



Notes of Worplesdon Flood Forum meeting held Friday 27 August 2021 (10am – 12.20pm)

Present:

Angela Richardson MP, Dan Hayes – Stantec, Grey Melly – University of Surrey, Gaynor White – Worplesdon Parish Council (WPC), Victoria Fear – WPC, Cllr N Mitchell – WPC, Janet Ashton (resident), Tim Harrold – CPRE, Steve Knight – JWRA, Alan Dillon (resident), John Morley (ex-Thames Water engineer), Peter Trevena (WPC), Diana Brown (PA to Angela Richardson), Andy Treasure – Surrey County Council Flooding team.

Purpose of the walkabout

To visit the following flooding locations, as well as considering the potential impact the development of Blackwell Farm may have on the existing communities, including Wood Street Village, Fairlands, and Blanketmill Farm, Rickford:

- Pinks Hill Pond
- The stream behind Applegarth Ave (stream that feeds the hydrology in Whitmoor Common SPA/SSS¹)
- Tributary Blackwell Farm (stream that feeds into the Hoe Stream and impacts Blanketmill Farm, Rickford)
- The grille at Wildfield Close, The Oval
- The grille at Baird Drive, The Oval
- Wood Street Village Pond
- The grille at Oak Hill.

Pinks Hill Pond

Worplesdon Parish Council stated this pond is in urgent need of attention. Due to a historic lack of maintenance, there has been a corresponding decline in natural species (such as the swan mussel) and an increase of invasive weeds – which represent a health and safety hazard. In 2014, a young child fell into the pond and almost drowned due to the extensive silt that has built up in the pond. Worplesdon Parish Council has been informed that, at least, three dogs have also drowned in the pond due to the build-up of silt.

Worplesdon Parish Council have been reliably informed that, in the 1930s, this pond was used to teach the pupils of Wood Street Village Infant School to swim. Older residents of the village have stated that the pond was always well maintained and used for recreational purposes i.e., swimming, fishing, and ice-skating.

Local residents (via social media) have expressed a desire to help with a restoration project. Mrs Richardson advised that environmental considerations will need to be taken into account.

Action: Worplesdon Parish Council to contact Surrey County Council's countryside estate team as soon as practicable.

¹ Special Protection Area [Council Directive 92/43/EEC](#) and Site of Special Scientific Interest



Nevins Copse

Whilst there are no flooding issues within the Copse, the Clerk took the group into the copse to explain that the Parish Council purchased the copse to facilitate the construction of the community car park beside Wood Street Village Infant School, and why the copse is named after the late county councillor Mike Nevins.

The proposed development of Blackwell Farm

The stream behind Applegarth Ave (stream that feeds the hydrology in Whitmoor Common SPA/SSSI)

The group paused beneath the railway line due to the favourable acoustics. At this point, Greg Melly and Dan Hayes explained that Stantec have analysed the sub-catchment areas within Blackwell Farm. 11 acres of drainage basins and ponds are proposed to be created, to balance and store water within the development site.

Culverts linking the balancing ponds to the existing ditch and stream networks across the site will help to control the flow of water through the proposed development.

Whilst impermeable areas will be created within the site, the introduction of multiple attenuation measures, and Sustainable Drainage Systems (SuDS) – designed to Surrey County Council's design standards - will allow for a 1-in-100-year events (1% annual probability), together with additional allowance for climate change. A freeboard allowance of 300 – 500mm will be included within the balancing ponds, which will also allow for secondary storms to be accommodated before the drainage system has completely emptied. Essentially, the design will accommodate a 100yr event + a 20% climate change allowance, and sensitivity tests will be undertaken for a 40% climate change scenario.

The design for 1-in-100-year events will start from 2021, with allowances built into the design life of the development, which is anticipated to be approximately 100 years. In terms of climate change, allowance can only be made using the current understanding of climate change, and its potential impact on storm events.

It was accepted that 1-in-100-year events can occur several years in a row and facilities will need to be included to enable excess water to be discharged, if necessary.

The peak rate of run-off from the development, for all return periods up to the 1-in-100 year event, will be limited to the equivalent Greenfield run-off rate for the mean annual event (Q_{bar}).

The attenuation measures being proposed will provide betterment at the site.

Whilst it is planned to reduce run-off on the western fields of the development site, the university recognises the need to maintain run-off from the eastern fields, which supply the stream behind Applegarth Ave, and to potentially improve it to ensure the hydrology of Whitmoor Common is not compromised as a result of the development.



Andy Treasure (Surrey County Council) advised that the development of Blackwell Farm will provide an opportunity to improve the flooding issues currently experienced in Wood Street Village and Fairlands by slowing/holding and controlling the flow of water from the site.

An Environmental Management Plan will be created. This will include a Maintenance and Management Plan – this will stipulate details of annual maintenance, including – but not limited to - the clearing of outlet grilles and gulley cleaning.

Cllr N Mitchell enquired about the impact of porous surfacing and the impact this may have on the quality of the surface water run-off.

Dan advised that whilst there is no formal detail yet for the provision of Stormwater treatment (the action of capturing pollutants and contaminants from surface water runoff before they reach a watercourse) although these will be provided.

Discussion then focussed on the local power supply and whether the power supply to Blackwell Farm would be via overhead power lines. Mr Melly advised that, currently, the overall power supply for Guildford is insufficient for national growth, including electric vehicles, however, the university does not favour overhead power lines.

Mrs Richardson advised that UK Power Networks are currently undertaking power upgrades.

Mr Melly stated that whilst solar is an option, bolt on solar panels are not considered to be desirable. The use of solar panels would need to be more discreet. The university is looking at all innovative developments, including silicon solar panels.

The University's Centre for Environment and Sustainability runs the University of Surrey's Environmental Strategy and are watching over/supporting the site development to ensure it complies with the university's Environmental Strategy.

It was acknowledged by the group present that future power supplies represent a massive challenge, and that the University's Environmental Strategy needs to have an adaptable approach to new developments and technologies that arise.

Road infrastructure

In terms of infrastructure delivery to the site, the road to the research park (the Blackwell Relief Road) will need to be constructed first. This is anticipated by the University's professionals to take up to 30% of the current traffic destined for the Research Park and RSCH off the A3 during peak hours.

Construction of an access road over the A3 onslip and down the slope of the Hogs Back will present design challenges, but a preliminary scheme has been developed to confirm deliverability.



Phasing of the development

This has not yet been determined and will be guided by the Local Plan.

Ancient Woodland

The university plans to ensure the active management of the ancient woodland in Blackwell Farm in perpetuity. Work will be undertaken (little and often), on an annual basis, and the non-native Scots pine will be removed. Ancient woodland is assessed by what is located under the ground, rather than over the ground.

Biodiversity Net Gain

[Biodiversity Net Gain](#) will be a requirement of the site.

Action: Gaynor White to send a copy of the Parish Council's flood report undertaken by JBA Consulting to Dan Hayes.

(See Appendix 1)

Place Making and the Community

Mr Melly advised that the university wants to put people at the forefront of the development and that the university is keen to talk to people about Place Making and the Community.

The university is keen to support the [Landowner Legacy](#) ethos and is looking at [Nansledan](#) and [Poundbury amongst others](#) as examples of exemplar sustainable development, but are also keen to hear about its neighbours views of any other exemplar sustainable development sites within the country that have inspired them and might bring inputs to Blackwell.

Tributary Blackwell Farm (stream that feeds into the Hoe Stream and impacts Blanketmill Farm,





Discussion then took place regarding the impact of surface water run-off from Blackwell Farm on the area around Blanketmill Farm, Rickford – which sits within the flood plain in the most northerly part of the parish.

Mrs Richardson emphasised the need to take this location into account when planning the development at Blackwell Farm.

The grille at Wildfield Close, The Oval

This grille belongs to Guildford Borough Council – however, with consent from GBC, Worplesdon Parish Council's Head Groundsman checks the trash screen on a weekly basis and removes debris when required, which can be frequently during heavy rain.

Fly-tipping is an on-going issue at this location.

Action: Worplesdon Parish Council to contact Ivan Parr at the Environment Agency to see whether wildlife cameras could be set up at this location.

The grille at Baird Drive, The Oval

This grille belongs to Guildford Borough Council – however, with consent from GBC, Worplesdon Parish Council's Head Groundsman checks the trash screen on a weekly basis and removes debris when required, which can be frequently during heavy rain.

Fly-tipping is an on-going issue at this location.

Action: Worplesdon Parish Council to contact Ivan Parr at the Environment Agency to see whether wildlife cameras could be set up at this location.

Wood Street Village Pond

The pond is leased to and maintained by Worplesdon Parish Council.

Action: None related to flooding.

The grille at Oak Hill

This grille belongs to Guildford Borough Council – however, with consent from GBC, Worplesdon Parish Council's Head Groundsman checks the trash screen on a weekly basis and removes debris when required, which can be frequently during heavy rain.

Action: Dan Hayes to provide details of 24/7 monitoring equipment with SIM card that would send an alert to an allocated member of staff as soon as the water level reaches a certain point.

[Council Directive 92/43/EEC](#)



Walkabout concluded at 12.20pm

Appendix 1

Link to JBA Consulting report – 2017

https://bt1290649p1-my.sharepoint.com/:b:/g/person/clerk_worplesdon-pc_gov_uk/EWXu0j8duCNJjPUyalaAiP4B53Ucpq64Rw8V5lk_tuR6cg?e=m2XOV7