

Mr R Pettitt
Franklyn Farm
White House Lane
Fishtoft
Boston
Lincolnshire PE21 0BH

18.04.2024

Dear Mr Carrington (BBC Planning Case Officer),

Application Number: B/24/0121

Franklyn Farm: Over 80 years, active commercial family farm, double entrance/exit yard, growing, harvesting and supplying vegetables 12 months of the year supplying major national retailers.

1) Critical to the business: Daily North and South safe and uninhibited accessible access and exit along the full length of White House Lane, for daily 3.5mt wide implement/machinery and articulated trailer transportation. Uninhibited access must include ease and uninhibited turning capability, into and out of farmyard, White House Lane, Toot Lane and Fishtoft Road agricultural land access and exit, at all times, 24 hours/day.

- Impact of traffic and road safety, impact of car parking and access, impact on pedestrian, cyclist and road user safety: Propose double yellow lines along the length of White House Lane.

2) Prevent frequent surface rainwater flooding that consistently impedes pedestrian access along the single White House Lane pathway.

3) Prevent vehicle thoroughfare continually discharging flood water onto adjacent residential properties, evidenced to adversely impact and cause disease and death to residential property flora.

- Impact on amenity, impact on trees, and impact on pedestrians, cyclists and road user safety: Propose re-routing specific surface drains and new surface drains away from affected White House Lane areas.

4) Notwithstanding the current flooding issues already routinely experienced the agricultural land by which the proposed development is to be built acts as a rainfall sponge for the locality. Increased rainfall weather events are current and predicted to increase. Where is all this water going to be drained to when the fields are full of concrete?

5) Road frequently used by non-localised agricultural vehicles and machinery accessing and exiting agricultural land.

6) Road used by articulated HGV lorries, vans, 24 hours/day accessing and exiting of Havenside Business Park.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: Propose double yellow lines along the length of White House Lane.

7) New development will increase localised population, footfall, including cyclists (predominantly children), accessing the local primary school 'Hawthorne Tree'.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: Propose White House Lane pedestrian and cycle pathways both pathway sides for pedestrian and cyclists safety for safe movement and access to local primary school on Toot Lane.

8) New development will increase traffic volume thereby increasing pedestrian safety risk generally in and around current high safety risk roundabout.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: White House Lane/Toot Lane/Kingsway/Woodthorpe Avenue roundabout crossing is unsafe and requires immediate traffic control. Propose signal/stoplight to better support, assistance and mitigate risk to life for all pedestrian, cycle and vehicle road users.

9) Weekday Hawthorn Tree primary school vehicle parking and vehicle congestion seriously impedes all motorists accessing and exiting Toot Lane.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: Propose off-road school parking and continuous cycle lane from White house Lane onto Toot Lane.

10) Increased resident population, increased risk of increased fly tipping on localised agricultural land and trespassing.

- Impact on privacy, character of the area, visual impact, impact on the countryside, impact on trees: Propose mitigating capital items are used to deter fly tipping, trespassing and crop theft

11) Continuous daily vehicle speed exceedance along White House Lane, Woodthorpe Avenue and Kingsway.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: Propose sleeping policemen and/or speed cameras along White House Lane, Woodthorpe Avenue and Kingsway.

12) Lack of vehicle road speed signage.

- Impact of traffic and road safety, impact on pedestrians, cyclists and road user safety: Propose 30mph signage along White House Lane, Woodthorpe Avenue and Kingsway.

13) Current daily congestion issues with cars parked on Whitehouse Lane and Toot Lane attending and visiting Maple Lodge, Beech House and The Haven Care Home, due to insufficient parking at these sites.

- Impact of traffic and road safety, car parking and access, impact on pedestrians, cyclists and road user safety: Propose double yellow lines along the length of White House Lane.

In summary, White House Lane currently suffers from surface water flooding due to inadequate drainage capacity and infrastructure, restrictive commercial vehicle access due to parked vehicles along the lane, excessive vehicle speeds due to a lack of road user signage and signal/stoplights, high

risk and lack of safety for pedestrians and cyclists due to a lack of pathway access safety measures, a lack of accessible recreational areas, fly-tipping and trespassing on private land due to perceived open access and lack of deterrent.

The development must not increase or further exasperate current White House Lane issues and must, due to the nature of overly dense and highly populated proposed development, aim to mitigate the current and actual White House Lane issues, as set out above.

Yours sincerely,

R Pettitt