



For and on behalf of
Skegness Town Council

FURTHER SITE EVIDENCE REPORT FOR PROPOSED ALLOCATIONS

Evidence to inform Skegness Neighbourhood Plan

Prepared by
Community Resource Planning

June 2020



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1.0 INTRODUCTION

1.1 This report has been prepared as part of the evidence base to inform the development of the Skegness Neighbourhood Plan.

1.2 The purpose of this report is to provide a further assessment of the availability and deliverability of the four sites identified by the Neighbourhood Plan Steering Group as potential site allocations during the workshop session held on 16th December 2019. These four sites include:

- The Council Offices / Police Station site on North Parade (identified as site ref. ADD02 in the revised Site Identification and Assessment Report) to be allocated for a range of uses including tourism, community or residential use;
- Skegness Fire Station site on Churchill Avenue (site ref. SK316 in the revised Site Identification and Assessment Report) to be allocated for residential or employment use;
- Land north of Wainfleet Road (site ref. SK314/SK700/SK701 in the revised Site Identification and Assessment Report) to be allocated for future employment use and a potential Park & Ride facility; and
- Land on both sides of Wainfleet Road (site ref. SK322/SK702 in the revised Site Identification and Assessment Report) to be allocated for future employment use.

1.3 In order for these sites to be allocated within the Neighbourhood Plan it has been necessary to undertake some further detailed investigations and evidence gathering in addition to that previously undertaken in preparing the Site Identification and Assessment Report. This is in order to provide clear and up-to-date evidence that the sites are available, suitable and deliverable within the timescales of the Neighbourhood Plan. In particular, this has involved undertaking the following tasks, the outcomes of which are presented in Section 2 of this report:

- Identifying and writing to the landowners of the sites to check whether the sites are available and that the landowners are willing for these sites to be allocated in the Neighbourhood Plan for the uses proposed above; and
- Undertaking an assessment of site suitability (where none has been done previously), to be in line with that previously undertaken in the ELDC SHLAA, where available. To do this we will also need to correspond with Lincolnshire County Council as the highways authority for their comments on: highway capacity, access, proximity to public transport and proximity to other community facilities.

1.4 This work is essential to ensure that any allocations included in the Neighbourhood Plan are based on appropriate, up-to-date evidence.

1.5 In the process of undertaking this work, a further site was put forward by Lincolnshire County Council for consideration by the Town Council. This site is the Skegness Household Waste Recycling Centre on Warth Lane. This site lies immediately to the west of sites SK305, SK306 and SK321 that were previously assessed as being potentially suitable for development in our original Site Identification and Assessment Report (December 2019). This additional site is identified as Site 5 in Section 3 of this report and is presented here for consideration by the Town Council.



2.0 SITE ASSESSMENTS

- 2.1 The following pages present the findings of the detailed assessment work undertaken for each of the sites proposed for allocation within the Skegness Neighbourhood Plan.
- 2.2 Land Registry titles and plans for each of the proposed allocation sites are contained in Appendix 1. The relevant correspondence received from landowners regarding site availability is contained in Appendix 2.

Site 1	
Site Reference(s): ADD02	
Source(s): Additional identified site	
Approximate Site Size (Gross Area): 1.66 ha	
Location: Skegness Council Offices and Police Station	
	
Site Assessment	
Existing Use	East Lindsey District Council and Skegness Town Council offices, Skegness Police Station, former Magistrates Court and County Court.
Proposed Use	Potential for leisure, tourism or community use. Also potential suitability for affordable residential development.
Potential Site Access	Existing access off North Parade to east of site and Park Avenue to west of site.
Relevant Planning Application / Appeal History	No relevant planning history identified. Site not identified in SHLAA.
Known Designations and/or Constraints	Located in Flood Zone 3. Site currently in active use as council offices / police station, although council are known to be moving premises in the near future.

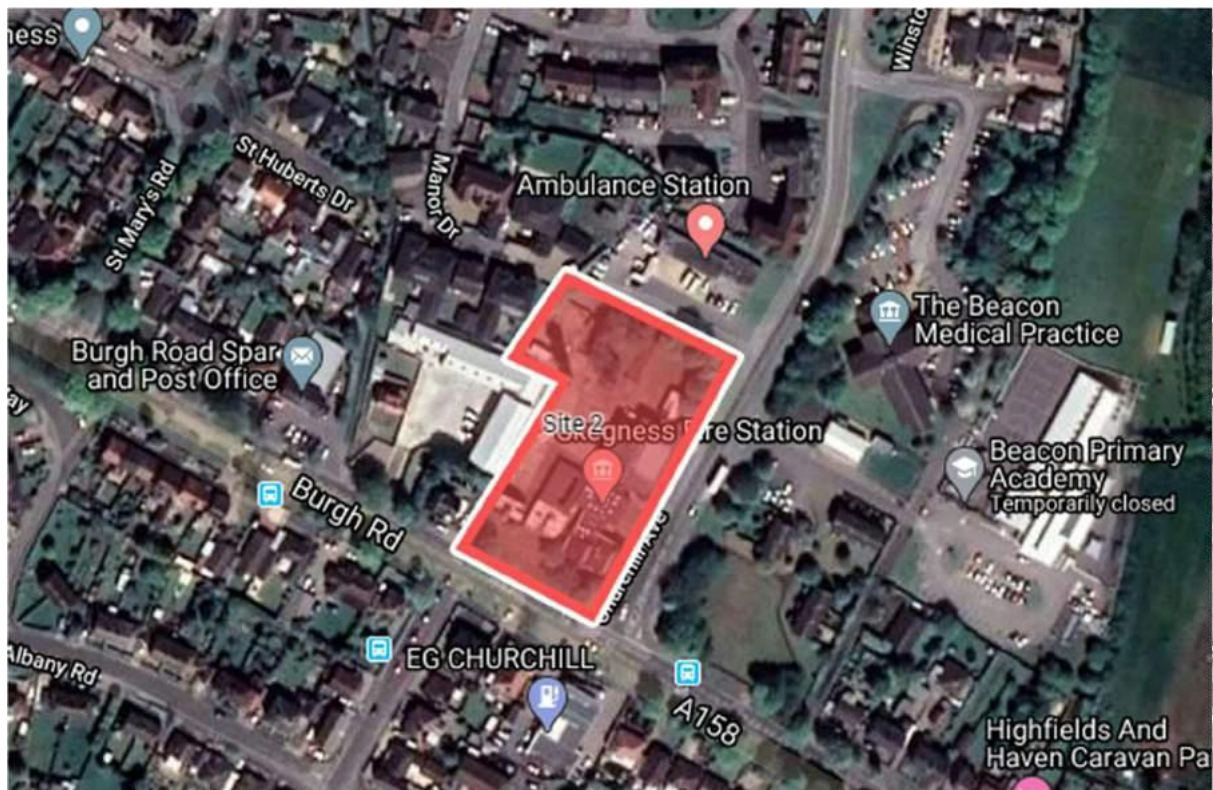


<p>Land Ownership Details</p>	<p>Town Hall owned by East Lindsey District Council (Land Registry Title Ref: LL272737)</p> <p>Police Station and Magistrates’ Court owned by The Police and Crime Commissioner for Lincolnshire (Land Registry Title Ref: LL256341)</p>
<p>Suitability</p>	<p>The response from Lincolnshire County Council Highways Authority confirms the following:</p> <ul style="list-style-type: none"> - A Transport Assessment and Travel Plan would be required in order to identify the impact of any proposed development on the existing network. - They are not aware of any particular issues regarding the existing access points on North Parade and Park Avenue, they would appear acceptable and provide adequate visibility, although the North Parade access would appear insufficient in width for two way vehicle passage. As part of any new development, provided it was acceptable in principle, the location, number of and geometric design may need to change. Any new access would be subject to meeting the Highway Authorities minimum visibility requirements in line with Manual for Streets, although they do not see this as not being achievable along this stretch of highway at these locations. - North Parade and Park Avenue are subject to extensive Traffic Regulation Orders which may require alteration as a result of changes to the local highway network along with changes to the local direction signage. They would also expect some improvements/upgrades to the existing highway network, dependant on the outcome of the Transport Assessment and the impact on the network (junction/access improvements, pedestrian crossing points, Section 106 contributions etc.) - Internal layout and geometric design for residential purposes should be in line with Lincolnshire County Council’s Development Design and Sustainable Drainage Guide. - As with any major development there is also a planning requirement to deliver a drainage strategy in line with sustainable urban drainage principles. Any site proposal will require the following information with regards to this aspect: <ul style="list-style-type: none"> ○ Flood Risk Assessment or statement ○ Drainage Strategy including adoption and/or maintenance proposals and sketch layout plans ○ Detailed development layout showing surface water drainage infrastructure ○ Detailed Hydraulic calculations ○ Geotechnical interpretive reports (infiltration assessment,



	<p>groundwater tables etc.)</p> <ul style="list-style-type: none"> ○ Discharge and adoption agreements - The site is currently showing as having small areas at low to medium risk of surface water flooding and as a brownfield site they would expect surface water discharge rates to be wound back to greenfield run off rates where possible, but as an absolute minimum no more than 70% of calculated actual. <p>In conclusion, the comments from the Highways Authority did not identify any significant issues that would indicate the site is unsuitable for future development.</p>
<p>Availability</p>	<p>East Lindsey District Council confirmed in writing that they were comfortable with the intention for the Town Council to allocate the Skegness Town Hall site for use as leisure, tourism, community or residential use. They also requested that business use also be added to list of potential uses.</p> <p>In respect of the Police Station and Magistrates’ Court site, we received an email from Lincolnshire PCC (dated 6th May) confirming that our letter had been passed to the Chief Executive (Malcolm Burch) for their consideration. We received a further telephone call in which they said they were looking at redeveloping or converting the site for a training centre / meeting rooms for the PCC. The site is therefore considered to be unavailable at the current time for inclusion in the Neighbourhood Plan.</p>
<p>Deliverability</p>	<p>On the basis of the site assessment work undertaken to date, the area of the site comprising the Town Hall and land owned by East Lindsey District Council is considered to be deliverable subject to appropriate transport, flood risk and drainage assessment works being undertaken.</p> <p>The Police Station and Magistrates’ Court site is unavailable at the current time, and therefore undeliverable.</p>
<p>Assessment Conclusion</p>	<p>On the basis of the assessment work undertaken to date, the northern part of the site (currently owned by East Lindsey District Council) is considered to be suitable, available and deliverable for leisure, tourism, community or affordable residential use.</p> <p>The Town Council will need to consider whether they wish to proceed with allocation of this part of the site within the Neighbourhood Plan.</p>


Site 2
Site Reference(s): SK316
Source(s): SHLAA
Approximate Site Size (Gross Area): 0.66 ha
Location: Skegness Fire Station, Churchill Avenue



Site Assessment	
Existing Use	Skegness fire station
Proposed Use	Potential for affordable residential development (9 approx. 25 dwellings) or employment use.
Potential Site Access	Existing access off Churchill Avenue to east of site.
Relevant Planning Application / Appeal History	No identified planning history. SHLAA assessment concludes that the site may be available, but is not currently deliverable or viable. The estimated capacity of the site is 25 dwellings.
Known Designations	Located in Flood Zone 3.



and/or Constraints	Fire station would need to be relocated before site could be redeveloped.
Land Ownership Details	Skegness Fire Station and No.'s 2 to 16 (even) Churchill Avenue owned by Lincolnshire County Council (Land Registry Title Ref: LL359085)
Suitability	<p>The response from Lincolnshire County Council Highways Authority confirms the following:</p> <ul style="list-style-type: none"> - Affordable Residential Use: <ul style="list-style-type: none"> ○ No objection in principle, shouldn't require any form of transport information or assessment considering its fall-back use. Proposal will be subject to safe access meeting our minimum requirements (appears achievable taking into consideration separation with other opposing major accesses) and internal layout as per our design guide. Improvements to the existing highway network may be required and Section 106 contributions, along with alterations to existing Traffic Regulation Orders on Churchill Avenue and local direction signage. - Employment Use: <ul style="list-style-type: none"> ○ The principle of development will be dependent on the impact on the existing highway network outlined in a Transport Assessment or Transport Statement depending on the scale of the proposal. Information required as per above for Site 1, taking into account its fall-back use class trip generation. ○ Again, proposal will be subject to safe access as per above for the residential use and improvements to the existing highway network may be required and Section 106 contributions, along with alterations to existing Traffic Regulation Orders on Churchill Avenue and local direction signage. - For both proposals there will be a requirement for sustainable drainage and the supporting information as outlined above in Site 1 for an existing brownfield site. The site is currently showing as having areas at low to medium risk of surface water flooding. <p>In conclusion, the comments from the Highways Authority did not identify any significant issues that would indicate the site is unsuitable for future development.</p>
Availability	<p>Lincolnshire County Council responded to the request regarding whether the site was available for allocation in the Neighbourhood Plan as follows:</p> <p>The Fire Station site at Skegness is a functional one that is very well located to service the Town and surrounding area and to the best of our knowledge is not one that LCC needs to contemplate relocation in the short term. That said it occupies a valuable and prominent frontage at the junction of Burgh Road (one of the</p>

	<p>principal routes to the Town Centre and foreshore) and Churchill Avenue which is primarily residential in character but also has the large Doctors Surgery Premises and Health Centre nearby.</p> <p>From LCCs perspective it would be advantageous to see an allocation in the neighbourhood plan that would allow alternative uses in the future so we would support what is proposed but in this we would also ask that consideration is given to the parcel of land on the Eastern side of Churchill Avenue also in the ownership of LCC which comprises 8 “firemen” houses. We consider it would be sensible that a similar allocation should be promoted on this area as it does offer some re-development potential, particularly in the event that the Fire Station use were to be discontinued.</p> <p>In conclusion, the site is confirmed as being available in the long-term and as appropriate for allocation in the Neighbourhood Plan, together with land immediately adjacent to the east of the site, as identified in the following plan:</p> 
<p>Deliverability</p>	<p>The site is in sustainable location, having easy access to existing services and facilities, a bus route along Burgh Road, and a local school.</p> <p>On the basis of the site assessment work undertaken to date, the Fire Station site, comprising land owned by Lincolnshire County Council, is considered to be deliverable, subject to appropriate transport, flood risk and drainage assessment works being undertaken.</p>



<p>Assessment Conclusion</p>	<p>On the basis of the assessment work undertaken to date, the site (currently owned by Lincolnshire County Council) is considered to be suitable, available and deliverable for affordable residential or employment use.</p> <p>The Town Council need to consider whether they wish to extend the allocation to incorporate the additional land to the east, currently comprising 8 ‘firemen’ houses.</p>
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Site 3
Site Reference(s): SK314 / SK700 / SK701
Source(s): SHLAA
Approximate Site Size (Gross Area): 15.38 ha
Location: Land north of Wainfleet Road



Site Assessment	
Existing Use	Greenfield site – agricultural use
Proposed Use	Potential for employment use. Potential for park & ride facility.
Potential Site Access	Off Wainfleet Road to south. Possible secondary access off Warth Lane to west.
Relevant Planning Application / Appeal History	No planning history identified. SHLAA assessment concludes the site SK314 is available, but neither deliverable nor viable, and has an estimated capacity of 235 dwellings. SHLAA assessment concludes the site SK701 is available, but neither deliverable nor viable, and has an estimated capacity of 130 dwellings. The SHLAA also notes that there is no access to this site except through the adjacent proposed employment land, which would not be appropriate and



	<p>could lead to conflict between road users.</p> <p>SHLAA assessment concludes the site SK700 is available, deliverable and viable. However, it is considered unsuitable for housing due to coastal flood risk issues.</p>
Known Designations and/or Constraints	<p>Located in Flood Zone 3.</p>
Land Ownership Details	<p>SK314 (Land at Wainfleet Road) owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley (Land Registry Title Ref: LL272737)</p> <p>SK701 and SK700 (Part of Croft Marsh Farm) owned by Croftmarsh Limited (Land Registry Title Ref: LL76554)</p>
Suitability	<p>The response from Lincolnshire County Council Highways Authority confirms the following:</p> <ul style="list-style-type: none"> - The principle of development would be dependent on a full Transport Assessment as outlined above for Site 1, minus the fall-back use element due to it being an undeveloped site. Access from the A52 Wainfleet Road is likely acceptable provided it meets minimum visibility requirements. Access type and geometry to be determined from the results of the Transport Assessment (priority junction, right turn lane etc.). Access from Warth Lane may be possible, again provided it meets minimum visibility requirements, and may require highway improvements to the carriageway (widening etc.) along with a footway link connecting the site to the existing footway infrastructure on Wainfleet Road. - Changes to the existing speed limits on Wainfleet Road and Warth Lane may be required along with improvements to the existing highway network and Section 106 contributions. - There is a requirement for a sustainable drainage strategy for the site, as per Site 1 for a greenfield site. Existing surface water flood risk would appear low. <p>In conclusion, the comments from the Highways Authority did not identify any significant issues that would indicate the site is unsuitable for future development.</p> <p>It was also noted that LCC and ELDC have aspirations at some point in the future for a Skegness Bypass and current sketch plans show this passing through Site 3 (and Site 4). However, this is a long term aspiration and is not in the currently adopted ELDC Local Plan and therefore has no planning weight but should be noted when making decisions regarding site allocations in the Neighbourhood Plan.</p>
Availability	<p>In respect of the land forming parcel ref. SK314, a letter was sent on behalf of the Trustees confirming that they are supportive of the inclusion of their land within the Neighbourhood Plan, and that the area of Site 3 within</p>

	<p>their control is wholly owned, with no restrictions or limitations that would prevent it from being included within an allocation.</p> <p>They note that in reviewing the remainder of Site 3, it is identified that there is an area to the south west which extends along Wainfleet Road to the south and Warth Lane to the west, which has been excluded. This land is also within the ownership of the Trustees who would be supportive of its inclusion as part of the wider site, if required. This additional area of land is as follows:</p> <div data-bbox="603 680 1264 1169" data-label="Figure">  </div> <div data-bbox="528 1243 938 1339" data-label="Text"> <p>NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100024244 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.</p> </div> <div data-bbox="1362 1184 1422 1317" data-label="Image">  </div> <p>In respect of the land forming parcels ref. SK701 and SK700, acknowledgment of our letter to Croftmarsh Limited was received via Roy Sanderson (owner of the adjoining land), however no confirmation that Croftmarsh Limited were happy for the site to be allocated in the Neighbourhood Plan had been received as of 3rd June 2020.</p>
<p>Deliverability</p>	<p>On the basis of the assessment work undertaken to date, the eastern part of the site, comprising land owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley, is considered to be deliverable subject to appropriate transport, flood risk and drainage assessment works being undertaken.</p> <p>The western part of the site, currently owned by Croftmarsh Limited, for which we have received no positive response to date, is considered to be currently unavailable and therefore undeliverable.</p> <p>The additional parcel of land to the south-west identified by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley could be included as a separate, distinct allocation but would be disjointed from the other parcel of land to the east if the land owned by Croftmarsh Limited is not included as an allocation.</p>



<p>Assessment Conclusion</p>	<p>On the basis of the assessment work undertaken to date, the eastern part of the site (currently owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley) is considered to be suitable, available and deliverable for employment use and a potential Park and Ride facility.</p> <p>The Town Council will need to consider whether they wish to proceed with allocation of this eastern part of the site within the Neighbourhood Plan. The Town Council also need to consider whether to include the additional parcel of land (owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley) as a separate allocation.</p>
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Site 4
Site Reference(s): SK322 / SK702
Source(s): SHLAA
Approximate Site Size (Gross Area): 101.72 ha
Location: Land on both sides of Wainfleet Road



Site Assessment	
Existing Use	Greenfield site – agricultural use
Proposed Use	Potential for employment use.
Potential Site Access	Off Wainfleet Road. Off Warth Lane to east of site.
Relevant Planning Application / Appeal History	No planning history identified. SHLAA assessment concludes that the site is available, but neither deliverable nor viable. It has an estimated capacity of 2,106 dwellings.
Known Designations and/or Constraints	Located in Flood Zone 3. Number of drainage ditches run through site.
Land Ownership Details	Land north of Wainfleet Road (Part of Croft Marsh Farm) owned by Croftmarsh Limited (Land Registry Title Ref: LL76554) (c/o Susan and Gavin




	<p>Bowser)</p> <p>Land south of Wainfleet Road owned by Roy and Neil Anthony Sanderson (Land Registry Title Ref: LL80916) and Croftmarsh Limited (Land Registry Title Ref: LL76555).</p> <p>We have been informed through correspondence with Roy Sanderson that management of the parcel of land south of Wainfleet Road owned by Roy and Neil Sanderson has now passed to his daughter, Susan Bowser (of Croftmarsh Limited).</p>
<p>Suitability</p>	<p>The response from Lincolnshire County Council Highways Authority confirms the following:</p> <ul style="list-style-type: none"> - As with Site 3 the principle of development would be dependent on a full Transport Assessment as outlined above for Site 1, minus the fall-back use element due to it being an undeveloped site. Access from the A52 Wainfleet Road for both parcels of land is likely acceptable provided it meets minimum visibility requirements. Access type and geometry to be determined from the results of the Transport Assessment (priority junction, right turn lane etc.) and will require footway links to the existing footway infrastructure (southern side of the A52). - Access from Warth Lane may be possible, again provided it meets minimum visibility requirements, and may require highway improvements to the carriageway (widening etc.) along with a footway link connecting the site to the existing footway infrastructure on Wainfleet Road. - Changes to the existing speed limits on Wainfleet Road and Warth Lane may be required along with improvements to the existing highway network and Section 106 contributions. - There is a requirement for a sustainable drainage strategy for the site, as per Site 1 for a greenfield site. Existing surface water flood risk would appear low. <p>In conclusion, the comments from the Highways Authority did not identify any significant issues that would indicate the site is unsuitable for future development.</p> <p>It was also noted that LCC and ELDC have aspirations at some point in the future for a Skegness Bypass and current sketch plans show this passing through Site 4 (and Site 3). However, this is a long term aspiration and is not in the currently adopted ELDC Local Plan and therefore has no planning weight but should be noted when making decisions regarding site allocations in the Neighbourhood Plan.</p>
<p>Availability</p>	<p>Acknowledgment of our letter was received from Roy Sanderson, however no confirmation that the landowners were happy for the site to be allocated in the Neighbourhood Plan had been received as of 3rd June 2020.</p>



Deliverability	We have not received any positive response from the landowners to date, and therefore the site is considered to be currently unavailable and therefore undeliverable.
Assessment Conclusion	As no positive response has been received from the landowners to date, the site should not be included as an allocation in the Neighbourhood Plan at this time.

3.0 ADDITIONAL PROPOSED SITES

3.1 The following is an additional site that was put forward for potential allocation in the Neighbourhood Plan by Lincolnshire County Council when we contacted them about the other proposed allocation sites. This site is presented here for consideration by the Town Council.

Site 5	
Site Reference(s): N/A	
Source(s): Lincolnshire County Council	
Approximate Site Size (Gross Area): 0.417 ha	
Location: Skegness Household Waste Recycling Centre, Warth Lane	
	
Site Assessment	
Existing Use	Household waste recycling centre
Proposed Use	Affordable residential or employment use
Potential Site Access	Off Warth Lane to south of site (existing access)
Relevant Planning Application / Appeal History	S/153/01561/04/3 – Planning permission was sought for the erection of CCTV surveillance systems at the existing household waste recycling centre. No objection was raised by ELDC.



	<p>S/153/00035/14 – Planning permission was sought for an extension to the internal footprint of the site through the removal of landscaped bunds along the site boundaries and their replacement with new acoustic fence and hedgerow planting. An objection to this application was issued by ELDC in January 2014.</p> <p>No further planning applications have been submitted on the site.</p>
Known Designations and/or Constraints	<p>Site is located in Flood Zone 3.</p> <p>Given its current use, there may be an issue of contamination at the site.</p>
Land Ownership Details	<p>The site is currently owned and operated by Lincolnshire County Council</p>
Suitability	<p>As this site was a late addition, we have not been able to consult Lincolnshire County Council for their views on the suitability of the site from a highways or drainage perspective. The Town Council may wish to contact LCC for their input should the Town Council wish to pursue this site as a potential allocation.</p> <p>As the site is relatively self-contained and is already served by an existing access off Warth Lane with a high proportion of traffic flows at the site, any proposed employment or affordable residential development is unlikely to have a significant negative impact upon the surrounding highways compared to the current impact of the existing use.</p>
Availability	<p>This is a site that LCC have looked at for potential relocation opportunities and which they believe may gather pace in the relative short term. As such, it is a site where they would like to see an allocation for residential or employment uses going forward. It is therefore considered to be available for allocation and deliverable in the short-term.</p>
Deliverability	<p>On the basis of the assessment work undertaken to date, the site is considered to be deliverable subject to appropriate transport, flood risk and drainage assessment works being undertaken.</p>
Assessment Conclusion	<p>On the basis of the assessment work undertaken to date, the site (currently owned by Lincolnshire County Council) is considered to be suitable, available and deliverable for affordable residential or employment use.</p> <p>The Town Council need to consider whether they wish to include this site as an additional allocation within the Neighbourhood Plan.</p>

4.0 CONCLUSIONS

3.2 On the basis of the above detailed site assessments, it is concluded that:

- The northernmost part of Site 1 (the Town Hall owned by ELDC) is considered to be suitable, available and deliverable for leisure, tourism, community or affordable residential use. The southernmost part of the site (the Police Station and Magistrates' Court owned by Lincolnshire PCC) is currently unavailable. **The Town Council need to consider whether they wish to proceed with allocation of this smaller part of Site 1 within the Neighbourhood Plan.**
- Site 2 (the Fire Station currently owned by Lincolnshire County Council) is considered to be suitable, available and deliverable for affordable residential or employment use and can be included as an allocation within the Neighbourhood Plan. **The Town Council need to consider whether they wish to extend the allocation of Site 2 to incorporate the additional land to the east, currently comprising 8 'firemen' houses.**
- The easternmost part of Site 3 (currently owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley) is considered to be suitable, available and deliverable for employment use and a potential Park and Ride facility. **The Town Council need to consider whether they wish to proceed with the allocation of this smaller extent of Site 3 within the Neighbourhood Plan. The Town Council also need to consider whether to include the additional parcel of land to the south-west (also owned by Elizabeth Anne Countess of Scarborough, and The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley) as a separate allocation.**
- Site 4 should not be included as an allocation in the Neighbourhood Plan at this time, as no positive response has been received from the landowners to date.
- An additional Site 5 (the Warth Lane Household Waste Recycling Centre owned by Lincolnshire County Council) has been put forward by LCC as a potential allocation site. On the basis of the assessment work undertaken to date, the site is considered to be suitable, available and deliverable for affordable residential or employment use. **The Town Council need to consider whether they wish to include this site as an additional allocation within the Neighbourhood Plan.**

3.3 The Town Council are asked to confirm which of the above proposed allocation sites they wish to proceed with including as allocations within the Neighbourhood Plan.

3.4 It is also worth noting that the inclusion of any site allocations within the neighbourhood plan is likely to make the need for a strategic environmental assessment (SEA) more likely. This would be determined through a screening process. The screening process is something which ELDC are responsible for and this will be highlighted to them when a draft of the NDP is issued to them for comment prior to the pre-submission (Regulation 14) consultation taking place.

3.5 Further public consultation on any proposed site allocations (and their selection criteria) is also likely to be required in order for the plan to be considered robust.



APPENDIX 1 LAND REGISTRY DETAILS OF PROPOSED SITE ALLOCATIONS

Appendix 1 redacted due to copyright



APPENDIX 2 CORRESPONDENCE FROM LANDOWNERS

Kirsten Ward

From: Hollingworth, Duncan <Duncan.Hollingworth@e-lindsey.gov.uk>
Sent: 02 June 2020 10:32
To: Kirsten Ward
Subject: RE: Skegness Neighbourhood Plan - Proposed Site Allocation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Important

Kirsten

Please accept my apologies for the delay in my response but I am sure you will understand the reason for it.

Having consulted with colleagues I am pleased to be able to confirm that we are comfortable with the intention for the town council to allocate the Skegness Town Hall site for its use for leisure, tourism, community or residential use in its neighbourhood plan. We are also minded that there is a potential for business use at the location as well so we would be happy for that to be included as an additional usage category on the forthcoming plan. Obviously all of the aforementioned will be subject to the usual checks and balances afforded by the due diligence of the planning process.

Kind Regards

Duncan Hollingworth
Service Manager (Buildings and Property)
East Lindsey District Council,
Tedder Hall,
Manby Park,
Manby,
Louth,
Lincolnshire.
LN11 8UP

From: Kirsten Ward <Kirsten.Ward@dlpconsultants.co.uk>
Sent: 06 May 2020 09:49
To: Hollingworth, Duncan <Duncan.Hollingworth@e-lindsey.gov.uk>
Cc: Alex Roberts <alex.roberts@dlpconsultants.co.uk>
Subject: RE: Skegness Neighbourhood Plan - Proposed Site Allocation

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Dear Duncan,

Please see the attached letter sent on behalf of Skegness Town Council in respect of their emerging Neighbourhood Plan. A copy has also been sent to you by post.

If you are the incorrect contact for this enquiry, I would be grateful if you could forward this on to the appropriate person.

Kind regards,

Kirsten Ward BSc (Hons) MA PhD MRTPI
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Kirsten Ward

From: Juliet Slater <Juliet.Slater@lincolnshire.gov.uk>
Sent: 28 May 2020 16:16
To: Kirsten Ward
Subject: FW: Skegness Neighbourhood Plan - Proposed Site Allocation
Attachments: 05.05.KW.Li5041-1PC.Skegness Fire Station.pdf; RE: Skegness Neighbourhood Plan - Proposed Site Allocation

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Kirsten

Apologies for the delay. Please find below comments as requested and a further suggestion re the Household Waste Recycling Centre.

Please do not hesitate in coming back to me if you require anything further.

Kind regards

Juliet Slater

Head of Property Strategy

Corporate Property

Lincolnshire County Council | 51 Newland | County Offices | Newland | Lincoln | LN1 1YL

Tel: 01522 553534 | 07768 443294 | email: juliet.slater@lincolnshire.gov.uk

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From: James Marshall [mailto:James.Marshall@kier.co.uk]
Sent: 22 May 2020 16:27
To: Juliet Slater
Cc: Darren Fabris
Subject: FW: Skegness Neighbourhood Plan - Proposed Site Allocation

Afternoon Juliet

Darren has requested that I let you have some feedback on the Skegness Neighbourhood Plan proposal.

The Fire Station site at Skegness is a functional one that is very well located to service the Town and surrounding area and to the best of my knowledge is not one that LCC needs to contemplate relocation in the short term. That said it occupies a valuable and prominent frontage at the junction of Burgh Road (one of the principal routes to the Town Centre and foreshore) and Churchill Avenue which is primarily residential in character but also has the large Doctors Surgery Premises and Health Centre nearby.

From LCCs perspective it would be advantageous to see an allocation in the neighbourhood plan that would allow alternative uses in the future which it appears is suggested so I would support what is proposed but in this we would also that consideration is given to the parcel of land on the Eastern side of Churchill Avenue also in the ownership of

LCC which comprises 8 “firemen” houses. We consider it would be sensible that a similar allocation should be promoted on this area as it does offer some re-development potential, particularly in the event that the Fire Station use were to be discontinued.



I hope that these comments are helpful.

Whilst this matter is being looked at it would perhaps be worthwhile mentioning the Household Waste Recycling site a short distance to the West on Warth Lane off Lincoln Road but again just off Burgh Road. This is you will be aware a site LCC have looked at for potential relocation opportunities and we believe this may gather pace in the relative short term. It is a site where we would similarly like to see an allocation for residential or employment uses going forward. The site area is 0.417ha and is shown outlined red beneath. I am sure that this is a site that may have already been considered in the production of the neighbourhood plan.



If you need any further comment on this please come back to me.

Kind regards

James

James Marshall BSc MRICS
RICS Registered Valuer
Senior Valuer

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From: Kirsten Ward [<mailto:Kirsten.Ward@dlpconsultants.co.uk>]
Sent: 06 May 2020 09:44
To: Juliet Slater; Kevin Kendall
Cc: Alex Roberts
Subject: RE: Skegness Neighbourhood Plan - Proposed Site Allocation

Dear Juliet and Kevin,

Please see the attached letter sent on behalf of Skegness Town Council in respect of their emerging Neighbourhood Plan. A copy has also been sent to you by post.

Kind regards,

Kirsten Ward BSc (Hons) MA PhD MRTPI
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3 June 2020
461942/LS



Alex Roberts
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Your Reference: 05.05.KW.Li5041-PC

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By email to: alex.roberts@dlpconsultants.co.uk

Dear Alex,

**RE: SKEGNESS NEIGHBOURHOOD PLAN – PROPOSED SITE ALLOCATION
LAND AT WAINFLEET ROAD, SKEGNESS**

Thank you very much for your correspondence of 5th May 2020 addressed to Elizabeth Anne Countess of Scarborough, The Honourable Ralph Daniel Beckett and Martin Thomas Oliver Stanley. Savills UK Ltd represent the Trustees of the Earl of Scarborough and I have been instructed to liaise with you on their behalf in relation to your letter.

As you note, the Town Council have identified land within the ownership of the Trustees for employment use and as a possible location for a park and ride facility as part of Site 3.

Based on the information provided so far and the aspirations of the draft Local Plan (December 2019), the Trustees are supportive of the inclusion of their land. I enclose a plan in Appendix 1 which confirms the extent of the ownership of our clients. The area of Site 3 within their control is wholly owned, with no restrictions or limitations that would prevent it from being included within an allocation.

In addition, in reviewing the remainder of Site 3, it is noted that there is an area to the south west which extends along Wainfleet Road to the south and Warth Lane to the west, which has been excluded. This land is also within the ownership of the Trustees who would be supportive of its inclusion as part of the wider site, if required. I include a plan of this area in Appendix 1.

We would be pleased to provide any further information that you require and my contact details are at the top of this letter should you wish to discuss this matter in more detail.

Yours sincerely,

A handwritten signature in black ink, appearing to read "L. Swinburne", written in a cursive style.

Lynette Swinburne BSc(Hons) Dip TP MRTPI
Associate Director
Planning

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Appendix 1: Land within the ownership of the Trust

1. Land which forms eastern part of Site 3.



2. Additional land to the immediate south west of Site 3.





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