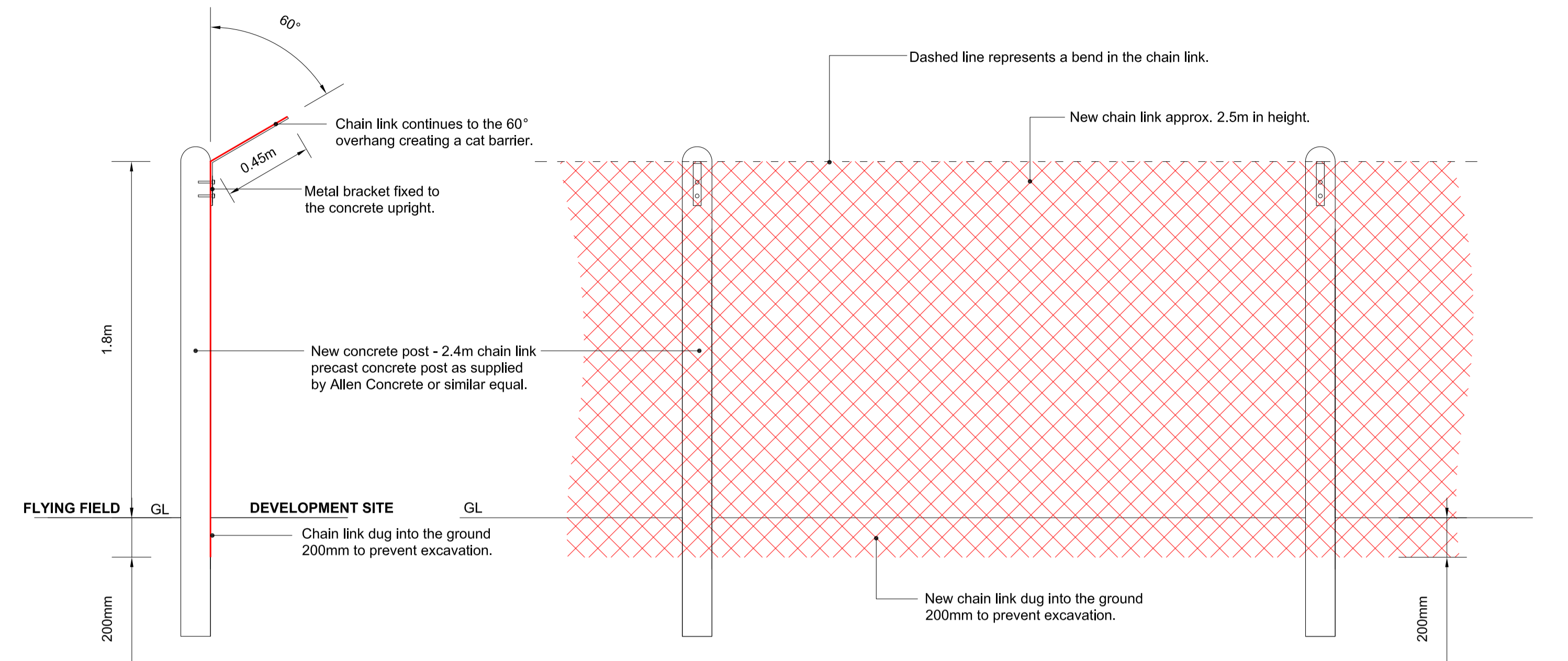
1. EXISTING CLOSEBOARD FENCE WITH CONCRETE UPRIGHTS
 Replace timber panels and retrofit cat barrier to top of fence by fixing metal bracket to the existing upright.
 Chain link is secured to the bracket creating a 60° overhang.

Scale 1:20



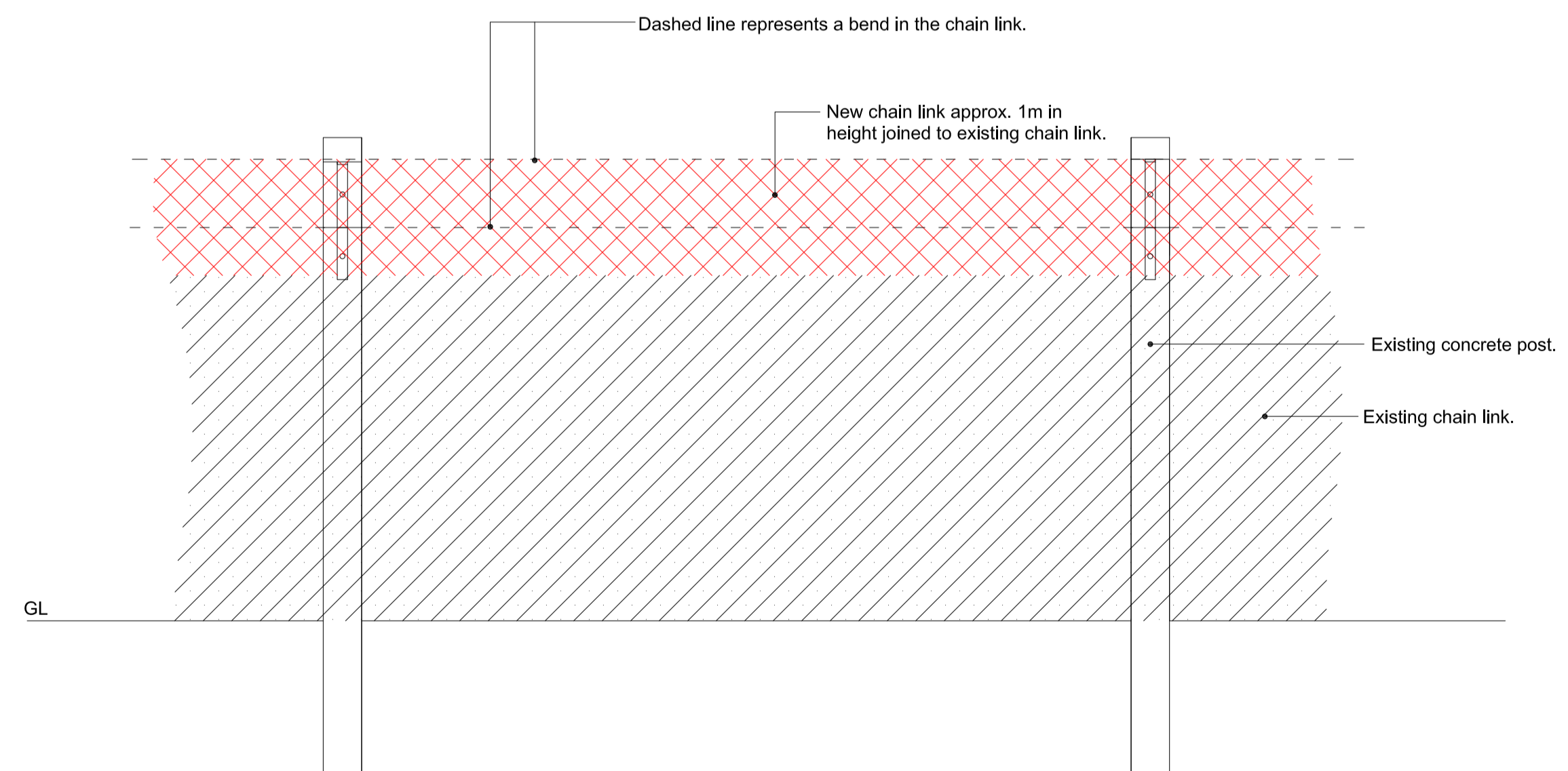
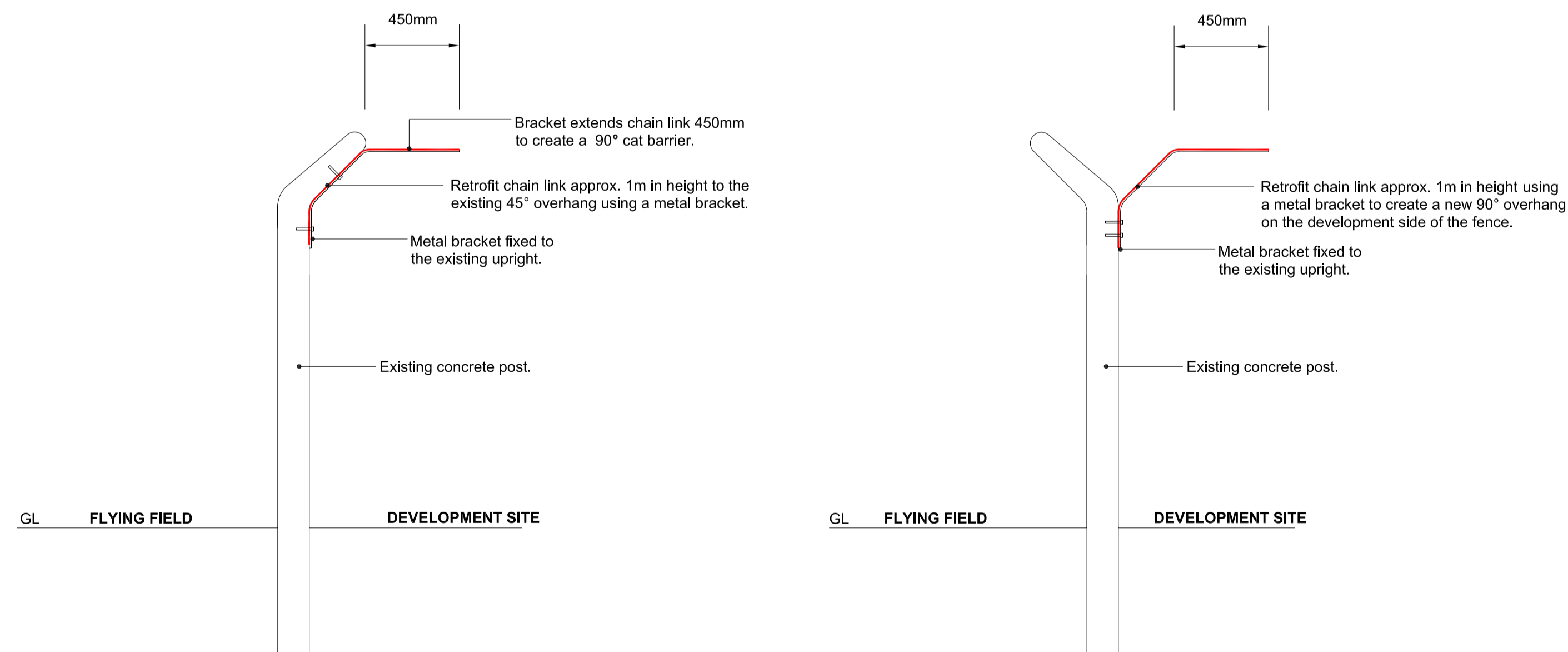
2. NEW CHAIN LINK FENCE WITH CONCRETE UPRIGHTS (Inkeeping with existing fence types)
 New chain link fence with chain link (approx. 2.5m high in total) extending 200mm below ground level. Metal bracket is fixed to the concrete upright supporting chain link on the 60° overhang to form the cat barrier.

Scale 1:20

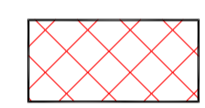
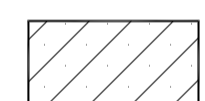


3. EXISTING CHAIN LINK FENCE WITH CONCRETE UPRIGHTS
 Retrofit cat barrier to top of fence by fixing metal bracket to the existing upright creating a 90° overhang.
 Chain link is secured to the bracket and joined to the top of the existing chain link.

Scale 1:20



KEY

-  New chain link
-  Existing chain link

Heyford Park, Upper Heyford
 APPENDIX 2
 Cat and Dog Proof Fence
 Details

Client:
 Dorchester Group

www.pegasuspg.co.uk
 Team EM/AP
 18/07/2014
 Scale: 1:20 @A1

D.0340_10B

Pegasus Planning Group
5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

