



The Planning Inspectorate

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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)

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DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

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- 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

I am a resident in Goxhill (a surrounding village of Barton which is surrounded by the Humber meaning Barton is the only town within 20 mins drive from our house). My children both go to primary schools in Barton and my wife works at St. Peter's primary school in Barton .

We rely on Barton for the supply of the majority of our major services. I am registered at Barton Central surgery and have already failed to book an appointment the last 4 times I have rang the surgery for an appointment within the last 6 months calling before 9.30 on each occasion. I am concerned by the adverse affect that this significant development will have on the already suffering services . I grew up in Barton and was a patient at the dentist practice but was unable to stay their as they prioritise town patients and I now need to drive 45 mins from my home address to go to the nearest dentist with availability. Both of my children will hopefully attend Baysgarth secondary school in Barton and I'm

Also concerned about any implications the development will have putting increased pressure and expectation on the schools in town .

The town roads and parking are under severe pressure with regular traffic jams and blockages making it extremely hard to use local shops and services in the town and certain times inevitably loosing local retail customers as with the parking and traffic problems it's more realistic to drive further afield where the traffic isn't an issue . The extra development will only add to this problem in my opinion.

The proposed development hasn't been in any of the towns long standing plans and would be built on some of the best quality farm land in the county . This land can never be rebuilt and in the worst case scenario should only be built on if the infrastructure of a town is suitable to deal with it and it's obvious that so many areas of Barton are struggling already . Surely it's nothing more that wreckless to even consider a development before the infrastructure is able to cope with the current demand never mind the proposed demand . We were unable to book my children onto swimming lessons in Barton because there was no availability for the times we are available to take them as both me and my wife work . We managed to get lessons in brigg but struggle to make some lessons because of the commute through Barton at school leaving times .

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Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MRS JOANNE GLADWIN

Address

[REDACTED]

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YOUR COMMENTS ON THE CASE

I am against this development for the following reasons

This development is planned for agricultural land outside the town boundary

Barton has insufficient doctors, dentists and school places as it is. There are sufficient new houses planned for Barton, without this development.

The deployment seeks to undermine the local plan, and is not justified.

Barton has had more than its fair share of new builds in recent years.

The development will adversely affect Barton's rural character and spoil the opportunities to develop tourism to our wonderful park

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Name

MR PHIL GLADWIN

Address

[REDACTED]

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YOUR COMMENTS ON THE CASE

I am against the proposed development. Barton has greatly increased in size over the last few years with many houses already in the pipeline. It is already difficult to get a doctors appointment. And almost impossible to get a nhs dentist. The services and the road network are already at breaking point. The local plan has set out where sustainable development in Barton upon Humber can happen. This development seeks to run roughshod over these carefully thought out plans. The development will spoil a beautiful agricultural scene permanently . The people of Barton have made their views known, by the volume of negative comments against the development.

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Name

MR DEAN GRAHAM

Address

[REDACTED]

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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 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)

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Name

MISS GEORGIA GREEN

Address

[REDACTED]

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Name

MR HAYDEN GREEN

Address

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Name

MRS SARAH GREEN

Address

[REDACTED]

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YOUR COMMENTS ON THE CASE

I grew up living on Horkstow Road from the age of 5 till leaving home at the age of 20. I was privileged to be lucky enough to live on the outskirts of a lovely town and wake up to looking out over the wolds but I am also aware that like many of the homeowners on that road, my parents had to pay extra for the land to have that privilege. We purchased our home on Tofts Road at the bottom of the hill so that we stayed close to the outskirts of the town and could still enjoy the lovely scenery and walks close by but as our home is a timber framed house and our master bedroom is set close to the footpath even with double glazing we can hear every heavy vehicle that goes past. Since moving to our property 17 years ago we have watched the area grow and with the red row estate now complete the traffic has got progressively worse. We are surrounded by 3 junctions and as the driveway is sloped getting in and out can be tricky during busy periods. If we ever have heavy goods vehicles making deliveries in the area we can literally feel the bedroom shake as it passes and the mirror on the bedroom wall vibrates. I am extremely concerned that if further developments happen in the area that traffic will grow further making the situation on Tofts Road dangerous especially considering we also have a school entrance just up the road. The noise to our home and vibrations we feel already are going to become unbearable as a homeowner and I'm also concerned about the talks of us becoming a bus route if the planning goes ahead.

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Name

MRS JOSIE HANSEN

Address

[REDACTED]
[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 LEIF HANSEN

Address

[REDACTED]
[REDACTED]
[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

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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Appeal By

BANKS PROPERTY LTD

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

SENDER DETAILS

Name

MRS JACKIE HARRISON

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
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Other

YOUR COMMENTS ON THE CASE

Definitely do not want these houses to go ahead

The Planning Inspectorate

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SENDER DETAILS

Name

MRS. JENNIFER HARRISON

Address

[REDACTED ADDRESS]

ABOUT YOUR COMMENTS

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Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: JRH Appeal Letter Final (301122).docx

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

BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING INSPECTORATE

Name: Jennifer Harrison

Address: [REDACTED]

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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9. The development would be a breach of boundary lines by being outside of the Barton Upon Humber build boundary line. I feel that the developers are out of order by ignoring local regulations and ignoring their control.

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

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Appeal By

BANKS PROPERTY LTD

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SENDER DETAILS

Name

MR. ROGER HARRISON

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?

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Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: RH Appeal Letter Final (301122) - Copy.docx

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BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING INSPECTORATE

Name: Roger Harrison

Address: [REDACTED]

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

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North Lincolnshire
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Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR ALLAN HOBSON

Address

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

ABOUT YOUR COMMENTS

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- Agent
- Interested Party / Person
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Interested Party/Person Correspondence

Other

YOUR COMMENTS ON THE CASE

Inferficient inferstature for further development of 400 housing.
Drainage,sewerage, etc.

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Name

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YOUR COMMENTS ON THE CASE

This proposed residential development should not be granted permission on appeal. This is an opportunistic proposal on a piece of agricultural green belt land which is outside the North Lincolnshire council strategic development plan. The council strategic plan already caters for sufficient housing in the Barton upon Humber area in line with growth targets and the capacity of the infrastructure in the town.

It is clear from the planning application that Banks have paid lip service to the infrastructure concerns of the community and the local planning authority and have failed to convince the residents or the council that this development is manageable and sustainable given the current restrictions on local services and the road network. This proposal is outside the town boundary and not permitted for development.

The number of comments in the initial planning application overwhelming objected to this proposal and this was backed up by the unanimous decision by North Lincolnshire council to reject the application.

As a local resident I agree with the concerns raised by North Lincolnshire council regarding the development and fully agree with the decision to reject the proposal

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Name

MR BERNARD JEPSON

Address

[REDACTED]

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SENDER DETAILS

Name

MRS DIANE JEPSON

Address

[REDACTED]

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SENDER DETAILS

Name

MR ANDREW JOHNSON-ROSS

Address

[REDACTED]

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

Whilst having no objection in principle to additional housing being built, I do have significant concerns regarding this development:-

The services infrastructure of Barton and district is already close to capacity and the additional demand on facilities needed to support the expanded population would disadvantage the whole community.

Traffic - the location of the proposed development would create a significant increase in the traffic flow along Tofts Road (approx 1000 vehicle journeys per day - more than 1 per minute at peak) along a road that is already restricted, a narrow residential street including a primary school pedestrian entrance. The Tofts Road route would become a natural "rat-run" for construction traffic & estate occupants looking to access the A15 or the retail facilities at the A1077/A15 junction.

Brigg Road, whilst the road is wide enough to support additional traffic in the immediate vicinity of the proposed estate, the junction of the B1218 and the A1077 is stressed now with the industrial traffic passing through the bottleneck to the west of the Market Place, the additional weight of traffic would certainly cause a significant choke point, creating a real and immediate safety risk at peak times.

Baysgarth park is accessed at several points from the west side, many children crossing Brigg Road at school times throughout the year and during the summer months to take advantage of the facilities, the additional traffic created by the proposed estate, both construction traffic and residential would create a significant risk to personnel accessing Baysgarth Park & Leisure Centre.

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SENDER DETAILS

Name

MISS MARGARET JONES

Address

[REDACTED]

ABOUT YOUR COMMENTS

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

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- Agent
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- 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).

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 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.

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	MRS DIANE KIRTON
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 wish to strongly object to this planning application for several reasons. The main reason is the existing town services (doctors,schools,dentists) are already under incredible pressure with no spare capacity and no room for expansion. This increase in housing and thus population would mean the town would be paralysed and not the choice of the existing population.

The initial application I suspect would be greatly increased in number after the first phase of building and would further drive the town into an almost lock down situation.

The population of the existing town are already concerned with greatly increased traffic and the prospect of even more heavy traffic from the Wren development. This would be further compounded by an increase in unwanted housing and residents cars from such a development.

It's telling that the company promoting this further expansion is not local and appears to have no interest in the welfare of existing residents just profit.

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Site Address

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Name

Address

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- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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- Other

YOUR COMMENTS ON THE CASE

i strongly object to this planning application on behalf of the population of barton upon Humber. Our current town services (doctors, dentists, schools) are under incredible strain along with the existing road infrastructure. There is no capacity left in the town for these services and no prospect of expansion, so the introduction of more housing and population is an unwelcome and unrequired addition. The existing land is also prime arable land which better serve the communittee. As I understand, this is also outside the town planning for housing and is considered green belt.

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Site Address

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Name

Address

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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).

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.

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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

MR STEPHEN LAIRD

Address

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

ABOUT YOUR COMMENTS

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

- Appellant
- Agent
- Interested Party / Person
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Address

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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

DR PETER J. LARGE

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
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- Statement
- Statement of Common Ground
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- Other

YOUR COMMENTS ON THE CASE

Objection letter

Name: Peter J. Large

Address: 58 Horkstow Road, Barton-upon-Humber, DN18 5DZ

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.
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8 Interest in adjacent land that was declared at application stage reinforces suspicion about a far bigger longer term developer-led objective. This for a community and town that is already overloaded. In an opinion shared by many others, I believe this a totally inappropriate development.

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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	MR IAN LAWLESS
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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- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Local planning has rejected this development on the basis of not being within the development area of the present town plan. Local planning has also rejected a new bypass which would be of huge benefit to the planned growth of Barton. In actual fact, local planning has over the past 40 years rejected infrastructure growth and proper road planning due to vested interests, not the needs of the town.

By rejecting this properly planned development, you are interfering with competition and are keeping house prices elevated. Let the people have some choice of where they can purchase a home and with a range of price options.

I would love to see a wide range of choice of accommodation. I would also like to see if this does get approval that a major contribution towards a proper Barton bypass being implemented.

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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 CAROL LIBERA

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?

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- Other

YOUR COMMENTS ON THE CASE

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 in the right place but consider this particular development to be totally inappropriate for the following reasons:

1. This development will cause irreversible ecological and pollution damage, both during construction and beyond. It will completely eradicate much needed food-producing agricultural (greenbelt) land and replace swathes of it with concrete. This does not 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
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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 (is that really necessary for 390 dwellings?), that it was a better site and more desirable than elsewhere (which sounds like 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. All this for a community and town that's already overloaded.

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

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DETAILS OF THE CASE

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

SENDER DETAILS

Name

MRS MARTA LIBERA

Address

[REDACTED]

ABOUT YOUR COMMENTS

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

- Appellant
- Agent
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I consider this development to be totally inappropriate and submit the following opinions and comments:

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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.

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.

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 STEPHEN LIBERA

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

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:

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YOUR COMMENTS ON THE CASE

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I consider this development to be totally inappropriate and submit the following opinions and comments:

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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 MR RICHARD MABBOTT

Address
52
Horkstow Road
Barton upon
Barton upon Humber
DN18 5DZ

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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- Final Comments
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Other

YOUR COMMENTS ON THE CASE

I write to object to the proposed development. I outlined my objections to this during the original process, but wanted to make sure I had reaffirmed them in this part of the process. In summary, my objections are thus:

1. This proposal falls outside the North Lincs council 2038 build plan. This plan has been well thought through by the council and these ad hoc developments risk undermining the process, as well as placing unsustainable strain on local services.
2. This proposed development site falls outside the boundary of the town
3. Even with the proposed through road as part of the development, the increase in traffic volume around Tofts Road/Forkedale/Horkstow Road would become dangerous
4. Unless Baysgarth School increases it's PAN, there would not be enough secondary school places for the residents of Barton. This would lead to more students attending schools out of town and risk dividing the community.

I was very proud that North Lincs Council did the right thing when this proposal was first put forward, and I would urge them to stay resolute and put the people of Barton before the irresponsible speculative plans of an out of town building company.

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What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

I wish to state that 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 in the right place but consider this particular development to be totally inappropriate for the following reasons:

1. This development will cause irreversible ecological and pollution damage, both during construction and beyond. It will completely eradicate much needed food-producing agricultural (greenbelt) land and replace swathes of it with concrete. This does not 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 consideration of local opinion

This appeal seeks to ignore these key important assurances.

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 a regular 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. the Scunthorpe Lakes Project?). There is plentiful evidence and opinion that Barton is already shouldering very heavy or excessive development burdens 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 (is that really necessary for 390 dwellings?), that it was a better site and more desirable than elsewhere (which sounds like 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. All this for a community and town that's already overloaded. Barton does not have the infrastructure to cope with this intrusive and unnecessary development.

In my opinion, and that shared by many others, I believe this a totally inappropriate development. I hope that the Planning Inspectorate will reject this appeal accordingly.

The Planning Inspectorate

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YOUR COMMENTS ON THE CASE

My comments - offering qualified support for the proposed development - made to North Lincolnshire Council on the original application remain. Please see below for reference:

I would like to offer my qualified support for the application.

An enlarged Barton will help to sustain existing businesses and public services in the town, and will hopefully help to encourage business growth, and improvements to public services. This will be for the benefit of existing residents (including myself) as well as new ones. The new development will also provide additional opportunities for any Wren Kitchens employees who currently commute from out of town, to relocate to Barton if they wish.

The North Lincolnshire Retail and Leisure Study 2019 (i.e. pre COVID-19) paragraph 7.11 concludes that Barton Town Centre has a "moderate level of vitality and viability", which is hardly a ringing endorsement of the health of the town centre; an increased population in the town would mean more potential customers for existing and new town centre businesses.

The proposed bus service is very welcome, should be regarded as an integral part of the application, and will benefit existing residents as well as new ones. Subject to a small enough vehicle being used, I would suggest the service is routed along Bowmandale between the A1077 and Millfields, rather than Brigg Road, in order to serve an area of greater population. I would also propose that the service operates the full length of Tofts Road, or after serving Forkdale is routed via Warrendale back to Tofts Road, as opposed to using the A1077 Ferriby Road between Forkdale and Tofts Road; utilising more of Ferriby Road than necessary would be duplicating existing frequent services.

In order to ensure early residents of the proposed new development do not get used to using their cars for travel to the town centre, the bus service should be introduced at an early stage, for example after occupation of the 20th property. There should then be a requirement to fund until at least two years from the occupancy of the last property, in order to give a chance for the service to become established. I appreciate this would require a long term financial commitment, but given the traffic and parking situation in Barton, the distance from the town centre and Tesco of the new development, as well as the need to combat climate change, it is essential that the new bus service is given every chance to succeed and become a viable alternative to the car. Serving existing residential areas will assist with the financing of the service, particularly in the early days. The proposed half hourly frequency six days a week is the minimum required to offer the flexibility car owners need to use the bus instead, and any enhancement to this, such as evening or Sunday services would be welcomed.

Whilst inevitably the route and timetable would need to be revised to avoid overlap, the new bus service should not be at the expense of the existing 254 town bus service. Instead the 254 should be retained a 2nd town bus service and modified to focus on other areas of the town, such as the Caistor Road Estate.

The Framework Travel Plan paragraph 6.7.1 offer of 2 weekly bus tickets per dwelling is also welcomed as an incentive to try public transport.

Whilst I offer my support, it is qualified for various reasons. It is essential that the proposal, and any future applications (noting the further land under the applicant's control), do not compromise the planned Barton Relief Road, which is urgently needed to reduce traffic on the A1077 through the town centre.

No assessment appears to have been made as to whether the section of Tofts Road between Forkdale and Ferriby Road could handle the additional traffic likely to be generated, including the junction between Tofts Road and Ferriby Road. This would be a key route between the western end of the proposed development and Boyes, Heron and Tesco.

The Socio-Economic Assessment of the healthcare implications of the proposed development is

fundamentally flawed, in that it entirely omits Barton West Town Surgery (part of the East Care Network). The reference to doctor's surgeries in Brigg and Winterton is also totally inappropriate. No Barton resident should have to travel out of the town to access basic GP services, and for planning permission to be granted, appropriate funding to add additional GP appointments at surgeries within Barton should be required from the developer. Table 3.4 of the Socio-Economic Assessment shows that there are 2522 patients per GP at Barton Central Surgery, significantly higher than the benchmark 1800 patients per GP – this highlights the urgent need for more GP's in Barton. Whilst this would require greater staff working in the evenings and at weekends, one solution could be extended opening hours of existing surgeries within the town, rather than new or extended premises.

Similarly, funding should be provided to enhance dental care provision within Barton, rather than quoting Hessle as an alternative.

Whilst not covered, pharmacy provision within Barton should also be considered, for example funding to open a pharmacy within the town on Sundays and on all Bank Holidays, ensuring that 7 day a week medical advice and basic care is available without the need to travel outside of Barton.

Appropriate contributions towards primary and secondary education must be secured to ensure there are enough school places within the town. Further Education demand implications should also be assessed.

The lead local flood authority must be satisfied with the drainage plans proposed.

A formal pedestrian crossing such as a zebra crossing should be provided on Brigg Road to help provide safe pedestrian access to the development. This could be located in the vicinity of Baysgarth Leisure Centre and Park to help improve pedestrian access to these locations as well.

I would also like to note the following observations on the planning application documentation:

-The Socio Economic Assessment paragraph 1.12 calls the functional economic linkages with Hull and the East Riding of Yorkshire "relatively small and not significant enough to warrant their inclusion within the impact area", with a note citing the 2011 census data. I would like to respectfully dispute this on two grounds. Firstly since the 2011 census (10 years ago, so not recent), the Humber Bridge tolls have been reduced, a material reduction in the cost of cross-Humber travel. Whilst it is impossible to know now, it maybe that the 2021 census data shows far greater links between Barton and the North Bank. Secondly the 2019 North Lincolnshire Retail and Leisure Study paragraph 4.22 concludes "Barton residents visit Hull to a greater extent than Scunthorpe for comparison shopping", which suggests that a notable proportion of resident expenditure will not accrue in North Lincolnshire as assumed.

-Developing this point, paragraph 5.8 of the Socio Economic Assessment estimates generation of around £2.1 million first occupation expenditure. My analysis of the 2019 North Lincolnshire Retail and Leisure Study appendices shows that 22.3% of zone 4 (including Barton) spending on furniture and carpets went to locations in Hull, versus 21.6% to locations in North Lincolnshire outside of zone 4 (responses to Question 15). Similarly for DIY & Garden Expenditure (question 16), 31.1% of zone 4 spending went to locations in Hull, compared to 25% to locations in North Lincolnshire outside of zone 4. The notion of North Lincolnshire being an appropriate impact area is highly questionable, when most 'out of town' spending that is not spent on the internet goes to Hull, not other locations within North Lincolnshire.

-Table 4.1 of the Framework Travel Plan significantly understates existing bus services in Barton. The 250 operates hourly on Saturdays as well as Monday to Friday, whilst the 350 is half hourly Monday to Saturday and 6 services on a Sunday.

-The Transport Assessment uses data from the 2011 census, which as already noted is now over 10 years old. I am unsure if there is more recent data available or not, but even if there isn't I would suggest caution should be applied, particularly given the reduction in Humber Bridge Tolls since the last census – this may have led to a change in commuting patterns. Certainly the statement in paragraph 6.7.1 that using 2011 data is a "robust approach" is not something I could agree with.

The Planning Inspectorate

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

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

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
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- Other

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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YOUR COMMENTS ON THE CASE

I wish to make representation to add voice from our home and add to the local resistance to this planning application. As town centre residents we experience the effects of overused road infrastructure that is stretched beyond its capacity by the massive influx of traffic to the Wren site. Whilst problems initiated by growth of business in Barton is a good problem to seek solution to, we and our local representatives in council and local law enforcement are reacting to the effects of growth without due regard to the voice of residents. New housing development of the nature proposed will only add to the imbalance between residents experience and the developers aspirations that can be heard and observed from residents within the town. Please strongly reject this proposal.

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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 CHRISTOPHER PHELAN
Address	[REDACTED]

ABOUT YOUR COMMENTS

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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

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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.

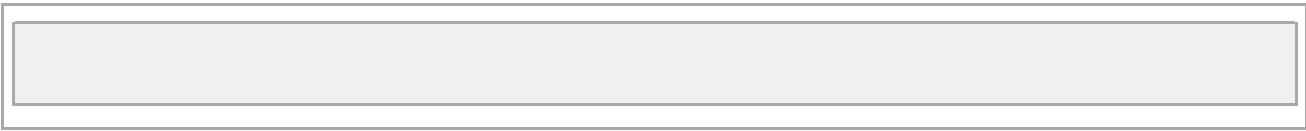
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I hope that the Planning Inspectorate will reject this appeal accordingly.



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Appeal By

BANKS PROPERTY LTD

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North Lincolnshire
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Grid Ref Easting: 502770
Grid Ref Northing: 420820

SENDER DETAILS

Name

MR MARK PLASKITT

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?

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YOUR COMMENTS ON THE CASE

Why do NLC entertain developers such as this asking the same planning permission as before when we still cannot get a doctors appointment let alone get them to answer the phone or materialise from playing golf- my family can't get a dentist and have lived in Barton from birth- can't get a parking space in town- dog mess everywhere- children having to go to school in Brigg because they can't get a place in Barton- the list goes on - the same subjects as usual and you want more houses?!?!

The only roads that have been resurfaced are a farm access/back /side road adjacent to the planning area because 2 ex Mayors live down the road, prove me wrong if you can.

Show some self respect and address the above then seek planning permission.

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Barton upon Humber
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DN18 5DZ
Grid Ref Easting: 502770
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SENDER DETAILS

Name

MRS ANDREA PLASKITT

Address

[REDACTED]

ABOUT YOUR COMMENTS

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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

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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:

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- Prioritise brownfield development
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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 JOSH PLASKITT

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

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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Grid Ref Northing: 420820

SENDER DETAILS

Name

MISS MOLLIE PLASKITT

Address

[REDACTED]

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

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SENDER DETAILS

Name	MR WAYNE PULFORD
Address	[REDACTED]

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YOUR COMMENTS ON THE CASE

We feel this development should NOT be allowed to proceed. The land off Horsktow Road is always an eyecatching view when approaching the town. Allowing this to be approved would have a very negative affect on the town.

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Name

DR ANWER SAEED QURESHI

Address

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