



MINUTES OF THE KING'S POND TASK & FINISH GROUP

Thursday 22nd August 2025

Present: Councillor Don Hammond - Chair (DH)
Councillor John Quincey (JQ)
Tom Horwood – Town Clerk (TH)
Cathy Ayres – Resident representative (CA)
Paul Ebbutt – Resident representative (PE)
Angie Owens - Resident representative (AO)
Tim Pinchen – Residents representative (TP)

1. **Apologies:** Apologies were received from Natalie Beckell (Alton Town Council), Eric Phillips (Resident representative) and Ryan Doran (Resident representative)

2. **Minutes of the previous meeting:** Amendment point 2. The previous meeting was not 31 July. It should state 19th June.
With this amendment, they were agreed. Proposed by JQ and TP seconded.

3. **Review of Actions:**

ACTION 11 - No update received from the Environment Agency.

ACTION 12 - No further update.

ACTION 21 - CA has met Mike Coulter of Cala on site and is pursuing for further information. Site handover is expected by October. Some further work is expected on the river and culvert.

ACTION 24 - June Chatfield is visiting Letcombe Regis, Oxfordshire, where there may have been works similar to one of the Kings Pond options. DH will circulate some new information received from the River Restoration Centre. DH requested a further copy of the Pond Book. **NB to ACTION**

ACTION 25 - TP has circulated sewer plans and walked the route. TP will draft a letter for the Town Clerk to send to HCC and for DH to send to the South East Water's Lasham Drain surveyor on the route and flow rate. It is likely that the surface water sewer at the culvert is just under the River Wey in its bed. However, there appear to be some anomalies and omissions in the Thames Water maps.

ACTION 26 - TP has met with NB and they have requested Land Registry information on the railway and TH/TP are looking at 1971 documents after this meeting to gain further clarity on land ownership and boundaries.

ACTION 27 - DH will distribute RPS tree survey (2023), which included proposals on tree management. For future discussion on what works could be undertaken in the coming season to improve the Pond. Bat survey (October) results will be required before decisions are taken and work commissioned. The Deputy Town Clerk is checking with tree contractors who may be available and suitably equipped to work with both trees and water.

4. Tenders for Stage One design

The process has been delayed by around two weeks as none of the bidders were available to meet on the specified date (21st August). A new date is being arranged.

5. Discussions of Next Steps

The next Community & Stakeholder Group is 2nd September, 6:00pm, open to the community.

It was suggested that a history of the site (Dr Chatfield's report or similar) be added to the website in advance of the 2nd September meeting. Lasham Drain could be discussed. DH/TP to review and prepare.

6. Agree date for next Task & Finish Group Meeting

Thursday 25th September: 16 Market Square 10:00am – 11:30am

ACTIONS FOR THE TASK & FINISH GROUP - OPEN

Meeting held on 28th April 2025			
No.	Action	Who	Update
11	DH will explore with the EA exactly which consents are required for Kings Pond.	DH	22/08/2025 - No update received from the Environment Agency.
12	DH was asked to enquire of Ecology Partnership for regular updates rather than waiting for the final report which he agreed would be useful.	DH	22/08/2025 - No further update.
Meeting held on 19th June 2025			
21	Contact Cala and ask for information about the route of the Lasham drain through CALA site.	CA	22/08/2025 - CA has met Mike Coulter of Cala on site and is pursuing for further information. Site handover is expected by October. Some further work is expected on the river and culvert.
Meeting held on 31st July 2025			

24	Merged previous actions 3 & 19 Investigate where similar projects have been undertaken i.e. Anton Lakes, Andover (speak with June Chatfield) Investigate St Albans and River Ver and Verulamium Park Lakes.	TP	22/08/25 - June Chatfield is visiting Letcombe Regis, Oxfordshire, where there may have been works similar to one of the Kings Pond options. DH will circulate some new information received from the River Restoration Centre. DH requested a further copy of the Pond Book.
25	Merged previous actions 18 & 20 Approach Environment Agency/Thames Water/South East Water for drainage maps When TP & DH met with DJC she provided them with a lot of information about the pond. Whilst they were investigating, they found a manhole cover in the footpath on the other side of the railway and could hear water running. They are unsure where the source of the water is coming from and where it is coming out. To investigate.	TP /DH	22/08/2025 - TP has circulated sewer plans and walked the route. TP will draft a letter for the Town Clerk to send to HCC and for DH to send to the South East Water's Lasham Drain surveyor on the route and flow rate. It is likely that the surface water sewer at the culvert is just under the River Wey in its bed. However, there appear to be some anomalies and omissions in the Thames Water maps.
26	NB is looking into some questions that have arisen from lack of Land Registry information on ownerships of different areas of land and river.	NB	22/08/25 - TP has met with NB and they have requested Land Registry information on the railway and TH/TP are looking at 1971 documents after this meeting to gain further clarity on land ownership and boundaries.
27	Tree works will be required. A tree survey was undertaken in 2024, with recommendations for work. DH will circulate this report	DH	22/08/25 - DH will distribute RPS tree survey (2023), which included proposals on tree management. For future discussion on what works could be undertaken in the coming season to improve the Pond. Bat survey (October) results will be required before decisions are taken and work commissioned. The Deputy Town Clerk is checking with tree contractors may be available and suitably equipped to work with both trees and water.

Meeting held on 22nd August 2025

28	NB to order further copies of the Pond Book	NB	
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ACTIONS FOR THE TASK & FINISH GROUP – **CLOSED**

No.	Detail	Action	Update
Meeting held on 25th March 2025			
1	Send JQ minutes of the SE Water meeting (Brad Evans)	PH	Minutes sent 25/3/25. Action Closed
2	Produce critical timeline for work program and funding streams	PH	Kings Pond Outline Programme tabled at the meeting on 22 nd May to be amended to read “DRAFT” and then published
4	Draft letter for Expression of Interest and produce list of intended recipients	DH	Circulated brief to members of T&F by PH. Action Closed
5	Issue Expression of Interest letters to (a) project managers (b) potential design & build contractors)	PH	Issued 7/4/25 with responses requested by Friday 9 th May (due to bank holidays). Action Closed
6	Contact to be established with angling clubs who manage large lakes	PW	Regarding the action required to seek out any advice from local angling groups I had a very large enterprise in mind but have now discovered that they have sold off all the lakes to smaller clubs. My other choice was the local group known as Reading & District Angling Association (RDAA), a large club with responsibility for many ponds and lakes. I have had a recommendation back; Nick Haycock (nick_haycock@me.com). He is online as a Director at Haycock Environmental Consultants Ltd. Describes himself as a senior hydrologist and project manager specialising in lake, river and wetland creation with over 25 years’ experience. Action Closed.
7.	Contact to be established with Nick Haycock (plus recommendation from Tim Pinchen: Aquascience & Cain Bioengineering. Contact established & Expression of Interest issued	DH	Information sent to Nick Haycock, Aquascience & Cain Bioengineering.
8	Terms of Reference to be tabled at Full Council	PH/DH	Adopted by Full Council 9 th April 2025. Action Closed
9	JQ to approach Anthony Furnival to ask for a copy of the quote he obtained for a	JQ	JQ advised that the Minutes should state that Anthony Furnival had “estimates” only. Therefore the action is closed and no quotes exist. Action, therefore, closed.

	dredging + option for KP several years ago.		
Meeting held on 28th April 2025			
No.	Action	Who	Update
9	JQ to approach Anthony Furnival to ask for a copy of the quote he obtained for a dredging + option for KP several years ago.	JQ	JQ advised that the Minutes should state that Anthony Furnival had “estimates” and that he declined to show ATC.
10	CA to seek information from CALA on the silt traps throughout the development on their construction and circulate to the group	CA	CA was informed by CALA they use a Marshalls Hydro Downstream Defender.
11	DH will explore with the EA exactly which consents are required for Kings Pond.	DH	Happy to provide pre-application guidance when we have a finalised proposal.
12	DH was asked to enquire of Ecology Partnership for regular updates rather than waiting for the final report which he agreed would be useful.	DH	Update received on 21/05/2025 no signs of water voles and Great Chested Newt.
Meeting held on 19th June 2025			
10	CA to seek information from CALA on the silt traps throughout the development on their construction and circulate to the group	CA	CA was informed by CALA they use a Marshalls Hydro Downstream Defender. 22/05/25 CA will investigate further to advise the group of the details of the silt traps. 19/06/25 CA sent brochure for the Downstream Defenders being used within the Cala site and a link to a more technical document on different drainage solutions.
15	Downstream Defender	CA	To find out more details / specification about the Hydro Downstream Defender. Details shared.
16	Share details HCC APP Our Hants App	NB	https://www.hants.gov.uk/
Meeting held on 31st July 2025			
3	Investigate where similar projects have been undertaken i.e. Anton Lakes, Andover (speak with June Chatfield)	TP	Merged with action 19 now ACTION 24 19/06/25 Still no response. TP is certain that it won't be a viable option due to volume of water is a lot greater.
13	Evaluation of responses to Expressions of Interest Stage 1	DH/PH/PW	Preliminary responses to be evaluated and report prepared to be circulated to this group for final recommendation to Full Council

17	Approach to Water Environment	DH	31/07/2025 – Response not suitable for adoption. 19/06/2025 – DH approached and the contact we need to speak to is on holiday. DH will continue to follow up.
19	Investigate St Albans and River Ver and Verulamium Park Lakes.	TP	Merged with action 3 now ACTION 24 https://www.stalbans.gov.uk/revitalising-river-ver-project Contact St Albans City & District Council to find out more details and possibly arrange a visit.
18	Approach Environment Agency/Thames Water/South East Water for drainage maps	TP	Merged with 20 to make ACTION 25 31/07/2025 - NB is in touch with Thames Water to obtain sewer plans. TP will compare Thames Water maps and historical maps, as Thames Water may be missing some information, and will revert to Thames Water. It appears that Lasham Drain is routed differently on some of the maps. This may have an implication for Thames Water responsibilities if their maps are incorrect.
22	To investigate Google drive / Dropbox or similar for sharing documents rather than by email.	NB / DH	31/07/2025 Shared folder has been created and shared
23	To put visuals together for presentation.	NB / DH	Completed CLOSE