

**Minutes of the Meeting of Thames Water, Environment Agency, Hampshire
County Council with Hart District Council Members**

10 October 2022 at 2pm

Present:

Hart District Councillors (HDC)	Dorn (Chairman), Axam, Butcher; Collins, Makepeace-Browne
Hampshire County Council (HCC)	Cllrs. Collett, Davies, Forster, Glen James Holt Susanna Hope
Environment Agency (EA)	Neil Landricombe, Tanya Jorgji
Thames Water (TW)	Nikki Hines, Carley Mason
Hart District Council (HDC)	Alex Jones, Philip Sheppard, Rebecca Borrett

1. Apologies for Absence

Apologies had been received from:

Councillor's Crampton, Engström, Kinnell, Oliver (HDC); Councillor Parker (HCC)

2. Minutes & Action Table of 7 March 2022

The minutes of the previous meeting were signed as a correct record.

Action Table

A concern was raised Kingsway was not featured in the action table. Alex Jones (AJ) confirmed this would be an oversight and would be corrected, and an update would be provided as part of the agenda.

2) **Steering group for Fleet and Sandy Lane Ditch** – This item will be covered as part of the general update of the EA.

- **ACTION** – AJ: this is now an ongoing action and will be removed from action table.

39) **Crookham Park (between Nepal Gardens and Naishes Lane)**

Susanna Hope (SH) confirmed that HCC a progressing the issues and discussion with the developer. A comprehensive review of the watercourses has been done and further evidence has been requested. The developer is working with HCC, but it is a very complicated site and has to be dealt with carefully to make sure that we do not make the situation worst.

There have not been many reports of flooding in the area which makes enforcement more difficult.

Councillor Axam asked for background to this issue. SH advised this has been ongoing for a while. As this is an enforcement case a large amount of detail has not previously been provided, to make sure nothing is prejudiced. Impacted residents originally contacted HDC and it was established parts had not built the way ideally hoped and this was raised with HCC. HCC have been undertaking a review which identified not all the consents were in place, and there are complicated planning issues. There appear to be less issues than previously, but the reasons for this is unknown.

- **ACTION:** SH will contact Councillor Axam so he can gain a better understanding of the locality.

Councillor Forster asked if the damp courses etc. which had been built wrongly at Crookham Park had been dealt with by Planning or if this was still ongoing?

- **ACTION:** AJ will take this up with Planning and liaise with Councillor Axam if there are any ongoing issues.

45) **Processes - potential strengthening of Flood and Water Management Act powers (HCC)**

A briefing note relating to riparian ownership and enforcement was circulated prior to the meeting and will be discussed in Item 5.4.

48) **TW - Surface Water Management Plans** – this will be covered within Carley Mason's (CM) update later in the agenda.

Councillor Dorn felt where ongoing was listed in the progress note, this was clearly not very informative. Detail for future meetings of what has happened in the intervening time would be helpful. AJ confirmed that would be possible but pointed out some of these actions are now general updates included in the agenda and no longer actions.

- **ACTION:** AJ: Action table to have more detail added and to include the actions raised to show more urgency towards those and not highlighting updates the agencies provide.

53) **Fleet FAS** – Neil Landricombe (NL) confirmed a lot of work has taken place and consultation have been undertaken, and modeling work to understand risk better. 25 options had been looked at and they are now in position to present the work undertaken and do a deep dive. A meeting will be held at HDC in December, where the results of work done to date will be presented to the Members representing the areas in detail.

NL advised the leading option for providing the most amount of benefit is property flood resilience but stressed there is still a lot of work to go through and is not final.

Councillor Collett commented resilience is not to solve the problem but finding a way of living with it, so he is not keen on it as eventual outcome. Councillor Dorn agreed and commented the other issue with this is the need for active participation to put them into place, and other interesting options are available. Neil clarified they would be looking at passive measures and not intervention type measure where product installation required. Also, that is the leading option at this time and does not mean an alternative or combination of options would be the eventual outcome.

- **ACTION:** AJ/NL: Date for meeting to be arranged for December 2022.

54) **EA (NL)** - This will form part of the agenda update.

55) **Webbs Corner** - SH will update in Item 5.3b of the agenda.

3. Impact of Storms since last meeting

Councillor Collett commented the last two or three recent storms tested every system, and in last storm he had seven or eight different locations all with genuine flooding problems. Three were highways issues and James Holt (JH) had been out with him and looked at those. This had been an opportunity to test things previously put right and there was a case in Foxley Close that TW dealt with, and while the road still flooded it went away quicker.

SH gave a general update that across Hampshire less reports were received than previous years, and none that triggered a Section 19 investigation. In terms of rainfall in the last month, September was an average month and ground water levels are still below average but are now showing some response to the recent rainfall.

Councillor Forster commented he has seen more proactive action on things like jetting drains than in previous years. That may be partially to thank for the reduction in reported incidents and thanks should be passed on. JH confirmed this year things had been done different with a jetting machine available all year so can respond quicker. He could not confirm the same could be offered for the next financial year, but for the rest of the current one, it would be available in north part of county so can respond quickly. The meeting noted the very positive effect of the availability of the jetting machine.

4. Flood Warning Area Update from Environment Agency

Tanya Jorgii (TJ) of the Flood Resilience Team update the meeting on new flood warning system launched this year for Fleet Brook and Pinegrove Stream.

- **ACTION:** AJ will share the presentation.

Councillor T Davies asked if there are any other rivers, they do this in, in particular the area of the Whitewater where crossed? TJ confirmed the whole of Fleet geographical area is covered by flood alert, and they are looking to roll this out in Crondall. AJ confirmed we have this in seven areas at present, including River Hart, Whitewater, and Blackwater. A map is available on Gov.uk or TJ can provide if requested. Councillor T Davies advised he owns the fishing rights to Lodge Farm and has an interest.

Councillor Axam asked if this is 24 hours. TJ confirmed it is.

Councillor Glen raised issues around Lodge Farm. This has been added to Section 8 (Any Other Business).

Councillor Dorn asked TJ if her presentation can be published. TJ requested it remain in the group and any questions can be directed to her. TJ has other material better suited for social media and websites, which she would share.

- **ACTION:** TJ to provide website and social media specific information.

Councillor Dorn asked if the measuring device just looks at river levels or also velocity?

- **ACTION:** TJ believes just levels but will speak to the relevant team and feed back.

Councilor Dorn commented the warning system provides text and phone calls and as people set these to “do not disturb” but had not put in exceptions for such warning systems, so could this be mentioned in future literature and communication materials produced.

5. Status Updates

5.1 Environment Agency (NL)

River modelling – currently looking to model River Blackwater from Aldershot to Swallowfield and all tributaries. The program delivery is Summer 2024 to finalise the modelling. The scoping phase is complete and is now into Phase 2 which is the survey stage. This new modelling will include some watercourses that had not been previously modelled. On back of this an updated flood maps for planning purposes will be available which will feed into projects and provide an improved picture of flood risk through catchments.

Councillor Collett advised some years ago Blackwater Valley Countryside Project mapped the river, and this may help with the survey work

- **ACTION:** NL will contact Steve Bailey at the Countryside Project.

Projects – a whole suite of projects and areas at risk of flooding in HDC are being looked at. Originally wanted to add Frogmore area, but there are currently three watercourses. One is Bailey Stream which has detailed flooding modelling and two rivers are not modelled. It is felt if progressed to Frogmore, in order to

understand and advance flood modelling would be required so it makes sense to wait as work is already being done as part of the Blackwater catchment.

Griffing Stream in Hook, Mill Lane (North Wanborough), Crondall and Yateley are all being looked at and all projects undertaking initial assessments at the moment. As part of this work, there was also the opportunity to include Eversley & Lower Common and Zebon Copse within the contract to carry out initial assessment work. While these two are surface water and HDC have the governance over them both, it is more efficient to group the six projects together at this stage. Jacobs are carrying out the assessment work and the EA have a project manager. Feedback of the outcomes will be available towards the end of the financial year.

Councillor Axa asked where he can raise an issue at The Verne in Crookham East. NL confirmed this would be covered by Fleet area being looked at and the meeting in December could help directly with this.

Flood Risk Management Plan update – strategic plans, Yateley identified as significant area to be looked at. Initial consultation done and actual flood risk management plan to be published imminently.

- **ACTION:** NL to share the link to the Management Plans

5.2 HDC projects (AJ)

Eversley and Zebon Copse, form part of the six projects the EA has grouped together for a quicker and more efficient approach. These two are based around surface water and managed by HDC, but initially grouped with the EA.

Mill Corner, North Wanborough - legal work with landowners where natural flood management proposed is still ongoing. Projects by the EA may provide other possibilities for action in this area.

Hawley Hill – TW rejected our second application for funding from the Surface Water Management Program. We did not have the evidence base required to prove the effectiveness of the proposals. Currently, HDC are unable to progress the Hawley Hill balancing ponds but will continue to work with TW in the area.

Councillor Collett asked what we were bidding on money for the balancing ponds. AJ confirmed it was to take TW network off at the small roundabout into the balancing pond and hold it in the area and slowly discharge it. The evidence behind the benefit it would create was not there and we cannot do the modeling work inhouse to prove this. Councillor Collett commented since the Hawley Hill Estate was built in the 1980's that is the period that Kingsway houses have been flooded.

Phoenix Green and Kingsway Flood Alleviation Schemes - Legal agreements are now signed off and can be put out to our residents. We are waiting for the project

management aspects to be finalised before we send communication to residents. The projects will aim to be delivered concurrently.

Kingsway Flood issues – Apologies that the meeting with Blackwater Valley has not been set up yet. AJ has had a meeting with the EA and TW about the flooding issues and the concerns around any future works. The size of the work required within the River Blackwater could make it unfeasible. How this would be funded and who would carry it out is still to be discussed.

AJ confirmed it is apparent River Blackwater is too high, but it is unclear as to the reason behind this. There are not apparent blockages in the river. Discussion have been had regarding options, but all are costly and may not stack up economically. Any queries regarding TW future funding opportunities and requirements should currently be made to Eva Linnell via email at eva.linnell@thameswater.co.uk.

Councillor Collett asked if we have definitive topographical levels as to the contours of the river level versus the contours of the base of the houses being flooded. Alex does not, but it is apparent the main outlets for the sewer network are the same level as the river level. In summer there is capacity within the river. The ongoing discussions will be around the river levels, flow data models, potential benefits and the economic constraints.

Phil Sheppard (PS) advised this is a multi-factored, complex problem with many inputs. The EA spent £5M on dredging in 2019/20 which is a considerable amount in itself. PS was disappointed that Hawley Hill was not funded despite the work put into the bid. Flooding appears to have only been happening only since development was completed. HCC does run the Hampshire Strategic Flood and Management Group which he sits on, and for purpose of action, as HDC, EA etc. cannot look at it alone that is the forum for this. PS stressed this will be a long-term project and not quick turnaround.

- **ACTION:** PS to raise this as a multi-agency, multi-factored action

Councillor Collet clarified the resilience project will be tied in with Phoenix Green which AJ confirmed.

5.3 HCC projects (SH)

[a] Highway Authority - Update on Webbs Corner is Phases 1 & 3 have now been completed and is currently in the defects period. A final phase to improve highway drainage in The Street is subject to funding availability so is to be handed over to Highways to complete. JH has contacted lead officer, John Diamond, to see what mechanism of funding they will be looking at.

[b] Flood and Water Management Team - SH highlighted the project side EA and HDC have projects of own and we support them with that. HCC have the Catchment Management Plans which are the next step in strategic documents following the published Local Flood and Water Management Strategy. Public consultation on the draft plans closed on the 21st of July 2022. The approach and policies were well received and received comments from 79 responders. The policies contained within the Catchment Management Plan had a high overall level of agreement ranging from 79%-97%. HCC are currently going through the comments and revising the Catchment Management Plans.

- **ACTION:** SH to provide a link to the Catchment Management Plans. Link has been provided below and the plan relevant to Hart is 'Loddon East': <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>

Councillor T Davies asked what is happening about the flooding beneath the M3 bridge Phoenix Green and Odiham, and the flooding near to the garden centre. JH advised these are more historic maintenance issues and gullies will be changed this financial year. Other areas will be investigated.

5.4 HCC Local Flood and Water Management Strategy

Enforcement note (relating to Action 45) – the briefing note provides data on the flooding investigations since 2015. HDC only have a duty to investigate 'significant' (as defined) issues. Briefing note has information from the website, and talks about classification and actions, and different enforcements options available.

Councillor Dorn requested clarification of problems someone might have – is direct impact or risk considered? SH confirmed consider risk to some level. Councillor Dorn also asked if no challenge within 6 months of building being completed no chance of enforcement. Has that changed? SH felt that could be the EA. If it is before they have taken powers would be in a harder position to challenge. Again, it is on the basis of risk.

Councillor Collett asked if garages, particularly if there is an internal door, are included in categories 2.4 for internal flooding. SH advised no, but potentially yes if at risk of going into the house under the floor flooding.

Once report is completed does it include proposed action? The online system would provide a summary and detail the causes. If there is any that require action, the online reporting system would show this.

5.5 TW projects (CM)

[a] Surface Water Management Plans –Hawley Hill balancing pond is the only outstanding issue.

[b] Drainage and Waste Management Plans – Councillor Dorn advised lining of the last of the lower lying sewer lines in Crondall recently completed. A wet winter was awaited to show how successful this had been.

London Road (RG27) – solutions are being worked on. Current solutions all risk increasing flooding elsewhere. Still being investigated to find the right solution.

6. Parish Flood Forum: Update (HDC)

AJ advised only two responses received earlier in year so two separate meetings held with Dogmersfield and Hook. There has not been much of a response for a couple of meetings now, so consultation carried out. Many confirmed they are happy with format, but no new flooding issues to raise. These are being held after dry periods and this may have impacted. The next one will be held in December, but AJ will go out to them first to see if they have any major issues.

7. Forward Water Situation (EA & TW)

NL updated groundwater indicator levels are normal or below at this time and soil moisture deficit is good so is some give if needed.

8. Any Other Business

NL asked when talking to the community about flooding please remind them to report incidents as does help shape projects for evidence based.

Councillor Glen advised of a big issue at Lodge Farm that has been raised by National Highways. Councillor Glen would like our flood experts to look at this prior to an application for five warehouses being made in Spring. NL confirmed he was not aware of this application. Councillor Glen confirmed it is a pre application and full application is expected in Spring 2023. AJ advised that due to the size of the application, it will be sent to the relevant teams within the EA, HCC and HDC for comment relating to flooding. Councillor Glen advised Patrick Blake at National Highways is the contact. Councillor Glen has passed information regarding the floodplain to AJ and copied in the main HCC officer and requested AJ start talking to HCC and Patrick Blake to start building a set of opinions and thoughts before Spring. It will affect everyone, not from a flooding point of view but from a traffic perspective. PS advised HCC is the Lead Local Flooding Authority for Hart. The EA, HCC and HDC have already provided comments on the Environmental Impact Assessment application received earlier this year and will provide comment on the pre-application. Mark Jaggard, Executive Director of Place is very much aware of the application, as is the case officer. Comments of concern have gone back to the developer. It is for HCC to

comment mainly on this application, and not AJ. Councillor Glen asked for this be brought up about the background for the floodplain at the next meeting in March. PS advised this meeting is not the appropriate forum for this as it is turning into a pre-planning issue, but Councillor Glen can speak to Mark Jaggard and Steph Baker at HDC.

- **ACTION:** An update on the Lodge Farm application will be provided at the next meeting.

It was requested the meetings are held as an in-person meetings in future. Other members expressed a preference for Teams meeting.

- **ACTION:** Councillor Dorn and AJ will discuss the options further.

9. Date of Next Meeting

Next meeting will be on Monday 20 March 2023 at 2pm.

Meeting ended 16:08pm