

**Letter sent to properties neighbouring the ditch to the rear of the tennis court land:**

10<sup>th</sup> January 2022

Dear Sir/Madam

In 2020, Stradbroke Parish Council started the process of undertaking a voluntary first registration of all the land in the council's ownership. In the course of this work an issue came to light regarding the ownership of part of the land that forms the tennis courts on the Wilby Road site.

To resolve the matter the council is trying to identify the ownership of, and responsibility for, the ditch that runs between the back of the tennis courts and the rear of your property. To enable this matter to be resolved, the council asks if you can check the deeds for your property to see whether there is any evidence that would clarify the situation.

If you could supply a copy of the relevant section of your deeds the council can use this to resolve the ownership matter. If there is nothing contained in the deeds that refers to the ditch ownership or if you know that the ditch is your responsibility, could you confirm this in writing to the council.

If there is no clear evidence in the deeds for your property or you are unable to confirm responsibility then it is likely that both parties, yourselves and the owners of that section of the tennis court land, are responsible for the maintenance of the ditch.

Thank you for your attention to this matter.

Yours faithfully  
Odile Wladon  
Clerk

**Response from resident 1:**

**From**

**Sent:** 24 January 2022 16:09

**To:** Stradbroke Parish Council <[clerk@stradbrokepc.org](mailto:clerk@stradbrokepc.org)>

**Subject:** Your letter of 10th Jan

Dear Odile

Thank you for your letter of the 10th Jan reference the ownership of the ditch at the rear of our property. As you can see from the image below, the ditch is within the Parish Council land and therefore the responsibility of the Parish Council.



Over the years we have helped keep the water flowing by clearing any material blocking the flow. In 2018, the Parish Council employed a local digger company as well as 2 council members with spades to dig the ditch deeper. In our community spirit we, of course,

allowed the digger to use our land. This, I think you would agree also confirms that the Parish Council feel that they own the land. The ditch is very clear at the moment and does not need any work doing on it.

We are more than happy to help keep the ditch clear and flowing but we do this in a community spirit and not as land owners.

*Redacted due to GDPR*

I have said a number of times, the issue is in the tunnel at the end of the tennis courts where a 3-4 metre section of piping is very blocked with mud stopping the flow from the ditch at the end of my garden. This backs up. If this section of piping could be cleared then the water would flow even better.

If you wish to visit to have a look for yourself, please let me know. Happy to discuss it with you.

Kind Regards

**From:** Stradbroke Parish Council <clerk@stradbrokepc.org>

**Sent:** 27 January 2022 09:03

**To:**

**Subject:** Re: Your letter of 10th Jan

Thank you for your email.

The Parish Council will review all information once all parties have had a chance to submit information.

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Regards  
Odile Wladon  
Clerk  
Stradbroke Parish Council  
Mobile: 07555 066147  
website: <https://www.stradbrokepc.org/>

**From:**

**Sent:** 02 February 2022 13:11

**To:** Stradbroke Parish Council <clerk@stradbrokepc.org>

**Cc:**

**Subject:** RE: Your letter of 10th Jan

Hi Odile

We had a really good look at the boundary map etc at the weekend and agree that the ditch is either fully in our boundary or at least half of it. We are prepared to maintain the ditch

and it's the slopes. I would suggest we maintain up to the line of conifers so we can keep the weeds down on that side of the ditch.  
Instead of lots of emails, is it worth us having a meeting at ours with all concerned. That way we can make a decision that suits everyone.

Kind regards

**Re: Your letter of 10th Jan**

Stradbroke Parish Council <clerk@stradbrokepc.org>

Wed 16/02/2022 15:57

To:

The Parish Council has investigated the responsibility for the ditch to the rear of the tennis courts and the findings can be found in the attached report, this report concludes that the responsibility for the maintenance and upkeep of the ditch lies with the owners of the land either side of the ditch in accordance with guidance issued by Suffolk County Council which is appended to the report for ease of reference. The Parish Council will be in touch with you once a resolution has been reached on the ownership of the land on the Wilby Road side of the ditch has been resolved.

With regards to the piped section from the fire station, the Parish Council is pursuing this with Suffolk County Council and has had the following response:

*"The situation with the Fire Station ditch is that we had a meeting with Vertas who carry out the maintenance for Suffolk Fire Service. We traced what we believe is a piped section of ditch that runs behind the footway from under the road to the Leisure Centre to a chamber on the other side of the Fire Service entrance. From there it appears there was another ditch that ran to the existing ditch to the side and rear of the Fire Station but had also been piped and may run under the boundary of the adjoining property.*

*We left it to the representative from Vertas to investigate the run of pipe/ditch across the entrance to the Fire Station and to the side/rear. I do not know if they have carried out work or not.*

*We have requested that our Highway Records Team ascertain the extent of Highway at this location so as to find out if the piped ditch is the responsibility of Suffolk Highways or the adjacent land owners, which may include another department within SCC, as you have previously indicated."*

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Regards

Odile Wladon

Clerk

Stradbroke Parish Council

Mobile: 07555 066147

website: <https://www.stradbrokepc.org/>

**Response on behalf of resident 2:**

Note: redacted due to GDPR. No further communication has been received.

Dear Sir/Madam

We act for **Mrs J Reader**, the owner of **S** Bishops Way Stradbroke. We will check the position with regard to the deeds and then come back to you.

Yours faithfully

**Watkins Stewart & Ross**