

Consultation invitation

We have arranged a community consultation 'drop in session' to be held in Barnetby Church Hall (St Barnabas) on **Thursday 22nd July between 2pm and 8pm**. The consultation will be held in line with the Government's latest Covid-19 guidance and restrictions applicable on the date of the consultation although it is appreciated that not everyone will feel comfortable with attending an indoor event and, therefore, we are also holding a 21-day digital consultation which will run from 22nd July until 12th August.

Copies of all the information boards displayed on 22nd July will be available to download as part of the digital consultation. You can view larger copies of the images shown on this leaflet at any time on our website, where you will also find further images and visuals, along with a form for you to send us any comments you may wish to make. Please submit your comments **no later than 12th August 2021**.

Please visit www.globeconsultants.co.uk and select 'Consultations' on the main menu to view the full range of plans and images and to provide any comments or feedback. Alternatively, please scan the following QR code:



Please note, the digital consultation will only go live on the 22nd July.

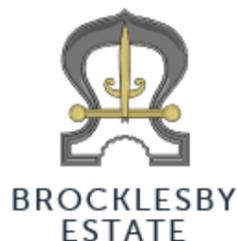
Of course, you will be consulted directly by North Lincolnshire Council once an application is submitted inviting you to provide comments directly into the application assessment process. Our consultation will not replace this statutory process.

If you would like to contact us by email or post, please use the following addresses:

 enquiry@globelimited.co.uk

 Globe Consultants Limited, The Tithe Barn, Greestone Place, Lincoln LN2 1PP

Paper copies of all the consultation material can be made available on request, please send us your address using one of the above.



Proposed service station with lorry park and drive thru units

Land to the south of M180 Barnetby Top Interchange and to the west of the A18

Dear Resident

Globe Consultants are writing to you on behalf of Brocklesby Estate and Lindum Group who are in the process of formulating development proposals for a parcel of land behind the Gallows Wood Services and Police Dog Compound and to the west of the A18. The proposal is for a lorry park, petrol filling station, electric vehicle forecourt, and associated roadside services which include up to two drive-thru units.

Over the past 18-months or so, a significant amount of technical survey work has been carried out and, as we begin to emerge from the Covid-19 pandemic, Brocklesby Estate and Lindum Group are now looking to advance proposals to the point where a future planning application seeking outline planning permission will be submitted. However, before we reach this point, we want to ensure that members of the community living and working closest to the site are provided with an opportunity to view the emerging proposals and provide feedback which will be given consideration by the wider design team. Accordingly, we have arranged a community consultation 'drop in session' to be held in Barnetby Church Hall (St Barnabas) on **Thursday 22nd July between 2pm and 8pm**. Alongside this event, we are also holding a 21-day digital consultation which will run from 22nd July until 12th August.



You may be aware that this parcel of land already forms a draft allocation within the emerging new single Local Plan for North Lincolnshire with the most recent consultation on the Council's Preferred Options taking place in March 2020. The proposals are informed by this draft allocation with the Council's emerging Local Plan identifying the site as being suitable for a "service Station and lorry park".

05 - Barnetby le Wold

North Lincolnshire
Local Plan



Extract from Inset Map 05 showing draft Allocated Employment Site EC1-7p (North Lincolnshire Local Plan Preferred Options Consultation (Regulation 18))

Strategically, the site is very well positioned on the motorway network relative to Scunthorpe, Immingham, Grimsby, and Hull. The Humber currently accounts for 23% of all goods travelling through English ports (Greater Lincolnshire Local Economic Partnership). It is also anticipated that the recent Humber Region Freeport status and associated economic incentives will encourage more businesses to use the Humber and more locally, the Port of Immingham, as their core logistics port for customs processing. Accordingly, there is a need to provide additional, high-quality services along the M180 to cater for both the anticipated increase in HGV movements as well as addressing the current under provision - 11 laybys which are located along the M180 and A180 into Grimsby are all commonly at capacity during the traditional Monday to Thursday HGV working week. In addition, there are at least three private lorry parks which are regularly full during the peak period.

The location of the lorry park adjacent to Junction 5 of the M180 will reduce the need for HGVs to travel greater distances away from the M180 to find locations stretching from west Scunthorpe to Grimsby Docks – such as industrial estates – to park overnight or for rest breaks. Such locations are inappropriate, conflict with other road users, and present highway safety concerns.

Access to the site and the impact on the surrounding highway network has been carefully considered through detailed analysis of potential vehicle movements and subsequent discussions with a range of key stakeholders which include North Lincolnshire Council (Highways Authority)

(‘HA’); Highways England; Road Haulage Association (‘RHA’); and, the Greater Lincolnshire Local Enterprise Partnership (LEP). As part of these discussions, a highways access strategy for the site has been agreed which includes:

- A left-in, left-out only access on the A18 northbound towards Junction 5 of the M180, along the eastern boundary of the site; and
- A left-out only access on the A18 eastbound, along the southern boundary of the site.

All vehicles – cars and HGVs – will enter the site from the northbound carriageway of the A18 between the two existing roundabouts. This will be via a left-in only arrangement along the eastern site boundary. Once within the site, private vehicle and HGV traffic will be separated with HGVs continuing to the lorry park area and dedicated facilities at the northern part of the site whilst cars be directed to the southern half of the site where the petrol filling station and drive-thru units will be located. HGVs leaving the site will do so via the eastern exit onto the A18 northbound towards the M180. Cars will leave the site via a left-out only access on the A18 eastbound along the southern boundary near to the police dog compound.

A substantial amount of technical appraisal work has been carried out which considers, amongst others, the potential impact of the proposals on drainage and flood risk; air quality; noise; lighting; ground conditions; the historic environment; and, landscape and visual impact. Whilst this work is ongoing and nearing completion, the recommendations of these investigations have informed and influenced the proposals and indicative masterplan for the site.

Finally, a key aspiration is for the scheme to ensure that the site is future proof and can easily adapt towards shifts towards electric vehicles and other renewable fuel alternative, such as hydrogen, in the medium-to-long term.

