

contact

From: contact
Sent: 07 April 2026 16:32
To: 'Nick Hayhurst'
Subject: RE: TA/2026/154 - 20 LINGMELL CRESCENT, SEASCALE

Hi Nick,

Thank for the email. Hope you had a good Easter break!

Happy with the description.

Re BNG – I noted in the last application it was stated N/A. As it is an identical application in terms of the proposal I was just following that. No development is proposed by the applicant. If the change of use is approved it is the Council's highway department that create a footpath along the edge of the land. I can only presume this is why the Council agreed it was exempt last time round too.

Re Planning Statement – I had to reread it myself 😊 I can see it now on 4.1 – happy to keep it as it is as you guys know which Local Plan I am referring to.

Thanks Nick!

David

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From: Nick Hayhurst <Nick.Hayhurst@Cumberland.gov.uk>
Sent: 07 April 2026 08:20
To: contact <contact@wlandp.co.uk>
Subject: TA/2026/154 - 20 LINGMELL CRESCENT, SEASCALE

Hello David

I am picking the above application up as Cathy is currently away from the office. I apologise for the delay in contacting you.

Having reviewed your Planning Statement I note that the proposal also includes the relocation of an existing pedestrian route. This should be included in the proposal description for clarity.

Can I suggest that the proposed description of development is amended to the following:-

CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN AREA AND RELOCATION OF EXISTING PEDESTRIAN ROUTE

I also note that you claim the development is exempt from BNG requirements. As the site appears to exceed 25sq metres we would normally expect a BNG Exemption Statement to be submitted with the application which sets out the details for review by our Ecologist.

Finally, I note that your Planning Statement quotes the wrong Local Plan dates. Whilst this isn't a reason for delay I thought you might want to amend your document so that it reflects the current Development Plan correctly.

I look forward to receipt of your response to the above.

Regards

Nick

Nick Hayhurst

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