

**Skegness Neighbourhood Development Plan
Stage 3 Vision and Objectives**

Skegness Town Council

July 2018

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1.0 STAGE 3 OVERVIEW

- 1.1 Following the completion of Stage 2 of the NDP project, the Town Council agreed to proceed to Stage 3.
- 1.2 Stage 3, as set out in the proposal is to prepare a vision and objectives of the NDP, to engage with the District Council and to undertake a public consultation on the draft vision and objectives.
- 1.3 This report brings together the feedback NDP Steering Group from the workshop and the consultation responses, to then prepare an initial vision statement and high level objectives for the NDP; which will then be consulted upon.

2.0 ANALYSIS OF FEEDBACK

2.1 During the workshop a summary of the consultation feedback was given to the NDP Steering Group and a wide ranging discussion of the issues followed. This explored key issues raised through the consultation in more detail and also initial discussions on a vision for the NDP.

Key themes from the steering group

- Attracting skilled people is very difficult
- Safe and Secure by design
- To consider derelict / blighted areas as potential housing sites
- More car parking to improve pedestrian circulation into town
- A desire to move the 5,000 existing ELDC owned car parking spaces ELDC to west of the town.
- Arrival point that is attractive
- Quality small shops
- Fewer run down properties
- Gateway into Skegness
- Park and Ride scheme for the town?
- Employment areas
- Residential re-development
- Residential or amenity i.e. car park and shuttle bus
- Leisure and industry development (increase employment)
- Reutilise shop fronts
- Youth activity
- Revitalised leisure and retail offer – including all weather attractions
- Parking or residential development
- Pedestrianise Lumley road
- Lots of guest houses for sale / empty
- Too many charity shops and arcades
- Lots of derelict properties
- Replace failing hotels with self-catering holiday lets rather than HMO's still supplying the holiday offer
- A transport hub for both rail passengers and goods and to promote job opportunities

and investment

- 2.2 There are some contrasts to the views held by the steering group and the feedback from the public consultation, in particular the main area was the retail offer, where the local community considered the offer to be good; however other comments were made regarding the quality of streets and prevalence of HMOs in the centre.
- 2.3 Overall, there is a good degree of consistency between the views held by the steering group and wider community.
- 2.4 The full summary of the community consultation can be found in the Community Consultation Report December 2017.

Suggestions for Vision or Objectives

- A thriving seaside resort that people would like to visit 52 weeks of the year, is nice to live in and offers the potential for families to prosper.
- Accessible premier destination all year round attractions
- Coastal experience, excellent place to live and enjoy leisure time.
- All year round premier town
- A town that builds on and values its coastal heritage
- A place that attracts industry and provides jobs
- Skegness to be the central gateway to the Lincolnshire Coast

Non Planning Issues Raised

- 2.5 Through the workshop some areas which cannot be addressed through an NDP were raised, these are listed below. It may be that the Town Council wish to address these matters separately with the appropriate organisations.

- More maintenance / planting at tower gardens. This can be addressed through the Town Council's business plan.
- Design in safety – street light off at 10pm/ midnight
- ELDC short term annual lease. This is an issue which will be raised with ELDC Economic Development Team.

Potential Further work

- 2.6 Through the workshop some areas, which an NDP could address, were discussed that are likely to require further evidence to prepared or supplement evidence which already

exists: principally evidence prepared on behalf of ELDC for their Local Plan.

- Market sector analysis of economy, what sectors expanding locally and nearby?
- Foreshore development plan, ELDC also doing new piece of work and what it should look like
- What is the demand for new caravan parks? Impact of caravan parks on other places in Skegness?
- Campus based college link with an existing university or college with associated student accommodation.
- More 'Affordable homes' in Skegness: this would potentially require a Local Housing Need Survey
- More homes within Skegness (linked to affordable homes), but may be within areas of flood risk. This may require further detailed flood risk assessments: discussions with the Environment Agency and ELDC would be necessary.

3.0 Draft Vision and Objectives

Vision

- 3.1 Through our review of the consultation and comments from the workshop with the Steering Group, one statement stood out, which could potentially form a vision for the NDP.

A thriving seaside resort that people would like to visit 52 weeks of the year and also to live, prosper with their families.

- 3.2 We consider that this could be expanded to better represent the feedback from the public and comments made by the steering group. We therefore propose, as a draft for the Skegness NDP Vision;

Skegness will continue be a thriving costal town, expanding upon its well established tourism and leisure offer, with an increasingly diverse economy. The town will be a desirable place for families to live and prosper and attract visitors throughout the year.

Objectives

- 3.3 The issues which stood out from the consultation and the specific objectives raised at the workshop can in large be carried forward as draft suggestions. However, given that some of these are reliant upon an evidence base supporting that position, it may be that some are either removed, or amended, regardless of the consultation exercise on the vision and objectives.
- 3.4 The suggested draft objectives for the NDP have been split into 3 key themes. It was felt, that given its importance to the town, Leisure and Tourism should be separate from Economy. The objectives are:

Economy

- Identify additional employment areas which will cater for emerging sectors within Skegness and the wider region.
- Attract a university or college campus which would benefit from the town's well established tourism industry
- Identify a suitable location for a transport hub to serve both passengers and goods.

Social

- Attract and retain skilled and professional people and families to the town.
- Maximise previously developed sites for new housing
- Address the redevelopment of B&Bs
- Restrict the development of HMOs throughout the town
- Restrict the development of Homes of Multiple Occupation (HMO's) throughout the town
- Provide more affordable housing within the town, to meet locally identified needs

Retail, Leisure and Tourism

- Relocate car parking within the town to improve pedestrian circulation and create new development opportunities
- Make improvements along the Foreshore
- Identify and improve the town "Gateways"
- Encourage the re-let of small units in the town centre for retail purposes.
- Expand the offer of leisure and tourism within Skegness to create an attractive, year-round resort
- Ensure that caravan development needs can be met in a sustainable way through the Neighbourhood Development Plan (NDP) period
- Pedestrianise of Lumley Road

APPENDIX 1 – COMMUNITY CONSULTATION REPORT

APPENDIX 2 – EVIDENCE BASE REVIEW



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