

Draft Template Letter re Flooding

Insert Address of Sender

Dear Mr Masson,

Bloor Homes development at Lucks Lane Buckden – Flooding Risks

I am greatly concerned about the large attenuation basin that is part of the development at Lucks lane Buckden. I believe you are aware of the history and that following the very heavy rains at Christmas 2020, overtopping, and consequent flooding of Springfields, Buckden, was only avoided by using emergency bowzers to reduce the water level. At that time the level of the banks round the basin had been increased above the approved design level. Had that not been done, it would certainly have caused flooding. The height of the banks has now been reduced to the approved level, thus increasing the risk of further flooding.

This basin is designed to drain naturally into the ground, but even in the summer months of 2021 it has held a continued high level of water. It is clear that either the design is wrong, or the consideration of subterranean watercourses and springs were not accounted for, during the planning or construction, resulting in water coming into the basin from below. In either case there is a continuing flood risk to houses in Springfield Close, The Osiers and possibly in the new development itself, if no remedial action is taken.

In the long term, responsibility for the management of the basin will pass to a management company owned and funded by the residents of the estate. If there is flooding in the future, it is probable there will be arguments over who is liable to pay for the damage caused. If the company goes into liquidation as a result, those affected will have no remedy except to claim on their own insurance, if indeed they have any.

There will be long term consequences in respect of insurability and premiums, I don't believe this is an acceptable situation.

Buckden Parish council has reported that HDC's enforcement officers have declined to take action against the developer on the grounds that there is no evidence that the basin was not constructed in accordance with the approved designs.

This is not acceptable. Urgent action to identify the cause of the failure of the basin must be taken so that remedial action is required to be taken by the developer before it hands over responsibility to the management company.

I therefore expect you to take all appropriate action to ensure this problem is resolved for the protection of the residents of Springfield Close, The Osiers and the new development. Buck passing to LLFA is not acceptable. The developer must be responsible for the consequences of their decisions and actions.

Yours sincerely