Design & Access Statement
Proposed horse walker
The Cross, Hollington, Stoke on Trent, ST10 4HH
Ref JW 1
16th July 2019

1:0 INTRODUCTION
This application has been prepared in support of a detailed planning application for a proposed horse walker at The Cross, Hollington on behalf Mr A and Mrs J Woodhead.

The buildings at The Cross comprise a dwelling house, stabling , outdoor arena and ancillary outbuildings. The equestrian facilities are for private use only. The site has been used for private equestrian activities for some time and the following planning permissions have been granted:
Installation of 40m x 20m outdoor arena ref 01/00597/FUL
Erection of a block of stables ref 06/00491/FUL

The applicants' daughter is a highly talented amateur young event rider and the horses on site compete at the highest level in the UK and abroad.

The applicants wish to install the horse walker to improve facilities and to exercise horses already on site.

A number of documents have been submitted in support of this application including:
- Site location plan
- Proposed site plan
- Horse walker details

2:0 THE PROPOSED DEVELOPMENT
The horse walker is a detachable structure which covers a 12:2 m diameter circle. It consists of an outer steel cage which is bolted to a concrete base and which can be detached at any time . The inner component consists of a central hydraulic power unit, over-head arms and 'hinged pushers' which revolve as the horse exercises. The floor is lined with rubber pavers. The horse walker operates on a silent run programme so as to minimise any noise. The central area of the roof is 4 metres from the base of the concrete.

The structure has a circular walkway in which upto 5 horses walk (exercise) the structure is to be sited 8 metres north from existing stabling.

The horse walker will be for private use only, it will not be used during hours of darkness, there are no proposals for external lighting.

3:0 SITE
The proposed site forms part of the applicants' property at The Cross, Hollington.

The area subject of this application is 113 metres square and is located less than 10 metres from the applicants' stables with access provided via an existing stone trackway to the rear of the stables on the northern side.

The closest neighbouring properties to the site are located along Main Road, Hollington and are separated from the site by the field bordering Main Road. The site is not visible from the highway.

There are no public rights of way crossing this site. The nearest public right of way Checkley CP 45 is sited on the far side of the northern boundary and is completely screened by hedgerow and mature trees.

This proposal would not adversely affect the amenity of nearby residential properties . Horse walkers allow the on-site exercising of horses reducing the pressure on the local highway network.

4.0 ACCESS
No alterations are required to the existing access to The Cross, Hollington.

The proposal would not generate any additional volume of traffic to the site.

5.0 OTHER HORSE WALKERS IN THE AREA

Horse walkers are necessary to the functioning of a high end competition yard and can be found at various stables in the area . This includes the fully roofed horse walker at Cross Farm, Hollington approved under planning permission SMD/2017/0188 which is similarly sited and clearly visible throughout the year.

6. TREE PRESERVATION ORDERS
There are none on site.

7.0 ADDITIONAL CONSIDERATIONS
Environmental benefit-
Use of a horse walker will deliver an important environmental benefit by protecting pastureland from being damaged by providing an alternative means of exercising horses.

Welfare needs-
A horse walker can reasonably be considered an essential element of a competition yard with horses on site competing at an international level. Its absence is detrimental to the welfare of resident horses, particularly during the winter months when other means of exercise are not available, safe or practical. A horse walker provides a more flexible and controlled means of exercising a horse and is particularly beneficial for a horse recovering from injury and not able to be ridden or turned out for field exercise.

Safety considerations-
There is a considerable slip hazard and injury risk for horses exercising in frozen or icy conditions. The horse walker will provide a contained area that can be managed given the close proximity to stabling and made safe in order to reduce risk to horse and handler.

8.0 SUMMARY
Horse walkers are essential to the welfare of resident competition horses.

The proposed horse walker is appropriate in its siting and its lightweight design will avoid giving a visually dominant appearance or causing harm to the openness and character of the countryside.

This application will have limited impact on the site as a whole and will provide the applicant with modest scale facilities for exercising horses on the site.

APPENDIX 1
FIgure 1 Location of proposed walker



Figure 2
Example horse walker

