

Cross Farmhouse, Hatt,
Saltash, Cornwall PL12 6PL
t. 01752 842430
e. chris@crossfarmhouse.net

The Clerk to
Botus Fleming Parish Council,
24, Rashleigh Avenue,
Saltash, PL12 4NS,

10 August 2020

[Sent by e mail]

Dear Mr Cook,

Hatt Recreation Field – Drainage System

1. In my letter of 4 March my wife and I registered our support for the Parish Council's initiative in seeking to secure a permanent recreation area for the Parish. I understand that the purchase is now going ahead so I felt it prudent to ensure that there is no future difficulty over the matter of drainage. As this issue arose some 20 or so years ago, with a very different Council, I will outline the history.
2. In October 1998 the Parish Council had just taken on the lease of what became the recreation field and rolled it flat. This immediately caused serious flooding and damage to Dovecote Barn and Cross Farmhouse. Silty water cascaded over the frontage of Dovecote Barn just short of entering their front door and flooded their garage and pond before passing into Cross Farmhouse and the orchard. The flood waters passed over and down Cross Farmhouse driveway and upper pond and then into Dovecote Barn's orchard. Cross Farmhouse lower and larger pond was also contaminated by silty water. Silt blocked drains in the main driveway [by Melita] and in Cross Farmhouse driveway. I have photographs of all this.
3. We informed our insurance company who instructed loss adjusters who, in turn, arranged for a drainage engineer to investigate the problem, make a report and draw up plans for remedial action. The engineer's recommendations included claiming damages from the landowner/Parish Council and for the landowner/Parish Council to install a properly engineered drainage scheme.
4. Mr and Mrs Frayne and ourselves made representations about the problems during the planning application process, including reporting our drainage engineer's findings, but our proposals and recommendations were not considered by Parish or District Councillors to amount to a cogent objection to the drainage proposals of ploughing furrows to arrest rainwater flow.
5. Ploughing furrows did not stop the flooding. What it did was to greatly increase the amount of silt in the flood water that then completely blocked all our drains. As a consequence of Caradon DC's failure to properly consider our drainage objection we successfully complained to the Ombudsman. The Ombudsman, in his decision dated 19 March 2003, required Caradon DC to pay us and the owners of Dovecote Barn compensation and:

“to carry out at its own expense the drainage scheme proposed by Mr and Mrs Alpha's [Jarvis] insurance company's consultant and connect it to the drain on Mr and Mrs Alpha's property; if permission to enter the land is refused for the work,