



Mr Sullivan Archer
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

18th January 2024

HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0PB

01664 563 288
info@hssparchitects.co.uk
www.hssparchitects.co.uk

Proposed Development at Redgate Farm Animal Sanctuary - 23/01069/FUL

Dear Sullivan,

Thank you for providing the comments from LCC Highways, we offer further information and clarification as follows.

The Local Highways Authority accept that the existing Animal Sanctuary has an existing vehicular access off an unclassified service road, Shaw Lane – running parallel to the A511, a dual carriageway with National speed limit designation.

HSSP Architects stated in the Design and Access Statement as an introduction to the project as follows – *'Redgate Farm are an animal shelter that rescues, rehabilitates, and rehomes animals. Based between Coalville and Markfield, Leicestershire, the sanctuary was founded in 1986. The Farm cares for a variety of animals including cats, goats, pigs, sheep, rabbits, ducks, geese, and chickens. Cats, rabbits, and chickens are available for adoption.'*

Currently the buildings on site are in an ad hoc arrangement, and of varying ages.

The charity approached HSSP Architects to design a new cattery building, to upgrade existing facilities and improve the user experience for people and cats alike. It was established that the best location for this would be in place of an existing goat barn and stables, which are tired and now too small to cater for the expansion the Farm has seen over the years. A design for a new goat barn was therefore added to the brief. This will be located further South, within the site, on an area which is currently open greenery (please refer to the site plan drawing).'

The new cattery building and goat barn replace and enhance existing provision on the site – the goat barn is relocated to a position close to external paddocks and the new cattery building provides 12 pens for cats and enhanced facilities for staff and visitors to the site.

This is not an intensification of use, but an enhancement to the facilities that the Charity currently operate. The centre is not a visitor attraction, but a provision to care for unwanted animals with a view to arranging suitable alternative homes for their long-term care.

The Redgate Farm Animal Sanctuary Website outlines how they operate –
Adopt

If you are interested in adopting an animal from us or wish to join the kitten waiting list, please complete our adoption form. We will then contact you when a suitable match becomes available. For more information on our adoption fees, please see our price guide. The website on 16th January states that there are currently no kittens available.

Cont'd /.....

RIBA The RIBA logo, which consists of the letters 'RIBA' in a serif font, followed by a small crest or emblem.

Chartered Practice

Directors:

N Cooper Dip Arch RIBA
J Botterill Dip Arch RIBA
R Cooper Dip Arch RIBA

Associates:

S Griffiths PGDip Arch RIBA
I Lowe M.Arch RIBA ACIAT
R Barnes BA(Hons) Int. Des.,
BA(Hons) Arch



Visit

We are currently open to the public every Saturday between 12.00 and 3.00pm

Volunteer

Volunteering, Duke of Edinburgh award volunteering and work experience

We are always in need of help either at the Sanctuary or in our shops. We don't expect a huge commitment, just a couple of hours each week (or more if you want). This would be much appreciated by the staff at the Sanctuary and the animals. Some examples of the assistance we require are below:

- Small animal care, feeding, grooming, and socializing.
- Mucking out, Grooming, Driving & Helping in the shops.
- Please email us through the contact us page to express interest.

HSSP Comment

Public access is currently limited to weekends and outside of that time, access to the centre is wholly used by staff and volunteers – these people are currently associated with the site and no intensification is expected. Clearly at some times of the year, the sanctuary may have more animals available for adoption, but visitors to the site can be booked in advance and appointment times arranged to ensure that the appropriate staff will be available – this enables the number of visitors to be controlled.

Visitor car parking is provided on a former menage area – a rubber crumb surface at the entrance to the centre. We have shown on the attached site plan a layout to achieve approx. 15 spaces.

At the access point from the service road, a visibility splay of 2.4 x 15m is achievable to the East. As the road is a dual carriageway (with a central reservation) we assume that visibility to the West is not required to be plotted? – this is shown on the layout drawing 8860-03-06.

On a daily basis, the following vehicle numbers are currently recorded and expected to be similar on completion of the planned works –

- Staff cars – max 3 per day.
- Visitor cars – including volunteers 4 per day.
- Delivery vehicles – 1 per day.

Staff / volunteer members by public transport / sustainable transport or dropped off on Shaw Lane service road - 4 or 5 people per day.

I hope that the above provides sufficient further information for the LHA to assess the proposal.

If necessary, we are happy that the provision of a Construction Site Management Plan is conditioned to ensure that the contractors' vehicles and deliveries are properly planned and managed during the works.

Yours sincerely

A handwritten signature in black ink, reading 'Nick Cooper'. The signature is written in a cursive, flowing style. A thin line points from the 'Yours sincerely' text above to the signature.

Nick Cooper
Director
HSSP Architects Limited