

Town Meadow drainage 2026

Project details.

Item	Details
Project / Service Title	Town Meadow Drainage 2026
Lead Officer / Councillor	Pippa Sherriff
Key Committee / Council Date	Amenities & CIL/Full Council
Decision Required	Approve
Reason for Proposal	The grounds maintenance contractor reported early in the summer that the area was becoming wet again, requiring strimming rather than mowing at the affected area.
Link to Council Priorities	Local environment & amenities
Who Benefits?	Residents / visitors / community groups
Proposed Start Date	To be confirmed but as soon as possible
One-off or Ongoing?	One-off

Key Considerations

Consideration	Detail / Impact
Estimated Cost	£4,305
Budget Available?	Yes – project reserve
Funding Source	Existing budget
Staffing Impact	Officer time needed to administer & monitor
Ongoing Maintenance	Not applicable
Procurement Required?	Not required – going to contractor involved previously
Legal / Governance Issues	Not applicable

Insurance / Risk	There is a potential operational risk associated with rectifying the area, as there is a possibility that drainage improvements may not fully resolve the issue
Health & Safety	Not applicable
Equality / Accessibility	Impact on access to Town Meadow for the duration of the works – cannot see the playground being out of action
Environmental Impact	Not applicable
Impact on Existing Services	None
Communications Needed	Website and social media should works commence
Partnership Working	Contractor

Recommendation:

That Full Council resolves to instruct JTS Civil Engineers to undertake the additional work set out in their report at a cost of **£4,305**, to be funded from the project reserve budget line.

Council / committee decision:

RESOLVED:

1. Current position

JTS Civil Engineers visited the site in June 2026 and advised that the wet area appears to be receiving water “from source”, likely from a spring resurfacing in its original location. They have recommended a further AquaCell soakaway (see report attached at the end of this document). As they undertook the original drainage works, no second opinion or alternative quotations have been sought at this stage.

2. Background

Town Meadow has a long history of water and spring activity. Historical records indicate that previous drainage attempts were made, but that any permanent solution would be challenging because of the underlying ground conditions.

Town Meadow is designated as Local Green Space. The aim has been to improve drainage while protecting its recreational value, particularly given the recent investment in the playground and the request for a costed proposal for a bandstand to be considered by Council in September 2026.

3. Chronology of events

- **Pre-2023:** Historical documents held by Waverley Borough Council identified persistent spring activity at Town Meadow. An earlier drainage scheme from 1988/89 used a central pipeline and herringbone drains, but the report noted that springs later appeared elsewhere on the Meadow. A 2002 engineering note stated that an effective permanent solution would require extensive, closely spaced sub-surface drains, with no guarantee of success.
- **November 2023:** Full Council resolved to allocate **£20,000** for Town Meadow drainage works
- **April 2024:** A further report explained that a CCTV survey had identified collapse in the existing pipework at around 35 metres from the outlet, making repair or replacement difficult and costly. Three drainage specialists were approached for quotations, and a consulting civil and structural engineer was engaged to review the quotes, scopes of work and make a recommendation as to which firm to go with.
- **June 2024:** The Infrastructure and CIL Committee approved an increase of **£3,000** above the original budget. JTS Civil Engineers was recommended at a cost of **£22,835**.
- **August 2024:** Drainage works were installed, including herringbone laterals and associated connections.



REGENCY HOUSE

BLACKMOOR

LISS

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JTS Investigation Report

JTS Job Reference	26881.1
Client	Mr Christian Ashdown, Haslemere County Council, Town Hall, High Street, Haslemere, GU27 2HG.
Site Address	Recreation Ground, Town Meadow, Tanners Lane, Haslemere.
Site Contact	Mr Christian Ashdown ~ pao@haslemere-tc.gov.uk
Type Of Property	Public recreation ground
Instruction Type	Investigate cause/source of water surfacing in the green
Report Type	Advice

Description of Problem as Reported	An area of the recreation ground, in the vicinity of the herringbone land drainage network installed in August 2024, is found too wet to mow. JTS to investigate the cause and source.
Initial Survey of Site Observations	We can confirm that the area reported as wet does in fact have surfacing water which is visibly running over the surface through the grass. The area where the water is surfacing is located on the outskirts of the herring bone system installed in Aug 2024 (please see attached plan for location). Having reviewed images and videos recorded at the time of install we can confirm that within the area where the water is currently surfacing an existing drainage lateral was exposed during excavations which was found full of water and constantly flowing (please see attached photos), at the time this was assumed to be a historic lateral from a separate location carrying additional spring water. The existing lateral exposed was connected directly to the new herringbone system by coupling so the old and new network can work together, additionally, additional herringbone laterals were installed either side of the joined networks to alleviate the load. We can confirm that when the project was nearing completion x2 additional laterals were install parallel to the tarmac footpath which we directly connection to 2x existing and historic land drains emerging from below the path from the south to capture and divert both historic laterals directly to the 9" trunk lateral to prevent them from overwhelming the new herring bone system. Despite all the additional laterals installed in this area along with the additional divers from old systems to the new there is rising water with visible flow in the green, the area outside and around the current wet patch (approximately 5m from the epicentre) is found dry with stable ground.

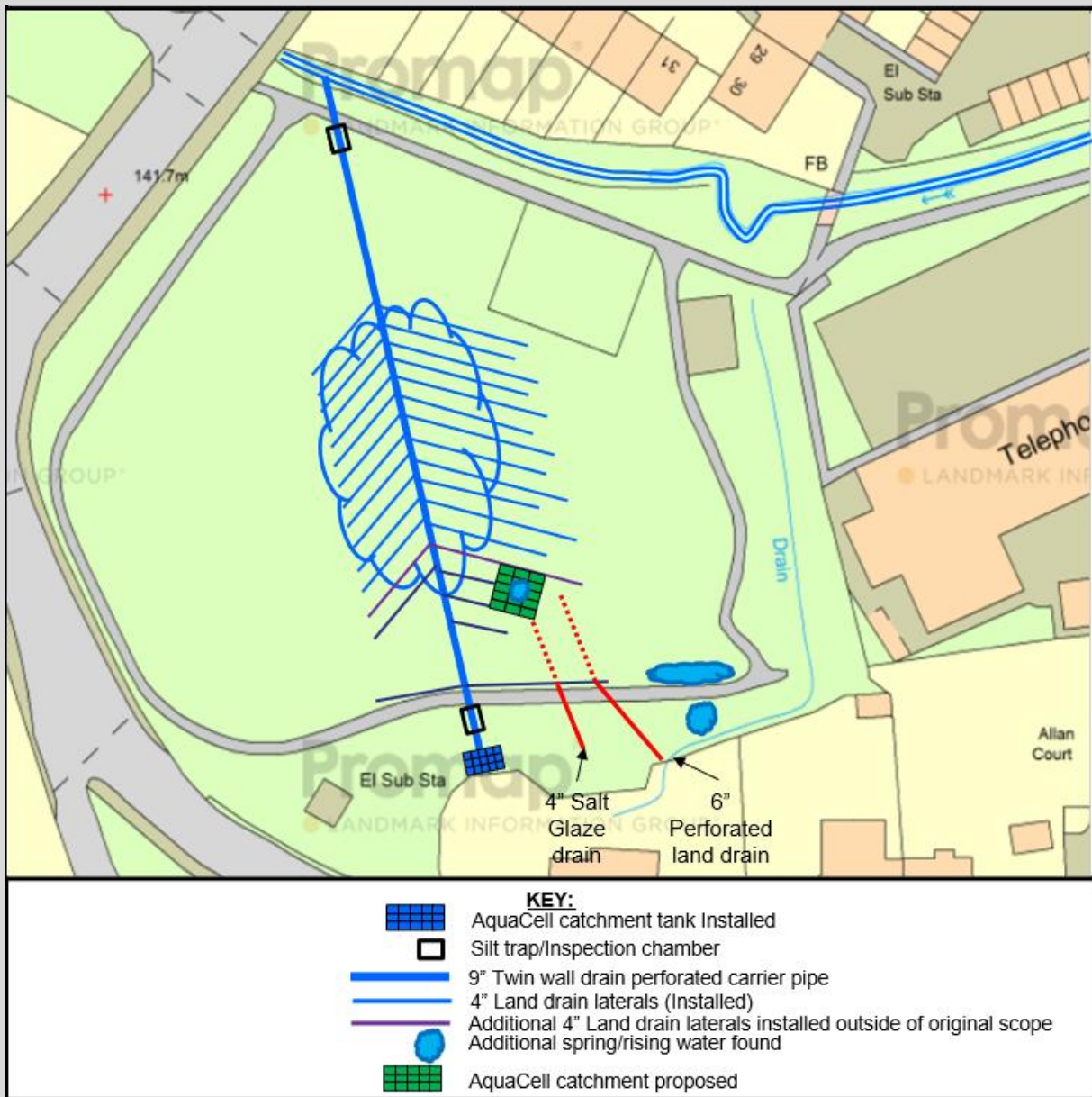
Conclusion	It is highly likely that the source of the rising water as found during this site visit is either a new spring in situ or spring water from a new spring elsewhere on site escaping through the historic drainage network to the new network which is overwhelming the new herring bone network in this isolated area.
Recommendation	The area of site found wet today is clearly receiving “from source” spring water which is overwhelming the herringbone network. Drainage laterals in this zone need to be upgraded to facilitate the additional volume of water. We recommend that an AquaCell create based soakaway is installed in the epicentre of the rising water in the green which is to be directly connected to any/all inlet/outlet laterals exposed within the excavation. The soakaway will be capable of receiving and storing up to 1.5 cubic meters of water below ground and will cover an area of up to 4 square meters facilitating management of the additional water by both natural percolations to ground without water surfacing and discharge to the new 9” main lateral running through site. *This is the same installation that was required and installed at the head of the run where the historic well was exposed to capture all rising water from the well and discharge it to the 9” main lateral (please see attached diagram as an example).

Cost breakdown of proposed works:

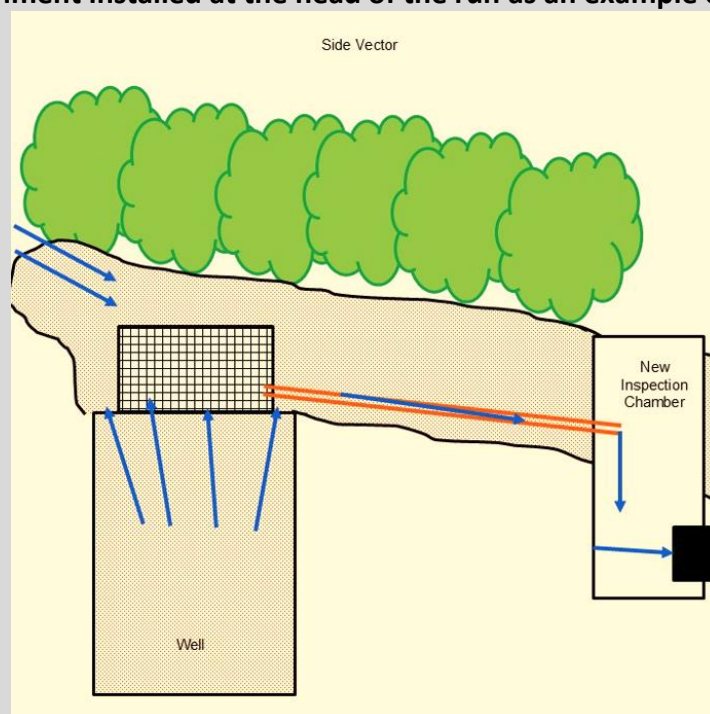
Units	Labour		Cost
1	Drainage team - 0600 to 1700	16.0	£2,720.00
1	Supervisor/Plant Operator	8.0	£680.00
Drainage Fittings			
1 roll	2 x 25m Non-Woven Geotextile 80g/m2	0.5	£41.27
Street Furniture			
1	Soakaway Crates - 1.2mx0.6mx0.42cm	8.0	£461.86
Aggregate			
1	20mm Shingle - Bulk Bag	2.0	£188.18
per 1m3	Spoil Removal and disposal - Trailer	2.0	£96.00
Plant Hire			
Per Day	1 ~ 2.5 tonne Excavator	1.0	£210.00
Per Day	1 ~ 2.5 tonne Dumper	1.0	£190.00
Labour Total			£3,400.00
Materials Total			£503.12
Hire Total			£400.00
Sub Total			£4,303.12
VAT			£860.62
Grand Total			£5,163.75

*Estimated project duration 2 days (24 man hours).

Site Plans



AquaCell catchment installed at the head of the run as an example of the proposed



JTS Civil Engineers Limited

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Photographic Evidence

Excessive water rising recorded prior to install of the new system in a similar location to that found today



Excavations starting in this zone exposing running water



Excessive rising water into the open lateral trench found upon excavation



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