



# 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)

BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING  
INSPECTORATE

Name: Catherine Mary Simpson

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

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.

BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING  
INSPECTORATE

Name: Eric W Parker

Address: [REDACTED]

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

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INSPECTORATE

Name: Susan Mary Simpson

Address: [REDACTED]

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