

Town Clerks Planning Comments made under delegated authority due to the items on Planning Committee meeting on 14th December 2022 being inquorate.

APPLICATION S/153/02284/22 – 17 Dormy Avenue, Skegness, PE25 1RG (Agenda Item 4.1)

Proposal: Planning Permission – Erection of 1 no. single storey domestic outbuilding.

4.1 – Planning Committee was inquorate for this application.

Town Clerk comment under delegated authority – Support, subject to the outbuilding not being used as sleeping accommodation.

APPLICATION S/153/02270/22 – Manorcrest Homes Ltd, Block 15 to 26 The Circus, Belton Park Road, Skegness (Agenda Item 4.2)

Proposal: Planning Permission - Erection of 3no. buildings to provide overnight accommodation.

4.2 – Planning Committee was inquorate for this application.

Town Clerk comment under delegated authority – Support.

APPLICATION S/153/02334/22 – Mr. M. Hawkins, Land Rear of 18, Clifford Road, Skegness (Agenda Item 4.3)

Proposal: Planning Permission - Erection of two storey dwelling.

4.3 – Planning Committee was inquorate for this application.

Town Clerk comment under delegated authority – Support.

APPLICATION S/153/02320/22 – Mr. R. Doughty, Land North and South Off, Wainfleet Road, Skegness (Agenda Item 4.4)

Proposal: Notice under Article 38 for a Local Development Order granting planning permission which is accompanied by an Environmental Impact Assessment.

4.4 – Planning Committee was inquorate for this application.

It was agreed that this application would be considered at the next Planning Committee meeting on 11th January 2022.

Q1 The plans show the creation of a dementia care village. This Council has previously raised concerns about the inadequacy of the existing level of NHS provision to meet needs. Attracting those with additional physical and mental health needs to the area will require a significant improvement in NHS services. What discussions/consultations with the local Clinical Commissioning Group (CCG) have or will be taking place to assess the impact of your proposed scheme and to ensure that the NHS has the right level of ongoing funding to avoid more pressures being placed on local NHS services?

Discussions regarding health provision in the area are part of the Local Development Order process with formal consultation with NHS England, the relevant consultee for health matters.

The LDO consultation process is carried out by East Lindsey District Council and early contact with the NHS Lincolnshire CCG indicates there will be a requirement for developer contributions to improve the current health provision in the town, which will be directly linked to the anticipated impact of the new houses over the development period and the type of housing to be provided.

Q2 The plans for the scheme show areas identified for leisure and public realm. The plans show plenty of green spaces which is usually welcome within any development. What are the expectations of how the funding of maintenance of these areas is met? For adopted highways, Lincolnshire County Council only provide for health and safety cuts on verges which is not usually sufficient in a residential area. For other public open space what plans will be in place for future maintenance?

Maintenance of open spaces will be dealt with by the traditional route of offering, by agreement, land to a local authority, in this case either the Town Council or the District Council, along with a contribution for maintenance for a specified period up until receipts resulting from new households paying Council tax are sufficient for this to be carried out as it is for the rest of the Town.

Should neither the Town Council or District Council wish to enter into an agreement, the scheme is of a scale that a management company or trust would be formed to take responsibility for all maintenance of public spaces.

Q3 As you mentioned during your presentation, the top of the plan shows the route (a corridor) for the Skegness Relief Road from the A158 to the A52. In the bottom half the route is yet to be agreed with Lincolnshire Highways. What is the timescale for identifying the route? How quickly will you replan the layout of the scheme to accommodate the agreed route? What class of road will this be (e.g. rural, urban, single or dual carriageway)?

Lincolnshire County Council is, of course, the Highway Authority. The plan for a Skegness Relief Road rests with the County Council and while we have offered to include the first section of road within the Gateway Project, the request is that we instead reserve a route, which is shown on the Masterplan, because the County Council is at an early stage of road planning for the project. As a result, the Gateway

Project needs no revision to accommodate the Relief Road if it were to come forward sooner or later than anticipated.

We are unable to provide a timetable for the route or a specification of the road because the Highway Authority is responsible for road planning and not all the land required for the new road is within our clients' control.

Q4 There is a rumour that you are planning to build a travellers' site at the new gateway is this true? If yes where exactly is the location of the site?

There are no plans to include a traveller site on the Gateway scheme and no provision shown on the Masterplan

Q5 How big is the retail space that was shown on your map and what class of retail are you planning and how many units?

The retail area is to be a Local Centre, which is based on the same concept of other schemes of a similar size, including the Quadrant at Boston and the Handley Chase development at Sleaford.

Typically, this will include a small foodstore for convenience shopping and smaller units for local services, such as hair and beauty. As with the Quadrant, it is likely it will include small food outlets, such as coffee shops and hot food takeaways to serve the immediate area and passing custom.

The scheme will require marketing once permission is granted to establish the demand and actual users.

Q6 Have you consulted Education Services on School places especially Primary to find out vacancies of placements in years to come?

Lincolnshire County Council was first consulted in late 2020 as to the need for any additional education provision resulting from the scheme.

The County Council carried out an assessment of impact based on both current and projected numbers on roll and indicated an initial need for some primary education provision.

The Gateway Project reserves a potential primary school site within it, but the County Council has thus far not required a new school, expressing a need for land to be made available for future education planning.

Further consultation is expected as the scheme progresses and at the LDO formal consultation stage.

Q7 In respect of the tourism part of your plan, what are you wanting to be in this place that Skegness has not got already?

The location away from the foreshore area demands a different offer for tourism. The opportunity is for greater reliance on what will be a rural location with structural planting, as opposed to a seaside one. This should attract a different holiday maker and contribute to and diversify the local holiday spend for the town.

The location will be more 'country park' than 'caravan park' and will include the provision of a local 'producers' barn' and possibly floating lodges.

Q8 How will you ensure your plans do not detract from town centre and foreshore offerings and pull trade from other areas?

The Skegness Gateway proposal only includes elements that will serve the immediate day to day needs of new residents and those attracted to the employment area. The scale of any retail will be strictly controlled by the LDO using established limits to any retail floorspace. The role of the town centre and the foreshore is expected to be enhanced by the increased number of households. There are no plans for large retail.

Q9 At what cost are you asking for from the Towns Fund for your development to go ahead?

No cost is to be met by the Towns Fund for the Gateway Project. Funding for the new College is ringfenced which is managed and will be delivered by others.



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Customer
Services:

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email:

sadep@planninginspectorate.gov.uk

Your Ref:

Other Persons

Our Ref:

EN010109

Date:

21 December 2022

Dear Sir/ Madam

Planning Act 2008 (PA2008) – Section (s) 56, 58 and 89(3)

Application by Equinor New Energy Limited for an Order Granting Development Consent for the Sheringham Shoal Offshore Wind Farm Extension Project and Dudgeon Offshore Wind Farm Extension Project

Notifying parties of the Application, invitation to the Preliminary Meeting and right to participate in the Examination

1. The Application

On 5 September 2022 the Planning Inspectorate, on behalf of the Secretary of State, received an application from Equinor New Energy Limited for an Order Granting Development Consent for the Sheringham Shoal Offshore Wind Farm Extension Project (SEP) and Dudgeon Offshore Wind Farm Extension Project (DEP) in accordance with the Planning Act 2008 as amended (PA 2008).

The application was accepted for Examination on 3 October 2022. The Application is for development consent to construct and operate two offshore wind farm generating stations, known as SEP and DEP, both located off the coast of Norfolk. SEP is the proposed extension to the operational Sheringham Shoal Offshore Wind Farm and will comprise up to 23 wind turbine generators, together with the associated onshore and offshore infrastructure. The offshore export cable corridor from SEP to landfall will be approximately 40km in length and the onshore cable corridor will be approximately 60km in length. DEP is the proposed extension to the operational Dudgeon Offshore Wind Farm and will comprise up to 30 wind turbine generators, together with the associated onshore and offshore infrastructure. The offshore export cable corridor from DEP to landfall will be approximately 62km in length and the onshore cable corridor will be approximately 60km in length.

2. The Examining Authority



I, Menaka Sahai, have been appointed by the Secretary of State for Housing, Communities and Local Government as the lead member of the Examining Authority (ExA), along with other members of the ExA: Rod MacArthur, Jonathan Manning, Steven Rennie and David Wallis to carry out an Examination of the above application. A copy of the appointment notice issued under Rule 4 of the Infrastructure Planning (Examination Procedure) Rules 2010 (EPR), issued on 8 December 2022, can be viewed under the Documents tab on the [project webpage of the National Infrastructure Planning website \(project webpage\)](#).

3. The Applicant's duty under s56 and s58 of the PA2008

Following acceptance of an application for Examination, an Applicant is required to notify certain persons of the application and make them aware of the opportunity to submit relevant representations, under s56 of the PA2008.

A relevant representation is made on a form, which includes a person's contact details, a summary of what that person agrees and/ or disagrees with about the application, what they consider the main issues and their impact to be, whether they have an interest in any affected land and whether they intend to make oral representations at hearings that may be held. Making a relevant representation entitles a person to become an interested party and be involved in the examination process.

In this case, the Applicant has informed me that while you are a non-statutory stakeholder, the Applicant had intended to inform you directly of the acceptance of the application. You were however, not informed directly, although you may have seen the wider notice in the newspapers under s56 of the PA2008.

4. ExA's invitation to submit a statement of representation and to attend the Preliminary Meeting

In taking a precautionary approach, and to ensure that relevant stakeholders who may have valuable contributions to make to the Examination are given an opportunity to do so, the ExA has decided to provide you with an opportunity to send a **statement of representation** to the Planning Inspectorate, to be received by **Monday 16 January 2022**. A statement of representation is a non-statutory document. If you submit a statement of representation, the ExA will consider it and take it into account throughout the Examination, as though it had been made as a relevant representation. Unlike making a relevant representation which entitles a person to become an interested party and be involved in the examination process, making a statement of representation at this stage will not make you an interested party as defined by the PA2008. However, the ExA may exercise its discretion to treat you as if you were an Interested Party, if it feels it is appropriate to do so.

The ExA has issued a [letter in line with Rule 6 of the EPR](#) to all Statutory Parties, Interested Parties and Other Persons, on 13 December 2022. The ExA is also sending you a copy of the Rule 6 letter, and consequently inviting you to attend the Preliminary Meeting scheduled for Tuesday 17 January 2023 in accordance with the information provided in the Rule 6 letter. You are invited to the Preliminary Meeting



as an 'other person'; however, should the ExA feel it is appropriate, it may use its discretion to treat you as if you were an interested party from that point onwards.

The Applicant will have the opportunity to respond to your statement of representation (should you choose to submit one) by **Monday 20 February 2023**, which is Deadline 1 in the draft Examination timetable set out at **Annex D** of the Rule 6 letter.

To assist you in considering whether to make a statement of representation, **Annex G – Availability of Examination Documents**, to the Rule 6 letter advises where the deposit locations of the application documents. If you decide to make a statement of representation, **Annex A** to this letter provides advice on the information that you may wish to include, on the form it might take and on where it should be sent.

If you have no issues to raise and do not wish to participate in the Examination of this application, you need take no further action.

5. Management of information

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the ExA) and a record of any advice which has been provided, is published on the [project page](#) for this proposed development. All Examination documents can also be viewed the [project page](#) for this proposed development.

Please note that in the interest of facilitating an effective and fair examination, the Planning Inspectorate consider it necessary to publish some personal information. Before sending information to the Planning Inspectorate and to find out how we handle your personal information, please view our [Privacy Notice](#).

If you have any questions arising from this correspondence, please contact our helpline or the email address at the head of this letter.

Yours faithfully

Menaka Sahai

Lead Member of the Examining Authority

This communication does not constitute legal advice.

Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.



Annex A

Advice about making a statement of representation

A statement of representation is a non-statutory document. The Examining Authority has agreed to consider such a statement of representation from you before making arrangements for the preliminary meeting, because a notification error by the applicant may have affected your right to make a statutory relevant representation and/ or register as an interested party.

By providing you with the opportunity to make a statement of representation and/ or make a request to become an Interested Party under Section 102A(1) of the Planning Act 2008, the Examining Authority aims to place you into a position equivalent to the one you would have been in if the applicant had given proper notice to you.

You do not have to make a statement of representation or request to become an Interested Party. You should only do so if you wish to but were not afforded to do so by virtue of the Applicant's error. You should not make a statement of representation if you have already made a Relevant Representation and/ or registered as an Interested Party with the Planning Inspectorate.

Information you should include in a statement of representation:

Contact details

- The name, address, email and telephone number of the person making the statement of representation.
- Whether the person making the statement of representation is doing so on their own behalf, for an organisation that employs them or as an agent.
- If necessary:
 - (i) The name, address, email and telephone number of any contact person and the organisation that they represent.
 - (ii) The name, address, email and telephone number of any agent.
- A statement identifying which of these addresses should be used for the purpose of notifying the person of any matter.
- Where possible, agreement to use email for all communication.

Land details

- Whether or not the person making the statement of representation has an interest in any land which will be affected by the application, and, if so, the nature of that interest.

Outline statement of issues

- An outline of the principal submissions that the person proposes to make in respect of the application.
- An indication of what they agree with and disagree with about the application and any impacts they think it might have.
- Please do not include material that the Secretary of State as decision-maker may disregard, such as submissions that are vexatious or frivolous, that relate to compensation for Compulsory Acquisition or relate to the merits of policy in a designated National Policy Statement.

Annex A

- If the Planning Inspectorate receives a statement of representation from you by **Monday 16 January 2023** or if you are otherwise an Interested Party under section 102 PA2008 the Examining Authority will provide an opportunity to make a Written Representation in due course – so the statement of issues only needs to be brief. 500 words is a guide.

Participation details

- A statement as to whether or not the person making the statement of representation wishes to make oral representations in due course:
 - (i) at any Issue-Specific Hearing which might be held;
 - (ii) at an Open-Floor Hearing; or
 - (iii) if they are an Affected Person¹, at a Compulsory Acquisition Hearing;as the case may be.

Format in which to submit a statement of representation

The preferred method of submission is by email.

If you intend to submit a statement and/ or register as an Interested Party by email, please attach it as a word .doc or .pdf document. Your email should be titled 'statement of representation' and sent to:
sadep@planninginspectorate.gov.uk.

If you intend to submit a statement of representation and/ or register as an Interested Party by post, please ensure that the correspondence is titled 'statement of representation', marked for the attention of the Case Team, Sheringham and Dudgeon Extension Project and sent to The Planning Inspectorate, at the address set out above.

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