



STATEMENT OF COMMUNITY INVOLVEMENT

PERSIMMON HOMES (YORKSHIRE)

LAND SOUTH OF HORKSTOW ROAD



STATEMENT OF COMMUNITY INVOLVEMENT

On behalf of: Persimmon Homes (Yorkshire)

In respect of: Land South of Horkstow Road

Date: March 2026

Reference: 6523LE.R002.A

Author: ML/WM/JPr

DPP Planning
One Park Row
Leeds
LS1 5HN

Tel: 0113 819 7280
E-mail info@dppukltd.com

www.dppukltd.com

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1.0 Introduction

- 1.1 This Statement of Community Involvement ('SCI') has been prepared on behalf of Persimmon Homes (Yorkshire) in support of an application for the approval of reserved matters pursuant to planning permission reference number PA/2021/2151 (the 'Outline Permission').
- 1.2 The Proposed Development for the planning application is described in full detail within the accompanying Planning Statement by DPP (ref: 6523LE.R001).
- 1.3 This SCI specifically refers to the scope of community involvement and consultation which has taken place prior to submission of the application to North Lincolnshire Council (the 'Council').
- 1.4 The remainder of this SCI is set out in the following sections:
 - Section 2: Planning Policy Background
 - Section 3: Summary of Consultation Programme and Outcomes
 - Section 4: Conclusion.

2.0 Planning Policy

2.1 This section of the SCI provides an overview of Government and local guidance in relation to community involvement in the planning system, as outlined within the following documents:

- National Planning Policy Framework (December 2024)
- North Lincolnshire Local Plan Statement of Community Involvement (November 2025)

National Planning Policy Framework (2024)

2.2 The National Planning Policy Framework ('NPPF') places increased emphasis on pre-application engagement and the front loading of applications in order to resolve issues at the pre-application stage to avoid unnecessary costs and delay at a later stage of the application process. Within Paragraph 40, it states that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.3 Early engagement with the local community on development proposals is also encouraged and is set out within Paragraph 41 of the framework:

“Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

2.4 Likewise, the importance of participation of consenting bodies in pre-application discussions is also stressed. Paragraph 43 states that such participation enables:

“early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.”

2.5 In ensuring that the right information is submitted with an application in order to facilitate good decision taking, Paragraph 44 of the Framework recommends that applicants, ‘discuss what information is needed with the Local Planning Authority and expert bodies as early as possible’.

North Lincolnshire Statement of Community Involvement (2025) (NLSCI)

2.6 The NLSCI was adopted in 2025 and sets out the Council’s expectations for the scope of community involvement to be carried out by applicants.

- 2.7 The NLSCI establishes that major development applications may require a consultation statement to be prepared and submitted to the Council. Any pre-application community consultation should be tailored to suit the circumstances of the development and locality.

3.0 Summary of Engagement and Outcomes

- 3.1 The following section provides details of the consultation programme that has taken place prior to submission of the application. Details of the approach and the full extent of consultation is presented below, alongside a summary of the outcomes.

Pre-application Engagement

Letter

- 3.2 A pre-application letter and submission pack was submitted to the Council on the 7th of October 2025. The letter was accompanied by a Design and Access Statement and a masterplan to inform the feedback.

Meeting

- 3.3 A Strategic Meeting was held on the 18th of December 2025 with the Council's various team members advising on various matters.
- 3.4 A feedback letter was received on the 14th of January 2026. Feedback was broadly positive and advice on various design and submission matters. The development management officer confirmed that the principle of up to 390 homes on the Site is established under the Outline Permission, with access fixed and all other matters reserved. They advised that the submission should include cross-section and level drawings, a written statement on land grading and levelling, boundary treatments, and the range of materials proposed. The development management officer also recommended showing solar panels on homes, considering sheds for allotments, ensuring good pedestrian links and walking routes, and providing a comprehensive landscaping and planting scheme. The development management officer also noted that overlooking between plots should be avoided, and visual representations of the proposals are expected.
- 3.5 The officers of the Council noted that the Site lies outside the development limits of Barton upon Humber, and the Outline Permission was granted on appeal and as such the Proposed Development should be assessed against relevant policies, notably CS1, CS2, CS3, CS7, CS9, H5, H8, and DS1. The strategic housing officer supported the 20% affordable housing provision and the overall housing mix and welcomed the inclusion of 10 one-bed affordable bungalows. The strategic housing officer recommended considering some four-bed affordable homes to meet the need for larger family accommodation and confirmed that the affordable housing scheme must be approved before construction.
- 3.6 The ecology officer highlighted the presence of Japanese knotweed, which must be eradicated in accordance with current guidance, and welcomed the Biodiversity Net Gain proposals. The built heritage officer advised retaining the view of the Grade I listed Humber Bridge, using red/orange clay pantiles for roofs, pure red brick for walls, and respecting the adjacent conservation area. Environmental protection matters, including noise and contamination, should be addressed and updated as required.

Consultation Overview

3.7 The aim of the community and stakeholder engagement was to enable interested parties to view the proposals and submit any comments prior to the planning application being submitted.

Public Consultation

3.8 The consultation was a letter drop to inform stakeholders about the proposal and to invite them to comment. The leaflet also provided a link to a consultation website with further details regarding the scheme. Stakeholders were able to email their views via a link on the website.

Letter Drop

3.9 The letter drop took place on the 20th of January 2026.

3.10 201 consultation letters (**Appendix 1**) were physically distributed to the addresses via mail within the consultation boundary as seen in **Appendix 2** to inform local stakeholders about the Proposed Development and online consultation website. The letter provided information about the site’s context, the development proposal and how to provide feedback.

Website

3.11 An online consultation website provided the opportunity for members of the public to leave feedback. Details of the website are shown in **Appendix 3**. The website also provided information on the site’s context, and the Proposed Development.

Stake holder Engagement outcomes

3.12 Consultation officially ended on 18th of February 2026. 12 responses were received.

3.13 All 12 responses received were objecting to the Proposed Development. All comments have been reviewed, and the key themes have been indicated in the summary table below alongside the Applicant’s initial response.

Theme	Summary of Comments	Response
Traffic & Access	Concerns that Tofts Road and Horkstow Road are not suitable for increased traffic. Roads described as narrow, in poor condition, lacking footpaths and lighting. Fears of speeding were referred to.	The Outline Permission established the principle of development and the number of units that are appropriate. New footpaths will be provided as part of junction improvement works, as well as appropriate visibility splays and lighting to ensure highway safety. The adjoining highway network, with

Theme	Summary of Comments	Response
		<p>the benefit of off-site highways improvements, has suitable capacity to safely accommodate the traffic from the Proposed Development, as was established as part of the Outline Permission. A Travel Plan will also be submitted to promote sustainable and alternative modes of transport to the use of the private motor car.</p>
<p>Construction Impact</p>	<p>Worries about disruption, mud and mess, heavy vehicles, and length of build period. Desire to minimise impact on residents.</p>	<p>Management Plans addressing the Construction Environment and Traffic is required to be submitted under condition 18 and will implement suitable measures to ensure a safe environment on site and on adjoining roads. Full details of this will be supplied at a later date.</p>
<p>Local Infrastructure</p>	<p>View that doctors, schools, dentists and other services are already at capacity. Concern that the town cannot support an additional 388 homes.</p>	<p>Implementation of the Proposed Development includes over £4 million worth of contributions towards buses, schools, leisure and play areas, in addition to those public areas being created on the Site. This level of contribution was agreed as acceptable and appropriate as part of the Outline Permission.</p>
<p>Sewerage & Water Capacity</p>	<p>Requests for confirmation that sewer and water systems have sufficient capacity. Concerns about cumulative impact of multiple developments and lack of planned upgrades.</p>	<p>Condition 22 of the Outline Permission requires that prior to the occupation of any dwelling for any phase of the development, written confirmation of the sewerage undertaker that sufficient sewage capacity exists at Barton upon Humber Water Recycling Centre to accommodate the relevant foul water drainage, and that any necessary works to ensure this capacity have been completed, shall be provided to the Council. Anglian Water have confirmed that there is capacity available to accommodate the development of the Site.</p>

Theme	Summary of Comments	Response
Drainage & Flooding	Existing surface water issues raised. Concerns about increased runoff affecting nearby properties and drainage channels.	The Proposed Development includes a comprehensive surface water drainage scheme which includes three attenuation ponds and a new watercourse. Further, there are no existing records of surface water flooding on the site or immediate surroundings. Please see the submission documents for further information.
Scale & Need for Development	Questions about whether further housing is necessary given other developments in Barton Upon Humber. Perception of overdevelopment.	The principle of development and the need for housing was agreed through the Outline Permission. North Lincolnshire are in significant need of new housing, including a range of affordable homes, with the development serving as a significant contributor to this shortfall.
Greenfield	Concerns about use of greenfield land when brownfield sites may be available.	The principle of development and the need for housing was agreed through the Outline Permission.
Green Spaces	Requests for guarantees that proposed green spaces, orchards, allotments and play areas will be delivered and maintained.	The proposed new green spaces are shown on the submitted drawings, and these green spaces will be subject to maintenance by a management company, as per the legal agreement.
Impact on Property Values	Concern that development and construction could reduce property values.	Whilst this is not a planning matter, it is not typical for house prices to drop following a new development.
Character of the Area	Desire to maintain the quiet, residential character and existing views of the area.	The principle of development and the need for housing was agreed through the Outline Permission. The Proposed Development features house types that are designed to reflect the character of the area and the Proposed Development includes a large number of community spaces for all residents. Persimmon have engaged with North Lincolnshire

Theme	Summary of Comments	Response
		Council and agreed a suite of materials which are befitting of Barton and the vernacular of this part of North Lincolnshire.
Planning Process & Communication	Comments that plans are vague. Requests for clearer information, updates and transparency throughout the process.	A layout which reflected the drawing considered with the Outline Permission together with indicative house types were submitted with consultation material. This was the extent of the information that was available at the time of the consultation. A full suite of plans has now been submitted with this application, and these can be viewed on the Councils planning portal.
Positive / Neutral Comments	One comment considered the layout acceptable. One resident questioned why the previous application was refused.	The positive comment in respect of the layout is welcomed. The layout follows that indicatively shown for the Outline Permission which was approved at appeal. The original application was refused by the Council but overturned at appeal. The original decision is no longer relevant.

3.14 The consultation provided comments focused primarily on infrastructure capacity, highways, drainage and construction management. The responses highlight the importance residents place on protecting the character of the area and ensuring that supporting infrastructure keeps pace with growth in Barton upon Humber and provides a useful framework for refining the proposals. The issues raised relate largely to matters that will be addressed through appropriate mitigation measures to be submitted to satisfy conditioned requirements.

3.15 The comments received identify specific areas where further clarification and reassurance are sought, particularly in relation to highways capacity, foul and surface water drainage, and the delivery of green spaces. These are all matters that are addressed in further detail in documents within our planning application pack.

4.0 Conclusion

- 4.1 Throughout the process of community involvement and consultation, the Applicant has consulted with key stakeholders to ensure local views have been considered to inform the final proposals.
- 4.2 The consultation which has been undertaken accords with the NPPF and the Councils Statement of Community Involvement. This report has responded to the comments and queries raised by respondents.
- 4.3 All queries and concerns raised throughout the consultation have been addressed within this Statement.

Appendix 1 – Consultation Letters

PUBLIC CONSULTATION

LAND WEST OF BRIGG ROAD AND SOUTH OF HORKSTOW ROAD, BARTON UPON HUMBER

Introduction

DPP are preparing to submit a reserved matters planning application to North Lincolnshire Council, on behalf of Persimmon, for residential development of 388 dwellings on land west of Brigg Road and south of Horkstow Road, Barton upon Humber.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for Persimmon, and allows members of the public and the local community to engage with the vision for the site and to provide valuable feedback on the proposals.

History

The site already has outline planning permission for residential development, with approved access from Brigg Road (A15) and Horkstow Road which was granted following successful appeal by the Secretary of State. The masterplan plan considered at the appeal is depicted below.

The Site

The site measures approximately 26.31ha in size and currently comprises of two agricultural fields bounded to the north and northwest by Horkstow Road, to the east by Brigg Road, to the south by hedgerows and to the west by dense vegetation with the A15 immediately beyond. The site is located approximately 1km south of Barton-upon-Humber centre and the Sites northern boundary adjoins the southern edge of the settlement



The Proposals

The reserved matters proposals align with those considered under the outline permission and seeks detailed approval for the erection of 388 new homes and include further details in respect of the proposed house types, materials, scale, and landscaping. The layout has been refined using a landscape-led approach to reflect the topography of the site, following the contours of the land and includes a network of green spaces such as a new 'green' on Horkstow Road, a central open space, a community orchard, allotments, children's play areas and integrated drainage features. A network of footpaths and cycleways are provided within the site connecting the development together and providing recreational opportunities. Existing trees, hedgerows and key views, including towards the Humber Bridge, will be retained and enhanced. The development will be well connected with the wider community, with new bus stops and walking and cycling routes linking the site to the wider town. A mix of homes, including family houses and 24 bungalows, are proposed with 20% provided as affordable housing to support local needs. The maximum height of any of the proposed dwellings will be 2 storeys.



Have your say

We would like to hear your views on the proposed development before a planning application is submitted. Further information and additional plans are available at the consultation website: www.dpp1.co.uk/URL

There will be an opportunity to provide your feedback on the feedback form on the website or post your comments to DPP, One Park Row, Leeds, LS1 5HN. Please send your comments to us by the 30th January 2026.

Our Data Privacy Notice is available via our website www.dppuktd.com or can be requested by email info@dppuktd.com or by post via the address above.

Appendix 2 – Consultation Boundary



Appendix 3 – Consultation Website



LAND WEST OF BRIGG ROAD AND SOUTH OF HORKSTOW ROAD, BARTON UPON HUMBER

INTRODUCTION

DPP are preparing to submit a reserved matters planning application to North Lincolnshire Council, on behalf of Persimmon Homes, for residential development of 388 dwellings on land west of Brigg Road and south of Horkstow Road, Barton upon Humber.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for the applicants and allows members of the public and the local community to engage with the vision for the site and to provide valuable feedback on the proposals.



THE SITE

The site measures approximately 26.31ha in size and currently comprises of two agricultural fields bounded to the north and northwest by Horkstow Road, to the east by Brigg Road, to the south by hedgerows and to the west by dense vegetation with the A15 immediately beyond. The site is located approximately 1km from Barton-upon-Humber centre and adjoins the settlement to the north.

PLANNING HISTORY

The site already has outline planning permission for residential development, with approved access from Brigg Road (A15) and Horkstow Road which was granted

on appeal by the Secretary of State. The masterplan plan considered at the appeal is depicted below.

PROPOSAL

The reserved matters proposals follow, very closely, those considered as part of the outline permission and seek detailed approval for the erection of 388 new homes and include further details in respect of the proposed house types, materials, scale, and landscaping.

The layout has been refined using a landscape-led approach to reflect the topography of the site. The layout follows the contours of the land and it includes a network of green spaces such as a new 'green' on Horkstow Road, a central open space, a community orchard, allotments, children's play areas and integrated drainage features. A network of footpaths and cycleways are provided within the site connecting the development together and providing recreational opportunities. Existing trees, hedgerows and key views, including towards the Humber Bridge, will be retained and enhanced.

The development will be well connected with the wider community, with new bus stops and walking and cycling routes linking the site to the wider town. A mix of homes, including family houses and 24 bungalows, are proposed with 20% provided as affordable housing to support local needs. The maximum height of any of the proposed dwellings will be 2 storeys.



PROVIDING YOUR FEEDBACK

We would like to hear your views on the proposed development before a planning application is submitted. Please leave your comments via the email address listed further below, or post your comments to DPP, One Park Row, Leeds, LS1 5HN. Please send your comments to us by the 17th February 2026.

Once the application has been submitted to North Lincolnshire Council, there will be a further opportunity to comment on the proposals.

LEAVE YOUR ONLINE FEEDBACK

To leave your comments on the proposed development please email consultation@dppukltd.com

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.

DOWNLOADS



Site Location Plan



[Download Now >](#)

[Site Layout Plan](#)

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REGISTERED OFFICE

Desg 11-13 Penhill Road

Cardiff CF11 9PQ

info@dppukltd.com



Constructionline
Gold Member

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