

From: [REDACTED]

Sent: 11 June 2021 11:54

To: Eldred, Simon <Simon.Eldred@boston.gov.uk>

Cc: [REDACTED]

Subject: REF. B/21/0151 Propose woodland and wildflower meadow at land behind 113-142 Willoughby Road, Boston

REF. B/21/0151 Propose woodland and wildflower meadow at land behind 113-142 Willoughby Road, Boston

Dear Mr Eldred

Thank you for your email of 26th May. We answer your queries as follows:

1. The “wildflower meadow” to the North of our proposed woodland is currently an arable field. In September we plan to seed this with grass and wildflowers. Later, when time permits, we will plant a small number of trees in the field. (Technically it is then “wood pasture” – or parkland.)
2. Access points:
 - a. Sibsey Road – vehicular barrier with a 1metre pedestrian access gate alongside sited where the woodland begins. (i.e., at the rear of the Pilgrim residences.)
 - b. Rowan Way/Butterfly Hospice – as Sibsey Road (plan provided)
 - c. Willoughby Road Car Park (plan provided.)
 - d. Willoughby Road track to sewage pumping station – no access planned. Vehicular barrier in line with the rear of the garden to no. 142 Willoughby Road.
3. Transport Statement re car park at 2c above.

This car park is planned to serve the nature reserve totalling 32.5 acres/13Ha and is designed for 18 cars allowing spaces at 5m deep x 2.5m wide.

Comparisons with our other long-established car parks at:-

- Westgate/Oak Woods, Old Hammond Beck Road 30 car spaces

• Westgate Wood, Five House Lane	20 car
spaces	
• Jenny's wood, West End Road	<u>37 car</u>
<u>spaces</u>	
Total	87 car
spaces	

All three of these car parks are usually almost full at weekends.

Our analysis of the users is as follows:-

• Dog walkers	80%
• Walkers	11%
• Walkers with pushchairs/small children	5%
• Cyclists	2%
• Joggers	2%

The majority of dog walkers typically visit daily whilst most of the other groups are less frequent.

Bearing in mind that Dion's Wood will be a nature reserve (no dogs allowed) this immediately reduces the likely numbers by 80%. Dion's Wood is also adjacent to the Linden Way housing estate so it is unlikely anyone entering the Reserve from Rowan Way will use a car. (No car access provided.) Due to the adjacent Maud Foster footbridge residents from Horncastle Road are almost certain to walk to the Reserve.

In summary our thoughts and calculations are as follows:-

- a) Jenny's Wood car park – probably the busiest as West End Road is part of the “unofficial distributor road” for SW of Boston and therefore convenient for the largest number of locals to visit.
- b) Willoughby Road is a relatively quiet residential road with little through traffic.

Jenny's Wood 37 spaces less 80% = 7.4 spaces required for those without dogs

Dion's Wood 18 spaces for 32.5 acres = 1.8 acres per car space

At Wyberton there are 87 spaces for 79 acres but only 20% or 17 used by those without dogs = 4.6 acres per car space.

Finally due to easier communications most new housing in recent years has been to the south and west of the town thus creating more demand for the green space provided at Wyberton by Boston Woods Trust.

4. Flood Risk Assessment and drainage.

At a site meeting on 8/6/21 with Mr Ed Johnson, Chief Engineer, Witham Forth Drainage Board, we agreed to install a 100mm overflow pipe from our proposed lake to our riparian ditch which connects to the I.D.B maintained waterway east of Sibsey Road. It is anticipated that if excessive rainfall is experienced bringing our lake and the water table within 0.5m of the general land surface level the overflow will ensure no flooding occurs.

Also:- As the trees grow and Boston Woods Trust imports large quantities of humus the soil's ability to retain water increases, the number of earthworms increase dramatically, and their vertical holes improve the rate of drainage of surface water to the water table.

5. Response to concerns raised by Lincs Wildlife Trust.

An ecological survey - to follow.

Our proposal is to provide a variety of habitats for wildlife including 8 acres of wildflower meadow, 1 acre of lake, 16 acres of woodland incorporating 7 acres of wildflower glades with 3m wide stone tracks.

The aim is to create a little disturbed habitat for wildlife and a pleasant amenity for local people and, in the longer term, to absorb CO₂ and produce some quality timber to help pay for the maintenance. We are not seeking to recreate fenland on the edge of Boston.

6. We have only ever installed a height restriction barrier at Jenny's Wood car park at the request of Cadent to prevent heavy vehicles crossing their gas main. This has been demolished 3 times in 9 years and Cadent have not asked us to replace it.

We have never noted a problem with heavy lorries on our car parks.

However, in the event of problems with motor homes staying overnight we will not hesitate to install a height barrier.

7. With regard to the occupants of nos. 139 & 142 Willoughby Road, we have already contacted them and will update them on our progress and respond to requests from them as good neighbours.

As we do not plan to use the access between 142 & 143 there should be no problem for no. 142. (We have already assured them on this point.)

Should you have any further queries please email or phone the writer.

Kind Regards

A.B. Isaac

Chairman Boston Woods Trust