



**MINUTES of the EASTERN VILLAGES FLOOD FORUM meeting
held at EAST HORSLEY VILLAGE HALL on FRIDAY, 27th JUNE 2025 at 10am.**

PRESENT

Chair	Mrs Zöe Franklin	MP for Guildford
Secretariat	Ms Niamh Purvis	Office of Zöe Franklin MP
	Ms Molly Kenyon	Office of Zöe Franklin MP
GBC	Ms Helen Barnsley	Senior Specialist Public Health Officer
GBC Planning	No representation	
SCC	Mr Andrew Treasure	Flooding Risk and Climate Resilience Team Lead
SCC Highways	Email feedback received from Mr Guy Whittaker.	Highways Maintenance Engineer
DEFRA	No representation	
Environment Agency	Ms Janice Longman	
Thames Water	No representation	
SCC Cllrs	No representation	
GBC Cllrs	Cllr Pat Oven	for Lovelace and Send
	Cllr Catherine Young	for Clandon and Horsley
East Horsley Parish Council	Cllr Juliet Robinson	
	Mr Peter Judd	Resident
Ockham Parish Council	Cllr Imogen Jamieson	Chair
Ripley Parish Council	Miss Jessaline Caine	Assistant Clerk
	Cllr Paddy McLaughlin	
Send Parish Council	Cllr Julia Osborne	Chair
Shere Parish Council	Cllr Gerry Reffo	
West Horsley Parish Council	Cllr Frances King	Vice-Chair
	Cllr Carole Mattock	

Signed by Chair as a true and accurate record: _____
Date: _____

EVFF.25.9 WELCOME

Mrs Franklin welcomed all to the meeting.

EVFF.25.10. SECRETARIAT

RESOLVED: Miss Purvis would take and compile the minutes; each Parish Council remains responsible for its own parish-specific notes and updates.

EVFF.25.11 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from **Cllr Dennis Booth** (Surrey County Councillor for the Horsleys), **Mr Paul Edwards** (West Clandon Parish Council), **Cllr Ian Symes** (Effingham Parish Council), **Mrs Karen Young** (West Horsley Parish Council Deputy Clerk) and **Cllr Chloe Shepherdly** (Ockham Parish Council).

EVFF.25.12 MINUTES

The Minutes of the Eastern Villages Flood Forum meeting held on Friday, 31st January 2025 were received, confirmed, and signed as a true and correct record by the Chair.

EVFF.25.13 MATTERS ARISING

No separate matters were raised beyond those recorded within parish and stakeholder updates.

EVFF.25.14 REPORTS

1. EAST CLANDON PARISH COUNCIL

There was no representative from East Clandon Parish Council.

2. EAST HORSLEY PARISH COUNCIL

All highway-related problems but not all Surrey County Council Highways responsibility. Sometimes the responsibility of TW and the gas works. Drains aren't being cleaned annually as suggested by SCC.

Action: MPs office to question SCC.

LIVE INCIDENTS

2ia) Kingston Avenue

Reported to: Thames Water

Description: During heavy rain, the sewer backs up, preventing residents from using toilets/showers during that time.

Update, Jun 2025: Update required from TW.

ACTIONS

- PC to supply reference number to MP's office.
- MP's office to chase TW to confirm whether they have a complaint on file and proposed remedial action.

2ib) Steps from Ockham Road South to Horsley Railway Station

Reported to: National Rail

Description: Prolonged water flow over station steps; slippery surface/moss causing pedestrian safety risk.

Update, Jun 2025: NR has undertaken embankment maintenance which resolved the issue on the steps/path; residual problem remains on the adjacent public pavement. SCC Highways met with Network Rail in early May, waiting for Network Rail to send their designs over to be approved.

Actions:

- MP's Office to ask NR for a delivery timeline.

2ic) Ockham Road South (near Horsley Library)

Reported to: SCC (#121856)

Description: Water pooling on the highway. The blockage outside the library has been cleared; a further downstream issue is identified where the pipe appears to terminate on private land and is not connected to a maintained watercourse.

Update, Jun 2025: Recommendation awaited from SCC as to the appropriate lawful outfall and route for surface water.

Actions:

- Helen Barnsley (GBC) and Andy Treasure (SCC) to investigate downstream arrangement and convene a meeting with EHPC and relevant parties to agree the outfall solution and responsibilities.

2id) Ockham Road South (between Lower Preyers and Manor Close)

Reported to: SCC

Description: Continuous run-off along the west side of the carriageway causing pedestrians to be splashed by passing vehicles.

Update, Jun 2025: SCC to advise when a contractor will be scheduled to jet the pipe.

2ie) Ockham Road North & South

Reported to: SCC

Description: Surface water runs along Ockham Road, primarily on the pavement side, causing pedestrians to be splashed by passing vehicles and accelerating carriageway deterioration (pothole repairs eroding after heavy rainfall).

Update, Jun 2025: SCC investigations found no defects - issues to be logged again when they reoccur.

2if) Ockham Road South (multiple sites)

Reported to: SCC

Description: Multiple gully grates visibly blocked along Ockham Road South; numerous reports entered on FixMyStreet.

Update, Jun 2025: SCC cleaning cycle on ORS is in January every year. In January 2025 some were unable to be cleaned due to ice freezing the lids shut. SCC to schedule gully clearance and confirm target cleaning frequency.

2ig) Forest Road (between Wildwood Close and the Railway Bridge)

Reported to: SCC & Thames Water (re-reported Apr 2025)

Description: Persistent run-off travelling northbound on the west side of the carriageway.

Update, Jun 2025: The surface water drainage system on the west side of the road is a Thames

Water sewer. In April / May 2024 SCC Highways investigated and reported to Thames Water that the system was rooted and they needed to clear it.

2ih) Forest Road (between High Park Avenue and Glendene)

Reported to: SCC

Description: Surface water flows east–west across the full carriageway, creating a traction risk for vehicles and prolonged pavement flooding on the west side (several days).

Update, Jun 2025: SCC to confirm investigation scope and programme. Item currently recorded as low priority notwithstanding carriageway flooding.

Actions:

- Andy Treasure to chase SCC for investigation scope, priority review, and indicative timescales.

2ij) Guildford Road (A246) Wimbledon Carriage Co./Fearn Close/Footpath 603

Reported to: SCC and SGN (gas)

Description: Recurring flooding attributed to damage to a surface-water pipe by a gas main. SCC has instructed SGN to relocate apparatus and remedy the pipe damage.

Update, Jun 2025: Meeting between SCC Highways and SGN on 26 June 2025. SGN are still looking into it: there is not a simple or easy fix for this - it will take a long time to design, plan and programme. SCC to obtain progress update from SGN.

Actions:

- Cllr Juliet Robinson to liaise with MP's office to chase SGN for (i) confirmed remedial method, (ii) relocation/repair timetable, and (iii) completion date

MONITORED INCIDENTS

2iia) Kingston Avenue

Description: Recurring flooding affects access to the GP Surgery, Village Hall and Nursery. Recent clearance of gullies and ditches has resolved immediate issues.

2iib) Forest Road (between Norrels Drive and Maplewood)

Description: Water was running northbound along the carriageway with some houses at risk of flooding. Work undertaken in March 2025 to reroute drains around tree roots. SCC to confirm if any further works are required.

Update, Jun 2025: Issue resolved. No further action required.

2iic) Forest Road (bus stop opposite St Martin's Community Hall)

Description: Flooding occurred at this location. SCC has cleared the highway pipes. The adjoining ditch on St Martin's Church land is blocked and requires clearance by the landowner to restore capacity and connectivity.

Update, Jun 2025: Landowner has cleared part of the ditch and is arranging a contractor to complete the work.

2iid) Green Dene (between Rowbarns Manor & Rowbarns Ley)

Description: Recurring flooding has caused multi-day road closures. Catch-pit clearance has resolved immediate symptoms. Legal responsibility for downstream pipe maintenance remains to be agreed; preventative measures are needed to avoid recurrence.

Update, Jun 2025: No recurrence of flooding in the last 6 months.

3. EFFINGHAM PARISH COUNCIL

There was no representative from Effingham Parish Council. Cllr Catherine Young to pick up separately.

4. OCKHAM PARISH COUNCIL

IJ stated that the OPC issues may not seem as if there are many Ockham problems at present, but we have had a long period of dry weather. Rain will bring problems again.

4ia) Long Reach Ockham

Reported to: SCC Highways (#111591)

Description: Blocked highway-side ditch causing flooding to carriageway and footway.

Update, Jun 2025: Some ditching works undertaken; no further flooding reports received by SCC Highways. Risk remains that the issue will reoccur during heavy rainfall.

4ib) Old Lane, Ockham

Reported to: SCC Highways (#177534)

Description: A blocked highway ditch on Old Lane is causing flooding to the carriageway and footway. In June 2025, SCC Highways indicated the drainage issue would be addressed alongside A3 works; however, parish concerns remain about ongoing safety and asset deterioration. County Cllr Dennis Booth advised that Old Lane is scheduled for resurfacing in the next financial year. If drainage is not rectified first, premature failure of the new surface is likely. SCC's position (26 June 2025) is that issues will be resolved at the same time as resurfacing, and that road closure is presently constrained by diversion routes affecting the A3/M25 works area.

Discussion: Members expressed concern that deferring drainage repairs until resurfacing risks continued flooding, skid risk, and accelerated degradation, contrary to good asset management practice. Members reiterated that interim mitigation may be required pending full works.

Actions:

- **Andy Treasurer** agreed to investigate and report back with (a) interim mitigation options and target dates; (b) the integrated drainage-and-resurfacing programme, including constraints and any necessary permits.
- **Clerk** to write to SCC Highways referencing Ref 177534, enclosing this minute, and seeking the written plan and dates per the resolution.
- **County Cllr Booth** to be asked to liaise with the Area Highways Team to escalate the request for interim works if feasible and to provide an update on funding/programming implications.

4ic) Bridgefoot Farm, Portsmouth Road

Reported to: TW (#33551943, #00506303, #33508644, #33518646) and EA (#02314032)

Description: Recurrent flooding at Bridgefoot Farm includes sewage surcharging through manhole covers, with pollution reaching the property and Ripley Village Green. The war memorial is maintained by Historic England; however, memorial maintenance does not determine land ownership. Guildford Borough Council does not own the Green but clears gullies on the unadopted section of the Avenue in its ownership. The working hypothesis is hydraulic overload during heavy rainfall (surface water ingress into the foul network) rather than a discrete obstruction.

Thames Water advised on **20 May 2025** that they are in **Phase 3** works: sewer clean and network inspection focused on the cricket club grounds and access road; associated traffic management includes a road closure on Newark Lane (Portsmouth Road to Polesden Lane) and coning at the cricket club car park, access road and around the manhole.

Members expressed concern about public health, environmental harm to Ripley Green, and repeat incidents during storm events. It was acknowledged that (i) TW must effectually drain the area and maintain public sewers; (ii) EA regulates pollution and permitting; and (iii) highway drainage on the relevant unadopted section is a GBC function, with potential interaction between highway gullies and the foul network.

Actions:

- Clerk to write to Thames Water (quoting all TW refs) requesting the IRP, CCTV/inspection findings, near-term risk controls, and dates for remedial works; copy EA and GBC.
EA Representative to provide a written update against EA Ref 02314032, including incident classification and any regulatory actions or recommendations for site protection.
Highways to confirm ownership/maintenance responsibilities on the unadopted Avenue section, recent gully-clearing records, and any planned interventions.
Clerk to arrange and minute the multi-agency site meeting and circulate agreed action tracker.
- MP office to chase on foul water pipe in Thames Water letter.

4id) Ockham War Memorial

Responsibility: Ockham War Memorial is maintained by Historic England. This may not determine ownership. SCC state that the land is not owned by Guildford Borough Council.

SCC Highways are attempting to trace the registered landowner; indications are that the recorded proprietor is deceased. Pending ownership confirmation, SCC suggested that a parish volunteer group could clear the adjacent ditches, after which SCC could jet the pipe beneath the highway.

Zoe Franklin MP advised that, if the land belongs to OPC, potential funding might be available due to the site's status as a war memorial; OPC's Clerk should contact Zoe Franklin once ownership is confirmed

Resolved:

- To confirm the land's title and any registered interests before any physical works proceed.
- To scope proportionate ditch clearance and coordination with SCC jetting, ensuring compliance with health and safety, permitting and environmental requirements.
- If OPC is the landowner, to engage on potential memorial-related funding opportunities.

4ie) Bridge End, Ockham

Reported to: SCC Highways (#189382, #180599)

Description: Following reports of flooding at Brick End caused by detritus washing down Ockham Lane and blocking gullies, SCC Highways attended after the last Flood Forum and closed the case. The location is prone to recurrence during intense rainfall until source-control and downstream capacity measures are in place. Issue remains live for OPC.

5. RIPLEY PARISH COUNCIL

Riparian Ownership

Cllr McLaughlin raised the issue of riparian ownership. Zoe Franklin MP advised that this matter could not be formally addressed at the Forum, as legal advice has already been sought by both Cllr McLaughlin and SCC. However, discussion followed referencing a recent email (26 June 2025) from Mr Whittaker, Maintenance Engineer at SCC, to Ms Young, Deputy Clerk of West Horsley Parish Council. Mr Whittaker stated: "*B2215 – The watercourse is not 'artificial'. It is land drainage.*"

SCC's position on this matter remains unchanged. The SCC representative advised that the next step for Ripley Parish Council would be to submit a formal complaint if they wish to pursue the issue further.

Both Cllr Jamieson (Ockham Parish Council) and Cllr Osborn (Send Parish Council) agreed to meet with representatives from Ripley Parish Council to discuss strategies to mitigate flooding issues together.

Zoe Franklin MP invited the Council to submit a written representation detailing the Flood Forum issues for further consideration.

Cllr McLaughlin resigned from the Eastern Villages Flood Forum.

6. SEND PARISH COUNCIL

6i) Tannery Lane

Reported to: County Cllr Bob Hughes

Description: Following works by a utility contractor, roadside drainage ditches have not been properly reinstated, contributing to flooding downstream, including at Send Recreation Ground.

Update June 2025: SCC Enforcement Team is engaged. A timetable for corrective works and confirmation of the responsible undertaker are awaited.

Actions:

- Andy [SCC] to confirm the undertaker's identity, permit references and legal duty to reinstate; to coordinate corrective action with Guy Whittaker and provide a programme and target date for completion.
- Clerk to write to SCC Enforcement and County Cllr Bob Hughes seeking (a) the remedial timetable; (b) confirmation of inspection and sign-off criteria; and (c) a contact for site-meeting attendance.

7. SHERE PARISH COUNCIL

No minutes were taken.

8. WEST CLANDON PARISH COUNCIL

Apologies were received for West Clandon Parish Council.

9. WEST HORSLEY PARISH COUNCIL

8ia) Location: Ripley Lane, West Horsley (starting at Dene Place, Ripley Lane, West Horsley KT24 6JW, also flooding across road at entrance to Jury Farm)

SCC Highways have advised that the surface water drainage system is functioning well. The water is coming from a water supply manhole which is damaged and leaking onto the road. The plastic pipe under the road appears to be installed by the water company to resolve the issue, however the leak is below the level of the pipe. Enquiries will need to be undertaken with the water company. Drainage ditches require clearance.

8ii) Location: Heatherdene, Meadow Way, Northcote Road, KT24

SCC Flood teams continue to monitor/investigate the flooding concerns which have been raised following the commencement of construction work at Ada Gardens, East Horsley and provide updates to the Parish Council when available.

Monitoring:

Items 8ii(a) The Street from Little Cranmore Lane, 8ii(c) Silkmore Lane and 8ii(d) Green Lane may all now be resolved. This will be known when the locations are subjected to heavy rainfall. 8ii(b) Long Reach - Affinity Water have undertaken work at this location. It is not yet known whether this has resolved the issue.

EVFF.25.15 QUESTIONS RAISED BY EAST HORSLEY

What powers do Surrey Highways have to make utility companies and private landowners resolve issues that cause flooding on the highway?

Utility companies (statutory undertakers) have a duty to maintain their apparatus in the street; the Highway Authority may serve notice requiring remedial action where defective apparatus contributes to flooding¹.

Private landowners/riparian owners: SCC may require works where water from land/buildings is permitted to fall or flow onto the highway², and the Lead Local Flood Authority may require riparian owners to maintain ordinary watercourses so that flow is not impeded³. SCC Highways also has powers to drain the highway and to lay/maintain drains and outfalls⁴.

Use of these powers, such as enforcement, typically involves investigation, evidential thresholds and statutory notice periods, and may require coordination with the Environment Agency for main rivers; progress can therefore be slow.

Is there an update on the new Flood Risk Maps?

The EA mapping has been updated on the EA website.

ACTION: Ms. Janice Longman to circulate the link to attendees.

EVFF.25.16 ANY OTHER BUSINESS

i) SCC Flood Action Group Forum

¹ New Roads and Street Works Act 1991, s 81.

² Highways Act 1980, s 163.

³ Land Drainage Act 1991, s 25; Flood and Water Management Act 2010 (designation of county councils as LLFAs and related functions).

⁴ Highways Act 1980, s 100.

Andy Treasure confirmed that Surrey County Council has secured funding for National Flood Forum meetings, which will take place twice a year. SCC is designating Flood Action Group areas with additional funding. Together, these fora will focus on strategic flooding sites and coordinate county-wide responses (covering strategic funding, enforcement, and collective communications) so that action extends beyond individual development boundaries and addresses the identified policy gap. Parish council representatives are encouraged to attend and should contact Andy to be included.

It was noted that the Environment Agency has recently produced an updated flood model. However, a policy gap remains regarding flood mitigation responsibilities: developers are only accountable for managing flooding within the specific sites they are developing, leaving surrounding and adjacent areas vulnerable and, in practice, often neglected.

This could potentially be raised and addressed in these Flood Action Groups.

ACTION: Andy Treasure to circulate meeting details and invitations.

ii) Mapping

ACTION: Andy Treasure to provide parish-by-parish flood mapping where available.

iii) MP's Office

ACTION: Seek engagement with Claire Upton-Brown on strategic oversight of waterways to ensure development decisions consider interconnected catchments; parish councils to raise this at the NFF.

ACTION: Prepare a standard "how to report flooding" text for parish magazines (including links/processes for reporting, roles of SCC/EA/districts, and what evidence to capture).

ACTION: Request an update from SCC Highways on the blocked-drain clearance process (prioritisation, timescales) and the public reporting route, for publication in parish channels.

iv) Helen Barnsley

ACTION: Helen Barnsley to follow up on whether flooding is considered in the local plan.

EVFF.25.17 DATE AND TIME OF NEXT MEETING

Miss Caine to liaise with MPs office to organise the next meeting of the Eastern Villages Flood Forum.