



# 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 - REPRESENTATION TO PLANNING INSPECTORATE**

DATE 19 DECEMBER 2022:



To: Planning Inspectorate, Bristol

Dear sirs

**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).

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.
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.

Yours faithfully,

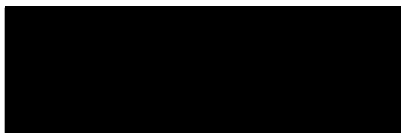
A solid black rectangular box redacting the signature of Alexandra Mary Rimington.

ALEXANDRA MARY RIMINGTON

1

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name:



12 December 2022

To: Planning Inspectorate, Bristol

Dear sirs

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

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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.

Yours faithfully,

A large black rectangular redaction box covering the signature of Christopher Laurence Rimington.

CHRISTOPHER LAURENCE RIMINGTON

**BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

DATE 19 DECEMBER 2022:



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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.

Yours faithfully

A solid black rectangular box redacting the signature of Jennifer Mary Rimington.

JENNIFER MARY RIMINGTON

**BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING INSPECTORATE**

Name: Celia and Clive Atkinson

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:

- 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?
- This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals.
- The public is repeatedly being told that there is Government-stated intent to:
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  - Take meaningful notice of local opinionThis appeal seeks to ignore these key important assurances, it seems.
- 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.
- 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.
- 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.

- 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)
- 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.

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). Banks are not interested in developing this land themselves but taking the profit from selling on the land . Their outline plan proposals as we all know will be radically changed by the final developer should this totally inappropriate development be approved against the wishes of the many who have rejected this proposal.

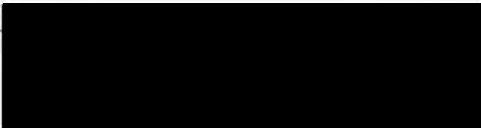
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In an opinion shared by many others, I believe this a totally inappropriate development.

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

Yours sincerely

Trevor Clark



6.12.22

Trevor Clark

**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 and have actively engaged with the current long term Town plan proposal. I consider this above proposal/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? To add to this we have been privileged for a few weeks at the end of October to welcome some 200+ Brent geese feeding on the land plus for the whole of November and ongoing a flock of Curlew up to some 50+ strong who feed there on a daily basis. This is in addition to the flocks of Rooks/Carrion Crow, Pigeons and gulls and other smaller birds attracted to this land throughout the year. None of this will appear in the Banks ecological survey (which they failed to provide even though requested) Instead they've boasted of a new wildlife pond - which as we all know is necessary when you cover fields with brick and concrete to deal with water run off which can no longer be absorb into the land.
2. This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals throughout the Town, not just Horkstow Raid residents.
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. Banks are not interested in these issues - their answer is for example when challenged on GP provision to say residents could travel out of Town to facilities at Brigg etc. Their estimate on traffic increase, access routes etc is totally under estimated etc. given the issues already experienced in the Town
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

**David Parker**



**11<sup>th</sup> December 2022**

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

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**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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**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.**

**D H Parker**

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**From:** Joanne Duke [REDACTED]  
**Sent:** 05 December 2022 18:00  
**To:** North2  
**Subject:** Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310  
**Attachments:** Banks Appeal (Planning Inspectorate).docx

Please find appeal attached.

Many thanks

Joanne Duke

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Joanne Duke

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

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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Joanne Duke

Address: [REDACTED]

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

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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: MOURHAM

Address: 

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

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I hope that the ~~Pl~~anning Inspectorate will reject this appeal accordingly.

Signed 

**BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

Name: SUSAN BABINGTON

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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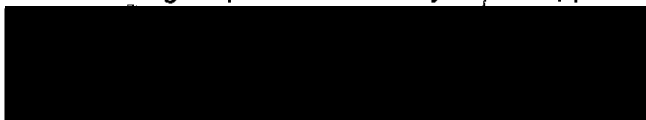
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Signed



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Paul Zehler

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

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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. 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 [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: *Jennifer Baker*

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.
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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. 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 

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: MR MICHAEL NORFOLK

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

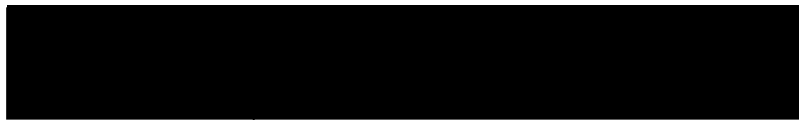
Signed



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: **LINDA NORFOLK**

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:

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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: **EDWARD HAWKINS**

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

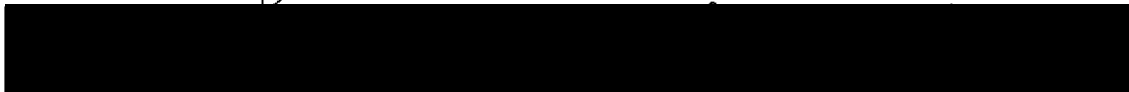
Signed 

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name:

*Avanda Longstaff*

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).

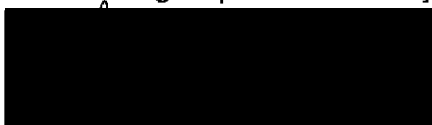
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In an opinion shared by many others, I believe this a totally inappropriate development.

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

Signed



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: **ANDREW KEMLEY**

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).

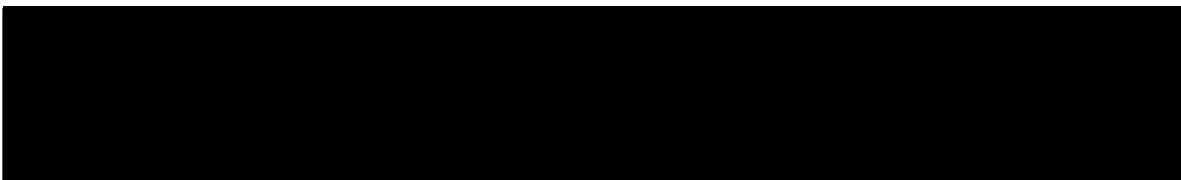
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8. Interest in adjacent land that was declared at application stage reinforces suspicion about a far bigger longer term developer-led objective. For a community and town that's already overloaded.

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



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: **KAREN DURHAM**

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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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 

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: JAYNE EATON

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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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: *Amnasha Raper*

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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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: PHILLIP JONES

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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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 [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: JO BAKER

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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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 [REDACTED]

**Mr Brian Edwards**

[REDACTED]

[REDACTED]

[REDACTED]

[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).**

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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 agricultural land**
  - Prioritise brownfield development**
  - Take meaningful notice of local opinion**

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

**4 It is disappointing to even have to write against the appeal. 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.**

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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. 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.**

---

**From:** [REDACTED]  
[REDACTED] 05 December 2022 18:06  
**To:** North2  
**Subject:** Planning Inspectorate Appeal Reference: APP/Y2003/W/22/3307310  
**Attachments:** Banks Appeal (Planning Inspectorate) GD.docx

Please find appeal attached.

Many thanks

Garrat Duke

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Garrat Duke

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

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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: CELIA HEWITT

Address: [REDACTED]

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

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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 [REDACTED]

**BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

Name:

Flora Turner

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

Signed



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: ALAN MAWER

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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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 [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Sharon Mawer

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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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 [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Dr. ADAM GUTERRES

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 writing as a UK Citizen who is currently considering moving to Barton upon Humber upon my return from employment in the USA. I have family connections in Barton upon Humber.

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

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Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Dr Sophie Reed

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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Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Jane Reeve

Address: [REDACTED]

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

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

Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Paula Louise Watson

Address: [REDACTED]

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

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Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Anthony Stephen Reeve

Address: [REDACTED]

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

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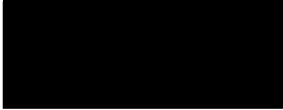
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Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Mrs J Harris

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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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.

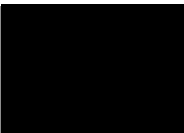
I hope that the Planning Inspectorate will reject this appeal accordingly.



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Mrs B Black

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.
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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. 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.



9-12-22

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Mr P Black

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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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.



9.12.22.

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Mark Hooton

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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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.

---

**From:** chhorsfall [REDACTED]  
**Sent:** 16 December 2022 13:39  
**To:** North2  
**Subject:** reverence APP/Y2003/W/22/3307310

Re planning application to build up to 390 dwellings on good quality agricultural land off Tofts Road, Barton-on-Humber.

This small town simply cannot take a new estate of this size generating a possible 620 vehicles (national average is 1.6 vehicles per dwelling) onto what is a narrow country lane leading to already over congested roads in a town with a serious parking problem. Where are the new home owners and their offspring going to go for education and medical treatment?

Mr, C, Horsfall, [REDACTED].

**Judith Parker**



**11<sup>th</sup> December 2022**

**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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  - 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.**

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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. 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.**

**J Parker**

---

**From:** NIGEL LAND [REDACTED]  
**Sent:** 14 December 2022 15:42  
**To:** North2  
**Cc:** [REDACTED]  
**Subject:** Banks Planning Appeal APP/Y2003/W/22/3307310  
**Attachments:** Banks appeal NDL response.docx

Please find attached my response to Banks' appeal against the refusal of their planning application.  
Nigel Land

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

From: Nigel Land, [REDACTED]

Proposed development site: Land west of Brigg Road and south of Horkstow Road, Barton on Humber, DN18 5DZ

I objected strongly last year against the proposed development by Banks and was delighted when it was turned down by North Lincs Council. I have lived in Barton for over 50 years and am deeply involved with Barton Civic Society, so take great interest in the Town's future development. My objections are as follows:

1. The proposed development replaces 26.3 hectares of prime agricultural food-growing land with 390 houses at the edge of a town that has inadequate facilities for the current population. The town's infrastructure is struggling now to cope in terms of school places, doctors, dentists, opticians, car parking etc. An additional 390 houses in the proposed location would mean around 500 more cars. Although I do almost all my domestic shopping by carrier bicycle, I am in a small minority and guarantee that almost all trips from a new estate in this location would involve driving and parking in an already congested town centre along busy town streets.
2. The current Local Plan for Barton has already identified sufficient sites for house building and one in particular is an old industrial unused site in the centre of town, with easy access to the shops. Extending the built-up area, as Banks propose, would significantly change the character of the town and put a huge strain on the facilities.
3. There is no support in the locality for such a huge development and also a deep suspicion that Banks plan to destroy even more agricultural land by further building projects on adjoining fields, should their appeal succeed. We desperately need to support farmers to grow crops, NOT encourage them to cover their precious land with bricks and concrete.

I trust that the Planning Inspectorate will reject this appeal and reaffirm my trust in our democracy.

Nigel Land

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

From: Nigel Land, [REDACTED]

Proposed development site: Land west of Brigg Road and south of Horkstow Road, Barton on Humber, DN18 5DZ

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I trust that the Planning Inspectorate will reject this appeal and reaffirm my trust in our democracy.

Nigel Land

---

**From:** Mark Hooton [REDACTED]  
**Sent:** 05 December 2022 08:08  
**To:** North2  
**Subject:** Objection to 3307310  
**Attachments:** Banks Appeal (Planning Inspectorate).docx

Please see attached <<...>>

Mark Hooton.

[REDACTED]

[REDACTED]

[REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Mark Hooton

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:

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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.

---

**From:** Geoghegan, Simon [REDACTED]  
**Sent:** 28 November 2022 11:39  
**To:** tanya.coggon@northlincs.gov.uk; planning@northlincs.gov.uk; North2  
**Cc:** Spatial Planning; transportplanning@dft.gov.uk  
**Subject:** APPEAL: APP/Y2003/W/22/3307310 (application: PA/2021/2151 - 390 Houses Horkstow Road Barton)

Tanya

We are responding to the matter of an appeal made to the Secretary of State against North Lincolnshire Councils decision to refuse planning permission for 390 houses at Horkstow Road Barton.

The interests of National Highways are not affected by the three reasons given for refusal. Furthermore, National Highways recommended approval in May 2022 after having concluded:

- the proposed development is not expected to materially impact the strategic road network.

National Highways therefore have no comments to make in the matter of this appeal.

I am currently working from home. Communications are best sent by email.  
The Telephone number given below works via the internet.  
Please leave messages as email.

**Simon GP Geoghegan (he/him),**  
**Planning and Development**  
National Highways | 2 City Walk | Leeds | LS11 9AR  
**Tel: 0300 470 2420**  
Web: [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)

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**National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**  
<https://nationalhighways.co.uk> | [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk)

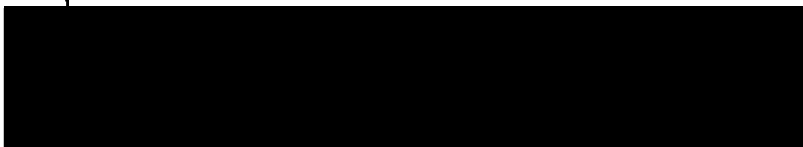
Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Guy Nettleton

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

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Signed



## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Victoria Welch

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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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 [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: *Jonathan Welby*

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

Signed [REDACTED]

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Andrew Rowan

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

Signed 

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: *George Gladen*

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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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

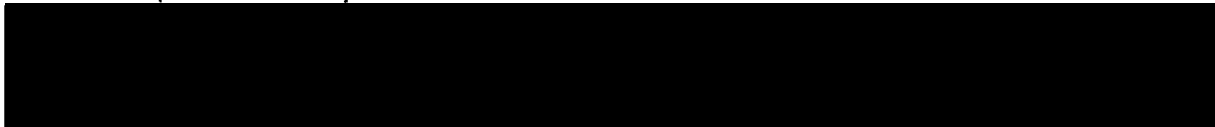


## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name:

Amy Dymond

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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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: Mrs E Kirkby

Address

D

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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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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**From:** [REDACTED]  
**Sent:** 12 December 2022 12:42  
**To:** North2  
**Subject:** Objection to Banks Appeal (Planning Inspectorate)  
**Attachments:** Banks Appeal (Planning Inspectorate).docx

Please see attached my Objection to the Banks Appeal for development at Barton Upon Humber

Sallyanne Reed

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Sallyanne Reed

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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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 - REPRESENTATION TO PLANNING INSPECTORATE

Name: Sallyanne Reed

Address: [REDACTED]

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

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---

**From:** jan shaw [REDACTED]  
**Sent:** 13 December 2022 08:19  
**To:** North2  
**Subject:** Banks appeal

## **BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

Name: Mrs. Janice Shaw

Address: [REDACTED]

I regularly visit Barton-upon-Humber and am saddened that building in the area stated below has even been suggested. There are other, more viable options, which have already been suggested, please look at them again.

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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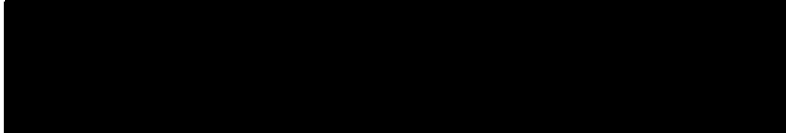
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**BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

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

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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: STEPHEN WOOLSEY

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

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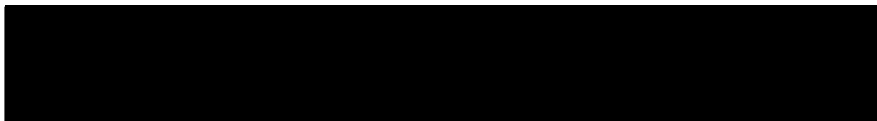
Signed [REDACTED]

19/12/2022

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: *Mark van der Zee*

Address:



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

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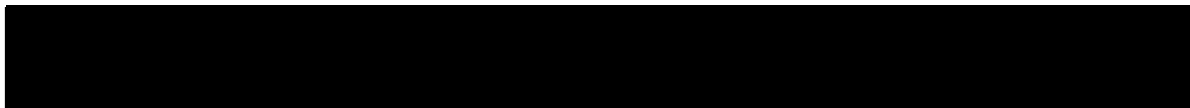
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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

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

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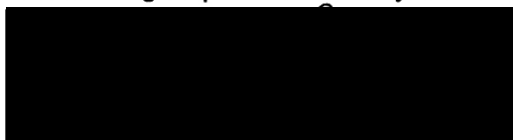
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Signed



## 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

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## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: JULIE LINCOLN

Address: 

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

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To: Planning Inspectorate, Bristol

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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. 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   


**BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

Name: **JOSH VAN DER BOES**

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).

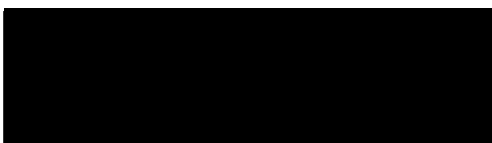
I fully support and welcome appropriate development. However, I consider this development to be totally inappropriate and submit the following opinions and comments:

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.
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.

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

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?
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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. 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

---

**From:** Andrew & Julie Codd [REDACTED]  
**Sent:** 21 December 2022 11:13  
**To:** North2  
**Subject:** FW: APP/Y2003/W/22/3307310

Andrew, Julie and Joseph Codd  
[REDACTED]

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

Land West of Brigg Road and Horkstow Road, Barton upon Humber DN18 5DZ

As local residents, we want to again express our objections and concerns against the proposals of the above planning application for new dwellings on a vale of agricultural land at the edge of the town. We fully support North Lincolnshire Council's refusal decision.

This proposed development is not allocated in the Council's local plan and not only do we object to concreting over prime agricultural land at a time when food supply is in jeopardy, it would also have a disastrous impact on the environment. It is a stunningly beautiful area of countryside on the edge of the town, which we do not want to lose to yet another new housing estate.

Barton is an old and historic market town that is fast losing its character and was not built in a way that can develop to support hundreds more houses and their occupants in our community. Over recent years, Barton has indeed had many new homes built, but there has been no new or very little change to the old infrastructure. The local roads to the proposed development and our central traffic system are inadequate with parking being a major problem. The shops and services in the town are also used by residents of the surrounding villages. Services such as schools and GP surgeries are overstretched – the newly built secondary school was already too small before it was completed and has recently needed an extension due to the additional numbers of new families in the town since it was planned. Our swimming pool, library and community hub have all been downsized and yet more housing estates seem to be constantly added to the town. We understand that there are already hundreds of new houses already in the pipeline for Barton – this is our community and we do not wish to just become a dormitory town.

As we live along Brigg Road we are fully aware of how, after rainfall, a torrent of water frequently gushes along it from the proposed site and has done so increasingly over recent years as the climate has changed. The volume of water is often like a fast stream and due to the water table, has nowhere to go as the drains are inadequate to accommodate it. There is evidence of the courses of ancient streams/rivers from the proposed site and Brigg Road and Baysgarth Park often have flooded areas or standing water.. we do not wish for local drainage to be made even worse by concreting over the field in question and not taking this into account.

We appreciate that some development needs to happen (and it has) but we are aware that as a company Banks are very persistent in their attempts to develop countryside in their hopes that residents resolve will reduce. We feel very strongly that this "Green Belt" land should not be lost to them, especially as there are brownfield sites available in the town (although not as lucrative for developers) As adults it our responsibility to ensure that we take care of the environment for future generations as once beautiful countryside is lost, wildlife is also lost. Wildlife and conservation management is essential moving forward and we don't want to be the generation that allowed indiscriminate building to threaten that.

We really do hope that the Planning Inspectorate will fully reject this appeal.

Yours sincerely

Julie Codd, Andrew Codd and

Joseph Codd (BSc Wildlife and Conservation Management)

---

**From:** Andrew Clarke [REDACTED]  
**Sent:** 19 December 2022 10:50  
**To:** North2  
**Subject:** APP/Y2003/W/22/3307310

Andrew Clarke  
[REDACTED]

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

Land West of Brigg Road and Horkstow Road, Barton upon Humber DN18 5DZ

I am against the proposals of the above planning application, and I agree with North Lincolnshire Council's refusal decision. I understand that development is a natural thing and I am not against development, we have to develop the area for many reasons. But development must be done for the good of the area and consider all the effects on the area.

1. Infrastructure of the local area is very important, over the last few years Barton has had many new homes built, but no new or very little old infrastructure has been changed, We recently had the secondary school rebuilt and even before it was completed it was already too small to accommodate the numbers, and over the last few months has had further investment to extend due to the rising numbers of new families within the town. Both Doctors Surgery's appear to be struggling to maintain an acceptable level of service with reports of the general public having to call numerous times to get an appointment.

2. A employee of Banks contacted myself by telephone, canvassing local business's before the application was first presented. At that time I voiced my concerns to them around the drainage of the site and the effects that would have on surface water drainage from both Brigg Road and Horkstow Road. After rainfall, Brigg Road becomes overwhelmed with water running off the land and this water crosses over the road in front of my driveway. At times the volume is very large, the proposed entrance to the site on Brigg Road will be at a location that this volume of water will collect. The site will be lower than the road and naturally this water will flow down on to the site. If you look at Google Satellite images of the site you will see the courses of ancient streams/rivers on this land. The course of the stream/river ran from this land, collecting at the corner of Horkstow Road and Brigg Road, there is a culvert under the road at this point, the water now runs under the ground, through the park, ( This course is visible when walling in the Park ) it then runs underground down White Cross Street, opening at the Beck and then again under ground to Pasture Road, then into the ponds on the river bank. In the park this course becomes very wet, and in the past few years has flooded. My concern is that development of this site will put additional strain on this drainage, away from the site which has not been designed to cope with any additional volume, and that it will not address the problems it could cause on surface water on Brigg Road. As this land is "Green Belt" development of this site would only led to further development of adjacent sites as it sets a precedence which would allow further development of greenbelt land which would again put further pressure on drainage system through the town.

3. This development would go against protecting greenbelt, where brownfield sites are available but they are not as commercially appealing for developers.

I hope that the Planning Inspectorate will reject this appeal.

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**From:** Alan [REDACTED]  
**Sent:** 20 December 2022 11:48  
**To:** North2  
**Cc:** [REDACTED]  
**Subject:** Planning Appeal by Banks - APP/Y2003/W/22/3307310

Dear Sir or Madam,

I object to the proposal for the following reasons.

1. The proposed development site is not allocated in the N. Lincs. Council local plan.
2. It underestimates the impact on existing roads and infrastructure.
3. It uses greenbelt land as an expedient rather than as a necessity.

The proposal displays a lack of understanding and empathy for the challenges currently facing this community. For the applicant to even consider that it is acceptable that residents travel to other towns for basic healthcare, such as G.P appointments and dental procedures is disgraceful and revealing of the true mindset at work here. It is also breathtakingly out of step with the direction society has to take to attempt to resolve current environmental challenges. The proposed relief road is far from a done deal. If ultimately, it is decided that it will be built, then to fund it will mean housing and perhaps other development all along the route. I believe that a full assessment of that massive project, alongside the development of essential additional infrastructure for health, education, leisure and shopping facilities, must be completed, decisions made and locked in, before additional major housing developments are considered.

I welcome responsible development of the town and I believe that the Banks proposal is the very opposite. I was born in this town and grew up with the ambitious and well executed council housing development; factory sirens heralded an exodus of workers from the rope works, cycle factory and chemical plant, the streets filling with bicycles and walkers. Those mass employers and the towns markets are long gone, we cannot survive on heritage alone and the population has almost doubled since 1960. Wren is here, hopefully to stay and is a double edged sword that we must manage to the advantage of the community as a whole. Whilst, it saddens me to say it, Barton is no longer a quaint market town, but that does not mean we should welcome every developers proposals and 'donations' regardless of the consequences. North Lincolnshire Council deliberated and said no to the Banks proposal for the best of reasons. I ask the Planning Inspectorate to support that decision.

Thank you for your attention to this matter.

Regards,

Alan Taylor.  
[REDACTED]

**Mr Brian Edwards**

[REDACTED]

[REDACTED]

[REDACTED]

[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 land and replace swathes of it with concrete.**
- 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 agricultural land**
  - Prioritise brownfield development**
  - Take meaningful notice of local opinion**

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

**4 It is disappointing to even have to write against the appeal. 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.**

---

**From:** Cheryl Heath [REDACTED]  
**Sent:** 17 December 2022 10:47  
**To:** North2  
**Subject:** APP/Y2003/W/22/3307310

We refer to the above Planning Application Appeal for a residential development on Horkstow Road, Barton.

We would like to register our objection, with us living on Clipson Crest, on the grounds of lack of infrastructure in the area, and particularly insufficient doctors surgeries locally, there being no bus service to the existing estate and indeed hardly any taxis willing to service this estate.

Thank you.

David & Cheryl Heath

---

**From:** Cllr PaulVickers [REDACTED]  
**Sent:** 16 December 2022 14:15  
**To:** North2  
**Subject:** Re: Planning Appeal

Hi Kate

Many thanks for the reply.

May I take this opportunity to add my objection to this appeal. The land is not allocated for housing in the local plan for North Lincolnshire. I attended the planning meeting were residents spoke against this application along with myself. I fully agree with the planning committee's reason for refusing this planning application in the first place.

Kind Regards

Cllr Paul Vickers  
Barton Ward

Sent from [Outlook for iOS](#)

---

**From:** North2 <north2@planninginspectorate.gov.uk>  
**Sent:** Friday, December 16, 2022 1:04:53 PM  
**To:** Cllr PaulVickers [REDACTED]  
**Subject:** RE: Planning Appeal

Dear Sir

Apologies for the delay in replying to you.

Residents were written to on the 22 November 2022, I attach an extensive list of people notified of the appeal. We have already received 40 responses and do not consider that an extension of time is necessary.

Kind regards

Kate

---

**From:** Cllr PaulVickers [REDACTED]  
**Sent:** 16 December 2022 07:10  
**To:** North2 <north2@planninginspectorate.gov.uk>  
**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](#)

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DPC:76616c646f72



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North Lincolnshire Council greening the workplace.

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**From:** eric parker [REDACTED]  
**Sent:** 17 December 2022 11:46  
**To:** North2  
**Subject:** Objections to Banks proposed development  
**Attachments:** BANKS APPEAL.docx; BANKS APPEAL.docx; BANKS APPEAL.docx

Please find attached 3 objections from members of this household, to the proposed development by Banks in Barton.

Regards,

Eric Parker

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)

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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.

BANKS APPEAL - SAMPLE REPRESENTATION TO PLANNING  
INSPECTORATE

Name: Susan 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  
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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

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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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.

---

**From:** Heather Cawson [REDACTED]  
**Sent:** 17 December 2022 13:27  
**To:** North2  
**Cc:** Clare Allcock  
**Subject:** Fwd: Planning appeal objection APP/Y2003/W/22/3307310

**Name: Heather Cawson**

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

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pollution damage both during construction and ongoing use. It  
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(greenbelt) land and replace swathes of it with concrete. How  
does that align with COP 27 objectives and widespread public  
sentiment?**

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Barton Town Council, our Local MP and multiple individuals.**

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- **Protect greenbelt land**
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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.**

**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.**

**Regards**

**Heather Cawson**

---

**From:** John [REDACTED]  
**Sent:** 16 December 2022 19:15  
**To:** North2  
**Subject:** Re: Banks

APP/Y2003/W/22/3307310

I think this is it  
Regards  
John

On Fri, 16 Dec 2022, 15:39 North2, <[north2@planninginspectorate.gov.uk](mailto:north2@planninginspectorate.gov.uk)> wrote:

Dear John and Paddy Lynskey

Thanks for your email. Can we have the planning appeal reference no please

Regards

Vicky Williams

---

**From:** John [REDACTED]  
**Sent:** 16 December 2022 15:27  
**To:** North2 <[north2@planninginspectorate.gov.uk](mailto:north2@planninginspectorate.gov.uk)>  
**Subject:** Banks

My objection remains to this inappropriate planning application.

Our town is gridlocked a lot of the time.

Public services cannot keep up with demand as it is. Our infrastructure cannot cope with more people and another 400 plus vehicles.

Regards

John&Paddy Lynskey

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DPC:76616c646f72



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**From:** Jill Copeland [REDACTED]  
**Sent:** 02 December 2022 14:10  
**To:** North2  
**Subject:** PA/2021/2151

Name Jill Copeland

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 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 agricultural greenfield 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.

Yours sincerely  
Jill Copeland

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**From:** Julian Dellar [REDACTED]  
**Sent:** 17 December 2022 07:43  
**To:** North2  
**Subject:** Proposed development in Barton upon Humber. APP/Y2003/W/22/3307310

Julian & Helen Dellar  
[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**

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

While we support and welcome appropriate development, this development does not fit that category.

1. This development will take food producing land away from production when there is a need for food security.
2. This developer-led proposal is not supported by NLC, Barton Town Council, our Local MP and multiple individuals.
3. There is a need to: protect greenbelt land; use brownfield development; hear the opinion of local residents.
4. Barton's roads would struggle with construction traffic and the increased levels of traffic. As to the town's doctors and schools, these are seriously overloaded already. Further development would make a bad situation worse.
5. Considerations should include justified local community need and true sustainability.
6. One of our concerns is that this development could be 'the thin end of the wedge' and more development will follow and damage the region.

We believe this a totally inappropriate development.

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

Thank you.

---

**From:** James Emerson [REDACTED]  
**Sent:** 19 December 2022 10:46  
**To:** North2  
**Subject:** Ref APP/Y2003/W/22/3307310

Dear Sirs

I wish to oppose the above referenced appeal. I do so on general grounds but on one particular ground. The latter will have a significant negative impact on the amenity of living in our house (15 Park Ave) and hence its value

#### The Particular Concern

The intersection of Brigg Rd and Holydyke is already severely congested resulting in delays of several minutes. This will be significantly increased as a consequence of the development and the residents wanting access to the Town. In accordance with traffic management methodology a given increase in the number of vehicles will have a significantly more than proportional negative impact of traffic flow. If the development proceeds there would be a need for a roundabout (difficult) at the intersection or at least traffic lights (which would have a negative impact on traffic flow through the Town).

Delays at the intersection will result in residents using Park Avenue and Bowmandale as an alternative route into Town. Both these roads are congested with cars parked on both sides. A significant additional load could result in a complete blockage. In addition there is the risk of an accident in what are residential streets - maybe involving a child

#### General Concerns

- 1 Does Barton need this number of additional houses. A smaller development of say 100 houses would be more appropriate and could be accommodated and would avoid the accusation of NIMBYism
- 2 Are the health, education, police and other public services capable of meeting the increased demand
- 3 Will all the houses meet the highest environmental standards in terms of insulation, solar panels and heat pumps. For it to be otherwise would be immoral
- 4 Will the number of "affordable" housing units in the proposed development be sufficient to meet the needs of the Town and the surrounding villages

I would ask that the above is taken into account when determining the appeal and that you do not succumb to any pressure from the developer

Your faithfully

James Emerson

Name: Mr Jeffrey Laird

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 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.
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.

Regards

S Laird

---

**From:** Jamie Saunders [REDACTED]  
**Sent:** 20 December 2022 09:02  
**To:** North2  
**Subject:** Banks Appeal Representaion

## **BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE**

Name: James Saunders

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 the North Lincolnshire Council (NLC).

I am currently living in Australia, and I am very conscious of outsiders trying to impose their views on issues that really should be decided by the local community, but I am in the process of purchasing a property in Barton-upon-Humber, so hopefully that may qualify me to express an opinion.

Prior to deciding to purchase a UK property, I travelled extensively across the country to assess real estate options before choosing a house in Barton. This town is a hidden gem and deserves and **needs** to be looked after.

I can see real problems in proceeding with this project, and I am sure that these will be well represented in other submissions. But the most concerning thing that stands out for me are that key elements, including layout and scale, are 'reserved matters.' It appears that the application can be wide open for subsequent, major configuration – a real possibility once the project is handed over to building contractors.

Another major requirement for this sort of development, is that it needs to have impeccable environmental assessment credentials. I see that 'Natural England,' have concerns about potential changes and the lack of information given to them, stating in their last (published) letter to the NLC on the 13th of June 2022:

*"....may be minded to OBJECT to the proposal in the future if the advised additional information is not provided, OR THE PROPOSAL CHANGES"*

And further concerns about the planned 'Green Space':

*"....we are concerned that at present, there is not adequate certainty regarding the long-term management and monitoring of the SANG (Suitable Alternative Natural Green Space)"*

Along with the above issues, abandonment of Local Planning directives, and the blatant disregard of public opinion, it is just incomprehensible to think how this incongruous development has been allowed to progress this far!

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

## BANKS APPEAL - REPRESENTATION TO PLANNING INSPECTORATE

Name: Peter Adams

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).

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  - Protect greenbelt land
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  - Take meaningful notice of local opinion

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

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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. For a community and town that's already overloaded.
9. Despite repeated requests (audit trail available), NLC has yet to advise on why the land in question has a lower categorisation than the Deepdale area's “High Landscape Value” rating. That is to say land that is:
  - Adjacent
  - Directly connected
  - Hardly dissimilar with regard to rolling and attractive landscape

## Public "Consultation" Process

Those who had previously commented on the planning application were first advised by NLC about the appeal on 23/11/22. That being one week after the Appeal had been lodged on 17/11/22. A subsequent NLC "ward" letter was dated 9/12/22 (i.e. over two weeks after initial NLC notification) but, presumably due to postal strikes, was not received by the wider public until 16/12/22.

Therefore, the effective period between the receipt of the ward letter and the 22/12/22 representation submission cut-off is less than a week. Obviously, this short timeframe is totally outside of consultee control.

Unfortunately, the text of the ward letter hardly helped matters. It was alleged that a deadline extension was being sought by our MP. It's not unreasonable to suggest that this would make some people think that the request was deemed justified and that it may well be accepted. Therefore – ironically - the text could also have created a perception that there was no rush to meet the 22/12/22 deadline.

But - primarily via the grapevine, as there has been inadequate time for another ward letter - some people have since learnt that the request for extension was rejected.

So despite mitigating circumstances, it seems strange and perhaps questionable why the Planning Inspectorate appears to be comfortable with a considerably reduced effective representation window for wider community feedback on such a major development?

And if the representation window is - in effect - compromised, one can only hope that this will not unduly favour the Appellant's case.

In summary, I believe this a totally inappropriate development.

Furthermore, I'd feel the same wherever I happened to live.

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

Peter Adams  
20/12/22

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

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

A large black rectangular redaction box covering the signature of P.H. Vickerton.

---

**From:** Richard Cawson [REDACTED]  
**Sent:** 17 December 2022 12:33  
**To:** North2  
**Subject:** Planning appeal objection 3307310

**Name:** Richard Cawson

**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.**

**Regards**

**Richard Cawson**

---

**From:** Ray Pritchard [REDACTED]  
**Sent:** 19 December 2022 22:03  
**To:** North2  
**Subject:** RE: Planning appeal by Banks

Hello,

The reference number I have on this letter from our town council is:APP/Y2003/W/22/3307310

The proposed development is on Horkstow road Barton-upon-Humber.

Thank you, kind regards

(Mrs) M Pritchard

On 19 December 2022 at 12:57 North2 <[north2@planninginspectorate.gov.uk](mailto:north2@planninginspectorate.gov.uk)> wrote:

Dear Mrs Pritchard

Thank you for your email.

In order that your email can be placed on the correct file please provide us with the appeal reference number or the postcode for this appeal.

Thank you

Dot Kujawa

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**From:** Ray Pritchard [REDACTED]  
**Sent:** 19 December 2022 12:49  
**To:** North2 <[north2@planninginspectorate.gov.uk](mailto:north2@planninginspectorate.gov.uk)>  
**Subject:** Planning appeal by Banks

Dear sirs,

I wish to lodge my objection to the building of 390 dwellings in Barton-on-Humber.

Our town just does not have the infrastructure for this development.

We would need a better road system, also new school, new doctor's surgery. It is almost impossible to get a doctor's appointment as it is now.

Also it is almost impossible to get a parking in town.

Sincerely

(Mrs) M Pritchard

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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72



Name: Mrs Susan Laird

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).

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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. 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.

Regards

S Laird

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**From:** Stephen Iliff [REDACTED]  
**Sent:** 22 December 2022 09:42  
**To:** North2  
**Subject:** APP/Y2003/W/22/3307310

FTAO Kate Moody

----- Original Message -----

From: Stephen Iliff [REDACTED]  
To: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
[REDACTED]

Date: 22 December 2021 at 16:05  
Subject: PA/2021/2151

These are my objections to the planning application above:

Firstly I object to any application which includes any high quality agricultural land and this application is for fields that are among the best in North Lincolnshire. To find comparable fields you will be looking at land in the Wash area of South Lincolnshire. To allow building on such high quality land would be a major mistake on both environmental and economic grounds.

Secondly the application justifies itself on the grounds that the infrastructure can meet the pressures of their development plan will place on Barton. The existing planned development will use all the existing capacity and more so it is logical that the Banks claims are either a lie or they will move all the additional costs of infrastructure improvements on to the council and restrict the planned development's progress until that is done.

Any application outside the council local plan will automatically require investment in infrastructure, there is no spare capacity. There should be a change in the planning application laws to prevent the submission of applications for the better agricultural land where a totally separate system would exist to change the status of the land. House building is important but so is feeding a nation and a balanced view which protects the best land would be appropriate.

Barton is already well on it's way to becoming a dormitory town with growth having little or no benefit for local retail outlets.

Yours faithfully

Stephen J Iliff  
[REDACTED]  
[REDACTED]