

Design and Access Statement

This application is a simple extension to an existing stable which was approved almost 10 years ago under 11/03352/PLF. For that application we considered the points highlighted in the Development Plan Policy for the Holderness area and the Joint Structure Plan for Hull and East Yorkshire and implemented them accordingly. For this application we will adhere to the same principles and maintain the same external features (colour, materials etc).

We have had 2 rescue donkeys housed in the original stable since 2012 without any problems or complaints. The purpose of this extension is to house additional rescue donkeys supplied by the Donkey Sanctuary in facilities designed for their needs without causing distress to them. The planned extension will also enable straw to be stored close to the point of need in a weather-proof and rodent-free building.

As with the original stable, the extension design has been chosen to be in character with, and cause minimal impact on, the environment and the existing landscape. As previously, it will be constructed of wood with colour, material and scale chosen to blend in with the local environment and will be assembled on site to minimise CO2 emissions and impact and inconvenience on the local transport system. The extension to the current hardstanding will, as previously, be made of concrete and will be as close to the level of the surrounding grass as possible to reduce its visibility. This is not required as a foundation for the buildings, but is provided for the animals' wellbeing as they have a requirement to be able to get off wet ground to prevent them from having health problems with their feet.

The site position was chosen as it is away from our neighbours and no new dwellings have been built anywhere near the site since the original application. It is in a flat area, minimising the amount of soil removal required. Due to the nature of our land, the site is shielded by trees and bushes to the sides and tall hedges to the south, this along with the shelter material chosen aiding its integration both visually and physically with its surroundings. The shelter would therefore only be visible from the front along a short section of the private road that runs over our land. Access along this private road is very limited, serving only 2 other properties.

The current arrangement with a local farmer for the removal of straw and animal waste, which have worked well for the past 8 years, will continue unchanged.

The site is located on our field which has previously been used for grazing cattle and the current donkeys (who need only around one third of it) and consists of undulating grassland, bushes and small trees. Access to the animals would continue to be on foot via our land by ourselves and we do not anticipate anyone else having routine access to the animals or our land.

Traffic levels and parking will not be affected; therefore current facilities will be sufficient. The field is fenced and has adequate gate access - this will continue to be used. Access to the site from the public highway during its development is via our land therefore the gaining of access permissions is not required.

There are no footpaths on the site or on the adjoining land.