



Worplesdon Flood Forum Meeting

Minutes of the Meeting held virtually on Friday 6 November 2020 at 10.30am

Present:

Mrs C Boraman – Resident
Cllr R Brothwell – Guildford Borough Council
Ms D Brown – Office of Angela Richardson, MP
Mr B Crampin – Surrey County Council
Mrs V Fear – Worplesdon Parish Council
Mr P Giles – Surrey County Council
Ms N Johnson – University of Surrey
Mr M Kelly – Environment Agency
Mr S Knight – Resident
Cllr A McShee – Guildford Borough Council
Cllr B McShee – Guildford Borough Council
Ms J Longman – Environment Agency
Ms C Mason – Thames Water
Mr G Melly – University of Surrey
Cllr N Mitchell – Worplesdon Parish Council
Cllr J Messinger – Worplesdon Parish Council
Mrs Angela Richardson MP (Chairman of the Flood Forum Meeting)
Cllr D Snipp – Worplesdon Parish Council
Mr P Trevena – Worplesdon Parish Council
Mrs G White – Worplesdon Parish Council
Ms B Woof – Thames Water

Apologies:

Ms J Ashton – Resident
Miss S Brown – Resident
Cllr P Cragg – Worplesdon Parish Council
Mr A Dillon – Resident
Mr R Everest – Resident
Ms K Fielding – Surrey Wildlife Trust
Mr T Gamble – Activate Learning, Merrist Wood College
Mr J Hockley – Surrey County Council
Mr J Lewis – Surrey County Council
Mr J Morley – Resident
Mr T Peebles – Surrey County Council
Cllr K Witham – Surrey County Council

Meeting commenced 10.33am

Mrs Angela Richardson MP introduced herself as Chairman of the meeting.

The minutes of the previous meeting were agreed and signed by the Chairman.

Some items were covered out of agenda order due to Mr Giles (Surrey County Council) having to leave the meeting at 11.20am, but for the purposes of these minutes, have been minuted in the order they were noted in the agenda.

Pitch Place



Map: A322 Worplesdon Road, Pitch Place



Photo showing former Ship Inn flooding (August 2020)

Agenda Item 3 - Location: Former Ship Inn public house/Honda garage, Worplesdon Road

Issue: Significant flooding has recently occurred at this location. We understand from Jason Lewis of Surrey County Council that a replacement pipe is required, including an inspection chamber.

Comments/Action: In Mr Lewis's absence, Mr P Giles confirmed that there was flooding at this location in August and October 2020 but due to the quantity of locations which require work following the heavy rain in August, this is not one of the highest priorities. There is no precise date given for the required works at this location but it may be undertaken between January 2021 and the financial year end.

Worplesdon



Map: A322 roundabout junction with Holly Lane, Perry Hill



Photographs showing the magnitude of the puddle

Agenda Item 4 - Location: Flooding of service road beside the White Lyon and Dragon

Issue: The large puddle is continuing to collect on the service road during heavy rain. There is insufficient surface water drainage in this area. Currently there is only one drain in the service road. Surface water and silt is draining from St Mary's Church, St Mary's Gardens and Worplesdon St Mary's (Perry Hill) and the car park of the White Lyon and Dragon causing this drain to frequently silt up. Additional drainage is required on private land to resolve the issue. Several new homes are now being built in St Mary's Gardens, and this is exacerbating the problem.

Comments: No traffic management is required at this location, so Surrey County Council (SCC) regularly visit this location when en-route to other scheduled jobs. As it is a side road, it is deemed a lesser priority, despite the water covering the footpath. Mrs White highlighted that this issue has been ongoing for over a decade. Cllr Brothwell has offered to liaise with the church wardens.

Mr Trevena provided further background information relating to the site i.e. two surface water drains. The track gathers gravel which blocks the first drain. The second drain has tree root ingress which has been cut by SCC previously – and for a while, this did help alleviate the problem, however it is now as bad as before. A trap at the bottom of the track could potentially reduce the debris which causes one of the blockages.

Mr Crampin advised that surface water drainage is only considered in detail in major planning applications, where a consultation between the lead local flood authority is carried out.

2020 Action: A priority site visit to be arranged involving all parties to be arranged as soon as circumstances allow.



Photos show the packed drains on Holly Lane and on the upper roundabout

Agenda Item 5 - Location: Holly Lane/Worplesdon Road roundabout

Issue: Surface water drains blocked with soil/grass on Holly Lane and on the top roundabout. This item has been reported to SCC repeatedly.

Comments: Mr Giles reported that there are many other sites that are much higher priority. He will follow up with the contractors to determine when this location is to be jetted next. Cllr Messinger explained that this is a well-used roundabout (particularly by emergency vehicles) on an A-road, linking two busy A-roads together, and the height of the water obscures the kerb edging. Cllr Mitchell highlighted that the situation on the roundabout is magnified by the adverse road camber.

2020 Action: Mr Giles will move this location up the priority list.

Fairlands





Agenda Item 6 - Location: 1 Gravetts Lane

Issue: Manhole cover has lifted.

Comments: Ms Mason is going to task a Thames Water Network Engineer to go out to this location to investigate. Mr Trevena said this was an ongoing problem – usually occurring as a response to storm events/heavy or prolonged rainfall. Cllr Brothwell was concerned that new developments, such as the development of Land North of Keens Lane (currently being built), would potentially increase the incidents of this occurring. Cllr Mitchell advised that the Keens Lane development has no surface water management plan, so water from this site will continue to pond on both Tangley and Gravetts Lane. Mrs Richardson and Mr Crampin agreed that there should be a Drainage Strategy in place for the site.

Documents on the Guildford Borough Council Planning website relating to the Land North of Keens Lane development, specifically drainage as listed as follows:

[Surface Water Drainage Strategy 1](#)

[Surface Water Drainage Strategy 2](#)

[Surface Water Drainage Strategy 3](#)

[Surface Water Drainage Strategy 4](#)

[Surface Water Drainage Strategy 5](#)

[Surface Water Drainage Strategy 6](#)

[Surface Water Drainage Strategy 7](#)

[Surface Water Drainage Strategy 8](#)

[Surface Water Drainage Strategy 9](#)

[Surface Water Drainage Strategy 10](#)

[Foul Drainage Utilities Statement](#)

[Sustainable Drainage and Consenting](#)

[Sustainable Drainage and Consenting 2](#)

2020 Action: Worplesdon Parish Council (WPC) to provide postcode for address to Thames Water. WPC to check with Guildford Borough Council (GBC) that a Drainage Strategy is in place for this location. If it is not being adhered to, it is a matter for Planning Enforcement. Cllr Brothwell will also follow this up with Guildford Planning.



Agenda Item 7 - Location: Missing safety rail – Ditch near Gravetts Lane and Aldershot Road

Issue: This has been reported to SCC on numerous occasions.

Comments: Mr Giles will try to get his contractors to address this before the end of the financial year.

2020 Action: To receive an update from Mr Giles at the next Flood Forum meeting in 2021.



Photographs show manhole lifting on Fairlands Avenue and volume of water, together with water level in ditch.

Agenda Item 8 - Location: Road gulley – Fairlands Avenue (by shops and outside number 46)

Issue: Residents have reported having to blockade their driveways to prevent storm water from flooding their properties.

Comments: Mrs White provided the background to this issue and explained that it has been going on for numerous years (over 15 years), whereby one resident has elevated the level of the driveway to prevent the water from flooding their property. This resident has comprehensive records but sadly was unable to attend the virtual meeting. There is a planning application for two additional houses to be built along this stretch of road.

If the area were to flood and then freeze, it would cause additional problems particularly given the proximity to the Fairlands Medical Centre and the shops, plus there is a high percentage of elderly residents living in the vicinity. Cllr B McShee stated that he was concerned about the removal of a significant number of trees by the contractor developing the property which has applied for planning permission, in that the tree removal could have caused damage to the ditch's capacity. Cllr A McShee stated that now there are fewer trees, there are fewer active roots to remove water from the ground. Mrs Richardson was particularly concerned for the potential for ice to exacerbate a flood event, particularly given the unpredictable UK weather. Mr Crampin asked if this only happens during storm events? Could WPC pass copies of the records documenting this issue from the resident to Mr Giles and Mr Crampin please? Mr Trevena commented that he believes the situation is caused as a result of issues with the surface water drain located outside the front of the Budgen's premises. Mr Crampin commented that SCC are not likely to be consulted on the proposed development of 50 Fairlands, so any concerns relating to this development should be forwarded to GBC.

2020 Action: This is a priority due to the threat of flooding to properties and the potential for injury. Resident to be contact by WPC to provide copies of documented information, to be forwarded to Mr Giles and Mr Crampin. Mr Giles and Mr Crampin to report at the next Flood Forum meeting.



Photographs showing the issue the blocked ditch at Gravetts Lane is causing (January 2020). This is after the water had receded over the course of a weekend.

Agenda Item 9 - Location: Gravetts Lane ditch near the junction with the Aldershot Road (A323) [photographs on previous page]

Issue: Water is still continuing to pond on carriageway. Mr Trevena digs the grips out at this location, however the culverts are blocked therefore the water cannot discharge into the water course. Mr Gamble (Merrist Wood College) had previously arranged for the ditch to be cleared however the contractor had ceased trading.

2020 Action: Mr Gamble and Mr Giles to liaise and update post-meeting.

[Post meeting note: Merrist Wood College has confirmed their ditch clearance work will be undertaken 19-21 December 2020]

Agenda Item 10 - Location: Gravetts Cottages, Tangley Lane

Issue: Large puddle forms here during rainfall forcing vehicles into oncoming traffic on an already difficult section of road. Surface water from the new Keens Lane development will exacerbate this issue.

2020 Action: Cllr Brothwell will add this issue to her email to GBC's Planning Team. Neighbouring resident to be asked to provide photos of subsequent flooding. Further details relating to this to be sent to Mr Giles.



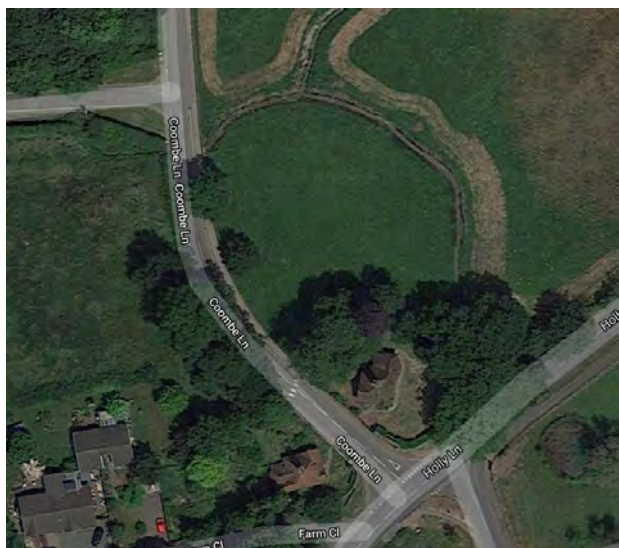
This photograph shows the water after it had receded to the central white lines (October 2020).

Agenda Item 11 - Location: Aldershot Road (between Newlands and the entrance to Hunts Farm)

Issue: Serious flooding of the carriageway and footpath, both of which has been reported to SCC repeatedly. Not only is this dangerous for motorists, but the footpath is impassable for pedestrians – including those trying to make their way to and from the local school, doctors surgery, shops and Merrist Wood College.

Comments: Mr Trevena cuts back the sightlines at this location, clears gullies and cleans signs. Mrs Richardson MP thanked Mr Trevena. The provision of street lighting was discussed but Mrs White explained that the land either side of the road at this location is common land, so street lighting is not feasible and wouldn't actually solve the problem at this location.

2020 Action: Mrs Richardson MP asked her assistant, Ms Brown, to contact Cllr Matt Furniss to see if he can have any positive impact. Mrs Richardson MP thanked Worplesdon Parish Council for their ongoing work in this area to clear vegetation, gullies and ditches.



Agenda Item 12 - Location: Woodpecker Lodge, Holly Lane

Issue: Flooding is still occurring at the driveway entrance to this property.

Comments: Works have been undertaken by Merrist Wood (ditch digging) and SCC (gully jetting and homeowner has installed a catch pit in the garden), which have remedied the issue.

2020 Action: Since the works had been undertaken by SCC and Merrist Wood, there has been no flooding at this location. Monitor and report at subsequent Flood Forum 2021 meeting, although this matter should now be resolved.



Photos showing the magnitude of flooding along the Tangley Lane and onto Worplesdon Road – some 24 hours after the last rain had fallen (water on the main carriageway had receded considerably by this point)

Agenda Item 13 - Location: Tangley Lane (junction with Worplesdon Road)

Issue: Culvert needs to be jetted as soon as possible due to carriageway flooding. SCC had previously suggested that this location would be 'dug out' by the vegetation gang in early 2020.

Comments: Mr Trevena stated that the ditch needs digging out, and it would be more effective to have a man in a digger, than repeatedly sending out the jetting team.

2020 Action: Mr Giles will arrange that the connecting system is also checked, but preferably between 2 December and Christmas 2020 due to the construction work taking place in Keens Lane. Item to be followed up Christmas 2020.

Jacobs Well



Agenda Item 14 - Location: Dollies Pond (Moat House Pond), Jacobs Well Recreation Ground

Issue: Request received from a local resident to divert The Brook into the pond and construct a weir to allow excess water back into The Brook to prevent overtopping.

Comments: Mrs White explained that a local resident, concerned about water levels in the pond, had asked for this to be considered on the agenda. Mrs White explained that the Parish Council does not have the funds to undertake this project. Mr Crampin explained that:

- a) A qualified engineer would need to assess whether the work could be carried out to ensure the 'levels' remain correct.
- b) Diverting water can cause unintended consequences.
- c) SCC would not undertake this work.

Mr Trevena commented that it seems to be a good idea in theory, but that he does not believe it would actually help the water levels, particularly given that when there is little rainfall, The Brook is practically devoid of water.

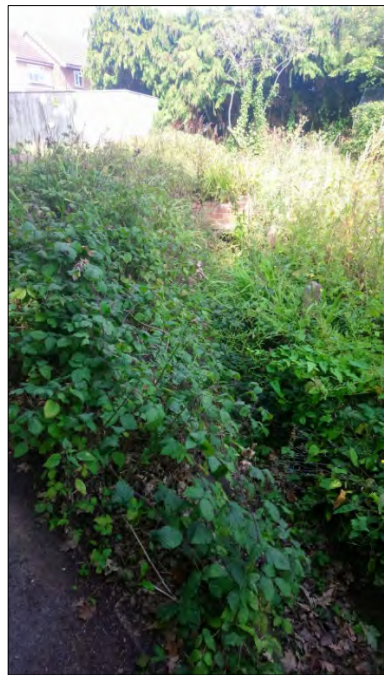
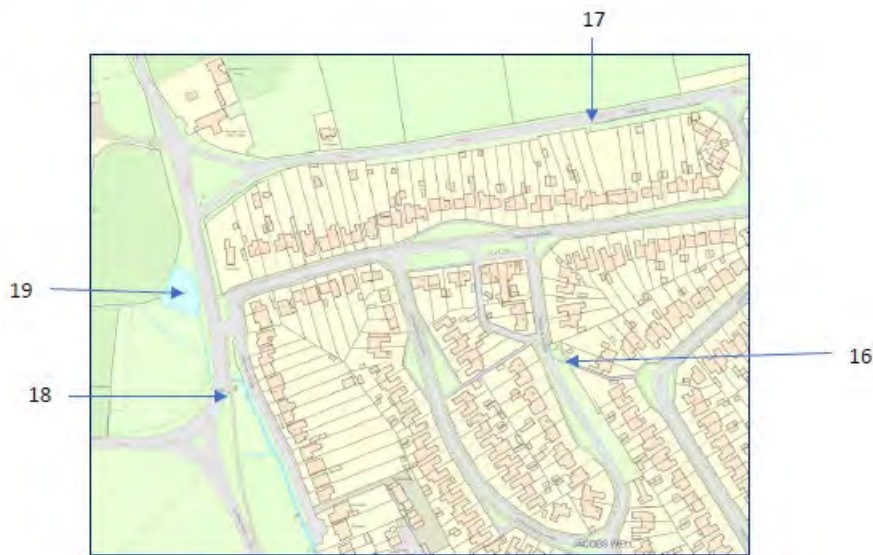
2020 Action: Mrs White to revert to the resident.

Agenda Item 15 - Location: White House Pond – Further 10-year licence application

Issue: Worplesdon Parish Council (WPC) has agreed to maintain the pond for a further 10 years. Surrey County Council were approached with regard to renewal of the lease. Anticipated cost to maintain this pond is £30,000 over 10 years.

Comments: Mr Knight highlighted that residents of White House Lane are concerned that there is encroachment on the pond by a new boundary fence, erected by the developer of The White House. Mrs White explained that she believes that the boundary fence does actually follow the line of the correct boundary, i.e. a small part of the pond is located within the perimeter of the developer's property.

2020 Action: Mrs White to follow up with SCC re licence request. WPC to undertake site visit after the meeting to confirm that the boundary fence is correctly located.



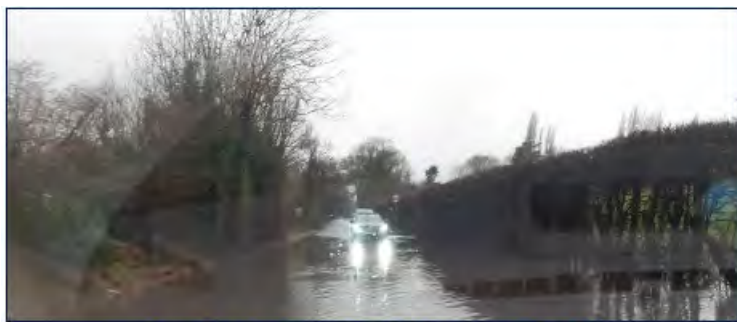
Agenda Item 16 - Location: Treebys/Queenhythe

Issue: To establish land ownership/responsibility for maintenance of this ditch.

Comments: The removal of a garden fence by a resident has caused a trip hazard adjacent to an alleyway. The alleyway is well used by local residents, some of whom have mobility issues. Due to the lack of street lighting in the area, this presents a significant danger.

Additionally, debris has been intermittently thrown in to the ditch plus it appears that there is new pipework discharging from the garden of No 53 Queenhythe into the ditch

2020 Action: This was referred to Mr Giles and Mr Crampin, both from SCC, to determine responsibility for this location outside of this meeting, and if it is SCC's responsibility, to suggest options to remedy the situation relating to the trip hazard.



Photograph showing Clay Lane flooding – Spring 2020

Agenda Item 17 - Location: Clay Lane flooding – Spring 2020

Issue: Severe flooding during Spring 2020 causing major traffic issues due to the road being completely closed for a number of days.

Comments: Mr Knight thanked SCC for remedying this issue. The flooding at this location was as a result of an illegal extension in Queenhythe. A newly installed pipe is working as expected and the road has remained clear of flooding since it was installed.

2020 Action: Issue to be noted as resolved. No further action required. SCC to be thanked for addressing this issue.



Photograph showing Woking Road/Salt Box Road flooding – Spring 2020

Agenda Item 18 - Location: Woking Road/Salt Box Road roundabout – Spring 2020

Issue: Severe flooding during Spring 2020 caused major traffic issues.

Comments: This location has continued to flood during heavy rainfall events in Summer and Autumn 2020. Planning applications have been received for more homes in the vicinity. Mrs White is also seeking to have the bus shelter near this location replaced – as part of a joint initiative with Mr Murdock of SCC. SCC are also considering relocating the bus shelter. Mr Crampin highlighted that the rain garden was a project Mr Ian Fowler (unable to attend the meeting) is overseeing. Mr Giles stated that he believes this project should be delivered during the current financial year. As there are two projects being carried out by SCC in close proximity to each other, Mrs White has put Mr Fowler and Mr Murdock in contact with each other to ensure that the projects complement each other.

2020 Action: To receive an update from Mr Fowler post-meeting.

Agenda Item 19 - Location: Woking Road pond (behind bus shelter)

Issue: To establish who is responsible for maintaining this pond.

2020 Action: Mr Giles to confirm whether the responsibility for this lies with Surrey Wildlife Trust or Surrey County Council.

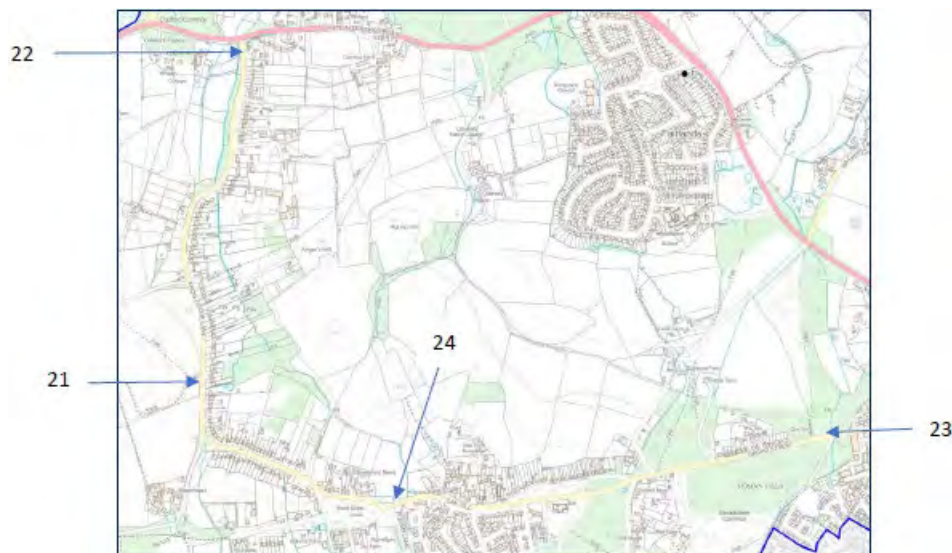


Agenda Item 20 - Location: Harry's Meadow, Jacobs Well (behind village hall)

Issue: Debris in the ditch has been reported to Guildford Borough Council (GBC) on a number of occasions.

2020 Action: Cllr A McShee will follow up on this item directly with Guildford Borough Council offline.

Wood Street Village/Broad Street



Agenda Item 21 - Location: Frog Grove Lane SANG

Issue: Alleged surface water run-off connection to the foul water system. This is likely to have a detrimental impact on residents in Frog Grove Lane. A resident was advised to report this issue to Guildford Borough Council (planning consent) and Thames Water.

2020 Action: Ms Mason to ask a Network Engineer to investigate further. WPC to provide more details relating to the precise location to Ms Mason.

Agenda Item 22 - Location: Frog Grove Lane/junction with Aldershot Road

Issue: Ongoing landgrab:- issues with maintaining the ditch – continuing instances of highway flooding at this location.

2020 Action: Mr Hockley (SCC) to provide an update following the meeting.

Agenda Item 23 - Location: Broad Street

Issue: Letterbox gulley near grille blocked and requires jetting.

2020 Action: This item to be highlighted to Mr Giles.



Photograph shows toilet paper debris

Agenda Item 24 - Location: Wood Street Village Pond

Issue: Sewage discharge during 27 August 2020, in response to significant rainfall event. Manhole lifted onto grass verge.

2020 Action: Ms Mason to ask a Network Engineer to investigate further. WPC to provide more details relating to the precise location to Ms Mason.



Agenda Item 25 - Location: Bottom of Oak Hill (track to Chapel House Farm)

Issue: Gullies are blocked again at this junction

2020 Action: This item to be highlighted to Mr Giles.



Agenda Item 26 - Location: Wood Street Village (in the vicinity of Baird Drive/The Oval)

Issue: Blocked grilles.

Comments: Mr Trevena checks these grilles on a weekly basis, and sometime more often in periods of high rainfall. One of these grilles is locked and cannot be properly dug out by Mr Trevena without full access. GBC have previously offered to provide a key but no key has been forthcoming.

2020 Action: Cllr B McShee and Mr Trevena to meet at this location to discuss how Guildford Borough Council can assist. GBC to confirm that their contractor will continue to remove the detritus removed from the grilles by Mr Trevena.

The photos on the previous page show the debris caught in the grilles after just one week of rainfall.



These photos show the grilles once they have been cleared by Mr Trevena, Head Groundsman of Worplesdon Parish Council.

Other issues



Agenda Item 27 - Location: Blanket Mill Farm, Goosery Road, Worplesdon, GU3 3RQ

Issue: Hardcore being laid on flood plain (specifically in Field 0475). What impact will the Town Centre flood defence proposals have on the Hoe Stream flood plain?

Comments: Mrs Boraman, who is a resident significantly affected by the elevated hardcore levels, stated that she was still concerned that both Guildford Borough Council and Surrey County Council are permitting development in the flood plain, in that tonnes and tonnes of waste have been continued to be delivered to the site. Mr Crampin confirmed that Mark Haughton from the Environment Agency (EA) is aware, but sadly he was on leave the day of the flood forum meeting.

Mrs White explained the involvement of Woking and Guildford Borough Councils in respect of the comprehensive events that have taken place on the site, and Mrs Boraman stated that she was also concerned about the potential impact of the town centre flood defence proposals on the properties in the vicinity of The Blanket Box/Blanket Mill Farm.

Cllr B McShee would ideally like a site meeting with the EA, and all parties, including Woking Borough Council and Jonathan Lord MP, together with Angela Richardson MP. Mrs Boraman verbally confirmed that she is happy for her documents and details to be circulated to all relevant parties. Mrs Boraman also explained that Woking put a 'stop' order in place, however Guildford did not.

2020 Action: Mr Haughton of the Environment Agency to have a response for the next meeting. Mrs White to circulate Mrs Boraman's documentary evidence and photographs. Mrs Richardson MP will raise the issue with Guildford Borough Council regarding town centre flooding proposals. Due to the length of time this issue has been ongoing, and the increased risk to the properties located in the vicinity, Mrs Richardson asked that this be made a priority – with all parties to liaise to find a mutually suitable date in December for a site visit (assuming lockdown measures are suitably relaxed on 02.12.2020), together with Jonathan Lord MP, due to the site straddling Woking and Guildford.

Agenda Item 28 – Flood Forum Walkabout

The Flood Forum Walkabout of Blackwell Farm has been postponed on two occasions due to the Covid-19 pandemic. Consider suitable dates in early 2021 for the walkabout – aiming for groups of 6 but Mr Melly kindly offered to show Mrs Richardson MP the site on a 1-to-1 basis if that would be more convenient. **Now confirmed as 12 February 2021 – at 10.30am (meet at Wood Street Village Community Car Park – adjacent to Wood Street Village Infant School, Oak Hill, GU3 3DA).**

Agenda Item 29 – Date of next meeting

Mrs Fear to liaise with Mrs Richardson MP's office to determine a suitable Friday in Spring 2021 for the next Flood Forum meeting. **Now confirmed as 19 March 2021 – at 10.30am (location TBC).**

Mrs Richardson thanked everyone for attending – residents and those from the various organisations - and for their continuing support of the flood forum.

Meeting closed 11.58 am.