



Eastern Villages Flood Forum



Members of the Eastern Villages Flood Forum,

You are summoned to attend the **Eastern Villages Flood Forum** to be held at **Lancaster Hall, 28 Send Road, Send, GU23 7ET** on **25 September 2026** at **10.00 am** where the following business will be transacted. Please note members of the public and press are invited to be present. Any residents wishing to address the Flood Forum must arrange this prior to the Forum with their own Parish Council.

Signed: Karen Young, Deputy Clerk, West Horsley Parish Council 3 September 2026

AGENDA

EVFF26.10: Welcome

EVFF26.11: Apologies for Absence

To RECEIVE apologies and approve reasons for absence in accordance with Local Government Act 1972 Sch 12 para 40.

EVFF26.12: Minutes

To APPROVE and SIGN as a true and accurate record the Minutes of the Eastern Villages Flood Forum meeting held 6 March 2026.

EVFF26.13: Matters Arising from Forum on 6 March 2026.

EVFF25.15: A question was raised as to what powers Surrey Highways have to make utility companies and private landowners resolve issues that cause flooding on the highway. Chair requested County Cllr Booth to follow up with AT and County Cllr Hughes.

EVFF26.14: Stakeholder updates

To RECEIVE updates from SCC Highways, GBC Flood and Water, Thames Water, National Highways, DEFRA, Environment Agency as available.

EVFF26.15: Parish Council Reports

To RECEIVE a report from each Parish Council on outstanding flooding issues in their Parish together with any new items and any resolved issues which may require monitoring. Each Parish Council is limited to 10 minutes. Any residents wishing to address Flood Forum Members on any items listed by their Parish Council can only do so by prior agreement with their Parish Council. Each Parish Council is responsible for resolving outstanding issues to their parish.

East Clandon Parish Council

- 1a) Details of any flooding concerns will be given at the Forum.

East Horsley Parish Council

- 2a) **Location:** Kingston Avenue **Ongoing**

Issue: During heavy rain, the sewer backs up, preventing residents from using toilets and showers during that time. Reported to Thames Water and subsequently residents encouraged to report each incident to assist Thames Water in conducting out further investigations. At the last Forum, it was agreed that Chair would discuss further with Thames Water. Following heavy rain on 21.01.26, residents experienced sewer drainage problems with toilets not flushing properly for around the following 24 hours. Thames Water attended following the rain but was unable to identify any blockages or operational defects (such as cracks within the line), notwithstanding reports of manhole covers lifting with water surcharging.

An unmapped manhole located outside 49 Kingston Avenue was noted, which may be an unrecorded Thames Water asset. It was agreed EHPC would liaise with Thames Water. There does not appear to be any flooding issues further downstream at Ada Gardens. JM also agreed to investigate the volume of rainwater in the sewer during June/July when the volume of rainfall is low. Unfortunately, there was very little rain during this period.

The Unrecorded Asset appears to be the Surface Water connection between Kingston Avenue and the culvert under the railway line.

Thames Water carried out a video survey of the Foul Line at this location which is a junction point, surveying towards the Village Hall, passing the next manhole by 26m on July 30th 2026. No Issues identified.



- 2b) **Location:** Steps from Ockham Road South to Horsley Railway Station **Ongoing**

Issue: Prolonged water flow over station steps; slippery surface/moss causing pedestrian safety risk. Water is collecting within an electric duct carrying the cable serving lampposts. It was agreed that MP's office will escalate. EHPC have offered to meet Network Rail on site to agree an appropriate solution. Network Rail claim to have agreed a resolution with Thames Water. From the markings on the tarmac, it appears the water from the conduit will be directed into nearby Thames Water Asset. Awaiting notification of timeframe for the work to be completed.

- 2c) **Location:** Ockham Road South (near Horsley Library) **Ongoing**

Issue: 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. Surrey Highways need to plan a new route for surface water after Horsley Library which is unlikely to continue down Ockham Road South. It is understood a road survey has been carried out. The next set of drains south of the library are now flowing but drains further north still require clearance. The location of all pipes in the area is not known but when silt is removed, it is possible to hear water flowing. Maintenance carried out at the library has improved the situation.

SCC update: This is subject to ongoing investigation work and design. SCC may not put a new pipe under Ockham Road South. The design of any potential new scheme requires careful consideration as a wide variety of factors which will influence it. Awaiting outcome of new scheme plan

- 2d) **Location:** Ockham Road South (Manor Close to Lower Peryers) **Awaiting rainfall to confirm if this issue is resolved.**

Issue: There is a road drainage blockage on the west side of Ockham Road South. Rainwater surges from gulley at Manor Close and re-enters at the next gulley near Lower Peryers.

SCC update: There is no report showing on the SCC enquiry system map. SCC will investigate if reported via Fix My Street or provide the reference for the most recent report of this matter. Visited 18/05/26 Highways report; operational – no issues.

- 2e) **Location:** Ockham Road North and South – Station Parade **Awaiting rainfall to confirm if this issue is resolved.**

Issue: It is suspected that roots in the pipes are causing problems. SCC update: This investigation is ongoing as delay caused by a high number of A & E jobs over the winter and major flooding. There are now traffic management difficulties due to the installation of new bollards and where the tanker needs to be positioned to jet the line. This is still to be done but a new approach is needed. Gullies are on a 6 monthly cleaning cycle (SCC's highest frequency). The last clean was in October 2025 and next is due in May 2026. Chased 05/06 – Advised as cleared 08/06.

- 2f) **Location:** Ockham Road South: Pipe and Gullies north of the library (links with 2c) **Awaiting rainfall to confirm if this issue is resolved.**

Issue: Issues with flooding/blockages? The exact pipe route not known which takes water from the manhole in Ockham Road South, possibly past Woodcote to join pipe to the south of 14 Kingston Avenue. SCC update: How was the pipe under the highway identified? SCC aware of ongoing issues here but it is of a lower priority than other issues across the area. Investigation work has been raised but unlikely to be conducted before the end of the financial year. Surface Water Manholes visited by Surrey Highways in July 2026. EHPC advised verbally that pipe has been cleaned. SW manholes have been marked "SW" with white paint.

- 2g) **Location:** Forest Road (between Wildwood close and the Railway Bridge) **Awaiting rainfall to report any remaining issues to Thames Water and confirmation that pipe is listed on the mapping system as being owned by Thames Water.**

Issue: Thames Water have confirmed in writing ownership of the pipe serving the gulleys on the west side of Forest Road (between Parkside Close and Heath Way, NB: Should actually be downstream as far as the culvert in Forest Lane rather than Heath Way). A

request by Peter Judd for inclusion on Thames Water's records has been refused. EHPC request that Thames Water include this pipe on the mapping system to avoid future refusal to accept ownership.

Going forward any remaining blockages can be reported to Thames Water. Since March 2026 work has been carried out on the section from Falconwood to Heath Way. SCC Highways Contractor advised the entire pipe was jetted in its entirety, partially clear, but Tree Root ingress remains. As pipe now confirmed as Thames Water Asset, Highways will take no further action.

- 2h) **Location:** Forest Road (between High Park Avenue and Glendene) **Awaiting rainfall to confirm if this issue has been resolved.**

Issue: Highways Reference Number: 306165. The heavy rain in January showed this issue has not been resolved. SCC update: The system was last checked on 21.01.26 and no issues were reported. It has since been reported by residents that there was flooding during the recent wet weather. An initial inspection by a highways officer showed there was no flooding evident or any issues viewed on site. SCC have agreed for an officer to return and carry out a flow test after PJ provided additional information not included in the original report. Chased by email 18/07 SCC Highways Contractor visited in late July to map the Asset at this point, as Asset was not mapped following previous visits. Highways Contractor revisited again during w/e 14th August and removed tree roots from the pipe. Jetting it in both directions, it is advised this pipe is running clear.

- 2i) **Location:** Ockham Road South (by La Meridiana) **Ongoing**

Issue: Following recent works by Blaze at this location, there are two gulleys that are only connected to each other causing pooling of water. Output connection is required. EHPC to report via Fix my Street. EHPC unable to report due to low rainfall since March 26. Cheaper solution could be to move the speed cushion away from the kerb to allow rainwater to flow past.

- 2j) **Location:** Guildford Road, A246 - by Wimbledon Carriage Company **Awaiting rainfall to confirm if this issue has been resolved.**

Issue: Following another flooding event, SCC have now replaced a gully with one that has a larger precast pot underneath. The new Gully has been connected to the four working gulleys. This connection also takes water away from the drain opposite and the soakaway.

- 2k) **Location:** Green Dene **Ongoing**

Issues: The road gullies and catch pit regularly block failing to maintain the flow of water from the carriageway. Regular clearance has not resolved this issue. SCC update: Flooding has not been reported since additional maintenance tasks have been undertaken, despite heavy prolonged rainfall. Additional inspections have been arranged (not cleaning) for the drainage assets within the private property quarterly. No further information.

- 2i) A review of the state of the ditches carrying Surface water from Kingston Meadow to East Lane is underway.

Effingham Parish Council

- 3a) Details of any flooding concerns will be given at the Forum.

Ockham Parish Council

- 4a) Location:** Ockham Road North junction with Ockham Park Roundabout **Resolved**

Issue: Flooding occurs on the Ockham Road North approach to the roundabout.

- 4bi) Location:** Old Lane between Black Swan Public House and Hatchford End Estate.
Flooding likely to occur again

Issue: There are ongoing issues with water pouring off the fields each side of the lane but is always particularly bad on the FWA side of the road. This is contributing towards the degradation of the road which is in a terrible state (OPC have been advised that the work to the road would be done once the DCO has completed but concerns are that this will be too late). The issue of increased local flooding directly from FWA has been raised with Taylor Wimpey (TW). This has also been flagged with SCC SuDS team (Amy Rodwell) and sent to Guy Whittaker (Surrey Highways) and the generic SCC Flood email. No response received to date from TW or SCC.

- 4bii) Location:** Old Lane at the entrance to Surrey Poultry Lane onto Brick Kiln site co-ordinates: 51.298972, -0.428195 **Resolved**

Issue: Water is coming off the field and flooding onto the lane. It is considered the culvert is blocked. Reported to SCC reference: 3453489. This has resulted in crumbling road edges and, together with roadworks, is making this location make this very hazardous.

- 4ci) Location:** Ockham Lane, Upton Bends: **Flooding likely to occur again – TW Suds not yet tested with heavy rainfall.**

Issue: Water pours off Former Wisley Airfield and onto Ockham Lane at location 51°18'12.1"N 0°26'48.2"W. Surface water then pools badly across the road in places. This also cascades down to:

- 4cii) Location:** Ockham Lane, Bridge End 51.301648, -0.454390 **Flooding likely to occur again – TW Suds not yet tested with heavy rainfall.**

Issue: The Gullies were cleared in January but the amount of water washing down with vegetation and mud both from Ockham Lane and Hatch Lane from FWA to the lowest point means that they very quickly become blocked again with debris. This location has flooded for many years but has worsened since TW commenced their land works on FWA. OPC have been informed that the SuDS will ease this local flooding but the system is not yet implemented and the amount of water due to both disturbance of the land and water redistribution works by TW has increased notably in autumn/winter 2025/6. Issue flagged with SCC SuDS team, Guy Whittaker and generic SCC flood email. No response received from SCC or TW.

- 4ciii) Location:** Field adjacent to Ockham Lane between Bridge End and Black Swan.
Resolved

Issue: A sewage mains pipe issue in a field but tankers had to access the field and have damaged the lane in doing so. Ockham Lane is closed at this location. Thames Water quickly identified the problem and need to agree how this is resolved. The broken pipe has led to spills into Stratford Brook so EA notified.

- 4d) Location:** Bridgefoot Farm, Portsmouth Road. **Likely to occur again.**

Issue: There are ongoing issues at this location. Ripley PC are also aware. The last incident of surging manholes was 21.01.26. This was reported by homeowner to Environment Agency under case #02314032. There is ongoing dialogue with Thames Water.

Ripley Parish Council

- 5a) Location:** Grove Heath Road T-junction (towards West End Cottage)

Issue: Standing water persists on the main running lane after rainfall; verge erosion has begun to undermine the carriageway edge

- 5b) Location:** Newark Lane (Opposite Newark Close) ref 3115496

Issue: Two highway drains have been blocked for several years. Floodwaters overspill onto the footway and adjacent properties during moderate rainfall.

- 5ci) Location:** Portsmouth Road

Issue: Widespread surface-water concerns remain along multiple sections, particularly outside Hurst Farm.

- 5cii) Location:** Portsmouth Road, outside Hurst Farm

Issue: Footway floods and runs into road causing flooding which can run all the way to West End Cottages.

- 5ciiii) Location:** Portsmouth Road, West End Cottages to Peelers Place

Issue: Floods here in heavy rain, GBC provide sandbags as footway is too low and drainage system is poor.

- 5di) Location:** Ripley Lane Between Jury Farm and Hungry Hill

Issue: The surface-water drainage system functions adequately; however, flooding now derives from a damaged water-supply manhole, which is leaking below the level of an historic plastic diversion pipe installed by the utility company. Further liaison with the statutory undertaker is required.

- 5dii) Location:** Ripley Lane, Jury Farm to Rose Lane

Issue: Road becomes impassable during heavy rain; water depth renders vehicles vulnerable to stalling.

- 5ei) Location:** Ripley Road, Clandon Railway Bridge

Issue: Floods during heavy rain, occasionally necessitating closure; sub-standard headroom exacerbates hazard.

- 5eii) Location:** Ripley Road, Outside HMP Send up to Hungry Hill

Issue: Regular flooding, driven by high groundwater and inadequate carriageway fall, routinely blocks access for residents and service vehicles. The roadside stream is fed by several field tributaries, but the bridge culvert is too small; enlarging this channel and re-profiling the feeder ditches would let water evacuate more quickly, preventing avoidable flooding for both the prison and neighbouring properties. When prison approach road is

closed, prison staff resort to verge-side parking along Tithebarns Lane, narrowing the carriageway and forcing them to walk along unlit roads to reach the gatehouse which is a safety concern.

5f) Location: Rose Lane, ref 246208

Issue: Multiple blocked highway gullies. As of 7 Aug 2025, the contractor was instructed to clear the remainder of the gullies further up the road towards Valentines Farm. A historic ditch along the Valentine's Farm/The Paddocks frontage appears to have been infilled, preventing outfall. Permanent standing water occurs each winter. Contributing factors include surface-water run-off from higher ground (notably Valentine's Farm), local aquifer discharge, and wetting/freezing cycles that accelerate pothole formation and structural failure; previous HGV movements have exacerbated that failure.

5g) Location: Tithebarns Lane (Bridge over Stratford Brook) Flooding #190943; SCC Infrastructure Schemes Team #247435 **Ongoing**

Issue: Single-lane masonry arch bridge with brick parapets and no modern culvert headwalls. Deep, water-filled ditches line both approaches, and the carriageway sits flush with the verge, providing little margin for over-land flow. Hydraulic restriction prevents the arch from passing peak flows; water backs up through the roadside ditches and overtops the lane. An open crack in the parapet indicates structural fatigue and offers leakage paths, accelerating deterioration.

SCC Flood & Resilience Officer notes the site lies within Flood Zone 3; even with structural works the road will flood during exceedance events. Adjacent ditches are on privately owned (riparian) land, so clearance requires landowner consent. On 3.9.25 #247435: SCC Infrastructure Schemes Team advised they had completed a modification of another bridge slightly further upstream to relieve water pressure when the area floods which has helped with maintaining better access. They are exploring the possibility of doing the same at this location, but it is not known when this might be done.

[Send Parish Council](#)

6a) Location: Tannery Lane **Awaiting rainfall to confirm if this issue has been resolved.**

Issue: Following works by a utility contractor, roadside drainage ditches have not been properly reinstated, contributing to flooding downstream, including at Send Recreation Ground. This was reported to County Cllr Bob Hughes. Local landowner has taken action to clear the ditch. The identity of the utility contractor is required. Although this has previously been raised, no agency has responded as at the last Forum.

[West Clandon Parish Council](#)

7a) Location: Bridge on Tithebarns Lane, GU23 7LE (also Ripley & East Clandon PCs, and possibly Send PC as may be affected downstream following these issues being addressed). **Ongoing**

Issue: Reported to: Surrey Highways References: 3122824 and 3119897. Regular flooding around the bridge and in the garden of the adjoining property and surrounding fields as causes water to back up upstream along ditches and run-off streams causing further flooding on Ripley Road near to HMP Send. Cause believed to be the unsuitable and insufficient size of the channel taking water under the bridge. The bridge has also

developed a structural open crack in the brickwork. This will become a greater problem if the impending planning application to be submitted by Black Onyx for 200 houses slightly further upstream is approved. Surrey Highways have inspected the bridge but no remediation is currently forthcoming.

Action requested: Can Surrey Highways reconsider?

- 7b) Location:** Fields north of Lime Grove & south of Green Lane (with footpaths 69 and 69A running through them). **Ongoing**

Issue: Regular flooding of farming/grazing land in the winter months making it unusable and a floodplain; flooding of back gardens; destabilised trees; sewage overflowing up through toilets (e.g. Thames Water SA-1754156). There are a number of watercourses above and below ground through the site. The situation is not helped by blocked ditches and a large network of broken underground pipes which the various landowners refuse to fix despite SCC and Parish Council requests, and by A247 Highways gulley works (e.g. reference 70063063) which increased rainwater run-offs from the A247. Related to this is a blocked ditch between fields by footpath 69 (SCC Rights of Way reference 31095/202216536) causing flooding on neighbouring properties. This is the site of the proposed Black Onyx 200 house development, which if approved would potentially cause flooding issues for the new houses and certainly great flooding issues downstream. Also, the sewage pipe on this site only services HMP Send and 6 existing properties and is very unlikely to cope with 200 houses.

Action requested: Can GBC Planning take note of the flooding, sewerage and resultant public health issues on this site whilst assessing the Black Onyx planning application?

- 7c) Location:** The Street A247 between Clandon Station and Clandon School. **Ongoing**

Issue: Regular burst main water pipe and A247 road closures or traffic lights over the past 5 years. Significant losses of water into the road drains. The mains water pipe under the A247 requires full replacement. However, Affinity Water just patch up any holes until the pressure builds and the pipe bursts further along the road.

Action requested: Can Affinity Water upgrade the main water pipe to cope with current and future usage?

- 7d) Location:** Bridge on Green Lane (Footpath 69), GU4 7UP (also Ripley & East Clandon PCs and possibly Send PC as may be affected following these issues being addressed). **Awaiting rainfall to confirm if this issue has been resolved.**

Issue: Reported to: SCC Rights of Way Reference: 456755 Description: Regular flooding over and around the bridge each winter and clogging up under bridge; causes include bridge too wide & low and downstream obstructions in the East Clandon stream on Forte estate land. Update: Downstream clearance undertaken 01/2025 by landowner followed by silt clearance under the bridge by SCC 05/2025. Status: Monitoring.

- 7e) Location:** Oak Grange Road flooding, GU4 7UA/GU4 7UB/GU4 7TZ. **Awaiting rainfall to confirm if this issue has been resolved.**

Issue: Flooding of private road and gardens when a large amount of rainfall feeds under the railway line and through 2 drainage ditches that eventually lead downstream to the Green Lane bridge. Building an attenuation pond upstream on Forte Estate land may help control this. Status: Monitoring.

7f) **Location:** Clandon Road GU4 7TL **Ongoing**

Issue: Front gardens next to A247 northbound carriageway flood after heavy rain as carriageway side too high for surface water to flow from gardens into road drains

Action requested: Can Surrey Highways investigate remediation options?

West Horsley Parish Council

8a) **Location:** Heatherdene, Meadow Way and Northcote Road: **Awaiting rainfall to confirm if this issue is resolved.**

Issue: Since the commencement of construction at Ada Gardens, residents in these roads reported increased surface water flooding which flows down from Ada Gardens and Lollesworth Woods. Taylor Wimpey requested to undertake drainage measures and corrections in 2025 by SCC Flood Teams. **An update is awaited from SCC Flood Teams that this work has been completed.**

8b) **Location:** Ripley Lane, by Dene Place Care Home: **Awaiting rainfall to confirm if this issue is resolved.**

Issue: This has been an ongoing issue for several years. Work has been carried out at this location although the exact nature of this work is not known.

8c) **Location:** Green Lane: **Ongoing – exact cause of flooding (sewage spillage) not yet determined.**

Issue: Every time there is heavy rain, Green Lane floods and sewage water surges out of drains. A meeting is to be arranged with all stakeholders to identify the exact cause of these ongoing issues and to agree a plan to resolve the situation. Allocated site A39, to the south of this location has been approved for a further 65 properties. The developer has stated that the new development links to a different part of the foul water infrastructure and so should not cause any additional problems.

EVFF26.16 To consider and agree any topics for future Flood Forums which would be suitable for a short (10 minute) presentation.

EVFF26.17: Any Other Business

EVFF26.18: Next Flood Forum Meeting

To AGREE time, date and location of next Eastern Villages Flood Forum
