



Keystone
Design Associates Ltd.

Design & Access Statement

**LAND AT ADJACENT MARSH VIEW, SHARD LANE,
HAMBLETON**

October 2023

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DOCUMENT ISSUE RECORD

Revision	Date	Details
Full	October 2023	Issued for action
A	February 2024	Issued for action
B	March 2024	Added points 3.05 & 3.06

**LAND AT ADJACENT MARSH VIEW, SHARD LANE,
HAMBLETON**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE
For Keystone Design Associates

Signature.....

Date.....10th October 2023.....

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1.0 INTRODUCTION

- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for the development of land to the rear of Marsh View, Shard Lane, Hambleton with the erection of six glamping pods with car parking. The works for the development would comprise the building of the glamping pods and installation of the new infrastructure.
- 1.03 The site is located adjacent to Marsh View, Shard Lane, Hambleton. This statement seeks to support the planning application.

2.0 SITE ASSESSMENT

2.01 Context of Town

2.01.01 The site is located on Shard Lane, Hambleton to the rear of Marsh View as recorded in photograph no 1 below. This site is not included in a Conservation Area.

2.02.02 The site is situated approximately 0.5 miles from the centre of Hambleton and approximately 4.1 miles from Thornton-Cleveleys. Hambleton lies approximately 3 miles (4.8 km) north east of Poulton-le-Fylde and about 7 miles (11 km) north east of the seaside resort Blackpool.



Photograph no01: Aerial View of land adjacent Marsh View, Shard Lane, Hambleton

2.02 Current Land Use

2.02.01 The site is currently vacant land adjacent to Marsh View, Shard Lane, Hambleton which currently houses a large residential property.

2.03 Neighbouring Properties

2.03.01 The site is surrounded by agricultural land and agricultural buildings. To the north west is the River Wyre. Wyre Estuary Country Park is located to the north west of the proposal site.

3.0 PROPOSAL

3.01 Description

- 3.01.01 The application is for the development of land at Marsh View, Shard Lane, Hambleton with six glamping pods with car parking. The works for the development would comprise the building of the glamping pods and installation of the new infrastructure.
- 3.01.02 Each glamping pod will comprise of a lounge/dining area, kitchenette and one bedroom which will be en-suite.
- 3.01.03 The proposed glamping pods are to be constructed across the rear of the site and will be constructed at, or close to, existing levels & it is not anticipated that major retaining structures or significant changes in levels will be required.

3.02 Amount & Scale

- 3.02.01 The plot area is 5067sqm.
- 3.02.02 The development will be contained wholly within the site, this includes landscaping and car parking.
- 3.02.03 The proposal will consist of the erection of six glamping pods with car parking and access to the site being provided off Shard Lane.

3.03 Site Layout & Landscaping

- 3.03.01 The site layout is shown on drawing A021/289/P/01 Revision A and A021/289/P/03.
- 3.03.02 The site is located adjacent to Marsh View, Shard Lane, Hambleton.
- 3.03.03 Landscaping is proposed for this development.

3.04 Appearance of Development

- 3.04.01 The proposed glamping pods will consist of the external walls being scratch resistant panels and softwood timber cladding.
- 3.04.02 The roof is to be EPDM rubber roofing with artificial grass covering.
- 3.04.03 Windows and doors are to be argon filled double glazed in black UPVC frames.

3.05 Climate Change & Sustainability

- 3.05.01 The proposed development will not place any undue pressure upon the existing infrastructure.
- 3.05.02 There are electric, gas and water services already connected to the site. As the proposal is for glamping pods to be used short term, it is assumed that there will not be any significant increase in gas and electric consumption.
- 3.05.03 The proposed development will be constructed and insulated to comply with Building Regulations. Energy efficient gas boilers, central heating systems and low energy lighting will be fitted throughout the proposed development to minimise energy demands.

3.06 Refuse & Recycling

- 3.06.01 Guests will be advised of arrangements for refuse and recycling as necessary on arrival. The owner will pay a monthly fee for the weekly collection of the bins. The arrangement for the waste collection will be arranged via Wyre Council.

4.0 ACCESS & TRANSPORTATION STATEMENT

4.01 Access to Development

- 4.01.01 The site will be accessed from Shard Lane.
- 4.01.02 The access way has adequate space for cars and light goods vehicles servicing the site to turn around and exit in forward gear.
- 4.01.03 The visibility is not obscured by any boundary hedges or other treatments.
- 4.01.04 The level threshold complies with the DDA Regulations and Part M of the Building Regulations.
- 4.01.05 There is room for two cars to pull into the access road, without having to wait on the highway.

4.02 Adjacent Road Infrastructure

- 4.02.01 The site is fronted by Shard Lane, A588 which leads to Mains Lane, A585 which leads to the M55 which is the motorway that connects to the national network at Preston linking to the M6 national north/south corridor.
- 4.02.02 Speed limits are 30mph to Shard Lane and surrounding roads.

4.03 Transport Links

- 4.03.01 The site is located within the settlement of Hambleton, and Hambleton, Stanah, Poulton-le-Fylde and Thornton can be accessed on foot by well lit pedestrian footpaths.
- 4.03.02 Within walking distance of the site, there are multiple schools, convenience stores, churches, as well as the array of public amenities in Hambleton and Poulton-le-Fylde.
- 4.03.04 There are bus stops located near to the site, the closest being approximately 0.3 miles from the application site. Bus service 5C route is Knott End to Blackpool via Poulton, bus service 523 route is Carleton to Preesall St Aidans, bus service 524 & 525 route is Fleetwood West View – Preesall St Aidans CETC, bus service 526 route is Fleetwood Broadway/Larkholme Parade to Preesall St Aidans CETC, bus service 527 route is Elswick to Preesall St Aidans CETC and bus service 541 route is Pilling to Poulton High Schools via Knott End.

4.03 Consultation

- 4.04.01 **Council Officers**
No consultation has been undertaken.
- 4.04.02 **Resident Associations**
No consultation has been undertaken.