



# **Hayling Island Donkey Sanctuary**

## **Design and Access Statement**

**June 2018**

Document title    Hayling Island Donkey Sanctuary  
Design and Access Statement

Document Reference    HIDS\_2018\_DAS

Date    June 2018

Client    Hayling Island Donkey Sanctuary

Drafted by    Marc Bryan

Approved by    Paul Hunt

## 1. Development Description

- 1.1 This planning application seeks approval for the following principal development proposals:
  - Change of land use,
  - Retrospective permission for the current site layout,
  - Permission for proposed further development.
- 1.2 We have been advised by the Havant Borough Council Planning Department that the site does not currently have any registered land use, it has however been in constant use for the grazing and housing of equines (and specifically donkeys) for in excess of ten years.
- 1.3 This planning application seeks to have the site formally recognised for use as a Donkey Sanctuary by registration of the land under the 'Sui Generis' category, allowing use for all activities in connection with providing for the welfare of donkeys.
- 1.4 The application also seeks retrospective planning permission for the current site layout, including hard standings, animal shelters and storage containers as detailed in drawing no. HIDS\_2018\_001.
- 1.5 In addition, this application seeks planning permission for further development, including hard standings, animal shelters and visitor facilities as detailed in drawing no. HIDS\_2018\_002.

## 2. Features of the Existing Site (Current Use)

- 2.1 The site is currently in use as a Donkey Sanctuary, providing shelter, grazing, hardstanding and storage required for the welfare of donkeys.
- 2.2 The site has been used for the purposes of keeping equines for well over 10 years with the current land holders providing grazing and shelter for donkeys on the site continuously for the past 12 years. Documentation demonstrating this established land use can be submitted in support of this planning application.
- 2.3 The existing site measures 15,625 square metres in total and is characterised by large areas of grazing pasture, 5 no. animal field shelters along with associated hard standings and 2 no. storage containers. Please refer to drawing no. HIDS\_2018\_001 for the existing site layout.
- 2.4 The land immediately to the east of the site is in commercial and industrial use with a number of businesses operating from the area. The site is bounded immediately to the west by the A3023 Havant Road, to the south by arable farm land and to the north by Mill Rythe Lane.
- 2.5 The site is enclosed by mature hedgerow and established trees to the east, west and south boundaries which prevents any direct sightlines of the site from these three boundaries.
- 2.6 Retrospective planning permission for the existing development and a change of use for the currently unregistered site is sought as part of this planning application.

### 3. Features of the Proposed Development

- 3.1 The site will continue to be used as a Donkey Sanctuary, providing shelter, grazing, hardstanding and storage required for the welfare of donkeys. While in addition providing facilities to allow the public and supporters of the sanctuary to visit the site.
- 3.2 The site boundary will remain the same measuring 15,625 square metres in total. 2 no. existing dilapidated animal shelters will be replaced and an additional animal shelter constructed to provide 6 no. shelters in total. Additional areas of hard standing will be constructed and the 2 no. storage containers will remain. In addition, a new visitors centre will be constructed and toilet facilities installed. Please refer to drawing no. HIDS\_2018\_002 for the proposed site layout.
- 3.3 The site will continue to be enclosed by mature hedgerow and established trees to the east, west and south boundaries which will not be disturbed by the proposed development.

### 4. Design Principles

#### Animal Shelters

- 4.1 Three types of animal shelter will form part of the development, Type A, B and C as described below. Please refer to drawing no. HIDS\_2018\_001 and HIDS\_2018\_002 for shelter locations.
- 4.2 Type A animal shelter will measure 9.2m in length, 3.6m in width and 2.4m high. Type A shelters will incorporate additional segregated areas for storage and visitor facilities within the overall footprint.
- 4.3 Type B animal shelter will measure 7.2m in length, 3.6m in width and 2.4m high.
- 4.4 Type C animal shelter will measure 3.6m in length, 3.6m in width and 2.4m high.
- 4.5 All types of animal shelters are to be timber framed buildings with timber cladding and internal boarding with sheet metal roofing. The shelters are constructed without foundations and sit on skid runners directly on the surface of the hard standing, designed to allow easy moving of the structure if required. An internal paving slab floor will be installed in all animal shelters to provide a suitable surface for housing the donkeys.
- 4.6 The animal shelters are a temporary structure and can be removed in full and the site be returned to its original condition.

## Hard standings

- 4.7 Hard standings on site will be formed from 50 to 200mm of crushed aggregate sub-base topped with a 40 – 100mm concrete slab to form a bound surface.
- 4.8 Some less heavily used areas of hard standing and paths may be topped with 20 to 50 mm of compacted Type 1 or Self Binding Gravel in place of the concrete slab.
- 4.9 It is essential to provide sufficient areas of fully bound hard standing, such as concrete, for donkey welfare. Donkeys are prone to significant problems with their hooves if kept on wet and muddy surfaces hence the need for sufficient areas of hard standings. Loose stones and grit within un-bound surfaces cause further hoof damage and lead to lameness.
- 4.10 Concrete hard standings are also far easier than unbound surfaces to keep clean and well maintained and will withstand the vigour of a twice daily sweep down, which would otherwise break down an un-bound surface.
- 4.11 All hard standings have been designed to be fully reversible and allow removal and full reinstatement to the original land condition.
- 4.12 An existing area of concrete hard standing currently exists on site from previous use and this will remain in place as part of the overall hardstanding area within the proposed development.

## Visitor Centre

- 4.13 The visitor centre will be a timber log cabin structure in the form of a garden style building, as detailed in the supporting document 'HIDS Proposed Visitor Centre.pdf'.
- 4.14 The visitor centre will measure 5.95m in length, 4.0m width and 2.63m in height at the peak of the roof.
- 4.15 The visitor centre is a temporary structure that will be constructed without foundations and sit directly on the hard standing so that it can be removed in full and the site be returned to its original condition.

## Storage Containers

- 4.16 The storage containers are metal containers measuring 4.0m in length and 2.0m in width.
- 4.17 The containers do not have foundations and sit directly on the hard standing. These temporary structures can be moved as required and removed in full allowing the site to be returned to its original condition.

## Fencing

- 4.18 Fencing will be timber post and rail fencing with metal gates.
- 4.19 The fencing is designed to allow removal in full and the site to be returned to its original condition.

## 5. Current Transport / Parking Arrangements

- 5.1 Road access to site is via Mill Rythe Lane which is accessed directly off the A3023 Havant Road.
- 5.2 There is an existing drop kerb at the main entrance to the site used for deliveries and servicing of the site.
- 5.3 Volunteers and visitors to the site currently park on Mill Rythe Lane adjacent to and either side of the site entrance. Little provision for volunteer or visitor parking is currently available on the site.

## 6. Proposed Transport / Parking Arrangements

- 6.1 Road access to site will continue to be via Mill Rythe Lane which is accessed directly off the A3023 Havant Road.
- 6.2 The existing drop kerb at the main entrance to the site will be used for all deliveries, servicing and access to the newly created off road parking area.
- 6.3 Volunteers and visitors will park within the proposed parking area that will allow off road parking of at least 5 no. vehicles at any one time. Additional overflow parking will be made available within Paddock 1 when required. See drawing number HIDS\_2018\_002 for the proposed parking arrangements.
- 6.4 Pedestrian access to the site will be via the existing pedestrian pavement alongside Mill Rythe Lane which adjoins the main pedestrian route alongside the A3023 Havant Road.
- 6.5 Public transport can be accessed easily from nearby bus stops on the A3023 Havant Road will regular services by bus routes 30 and 31 between Hayling Island and Havant.
- 6.6 Emergency services can gain direct access to the site from Mill Rythe Lane.

## 7. Current Visitor Numbers

- 7.1 The site is currently attended by a team of volunteers and also generates a number of informal visits by interested supporters of the sanctuary.
- 7.2 An average weekday will currently generate in the region of 6 no. individual persons visiting the site generating on average 6 no. vehicles a day visiting the site.
- 7.3 An average day at the weekend or during a school holiday will currently generate in the region of 15no. individual persons visiting the site generating on average 12no. vehicles a day visiting the site.
- 7.4 The maximum number of parked vehicles generated by the site as observed over the past two months is 4 individual vehicles at any one time.
- 7.5 It is the growing community support and interest in the sanctuary's work that has led to this planning application and the proposals to develop visitor facilities and off road parking facilities.

## 8. Proposed Visitor Numbers

- 8.1 The site will continue to be attended by a team of volunteers every day of the week to attend to the animals welfare. In addition the site will be formally open for public visitors and supporters of the sanctuary to visit on dedicated open days.
- 8.2 Initial plans are for the sanctuary to be formally open to the public for one day a weekend, increasing to two days a weekend as interest dictates, with additional days added to opening times during school or public holiday periods.
- 8.3 It is estimated that for the average day where the sanctuary is closed to public visitors the site will continue to generate in the region of 6 no. individual persons visiting the site generating on average 6 no. vehicles a day visiting the site, remaining consistent with current visitor and vehicle generation numbers.
- 8.4 It is estimated that an average day where the sanctuary is open to public visitors the site will generate in the region of 20 no. individual persons visiting the site generating on average 15 no. vehicles a day visiting the site. Representing only a minor increase from the current weekend visitor numbers to the site.
- 8.5 Given an average visit length of 1 hour it is expected that the site will require in the region of 4 no. individual parking spaces to accommodate 4 no. vehicles at any one time. The proposed development includes provision for at least 5 no. off road parking spaces plus additional overflow parking within paddock 1.