

Planning Applications Committee

07 October 2026



Title	PLANNING APPLICATION REPORT
Ward	Thames
Planning Application Reference:	PL/26/1116
Site Address:	Hills Meadow Car Park, George Street, Caversham, Reading, RG4 8DH
Proposed Development	Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Winter Wonderland festival, for a period of time not to be before 11 October 2026 and not to extend beyond 20 January 2027. [Amended description]
Applicant	Premier Winter Wonderland Events
Report author	Nathalie Weekes
Deadline:	14/12/2026
Recommendations	Grant planning permission, subject to conditions as follows
Conditions	1. Temporary Planning Permission 2. Approved Plans 3. Opening Hours 4. In accordance with the Event Management Plan 5. External Lighting 6. Flood Risk Measures 7. Fencing 8. Sound Levels (15dB below background levels) 9. Generator as specified in Noise Assessment
Informatives	1. Positive and Proactive 2. Terms 3. Environmental Protection License 4. No Tree Works 5. Additional planning consent would be required for any events other than 'Winter Wonderland' that are proposed to take place between the 11 October 2026 and 20 January 2027.

1. Executive summary

- 1.1. The proposal is recommended for approval subject to conditions as outlined above.
- 1.2. It is recognised that the development does not contribute positively to The Thames Valley Major Landscape Feature, however, the development is temporary with the site to be restored to its original state after 20th January 2027.
- 1.3. Policy CR4 of the Reading Borough Local Plan 2019 states that innovative solutions to leisure provision will be encouraged, particularly those that make best of use of available

land. The Policy goes on to describe the River Thames as a prime location for new or improved tourist attractions, and as such, this area is suitable for informal recreation and sporting uses and associated temporary small-scale development. The event is considered to be a suitable use and temporary permission is recommended.

2. Introduction and site description

- 2.1. The application is referred to Planning Applications Committee by virtue of the site area falling within the 'Major' applications category.
- 2.2. The proposal site is Hills Meadow Car Park in lower Caversham. The proposal site is located within Flood Zone 2, and partially within Flood Zone 3. The car park is owned by Reading Borough Council and is partially used as an events space on several occasions per year for traditional fairs and circuses. Space at Hills Meadow Car Park is regularly let out by Reading Borough Council Leisure & Recreation Service for short term seasonal events during school holidays.

2.3. Location Plan:



3. The Proposal

- 3.1. The proposed development is seeking planning permission for the temporary erection of an ice rink, marquee structures, fairground rides and ancillary side stalls in connection with the Winter Wonderland festival, for a period of time not to be before 11 October 2026 and not to extend beyond 20 January 2027. The site is to be cleared of festival apparatus by 20 January 2027. The event is to be open to the public from 11:00am to 10:00pm in accordance with an extant Premises Licence obtained for the Event under the Licensing Act 2003.
- 3.2. Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 2015 allows for the temporary use of land for any purpose for not more than 28 days in any Calendar year and for the provision on that land of any moveable structures for the purposes of the permitted use. Any days over and above those 28 days permitted in that calendar year require planning permission. This application is for a temporary use that exceeds 28 days.

3.3. The following plans have been received:

- Location Plan
- Block Plan - proposed
- Event Safety Management Plan 2026 2027
- Planning Statement prepared by ET Planning 20260818
- CIL
- 14968 - Reading winter wonderland - plant noise assessment report

As received 19 August 2026

- 214136 Hills Meadow Car Park Event Tree Method Statement
- Hoarding around the boundary

As received 14 September 2026

4. Planning history

4.1. *Application History of Proposal Site*

PL25/1225/FUL - Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 13 October 2025 and not to extend beyond 16 January 2026 for a period of 1 year

PL/24/0898/FUL - Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 12 October 2024 and not to extend beyond 19 January 2025 for a period of 1 year- Application permitted on 6/10/2024

PL/23/1094/FUL - Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 15 October 2023 and not to extend beyond 21 January 2024 – Application permitted on 6/10/2023

PL/22/1171/FUL - Part retrospective temporary planning permission for erection of an ice rink, with marquee structure housing skate hire (and first aid) and ancillary side stalls in connection with holding a themed Christmas festival for a period of time not to be before 16th October 2022 and not extend beyond 16th January 2023 – Application Permitted on 27/10/2022

PL/21/1918/FUL - Part retrospective temporary planning permission for erection of an ice rink, with marquee structure housing skate hire (and first aid) and ancillary side stalls in connection with holding a themed Christmas festival for a period of time not to be before 24 October 2021 and not extend beyond 16 January 2022 for a period of one year. – Application Permitted on 12/01/2022

4.2. **Forbury Gardens Application History – Events considered similar to the development proposed within this application**

191467/FUL - Temporary erection of an ice rink, with marquee structure housing skate hire and ancillary side stalls in connection with Christmas festival for a period of time not to be before 4 November and not to extend beyond 10 January for a period of one year (2019/2020). - Application Permitted on 04/11/2019

161588/VAR - Variation of conditions 2 (approved plans) and 4 (location of installations) of planning permission 151417 (for temporary Christmas festival), namely for amendments to the locations of the temporary installations. – Application Permitted on 10/11/2016

151897/APC - Approval of conditions 3 (Construction Method Statement) and 4 (Location of installations) of planning permission 151417. – Conditions Discharged on 11/12/2015

151417/FUL - Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 1 November and not extend beyond 10 January for a period of 3 years (2015/6, 2016/7 & 2017/8). – Application Permitted on 02/10/2015

5. Consultations

- 5.1. The following consultation responses were received:

RBC Transport Development Control

- 5.2 No objection. The application is for a temporary erection of an ice rink, marquee structure, ancillary stalls, fairground rides for a Christmas themed festival. Similar Christmas festival events have been run by the applicant on the site for a number of years. The main structure on the site will be the ice rink in addition to a number of other smaller structures on site and attractions. The proposed event layout is largely unchanged from previous years.
- 5.3 An event safety management plan has been submitted and details how the event organiser has arranged the use of Hills Meadow for all parking needs and the storage of vehicles needed for the set up and take down of the event, and for maintenance and restocking during the event. Gate/Security staff will monitor visitor numbers, and limit people in and out when approaching capacity.
- 5.4 In NPPF terms it is in a very sustainable location. The site is within a 5 minute walk from Reading Station and Bus Interchange, and within 10 minutes' walk of Central Reading. Hills Meadow public car park is located immediately adjacent to the site providing Pay & Display public parking spaces. Extensive parking restrictions preventing unauthorised on street parking is in place in the surrounding streets, therefore it is not anticipated that the event would cause a detrimental impact on the local highway network.
- 5.5 In view of the above, there are no transport objections to the granting of the temporary planning permission.

RBC Environmental Protection

- 5.6 The noise assessment is satisfactory, but can the applicant confirm whether there are any changes to the generator set up or running from last year. The noise issue appeared to be okay last year and no complaints were received. A list of the proposed fairground rides has been submitted for review. No objections subject to conditions and agreement to the proposed fairground rides. *Officer Comment: any further update on this matter will be reported in an update or to the PAC meeting.*

RBC Natural Environment

- 5.7 It's questionable whether the tree method statement is still relevant insofar as being up-to-date with the condition of trees and any pruning that might be required as it's nearly 2 years old – trees can change in that period of time. There are two concerns in the Tree protection plan 1) justification for the lesser fencing of orange mesh builders fence rather than Heras fencing along the edge and 2) a dedicated area within the tree /RPA zones for '*partial dodgem base and temporary caravan accommodation*'. Activity should stay out of the tree / soft landscape zone as it risks damage to the trees and rooting environment, including an A category Plane tree (above). It is acknowledged that they have provided mitigation on the form of stem protection (not sufficient for Tree T009 given its low crown clearance – protection of whole canopy being necessary) and ground protection but why do they need this area? It should be off limits. *Officer comment: any further update on this matter will be reported in an update or to the PAC meeting.*

RBC Parks and Leisure Service

5.8 Flood Risk

The site is partly located within Flood Zones 2 and 3. While mitigation is proposed, the reliance on a Flood Response Plan requires ongoing monitoring. Maybe worth consulting the Environment Agency to confirm adequacy.

Noise and Amenity

Although operating hours are restricted, noise from fairground rides and background music has the potential to impact residential receptors as well as have an impact on wildlife during the event. The effectiveness of controls will depend on strict adherence to licensing conditions and rapid response protocols.

Traffic and Parking

The event will reduce the availability of existing car parking at Hills Meadow, while simultaneously generating visitor demand. The Transport Assessment could provide further detail on how parking displacement and peak-time traffic will be managed.

Cumulative Impact

Reading hosts a number of seasonal events. Consideration should be given to whether cumulative traffic, noise, and amenity impacts have been fully assessed.

Litter and Waste Management

The event is likely to generate increased levels of litter and waste from food outlets, traders, and visitors. The application would benefit from further detail on collection arrangements, frequency of on-site cleaning, and coordination with Council waste services to ensure surrounding public areas are not adversely affected.

RBC Parks has previously requested that the boundary fencing be at least 2 metres away from the perimeter skate fence for Health and Safety reasons. *Case Officer: The agent has confirmed that fencing will be at least 2 metres away from the skate park.*

RBC Licensing

- 5.9 No objection. A premises licence has been granted for the proposed temporary event.

Public/local consultation and comments received:

- 5.10 Two site notices were displayed at the application site on 15/9/2026.

At the time of writing, officers have received one objection and a comment from CADRA:

Objection: The length of set up and deconstruction has not been included in the dates proposed. Will Octoberfest also be held during the proposed time period. Additional information is required regarding the amount and type of proposed fairground rides. Three months is too long for the loss of a public facility.

CADRA (Caversham and District Residents' Association): CADRA appreciates the popularity of the annual Winter Wonderland event in Hills Meadow but is concerned about the potential damage to the grass strip, shrubs and trees along the footpath near View Island, and how flooding may affect the area during the event. The footpath is a key popular route for Lower Caversham and to View Island. The strip provides a natural environment in an urban area, supporting wildlife and helping to hide views of the rough ground and car park. Whilst the event area does not appear to encroach on the strip, in the past there has been evidence of damage from heavy construction vehicles on it, presumably caused during setup and clean up. For some years, log barriers were laid which successfully protected the strip from damage during events. CADRA believes reintroducing a simple barrier would effectively safeguard the area and ask that the area be closely monitored, to keep heavy equipment away, ensuring the strip remains unharmed. Our concern about flooding is that this can happen quickly, providing little time to move equipment, whose presence may increase the overall flood damage in the area. We also want to ensure that the arrangements for monitoring noise levels and managing traffic are adequate, so that the public's enjoyment of the popular footpath is not

negatively impacted during the period of the event. We ask the Planning Application Committee to consider all CADRA's concerns.

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) – '*proposals should apply a presumption in favour of sustainable development*'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF policies S3 to S4).
- 6.2. Section 72 1 (b) of the Town and Country Planning Act 1990 enables local planning authorities to grant planning permission for a specified temporary period.

For this Local Planning Authority the development plan is the Reading Borough Local Plan (November 2019). The relevant national / local policies / guidance are:

National Planning Policy Framework (August 2026).

The following chapters are the most relevant (others apply to a lesser extent):

- 7. Policies E1-4 Building a strong, effective economy
- 12. Policies L1-3 Making Effective Use of Land
- 15. Policies TR1-TR8 Promoting Sustainable Transport
- 16. Policies (HC1-8) Promoting healthy communities
- 18. Policies F1-9 Managing Flood Risk and Coastal Change
- 19. Policies N1-6 Conserving and enhancing the natural environment

National Planning Practice Guidance (2014 onwards)

- Use of Planning Conditions

Reading Borough Local Plan (November 2019)

The relevant policies are:

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN7 Local Green Space and Public Open Space
- EN12 Biodiversity and The Green Network
- EN13 Major Landscape Features and Areas of Outstanding Natural Beauty
- EN14 Trees, Hedges and Woodland
- EN18 Flooding and Drainage
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Parking
- CR1 Definition of Central Reading
- CR2 Design in Central Reading
- CR3 Public Realm in Central Reading
- CR4 Leisure, Culture and Tourism in Central Reading

6.3. Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Other documents

Reading Tree Strategy (2021)

Health Impact Assessment in spatial planning: a guide for local authority public health and planning teams October 2020

Local Plan Update

- 6.5 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.
- 6.6 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 6.7 Officer advice in respect of the Local Plan policies pertinent to this proposal listed above, is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’.

7. Appraisal

- 7.1. The main considerations are:
- Principle of Development
 - Design
 - Safeguarding Amenity
 - Flooding
 - Natural Environment
 - Transport
 - Other Matters

Principle of Development

- 7.7 Hills Meadow is a designated Local Green Space (LGS) and Public Open Space (POS) and is therefore subject to Policy EN7 of the Reading Borough Local Plan. Policy EN7 states that any proposals that would result in the loss of these open areas, their quality, and jeopardise their enjoyment by the public will not be permitted.
- 7.8 The proposal site is also located within The Thames Valley Major Landscape Feature (MLF) and is therefore subject to Policy EN13 of the Reading Borough Local Plan. Policy EN13 states that planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature.
- 7.9 Whilst the above is noted, the event itself takes place within the car park associated within Hills Meadow, upon hardstanding surfacing and not within the areas of Hills Meadow which contribute to the features of landscape importance. Moreover, the event would be set against the backdrop of mature trees lining the edge of the car park.
- 7.10 Hills Meadow Car Park is located within Central Reading, the prime focus of which is for major leisure, cultural and tourism development. One of the assessment criteria for

proposals within Central Reading under Policy CR3 of the Reading Borough Local Plan is for development to make imaginative uses of open space and the public realm, which contribute to the offer of the centre. The temporary development at Hills Meadow Car Park is considered to make effective use of the car park in providing a seasonal leisure event, whilst expanding the offer of Central Reading. The temporary nature of the event also means any harmful impact on the landscape would not be permanent.

- 7.11 The development is also subject to Policy CR4 of the Reading Borough Local Plan, which states that innovative solutions to leisure provision will be encouraged, particularly those that make best use of available (often limited site area). The Policy goes on to describe the River Thames as a prime location for new or improved tourist attractions, and as such, this area is suitable for informal recreation and sporting uses and associated small-scale development. The event will bring interest and additional economic activity to the town over the seasonal event period. Increased visitors may include greater trips into town, and potential secondary activities and spending associated with the main trip attending the event.
- 7.12 The proposed development is therefore considered in accordance with Policy CR4, bringing a temporary, seasonal leisure attraction to the town centre. Given the temporary context of the proposed development and the location of the development within the proposal site, it is considered that proposed temporary use of the site as an events space is appropriate.
- 7.13 It is considered appropriate to condition that the use of the site will cease, and all structures be removed by 23:59 on 20 January 2027. This is to ensure that the space is restored for full public access and use.

Design

- 7.14 The proposed development seeks the temporary erection of an ice rink, Ferris Wheel, various other fairground rides and attractions including traders, wooden chalets and food outlets. The fairground attractions are considered to be typical of a seasonal event of this nature with fencing and hoarding around the boundary.
- 7.15 Despite the location of the event within a hard-standing car park; the structures are visually jarring against the verdant backdrop of Hills Meadow. It is, however, considered by officers that due to the strictly temporary nature of the event, the development would not result in lasting damage to the character and appearance of Hills Meadow in accordance with Policies CC7, EN13 and EN14 of the Reading Borough Local Plan.

Safeguarding Amenity

- 7.16 The event has been well-managed over the years and any issues are fed back each year to improve the next year's event. No complaints were received last year and the noise appeared to be acceptable. Generators will be set up in the same way and fairground rides will be the same as the previous year, a list has been provided. The RBC Environmental Protection Team have reviewed the noise assessment submitted for the generators and raised no objection. The event has been well-managed over the years and any issues are fed back each year to improve the next year's event. No complaints were received last year and the noise appeared to be acceptable.
- 7.17 The Event Safety Management Plan submitted for this application states that any music that is played will be for background purposes and will be kept low to avoid disturbance to the local residents. The Planning Statement states that, "*As any music that is played will be for background purpose we do not consider this will be a problem, but will be monitored to make sure it stays below 60-70Db.*".
- 7.18 The sound levels are to be set each day to ensure they are background level only, by means of the operator of the site, starting the sound systems prior to opening of the attractions to the public. The levels at which the music is set is below background noise levels and the organisers ensure it does not exceed the levels caused by operation of the

Winter Wonderland event itself. The setting of sound levels at this level ensures that the music level is low and not noticeable at the surrounding residents' properties. The levels are set in the morning prior to opening and those levels are policed by the organisers and no individual ride is authorised to adjust the music level.

- 7.19 One of the conditions for the Premises Licence for this event states that; "The premises licence holder shall ensure that the noise level measured at least 1m from the façade of the nearest and all other noise sensitive premises (being premises where occupants are likely to suffer from excessive noise) shall not exceed 63dBa over a 15-minute period (L_{Aeq} 15 min)". It is therefore not considered reasonable to resist planning permission on the basis that breach of noise limits can be enforced against by the Environmental Protection Team.
- 7.20 A further condition for the Premises Licence requires residents of Kingfisher Place and Cardinal Close (premises that are sensitive to noise from the event) to be provided with the contact details of the Designated Premises Supervisor. This is to ensure that any issues relating to noise are reported directly to the event organisers.
- 7.21 Similar to previous years, an additional condition is recommended in relation to sound levels from any music and other activities associated with the use.
- 7.22 This condition would state that the sound level of any music and any other activity associated within the use hereby approved shall not exceed background noise level at the façade of any residential property, when measured as L_{Aeq} (5 min) levels. This is to safeguard the living conditions of residents within the area surrounding the event, in accordance with Policy CC8 of the Reading Borough Local Plan 2019. This condition is stricter than the conditions set out regarding noise levels within the Premises Licence for the event.
- 7.23 Therefore, subject additional information to be provided by the agent and to conditions regarding opening hours, event management and external lighting, the proposal is considered to be in accordance with Policy CC8 of the Local Plan.

Flooding

- 7.24 Hills Meadow Car Park is located within Flood Zone 2, and partially within Flood Zone 3. The applicant has been asked to provide additional information to address flood risk within the Planning Statement submitted for this application. The agent has confirmed that *'in heavy rain, the marshals look at river levels. If there is any cause for concerns and the site would need to be evacuated, the marshals will announce this over tannoy's. Customers will be directed to the entrance, which has level access but is at a higher level so safe from flooding.'*
- 7.25 Additional details have been requested prior to first use of the site in relation to the construction of the event and evacuation within the flood risk statement to be considered sufficient, and detailed enough given the temporary nature of the event to be considered in accordance with Policy EN18 of the Reading Borough Local Plan. An updated Planning Statement will be provided prior to the PAC meeting. A condition will be attached requiring the event to be carried out in accordance with the details provided regarding flood risk management within the Planning Statement.

Natural Environment

- 7.26 As per paragraphs 5.7, clarification was requested by the Planning (Natural Environment) Team regarding the potential impact that the event would have on trees surrounding the site. It was requested that details of any pruning required be provided, along with confirmation of the details for the fencing to the perimeter of the event.
- 7.27 In response to this, the applicant has confirmed that no pruning or interference with the trees at Hills Meadow is anticipated. The fencing will be erected using weighted feet and not dug posts.

- 7.28 A condition is recommended for fencing to be erected around the perimeter of the site as defined by the red line on the location plan prior to any works commencing on site and then retained until the event's use has ceased; thereafter the site shall be returned to its original condition.
- 7.29 Therefore, subject to condition, the development is in accordance with Policy EN14 of the Local Plan.

Transport

- 7.30 The site is located adjacent to a car park providing 298 pay & display vehicle parking spaces. It is not anticipated that the event would have a detrimental impact on the local highway network due to its temporary nature and based on experience of past events. The temporary development is therefore considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.
- 7.31 In response to the concerns from the objector, the disruption to the local highway network is considered to be comparatively minor and set up and set down is not anticipated to be an issue either, providing this is undertaken in accordance with the approved Events Management Plan. This is similar to the way the event has run successfully at this site for the past five winter seasons.

Response to other issues raised

- 7.32 On the subject of damage to the grass strip and trees along the footpath, the applicant has confirmed that fencing will be provided to protect the trees and the soft landscape area. An updated management plan will be provided prior to the PAC meeting. Conditions are recommended to provide tree protection during the event. The agent has confirmed that it is not proposed for the footpath to be obstructed.
- 7.33 The applicant has confirmed that the planning application is proposed for the Winter Wonderland event only from 7 November 2026 to 3 January 2027. An informative is recommended to confirm that any additional events to be held at the site would require additional planning consent.

8 Equality implications

- 8.7 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.8 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

9 Health implications

- 9.1 The proposed development will provide accessible facilities and is not considered to give rise to any significant adverse physical, mental or social well-being health implications. The proposal relates to a temporary event of limited duration and is not expected to result in any long-term effects on the health or wellbeing of local residents, visitors, or the wider community. Any potential impacts associated with noise, traffic movements, or increased activity would be short-term and temporary in nature. While food and drink concessions may form part of the event, the specific food offering has not been confirmed at this stage.

Any food provision would be temporary in nature and limited to the duration of the event. As such, the proposal is not considered to have a material impact on local dietary habits or public health outcomes. No specific health concerns in relation to healthy environment or open-space and recreation are identified in relation to this application. The existing open space will be retained and available for its long-term intended use following the event.

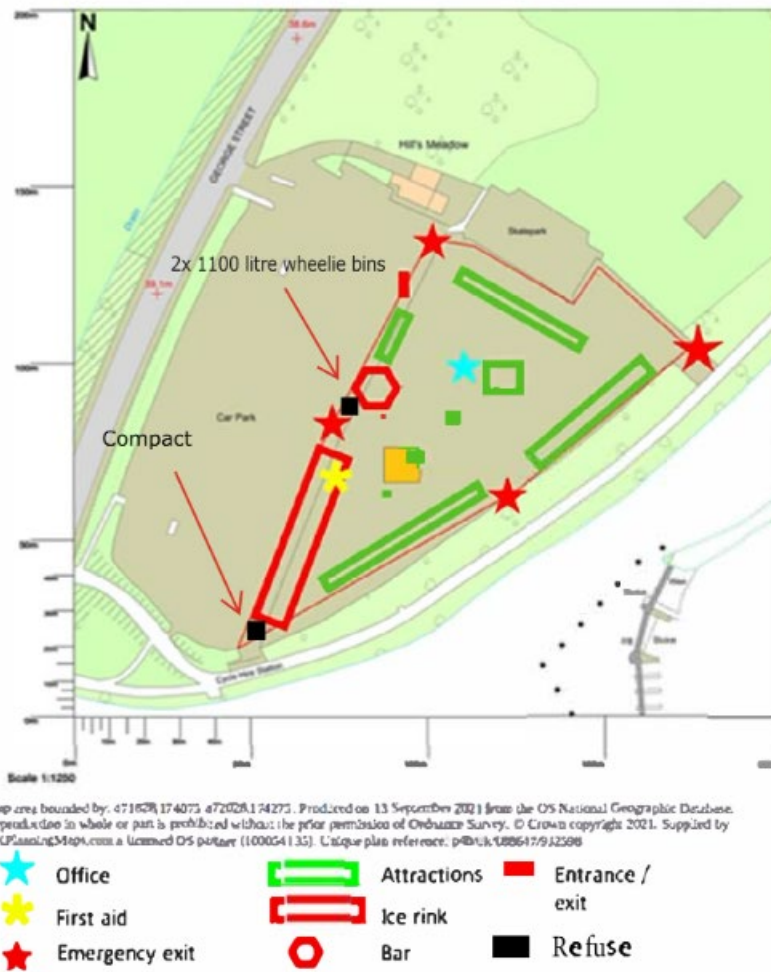
10 Conclusion & planning balance

- 10.1 This application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 10.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Having gone through this process officers consider that the short-term harm to the appearance of The Thames Valley Major Landscape Feature is considered outweighed by the economic benefits of the event and the fact that the site will be returned to its original state after 20th January 2027.
- 10.3 It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for approval subject to conditions as set out above.

Plans & Appendices

Block Plan

Reading Winter Wonderland, Hills Meadow.



Proposed hoarding to the front



Proposed fencing to the rear

