

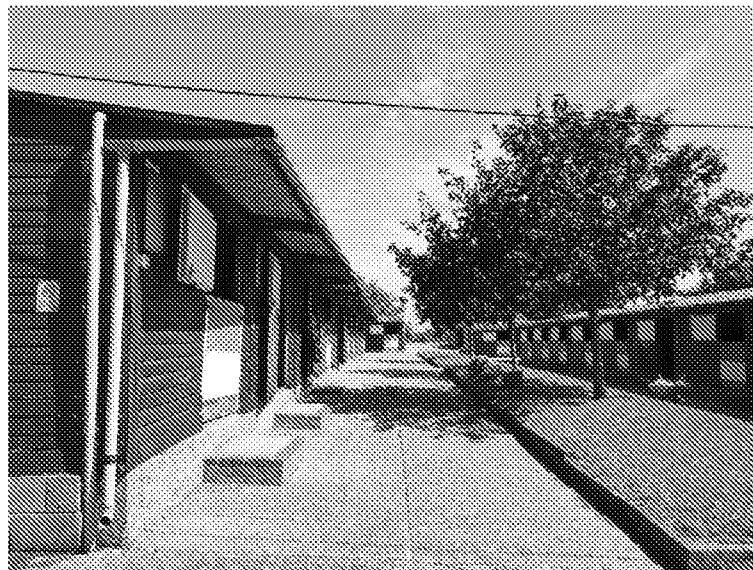
DESIGN & ACCESS STATEMENT

WADARS
Hangleton Lane
Ferring
West Sussex
BN12 6PP

New Cattery for Animal Rescue Centre




wadars



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INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for a new cattery rehoming building at Wadars, Hangleton Lane, Ferring, West Sussex. BN12 6PP.

BACKGROUND

Wadars, formerly the Worthing and District Animal Rescue Service, is a leading rescue and rehoming charity and has been caring for and protecting sick, neglected, and injured companion animals and wildlife since 1969.

Our objectives are the rescue, rehabilitation, and release of wildlife & the rescue and rehoming of companion animals.

In any one year, we re-home around 400 cats, dogs and other small companion animals. We also respond to more than 1,700 wildlife rescues. We never put a healthy animal to sleep.

Working in partnership with other charities, such as Cats Protection, Dogs Trust and the RSPCA, along with other agencies incising the local dog wardens, we promote responsible pet ownership. All of our pets are vet checked, neutered, vaccinated, microchipped and receive worming and flea treatments prior to homing.

We also work alongside local vets and other specialist wildlife organisations such as the Bat Conservation Trust, Swan Rescue, Fox Rescue, RSPCA Mallydams and Brent Lodge, to help ensure the best outcomes for sick, injured or abandoned wildlife. During the summer months, we can take more than 50 calls a day to our wildlife helpline.

We employ a small team of 8 (primarily) part time staff, who are supported by over 50 regular volunteers. This means that we are able to use our funds to greatest effect with more than 90p in every £1 going to directly to animal welfare.

Throughout the past 49 years, we have had to use commercial catteries and kennels, as we have never had our own premises. This has often caused difficulties, especially with distressed wildlife being transported long distances for the rehabilitation which they need before release, or a lack of opportunity to spend time with difficult to home animals.

Our premises at Hangleton Lane will enable us to provide a seamless service for rescue and rehabilitation of wildlife, and the rehoming of abandoned and unwanted pets, with the needs of the animal at the heart of everything that we do.

During the past three years, we have already used the existing facilities for the short term rehabilitation of gull chicks, a retreat for displaced referral cats and the hibernation of hedgehogs.

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Ultimately, we plan to provide suitable accommodation for all of our rescue and rehoming work. Using the natural environment, we can create calm, tranquil, appropriate settings for each specie. Sympathetic planting and the natural layout of the land will enable us to create sight, sound and scent barriers, whilst attracting native wildlife back onto the Downs.

The new cattery is the first phase of a long-term project for the Wadars organization. Once constructed it will provide jobs, volunteering opportunities and a place for the education of the public in responsible pet ownership.

SCOPE OF WORK

The submission is for one element of work within the site.

1. The provision of a single building that provides a purpose built cattery.
intake (5) and rehoming (10) pens.
A large store
Animal assessment space
Animal food preparation area
A separate building for isolation (2) pens

PLANNING ITEMS

The most recent planning applications relating to the Wadars site have been;

FG/128/13 - Alterations and change of use of buildings B through to K from equestrian/agriculture to animal rescue centre.

FG/129/13 Internal alterations and partial change of use of main building A, from equestrian/agricultural to animal rescue centre comprising offices at ground floor and associated staff accommodation at first floor level.

DESIGN PHILOSOPHY

The new building replaces stable blocks which have been removed due to their poor condition. The new building is intended to be low-key within the site. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties.

EXTERNAL APPEARANCE

The construction materials proposed for the new building reflect the existing buildings and local environment. A controlled palette of materials is proposed, with the North, East and West elevations being brown Upvc and the South elevations in white Upvc to repel the sunlight/heat to the pens. The South elevation will be screened with appropriate planting. The roof will be constructed of 25mm IR heat reflective poly-carbonate sheets.

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The proposed building will sit behind the main building and is well away from the road and only visible if looking directly up the driveway, therefore the additions will have minimal impact, if any, on the street scene. A new fence is proposed along the Western boundary to provide security and protection, this will be a 6ft colourfence with trellis top, in blue.

For security and safety reasons, once we have cats on site we will have a staff member living on the premises. Aside from in emergencies, they should not need to access the cattery at night and so any security or low-level lighting around the site will not generally be on after 6pm. It is in the best interest of the animals to be kept quiet and dark at night so that they are able to rest without being disturbed.

SITE

No felling of existing trees is proposed as part of the works. The existing mature landscaping will be retained.

There is no mains drainage to the site. The drainage of foul water is to an existing septic tank located under the southern car park at the front of the property.

The property is connected to mains water.

Waste will be stored in large wheelie bins, located between the main cattery unit and isolation unit. The waste will be removed from the site by the Local Authority or appropriate contractor for waste management.

ACCESS

Before Wadars took over the site it was part of a large equestrian centre of which, 86 stables were located within the boundaries, which generated a significant amount of daily traffic up and down the lane, including horse owners, horse boxes, feed and bedding deliveries, and people employed in the yard.

Since Wadars took on the site the amount of traffic in the lane has drastically reduced, and because going forward we will not be a 'a public attraction', visitors to our premises will be limited to people who genuinely wish to adopt a cat from us, or those donating items to the charity. As we are not constructing a large cattery, deliveries of supplies for the unit will be limited and would arrive in a van rather than a large vehicle.

At present, on weekdays the site has a maximum of six vehicles on site, made up of paid staff and volunteers who help us to run the office. In addition, occasional visitors deliver donated items to the charity, including pet bedding and feed. On a Saturday we have one member of staff on site for part of the day.

Once the cattery is operational, in addition to current levels, one paid staff member and two volunteers will arrive at 8am to begin the cleaning out of the pens, and feeding of the cats, etc. Because all cattery staff will be part time, their arrival and departure times will be phased, six days a week (we will be closed on Mondays). A final check of the cats would be carried out at 6pm by the member of staff who is living on site. Our opening times for people wishing to adopt a cat will be 11am to 4pm, six days a week.

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The existing access to the site is to be maintained along with all routes into and around the existing buildings. Existing car parking provision will be unaffected.

CONCLUSION

The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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