

**MINUTES OF EASTERN VILLAGES FLOOD FORUM
OCKHAM, EAST HORSLEY, SEND, RIPLEY, WEST HORSLEY, WEST CLANDON,
EFFINGHAM
FRIDAY 22ND MARCH 2024 at East Horsley Village Hall
Commenced at 10am**

PRESENT	APOLOGIES
MP Angela Richardson	Andy Scorer - DEFRA
Cllr Dennis Booth – SCC	Helen Barnsly - Emergency Planning
Cllr Pat Oven - GBC	Alice Keeping - Thames Water
Andy Treasure – SCC Flooding Risk and Climate Resilience Team	Kevin Jenkins – Assistant Parish Clerk, East Horsley PC
Cllr Merel Rehorst-Smith - Effingham PC and GBC	
Jess Caine - Assistant Clerk – Ripley PC	
Cllr Paddy McLaughlin – Ripley PC	
Julia Osborn – Chair, Send PC	
Cllr Catherine Young – GBC	
Cllr Fran King - West Horsley PC	
Cllr Carole Mattock - West Horsley PC	
Robert Taylor – Chair, East Horsley PC	
Cllr Chloe Shepherdly – Ockham PC	
Cllr Rebecca Neish – Ockham PC	
Paul Edwards – Clerk, West Clandon PC	
Tina Leishman – EA	
Janice Longman – EA	
Cllr Hilary Gullen - East Horsley PC	
Karen Young – Deputy Clerk, West Horsley PC	
Diana Brown - Senior Case Worker	
Jason Lewis - SCC	

Also present were 3 members of the public

INTRODUCTION

Cllr Rebecca Neish welcomed everyone to the first flood forum for the Eastern Villages. She thanked MP Angela Richardson for Chairing the meeting and everyone for attending. Objectives were set to try to clarify ownership or responsibility for each flooding issue and develop an action plan moving forward.

AGENCY INTRODUCTIONS

SCC - Responsible for land water - not rivers. SCC investigate what causes flooding. Very community focused.

Great for identifying who owns a piece of land.

EA

Mainly deal with Rivers. Forecasting and mapping of flood warnings. Advice on flood planes in developments. They build and keep defenses in good orders. EA also help with SCC with flooding and flood resilience.

OCKHAM PARISH COUNCIL

Bridge End Cottage - Ockham Lane

Drain Issue - EA said water runs to main river. Jason will contact EA directly to establish water levels and to take a preliminary look before closing road. Estimated road closure costs £6000 so SCC reluctant to do without good reason.

Walnut Tree Cottage - Ockham Lane

Pollution incident and Thames Water needs to be contacted. Cllr Rebecca Neish and Chloe Shepherdly to follow up.

War Memorial

Jason SCC believes ditches are riparian. Ockham to speak with Jason to establish if the War Memorial is on Parish Land.

Albion Cottage - Ockham Lane

With owner's permission we need to investigate and report.

Old Lane

Jason SCC - said it is on his list of drains to be cleaned next month (April) Again road closure needs to be put in place.

Guileshill Lane

Gully at the entrance to church needs jetting. From 1st of April 2024 a jetter is available full time for Guildford and Woking.

Bottom of Guileshill

Need to report back to resident to contact SCC direct.

Ockham Road North - Ripley Roundabout

Last Winter someone had cut through a water main outlet which lead to the increase in flooding. RE March flooding, Jason SCC doesn't know the exact cause and will look into it.

Elm Lane

There is a pipe in front of the house that runs under the house to the A3. Need to determine where water runs to. All ditches opposite houses need cleaning and clearing. Which are responsibility of SCC.

Green Lane

Thames water needs to be notified.

Long Reach

Vegetation was cut back and put in ditches. Hedges and ditches are riparian, and they used an external maintenance company. Jason is to investigate land owners.

EAST HORSLEY PARISH COUNCIL

Kingston Avenue

Kingston Avenue has a flood zone 3 running through the centre. It is a flooding hotspot.

Thames water have checked the sewers and say its SCC Highways responsibility. Gulleys need to be checked asap.

Problem is that there's a pipeline running across the front of houses which is the responsibility of home owners. National Rail will need to be involved as the possible pipeline goes under the railway.

Option to invite developers to next meeting if not resolved.

Jason and East Horsley Parish Council investigated the site straight after the meeting and will pursue independently and inform at next flood forum meeting.

SEND PARISH COUNCIL

Tannery lane

Serves Business Centre in Send. Ever since the electric company took over the works. It's been horrendous for 18 months. Ditches are all over flowing into the road. SCC - sends apologies as been busy with internal flooding in other parishes. Jason will look into it.

Send Barns Lane

Permanent flooding for over 20 years. Owner has been informed that ditches need attention. Jason informs this will be jetted after April. If flooding still occurs, SCC will need to speak to owner of property.

Jason thinks the issue is due to the land owner. There is a pipe that crosses under the old road and through back gardens. Jason will contact land owner.

Ripley Sewage Works

Needs to increase the capacity. Thames Water need to respond.

WEST HORSLEY PARISH COUNCIL

Ripley Lane

Water streams off of the Forte Estate. SCC would need to do a road closure but very expensive to do. Needs following up with Jason - SCC.

Green Lane - Antler Homes.

Slight improvements, but concerned about another development at Waterloo farm which will feed through to impact on Antler Homes site. Meadow Way residents are now experiencing flooding, which never had before. Sitting at the back of Ada Gardens.

The Street - has improved with jetting.

Silkmore Lane

Heavy rain makes water run constant.

Issues with natural springs that run through the village.

Nightingale Crescent

Huge flooding when it rains. Main pedestrian route for schools. Water is coming off the playground into the low spot. - Needs an infrastructure in the school or footpath. Drain in the footpath and run along to north cut close. Would be a substantial project.

Northcoat Road

Ditch runs from north to east has been cleared. Jason SCC says water runs under the roads into the ponds.

Needs to follow up by putting a camera under to see where the water goes in the summer, when the school is closed.

RIPLEY

Mins of EVFF 220324

Addressed in depth the problem areas, mainly ditches and drainage. Riparian is a huge battle across the county. Andy SCC will use land registry to investigate.

Andy said to report every issue. Internal, external or highways. The importance of reporting is that SCC will then come along and unpick the issues. RIPLEY lives under a flood risk.

SCC to look at what is failing. Highways have adequate drainage, but not for the heritage and new developments. Who upgrades this infrastructure?

Ripley PC have come up with a possible solution. However very expensive.

Grove Heath Road

Water coming out of the drains onto the road. Council have advised it is Riparian Rights.

WEST CLANDON

Water table has definitely risen, and a lot more saturated land. Developments and highways work has contributed to this.

All water comes from the downs and ends up at East Clandon stream. Gets regularly clogged up. It's too wide and too shallow. Surrounding houses and land floods over the bridge. Surrey rights of way team are aware and are investigating. West Clandon want the bridge higher and wider. Also to clear the stream downstream to help water flow. Upstream to potentially have a small holding lake to ease flooding. All water flows down into garlies arch. Drains blocked.

Ownership and responsibilities - shared ownership? - SCC have written to owners, but nothing has been enforced.

Jason SCC - Everything needs reporting. Commercial or residential property. Then SCC will work with enforcing and educating. They can also do the work and put a land charge on the houses. But reporting needs to be done initially.

Ongoing issues with Forte land which is part owned by Savills. Jason SCC contacted them saying that they have had a price to do the work on their land, and gave them the date that they were going to do the work. Took about a year, but the work magically happened. - Action point to write to Savills as a substantial land owner.

EFFINGHAM

Norwood Road

Running water coming down the hill from Norwood Road. Road surface wear and tear because of the water.

Effingham Comon Road

North lodge - Berkley Homes. Who is responsible? Berkley homes or SCC? Needs investigating.

Thoughts from Effingham are:

Ways in which new home owners are informed about riparian rights and positions of pipe works before purchasing. - To investigate further

Jason Lewis advised: It needs to be put into the conveyancing not just deeds. People are buying the houses without knowledge of knowing they are responsible for maintaining the drains in their gardens etc.

How can we control land water levels? Jason SCC - You can but only very localized. You would need somewhere to pipe it to.

Can you use fields that are flooded as over flow flood plains? Jason SCC - if you had a farmer or land owners permission technically you could, but wouldn't want to cause flooding to anyone else.

Flood management plan for residents? Talk to executive head of planning about this?

NOTES TO PARISHES

Mins of EVFF 220324

1. Angela suggested **splitting the Flood Forum group**: Send/Ripley and a second group for the other parishes so that focus could be appropriately given.
2. **Date of Next Flood Forum - Friday 20th September 10am - 12pm** (Provisional for Ockham, East and West Horsley, Effingham and Clandon. Needs to be confirmed)
3. Ripley and Send to establish their next date of meeting.
4. Be rigid in asking residents to report flooding themselves in each and every case..
5. Each Parish to follow up flooding concerns independently with relevant bodies. Following reporting, each Parish please create an agenda of reported concerns with reference numbers.
6. Angela suggests to rotate the order of parish's presentations at every flood forum.
7. Future meetings each parish to take their own minutes.
8. Walk abouts and drop-in sessions to be discussed further.