



The Planning Inspectorate

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Temple Quay House
2 The Square
Bristol
BS1 6PN

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Customer Services:
0303 444 5000

Email: north2@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref:

Our Ref: APP/Y2003/W/22/3307310

North Lincolnshire Council
Development Management
Planning and Regeneration
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

05 January 2023

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Banks Property Ltd
Site Address: Land West of Brigg Road and South of Horkstow Road, Barton
upon Humber, North Lincolnshire, DN18 5DZ

I enclose for your information a copy of the third party correspondence on the above
appeal(s).

If you have any comments on the points raised, please send 2 copies to me no later
than 19 January 2023. You should comment solely on the representations enclosed with
this letter.

You cannot introduce new material or put forward arguments that should have been
included in your earlier statement. If you do, your comments will not be accepted and will
be returned to you.

Comments submitted after the deadline will not be seen by the Inspector unless there are
extraordinary circumstances for the late submission.

Yours faithfully,

Kate Moody
Kate Moody

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress
of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/
appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)

From: Phil Vickerton [REDACTED]
Sent: 19 December 2022 17:50
To: North2
Cc: 'Cllr PaulVickers'; [REDACTED]
Subject: Planning Appeal by Banks

Follow Up Flag: Follow up
Flag Status: Completed

As a current resident of Barton, I wish to register my objection to planning application ref: PA/2021/2151, "Outline Planning permission for a residential development of up to 390 dwellings"

- This proposed development off Horkstow road is additional to that already on the local plan for residential building.
- There is currently an excess of new housing in progress in Barton, to the detriment of availability of local services such as access to doctors and schools.
- Roads are already having to cope with industrial expansion, with Wren doubling manufacturing capacity, with consequent increase of both worker transport and lorry transport of raw materials and finished goods.
- Parking in Barton is currently inadequate, and a further 390 homes will only accentuate this.
- The land designated for the building is currently green field.

This proposed development should therefore not be allowed, in line with the initial refusal by North Lincs Council.

Sincerely,
P.H. Vickerton



From: Valerie Howitt [REDACTED]
Sent: 17 December 2022 14:31
To: North2
Subject: APP/Y2003/W/22/3307310

Dear sir / madam

I wish to object to the planning appeal

ref APP/Y2003/W/22/3307310

from Banks on land off Horkstow road in Barton upon Humber.

1) this land is beyond the boundaries of the town. If this goes ahead how many other areas outside boundaries will then be built on.

2) roads around ie Horkstow rd and Tofts road are too narrow to accommodate increased traffic that will use them to access town and Humber bridge.

3) Brigg road / Holydyke junction is far to busy , narrow to take traffic into town this way. Large vehicles ie wren lorries can barely get through as holydyke becomes market place.

4). In sufficient infrastructure in the town ie dr , schools , dentist , opticians.

5) plenty of other new housing is going up in Barton

As a resident of Barton living off the top of Tofts road I strongly feel This development is not needed off Horkstow road or anywhere else in Barton.

Yours sincerely
Valerie Howitt.

Sent from my iPhone

The Planning Inspectorate

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Appeal Reference: APP/Y2003/W/22/3307310

DETAILS OF THE CASE

Appeal Reference: APP/Y2003/W/22/3307310

Appeal By: BANKS PROPERTY LTD

Site Address: Land West of Brigg Road and South of Horkstow Road
Barton upon Humber
North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MR JOHN ADAMSON

Address:

[REDACTED ADDRESS]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
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- Other

YOUR COMMENTS ON THE CASE

Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

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To: Planning Inspectorate, Bristol

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2. This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals.

3. The public is repeatedly being told that there is Government-stated intent to:

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SENDER DETAILS

Name

MR RICHARD ALTOFT

Address

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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YOUR COMMENTS ON THE CASE

On behalf of my family and myself I object most strongly to this development on the following grounds. This development is not needed, it is outside the planned development areas for the town and is against the wishes of the democratically elected Barton Town Council and North Lincolnshire Council and local residents. It seems to serve only the capital interests of the developers Banks and those with a pecuniary interest in them getting what they want .

Loss of habitat especially wildlife corridors out into the surrounding countryside, loss of old well established hedges, verges, rough vegetation, shrubs and mature trees.

Loss of prime producing, long established farm land at a time when local produce and reduction of food miles is so much in emphasis world wide

Over crowding of local facilities especially doctors, dentists, schools, welfare and sports facilities.

Ruining of the scenic views of the start to the renown Lincolnshire Wolds.

Construction traffic in an already traffic blighted town with narrow streets and roads in close proximity to all of its schools

Future traffic increased by cars and delivery vehicles serving the proposed 390 houses will add many hundreds of cars and vans to already crowded roads and school routes.

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Name

MRS CELIA ATKINSON

Address

[REDACTED]

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Name

MR CLIVE ATKINSON

Address

[REDACTED]

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SENDER DETAILS

Name

MR COLIN BARNES

Address

[REDACTED]
[REDACTED]
[REDACTED]

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SENDER DETAILS

Name

MRS FIONA BARNES

Address

[REDACTED]
[REDACTED]
[REDACTED]

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SENDER DETAILS

Name

MRS BARBARA BARTON

Address

[REDACTED]

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YOUR COMMENTS ON THE CASE

My comments made to N lincs council regarding this planning application still stand and should be known to you. However I would like to confirm my objection to this application for the following reasons. Barton as a town has expanded greatly in recent years but the infrastructure has not. There is a shortage of chemists, doctors and dentists. Parking in the town is difficult and with no designated parking for either of the doctors surgeries makes visiting the doctors difficult. The roads struggle to cope with the current traffic. Additional residents cars would exacerbate this problem. The local authority has determined a local plan which includes the number of new properties that are required to provide. This site lies out the area designated for housing in the local plan. There seems little point in requiring an authority to determine a local plan if an application which contravenes the plan can be accepted.

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Name: MS DEBBIE BAX

Address:

[REDACTED]
[REDACTED]
[REDACTED]

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Name

MRS HEATHER BODDY

Address

[REDACTED]

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Appeal Reference: APP/Y2003/W/22/3307310

DETAILS OF THE CASE

Appeal Reference

APP/Y2003/W/22/3307310

Appeal By

BANKS PROPERTY LTD

Site Address

Land West of Brigg Road and South of Horkstow Road
Barton upon Humber
North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR IAN BONNER

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
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- Other

YOUR COMMENTS ON THE CASE

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Appeal By: BANKS PROPERTY LTD

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MRS JEAN BONNER

Address:



ABOUT YOUR COMMENTS

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Name

MISS ALEXANDRA BROWN

Address

[REDACTED]

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Name

MR PAUL BROWN

Address

[REDACTED]

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Name

MISS RACHEL BROWN

Address

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SENDER DETAILS

Name

MRS SUSAN BROWN

Address

[REDACTED]

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SENDER DETAILS

Name

MRS SHARON BUSH

Address

[REDACTED]

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YOUR COMMENTS ON THE CASE

Further housing development is not needed in the town - the facilities of the town are at capacity and traffic in key areas is getting worse.

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SENDER DETAILS

Name: MR DAVID BUTCHER

Address:

[REDACTED ADDRESS]

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YOUR COMMENTS ON THE CASE

Having lived in Barton for over 40 years, I feel that the town is at bursting point and does not need any further development on green land within this town. At the present time, any visit by vehicle to the town centre results in much time spent in trying to find somewhere to park (if you're lucky). Doctors surgeries and dentists surgeries appear to be at saturation point and extremely difficult to obtain an appointment at either. I do have great concern as to whether the drainage and sewage system within the town can handle any extra demand put upon it by the 400 extra houses planned for this development. I feel this proposal can only have a detrimental effect on the town of Barton upon Humber.

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SENDER DETAILS

Name

MR ALAN CARTER

Address

[REDACTED]

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COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Banks Development Proposal Comments.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Regards the Banks Property Ltd. proposed development off Horkstow Road in Barton (PA/2021/2151) it is hard not to come across as a NIMBY and I do not intend to be one of those as I accept change can sometimes be for the better. But in this case I feel strongly against this proposal on several aspects that go beyond any displeasure or inconvenience that would be placed upon residents living in the immediate vicinity of this extension to the town and the decimation of its green belt and accompanying wild life.

For whatever reason Barton has always been the poor relation to its local neighbours in Brigg which has half the population of Barton. So while Barton gets housing development after housing development, Brigg gets community support such as NHS Centre, large police support facilities, ambulance station, fire station, leisure complex, national and local shops, ample town centre parking that support these, pedestrian only zones, markets, banks, community hubs etc. etc. etc. Barton needs these or similar infrastructures that can support today's population and not more housing.

Barton's road infrastructure is already at breaking point and that is before the Wren expansion opens along with its additional workforce, their business transportation needs, this development and any already approved housing developments. The Barton bypass is still a pipe dream and you cannot counter this argument with it being the 'fix all' to Barton's traffic problems.

Forkedale and Millfields are already a rat run used by drivers trying to avoid the town centre congestion problems. Tofts Road is often impassible due to traffic volumes and parked vehicles. Over time and due to previous developments these roads have changed from housing access roads to main arteries through the town and are already at bursting point before the proposed 390 (potentially 1000+ as touched on below) new homes and all their 2 or 3 car families add to the existing problems.

Oh, I forgot we are getting a bus route to alleviate the problem.

With all the land that is already under Bank's control it is apparent that this will only be 'Phase 1' of their potential developments which could bring a total housing addition of 1000+ properties to the town. If that is their vision then let them be upfront with the community they apparently want to embrace and show that this is their

intention. The land is purchased, NLC are aware of it and Banks would not be committing so much financial investment if they had not already had indications that their plans will be adopted. If you study property developers planning proposals, going in with an initial development and appeasing locals and planning authorities needs, then going back with extensions or future phases once the initial planning door has been opened is ruse often used. So please do not hide any intentions or future development visions.

Credit where credit is due. This proposal shows plenty of thought has gone into providing green space, allotments and biodiversity areas. Let us all hope that this is not a case of providing the correct wording to satisfy planning requirements and that these areas will not develop into under used community areas by day and overused antisocial areas by night. Any detailed design for these areas should also include measures to mitigate any potential antisocial problems.

Detail designs will follow but serious consideration around drainage, sewerage etc. needs addressing to ensure that this initial 390 home development and any further developments in this area of the town does not over burden the existing town infrastructure. Also yet to be clarified is the type of properties that will form the 390 home community. Presently all the words and pictures depict houses with limited or zero provision for single story/bungalow properties.

Please do not approve what has the potential to be just a commuter hub that allows people to move into a cheaper residential area than say the north bank of the Humber so they can still work, play and spend in those out of Barton regions and not put anything back into the local community.

As stated in my opening comments I strongly oppose this development, this application as well and decimation of the town I was born in and have lived in all my life, and hope that the local council and NLC will listen to the local community and act in their favour by refusing this development.

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DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MISS LUCIE CHAPMAN

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

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2. This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals.

3. The public is repeatedly being told that there is Government-stated intent to:

- Protect greenbelt land
- Prioritise brownfield development
- Take meaningful notice of local opinion

This appeal seeks to ignore these key important assurances, it seems.

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Appeal Reference: APP/Y2003/W/22/3307310

DETAILS OF THE CASE

Appeal Reference

APP/Y2003/W/22/3307310

Appeal By

BANKS PROPERTY LTD

Site Address

Land West of Brigg Road and South of Horkstow Road
Barton upon Humber
North Lincolnshire
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Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR ROB CHAPMAN

Address

[REDACTED]

ABOUT YOUR COMMENTS

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- Rule 6 (6)

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YOUR COMMENTS ON THE CASE

I strongly believe the infrastructure in that area of Barton would not support a development of this kind. It would lead to lots of congestion and excess traffic in a quiet area of town. Also, it would destroy what I believe to be the best view out of Barton across rolling fields. A development of this type would be better suited around the Falklands Way/Barrow Road area of town.

From: Cllr PaulVickers [REDACTED]
Sent: 16 December 2022 07:10
To: North2
Subject: Re: Planning Appeal

Morning

I was wondering if you have had chance to consider my request for an extension.

Kind Regards

Paul

Hi

I write to ask if an extension could be considered with regards the below appeal. I've spoken with many residents who are busy with the Christmas period, I'm also concerned many residents are unaware the appeal has been made. I think an extension into the new year would be a sensible decision and give residents the time to engage with the process.

Many thanks in advance for considering this request.

Site Location: Appellant: Inspectorate's Ref: Appeal Start Date:
TOWN & COUNTRY PLANNING ACT 1990 PLANNING UNDER SECTION 78
Outline planning permission for a residential development of up to 390 dwellings with associated infrastructure, and with appearance, landscaping, layout and scale reserved for subsequent consideration
Land west of Brigg Road and south of Horkstow Road, Barton Upon Humber DN18 5DZ Banks Property Ltd
APP/Y2003/W/22/3307310

Kind Regards

Cllr Paul Vickers
Barton Ward

Sent from [Outlook for iOS](#)

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the address(es) only. Please notify the sender if received in error. All Email is monitored and recorded. Please think before you print-
North Lincolnshire Council greening the workplace.

The Planning Inspectorate

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Barton upon Humber
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Grid Ref Easting: 502770
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SENDER DETAILS

Name

MRS HELEN DANSON

Address

[REDACTED]

ABOUT YOUR COMMENTS

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- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

I feel this is an unnecessary development at present until local services and infrastructure are improved. Should these be addressed first then perhaps the application could be reviewed. All this is quite apart from the impact on our wildlife, farming land etc etc. an example of failing to improve ie access before planning granted is the much delayed orbital routes to remove excessive commercial traffic from the town, before the massive expansion of Wren. The route for said route is also still a contentious issue. Clearly a growing population, but in part due to the more rural nature of town which is ever diminishing.

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Appeal By: BANKS PROPERTY LTD

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DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MR DEREK DAVIES

Address:

[REDACTED ADDRESS]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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- Agent
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- Land Owner
- Rule 6 (6)

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YOUR COMMENTS ON THE CASE

In my opinion, Barton does not have the infrastructure or general services levels to cope with another 400 dwellings.

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MR PHILIP DAVIES

Address:



ABOUT YOUR COMMENTS

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- Land Owner
- Rule 6 (6)

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SENDER DETAILS

Name: MRS SHARN DAVIES

Address:



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- Land Owner
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SENDER DETAILS

Name

MR HARRISON DEAN

Address

[REDACTED]

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SENDER DETAILS

Name

MRS KERRY DEAN

Address

[REDACTED]

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SENDER DETAILS

Name

MR ROBERT DEAN

Address

[REDACTED]

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SENDER DETAILS

Name: MISS ABBY DENT

Address:



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SENDER DETAILS

Name: MISS EMMA DENT

Address:



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- Protect greenbelt land
- Prioritise brownfield development
- Take meaningful notice of local opinion

This appeal seeks to ignore these key important assurances, it seems.

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In an opinion shared by many others, I believe this a totally inappropriate development.

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/Y2003/W/22/3307310

DETAILS OF THE CASE

Appeal Reference

APP/Y2003/W/22/3307310

Appeal By

BANKS PROPERTY LTD

Site Address

Land West of Brigg Road and South of Horkstow Road
Barton upon Humber
North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR GRAHAM DENT

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

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DETAILS OF THE CASE

Appeal Reference	APP/Y2003/W/22/3307310
Appeal By	BANKS PROPERTY LTD
Site Address	Land West of Brigg Road and South of Horkstow Road Barton upon Humber North Lincolnshire DN18 5DZ Grid Ref Easting: 502770 Grid Ref Northing: 420820

SENDER DETAILS

Name	MRS MELANIE DENT
Address	

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MR NATHAN DENT

Address:



ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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Grid Ref Easting: 502770
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SENDER DETAILS

Name: MR IAN DEYES

Address:



ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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YOUR COMMENTS ON THE CASE

I do not believe that the proposed development should be approved as I do not think the facilities in Barton are enough to cope with a larger population. The doctors, schools and pharmacists are already struggling, not to mention the Road system which is already struggling with the volume of heavy traffic.

The Planning Inspectorate

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SENDER DETAILS

Name

MR DAVID DRONFIELD

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
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- Rule 6 (6)

What kind of representation are you making?

- Final Comments
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Other

YOUR COMMENTS ON THE CASE

I am writing to object to the proposed development on Horkstow Road, Barton Upon Humber. My objection is based on the number of properties proposed and the number of extra residents that the development would bring into the town. Having lived in Barton Upon Humber a few years it is apparent that the town requires an upgrade to its existing facilities before any more housing is allowed to be added to the town. The best examples of this would be adding extra Doctors surgery facilities, upgrading current facilities or repurpose of one of the lovely neglected old buildings in the town. I'm also sure the local schools would benefit from an honest assessment as to there ability to welcome the additional students that would undoubtedly result from the housing development.

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MISS AMIE EASEY

Address:

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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YOUR COMMENTS ON THE CASE

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MR DARREN ELLIOTT

Address:

[REDACTED ADDRESS]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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- Agent
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- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

Barton upon Humber neither has the infrastructure and general services to adequately handle an additional 400 dwellings.

From: David Walker [REDACTED]
Sent: 22 December 2022 15:32
To: North2
Subject: APP/Y2003/W/22/3307310
Attachments: APPY2003W223307310.pdf

Dear Sue/Madam,

Please find attached a pdf document containing 8 separate representations regarding the above appeal by BANKS.

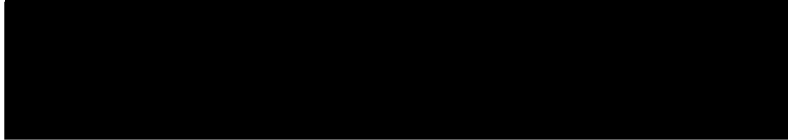
Kinf regards,

David Walker

BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: SARAH LOUISE WALKER

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

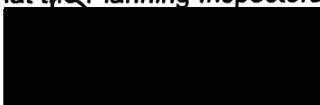
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In an opinion shared by many others, I believe this a totally inappropriate development.

I hope that the Planning Inspectorate will reject this appeal accordingly.

Signed



BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: **STEPHEN WOOLSEY**

Address: 

Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

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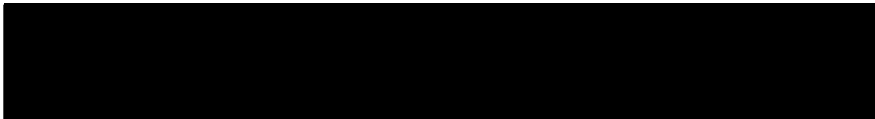
Signed 

19/12/2022

BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: *Murck van den Bos*

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

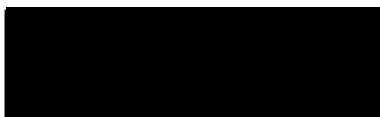
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BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: SANDRA VAN DEN BOS

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

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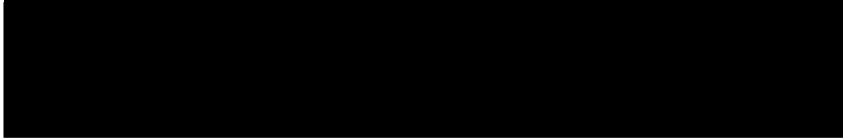
Signed



BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Peter Lincoln.

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

I fully support and welcome appropriate development. However, I consider this development to be totally inappropriate and submit the following opinions and comments:

1. This development will cause irreversible ecological and pollution damage both during construction and ongoing use. It will obliterate much needed food-producing agricultural (greenbelt) land and replace swathes of it with concrete. How does that align with COP 27 objectives and widespread public sentiment?
2. This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals.
3. The public is repeatedly being told that there is Government-stated intent to:
 - Protect greenbelt land
 - Prioritise brownfield development
 - Take meaningful notice of local opinionThis appeal seeks to ignore these key important assurances, it seems.
4. It seeks to overturn the democratically evolved 2038 Local Plan submission. This document (and widespread community opinion) acknowledges that the town's infrastructure and facilities are already seriously overloaded. The community encounters plenty of real-world evidence of this on an ongoing daily basis.
5. Considerations should include justified local community need and true sustainability. As opposed to shifting Government or Local Authority overall targets that may fall short elsewhere (e.g. Scunthorpe Lakes Project?). There is plentiful evidence and opinion that Barton is already shouldering very heavy or excessive development burdens – i.e. without the addition of this developer-led agenda.
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7. There are reasons to suspect that this is just the start of a far bigger development agenda. Comments made by Banks during a video presentation to *Barton Planning Committee on 16/8/21 included mention of discussions with the Top 5 UK house builders (for 390 dwellings?!), that it was a better site and more desirable than elsewhere (primarily a commercial agenda?) and that alternative sites weren't available, allegedly. (*Source: Bartonraid.net website)
8. Interest in adjacent land that was declared at application stage reinforces suspicion about a far bigger longer term developer-led objective. For a community and town that's already overloaded.

In an opinion shared by many others, I believe this a totally inappropriate development.

I hope that the Planning Inspectorate will reject this appeal accordingly.

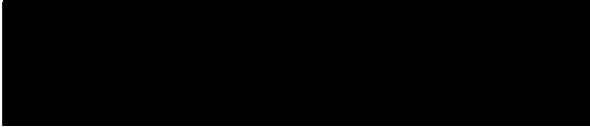
Signed

A black rectangular redaction box covering the signature.

BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: JULIE LINCOLN

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

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In an opinion shared by many others, I believe this a totally inappropriate development.

I hope that the Planning Inspectorate will reject this appeal accordingly.

Signed



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BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: **JOSH VAN DER BOSS**

Address: 

Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

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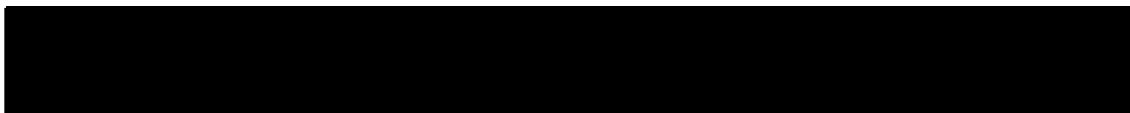
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Signed 

BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: SARAH VAN DEN BOS

Address:



Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

To: Planning Inspectorate, Bristol

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The Planning Inspectorate

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Appeal Reference: APP/Y2003/W/22/3307310

DETAILS OF THE CASE

Appeal Reference

APP/Y2003/W/22/3307310

Appeal By

BANKS PROPERTY LTD

Site Address

Land West of Brigg Road and South of Horkstow Road
Barton upon Humber
North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR DAVID FALLOWFIELD

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
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YOUR COMMENTS ON THE CASE

Ref Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

Site Address: Land west of Brigg Road and south of Horkstow Road, Barton upon Humber DN18 5DZ

I am against the appeal proposals and agree with the refusal decision made by North Lincolnshire Council (NLC).

The developer clearly does not care about the local community as it often claims. It's original scheme was soundly rejected at the first planning stage and they have arrogantly decided to appeal as if they view the first refusal as a mere inconvenience.

In support of my objections, I reference below comments I made against the original planning proposal to NLC.

I object to this application and firmly believe it should be rejected.

It is a developer led proposal (have the residents of Barton ever expressed a desire for mass development south of the town?) with the aim of maximising benefits for the developer and partner building companies and not for Barton and its residents. It has clearly been subject to much discussion and development prior to being thrust into the limelight, via Banks' glossy brochures, as a "fait accompli" leaving residents scrambling to understand the scope and implications of the proposed housing, relief road and other areas of interest that are proposed for the land south of Barton.

Some of the many specific objections are:

The application is for building on green belt, agricultural land outside of the current development area of the town.

The plot is outside of the currently proposed 2038 Local Plan (LP) development area of the town.

The proposed route of the relief road is clearly with a view to redefine the Barton southern boundary and open the way for future backfill building with this housing proposal and on "other land in applicants' control".

Initial proposals for up to 390 homes will clearly be exceeded if approval is given and further development takes place.

Note that key layout drawings are "Indicative" and future detailed planning applications by builders will likely be very different ie worse.

The proposal if approved will have a very serious impact on the infrastructure of Barton and be environmentally damaging. For example:

- A further 1000+ people / children impacting local schools and health care services which are already oversubscribed.
- A further 500+ cars, along with delivery vehicles, buses etc impacting the local roads specifically Tofts Road.
- The proposed road from Brigg Road to Tofts Road provides an ideal rat run route to and from Ferriby Road, thus avoiding the town centre.
- Noise and light pollution will be introduced into an area via street lighting and traffic movements – there is currently light traffic and no street lighting on most of Horkstow Road.
- Existing well established trees and hedgerows may be damaged.
- An area of local rural beauty ruined by mass development.
- Introduction of additional maintenance activity eg grass cutting, tree management, drains, water features etc to be paid for by council tax.
- Years of construction activity and road movements with associated mud, dust and pollution.

There are many more examples and therefore this planning application should be rejected.

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference

APP/Y2003/W/22/3307310

Appeal By

BANKS PROPERTY LTD

Site Address

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Barton upon Humber
North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MRS DEBRA FALLOWFIELD

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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Ref Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310

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Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR DOUGLAS FARR

Address

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

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YOUR COMMENTS ON THE CASE

Barton does not have the infrastructure or general services levels to cope with another 400 dwellings.

The Planning Inspectorate

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SENDER DETAILS

Name

MRS YVONNE FARROW

Address

[REDACTED]
[REDACTED]
[REDACTED]

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YOUR COMMENTS ON THE CASE

I am former resident of the town. I frequently visit and use services. I believe that this appeal should be refused on the following grounds:

1. The development is outside the previous and current 2038 NLC Local Plan Development Areas for Barton Upon Humber. Local Plans are developed via democratic consultation with residents and communities.
2. The Government's currently stated intent is to discourage unwarranted building on Greenfield sites, and that developments should be within the settlement boundary. This development is on a Greenfield site, and outside of the southern town boundary.
3. The Government recognises that infrastructure should already be in place for any new significant developments. The town's current infrastructure is not able to cope with the already increasing levels of traffic congestion, with resultant increases in road damage, parking problems and pollution.
4. Current local services are vastly over-subscribed and inadequate to meet demand. Whilst this may not be the direct responsibility or of concern of the developer it is a serious matter for those already living there.
5. Climate change and CO2 emissions are core political and public priorities; the loss of this ecologically important and naturally beautiful agricultural land would negatively impact the environment. The development is not in the interests of the community, and is surplus to the local need for housing, as identified in the local plan.
6. The applicant has interests in a large area of agricultural land to the south of the town, if the appeal is upheld this would leave the town open to further unjustified housing development and destruction of the character and landscape of the Town.
7. North Lincolnshire Council's decision to refuse planning permission for this site recognised the strength of feeling of local residents that this development would have a significant negative impact on their quality of life, and the character of the town. Overturning this decision would put developers before residents; profit before people.

The Planning Inspectorate

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SENDER DETAILS

Name

MRS NADINE FIELD

Address

[REDACTED]

ABOUT YOUR COMMENTS

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- Rule 6 (6)

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Regards

Nadine Field

The Planning Inspectorate

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Grid Ref Northing: 420820

SENDER DETAILS

Name: MR STEVEN FIELD

Address:

[REDACTED ADDRESS]

ABOUT YOUR COMMENTS

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I trust that the Planning Inspectorate will reject this appeal accordingly.

Regards

Steven Field

Ref. PA/2021/2151

Michael Finnis <[REDACTED]>

Mon 20/12/2021 13:27

To: Planning <Planning@northlincs.gov.uk>;

Having received information from our three Barton Upon Humber North Lincolnshire Council representatives I would like to say I am FULLY SUPPORTIVE of the above planning application.

Having grandchildren and great grandchildren living in and around Barton Upon Humber I am fully aware of the Housing shortage.

Regards Michael Finnis.

Barton-Upon-Humber resident

Sent from my iPad

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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DETAILS OF THE CASE

Appeal Reference: APP/Y2003/W/22/3307310

Appeal By: BANKS PROPERTY LTD

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North Lincolnshire
DN18 5DZ
Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name: MRS GILLIAN FIRTH

Address:

[REDACTED]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

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YOUR COMMENTS ON THE CASE

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- Take meaningful notice of local opinion

This appeal seeks to ignore these key important assurances, it seems.

4 It seeks to overturn the democratically evolved 2038 Local Plan submission. This document (and widespread community opinion) acknowledges that the town's infrastructure and facilities are already seriously overloaded. The community encounters plenty of real-world evidence of this on an ongoing daily basis.

5 Considerations should include justified local community need and true sustainability. As opposed to shifting Government or Local Authority overall targets that may fall short elsewhere (e.g. Scunthorpe Lakes Project?). There is plentiful evidence and opinion that Barton is already shouldering very heavy or excessive development burdens – i.e. without the addition of this developer-led agenda.

6 Apart from stating "up to 390 dwellings", the application appears to be wide open for subsequent major reconfiguration. Key elements – including layout and scale – are reserved matters.

7 There are reasons to suspect that this is just the start of a far bigger development agenda.

Comments made by Banks during a video presentation to *Barton Planning Committee on 16/8/21 included mention of discussions with the Top 5 UK house builders (for 390 dwellings?!), that it was a better site and more desirable than elsewhere (primarily a commercial agenda?) and that alternative sites weren't available, allegedly. (*Source: Bartonraid.net website)

8 Interest in adjacent land that was declared at application stage reinforces suspicion about a far bigger longer term developer-led objective. For a community and town that's already overloaded.

In an opinion shared by many others, I believe this a totally inappropriate development.

I hope that the Planning Inspectorate will reject this appeal accordingly.

PA/2021/2151 outline planning application made 25 Nov 2021

(1) many recent submissions currently unable to view.

(2) Area outside the North Lincolnshire Local Plan for housing and the proposed 390/400 houses are not needed to meet the local new housing building targets/ quota.

(3) Barton since year 2000 has been allowed to add additional houses, at the rate of around 1,000 more in last 20 years, which in the last 2,000 years to that date had only approximately 2,000 houses had been built in the town. The infrastructure has not increased to support the very significant growth in population in North Lincolnshire second largest centre of population in that 20 years. No 4th infant/ junior school, no further doctors, loss of the 6th form in the single secondary school. No significant improvements to water supplies, sewerage, lighting, roads, paths or other public services.

(4) The proposed building site would use an entrance on to a narrow country road, Horkstow road, single carriageway with passing places which is already unsafe at busy periods in mornings and evenings in poor light.

(5) The other proposed exit would be on to Brigg Road, close to the entrance to the built up area, on a slope and with twists and close to change of speed, with mixing of traffic coming into the town from South and residential and commercial heavy traffic.

(6) The site is on the past the Southern edge of existing built up area. Few if any residents in my experience from South of Tofts Road, Horkstow Road, walk into and from the town centre, due to distance, the hills and slopes and dark narrow or non existence footpaths. The idea that people would not expect to drive in and out of our town centre is ill founded.

(7) It will cause ecological damage to a beautiful area of Barton and extra flooding and drainage problems expected.

(8) All the many houses and out of town edge of town shops and other commercial premises approved over the last 20/30 years have left the central streets of this once beautiful North Lincolnshire town (with 200 plus listed buildings) looking shabby, with many empty and poorly maintained properties. The centre has been hollowed out and destroyed by the heavy traffic from WREN and elsewhere moving directly through the old town centre. Roads designed for walking and horses not cars and other heavy goods vehicles.

(9) RAID has suggested a very short and sensible route for traffic from WREN and elsewhere to be taken South, on a short stretch of new road to link with B1206 and current A15 junction... This relief road has been promised for 30 plus years and now we have a suggestion which is expensive, unpractical and only seems designed to "open up" far more land to South and East of the built up area for development.

(10) I have lived in central Barton since 1988, over 32 years now and been a resident of North Lincolnshire for over 40 years. Barton is full and the existing doctors, shops, schools, roads, water and sewerage works and other public facilities are already overstretched, with the current Population much increased from that of 1988 and earlier.

Ursula Vickerton

