



**CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN AREA
AND RELOCATION OF EXISTING PEDESTRIAN ROUTE
20 LINGMELL CRESCENT, SEASCALE**

APPLICATION No: 4/26/2115/0F1

LANDSCAPE SUPPORTING STATEMENT

Revision B 31.07.26

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1.0. Introduction

1.1. Westwood Landscape Design Ltd, Chartered Landscape Architects, were commissioned in June 2026 by planning consultants Fellpath Planning on behalf of the client Mr Martin Rigg to assess the potential effect on the landscape and visual amenity and landscape character as a result of a proposed development on a public open space adjacent to his residential property at 20 Lingmell Crescent, Seascale.

1.2. The proposed development is for change of use to domestic curtilage which will involve extending the garden of the property with a fenced enclosure and re-routing the public footpath to the perimeter. Refer to the plan in Appendix 1.

1.3. This report will provide supporting information for an appeal to a Refusal Notice from Cumberland Council to Planning Application number 4/26/2115/0F1 and will also inform the design process landscape mitigation measures.

1.4. The Refusal Notice from Cumberland Council states the reasons for refusal as: *'The development would result in the loss of an important area of open space which would significantly erode the character of this residential estate and result in an unsympathetic form of development that would be detrimental to the landscape and the visual amenity of the immediate locality and wider residential area'*.

1.5. The evidence presented in this report represents the true and professional opinion of Bruce Walker, Chartered Landscape Architect.

2.0. Scope of work

2.1. The report will provide comments on the Refusal Notice response from Cumberland Council and address:

1. Importance of the open space and significance of erosion of the local landscape character
2. Unsympathetic nature of the development
3. Reduction in landscape and amenity value locally and for the wider residential area

3.0. Comments

3.1. The site is located within an established residential area of mainly two storey semi-detached houses with some terraced and detached housing. These have been designed in crescents and cul-de-sacs accessed from Hallsenna Road and incorporate a series of small public open recreation areas which comprise mown grass with occasional trees. Refer to the Planning and Design and Access Statement by Fellpath Planning dated 20.03.26 which indicates the distribution of public open space and identifies which of those are protected by policy in the current Cumberland Council Local Plan. The area of open space within the Application Site is land owned by the Applicant Mr Martin Rigg.

3.2. The houses in the estate are finished with stone render and slate tile roofs and have mostly open-plan front gardens generally with mown grass with occasional shrubs, low hedges, low stone walls and fencing to some properties. The general image of the residential area is of a low-quality landscape which lacks variety and interest. It has very few trees either within private gardens or public open spaces. The two tall trees on Lingmell Crescent close to the application site are poor quality mature

Poplar trees which are short-lived species inappropriate for close to housing. These trees should be removed for safety reasons. The single tree on the Application Site is a Whitebeam and an appropriate species which contributes to the streetscape.

3.3. Having visited the site and discussed the options for enclosure with the Applicant we advise that the extended rear garden area is enclosed with a 1.8m high fence with a subtle pastel colour (refer to photograph 7) to provide privacy and the remaining area with an open boundary as indicated in the Landscape Plan in Appendix 1. This will retain an open aspect to the landscape character whilst providing some sense of privacy to the private space. A grass verge will be retained between the re-aligned footpath and road to maintain continuity of this landscape component in the estate. Refer to the Landscape Plan in Appendix 1.

3.4. Our main observations are:

- The proposed garden area with no garden structures will still contribute strongly to the landscape visual amenity of the area and will not detract from views from key visual receptors.
- The public open space currently has low landscape recreational value due its small scale private ownership and the adjacent open spaces continue to provide adequate recreational and amenity value. The proposed rerouted public footpath follows a logical route which will not significantly detract from the recreational amenity value of the area or inconvenience walkers.
- The existing tree will be retained which is important as there are very few streetscape trees within the residential area. We recommend that two additional fruit trees are planted along the site boundary to enhance the streetscape of Hallsenna Road. This would enhance the local landscape and amenity value and mitigate for the loss of the small POS.
- We consider that a well- kept garden area with additional trees will enhance the landscape and visual amenity and streetscape and is sympathetic with the landscape character. Refer to photographs 8 - 17 which give examples of existing fencing, walls and hedges enclosing gardens in the vicinity.

FIGURES

The following three figures indicate the location of the proposed development on Ordnance Survey plans and aerial images and the viewpoint location of the photographs. These have been reproduced with permission: Westwood Landscape Design Ltd Ordnance Survey Licence No. 40144048.

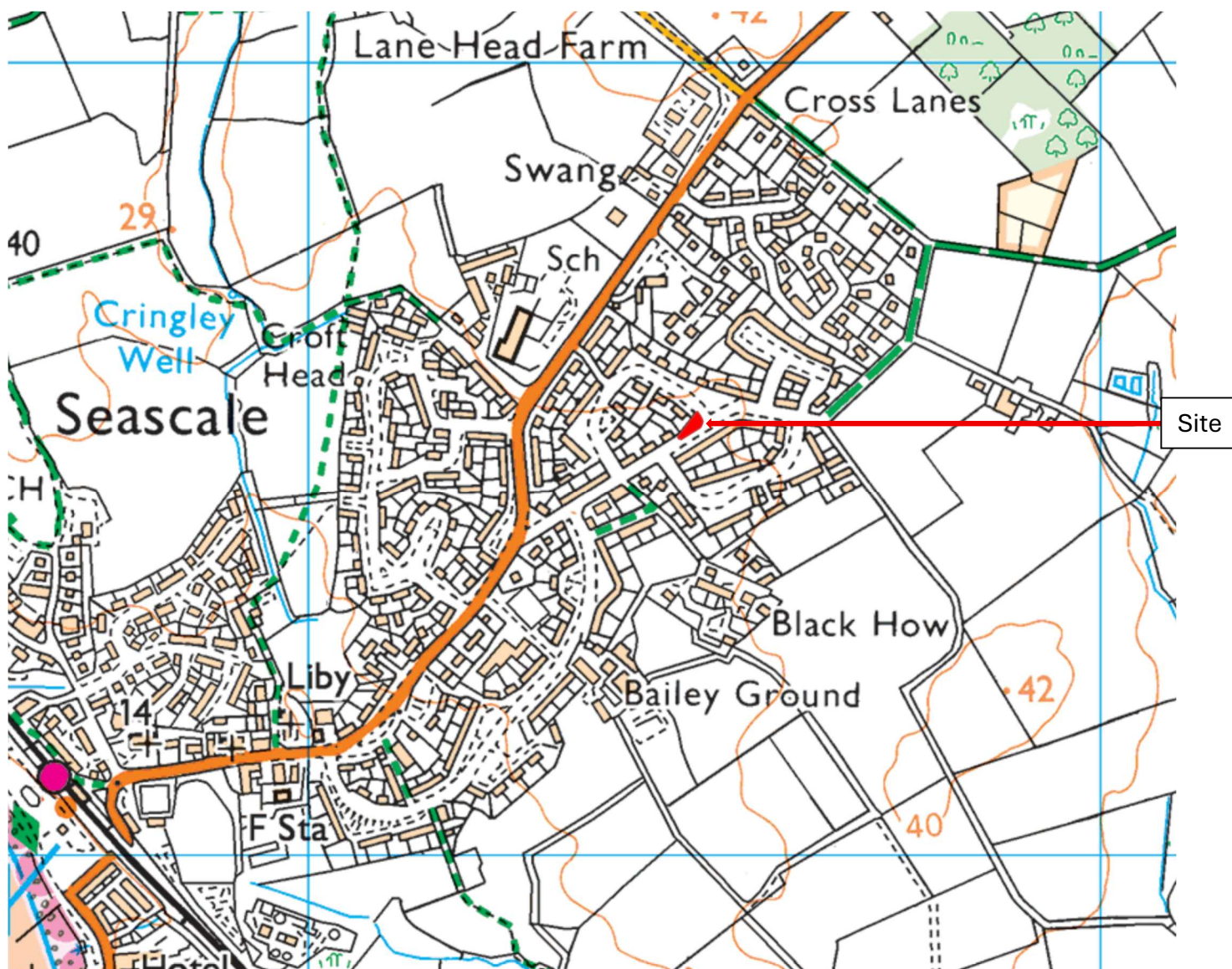


Figure 1. Ordnance Survey Leisure map to show the proposed site in the context of the surrounding landscape, roads and properties in Seascale.

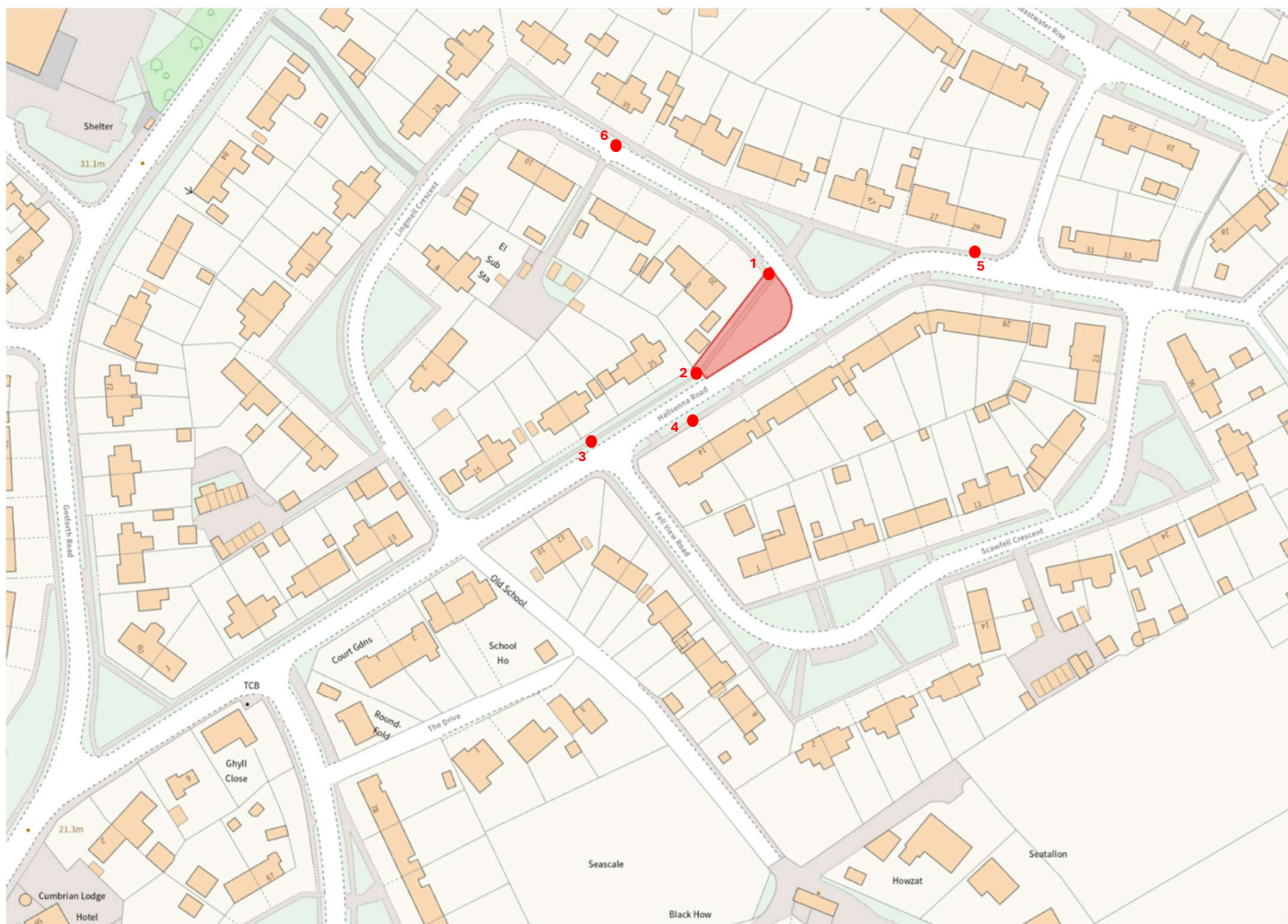


Figure 2. Ordnance Survey map to show the proposed garden area in the context of the surrounding landscape, roads and houses. Photo locations indicated with red circles and text.

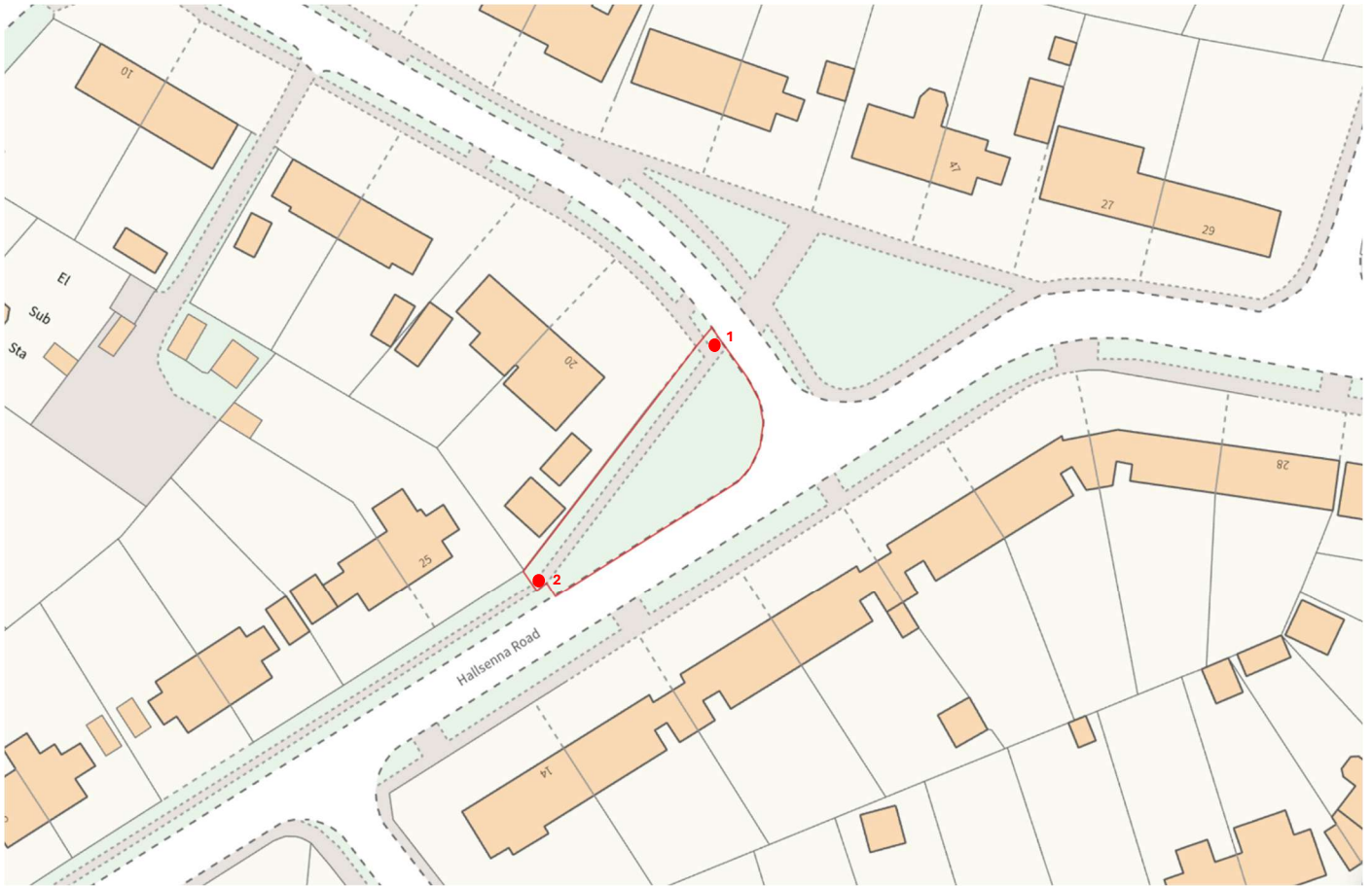


Figure 3. Ordnance Survey map to show the proposed garden site in the context of the surrounding residential properties. Photo locations indicated with red circles and text.



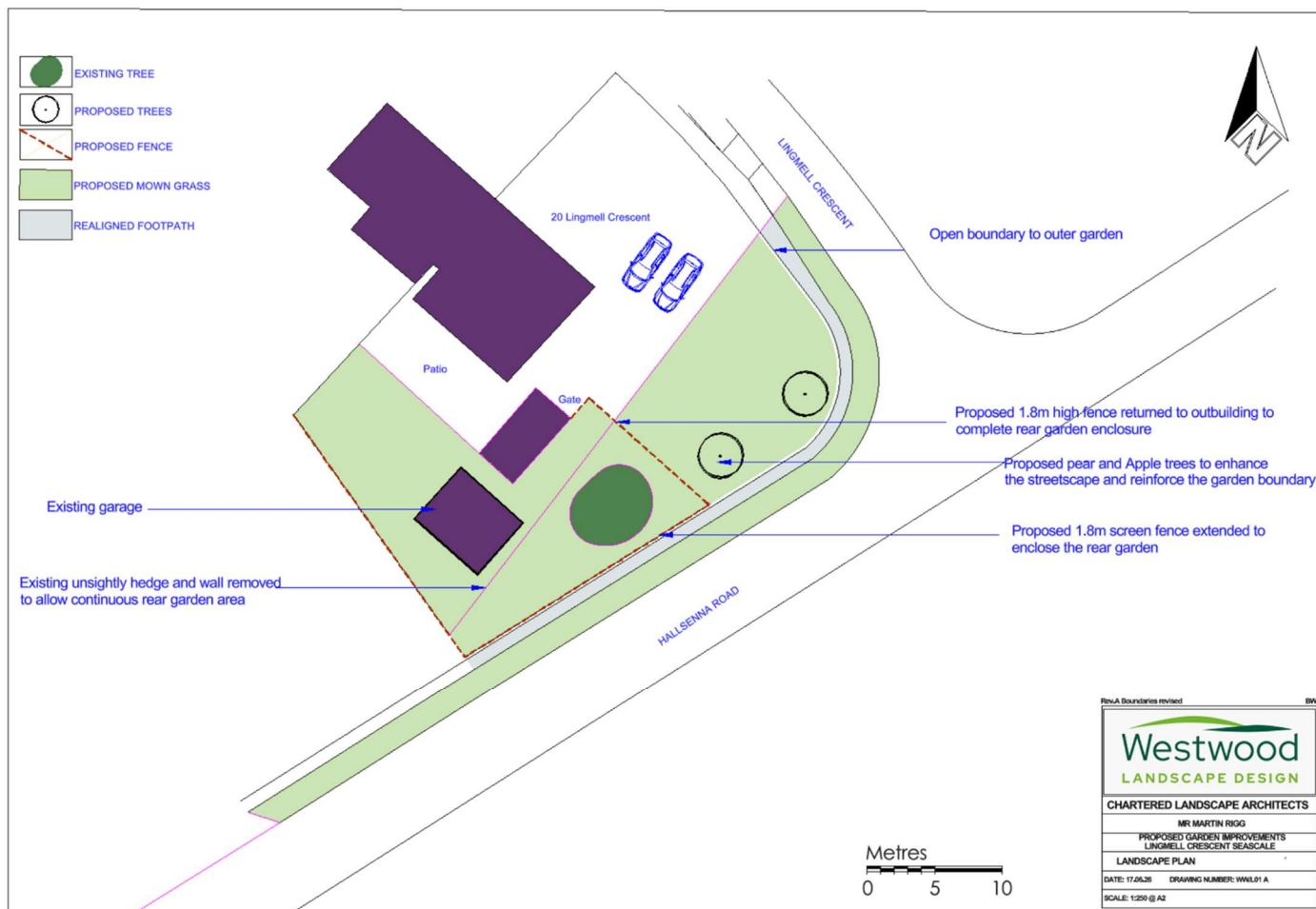
Figure 4. Aerial image to show the proposed garden site in the context of the surrounding landscape field pattern and residential properties.

Proposed
site

APPENDIX 1 Proposed Garden Layout Plan



Proposed Garden Landscape Plan



APPENDIX 2

PHOTOGRAPHS

Photographs annotated to illustrate the landscape character, current views experienced and the likely landscape and visual impact on key visual receptors.



1 View south-westwards from Lingmell Crescent of the proposed garden extension which represents views from residential visual receptors and road users.



2 View north-eastwards from Hallsenna Road showing the proposed garden extension. The hedge on the left will be removed to connect with the existing rear garden.



5 View north-westwards from Hallsenna Road. The existing Poplar trees on Lingmell Crescent are in poor condition and short-lived trees which will need to be removed soon. They are inappropriate species close to houses. The proposed fruit trees at 20 Lingmell Crescent will mitigate for the loss of these trees.



6 View south-eastwards along Lingmell Crescent showing the open plan front gardens.



7 Example of proposed fencing style in the rear garden to 20 Lingmell Crescent.



8 Existing garden fencing on Lingmell Crescent.



9 Examples of fencing, hedging and walls fronting the highway in the vicinity.



10 Example of brick wall boundary treatment in the estate.



11 Example of fencing and hedge combination on Lingmell Crescent.



12 Example of fencing on Lingmell Crescent.



13 Example of low sandstone wall and hedge on Lingmell Crescent.



14 Example of timber fencing on the adjacent Fell View Road.



15 Example of timber fencing on the adjacent Fell View Road/ Scawfell Crescent.



16 Open space provision at Scawfell Crescent more substantial in scale.



17 Example of screen fencing facing the highway at the Hallsenna Road/ Wastwater Rise junction.