



Eastern Villages Flood Forum



MINUTES of the EASTERN VILLAGES FLOOD FORUM

held at **WEST CLANDON VILLAGE HALL** on **FRIDAY 6TH MARCH 2026**

Present:

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| • MP Zöe Franklin, Chair | • Cllr C Jany, East Horsley PC |
| • E Blessley, MP Office | • H Gullen, East Horsley PC |
| • SCC Cllr D Booth | • P Judd, East Horsley PC |
| • SCC Cllr B Hughes | • Cllr I Jamieson, Ockham PC |
| • Bor. Cllr C Young | • Cllr R Ayears, Ripley PC |
| • H Barnsley, GBC (Emergency Planning) | • Cllr J Osborn, Send PC |
| • J Longman, Environment Agency | • Cllr N Higgins, West Clandon PC |
| • J Morley, Thames Water | • P Edwards, West Clandon PC |
| • K Poll, National Flood Forum | • Cllr F King, West Horsley PC |
| • A Treasure, SCC | • K Young, West Horsley PC |
| • C Upton-Brown, GBC Planning | • 1 resident |

EVFF26.01: Welcome given by MP Zöe Franklin (ZF)

EVFF26.02: Apologies for Absence

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| • Bor. Cllr P Ovens | • Cllr S Tindale, East Clandon PC |
| • G Whittaker, Surrey Highways | • Cllr G Gangou, East Clandon PC |
| • Cllr I Symes, Effingham PC | • Cllr G Reffos, Shere Parish PC |

EVFF.26.03: Minutes of the last Flood Forum Meeting held 24 October 2025 were approved and signed with a minor amendment to EVFF 25.25.2id.

EVFF.26.04: Matters Arising from Forum on 24 October 2025

EVFF25.15: What powers do Surrey Highways have to make utility companies and private landowners resolve issues that cause flooding on the highway?

Resolved: This item is still outstanding. County Cllr Booth to follow up with AT and SCC Cllr Hughes

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Date: _____

EVFF26.05: Stakeholder updates

SCC Highways: From SCC's perspective, recent wet weather conditions have been exceptionally severe, with river levels remaining high. However, despite this, there was not significant flooding. It is unclear whether this outcome can be attributed to effective maintenance measures or to under-reporting of flooding incidents.

Environment Agency: The rainfall averages for January 2026 were 183%. A reminder was given that there is an incident hotline: 0800 80 70 60 and reports can also be made online for issues such as river pollution and blockages.

JO raised an issue of identifying land ownership. It was agreed that JL will speak to JO direct.

GBC Planning: Nothing to report.

GBC Emergency Planning: It was reiterated that GBC is not aware of any significant flooding despite the recent heavy rainfalls. Parish Councils will be notified of any flooding alerts and a reminder was given that all can sign up to receive flood warnings direct which is particularly encouraged for the vulnerable and families as they would be prioritised during an incident.

EVFF.26.06 Presentation from Jake Morley, Thames Water

The importance of considering wider flooding issues and collaborating with other stakeholders was emphasised and it was hoped that the operations team would attend the next Forum meeting. It was noted that a new Area Management role would commence on Monday 9 March, with responsibility for taking a more strategic, 'wider picture' approach.

Over the coming months, subject to suitable water levels, infiltration investigations and surveys will be undertaken; these cannot be carried out when conditions are either excessively wet or dry. It was explained that flooding issues are generally not related to system capacity, but are primarily driven by rainfall intensity, groundwater levels, and drainage misconnections. The need for rigorous checks following building works was highlighted to ensure that all connections are compliant and functioning correctly.

Thames Water has enforcement powers to require remedial action where faulty work is identified, e.g. leaking pipes caused by contractors but this can be lengthy and evidentially challenging so it is preferable for the responsible party to proactively rectify any issues.

EVFF.26.07 Parish Reports

East Clandon Parish Council

Thanks were extended to all participants of the EVFF in helping to keep the issue of flooding prominent and for all the work that is being done. An update on the flooding issues was provided:

1a) Location: Sawpit Lane and Tunmore Footpath

Volunteer villagers with funding from the neighbouring landowner and East Clandon PC, cleared ditches, cut back hedgerow and laid a pipe to help drain water. The community help in completing this work appears to have been successful with no flooding issues over the past 2 months.

1b) Location: Ripley Road/Railway Bridge

This remains a major problem. Through January and February, this part of the road has been either impassable or closed due to deep flooding and massive rainfall. This issue needs to be resolved as

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well as the large and dangerous potholes near the road closure. The appropriate reports have been made but progress is slow.

ZF has engaged in discussions with the prison regarding the issue. SCC needs to undertake repairs to the pothole in a manner that maintains access for prison staff. A longer-term solution will require comprehensive repair of the road and resolution of the associated flooding issues. SCC Councillors Booth and Hughes will work jointly to obtain responses from SCC. Surrey Highways have confirmed that the blockage in the pond has now cleared.

East Horsley Parish Council

2a) Location: Kingston Avenue

Thames Water was unable to identify any issues following a site visit after heavy rainfall on 21 January. No blockages or operational defects (such as cracks within the line) were identified, notwithstanding reports of manhole covers lifting with water surging. An unmapped manhole located outside 49 Kingston Avenue was noted, which may be an unrecorded Thames Water asset. It was agreed that PJ and HG would liaise further with Thames Water. There does not appear to be any flooding issues further downstream at Ada Gardens.

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

No update as still waiting to hear from Network Rail.

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

It is understood that a road survey has been carried out. The next set of drains south of the library are now flowing but drains further north still need to be cleared. The location of all pipes in the area is not known but when silt is removed, it is possible to hear water flowing. The 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.

2d) Location: Ockham Road South (Manor Close to Lower Peryers)

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.

2e) Location: Ockham Road North and South – Station Parade

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 (the highest frequency SCC does). They were last cleaned in October 2025 and next due in May 2026.

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2f) Location: Ockham Road South: Pipe and Gullies north of the library (links with 2c)

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 north 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.

2g) Location: Forest Road (between Wildwood close and the Railway Bridge)

This is currently with Thames Water to undertake a full survey to establish ownership.

SCC update: The system on the west side of the road is a surface water sewer and so is the responsibility of Thames Water. Their mapping stops near Falconwood, but that does not mean they do not own the remainder of the system downstream. A sewer by legal definition cannot discharge into a culverted watercourse. Lack of inclusion on Thames Water's records does not preclude their responsibility for the asset.

2h) Location: Forest Road (between High Park Avenue and Glendene)

The heavy rain in January showed that this issue has not been resolved.

SCC update: The system was last checked on 21 January 2026 and no issues were reported. It has since been reported by residents that there was flooding here during the recent wet weather. On an initial inspection by a highways officer, there was no flooding evident or any issues viewed on site. SCC have arranged for an officer to return and recheck after PJ provides additional information not included in the original report.

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

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. East Horsley PC to report via Fix my Street.

2j) Location: Guildford Road, A246 - by Wimbledon Carriage Company

Great progress has been made and ZF thanked all those involved.

SCC update: No collapsed pipes have been identified. Two gullies located outside the garage discharge directly into the main carrier in the centre of the carriageway. The third gully does not retain water but flows across the road into a catchpit (situated behind the opposite gully) and into a soakaway located in the verge. This soakaway does not appear to be functioning effectively. There are two additional soakaways in the verge associated with the other gullies. While these soakaways are not interconnected, it is possible they were originally intended to be linked as part of a retrospective measure to address previous flooding issues.

The gully currently holding water has a very small sump. SCC investigating linking the three soakaways to ease the pressure on the one that is not functioning correctly then connecting the final soakaway into the main line. SCC may replace the affected gully with one that has a larger precast pot underneath in the next financial year if the budget allows. In the interim, an SCC contractor will attend site to empty the soakaway and clean the weepholes to restore some capacity to the system.

2k) Location: Green Dene

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. We have arranged additional inspections (not cleaning) for the drainage assets within the private property quarterly. If issues or a build-up of debris is found during these inspections, additional ad-hoc cleaning will be arranged.

In addition to the above items, CY reported that there is pooling at the drain located at the top end of the bridleway at West Horsley Place. It was requested that a report is made via Fix My Street.

Effingham Parish Council

3a) No specific flooding issues. Over the last 8 months or so, flooding matters have only been discussed in relation to possible flooding in locations subject to planning applications.

Ockham Parish Council

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

SCC update: National Highways have located the collapsed pipe and planning repair and remedial works.

4bi) Location: Old Lane between Black Swan Pub and Hatchford End Estate

All the problems at this location relate to the construction work by Taylor Wimpey on the land at former Wisley airfield. CU-B is aware of the issues and has been liaising directly with Taylor Wimpey. CU-B will consult with Taylor Wimpey and provide a follow-up update to Ockham PC.

Old Lane will not be resurfaced until these works are completed, even though it is noted that the road is currently in a very poor state of repair. It was noted that water drainage consents fall under the remit of the Environment Agency. Ongoing issues relating to water flows, debris and flooding were highlighted.

SCC SuDs Team update: The Highways Act does not give a highway authority power to be able to stop water discharging onto the highway off adjoining land unless it first flows over a footway (Section 163).

4bii) Location: Old Lane at the entrance to Surrey Poultry Lane onto Brick Kiln Site:

Surrey Highways have undertaken a site visit and identified there is a blocked culvert that requires attention.

SCC update: SCC does not have the statutory authority to prevent water from discharging onto the highway from adjoining land; however, the matter is currently being reviewed by the local officer.

4ci) Location: Ockham Lane, Upton Bends:

SCC update: as stated in 4a.

4cii) Location: Ockham Lane, Bridge End:

SCC Update: Gullies here are maintained on a six-monthly cleaning cycle with the next scheduled maintenance due in May 2026. A further inspection carried out by a highways officer on 3 March 2026, found the gullies to be below their outlet levels and operating correctly. It was noted, that the water level in the stream was higher than usual, which may result in the gullies backing up during periods of heavy rainfall.

4ciii) Location: Field adjacent to Ockham Lane between Bridge End and Black Swan Pub

A broken sewage pipe has been identified in a field adjacent to Ockham Lane. Thames Water (reference 01535355 has deployed a significant number of tankers to address the issue but this activity has resulted in damage to the road surface. It was agreed, if Thames Water was responsible for the damage, they will be required to undertake the necessary repairs. Ockham Parish Council will contact Thames Water to progress this matter.

As the affected road forms part of the Surrey Highways network, clarification was sought as to whether SCC involvement may be required. It was agreed that the matter should initially be pursued with Thames Water, with SCC to become involved if necessary.

The Environment Agency advised that works associated with a pipe at Boldmere, linked to Wisley development activity, is causing disruption to the local road network.

4d) Location: Bridgefoot Farm, Portsmouth Road

The issues at this location cross the boundary into Ripley – refer to item 5h under Ripley Parish Council.

Ripley Parish Council

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

Although drains have just been cleared, water is again flowing out.

SCC update from SCC: Gullies have been cleaned since last report in November 2025. No issues reported since then.

5b) Location: High Street (outside St Mary Magdalen Church)

This has been resolved.

5c) Location: Newark Lane (opposite Newark Close)

This has been resolved.

5di) Location: Portsmouth Road

This has been reported. See SCC update in 5dii. Ripley PC will liaise with AT regarding all Portsmouth Road issues.

5dii) Location: Portsmouth Road, outside Hurst Farm

Water runs off farmland from Hurst Farm which crosses the public footpath and flows into the High Street. At the uncontrolled crossing point, it floods across the road.

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SCC update: Ongoing issue with water leaking out of utility company apparatus onto the footway. Landowner has dug out their ditch which flows from west to east and into the culvert under the highway.

5diii) Location: Portsmouth Road, West End Cottages to Peelers Place

SCC update: No reports of flooding here since work was undertaken in April 2025 to resurface footway, install additional drainage and raise kerbs.

5ei) Location: Ripley Lane between Jury Farm and Hungry Hill

Reported to Surrey Highways under #3413092. The ditches are blocked. This links in with item 1b relating to HMP Send and issues preventing travel for prison staff.

5eii) Location: Ripley Lane, Jury Farm to Rose Lane

SCC Update: This issue is being considered by the local officer.

5fi) Location: Ripley Road, Clandon Railway Bridge

SCC update: The landowner downstream of the SCC drainage system has cleared the ditches, which has enabled the system to discharge effectively. However, the road surface remains in need of repair. These works cannot currently be undertaken due to groundwater surfacing through the carriageway, which prevents safe and effective repair at this time.

5fii) Location: Ripley Road, Outside HMP Send up to Hungry Hill

SCC update: The drainage system on the carriageway outside the prison is now functioning after the landowner cleared out their pond.

5g) Location: Rose Lane

This location has had further flooding, reported under reference #3432689. Surrey Highways have undertaken a site investigation. This flooding blocks an alternative route to the prison.

SCC Update: Works were completed in December 2025 (reference 246208).

5h) Location: Tithebarns Lane bridge over Stratford Brook

The Environment Agency is managing this under reference 02314032, and Thames Water has also undertaken a site visit. It was reported that raw sewage is discharging into the stream and onto adjacent farmland. Concerns were raised that new housing development at Wisley may further contribute to flows within this system, potentially resulting in overflow discharges into the river. It was noted that appropriate discharge consents should be secured as part of planning applications.

Overspill has been observed from four inspection covers, of which the Environment Agency is aware. During heavy rainfall, sewage has been reported to surge from manhole covers. This matter remains open for Thames Water as the root cause has yet to be identified.

General concern was expressed regarding the cumulative impact of new developments on existing infrastructure. ZF emphasised the discharge of sewage into farmland and watercourses should be treated as a priority requiring resolution. It was requested that the Environment Agency continue to apply pressure on Thames Water to address the matter, notwithstanding that no recent impact on the watercourse had been recorded. Ripley PC confirmed that video footage of the issue is available if required.

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Send Parish Council

6ia) Location: Tannery Lane:

Problems at this location have been exacerbated by building work.

SCC Update: A job has been priced by our contractor for consideration in the 26/27 FY budget. This is subject to approval and will be prioritised against other areas of concern in the county.

There are problems caused with silting and blockages at various locations:

There is waterlogging on the Football Club pitch. The Parish Council has checked the manhole which is clear.

In Sandy Lane and Send Road, drains are silted. These has been reported.

There are problems with the West Clandon stream, which has already been reported to the Environment Agency, as it flows through Garlick's Arch and Maple Road. There is historic erosion at this location. There is a need to understand the boundaries for tree maintenance in this area and an onsite meeting with the Environment Agency would be helpful.

West Clandon Parish Council

Flooding issues affecting West Clandon were discussed with reference to the map provided by the Parish Council, which is attached to the Minutes for ease of reference. The six red markers on the map relate to specific locations that are currently being monitored and investigated.

Concerns were raised regarding the potential impact of future developments on the watercourse running through West Clandon, and the consequent effects on Garlick's Arch. It was noted that a Black Onyx site, located at the southern end of the map, lies within a flood plain where pipe and ditch blockages have occurred. The blue arrows on the map illustrate the flow of water through the Parish. Attention was also drawn to Tithebarn Lane, where surface water flows into a field currently under development adjacent to Black Barns. Affinity Water will continue to oversee the ongoing works in this area.

ZF highlighted the additional challenges for GBC following the introduction of the Planning and Infrastructure Bill, particularly if reduced weight is afforded to flooding considerations. These challenges may be further compounded by the presumption in favour of development where sites are located within 15 minutes of a railway station. CU-B acknowledged the issues raised and reiterated the value of Parish Councils' input and local knowledge. GBC maps both approved applications and pre-application submissions to monitor development locations. While planned developments allow for consideration of cumulative impacts, rapidly changing planning policy, increased housing targets and the emergence of 'grey belt' land make it more difficult to manage the impact of unanticipated or 'pop-up' sites.

West Horsley Parish Council

8a) Location: Heatherdene, Meadow Way and Northcote Road: SCC Flood Teams are still awaiting confirmation from Taylor Wimpey (Ada Gardens development) that the required drainage measures have been taken. Residents in Northcote Road are pleased to advise that, this year to date despite heavy rainfall, their drainage ditches have flowed without flooding.

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8b) Location: Ripley Lane, West Horsley:

Surrey Highways, Affinity Water and Thames Water all advise that the 'issue' is not their responsibility. However, update from SCC:

SCC update: SCC Streetworks team are liaising with Affinity Water as the manhole looks to contain water meter apparatus and is not part of a drainage system.

8c) Location: Green Lane

In addition to recurrent surface water flooding during heavy rainfall, it was reported to the PC that there are significant issues with sewage surging from manhole covers, as well as problems affecting residential plumbing. Residents report incidents to Thames Water, who attend and undertake clean-up works following each occurrence.

There is a sluice gate located within the caravan park to the south of Green Lane; however, it is currently unclear whether this has any impact on flooding in the Green Lane area. Concerns were expressed that the allocated development site for 65 dwellings south of Green Lane may place additional pressure on an already constrained infrastructure network.

CY advised that the attenuation pond at Manorwood requires ongoing management as it discharges in the direction of the caravan park. There is uncertainty regarding the potential impact should the pond within the caravan park not be adequately maintained. In addition, the drainage ditches to the north of Green Lane were identified as requiring significant clearance.

EVFF26.08 Any Other Business

National Flood Forum: KP, a Surrey project officer, explained that the National Flood Forum is an independent charity working with flood action groups including both suburban and rural communities. They meet regularly to discuss flooding issues including the impact of the NPPF. The next meeting for Surrey is in June and an open invitation was extended to all Members of the Flood Forum. It is hoped that by meeting together there can be more 'joined up thinking' when looking at flooding and related issues.

Planning Consultations: CY encouraged all PCs to respond to planning consultations. ZF confirmed that it would be extremely useful to have copies of completed responses to consultations sent to her which she can reference in correspondence with other Ministers.

Appeals: In view of the recent changes to the Appeal procedure, it was requested that GBC case officers refer to Neighbourhood Plan policies in the refusal notice so that it is included should the applicant decide to Appeal the decision. Cu-B will ensure that case officers will include Neighbourhood Plans. C u-B will remind GBC case officers.

Consultees: Do Thames Water always respond to planning applications? CU-B confirmed that although they are a statutory consultee, they rarely respond to applications for under 10 units.

Pressures on Foul Water system: It was discussed that where Thames Water is unable to demonstrate sufficient capacity, planning applications may be refused however, where applicants are able to rely on the legal right to connect, there is often a presumption in favour of granting planning permission, which can limit the ability to restrict development. This issue was highlighted in relation to the proposed Highland's Farm development of +500 dwellings and if it were possible for such a development could be paused and how reasonable it would be to require additional capacity at the receiving treatment works.

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Reference was also made to the Wisley enquiry and concerns were raised regarding the current capacity of the Ripley treatment works and the projected timescales for any future increase in capacity. Concern was also expressed regarding the mismatch between planned housing growth and infrastructure provision, particularly the differences between how water companies operate and the plan-led planning system. It was noted that GBC Planning already hold this information, although Thames Water's responses to planning applications are often recorded as 'no objection.'

It was queried what the current funding cycle is as this may have implications for Wisley and other potential developments. Members asked whether this information is publicly available. JM to liaise with CU-B following their most recent discussion related to Bridge End Farm (Harris land). Upgrades were identified as necessary by 2029. It was noted that capacity at sewage treatment works is determined by Environment Agency permit consents and is not based solely on housing numbers. Discussion focused on whether inflows to the works are being treated to the required EA standards, with emphasis on the importance of consent conditions at each site.

It was further explained that Thames Water must plan for future capacity through defined funding cycles. While previous legislation drove significant investment, including major programmes for phosphorus removal, priorities and programmes can change over time. Thames Water is currently addressing requirements through the Water Asset Failure programme but does not have sufficient funding to address all pressures simultaneously.

It was observed that planning permissions and pre-application discussions across the eastern villages could result in up to 6,000 known new dwellings. The cumulative impact of this growth on highways and wastewater infrastructure was described as significant.

EVFF26.09 Next Flood Forum Meeting

It was agreed that the next Forum should be in late September 2026.

Ripley and West Horsley Parish Councils will liaise with MP's office to arrange and circulate the agreed date to all Members.

Meeting Closed: 12:25.

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