



Worplesdon Flood Forum Meeting

Minutes of the Meeting held as a hybrid meeting on Friday 1 March 2024 at 10.13am

Present (in person or via MStTeams):

Cllr D Bird – Worplesdon Parish Council
Mrs L Bridger - Resident
Mr M Bridger - Resident
Ms D Brown – Office of Angela Richardson MP
Mr B Carr – Resident
Mr A Connor - Groundsman
Ms M Cronin – Office of Angela Richardson MP
Mr A Dillon – Resident
Mrs V Fear – Worplesdon Parish Council
Mr T Gamble- Merrist Wood College
Ms B Holmyard – Vivid Homes
Mr D Jeffries – Resident
Mrs R Leggett - Resident
Mr J Lewis – Surrey County Council
Ms J Longman – Environment Agency (EA)
Mr M Mainwaring – Merrist Wood Golf Course
Mr D Mere - Resident

Cllr N Mitchell – Worplesdon Parish Council
Mr I Parr – Environment Agency
Cllr M Price – Worplesdon Parish Council
Mrs Angela Richardson MP – Chairman of the Flood Forum Meeting)
Andrew Ritter - Resident
Mr S Russell – Communications Officer for Angela Richardson MP
Roger Steer – Resident
Mr P Sutton - Resident
Mr B Thripp – Vivid Homes
Mr P Trevena – Worplesdon Parish Council
Mrs G White – Worplesdon Parish Council
Cllr K Witham – Surrey County Council
Mr C Wooldridge – Merrist Wood Golf Course
Alex - Resident
Ella - Resident

Apologies:

Cllr H Brooker – Guildford Borough Council
Cllr P Brooker – Guildford Borough Council
Mr R Everest – Resident
Cllr M Fance – Worplesdon Parish Council

Ms A Keeping – Thames Water
Mr S Knight – Resident
Ms C Mason – Thames Water
Cllr B McShee – Worplesdon Parish Council

Residents are reminded that for items to be added to the standard Flood Forum agenda, reporting reference codes from the appropriate authority should be included with their requests. This allows the agencies involved to address the issue/s more effectively.

Meeting commenced 10.13am

Mrs Angela Richardson MP introduced herself as Chairman of the meeting, and welcomed all those present, in person and online, to the meeting.

Attendees were advised that, in light of the internal flooding to residential properties across the parish during Storm Henk (4 January 2024), the agenda for this meeting would solely focus on these areas.

A resident highlighted that the rainfall during the night before the meeting was 10.2mm, which was nearly ¼ of the expected monthly rainfall for March (44mm).

The minutes of the previous meeting (17 November 2023) were agreed and signed by Angela Richardson MP.

Agenda Item 3: Keens Lane

For information only: A flat in the new Taylor Wimpey development internally flooded on 04.01.2024. This matter was reported directly to Guildford Borough Council by the resident, and, at the time of the meeting, the Planning Enforcement Team are investigating [Ref. No EN/24/00024 and 2860977].

A query was raised regarding the ownership of the pond to the north of Keens Lane which is potentially unregistered land.

Agenda Item 4: Rickford – Multiple properties experienced flooding on 04.01.24

A site meeting was held in January 2024 following Storm Henk.

SCC had sent a letter regarding enforcement action asking the landowner/farmer to maintain their ditch (opposite the properties which are experiencing flooding). A resident met the tenant farmer, and between the feedback from both the resident and Jason Lewis, the farmer reported that the wet ground conditions meant that mechanical diggers couldn't access the corner of the field. It also appears that the landowner lives locally, which is not what land registry records and previous investigations had determined. Any legal notices have to be served on the legal owner.

It was suggested that the ditch could be dug by hand as there was no reason this could not be carried out.

The resident reported that the roadside grille was all bunged up again yesterday, and, due to the anticipated rainfall overnight, had cleared some debris by themselves to try to improve water flow. When leaves are removed from both the grille and the fencing, the water levels drop quickly.

The residents now have direct contact with the tenant farmer.

Residents were reminded that all blockages, on each and every occasion, were to be reported to SCC.

Please see actions and associated timescales derived from the site meeting at Appendix 1.

Agenda Item 5 – Gravetts Lane – Carriageway flooding across full width of road and footpath flooded on 04.01.2024 causing danger to pedestrians and road users. Reported to SCC [SCC Ref. 95764].

Following Storm Henk a site meeting was held in January 2024.

A tree in the ditch was removed by SCC. SCC Highways have jetted. Merrist Wood have engaged ditch digging contractors to undertake works once the tree has been removed.

Tim Gamble of Merrist Wood College and Jason Lewis from SCC are liaising with each other to ensure that the carriageway remains free of standing water.

The issue of ditch maintenance in Gravetts Lane was highlighted as an ongoing area of concern but needs to be formally reported to SCC each time it causes flooding to the highway.

Please see actions and associated timescales derived from the site meeting at Appendix 2.

Agenda Item 6 – Internal flooding of multiple properties along Aldershot Road including Fair Oaks (outbuildings), Pine Park, and Halifax Close (This item to be addressed in conjunction with the issues affecting the flooding at Frog Grove Lane/Aldershot Road junction due to the drainage system at this location) [SFRS Calls received at 22:14, 22:20, 23:04, 23:13, 23:14, 23:17, and 23:44 on 04.01.2024. Thames Water Ref Nos 00505296, 00505591, 00505308, 00505316, 00505320, 00505258, and 00505721.

Following Storm Henk, the Parish Council delivered leaflets to all affected residential properties on the same side of Aldershot Road as Silvesters Garage. This encouraged residents to formally report flooding they might have experienced. The volume of formal reports submitted triggered Government financial support to be accessible to those affected.

Bill Thripp stated that Vivid entered into a legal agreement with Merrist Wood Golf Course with regard to the maintenance of the ditches behind Halifax Close. Mr Thripp to provide copies of the legal documents to Merrist Wood Golf Course who were unaware that they were bound to a legal agreement with Vivid. Mr Thripp to cc the communication to Angela Richardson MP and Gaynor White (Clerk to Worplesdon Parish Council).

An assertion was made by the golf club owners that the retaining wall for the Halifax Close properties has been built on golf club land.

A resident highlighted fly-tipping along land alongside Aldershot Road, and the associated flooding (stretch from Frog Grove Lane junction towards Normandy). This was highlighted as partly being within the boundary of Normandy Parish Council. All flytipping to be reported to GBC in the first instance.

The drainage system at Fair Oaks is to be dye tested and inspected by camera by SCC to establish the drainage system layout.

A break in the drainage system beneath the Aldershot Road has been discovered.

Bill Thripp has drainage diagrams which he will share with Jason Lewis, as Vivid redirected a pipe during construction of Halifax Close.

Jason Lewis has also been investigating the drainage system on the other side of Aldershot Road, adjacent to the glasshouses, with regard to the flow from kerb inlets and chambers. The drainage outside One Acre/Guildford Carpets is still to be investigated.

Jason and Bill agreed to meet onsite to liaise with regard to drainage.

Alex (Halifax Close resident) asked if the site was prone to flooding prior to development.

Bill Thripp explained that full flood surveys were undertaken prior to development and that the SUDS for the site were calculated based on the catchment for the site and did not include water from outside the site.

Victoria Fear (WPC) asked Bill if the pumping system was working as designed at the height of the Surrey Fire and Rescue Service (SFRS) attendance following the flooding during Storm Henk? Mr Thripp explained that there was sadly no one from Vivid's Asset Management Team able to attend the Flood Forum meeting, but he would find out the answer and feedback to the Flood Forum.

Alex offered to provide his Ring doorbell footage of the incident, and the SFRS response, to Vivid and the Flood Forum.

Due to the widespread severe flooding at this location, the Flood Forum Walkabout on Friday 5th July 2024 will be focused solely on the issue of flooding along Aldershot Road/Halifax Close/Merrist Wood Golf Course [see Agenda Item 9 for additional information].

The Section 19 investigations should highlight the action required to address the wide-ranging drainage issues at this location.

Agenda Item 7 – Blocked grille at Wood Street Village – These caused internal flooding to at least three residential properties at Wildfield Close in January 2024 [SFRS Calls received at 20:09, 20:10, 20:12, and 20:31 on 04.01.2024, and 10:27 on 05.01.2024]. Past discussions related to the involvement of Guildford Borough Council and Surrey County Council with regard to the effectiveness of removing silt and arisings from these and other grilles, together with minimising fly-tipping at this location.

Following Storm Henk and posts noted on Facebook, the main cause of the problem was determined to be two mattresses which had been dumped in the watercourse, completely blocking the grille. Once SFRS removed the blockages the water levels started to decrease. Within 48 hours local children were attempting to move the mattresses back into the watercourse.

It was even more disappointing that the planned Community Skip Day had met with apathy from a number of key stakeholders, and that funding for the venture had proved exceptionally problematic to try to secure.

Angela Richardson MP agreed to contact DEFRA to ascertain if there are any monies that can be made available to support community resilience by part-funding the community skip initiative.

Ivan Parr (EA) explained that £500 could potentially be made available to properties who experienced flooding (through Recovery Grant funding) and additional funding should be available following completion of the Section 19 investigation.

Agenda Item 8 – Liddington Hall Drive – Surface run-off [SFRS Calls received at 18:44 and 18:46 on 04.01.2024].

This has caused flooding to a number of properties along this road, which has in turn caused potential structural damage to a property. A site meeting was held at this location in January 2024.

Tor Peebles (SCC) had issued an email to Mollie Cronin explaining why SCC could not attend the Flood Forum on this occasion [pressure of work due to the widespread flooding over Winter 2023/24 and reduced staff numbers]. Scrub and ditch clearance to commence 8th March, with Jason Lewis to send the jetter to follow-up once the initial works are completed.

The works will lower the level of the bottom of the ditch to below the height of the bottom edge of the culvert, serving to increase ditch storage capacity.

Tim Gamble will monitor a specific grip located opposite the house damaged by high water levels. It may actually be more applicable to block this grip in the future to increase ditch capacity.

Residents reported that contractors had flailed the hedge, but debris had been allowed to fall into the ditch, further reducing capacity.

It was explained that the hedge had to be flailed before ditch works could be undertaken to facilitate access to the ditch, at which point the debris would be removed.

Remedial works to the track at right angles to Liddington (which had been on a previous Flood Forum agenda) had been requested to be increased from Priority 3 by Gaynor White. Ditch to be dug, then jetted, then a decision will be made as to what to do with the culvert under the track leading to Poplar Cottages.

Please see actions and associated timescales derived from the site meeting at Appendix 3.

The Assistant Clerk highlighted that the newsletter due for delivery imminently focuses solely on flooding due to the widespread flooding experienced at locations across the parish during Storm Henk.

The collapsed Thames Water drain on Merrist Wood property to be addressed by Thames Water. Tim Gamble to report this directly to Thames Water.

Other items mentioned briefly that were not on the agenda:

Ongoing flooding at the former White Lyon and Dragon access road.

Frog Grove Lane – Peter Trevena and Andy Connor (WPC Groundstaff) had cleared some debris blocking an outflow pipe, but the drainage ditch needs clearing along the full length of the ditch. The SANG is outside the scope of WPC's responsibility.

Agenda Item 9 – Date of Flood Forum Walkabout: Friday 5th July 2024

Meet at Halifax Close, off Aldershot Road, GU3 3FN at 10am. Please wear appropriate footwear, bring water if weather conditions are warm, and be prepared to drive to Merrist Wood Golf Course to conclude the walkabout.

Agenda Item 10 – Date of next meeting: Friday 18th October 2024 – 10am

The next formal Flood Forum meeting will take place at: Unit 2 – Saxton, Parklands, Railton Road, Guildford, GU2 9JX on Friday 18th October 2024, commencing at 10am.

Appendix 1

Site meeting - Rickford - 29 January 2024

Present

Residents

Joanna	Jeffreys	Lynne	Bridger
David	Jeffreys	Simon	McIntyre
Malcolm	Bridger	Andrew	Collin

Officers

Jason	Lewis	Surrey County Council	Tor	Peebles	Surrey County Council
Peter	Trevena	Worplesdon Parish Council	Nigel	Mitchell	Worplesdon Parish Council
Mollie	Cronin	Angela Richardson's office	Victoria	Fear	Worplesdon Parish Council
Tim	Gamble	Activate Learning	Gaynor	White	Worplesdon Parish Council
Andy	Treasure	Surrey County Council			

ACTIONS	RESPONSIBILITY	ANTICIPATED TIMESCALE? To be confirmed by each organisation/team/resident	Comments
Report all flooding issues on every occasion - even if just a gurgling toilet sound.	Residents.	As and when issues experienced.	Sewage issues to Thames Water. Highway issues to Surrey County Council - Highways
Report Thames Water's inaction to Ofwat - if complaint not satisfactorily answered.	Residents.	Following every complaint not appropriately addressed by Thames Water.	
Report the inability to use a house name to Thames Water			
Contact details for the National Flood Forum rep to be provided	Worplesdon Parish Council - Clerk	info@floodforum.org.uk	Mark your correspondence for the attention of Katia Sanhueza-Pino, Community Engagement Manager
Riparian ownership issues (ditches/drains/culverts on privately owned land)	Residents.	Residents to ensure that drainage systems through their properties are fully functioning.	https://www.surreycc.gov.uk/_data/assets/pdf_file/0/018/104175/Riparian-Owners-FAQs-v2.pdf
Ditches on highway land to the north and south of the A322 (north west of Ellesmere) to be fully reinstated.	Surrey County Council - Highways	6 - 12 months	
Clear ditch from culvert to the field together with the surrounding ditches on the northern side of the A322.	Surrey County Council - Highways	After the field owner has cleared their ditch.	Field shown as 51563876 on map
Establish the directional flow of the highway drains at this location.	Surrey County Council - Highways	6 - 12 months	
Clear ditch (land parcel 51563876) to the Hoe Stream	Land owner	6 - 12 months	Surrey County Council to pursue Enforcement measures
Fences around large culvert on highway to the south of the A322 to be reinstated.	Surrey County Council - Highways	6 - 12 months	What3Words location = drum.task.weedy
Break into large culvert SE of the A322 and jet beneath the road	Surrey County Council - Highways	6 - 12 months	What3Words location = drum.task.weedy

Appendix 2

Site meeting - Gravetts Lane - 29 January 2024

Present

Officers

Jason	Lewis	Surrey County Council
Peter	Trevena	Worplesdon Parish Council
Mollie	Cronin	Angela Richardson's office
Tim	Gamble	Activate Learning
Andy	Treasure	Surrey County Council
Tor	Peebles	Surrey County Council
Nigel	Mitchell	Worplesdon Parish Council
Victoria	Fear	Worplesdon Parish Council
Gaynor	White	Worplesdon Parish Council

ACTIONS	RESPONSIBILITY	ANTICIPATED TIMESCALE? To be confirmed by each organisation/team/resident
Ditch to the east of Gravetts Lane be reinstated	Activate Learning	After tree felled.
Ivy covered tree to be felled. What3Word location: Thank.axed.brings	Surrey County Council - Highways	Within 3 months
All ditches and grips to be reinstated on Surrey County Council common land (legend: green on the map)	Surrey County Council - Countryside Estates	Within 3 months
Road gullies to be jetted	Surrey County Council - Highways	Once ditches redug

Appendix 3

Site meeting held 29 January 2024 - Drainage issues - Liddington Hall Drive

Present

Residents

Brian Noble
 Roger Steer
 Rosemary Stollés
 Audrey Howells
 Richard Harris
 Sue Harris
 Jane Ditchburn
 Mike Stokes
 Stephen King
 Rachel Leggett
 Claire Whithams

Officers

Jason Lewis Surrey County Council
 Peter Trevena Worplesdon Parish Council
 Mollie Cronin Angela Richardson's Office
 Tim Gamble Activate Learning
 Andy Treasure Surrey County Council
 Tor Peebles Surrey County Council
 Nigel Mitchell Worplesdon Parish Council
 Victoria Fear Worplesdon Parish Council
 Gaynor White Worplesdon Parish Council

ACTIONS	RESPONSIBILITY	ANTICIPATED TIMESCALE? To be confirmed by each organisation/team/resident
1. Ditches on Rydes Hill Common	Surrey County Council - Countryside Estate	6 months? (Surrey County Council to check historic records)
2. Culvert beneath the track leading to Poplar Cottages	Surrey County Council - Highways	After the ditches have been cleared - 6 to 12 months
3. All road gullies to be jetted	Surrey County Council - Highways	After the ditches have been cleared - 6 to 12 months
4. Main ditch that adjoins Liddington Hall Farm to be dug out to a minimum of 4ft	Activate Learning	Within 3 months?
5. Bramble/scrub to be cut back from Liddington Hall Farm side to facilitate ditch clearance	Activate Learning	Within 3 months?
6. Bramble/scrub to also be cut back on the highway side of the ditch (accessed from Liddington Hall Drive)	Activate Learning	Within 3 months?
7. Corner protection of drive leading into Poplar Cottages - Track to be restored to its previous width.	Surrey County Council - Countryside Estate	After the ditches have been cleared - 6 to 12 months
8. Deeper sump required on the highway gully in front of The Rosary	Surrey County Council - Highways	After the ditches have been cleared - 6 to 12 months
9. Ditch to be dug out on land owned by 'Liddington Hall East'	Property owner	Within 3 months?
10. Thames Water leak - Liddington Hall Farm	Activate Learning - to report to Thames Water	Report within ten working days
11. Grip to be reinstated into the ditch outside no. 28 Liddington Hall Farm	Surrey County Council - Highways	After the ditches have been cleared - 6 to 12 months