

27 MAR 2017

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Proposed Cattery Situated:

203 and 203A London Road,

Cowplain,

Hants, PO8 8ER

27th March 2017

Dear Sir / Madam

Please find enclosed two planning applications for a proposed cattery on the land to the rear of 203 and 203a London Road Cowplain. The business is a joint venture between Mrs Sarah Luter, owner of 203a, and Dr Penny Ross, owner of 203. As they are separately registered with the Land Registry Office it was considered that two applications be made. The business will be registered at 203a London Road.

Outline

We are proposing to build a total of 14 pens across both gardens. At the rear of 203a accommodation for two pens will be housed in chalet style buildings, plus six standard pens. Situated at the rear of 203 will be six pens, which will exceed the required size for cattery pens through adding additional run space to each unit. These units will be designed to complement existing garden buildings.

Units are single storey and the area will be landscaped to reduce visual impact on any neighbours. Cats will have an enriched environment with existing hedges and trees remaining as well as toys, climbing, resting and feeding areas.

Traffic

The preferred method for arrivals is collection of cats from their homes, however, there will be some that are brought to us. This will be on an individual appointment system between the hours of 9.00am and 1.00 pm Monday to Saturday. Additionally this allows us to offer a suitably personal service to the cat or cats and their owner. This should ensure that there is minimal increase in traffic and plenty of parking space available so cars can return to the road without reversing from the properties. Most customer interaction will be through our web site but if customers are dropping off their cats they will be seen at the house.

There would be no issues with deliveries as all consumables will be collected from the wholesalers by the owners.

Noise

We do not expect additional noise to be generated, we will not take dogs in. Noise from cleaning and feeding will be restricted to the hours of 9.00 am to 6.00 pm.

Waste / Environmental

Pens will be designed such that jet washing can be used for the majority of the cleaning. Additional drainage will be added to manage the additional surface water. Cleaning fluids used will be Eco Friendly. Waste disposal will be through composting. Natural materials would be used such as wood

based litter. Cat waste will be disposed of using a wormery, no odour is released from this sealed unit. These wormerys are available from various companies. 1100 litre composters are available Any soft furnishing in the pens will be washed in household washing machines and, whenever feasible, line dried.

Security

All pens will have video surveillance and will have security lighting installed. Access to cattery pens is only through the properties and therefore strictly controlled. (As shown on attached photos.)

Sustainability

All materials used in construction will be evaluated for their sustainability and impact on the environment. Materials will be durable reducing the need for ongoing maintenance.

Employees

Initially there will be no employees required for the business as it will be managed by the owners and their families.

Layout

Attached are documents outline the proposed design of pens and their location in the properties' gardens. Additionally, images of existing layout is provided to show context of drawings.

Information Specific to 203a

Total Number of Cats

Double Pen Block

There would be 6 double cat pens in a 5.486m x 3.658m block. Each unit measuring 0.914m x 2.744m. There would be a safety corridor at the end of the block measuring 0.914m in width.

This is 2.5m squared giving enough room as advised by International Cat Care (formerly Feline Advisory Bureau) for 3 cats. This means at 100% occupancy that there would be 18 cats (3 cats in each pen).

3 cats in one pen would be from one household.

However according to the PMFA (Pet Food Manufactures Association) the average number of cats per household in 2016 in the South East of England was 1.8 so with 2 cats in each pen 100% occupancy would more likely to be 12.

Working on this basis;

90% occupancy – 11 cats

80% occupancy – 10 cats

70% occupancy – 9 cats

60% occupancy – 8 cats

50 % occupancy – 6 cats

40% occupancy – 5 cats
30% occupancy – 4 cats
20% occupancy – 3 cats
10% occupancy – 2 cats

Chalet Style Pens

There would be 2 individual chalet style pens. Each one measuring 2.438m x 2.133m giving enough room for 8 cats. There would be a safety corridor at the end of the block measuring 0.914m in width. 100% occupancy would be 8 cats but working on the same principal of 2 cats in each pen 100% occupancy is more likely to be 4 cats.

90% occupancy – 6 cats
80% occupancy – 5 cats
70% occupancy – 5 cats
60% occupancy – 4 cats
50% occupancy – 3 cats
40% occupancy – 3 cats
30% occupancy – 2 cats
20% occupancy – 2 cats
10% occupancy – 1 cat

Total occupancy for Chalet pens and block

100% occupancy – 18 cats
90% occupancy – 17 cats
80% occupancy – 15 cats
70% occupancy – 13 cats
60% occupancy – 11 cats
50% occupancy – 9 cats
40% occupancy – 8 cats
30% occupancy – 6 cats
20% occupancy – 4 cats
10% occupancy – 2 cats

Duration of stay

A 3 day minimum stay would operate as this is kinder for the cat allowing it to adapt to its surroundings.

There is a growing trend to take short trips within the UK according to Statista who state that 4 days is the average.

Travel Supermarket states that 10 days is the average time spent on a holiday abroad.

Details relating to any dedicated areas within the property which are set aside primarily for the business use.

Originally we had planned to have pens inside the house but have decided to have all pens in the garden. There would be a separate shed / summer house style building measuring 4.877m x 2.438m this would act as storage for food and litter and would house a sink, washing machine and tumble dryer.

Other information supporting this application.

At present a large section of our driveway is lawned. We intend to block pave the drive making way for extra cars.

I hold an International Cat Care / COAPE Certificate in Feline Health and Welfare qualification which I gained with distinction in 2012.

There should be no odour pollution from the cattery. Cats reportedly clean themselves for 50% of their waking day. I would also follow guidelines and clean litter trays when they are at a maximum of 30% saturated. I would also follow cattery cleaning regulations with the appropriately produced sanitizers.

Cats are not usually noisy creatures but each pen will be insulated using acoustic insulation materials. It would also be possible to contain the cats within the sleeping areas at night time. I see no reason therefore why noise pollution would be a concern.

Each sleeping area would be heated providing necessary comfort to the cats. Each run would be partially meshed providing the appropriate ventilation by means of fresh air.

Pens would be furnished to emulate a home. There would also be toys, climbing apparatus, cat grass, catnip, a toilet area and separate feeding area. Cats would all have a view of the garden in which there are trees and shrubs which attract plenty of wildlife.

As mentioned there would be a separate shed / summer house measuring 4.877m x 2.438m. This would house the food preparation and storage area and washing facilities. There would be a washing machine, tumble dryer and sink. This shed / summer house will also house the required isolation unit.

Information specific to 203 London Road

Two blocks of pens will be situated in this property. Each block will have 3 pens and runs for the cats. Each pen will be a minimum of 2.5m² exceeding the minimum requirements for 2 cats.

Total Occupancy based on figured above:

90% occupancy – 11 cats

80% occupancy – 10 cats

70% occupancy – 9 cats

60% occupancy – 8 cats

50 % occupancy – 6 cats
40% occupancy – 5 cats
30% occupancy – 4 cats
20% occupancy – 3 cats
10% occupancy – 2 cats

A gate will be erected between the rear gardens of the two properties allowing access for care of cats and use of shared facilities. No additional changes are expected at 203.

Thank you for your consideration of this application. We would be happy to answer any additional questions you may have and will be available if you would like to come and visit the proposed site.

Kind regards

Dr Penny Ross / Mrs Sara Luter