

Design and Access Statement for an Equine Clinic
at The Isle of Wight Donkey Sanctuary
Lower Winstone Farm
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Introduction

This application is for a variation of condition to 22/01948/FUL (proposed equine clinic). The equine clinic is required to meet the ever-increasing need to provide essential on-site medical treatment and isolation requirements. However, since the original application was given planning permission, with sky rocketing costs of materials, and increasing costs to run the Isle of Wight Donkey Sanctuary (IOWDS) due to inflation and other pressures, the IOWDS does not have the funding available for the extent of the original design. Therefore, a scaled back design of the equine clinic is required to be able to build it within an affordable budget, whilst maximising the veterinary benefits to the animals. The following statement has been prepared by the Trust to support the application.

Supporting Statement presented by The Isle Of Wight Donkey Sanctuary

The Isle of Wight Donkey Sanctuary is an award-winning home for 120 donkeys and over 20 ponies and horses. The IOWDS is a free to enter venue and relies for its existence on donations, sales from its shop and café and donkey adoptions. The sanctuary employs over 30 local people, with additional islanders employed during the summer months. It is fair to say that the sanctuary is greatly loved by the island community and the sanctuary's therapy scheme, where donkeys visit Old People's Homes, The Mountbatten Hospice, Alzheimer's Centres and other disadvantaged groups is well renowned.

The Sanctuary -and indeed the Isle of Wight- needs an Equine Clinic. There are a number of occasions throughout the year where our donkeys need hospital treatment but have to go to the mainland for this type of care. This is fraught with difficulty. On a number of occasions, we have not been able to get ferries at the time we have needed them, and on one occasion, immediately after the Isle of Wight Festival, we had to resort to a desperate appeal to save the life of a donkey who could not get a ferry for 12 hours whilst the festival goes dispersed. Similarly, a donkey who was ill at Christmas could not be ferried across on Christmas Day for the treatment he needed. The long journey from the sanctuary to the nearest equine hospital at Liphook takes over 2 hours to complete from door to door, and in that time a donkey's condition can worsen considerably. There is not an equine condition which improves because of a 40-minute ferry journey, a wait on a dockside and over an hour of road travelling. There is a significant cost to the ferry trips that donkeys have to make, and a number of these trips need not be made if there was a suitable clinic here on the Island.

The sanctuary currently has to carry out all of its minor operations, dentistry work and other routine treatments in ordinary, unsatisfactory stable conditions. This is challenging for vets and veterinary nurses, and it is sometimes difficult to find stables which are sufficiently isolated from the public to allow these treatments to be undertaken in the way we would like. For example, we have recently had to isolate an entire stable block to allow a donkey to receive the chemotherapy she needed to treat cancerous tumours.

The sanctuary has no facility to carry out diagnostic testing of its animals and relies totally on small portable equipment to make a decision on a donkey's well-being. This difficulty in diagnosing conditions leads to many more donkeys having to go to the mainland than should normally be the case. It is our intention to put a suitable facility and scanner into the new clinic to provide the diagnostic expertise that we require. The clinic would contain a treatment room, which would double as a salt therapy room when not in veterinary use, a rehabilitation area, which would have the highest levels of comfort for animals in pain, and space for physiotherapy, two isolation rooms for difficult treatment to be undertaken, and for donkeys to be isolated for biosecurity reasons if needed, and a veterinary wash up area and a toilet. This is required for vets who may be on-site for a significant period of time for treatment. However, the original requirement for office space and a meeting room will be met elsewhere on the existing site, and the overnight room is no longer required as the times that this would be required each year would be minimal, and on these rare occasions the animals could be monitored via checking by members of staff onsite elsewhere.

There is unanimous agreement from all of our medical care providers that this clinic is vital. Our veterinary practice of Vectis Equine, the largest equine practice on the island, are fully behind the scheme and have contributed to its development. Similarly, the team from Liphook Equine Hospital near Petersfield, where our

donkeys go when they are ill, are fully behind the scheme and have given their expertise towards the technical aspects of the scheme.

In summary therefore the sanctuary needs this equine clinic to provide better care for its donkeys, to give better and more accurate diagnoses, to prevent a number of risky, costly and sometimes difficult to arrange trips to the mainland, and to provide better current facilities for the routine treatments that donkeys need. Over 60 donkeys would have benefitted from a clinic had it been available last year.

In time, if the clinic is successful in providing additional care and welfare for our donkeys, we may wish to make it accessible for other island equines, subject to various, necessary agreements.

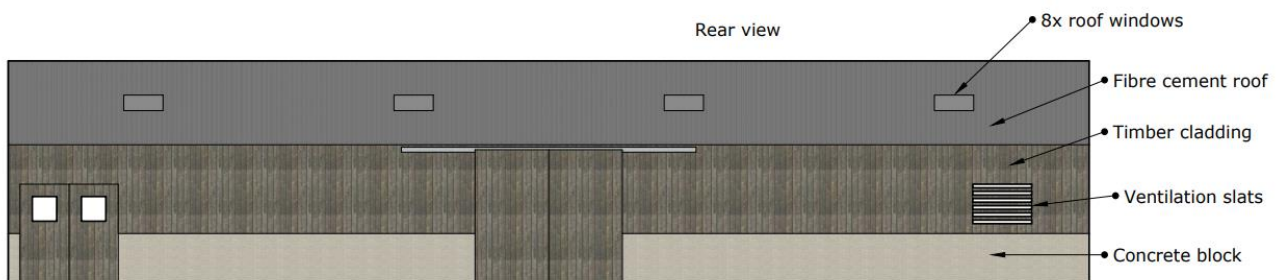
The barn is urgently needed, and we respectfully submit this statement to you.

The Isle of Wight Donkey Sanctuary.
April 2024

Design, Access and Materials

The look of the barn will be in sympathy with other buildings on the site and will continue to represent the rustic and rural feel of the sanctuary.

The proposed design will be a simple rectangular barn design, with concrete block work, leading onto timber cladding with fibre cement roof. The colours and design are in keeping with the current buildings on site.



The proposed location is shown on the associated drawings and is adjacent to the main building complex.

The footprint of the proposed clinic is smaller than the original design.

The location has been carefully chosen to benefit from existing vehicular routes and services and provides easy and safe access to the building both in the long term and during the construction process.

An apron around the building to ensure a safe surface for animals and staff access will be formed using permeable block paving or similar approved.

Sustainability

Rainwater off the new roof will run via natural culverts and drainage ditches into existing the natural watercourse.

Sewage

Foul and waste water will be discharged via a new drain to connect to existing services.

Summary

It is extremely important to the Charity that this facility is provided as soon as possible for the welfare of the animals and it would be very much appreciated if we could be advised of any concerns that may arise so that they can be addressed prior to determination in order to commence the construction of this much needed facility as soon as possible.

Photographs



1. Existing Barns



2. The proposed Clinic will be sited centrally in the far paddock behind the distant fence with signs on.



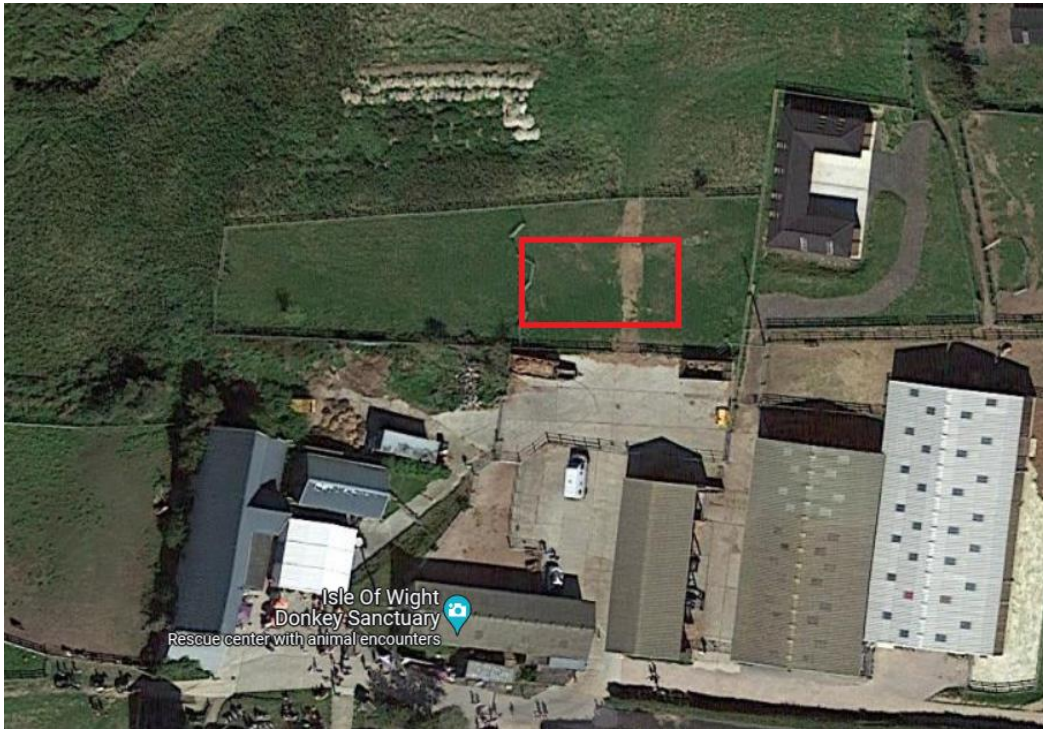
3. Proposed site from the South. The mobile field shelter will be relocated.



4. Site Paddock from the East



5. Proposed timber cladding style with blockwork base.



6. Image taken from Google Earth showing proposed location and surrounding buildings, stables and barn complex.