



For and on behalf of
Skegness Town Council

SITE IDENTIFICATION AND ASSESSMENT REPORT

Evidence to inform Skegness Neighbourhood Plan

Prepared by
Community Resource Planning

December 2019

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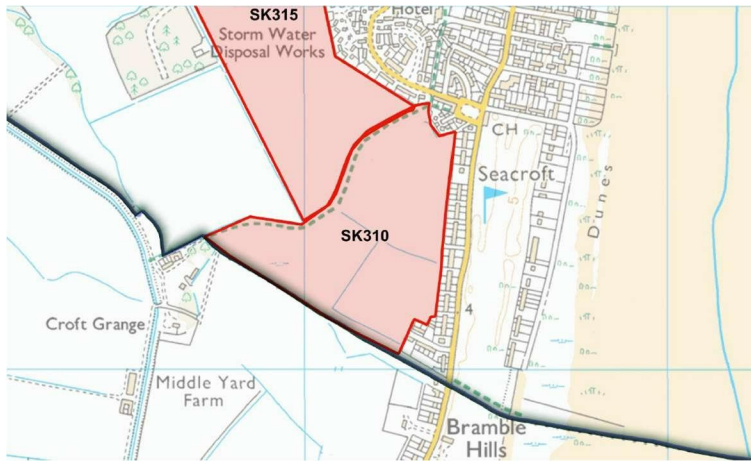
1.0 INTRODUCTION

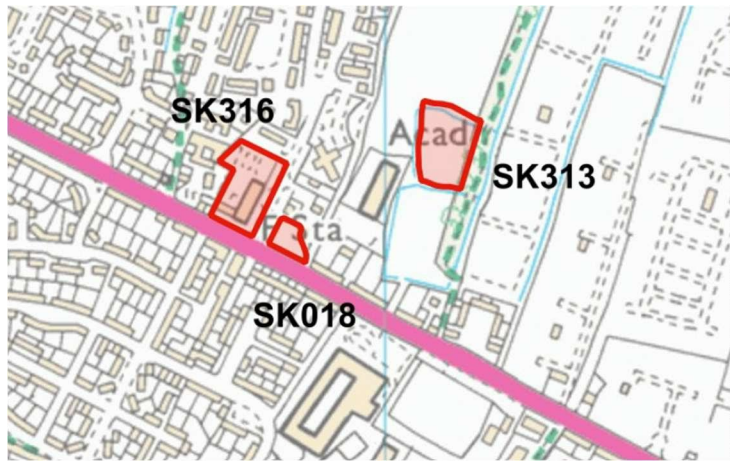
- 1.1 This report has been prepared as part of the evidence base to inform the development of the Skegness Neighbourhood Plan.
- 1.2 The purpose of this report is to undertake an assessment of brownfield and greenfield sites (within or on the edge of the existing settlement) that may be available and suitable for allocation in the Neighbourhood Plan, for future development. The search has been focused on identifying sites that were particularly suitable for employment use or for the development of a transport hub; these being the key priorities for the town identified in the Stage 2 Vision and Objectives Report that was prepared as part of the plan preparation process. However, where sites have been identified as being suitable for other potential uses (in addition to employment/transport hub), these have been noted.
- 1.3 The sites that are assessed in this report have been gathered from a variety of sources including:
- Sites included in East Lindsey District Council's most recently published Strategic Housing Land Availability Assessment (SHLAA) (2016);
 - Sites with expired planning permission (as provided by East Lindsey District Council). These were reviewed and only those expired consents that offered site redevelopment potential were assessed further. Sites that previously had permission for small-scale changes of use, for example, have not been included;
 - Sites allocated for employment in East Lindsey Local Plan; and
 - Sites identified by members of Skegness Town Council and Neighbourhood Forum.
- 1.4 The Council's Brownfield Register was also reviewed, but none of the sites included on the register are located in Skegness.
- 1.5 Maps showing the location of all assessed sites are contained in Appendix 1.
- 1.6 Section 2 of this report presents a desk-based assessment of each of the identified sites which has been undertaken in order to determine whether the site is suitable for development, and if so what type of development, and whether it could be carried forward as a potential site allocation in the Skegness Neighbourhood Plan. Where information was available, an assessment of the expected deliverability and expected availability of the site (such as whether the site is currently being marketed) has also been made.
- 1.7 The criteria against which each site has been assessed include:
- Existing use;
 - Known constraints or designations;
 - Planning history (a desk-based search has been undertaken on the East Lindsey District Council website for relevant planning applications or appeals on the identified sites. However, the website search function does not allow searches by map area, therefore it is possible that some applications may have been missed. If sites are progressed as allocations, it is recommended that further detailed planning history searches are undertaken); and
 - Conclusion (overall assessment of site suitability and potential use).
- 1.8 Section 3 of this report recommends which of the assessed sites might be carried forward into the Neighbourhood Plan and outlines how this assessment work might feed into the Neighbourhood Plan preparation process to enable the formation of policies identifying potential brownfield sites for development within the town, and criteria for bringing these sites forward.

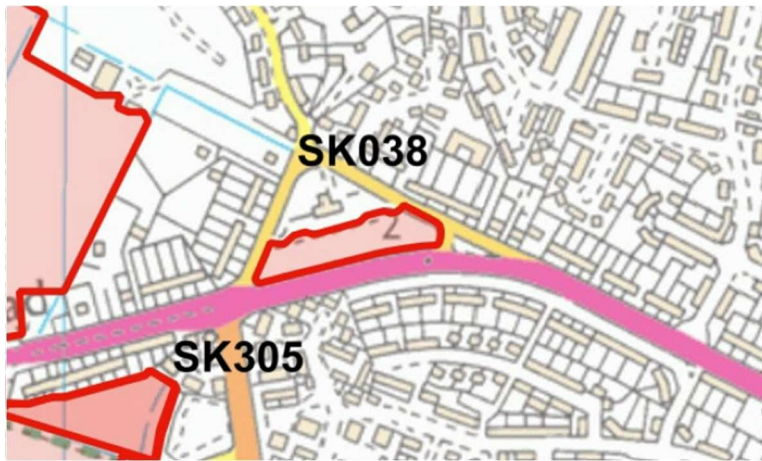


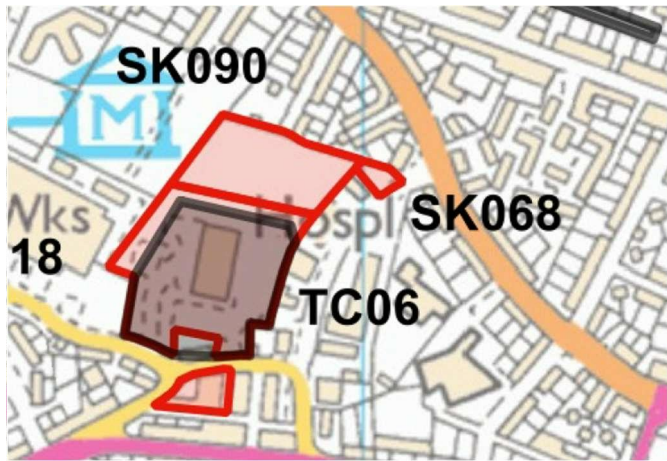
2.0 SITE ASSESSMENTS

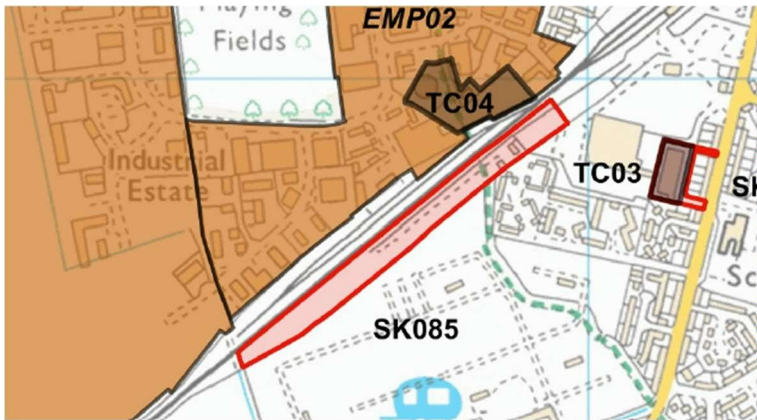
2.1 The following pages present the findings of the desk-based assessment undertaken for each of the 38 identified sites located within the Skegness Neighbourhood Plan boundary.

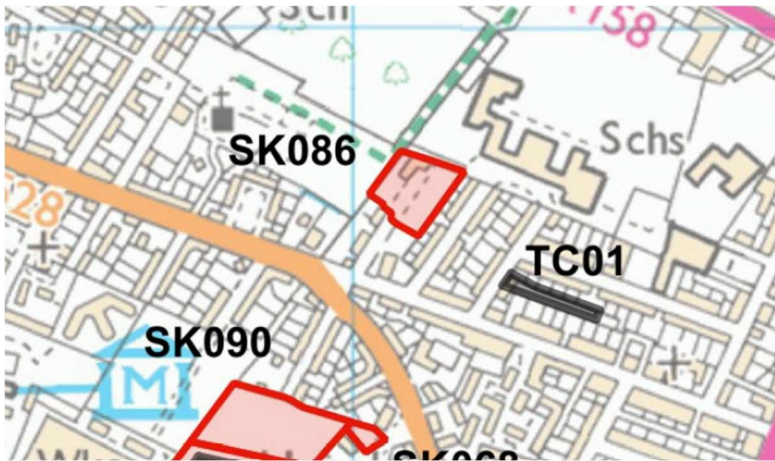
Site Reference(s): SK310 / SK015	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 22.64 ha	
Location: Land west of Gibraltar Road	
	
Site Assessment	
Existing Use	Greenfield site – agricultural fields with boundary hedges and drainage ditches
Potential Site Access	Off Seacroft Drive to north / Frederica Drive to south
Relevant Planning Application / Appeal History	No relevant planning history identified.
Known Designations and/or Constraints	Close proximity to Gibraltar Point SSSI (to the south). Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment (SK015) related only to small portion (548 sqm) of wider SK310 site. Site is located in the Seacroft area, to the south of Skegness town centre, and would represent a southward extension to the built form of the existing town. SHLAA assessment concludes that the site (SK310) is available, deliverable and viable, and has an estimated capacity of 372 dwellings. It was deemed to be unsuitable for residential development due to high levels of flood risk and proximity to sea frontage.</p> <p>Site is not brownfield, therefore also unsuitable for open market housing (in accordance with Core Strategy Policy SP18). May be suitable for other types of housing (e.g. affordable, older persons accommodation) subject to identification of specific local need. Site may be suitable for employment or leisure use, but distance from the town centre and issues of accessibility may preclude this.</p>

Site Reference(s): SK018	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.15 ha	
Location: Land corner of Churchill Avenue & Burgh Road	
	
Site Assessment	
Existing Use	Amenity open space (grassed) serving existing residential properties
Potential Site Access	Off Churchill Avenue
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3. Site identified in SHLAA as important amenity space.
Assessment Conclusion	<p>SHLAA assessment identifies site as having potential capacity for 4 dwellings.</p> <p>SHLAA assessment identified site as undeliverable and unviable for housing.</p> <p>It is located relatively far from the town centre (18 minute walk), although it is on a bus route. It would likely to be most suitable for employment (office) or residential use.</p> <p>However, the site is small and relatively constrained due to the existing residential buildings on site, which may preclude viability. Its development would also result in a loss of amenity open space.</p> <p>Current ownership and availability of the site are unknown.</p>

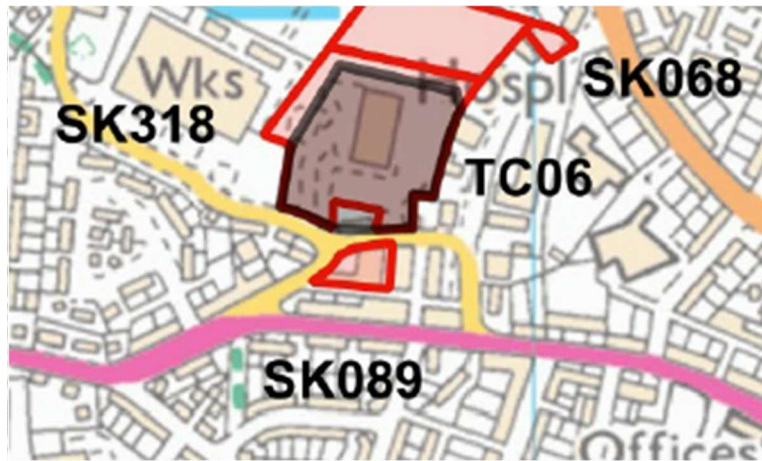
Site Reference(s): SK038	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.66 ha	
Location: Land in front of Welcome Inn Public House, off Burgh Rd	
	
Site Assessment	
Existing Use	None – open, grassed amenity space
Potential Site Access	Off Burgh Old Road
Relevant Planning Application / Appeal History	<p>Permission granted in January 2019 (ref. S/153/02290/18) for extensions and alterations to existing public house and restaurant to provide 2no. timber entrance canopies, a timber pergola, timber portico, bin store and erection of fencing.</p> <p>No relevant permissions identified on grassed area to front of pub.</p>
Known Designations and/or Constraints	<p>Located in Flood Zone 3.</p> <p>SHLAA identifies this site as an important piece of amenity space for the public house and wider street scene.</p>
Assessment Conclusion	<p>SHLAA assessment identifies site as having potential capacity for 17 dwellings. SHLAA assessment concludes that site is neither deliverable nor viable for housing.</p> <p>Documents submitted for permission ref. S/153/02290/18 indicates that the site forms part of the grounds of the public house. It is therefore unlikely to be available for development given this would obscure the frontage of the pub, which could constrain business.</p> <p>Development of this site would result in the loss of amenity open space, therefore is unlikely to be suitable.</p>

Site Reference(s): SK068	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.07 ha	
Location: Land adjacent to Army Cadet Force Hall, off Grantham Drive	
	
Site Assessment	
Existing Use	Site appears to be in use by Skegness Day Centre for bus parking / garage
Potential Site Access	Off Grantham Drive
Relevant Planning Application / Appeal History	<p>Planning permission granted in October 2009 for erection of a storage building (ref. S/153/01904/09) on the site. This permission has been implemented.</p> <p>Planning permission granted in July 2004 (ref. S/153/00829/04) for permission to use land as a car park, erection of a detached double garage to house ambulances to serve Skegness Day Centre.</p>
Known Designations and/or Constraints	<p>Located in Flood Zone 3.</p> <p>Land is currently in active use by Skegness Day Centre, therefore availability is uncertain.</p>
Assessment Conclusion	<p>SHLAA assessment concludes site is neither deliverable nor viable for housing.</p> <p>Brownfield site located within walking distance of the town centre. Unsuitable for housing due to nature of surrounding uses (largely industrial) but may have suitability for employment or economic development use, subject to viability.</p> <p>Existing active use is likely to constrain current availability of the site.</p>

Site Reference(s): SK085	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 2.57 ha	
Location: Land between Railway Line and William Way	
	
Site Assessment	
Existing Use	Disused railway sidings and goods yard
Potential Site Access	Off William Way
Relevant Planning Application / Appeal History	Half of site was granted planning permission (ref. S/153/00771/00) in 2003, following an appeal, for 44 units. The land to which this permission relates was owned by Ellis Bros (Contractors) Ltd., in addition to an adjoining area of land to the west. The SHLAA identifies capacity for 32 additional units on the area of the site that has not previously had planning permission. An application to remove the elements of the s106 agreement relating to social housing was submitted in 2017 (ref. S/153/02033/17) but was later withdrawn.
Known Designations and/or Constraints	Proximity to listed building (Skegness Signal Box) to south east of site. Located in Flood Zone 3.
Assessment Conclusion	SHLAA identifies entire site as having potential total capacity for 76 dwellings (44 of which were granted consent under permission ref. S/153/00771/00). SHLAA assessment concludes that part of site with planning permission is available. Site as a whole is considered to be undeliverable due to unknown viability and availability. The landowner’s 2017 application (later withdrawn) to remove the social housing element of the permitted scheme from the s106 agreement indicates that viability is an issue in bringing this site forward. Site may be deliverable subject to overcoming these viability constraints. Site is in sustainable location, close to existing services and facilities, with a footpath link to the adjacent supermarket and the town centre is within easy walking distance. Site recommended for further consideration.

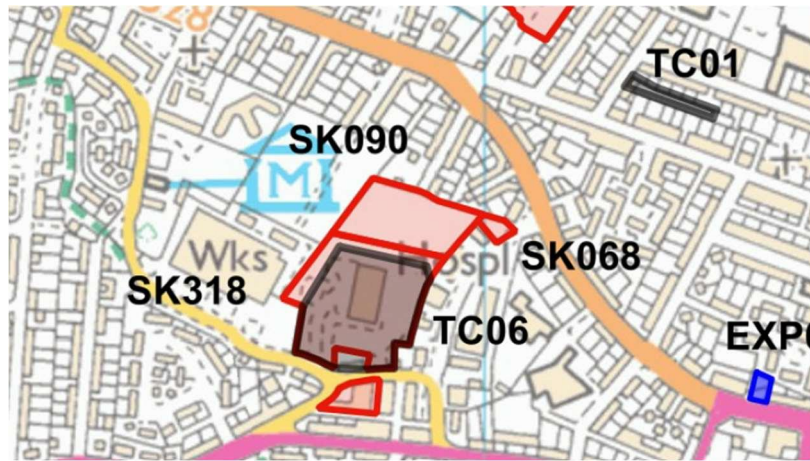
Site Reference(s): SK086	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.47 ha	
Location: Builders yard at Lansdowne Road	
	
Site Assessment	
Existing Use	Builders storage yard with ancillary offices
Potential Site Access	Existing access off Lansdowne Road
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	<p>Located in Flood Zone 3.</p> <p>Lansdowne Road does not have a pedestrian footpath, but the SHLAA assessment identifies that this is only a short road linking into the wider network.</p>
Assessment Conclusion	<p>SHLAA assessment identifies the potential capacity of the site as 12 dwellings. SHLAA assessment concludes that redevelopment of the site would be an improvement to the area.</p> <p>SHLAA assessment identifies the site as being available and viable (aside from the flood risk), but not currently deliverable.</p> <p>The site is in sustainable location, having easy access to existing services and facilities, including a local school.</p> <p>There is an existing access point to the site.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): SK089
Source(s): SHLAA
Approximate Site Size (Gross Area): 0.16 ha
Location: Car/furniture sales, Old Wainfleet Road

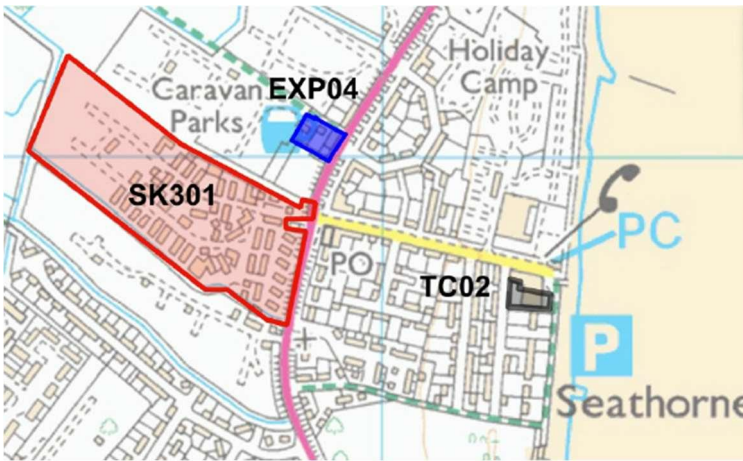


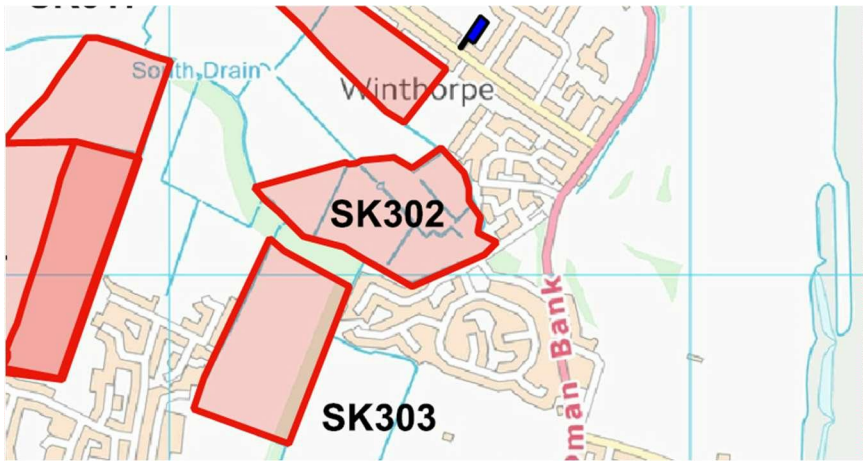
Site Assessment	
Existing Use	Commercial use – car hand wash, including yard with single storey portacabin
Potential Site Access	Off Old Wainfleet Road / Church Road South
Relevant Planning Application / Appeal History	<p>Planning history search reveals site has been in continual use as a car sales / valeting business since at least 1991 on a series of temporary permissions. Permission was granted in 2002 (ref. S/153/00184/02) which removed the time limit condition, making the existing use permanent.</p> <p>A further permission was granted in 2017 (ref. S/153/02374/16) for the construction of an additional vehicular access onto Church Road South.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is deliverable and viable. The estimated site capacity is 4 dwellings.</p> <p>The site is in a sustainable location, close to existing services and facilities via a footpath. The site has good existing access.</p> <p>The site is considered suitable for residential development, although confirmation would be required as to the site’s current availability.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): SK090
Source(s): SHLAA
Approximate Site Size (Gross Area): 0.82 ha
Location: Land to rear of former Kwiksave

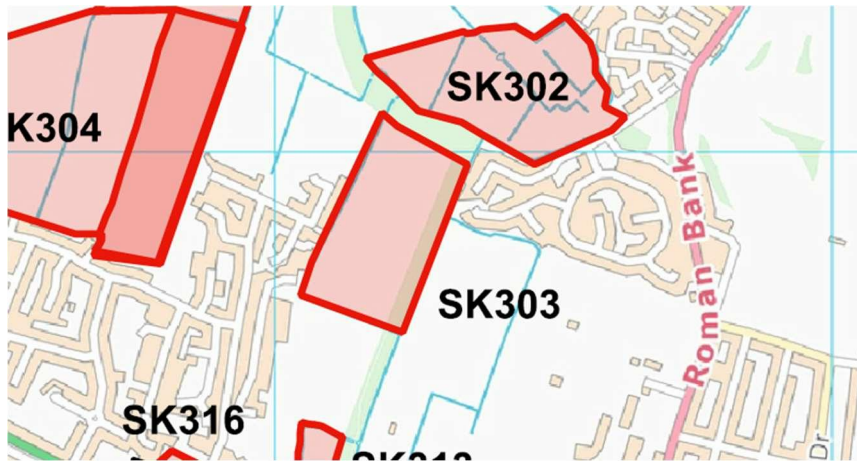


Site Assessment	
Existing Use	Site currently disused – covered in vegetation.
Potential Site Access	Off Old Wainfleet Road to south or Westfield Drive to north.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3. Potential for contamination from former land use and proximity to commercial operations.
Assessment Conclusion	SHLAA assessment concludes that the site is neither deliverable nor viable. The current landowner is unknown. SHLAA identifies the site as having potential capacity for 22 dwellings. Site may be suitable for employment use, particularly if combined with development of former Kwiksave site to the south, although further evidence of availability / deliverability would be required. Site recommended for further consideration.

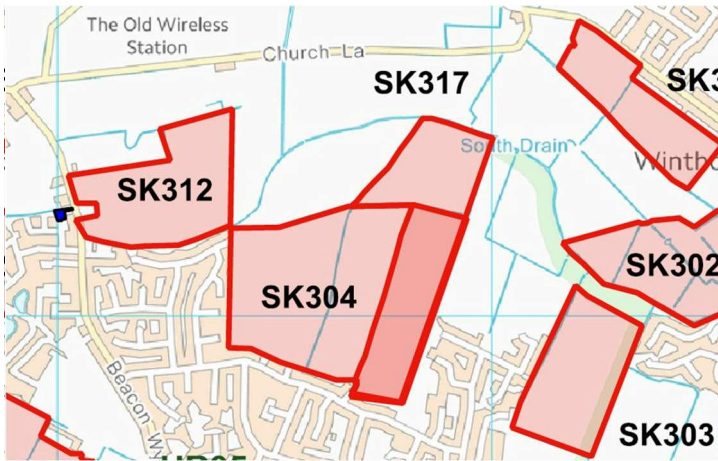
Site Reference(s): SK301	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 7.03 ha	
Location: Garden City	
	
Site Assessment	
Existing Use	Chalet village ('Garden City Lifestyle Homes').
Potential Site Access	Existing access off Roman Bank.
Relevant Planning Application / Appeal History	<p>It is understood that planning permission for the chalet park was granted in 1973 (ref. SK/348/73).</p> <p>An application (ref. S/153/00299/11) to vary this original consent to allow year-round residential occupation of the park was refused in 2011.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available, but not deliverable or viable.</p> <p>SHLAA identifies estimated site capacity as 183 dwellings.</p> <p>Delivery of housing on this site would need to demonstrate that it meets a locally identified need.</p> <p>Current availability of the site is unknown.</p>

Site Reference(s): SK302	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 6.99 ha	
Location: Land off West Way	
	
Site Assessment	
Existing Use	Agricultural use, greenfield site
Potential Site Access	Off West Way to south east of site
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3. Drainage ditch runs along southern site boundary.
Assessment Conclusion	<p>SHLAA assessment concludes that although the site is available, it is neither deliverable nor viable.</p> <p>SHLAA identifies the estimated capacity of the site as 182 dwellings.</p> <p>Site may be suitable for housing, but as it is a large greenfield site it is unlikely to meet the exceptions test for market housing unless a specific local need can be identified and evidenced.</p> <p>Access to site is through existing residential estate, therefore unlikely to be suitable for employment / leisure use.</p>

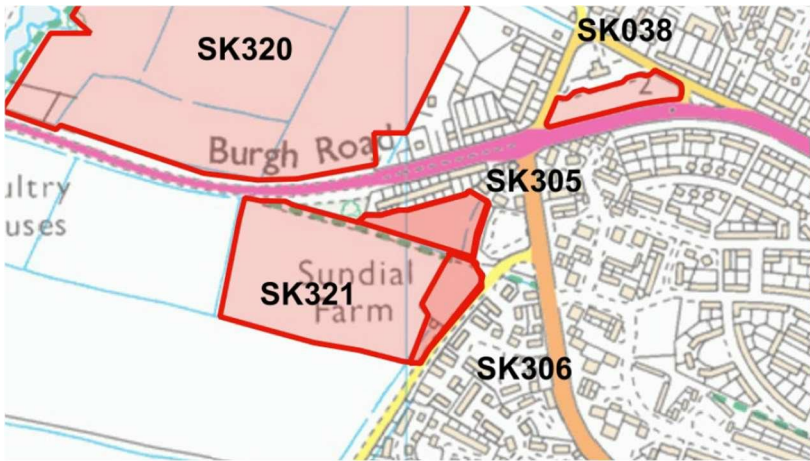
Site Reference(s): SK303
Source(s): SHLAA
Approximate Site Size (Gross Area): 6.39 ha
Location: Land North of Burgh Road



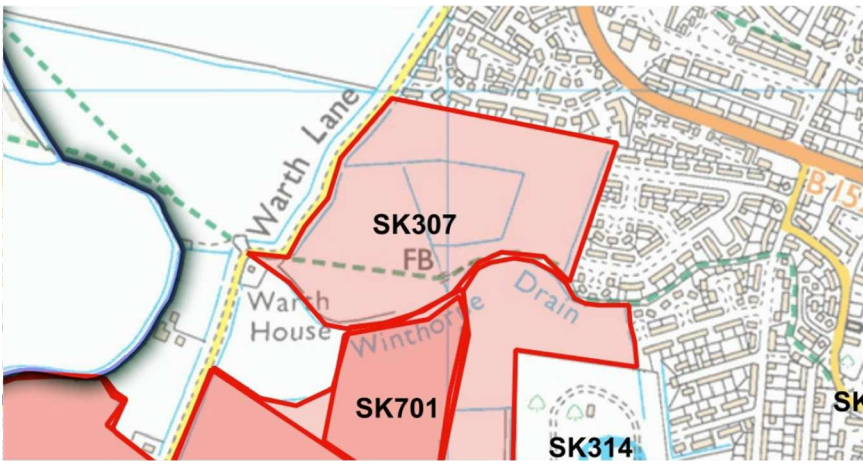
Site Assessment	
Existing Use	Greenfield site, grassed field.
Potential Site Access	Off Belton Park Road / Blyton Road to west of site
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment identifies the site as available, but not deliverable or viable.</p> <p>SHLAA assessment identifies estimated capacity of the site as 166 dwellings.</p> <p>Site may be suitable for housing, but as it is a large greenfield site it is unlikely to meet the sequential or exceptions test for market housing unless a specific local need can be identified and evidenced.</p> <p>Access to site is through existing residential estate, therefore unlikely to be suitable for employment / leisure use.</p>


Site Reference(s): SK304 / SK317	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 17.94 ha	
Location: Land north of Beacon Park Drive	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Belton Park Road / Braceby Road to east of site. Off Beacon Park Drive or David Drive to south of the site. Off Davos Way to west of site.
Relevant Planning Application / Appeal History	<p>An outline planning application (ref. S/153/01752/05) which is presumed to relate to this site for the erection of up to 250 dwellings, retail units, public house, community/health centre and nursery and also to include the provision of a nature reserve and public open space, was refused consent in 2005. The reasons for refusal were that, although the majority of the site formed part of an identified housing area, it could only be developed as a later phase of the overall Beacon Park residential area. If it was developed in advance of land to the east it would create an isolated ribbon of development in the open countryside on land between Skegness and Winthorpe.</p> <p>A later application (ref. S/153/00966/06) for a similar scheme was also refused consent in 2006.</p> <p>The site to the east is now currently being developed, so there may be opportunity for this site to come forward in the future.</p>
Known Designations and/or Constraints	<p>Close proximity to Scheduled Ancient Monument at St Mary’s churchyard and listed buildings at Church Farm (to north of site).</p> <p>Located in Flood Zone 3.</p>

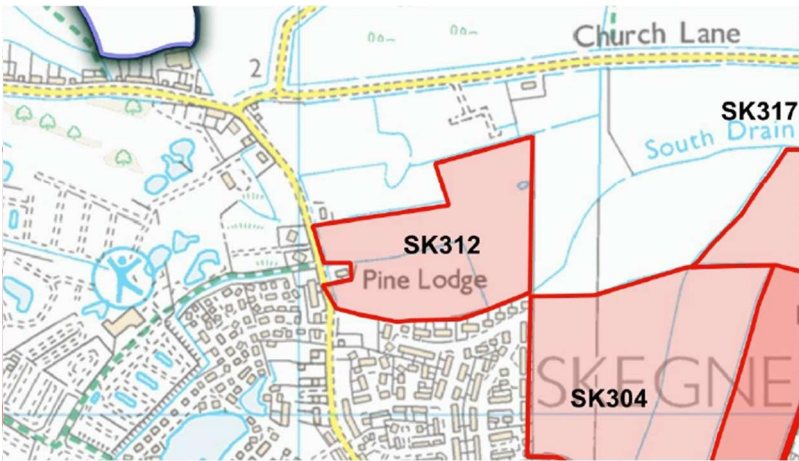
	Number of drainage ditches run through site.
Assessment Conclusion	<p>SHLAA assessment identifies site SK304 as being available, but not deliverable or viable, and having an estimated capacity of 226 dwellings.</p> <p>SHLAA assessment identifies overlapping site SK317 as being available, but not deliverable or viable, and having an estimated capacity of 249 dwellings.</p> <p>Site likely to be suitable for housing, forming part of the wider Beacon Park development, but as it is a large greenfield site it is unlikely to meet the sequential or exceptions test for market housing at the current time unless a specific local need can be identified and evidenced. Site may be suitable for delivery at a later date.</p>

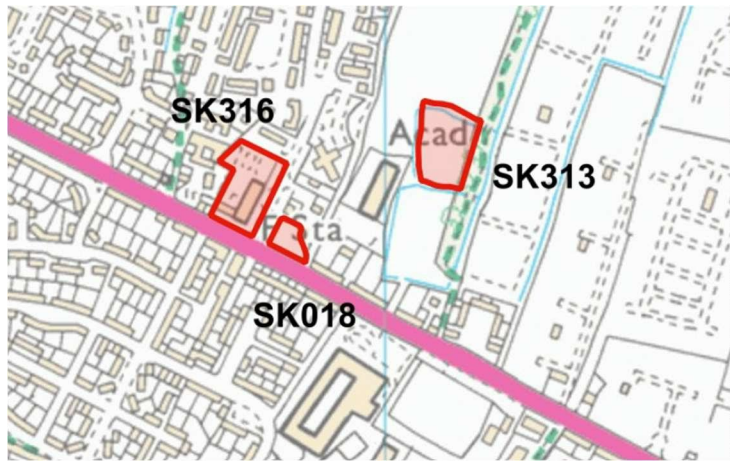
Site Reference(s): SK305 / SK306 / SK321	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 6.26 ha	
Location: Land off Warth Lane	
	
Site Assessment	
Existing Use	Greenfield site – agricultural fields. Some trees and hedges along field boundaries.
Potential Site Access	Off Warth Lane to south/south-east of site.
Relevant Planning Application / Appeal History	<p>Part of site included in planning application for extension to the existing Skegness Fields Caravan Park located immediately to the west of the site (planning ref. S/153/01724/19). This application was submitted in September 2019 and has yet to be determined.</p> <p>Details from this application reveal that the majority of Site SK321 is in the ownership of Coastfields Leisure Limited who manage the Skegness Fields site.</p>
Known Designations and/or Constraints	<p>Located in Flood Zone 3.</p> <p>Adjacent to Lincolnshire County Council Waste Transfer Site (household waste recycling centre).</p>
Assessment Conclusion	<p>SHLAA assessment concludes that site SK305 is available, but neither deliverable nor viable, and has a potential site capacity of 21 dwellings.</p> <p>SHLAA assessment concludes that site SK306 is available, but neither deliverable nor viable, and has a potential site capacity of 17 dwellings.</p> <p>SHLAA assessment concludes that site SK321 (including sites SK306 and SK305) is available and viable, but not deliverable, and has a potential site</p>

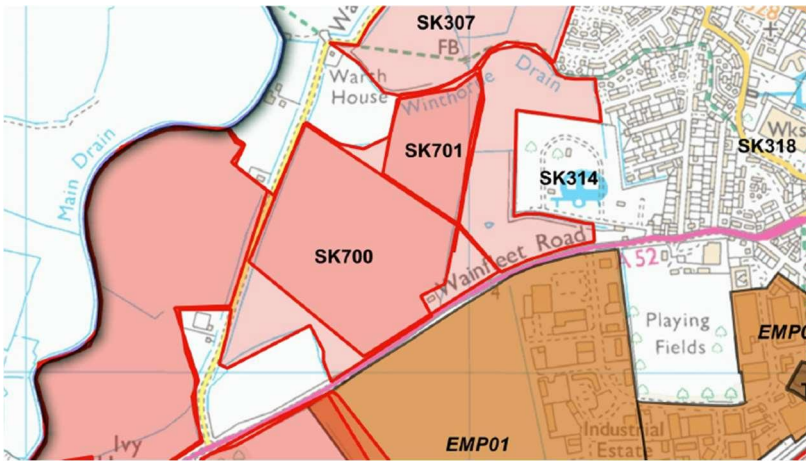
	<p>capacity of 163 dwellings.</p> <p>Site is located on western approach to Skegness (A158). It is a greenfield site bordered by Skegness Fields caravan park to the west, residential development to the north, a Recycling Centre to the east and agricultural fields to the south.</p> <p>As this is a greenfield site, it does not meet the sequential or exceptions tests for market housing (unless a specific need is evidenced). Proximity to the recycling centre and distance from the town centre may also limit its suitability as a sustainable location for social housing or older persons accommodation.</p> <p>The site may be suitable for an alternative leisure, education or employment use, such as office accommodation, subject to further assessments.</p> <p>Availability of the site is dependent on the outcome of pending application ref. S/153/01724/19.</p> <p>Site recommended for further consideration.</p>
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Site Reference(s): SK307	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 11.93 ha	
Location: Land east of Warth Lane	
	
Site Assessment	
Existing Use	Greenfield site – part of site currently being developed for housing. South-western part of site currently undeveloped.
Potential Site Access	Off The Meadows to north of site.
Relevant Planning Application / Appeal History	<p>Planning permission (ref. S/153/02558/14) was granted in 2015 for 169 homes in the northern and eastern parts of the site (affordable housing site). This is currently being delivered.</p> <p>No planning applications identified in remainder of the site.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available, deliverable and viable, with an estimated capacity of 169 dwellings.</p> <p>169 dwellings have now been delivered on the northern and eastern parts of the site, therefore it is unclear whether the site has any remaining capacity.</p> <p>This site would be most suited for residential development, however because this is a large-scale, greenfield site, market housing development would not meet the exceptions test. Other housing would be required to demonstrate that it meets an identified need.</p>

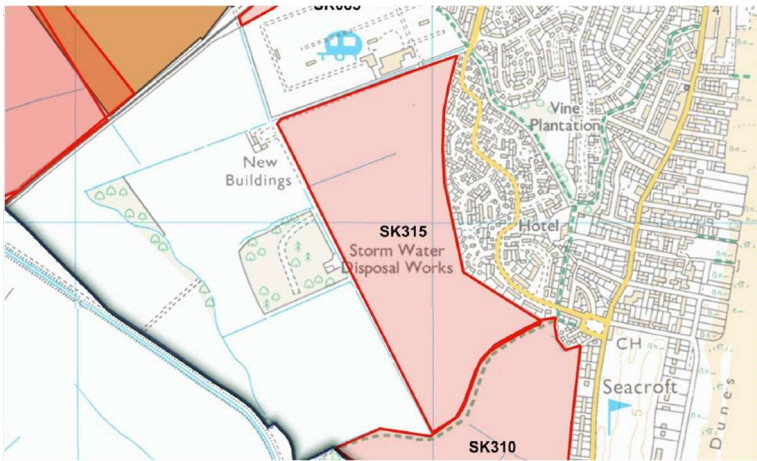
Site Reference(s): SK311	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 6.06 ha	
Location: Land North of Everingtons Lane	
	
Site Assessment	
Existing Use	Greenfield site – agricultural land.
Potential Site Access	Off Everingtons Lane to south. Off Hide’s Lane to west.
Relevant Planning Application / Appeal History	No identified planning history.
Known Designations and/or Constraints	Located in Flood Zone 3. Site is remote from the main settlement of Skegness.
Assessment Conclusion	SHLAA assessment concludes that the site is available and viable, but not suitable or deliverable. The SHLAA estimates that the site would have a potential capacity for 161 dwellings. Site is not in a sustainable location as it is far from existing services and amenities in the main town. This is a greenfield site, so would not be suitable for market housing without further evidence to support that it meets an identified community need in order to meet the exceptions test.

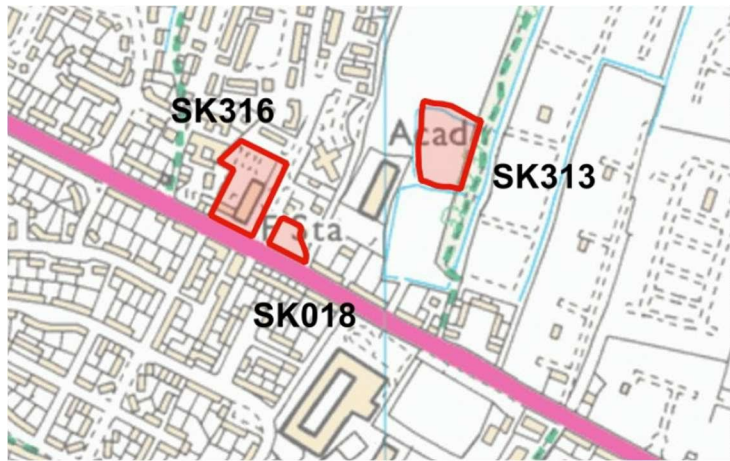
Site Reference(s): SK312	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 7.62 ha	
Location: Land off Beacon Way	
	
Site Assessment	
Existing Use	Greenfield site – agricultural land
Potential Site Access	Off Beacon Way to west of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available, but not deliverable or viable.</p> <p>SHLAA identifies estimated capacity of the site as 198 dwellings.</p> <p>This is a large greenfield site located adjacent to the north-western extent of the Skegness built-up area. As this is a greenfield site it would not be suitable for market housing without further evidence to support that it meets an identified community need in order to meet the exceptions test.</p> <p>The site may be considered for other uses, such as employment (offices) or education, although distance from the town and public transport routes is likely to render these uses unsuitable due to lack of sustainable access.</p>

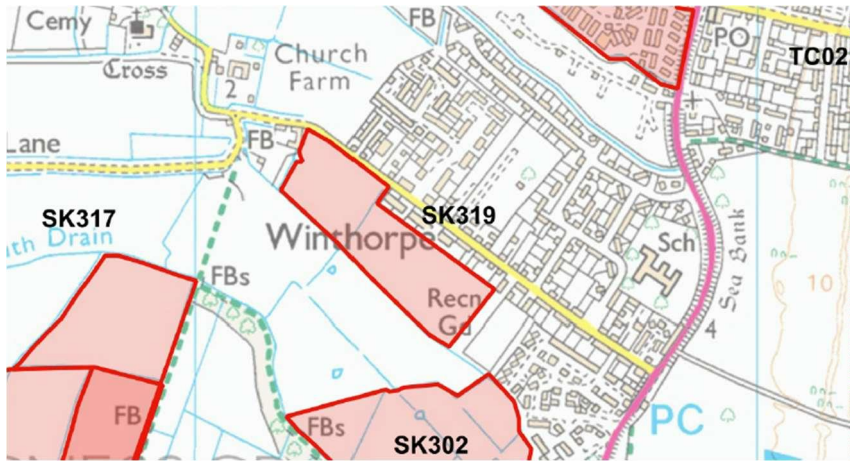
Site Reference(s): SK313	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.67 ha	
Location: Land north of Burgh Road (north east of Beacon Primary Academy)	
	
Site Assessment	
Existing Use	Greenfield site
Potential Site Access	Site constrained – no identified access
Relevant Planning Application / Appeal History	No planning applications identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	SHLAA assessment identifies site as being available, but neither deliverable nor viable. SHLAA identifies site as having estimated capacity of 17 dwellings. Lack of identified access makes this site unsuitable for development.

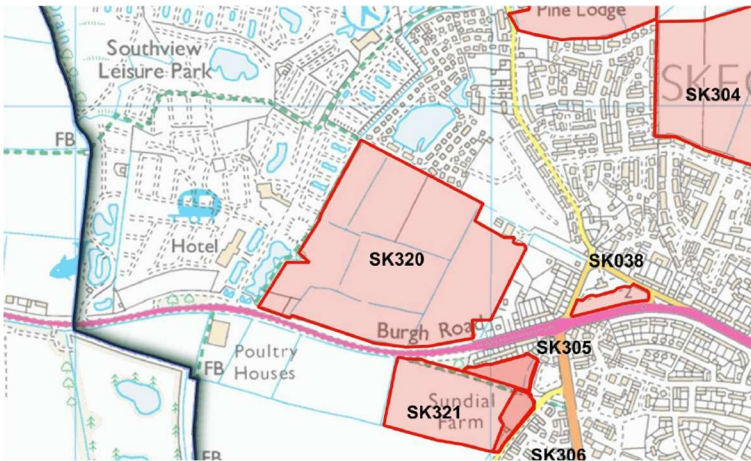
Site Reference(s): SK314 / SK700 / SK701	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 15.38 ha	
Location: Land north of Wainfleet Road	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Wainfleet Road to south. Possible secondary access off Warth Lane to west.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes the site SK314 is available, but neither deliverable nor viable, and has an estimated capacity of 235 dwellings.</p> <p>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 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> <p>These are large, greenfield sites outside the existing settlement boundary of Skegness, therefore would not be suitable for market housing without</p>

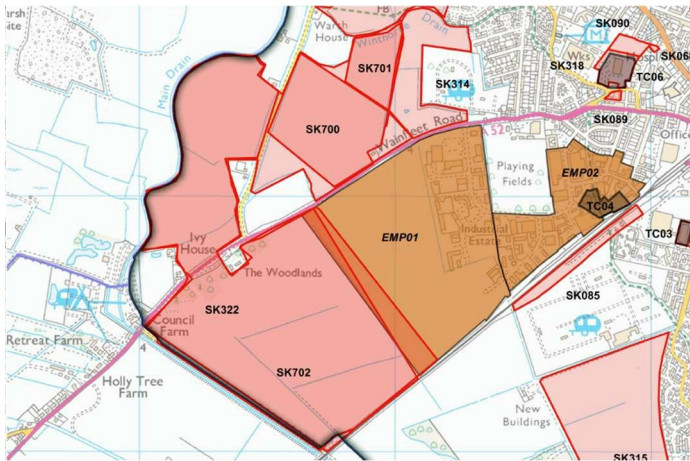
	<p>further evidence to support that they meet an identified community need in order to meet the exceptions test.</p> <p>This is a prominent location on a primary access route into Skegness (A52) and is therefore likely to be most suitable for employment use. Two large scale employment sites have already been allocated in the ELDC local plan close to this site on the southern side of Wainfleet Road (EMP01 and EMP02). This site may not therefore be required in the short-term but could be safeguarded for future employment use.</p> <p>The site may also be suitable for a potential transport hub, subject to relevant highways assessments.</p> <p>Site recommended for further consideration.</p>
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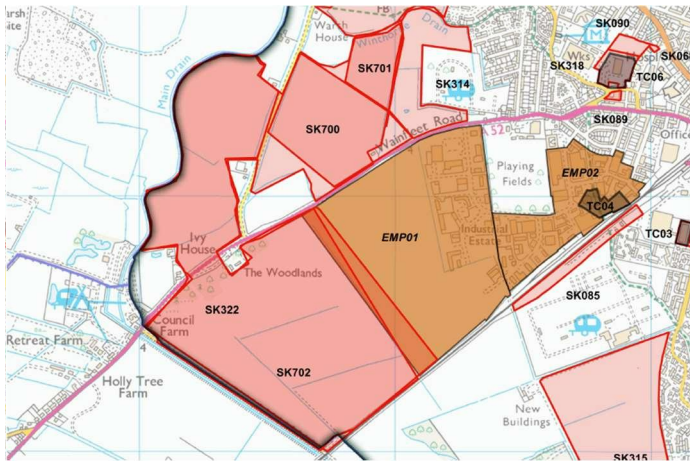
Site Reference(s): SK315	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 32.38 ha	
Location: Land west of Richmond Drive	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Richmond Drive at north-east corner of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Close proximity to Gibraltar Point SSSI (to the south). Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available but neither deliverable nor viable.</p> <p>SHLAA assessment states that the site has an estimated capacity of 842 dwellings.</p> <p>Site is greenfield, therefore unsuitable for open market housing (in accordance with Core Strategy Policy SP18). May be suitable for other types of housing (e.g. affordable, older persons accommodation) subject to identification of specific local need.</p> <p>Site may be suitable for employment or leisure use, but distance from the town centre and issues of accessibility may preclude this.</p>

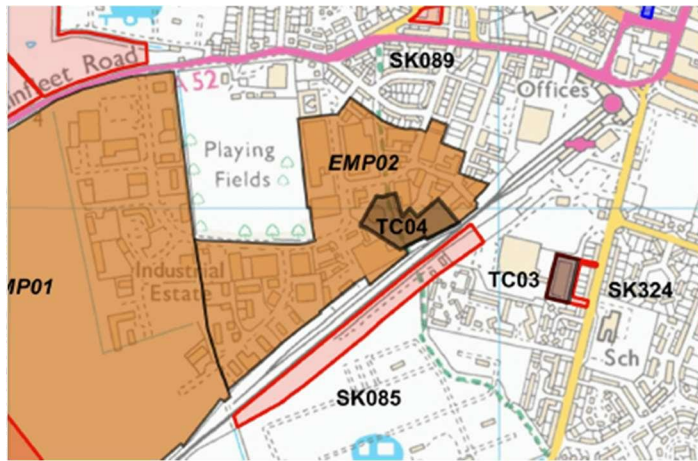
Site Reference(s): SK316	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 0.66 ha	
Location: Skegness Fire Station, Churchill Avenue	
	
Site Assessment	
Existing Use	Skegness fire station
Potential Site Access	Existing access off Churchill Avenue to east of site.
Relevant Planning Application / Appeal History	No identified planning history.
Known Designations and/or Constraints	Located in Flood Zone 3. Fire station would need to be relocated before site could be redeveloped.
Assessment Conclusion	<p>Site is in a sustainable location, with a bus route along Churchill Avenue. 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.</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. The site may also be suitable for employment use.</p> <p>As the site is currently in active use as a fire station further investigation into the site’s availability would need to be undertaken.</p> <p>Site recommended for further consideration.</p>


Site Reference(s): SK319	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 5.15 ha	
Location: Land south of Church Lane	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Church Lane to north of site
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Close proximity to Scheduled Ancient Monument at St Mary’s churchyard and listed buildings at Church Farm (to west of site). Located in Flood Zone 3.
Assessment Conclusion	SHLAA assessment concludes that the site is currently available, but is neither deliverable nor viable. The site has an estimated capacity of 134 dwellings. This is a large greenfield site that would represent an extension into open countryside of the existing settlement of Winthorpe, therefore it would not be deemed suitable for market housing without further evidence to support an identified community need in order to meet the exceptions test. Unlikely to be considered a sustainable location for employment or other uses.

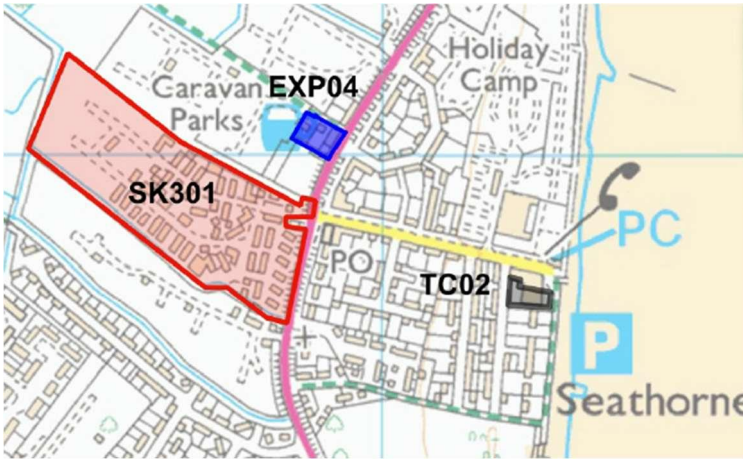
Site Reference(s): SK320	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 18.8 ha	
Location: Land at Burgh Road	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Burgh Road to south of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available, but is neither deliverable nor viable. The site has an estimated capacity of 489 dwellings.</p> <p>Site is bordered to the north and west by caravan parks, and to the east by residential dwellings. The A158 runs along the southern site boundary providing convenient access into Skegness town centre. The site is situated at the western edge of the main settlement, in a prominent gateway location. It may therefore be suitable for an employment / leisure use. The site may also be suitable for a potential transport hub, subject to relevant highways assessments.</p> <p>This is a greenfield site, so is unlikely to be suitable for market housing without further evidence to support an identified community need in order to meet the exceptions test.</p> <p>Site recommended for further consideration.</p>

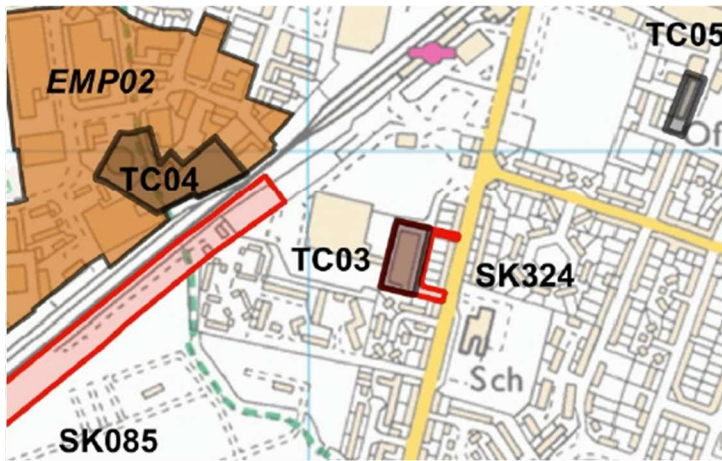
Site Reference(s): SK322 / SK702	
Source(s): SHLAA	
Approximate Site Size (Gross Area): 101.72 ha	
Location: Land on both sides of Wainfleet Road	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Wainfleet Road. Off Warth Lane to east of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3. Number of drainage ditches run through site.
Assessment Conclusion	<p>SHLAA assessment concludes that the site is available, but neither deliverable nor viable. It has an estimated capacity of 2,106 dwellings. These are large, greenfield sites outside the existing settlement boundary of Skegness, therefore would not be suitable for market housing without further evidence to support that they meet an identified community need in order to meet the exceptions test.</p> <p>This is a prominent location on a primary access route into Skegness (A52) and is therefore likely to be most suitable for employment use. However, a large scale employment site has already been allocated in the ELDC local plan adjacent to this site on Wainfleet Road. This is therefore unlikely to be required in addition to the Wainfleet Road employment allocation (EMP01) in the short term but may be deliverable in the long term.</p> <p>Site recommended for further consideration.</p>


Site Reference(s): EMP01	
Source(s): Local Plan Employment Allocation	
Approximate Site Size (Gross Area): 45 ha	
Location: Land at Wainfleet Road	
	
Site Assessment	
Existing Use	Greenfield site – agricultural use
Potential Site Access	Off Wainfleet Road to north of site. Off Hawthorn Road, Holly Road or Hassall Road to east of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a large, greenfield site outside the existing settlement boundary of Skegness, therefore would not be suitable for market housing without further evidence to support that they meet an identified community need in order to meet the exceptions test.</p> <p>The site is already identified as an employment land allocation by ELDC, therefore supporting the development of this site for employment use would be in conformity with local planning policy. Support for this allocation could be expressed in the neighbourhood plan, but a separate allocation in the neighbourhood plan would not be required.</p>

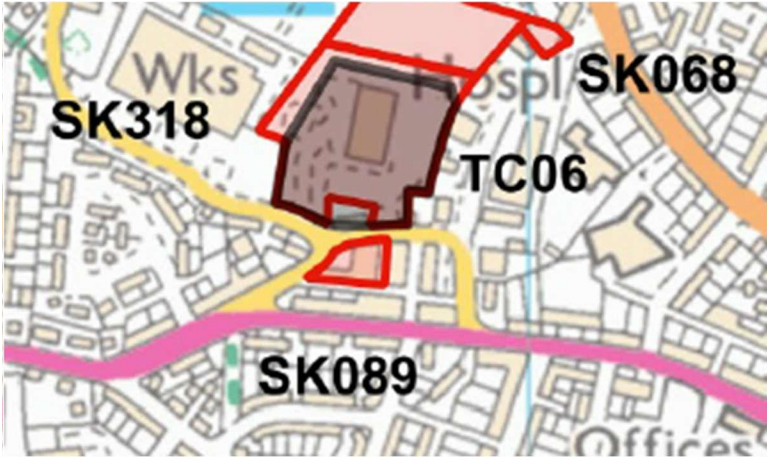
Site Reference(s): EMP02 / TC04	
Source(s): Local Plan Employment Allocation / Town Council Suggested Site	
Approximate Site Size (Gross Area): 15 ha	
Location: Land at Hassall Road (incl. Old Sweet Factory / Gasometer site)	
	
Site Assessment	
Existing Use	Existing industrial site – some units vacant / disused, others still in active use.
Potential Site Access	Existing access routes run through site, including Heath Road and Victoria Road.
Relevant Planning Application / Appeal History	No significant planning history identified.
Known Designations and/or Constraints	Proximity to listed buildings, including Burnside Farmhouse to north of site, and Skegness Signal Box to south east of site. Located in Flood Zone 2/3.
Assessment Conclusion	<p>This is an existing brownfield site situated in a sustainable location within walking distance of Skegness Town Centre. It is currently in use for a mixture of industrial and other employment uses. There are a number of vacant units within the site, including the Old Sweet Factory / Gasometer site, which could be brought back into active economic use.</p> <p>Site is already identified as an employment land allocation by ELDC, therefore supporting the development of this site for employment use would be in conformity with local planning policy. Support for this allocation could be expressed in the neighbourhood plan, but a separate allocation in the neighbourhood plan would not be required.</p>

Site Reference(s): TC01	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.11 ha	
Location: Land off Vernon Road (between Brunswick Drive and Grosvenor Road)	
	
Site Assessment	
Existing Use	Disused / vacant land (formerly housed lock-up garages)
Potential Site Access	Off Vernon Road to west, although access appears to be constrained.
Relevant Planning Application / Appeal History	Planning permission (ref. S/153/00367/06) granted in 2006 for the erection of 2no. pairs of semi-detached dwellings on the site of existing lock up garages to be removed and provision of parking. This development is not understood to have commenced and the permission has now expired.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a brownfield site in a sustainable location, close the town centre and within walking distance of bus routes on Grosvenor Road to the south of the site.</p> <p>The principle of residential development has already been accepted on this site, as demonstrated by the previous (now expired) planning consent for the development of 4no. dwellings.</p> <p>This site is considered to provide a suitable location for housing subject to availability.</p> <p>Site recommended for further consideration.</p>

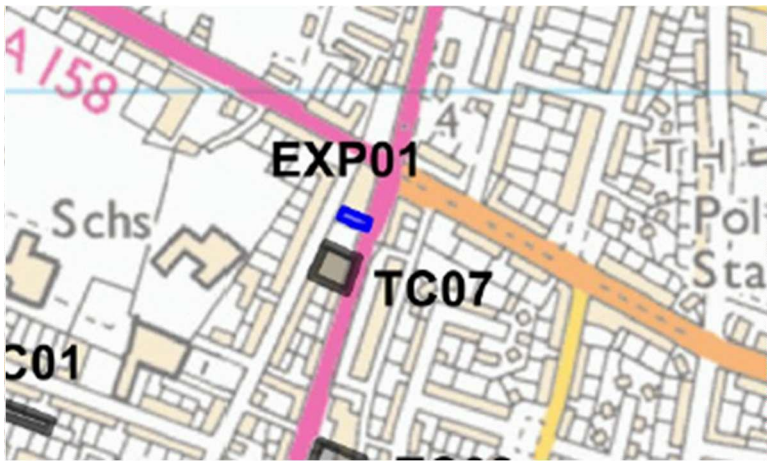
Site Reference(s): TC02	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.18 ha	
Location: Land off Kings Avenue (former Dunes Public House)	
	
Site Assessment	
Existing Use	Vacant / derelict – site of former public house, now demolished.
Potential Site Access	Off Kings Avenue to west of site.
Relevant Planning Application / Appeal History	No relevant planning applications (subsequent to demolition of public house)
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a brownfield site in a prime seafront location in Winthorpe. The site is surrounded by cafes and leisure uses (arcades).</p> <p>Retail use unlikely to be acceptable in this location unless it can be demonstrated that this would not be detrimental to the existing town centre.</p> <p>Residential use may be suitable (subject to appropriate design to minimise flood risk) but given its prime seafront location the site is likely to be most suitable for community or leisure use.</p> <p>Site recommended for further consideration.</p>


Site Reference(s): TC03 / SK324	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.53 ha	
Location: Land off Richmond Drive	
	
Site Assessment	
Existing Use	Richmond Drive Business Park comprising a number of industrial units and garage, some appear to be in active use.
Potential Site Access	Off Richmond Drive to east of site.
Relevant Planning Application / Appeal History	No strategic applications relating to this site (a number of small-scale applications identified relating to individual units within the business park)
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a brownfield site located in a sustainable, town centre location, a short 5-minute walk from Skegness railway centre.</p> <p>In light of its location, the site is likely to be most suited for employment or educational use, subject to availability. It may also be a suitable location for a transport hub, subject to relevant highways assessments.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): TC05	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.20 ha	
Location: Former Lincolnshire Regional College Site, Briar Way	
	
Site Assessment	
Existing Use	Disused college buildings and car parking.
Potential Site Access	Off Briar Way to east of site. Off Briar Close to south of site.
Relevant Planning Application / Appeal History	No planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a brownfield site in a prime, town centre location just to the south of the High Street.</p> <p>Given its location, the site is most likely to be suited for employment, educational or other community use, subject to availability.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): TC06 / SK318	
Source(s): Town Council Suggested Site / SHLAA	
Approximate Site Size (Gross Area): 1.69 ha	
Location: Former Kwiksave Store, North of Old Wainfleet Road	
	
Site Assessment	
Existing Use	Former derelict supermarket. Currently in use as temporary car park.
Potential Site Access	Off Old Wainfleet Road / Church Road South to south of site.
Relevant Planning Application / Appeal History	No relevant planning history (subsequent to closure of Kwiksave store). SHLAA reports that an informal enquiry has been made for housing development (or log cabins) on the site, and that the site is for sale, although no formal planning permissions have been submitted.
Known Designations and/or Constraints	Located in Flood Zone 3. Site is former landfill – may be potential for contamination.
Assessment Conclusion	<p>Site is in a sustainable location, in close proximity to existing services and facilities. There is a footpath link to the town centre, which is within easy walking distance.</p> <p>SHLAA concludes that the site is currently available and viable, but not deliverable. The site has an estimated capacity of 45 dwellings.</p> <p>The site is in a sustainable location, close to the town centre (6-minute walk to Skegness railway station) and is well-served by nearby bus services that run along the A52.</p> <p>In terms of its suitability for residential use, the site’s proximity to existing industrial uses to the west and east would need to be considered in terms of their potential to impact upon the amenity of future residents.</p>

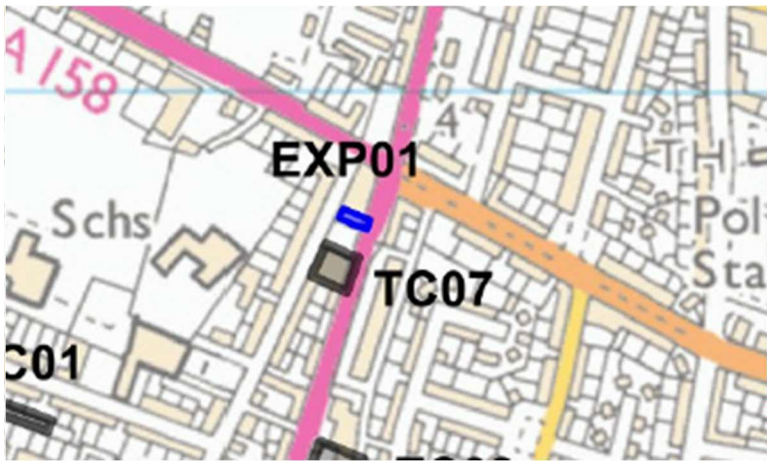
	<p>However, such issues may be overcome through appropriate design / layout of the site. There may also be issues of contamination from previous industrial use of the site that would need to be remediated.</p> <p>The site's location and previous use mean it would also likely be suitable for other employment or educational use.</p> <p>Site recommended for further consideration.</p>
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Site Reference(s): TC07	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.1 ha	
Location: Wiltex Cables International, 103 Roman Road	
	
Site Assessment	
Existing Use	Disused industrial building.
Potential Site Access	Off Cavendish Road to west of site. Off Roman Bank to east of site.
Relevant Planning Application / Appeal History	<p>Outline planning permission (ref. S/153/00858/13) was granted in 2013 for the erection of a shop (use class A1) on the site of the existing factory unit which was to be demolished. This permission was not implemented and has since expired.</p> <p>A further planning consent (ref. S/153/01019/19) was granted in August 2019 for the erection of 3no. retail units (use classes A1, A2, A3 or A5) and provision of car parking on the site of the existing building which is to be demolished. This development is not understood to have commenced but the permission is valid for three years.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>The site fronts onto Roman Bank (A52) in an area comprising a mixture of residential and small retail units.</p> <p>The site is considered likely to be suitable for small-scale retail or residential development. However, as the site has an extant planning permission in place it is considered likely to be delivered within the next three years and therefore would not benefit from allocation in a neighbourhood plan at this time.</p>


Site Reference(s): TC08	
Source(s): Town Council Suggested Site	
Approximate Site Size (Gross Area): 0.17 ha	
Location: Former Methodist Chapel, 44 Roman Bank	
	
Site Assessment	
Existing Use	Disused Methodist church and adjoining disused builders yard containing a small site office building and larger industrial building.
Potential Site Access	Off Roman Bank to west of site, and side road that provides existing access along southern site boundary.
Relevant Planning Application / Appeal History	<p>Planning permission refused (ref. 153/01916/91) in 1991 for change of use of the land for the sale of motor vehicles.</p> <p>A planning application (ref. 153/00300/93) was submitted in 1993 for the change of use of the existing workshop to a keep fit studio. This application was later withdrawn.</p> <p>A recent planning application (ref. S/153/02010/19) was submitted in October 2019 for the change of use, conversion of, and alterations to the former Methodist Chapel to provide 12 no. flats and construction of 12 no. parking spaces. This application also includes the erection of a cycle store, erection of bin storage enclosure, and the demolition of part of the existing building and other buildings on site.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	This is a brownfield site located in a sustainable location within short walking distance (7 minutes) of Skegness town centre and is well-served by bus services that run along Roman Bank (A52). The area immediately surrounding the site comprises a mixture of small-scale retail and

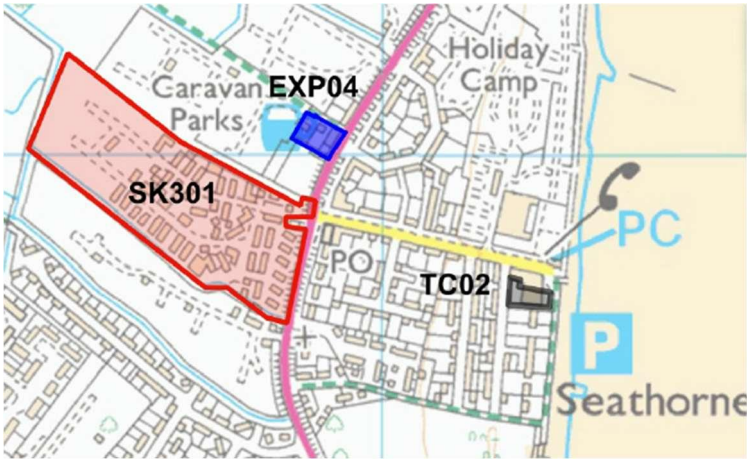


	<p>residential uses.</p> <p>Whilst it is noted that a planning application for residential use is currently pending, the site is considered suitable for residential use and further consideration as part of the neighbourhood plan process.</p> <p>Site recommended for further consideration.</p>
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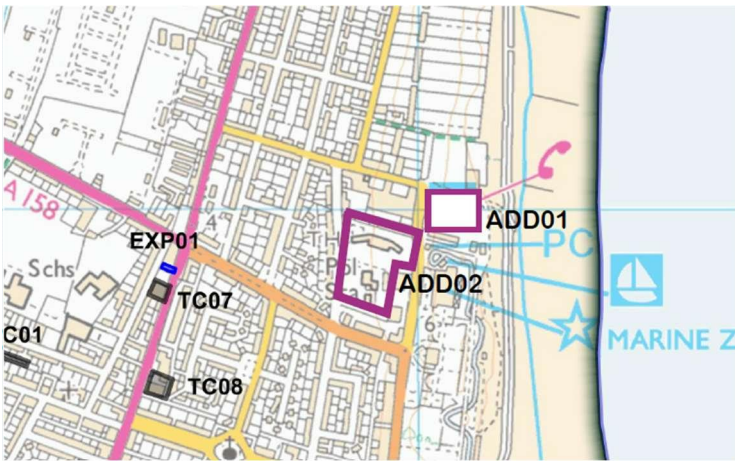
Site Reference(s): EXP01	
Source(s): Expired Permission	
Approximate Site Size (Gross Area): 0.03 ha	
Location: Slipstream Motorcycles, 117 Roman Bank	
	
Site Assessment	
Existing Use	Motorcycle shop and workshop
Potential Site Access	Off Roman Bank
Relevant Planning Application / Appeal History	Outline planning permission ref. S/153/00255/04 was granted in 2004 for demolition of the existing shop and motorcycle workshop and erection of a block of 6no. flats with associated parking. This permission was not implemented and has since expired.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>This is a brownfield site located in a sustainable location within short walking distance (8 minutes) of Skegness town centre and is well-served by bus services that run along Roman Bank (A52). The area immediately surrounding the site comprises a mixture of small-scale retail and residential uses.</p> <p>Site considered suitable for residential development, subject to availability.</p> <p>Site recommended for further consideration.</p>

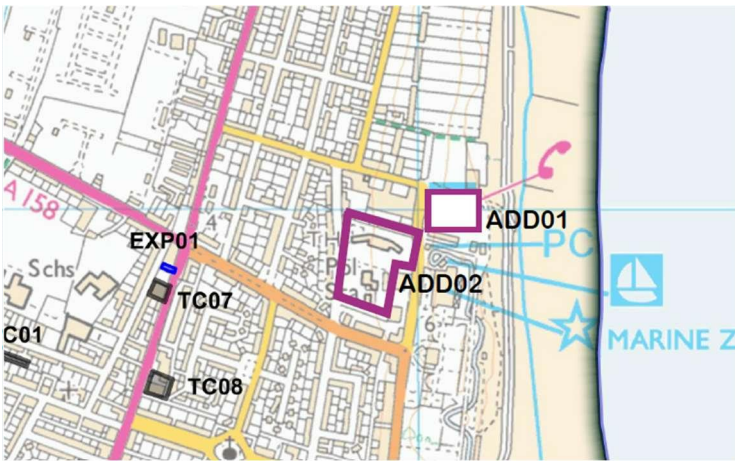
Site Reference(s): EXP02 / SK065	
Source(s): Expired Permission / SHLAA	
Approximate Site Size (Gross Area): 0.05 ha	
Location: Land adjacent to Telephone Exchange, Lincoln Rd	
	
Site Assessment	
Existing Use	Vacant – disused grassed area
Potential Site Access	Off Lincoln Road
Relevant Planning Application / Appeal History	Planning permission ref. S/153/02387/06 granted in December 2006 to develop a three storey block of 9no. flats, provision of amenity areas and car parking spaces. Earlier permissions for residential development on the site were granted in 1992 and 1999. None of these permissions has been implemented and all have now expired.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment concludes site is viable but not deliverable due to uncertain availability (unclear if landowner wishes to release land).</p> <p>The site is situated in a sustainable location on the edge of the designated town centre, a 3-minute walk from Skegness railway station and the High Street. Given the site’s location, it is most likely to be suitable for residential use. The previous expired permissions on this site also demonstrate the acceptability of residential use in this location. The site may be deliverable, but this will be subject to further investigation into the availability of the site for development.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): EXP03 / SK001	
Source(s): Expired Permission / SHLAA	
Approximate Site Size (Gross Area): 0.07 ha	
Location: Land off Drummond Road / Arcadia Road	
	
Site Assessment	
Existing Use	Car sales area (DRM Motors)
Potential Site Access	Off Drummond Road / Arcadia Road
Relevant Planning Application / Appeal History	Planning permission ref. S/153/01471/06 granted in 2007 for erection of a building comprising bin stores, 3no. ground floor shop units, 3no. first floor flats and 3no. second floor flats, provision of parking and construction of a vehicular access. This permission has since expired. No further planning history is identified for this site.
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	<p>SHLAA assessment identified site as being deliverable and viable.</p> <p>SHLAA estimated capacity of 6 dwellings.</p> <p>This is a brownfield site in a sustainable location, being close to existing services and facilities on the edge of the designated town centre. Given the site’s location it is likely to be considered suitable for employment, community, leisure or possible retail use. Residential use is also likely to be acceptable given the previously expired permission.</p> <p>Site recommended for further consideration.</p>

Site Reference(s): EXP04	
Source(s): Expired Permission	
Approximate Site Size (Gross Area): 0.30 ha	
Location: The Royal Oak Public House, Roman Bank	
	
Site Assessment	
Existing Use	Disused public house and car park.
Potential Site Access	Existing access off Roman Bank (A52).
Relevant Planning Application / Appeal History	<p>Planning permission ref. S/153/01962/13 granted in December 2013 for Extensions and alterations to existing public house. Change of use of part of existing cellar to provide a laundrette on the lower ground floor and an extension to provide additional seating/dance area and balcony on the ground floor. Provision of external seating area at ground floor level. Change of use of first and second floor to provide 4no. flats, change of use of existing car park to caravan sales area and change of use of existing caravan site to provide an extension to existing car park. Several non-material amendments were subsequently made to the original permission, the most recent being approved in November 2015.</p> <p>A later outline permission was granted in April 2017 for the erection of a new public house/restaurant on the site of the existing. No reserved matters application has yet been submitted – this would need to be submitted before April 2020 otherwise the permission will expire.</p>
Known Designations and/or Constraints	Located in Flood Zone 3.
Assessment Conclusion	This brownfield site is in prominent location on main approach road (A52) to Skegness. The site is located relatively far from the main town centre, although there are some existing services and facilities available in

	<p>Winthorpe and the A52 is served by existing bus routes into Skegness.</p> <p>Given the site's former use and prominent location it may be suitable for a similar A4 (pub/restaurant) use or leisure use. It may also be suitable for housing. In light of the extant permission on the site, its availability for other uses would need to be further investigated.</p> <p>Site recommended for further consideration.</p>
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Site Reference(s): ADD01	
Source(s): Additional identified site	
Approximate Site Size (Gross Area): 1.60 ha	
Location: North End Car Park	
	
Site Assessment	
Existing Use	Majority of site in use as car park. Small area of disused land to north adjacent to skate park.
Potential Site Access	Existing access off North Parade
Relevant Planning Application / Appeal History	Planning permission (ref. S/153/02281/11/3) was approved in 2012 for the change of use of an existing caravan sales/display area to a car park (at the northern end of site ADD01, adjacent to the skate park). No other planning history identified.
Known Designations and/or Constraints	Located in Flood Zone 3. Site currently in active use as car park.
Assessment Conclusion	This is a brownfield site currently in use as a car park, located in a prominent position on the Skegness seafront. Given its prominent location, this site could be suitable for redevelopment for a leisure or tourism use. However, this would be subject to availability and identification of alternative replacement car parking provision or public transport improvements elsewhere, such as through a transport hub or park and ride facility. Site recommended for further consideration.

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.
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.
Assessment Conclusion	This is a brownfield site currently in use as council offices and a police station, located in a prominent position on Skegness foreshore. Given its prominent location, this site could be suitable for redevelopment for a leisure, tourism or community use. It is also surrounded by residential properties, therefore may also be suitable for residential development. Site recommended for further consideration.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 A total of 38 sites have been identified and assessed in this report. A summary of the conclusions from this assessment process for each site is presented in the following table.

Site Ref(s)	Location	Conclusions Summary	Recommended for further consideration in Neighbourhood Plan?
SK310 / SK015	Land west of Gibraltar Road	Site may be suitable for housing subject to identification of local need, potentially suitable for employment / leisure use, but distance from town centre may constrain viability.	Not at this time
SK018	Land corner of Churchill Avenue & Burgh Road	Site potentially suitable for housing or employment (office) use, although is constrained by its small size and the potential loss of amenity open space.	Not at this time
SK038	Land in front of Welcome Inn Public House, off Burgh Rd	Site unlikely to be suitable for development due to loss of amenity open space and likely unavailability.	Not at this time
SK068	Land adjacent to Hall, off Grantham Drive	Site likely to be suitable for economic / employment use. Availability of site is however likely to be a constraint.	Not at this time
SK085	Land between Railway Line and William Way	Site suitable for housing (evidenced by extant permission) but currently facing issues of viability/deliverability. May be deliverable subject to overcoming these constraints.	Yes
SK086	Builders yard at Lansdowne Road	Brownfield site in existing residential area in sustainable location. Likely to be considered suitable for residential development subject to availability / deliverability of site being confirmed.	Yes
SK089	Car/furniture sales, Old Wainfleet Road	Brownfield site in suitable location containing existing residential development. Likely to be considered suitable for residential development subject to availability / deliverability of site being confirmed.	Yes
SK090	Land to rear of former Kwiksave	Site may be suitable for employment use, particularly if combined with development of former Kwiksave site to south. Further evidence of availability / deliverability required.	Yes

Site Ref(s)	Location	Conclusions Summary	Recommended for further consideration in Neighbourhood Plan?
SK301	Garden City	Large scale of site means is unlikely to be considered suitable for housing. Current availability of site is also unknown.	Not at this time
SK302	Land off West Way	Large, greenfield site does not meet sequential or exceptions test for housing. Unlikely to be suitable for other uses.	Not at this time
SK303	Land North of Burgh Road	Greenfield site does not meet sequential or exceptions test for housing. Unlikely to be suitable for other uses.	Not at this time
SK304 / SK317	Land north of Beacon Park Drive	Large, greenfield site does not meet sequential or exceptions test for housing. Unlikely to be suitable for other uses. May be deliverable at a later date as part of wider Beacon Park development.	Not at this time
SK305 / SK306 / SK321	Land off Warth Lane	Large, greenfield site does not meet sequential or exceptions test for market housing. May be suitable location for employment or education use, subject to funding/developer interest. Pending application for caravan park extension may reduce site availability.	Yes
SK307	Land east of Warth Lane	Site mostly developed. Unclear whether remaining undeveloped part of the site has further capacity. Greenfield site so housing allocation would need evidence to demonstrate it meets an identified need.	Not at this time
SK311	Land North of Everingtons Lane	Site not in a sustainable location, therefore unlikely to be suitable for housing or employment use.	Not at this time
SK312	Land off Beacon Way	Greenfield site so housing allocation would need evidence to demonstrate it meets an identified need. Site not in a sustainable location, therefore unlikely to be suitable for employment or education use.	Not at this time

Site Ref(s)	Location	Conclusions Summary	Recommended for further consideration in Neighbourhood Plan?
SK313	Land north of Burgh Road (north east of Beacon Primary Academy)	Lack of access therefore site unsuitable for development.	Not at this time
SK314 / SK700 / SK701	Land north of Wainfleet Road	Greenfield site so housing allocation would need evidence to demonstrate it meets an identified need. Likely to be suitable for employment use. May not be required in the short-term given its proximity to the existing Wainfleet Road employment allocations to the south but could be safeguarded for future use. The site may also be suitable for a potential transport hub, subject to relevant highways assessments.	Yes
SK315	Land west of Richmond Drive	Unlikely to be suitable for housing, unless specific need and community benefit can be identified. May be potentially suitable for employment / leisure use, but distance from town centre likely to constrain viability.	Not at this time
SK316	Skegness Fire Station, Churchill Avenue	Sustainable location for housing or employment use, however it is in active use as a fire station therefore further investigations into its availability would need to be undertaken.	Yes
SK319	Land south of Church Lane	Greenfield site so housing allocation would need evidence to demonstrate it meets an identified need. Unlikely to be suitable for employment or other uses.	Not at this time
SK320	Land at Burgh Road	Site likely to be suitable for employment / leisure use, subject to availability and developer interest, or a potential transport hub.	Yes
SK322 / SK702	Land on both sides of Wainfleet Road	Greenfield site so housing allocation would need evidence to demonstrate it meets an identified need. May be suitable for employment use in the long term.	Yes

Site Ref(s)	Location	Conclusions Summary	Recommended for further consideration in Neighbourhood Plan?
EMP01	Land at Wainfleet Road	Site identified as suitable for employment use, in line with EDLC Local Plan Policy. Site already allocated in Local Plan.	Site already allocated in Local Plan
EMP02 / TC04	Land at Hassall Road (incl. Old Sweet Factory / Gasometer site)	Site identified as suitable for employment use, in line with EDLC Local Plan Policy. Site already allocated in Local Plan.	Site already allocated in Local Plan
TC01	Land off Vernon Road (between Brunswick Drive and Grosvenor Road)	Brownfield site with previous (expired) permission for residential development. Would provide a suitable location for housing subject to availability.	Yes
TC02	Land off Kings Avenue (former Dunes Public House)	Brownfield site in prime seafront location. Likely to be suitable for community or leisure use.	Yes
TC03 / SK324	Land off Richmond Drive	Brownfield site in sustainable town centre location. Likely to be suitable for employment or educational use or a potential transport hub, subject to availability.	Yes
TC05	Former Lincolnshire Regional College Site	Brownfield site in sustainable town centre location. Likely to be suitable for employment, educational or other community use, subject to availability.	Yes
TC06 / SK318	Former Kwiksave Store, North of Old Wainfleet Road	Brownfield site in sustainable location close to town centre. Site likely to be suitable for employment, educational or residential use.	Yes
TC07	Wiltex Cables International, 103 Roman Road	Brownfield site with extant planning permission for development of 3no. small-scale retail units. No reason to suspect this development will not be delivered.	Not at this time
TC08	Former Methodist Chapel, 44 Roman Bank	Brownfield site in sustainable location, considered suitable for residential development. Planning application for residential use on the site is currently pending.	Yes
EXP01	Slipstream	Brownfield site in sustainable location,	Yes

Site Ref(s)	Location	Conclusions Summary	Recommended for further consideration in Neighbourhood Plan?
	Motorcycles, 117 Roman Bank	considered suitable for residential development, subject to availability. Previous consent for residential development expired in 2007.	
EXP02 / SK065	Land adjacent to Telephone Exchange, Lincoln Rd	Brownfield site in sustainable location on edge of town centre. Acceptability of residential use demonstrated through previous (expired) permissions, although further consideration of the site's availability would be required.	Yes
EXP03 / SK001	Land off Drummond Road / Arcadia Road	Brownfield site in sustainable location on edge of town centre. Likely to be acceptable for possible range of uses, including employment, community, leisure, retail or residential.	Yes
EXP04	The Royal Oak Public House, Roman Bank	Brownfield site in prominent location on A52, although is relatively far from Skegness town centre. Site may be suitable for pub/leisure or residential use subject to availability.	Yes
ADD01	North End Car Park	Brownfield site in prominent location, potentially suitable for leisure or tourism use subject to availability and reconfiguration of car parking / public transport provision.	Yes
ADD02	Skegness Council Offices and Police Station	Brownfield site in prominent location near to foreshore. Potentially suitable for leisure, tourism or residential use subject to availability.	Yes

3.2 On the basis of this assessment, we have identified 21 sites across Skegness that may be suitable for redevelopment for a range of uses including residential, employment, leisure or educational use. These sites include:

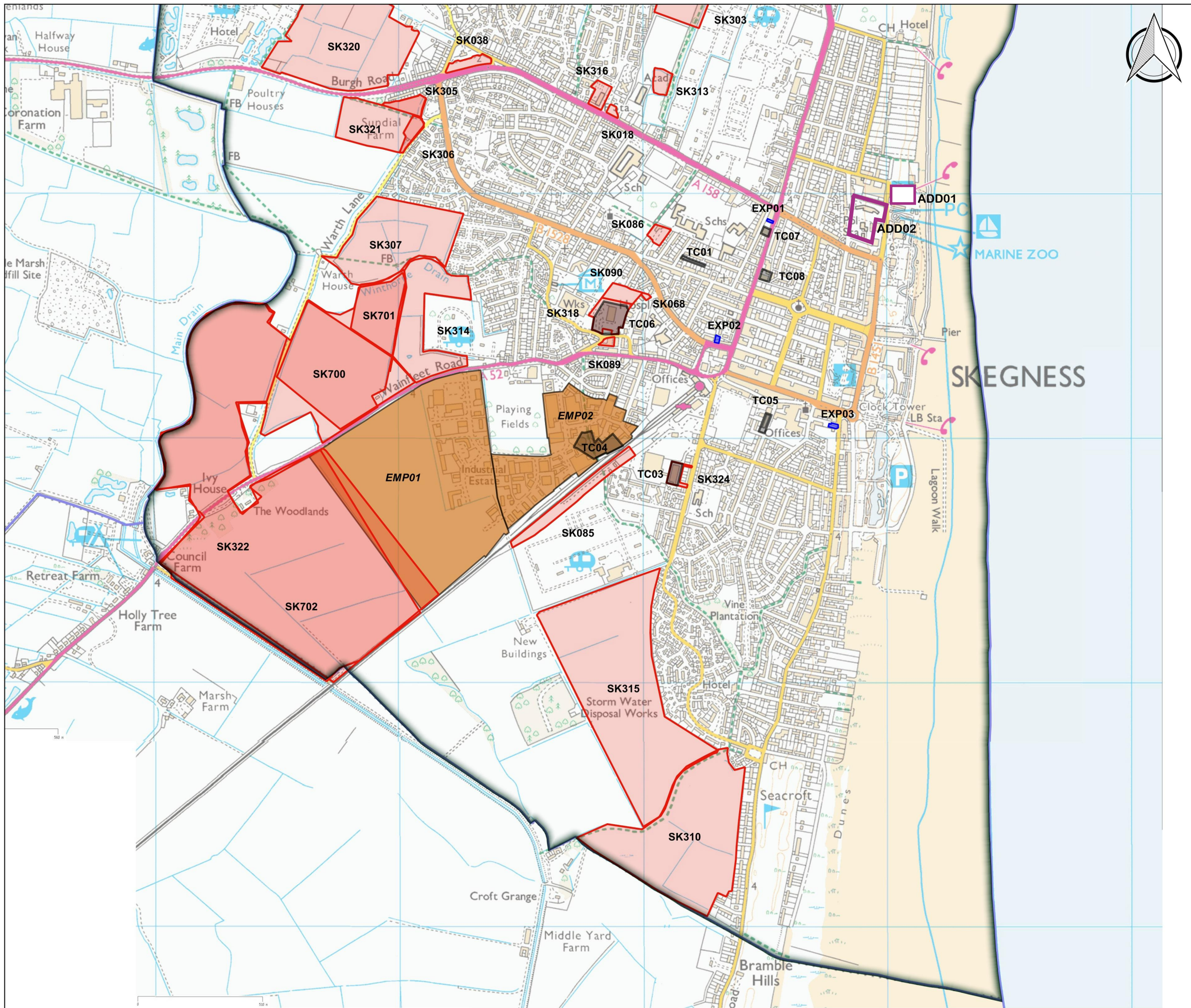
- Land between Railway Line and William Way (SK085)
- Builders yard at Lansdowne Road (SK086)
- Car/furniture sales, Old Wainfleet Road (SK089)
- Land to rear of former Kwiksave (SK090)
- Land off Warth Lane (SK305, SK306, SK321)

- Land north of Wainfleet Road (SK314, SK700, SK701)
- Skegness Fire Station, Churchill Avenue (SK316)
- Land at Burgh Road (SK320)
- Land on both sides of Wainfleet Road (SK322, SK702)
- Land off Vernon Road (between Brunswick Drive and Grosvenor Road) (TC01)
- Land off Kings Avenue (former Dunes Public House) (TC02)
- Land off Richmond Drive (TC03, SK324)
- Former Lincolnshire Regional College Site (TC05)
- Former Kwiksave Store, North of Old Wainfleet Road (TC06, SK318)
- Former Methodist Chapel, 44 Roman Bank (TC08)
- Slipstream Motorcycles, 117 Roman Bank (EXP01)
- Land adjacent to Telephone Exchange, Lincoln Rd (EXP02, SK065)
- Land off Drummond Road / Arcadia Road (EXP03, SK001)
- The Royal Oak Public House, Roman Bank (EXP04)
- North End Car Park (ADD01)
- Skegness Council Offices and Police Station (ADD02)

- 3.3 Further assessment of the availability and deliverability of these sites could be required by the local planning authority (East Lindsey District Council) prior to their potential allocation in the neighbourhood plan. It is also recommended that any proposed allocations, particularly a transport hub and any large employment sites, are discussed with officers at ELDC and Lincolnshire County Council to acquire their views as to whether allocation of these sites is likely to be supported. Allocation of residential sites in particular may be resisted due to the flood risk implications and potential non-conformity with the adopted Core Strategy, which has not allocated any strategic housing sites in coastal areas. However, there is support for including some small-scale allocations for residential development on brownfield sites where there is an identified need, such as for social housing, as this would comply with the relevant sequential and exceptions tests (as outlined in Appendix 2 of the Core Strategy). At previous meetings ELDC officers have confirmed support for the allocation of brownfield sites without the requirement for a needs assessment.
- 3.4 The process and evidence required to inform the allocation of sites within the neighbourhood plan would need to be further considered. It may be deemed more appropriate to identify and define broad areas within which certain types of development may be located or to include policies that promote and prioritise infill development or re-use of brownfield land, rather than allocating individual sites.
- 3.5 It is also worth noting that the inclusion of 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 the screening process.
- 3.6 Further public consultation on any proposed site allocations (and selection criteria) is also likely to be required in order for the plan to be considered robust.



APPENDIX 1 LOCATION MAPS OF ASSESSED SITES



- Skegness Neighbourhood Area
- SHLAA Sites
- Employment Allocations
- Expired Permissions
- Additional Sites from Skegness Town Council
- Additional Identified Sites

Scale
1:15,000



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CLIENT					
Skegness Town Council					
PROJECT					
Skegness Neighbourhood Plan Stage 4					
DRAWING TITLE					
Skegness (south) Site Assessments					
Date	28.11.2019	OS Ref.		Drawn By	PMG
Scale	1:15,000 @A3	Drawing No:	D01.2	Checked By	KW
Job No:	LI5041-1PC	Rev:			



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