

INFORMATION SUMMARY OF THE EFFECTS OF FLOODING IN BISLEY 2006/2007

Background

Bisley lies to the south and east of West End Parish, with Chobham bordering to the northeast, making Bisley the main eastern and southern Parish boundary which adjoins the Boroughs of Guildford and Woking.

Bisley church is a local high spot, which is logical for a building over 900 years old, and has the St Johns well (natural spring fed) nearby. The majority of the surface water from Bisley flows north and east into the Addlestone Bourne located near to the Bisley and West End parish boundaries.

Some water, mainly around the Stafford lake area, drains southwards into the Guildford and Woking Borough surface water system.

Most of Bisley, like the higher areas in West End, are some 25 metres higher than the centre of Chobham village. Bisley is the smallest of the six rural villages in Surrey Heath.

Accommodation

Similar to West End, Lightwater and Bagshot are in the rural area of the Borough where the number of houses has increased substantially over the last 40 years. Generally the development is either side of the Guildford Road (A322) which is the main thoroughfare with small lane links to Knaphill (via Church Road) and to Pirbright and Brookwood (via Queens Road).

The newer and more efficient drainage systems installed on these housing sites makes them more resilient to the heavy rainfalls of 2006 and 2007. Some road flooding did occur to newer areas due to local gully blockages with some surrounding lanes also flooded due to the capacity of roadside ditches being overcome.

The worst affected area was where the main river crosses the Guildford Road (A322) by Newbridge (close to Brook Nursery) in West End, making the road impassable.

General Surface Water Systems

Over the years minor improvements to drainage issues have been carried out in Bisley.

- The Kiln Lane, Chatton Row area has been an ongoing problem affecting the A322. SCC carried out some work after 2006 along with some landowner ditch work. This will need monitoring in future heavy rainfall to assess efficiency.
- Surface water on the west side of A322 from Miles Green, Bisley Common, Coldingley Prison and Bisley Recreation Ground, all drain northwards onto West End Common and Ford Road area before joining into the Addlestone Bourne and heading eastwards to Chobham. There is natural attenuation on the open ground areas and ideally more water needs to be retained within these

areas to satisfy the overall borough plan of greater attenuation. The retention pond system on Bisley recreation ground by Ford Road appears to function satisfactorily but its capacity is being reviewed for possible increase.

- On the east side of A322 the water flows westwards to Chatton Row as referred to earlier.
- Surface water from the Clews Lane and Church Lane area travels north through various culverts and ditches prior to connection into the Addlestone Bourne by Newbridge.
- Substantial quantities of water collect in the overgrown briar area in Church Lane opposite the bungalows and church. This acts as a detention area already attenuating flows for up to a week, slowly discharging onto the carriageway of Church Lane. Increasing attenuation capacity in this area will benefit the immediate area and further on into Chobham.
- The pond in the southeast corner of the Village Recreation ground, with its ditch outfall northwards, acts as a retention pond and improvements to capacity have been carried out by the Parish Council. It is likely further capacity or control is required to refine the area drainage and better assist Chobham.
- Over the last 3 to 4 years many road gullies and their branch pipe work have been blocked in Bisley. On the A322 this has allowed uncontrolled overland flow northwards towards the river affecting motorists, pedestrians and contributing to flooded properties.
- On the east side of the A322 by the closed end of School Close the water appears to travel over ground from service inspection covers into a ditch system. This area needs detailed appraisal and some attenuation solutions. The grass verge is quite wide and a detention cascade needs to be considered.

Flooded Property

Newbridge on the A322 is due to be reconstructed and better attenuation controls needed to be monitored on the east side to maximise the field area and flood plain. All properties within this vicinity are close or within dedicated flood plain and will need to review their own resilience measures.

Surrey County Council Highways have not yet circulated the revised Newbridge proposals to the Borough and Parish Councils.

General Conclusion

Whilst Bisley suffered less flood problems than surrounding villages it is still necessary that improvements are made by Surrey County Council (common land and highways) along with smaller land owners and private houses to reduce water run off. This additional attenuation is part of the Surrey Heath Borough Council Mitigation Strategy (8th January 2008 – Executive minutes) not only to increase resilience and reduce flooding in Bisley but to reduce to risks to people and properties in surrounding areas, especially West End and Chobham.

To be read as part of other Flood Information issued by Surrey Heath Borough Council, namely West End, on the web site in January 2008.