



Quod

Statement of Community Involvement

Land at Barrow Road,
Barton Upon Humber

AUGUST 2023

Q220534

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1 Introduction

- 1.1 This Statement of Community Involvement (“SCI”) has been prepared on behalf of our client, Strata, and supports a full planning application at Land at Barrow Road, Barton-upon-Humber (the “Site”).
- 1.2 The Applicant is proposing a new residential redevelopment that will deliver 173 high quality homes, along with the new link road and roundabout that will connect to the junction of Barrow Road and Falkland Way.
- 1.3 During the pre-application period, Strata has engaged in informal discussions with North Lincolnshire Council (“NLC”) and the local community, and has given ward Councillors the opportunity to engage.
- 1.4 Local community consultation has taken place in the form of a leaflet drop in the vicinity of the Site, which included information about the proposed scheme and ways of providing comments (via email or the post).
- 1.5 The consultation has taken place in full accordance with the North Lincolnshire Local Plan (2017-2036) Statement of Community Involvement (adopted in August 2018). The scope of the public consultation strategy was agreed with Officers in advance.

2 Policy Context

National Policy

- 2.1 The National Planning Policy Framework (“NPPF”) (2021) highlights the benefits of prospective Applicants engaging in pre-application discussions with the Local Planning Authority and communities prior to submitting a planning application.
- 2.2 Paragraph 39 of the NPPF is concerned with pre-application engagement and states that “*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*” It goes on to state that “*good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*”
- 2.3 Paragraph 132 notes that “*applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.*” It goes on to say that “*applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that do not.*”
- 2.4 The Applicant has had full regard to the NPPF on the above matters and has undertaken meaningful engagement in pursuit of these objectives.

Local Policy

- 2.5 Local Planning Authorities are required by National Government to set out how and by what means “the community” will be involved in planning applications and the preparation of planning policies.
- 2.6 NLC adopted its SCI in August 2018 which sets out how they will involve local communities, businesses and organisations in preparing the Local Plan and the planning application process.
- 2.7 NLC encourages prospective applicants to hold early discussions about their proposals in order to provide developers with a clear steer as to whether their proposal would be granted planning permission.
- 2.8 NLC also encourages applicants to undertake engagement with the local community for major developments and the exact nature of consultation should be agreed with NLC in advance. A SCI should then be submitted alongside the formal planning application.
- 2.9 Examples of engagement given by the Council’s SCI is informing local residents by flyer or meeting with locally elected representatives (e.g. ward Councillors)
- 2.10 This SCI demonstrates how communities have been informed, attempts have been made to contact ward Councillors and NLC have been engaged with.

3 Pre-Application Engagement

- 3.1 The objective of the consultation process was to inform the local community and Ward Councillors and receive their feedback for consideration prior to the submission of the planning application.
- 3.2 Recent consultation has taken place on the principle of residential development at the Site by virtue of its draft allocation for housing in the emerging Local Plan (“eLP”). Therefore, the community should have already been aware of NLC’s intentions for the Site and the delivery of a new link road.
- 3.3 The pre-application engagement undertaken by Strata comprised the following:
- Informal pre-application discussions with NLC;
 - Leaflet drop to residents in the area around the Site; and
 - Offering a one to one meeting with local ward Councillors.
- 3.4 The scope of each stage of the engagement is outlined below. **Section 4** then outlines the feedback and the responses to that feedback.

Informal Discussion with NLC Planning Officers

- 3.5 Strata has engaged in informal pre-application discussions with NLC, including a series of meetings to discuss planning and environmental/technical matters.
- 3.6 A meeting was held on 1st July 2022 between Strata and NLC to discuss the proposals for the link road and roundabout prior to the Levelling Up Funds bid submission.
- 3.7 A second meeting was held on 17th October 2022 which was focused on the drainage strategy for the scheme. During the discussions it was confirmed that infiltration tests have been undertaken and the water did not soakaway, there are no watercourses to discharge to, Anglian Water’s pre-development enquiry confirms that surface water can discharge to the nearest surface water sewer on Barrow Road at 5l/s, a basin will be used to balance excess flows and full details of the link road are required to inform the final drainage strategy.
- 3.8 A third meeting was held on 9th November to discuss the draft site layout, validation requirements and the publish consultation strategy.
- 3.9 The general approach to the nature and scale of development proposed has been agreed in principle during these discussions, in accordance with the draft allocation in the eLP.

Public Consultation

- 3.10 A leaflet drop was undertaken within a defined catchment area which was agreed with NLC Officers (**Appendix 1**). In total, 280 addresses were notified of the proposals, the majority of which were residential properties, with 3 commercial properties.
- 3.11 The leaflets notified residents of the proposed development, provided them with key information, such as the number and type of homes, and invited comments by a specific date (27 January 2023) to a dedicated email address.
- 3.12 A copy of the consultation leaflet is enclosed at **Appendix 2**.

Local Ward Councillors

- 3.13 An attempt was made to contact the three local ward Councillors: Cllr Keith Vickers, Cllr Paul Vickers and Cllr Jonathan Evison on 17 January 2023. Meetings were offered to further discuss the proposals but not taken up.

4 Response to Feedback

- 4.1 In total, 9 responses to the pre-application public consultation were received via email. Of these, 1 respondent supported the proposals, 2 were neutral and 6 objected.
- 4.2 This section summarises Strata’s response to the feedback received and explains how comments and suggestions have informed the final planning application submission.

Table 4:1 – Response to Comments Made

Comment/Question	Response
Density	
160 homes is reasonable considering the size of the area.	The scheme provides a density of 31.71 dwellings per hectare (dph) which is below the 40-45 dph set out in the draft allocation in the eLP (ref H1P-13). The density is lower than the draft allocation in order to facilitate the highways infrastructure associated with the link road. The density has responded to a careful balance of making the most efficient use of land whilst responding to site characteristics.
The density is too high.	
Design	
Barton-upon-Humber is a historic town with far too many “boxes” with no character already. The proposal is out of character to the existing settlement.	The scheme has been designed in the context of the local area. The proposals seek to complement the architectural palette of the local area to ensure a cohesive design approach, whilst creating a distinct development.
The proposals will lead to a loss of privacy for the properties bounding the site to the west.	Proposed dwellings achieve a minimum back-to-back separation distance of 21m with properties to the west. This ensures existing and future residents have a good level of amenity and privacy.
Ecological Impact	
The development will lead to a loss of wildlife.	The Site is of limited ecological value and is occupied by habitat of low conservation significance, including arable land. The proposals have incorporated biodiversity enhancement measures including integrated bird and bat boxes in at least 10% of new dwellings respectively. New landscaping will also be provided throughout the Site which will provide potential for various species to commute and forage. The Ecological Impact Assessment submitted in support of the application

demonstrates there will be no significant impact on protected species.

Highways

The relief road will discourage families with children by cutting through the development.

The location of the link road accords with the eLP and Levelling Up Funds that have been secured. A 2m wide grassed verge will be provided on both sides of the carriageway providing a physical separation between the shared 3m wide foot/cycleway, vehicles and properties on the link road. Speeds along the link road will be determined with the residential area in mind.

Furthermore, vehicular access for those properties facing onto the link road will be provided to the rear to ensure safer access for future residents.

The proposal will lead to an increase in traffic in the town and area.

The Transport Assessment ("TA") identifies that the proposed development could be expected to generate up to 84 two-way vehicle trip movements during the AM peak hour and 86 during the PM peak hour.

The TA concludes that with the implementation of the proposed highway improvements (the new link road and A1077/Holydyke/Hungate Mini-Roundabout improvement scheme), the development will not have a severe impact on the local highway network and will resolve the existing congestion issues in the town.

Other Matters

The town's infrastructure and services will not be able to cope with the increased number of people, including congested roads, schools and doctors.

The scale of development accords with the eLP and infrastructure requirements, to support development within Barton-upon-Humber, have been considered as part of the eLP process. The extent of any further potential community infrastructure improvement will be discussed with NLC during the determination of the application, with regard to the necessary 'tests' that such obligations must satisfy and the Viability Assessment.

There was no official notification and we only heard about the proposal through Facebook.

A leaflet drop was undertaken within a defined catchment area which was agreed with NLC Officers (see Appendix 1). The consultation was not limited to these residents and Strata encourage anyone with an interest in the Site to submit their comments.

5 Conclusion

- 5.1 Prior to submitting the full planning application, Strata sought views on the proposals from the Local Planning Authority, local community and Ward Councillors.
- 5.2 The feedback received through the consultation process has been summarised in this SCI.
- 5.3 The general approach to the nature and scale of development proposed has been agreed in principle with NLC, in accordance with the draft allocation in the emerging Local Plan.
- 5.4 The consultation process was proportionate in light of recent consultation on the emerging Local Plan. The process has enabled early, proactive, and efficient engagement with a range of stakeholders and aligns with national and local policy on community involvement.



Appendix 1

Public Consultation Catchment Area





Appendix 2

Public Consultation Leaflet



strata

NEW RESIDENTIAL DEVELOPMENT

LAND OFF BARROW ROAD, BARTON-UPON-HUMBER

PUBLIC CONSULTATION

Strata are proposing to make a planning application for approximately 169 new high-quality homes at land to the south of Barrow Road, Barton-Upon-Humber.

The proposals will deliver a mix of 2, 3 and 4-bedroom terraced, semi-detached and detached homes .

The site is proposed to be allocated for housing in the forthcoming Local Plan and development will make a significant contribution to meeting the District's housing need.

ABOUT THE DEVELOPMENT

As part of the allocation, the first phase of a new link road to ease congestion in the town between A1077 and Caistor Road will be constructed, including a new roundabout.

The homes will be constructed from a mix of materials which will complement the surroundings. Existing boundary features will be retained to protect existing habitats, and new landscaping and tree planting will be incorporated throughout to soften the edges of the site.



WHAT HAPPENS NEXT?

Strata would love to hear what you think of the proposals in advance of submitting the full planning application and are inviting comments no later than **Friday 27th January**.

Please send your comments through the following channels:

By email: hellonorth@quod.com

By post: Barrow Road Consultation, Quod, Capitol, Bond Court, Leeds, LS1 5SP

You will also have a further opportunity to provide comments directly to North Lincolnshire Council once the application has been submitted.





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