



## **Asbestos Demolition/Refurbishment Survey**

**Public Toilets  
Greyhound Lane  
Wilton  
SP20HT**

**Date: 29/10/2025**

**Prepared by: I Chiddicks**

**Reviewed by: C Jelfs**

#### Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involved trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey
- Materials may be hidden or obscured by other items or cover finishes i.e paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey, however, all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey, no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Breeze Environmental Consultants Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Breeze Environmental Consultants Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

**Prepared by: Chris Jelfs – Manager**



**Signed:**

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## 1.0 **EXECUTIVE SUMMARY**

**Survey objectives;** The survey has been commissioned to identify, as far as is reasonably practicable, the presence and extent of Asbestos Containing Materials (ACMs) and to assess their condition to the property known: Public toilets, Grehound Lane, Wilton, SP20HT. Our instructions were given by our client: Nicola Plumley. This survey has been undertaken in line with HSE Guidance document HSG 264; Asbestos: The Survey Guide.

**1.1 Brief guide to using this report;** the report is intended to provide sufficient information to enable the Removal of presumed identified asbestos materials at the site. Any specific restrictions to access encountered during the survey are presented in section with general survey limitations detailed in appendix. Both sections should be carefully reviewed to identify the areas that were not access during the survey. All areas outside the scope of the survey, or where direct inspection could not be made should be presumed to contain asbestos until proven otherwise.

**1.2 General survey findings;** ACMs have been identified or presumed at the site:

Area	Asbestos Description and Location
E01 Externals	Asbestos Cement Roof Tiles
E01 Externals	Asbestos Damp Proof

**1.3 Description;** This building has been surveyed as per our client's instructions. Those areas are listed in the report and identified on the drawings.

**1.4 Details of all non-accessed areas;** some properties will have limited access due to being occupied and some flooring areas will be presumed to contain asbestos bitumen from previous properties sampled.

Area	Asbestos Description and Location
E01 Externals	Limited Access to UPVS Soffits
All Areas	Limited Intrusions Toilets in Use

**1.5 The purpose of the survey;** to provide detailed marked plans indicating the location and type of asbestos containing materials (ACMs) prior to refurbishment/demolition work. This is a client specified areas only, involving the Kitchen and bathroom Refurbishment works only.

## 2.0 SURVEY TYPE AND METHOD

Building Details	
Client	
Job Reference	Breeze 1274
Building Reference	
Building Description	Public Toilets
Building Date	Unknown
Address	Public Toilets, Grehound Lane, Wilton, SP20HT

Survey Overview	
Survey Type	Refurbishment & Demolition
Survey Purpose	Prior to Refurbishment Works
Date/Time	29/10/2025
Surveyor	Richard Hitchcock

- 2.1** A Refurbishment/Demolition access sampling and identification survey (pre-demolition/major refurbishment survey) was carried out on the 29/10/2025 This survey was conducted in accordance with the HSE guidance note – Asbestos: The Survey Guide HSG 264.
- 2.2** Samples from each suspected material highlighted were collected to confirm or refute the surveyor's judgement. If the materials sampled were found to contain asbestos, other similar homogenous materials used in the same way in the relevant building were presumed to contain asbestos. Other less homogenous materials and non-asbestos materials would need to be sampled more frequently to confirm whether asbestos was present.
- 2.3** The Demolition access survey is based on a full sampling of suspected materials regime. The purpose of this survey is to locate, as far as reasonably practical, any asbestos containing materials in the building prior to demolition or major refurbishment. Risk assessment of the ACM's is not applicable.
- 2.4** The survey was undertaken during normal working hours. The areas under inspection were not occupied during the survey.
- 2.5** Details and the extent of the premises were obtained whilst on site.
- 2.6** The report is based on visual identification of suspected materials. These are then confirmed by bulk sampling and analysis.
- 2.7** The extent and nature of asbestos materials is determined by visible evidence on site and includes an evaluation of its deterioration and homogeneity.
- 2.8** Investigations were undertaken to cause the minimum possible nuisance and health risk.
- 2.9** Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so. Occupied areas during surveys impose restrictions on sampling and investigation.

- 2.10** All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.
- 2.11** Where materials are suspected to contain asbestos fibres, but not sampled due to restrictions, they will be reported as 'suspected'. These materials should be treated as asbestos materials until otherwise identified.

### 3.0 MANAGEMENT REPORT INDEX

The Management Report found in section 4.0 is an easy to follow guide to the asbestos within the building or buildings. This section details the ACM's only and is useful when managing the ACM's on site as it quickly locates the different types of asbestos, their condition and a brief recommendation. Below is an explanation of the different sections found within the Management report:

#### **Section 1 - Floor**

Section 1 (floor) describes the floor where the ACM is located, ranging from Basement (**B**) Lower Ground (**LG**) Ground floor (**G**) 1<sup>st</sup> floor (**1**) to Roof (**R**) Externals (**E**) etc.

#### **Section 2 – Area No**

Section 2 (Area No.) is the unique number allocated to that area. If a building is already split up into area numbers, then the surveyor will use this numbering system as the client will be familiar with it. However, if a numbering system is not in place, a unique number will be allocated to each area for identification. This numbering system will also appear on any plans provided to aid cross referencing.

#### **Section 3 – Area Description**

Section 3 (area description) is the name given to each area. For example; boiler room, office or kitchen. If an area does not have a description the surveyor will describe it as best they can, sometimes using the areas around it. For example; room next to kitchen area etc.

#### **Section 4 – Material Description and Location**

Section 4 (Material description and Location) describes the type of asbestos product and its approximate location within the area. For example; cement flue pipe in ceiling void etc. some products however, do not require locating as it is obvious of their location. ie; floor tiles or toilet cistern etc.

#### **Section 5 – Asbestos Type**

Section 5 (Asbestos Type) describes which type of asbestos fibre has been found within the product. The three most common types of asbestos are; Amosite (brown) asbestos, Chrysotile (white) asbestos and Crocidolite (blue) asbestos.

#### **Section 6 – Asbestos Quantity**

Section 6 (Asbestos Quantity) is the amount of asbestos fibre found within the sample. The more fibre found, the higher the risk of fibre release when disturbed. For example; asbestos containing floor tiles or toilet cisterns contain a trace amount of asbestos (<5%) so are less likely to release fibre without serious damage being caused to the product. However, materials such as Asbestos Insulation board (AIB) or pipe insulation may have significant (<30%) or even substantial (>30%) amounts of asbestos fibre. This combined with the type, condition, material description and other factors make up the overall risk score / assessment of the ACM.

## **Section 7 – Sample number / visual identification**

Section 7 (Sample number / visual identification) is the unique number allocated to the sample. If an asbestos type has been sampled before during the survey in the same building, it is not uncommon for the surveyor to visually identify or reference an ACM to a previous occurrence. For example if a suspected AIB panel is sampled in area 2 then a similar looking panel is found again in area 6, this panel may be visually identified / referenced to the previous sample to reduce sampling and limit exposure. This practice is only carried out by surveyors with the sufficient experience and training and if there is any doubt a further sample is taken.

## **Section 8 – Recommendation**

Section 11 (recommendation) is the minimum recommended course of action to be taken:



**Mark and Manage** is recommended if the ACM is in a safe condition. The product should be marked with asbestos warning labels in accordance with the Health and Safety (safety signs and signals) regulations 1996 and managed in accordance with the Control of Asbestos at Work Regulations 2006 – Section 4.

**Encapsulate** is recommended if the ACM is in a fair or good condition but the asbestos fibres are not bonded within its matrix and could easily be disturbed.


**Removal** is recommended if the ACM is in a poor condition with visible debris and the risk cannot be reduced sufficiently by encapsulation or is likely to be disturbed if not removed. ie; prior to major refurbishment or demolition. **Debris is always recommended for removal.**


**RIA** is remove if affected, recommended to be removed if any alterations carried out within the area.

**All ACM's, regardless of their condition, should be removed in accordance with current legislation prior to any refurbishment or demolition works likely to disturb them.**

#### 4.0 RESULTS & ANALYSIS REPORT – ALL ASBESTOS CONTAINING MATERIALS (INCLUDES PRESUMED MATERIALS).

The following tables details the asbestos materials found on site, its general condition and recommendation. An explanation of each category can be found in the detailed report index page in section 3.0.

Client			
Survey Address	Public Toilets, Greyhound Lane, Wilton, SP20HT		
Location/Item	E01 Externals/Asbestos Cement Roof Tiles		
Reference Number	2		
Sample Number	2		
Photo Details			
Asbestos Type	1	Product Use	1
Condition	1	Surface Treatment	1
Material Risk	4	Action	RIA
Accessibility	Low		
Amount/Extent	65M2		
Surveyors Notes			

<b>Client</b>			
<b>Survey Address</b>	Public Toilets, Greyhound Lane, Wilton, SP20HT		
<b>Location/Item</b>	E01 Externals/Asbestos Damp Proof Course		
<b>Reference Number</b>	4		
<b>Sample Number</b>	4		
<b>Photo Details</b>			
<b>Asbestos Type</b>	<b>1</b>	<b>Product Use</b>	<b>1</b>
<b>Condition</b>	<b>1</b>	<b>Surface Treatment</b>	<b>1</b>
<b>Material Risk</b>	<b>4</b>	<b>Action</b>	<b>RIA</b>
<b>Accessibility</b>	<b>Low</b>		
<b>Amount/Extent</b>	<b>Footprint of Building</b>		
<b>Surveyors Notes</b>			

## **5.0 GENERAL RECOMMENDATIONS**

### **Recommendations:**

Remove Asbestos If Affected by Refurbishment Works

Exercise Caution to Work on Soffits and Toilets due to Still being occupied

### **Asbestos work not requiring a License.**

Work with Asbestos Cement, asbestos containing floor tiles, Eternit toilet cisterns and textured coatings (as of October 2006) does not fall under the provision of Asbestos (Licensing) Regulation 1983, but is covered by the requirements of the Health and Safety at Work Act 1974, the Control of Asbestos at Work Regulation 2006 and the Special Waste Regulations 1996. An assessment of the proposed work should be undertaken to determine the level of risk presented and the precautions to take for preventing and controlling exposure whether for maintenance and repair or removal.

Attention should be paid to the following general principles;

- Where work on these products cannot be avoided, keep the materials wet during work and avoid breakage.
- Avoid the use of pneumatic or abrasive power tools. Where their use is unavoidable they should be used on their lowest setting with additional LEV such as cowls fitted to drill bits and shadow vacuuming with an H type unit (BS 5415).
- Carry out higher risk jobs (cutting, drilling) in a single location, where practicable, to make supervision and control more straight forward.
- Use cleaning methods, which minimise dust disturbance/creation. Avoid methods such as sweeping which will make the dust airborne.
- Ensure persons working with the materials are suitably trained and informed in the correct working practises, control methods and risks.
- Area segregation - physical barriers where disturbance is likely to be significant. I.e.; The use of an enclosure and polythene to restrict the spread of asbestos dust.
- Warning notices preventing access to unauthorised persons. Denoted 'respirator zones' where the control limit is likely to be exceeded and denoted 'asbestos area' where the action level is likely to be exceeded.
- Avoid attachment or routing through it.
- Wear suitable RPE/PPE.
- Keep the work area clean during work and thoroughly clean on completion.
- Dispose of waste and debris safely at the appropriate waste disposal sites.
- Item remaining in situ should be clearly identified by suitable warning signs and routinely inspected for damage

## **Asbestos work requiring a licence**

### **(Asbestos insulation, asbestos coating (not including textured coating), asbestos insulation board (AIB))**

Where the risk of interference is unlikely the materials can be maintained on site. They should be maintained in a safe condition and should be clearly identified by suitable warning signs and routinely inspected for damage. They must not be drilled or abraded in any way. Asbestos materials should be removed prior to refurbishment, where damage is likely to be sustained, where they are vulnerable to damage during the occupant's activities and where deterioration is likely.

A contractor licensed by the Health & Safety Executive must carry out any work on asbestos bearing materials as listed above. The current notification period to the Health and Safety Executive is 14 days, and must be carried out in accordance with current legislation.

Prior to the start of work an assessment of risk and plan of work should be made in writing and submitted to the HSE. This should include, as a minimum standard.

- A description of the work – type and duration.
- Type, quantity and location of asbestos.
- Steps taken to prevent and reduce exposure to the lowest level reasonably practicable and to control the release of asbestos into the environment.
- Reason/justification for work methods i.e. where controlled/wet-stripping methods cannot be used.
- Expected exposure limits and likely people affected.
- Procedures for selection, use, provision and decontamination of RPE/PPE.
- Procedures for waste removal and disposal
- Procedures for dealing with emergencies
- Enclosure details, location, LEV, warning signs.
- Training of employees and their suitability to the work environment.

APPENDIX I

BUILDING REGISTER  
&  
MATERIAL ASSESSMENT ALGORITHM

## Material Assessment Algorithm

The material assessment looks at the type and condition of the Asbestos Containing materials (ACM), and the ease which it will release fibres if disturbed. The table below gives a guide on how each sample variables is scored.

Sample Variable	Description	Score
Product/Use	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Condition	Good condition: no visible damage	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface Treatment	Composite material containing asbestos: reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays & lagging, asbestos insulation board (with exposed face painted or encapsulated), cement products.	1
	Unsealed asbestos insulation board, or encapsulated lagging & sprays	2
	Unsealed lagging & sprays	3
Asbestos Type	No Asbestos	0
	Chrysotile	1
	Amosite	2
	Crocidolite	3

The Score for each of the four sample variables is added up to give a Total Material Score, Which will indicate the level of Action required as shown in the table below.


Total Material Score	0	1-4	5-6	7-9	10-12
Fibre Release	None	Very low	Low	Medium	High




[illegible]

## APPENDIX II

### ADDITIONAL PHOTOGRAPHIC REPORT

<b>Client</b>	
<b>Survey Address</b>	Public Toilets, Greyhound Lane, Wilton, SP20HT
<b>Location/Item</b>	001 Gents Toilets/Insulation Board
<b>Reference Number</b>	1
<b>Sample Number</b>	1
<b>Photo Details</b>	
<b>Surveyors Notes</b>	

<b>Client</b>	
<b>Survey Address</b>	Public Toilets, Greyhound Lane, Wilton, SP20HT
<b>Location/Item</b>	E01 Externals/Window Putty
<b>Reference Number</b>	3
<b>Sample Number</b>	3
<b>Photo Details</b>	
<b>Surveyors Notes</b>	

## APPENDIX III

### SAMPLE RESULT

## Asbestos Fibre Identification Report

**Client:** Breeze Environmental Ltd  
Unit 6 Centre One, Lysander Way, Old Sarum, Salisbury, SP4 6BU  
**Site Address:** Public Toilets, Greyhound Lane, Wilton, Salisbury, Wiltshire, SP2 0BD  
**Sampled By:** Breeze Environmental Ltd  
**Date sampled/received:** 4th November 2025  
**Date analysed:** 6th November 2025  
**Analyst/s:** Eva Munday  
**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE


Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
RH/001	BS1096257	Insulation board.	No	
RH/002	BS1096258	Cement roof toilets.	Yes	Chrysotile
RH/003	BS1096259	Window putty.	No	
RH/004	BS1096260	Damp proof course.	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using the information provided by the client (clients details, site address, sampled by and location). Envirochem disclaims responsibility for its accuracy and validity. For sample(s) collected by the client the date of receipt is deemed as date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: 

Authorised signatory PRINT NAME: Eva Munday

DATE AUTHORISED:  
06/11/2025

Page 1 of 1

**envirochem analytical laboratories limited**

12-14 The Gardens, Broadcut, Fareham PO16 8SS

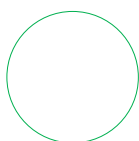
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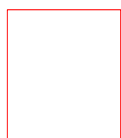
## APPENDIX IV

## DRAWINGS

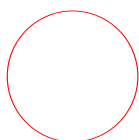
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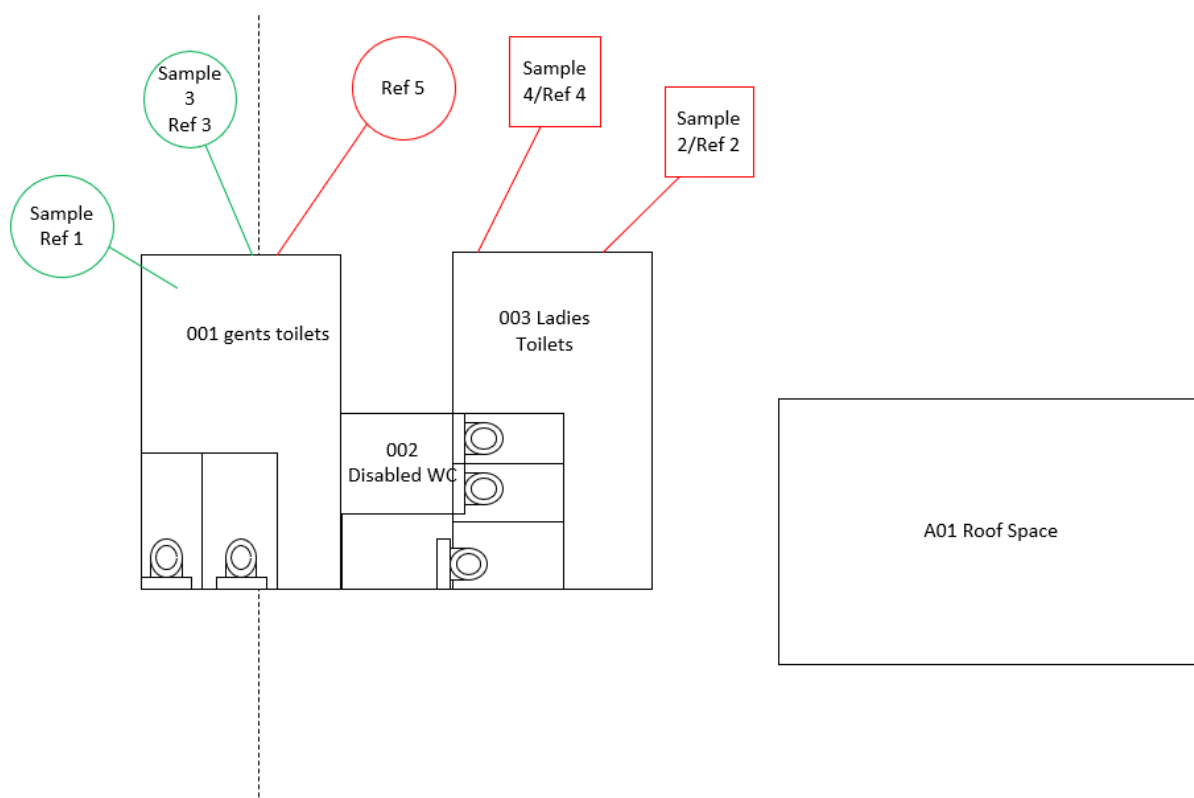
NAD = No Asbestos Detected



Positive Asbestos



No Access







It's in our nature.

Contact us  
01722 783 041  
[office@five-rivers.com](mailto:office@five-rivers.com)  
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5005D – Wilton Flow and Erosion ECI Technical Report.

# Technical Report

Prepared for

Wilton Town Council

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**Author** - Aaron McDonnell

**Signature** - 

**Internal QC reviewer** - Henry Baker

**Signature** - 

**Internal QC approver** - Henry Baker

**Signature** - 



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# 1. Introduction

### 1.1. Project Summary.

FiveRivers has been commissioned by Wilton Town Council to carry out a technical walkover survey and prepare a report on the condition of the River Wylfe and its various tributaries as they flow through the town of Wilton.

The scope of work includes an environmental assessment of the current site conditions, based on observations made during the walkover conducted on 12th November. As part of this assessment, the report will consider opportunities for improved channel function using a clearing channel approach, where targeted removal of accumulated debris, excessive vegetation, or man-made obstructions may be appropriate to restore conveyance and reduce localised flood risk. In addition, the report will explore options for introducing features where beneficial. These interventions can help to locally increase flow velocities, reduce sediment deposition, and promote more dynamic processes that support both ecological health and overall system resilience.

The report will provide recommendations for works to support catchment health, reduce flood risk, and enhance the overall resilience of the river system. A summary of findings and conclusions will be presented at the end of the report.

## 1.2. Site Location

Several locations within the Wilton catchment area of the River Wylfe were assessed. The image below highlights the key areas examined as part of the environmental assessment.



*Figure 1: Site Location Areas*

## 2. Environmental Assessment

## 2.1. Site Condition Observations

**Crow Lane:**



The road bridge adjacent to Crow Lane exhibits significant vegetation growth, including an alder tree located at the downstream end of the bridge. During periods of high flow, this vegetation is likely to restrict water movement and impede the free passage of flow beneath the structure.

Further downstream the channel exhibits similar vegetation growth which will restrict water movement further.

Further upstream along Crow Lane, a high flow channel was observed. This channel was likely originally designed to convey flows during high water or flood events. However, during the site visit, it was noted that the channel is heavily obstructed by debris, vegetation, and tree growth at its downstream end where it connects with the main channel. These blockages are likely to limit its hydraulic capacity and effectiveness during flood conditions.

A redundant weir was observed in the Crow Lane area, causing an accumulation of debris upstream. This obstruction is creating a localised difference in water levels of approximately 100mm. The weir no longer serves a functional purpose and is contributing to an increased flood risk by allowing debris to collect, which could exacerbate flooding to surrounding areas during high flow events. Removal or modification of this structure is recommended to restore natural flow and reduce associated risks.



Figure 2: Images left to right. Road bridge adjacent to Crow lane, Crow lane High level channel blocked, Crow lane redundant weir.

### Wilton Meadows/ Wiley Ter:

During the walkover at Wilton Meadows, several medium to large willow trees were observed along the banks of the River Wylfe. These trees pose a potential future risk of falling into the channel and becoming established within the watercourse, which could restrict flow and reduce channel capacity. While a limited amount of fallen or marginal vegetation can provide ecological benefits and does not significantly impact flow, ongoing maintenance will be required to prevent excessive accumulation of fallen trees or debris that could lead to blockages.

Further downstream, an artificially created high flow relief channel designed to run adjacent to Wiley Ter was found to have little to no observable flow. This lack of movement is likely due to a downstream obstruction identified later in this report, a weir with an abnormally high crest level. The gradient of the tributary is minimal, and dense vegetation growth within the channel further contributes to the reduction of flow velocity and conveyance.

Downstream of the road bridge adjacent to Wiley Ter, vegetation has become established across the full width of the channel due to prolonged low flow conditions. This excessive growth is restricting flow, reducing conveyance capacity, and increasing the risk of localised flooding during high water events.

Refer to the below figure for the corresponding images to show reference.



Figure 3: Images left to right. Wilton Meadows Overhanging Willow, Wiley Ter high flow channel, Downstream of Wiley Ter

### Wilton Guild Shopping centre and car park area:

Upstream of the Guild Shopping Centre entrance, debris was observed within the river channel, along with localised areas of bank erosion. These erosions correspond with the remnants of a previously installed revetment, which has deteriorated, leaving only some upright posts in place.

Further downstream, towards the A30, similar patterns were observed. The original revetment has largely diminished, and additional erosion along the banks has been caused by wildlife, public access, and domestic animals. Several willow trees are also establishing along the banks; these will require management to prevent them from dominating the channel margins and further restricting flow.

The connecting channel from Wiley Terrace contains a substantial weir, approximately 800mm in height, which significantly restricts downstream flow. This obstruction results in minimal water movement in the channel, causing debris and sediment to accumulate. Consequently, the restricted flow increases the risk of flooding to upstream properties during high flow events. Addressing this area presents a key opportunity for flood alleviation and improving overall channel efficiency.

Refer to below images referencing the above.

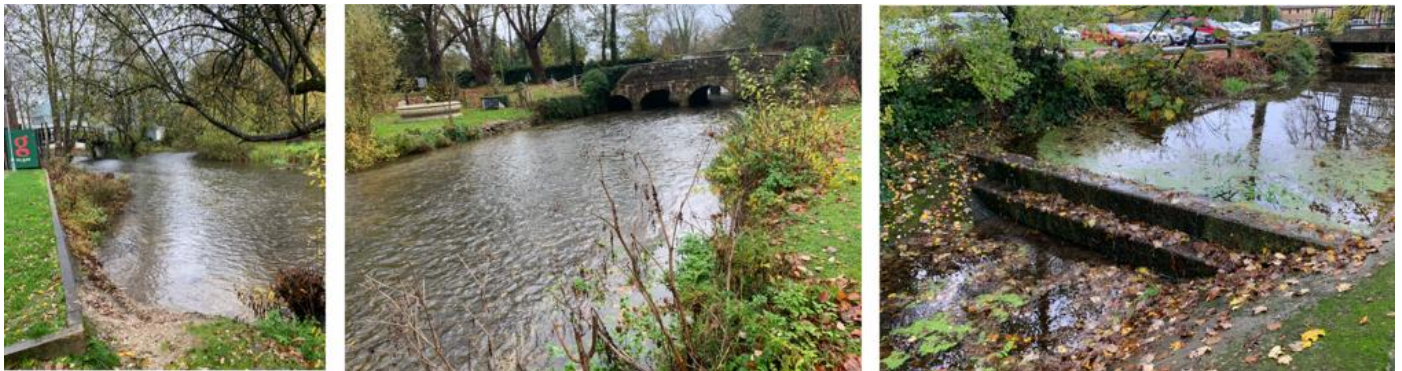


Figure 4: Images left to right. Wilton Guild Shopping centre, River Wylfe upstream of A30 Road Bridge, Weir on River Wylfe Channel from Wiley Ter.

## 3. Associated Risks

### 3.1. Risks Associated with Crow Lane

#### - Vegetation Growth at Road Bridge

Alder tree and dense vegetation at the downstream end of the bridge could restrict flow during high water events. Potential for debris accumulation against the bridge, increasing localised flood risk and reduced hydraulic efficiency under the bridge during peak flows.

#### - Blocked High Level Channel (Upstream)



Obstructions from vegetation, debris, and tree growth may reduce channel capacity during flood events and increased risk of upstream flooding if high flows cannot be conveyed effectively.

- **Redundant Weir**

Creates a localised water level difference (approx. 100mm) and traps debris, which is no longer functional, contributing to elevated flood risk for surrounding properties.

Obstruction may exacerbate upstream flooding during high flow events.

### 3.2. Risks Associated with Wilton Meadows / Wiley Terrace

- **Overhanging Willow Trees**

Medium to large willow trees could fall into the channel, causing blockages and restricting flow and potential for future bank destabilisation if root systems fail or trees topple.

- **Low Flow Relief Channel Adjacent to Wiley Terrace**

Obstruction from downstream weir limits water conveyance, reducing hydraulic efficiency. Also, the noted minimal channel gradient and dense vegetation slow flow, increasing risk of upstream flooding. Along with the accumulation of debris in stagnant areas may further impede flow.

- **Vegetation Across Channel Downstream of Wiley Terrace Bridge**

Full width vegetation growth reduces channel capacity and increased likelihood of localised flooding during high flow events. Also allows for potential for debris entrapment, worsening flood risk.

### 3.3. Risks Associated with Wilton Guild Shopping Centre and Car Park Area

- **Debris and Bank Erosion Upstream of Guild Shopping Centre**

Localised erosion of banks reduces channel stability and may contribute to sedimentation downstream, along with remnants of deteriorated revetment provide limited protection, increasing risk of further bank failure.

- **Downstream Reach Towards A30**

Loss of revetment and erosion from wildlife, public use, and domestic animals. Along with establishing willow trees could dominate banks, reduce channel conveyance and increase flood risk.

- **Connecting Channel from Wiley Terrace (Large Weir, 800 mm)**

Significant restriction to flow, causing debris accumulation and minimal water movement. Also, increased flooding risk to upstream properties during high flow events.

This represents a key area for intervention to improve flood alleviation and channel efficiency.

## 4. Recommendations

### 4.1. Crow Lane

Based on the observed risks, including vegetation encroachment at the bridge, blockage of the high level channel, and debris accumulation around a redundant weir. It is recommended that regular vegetation management be undertaken, with overhanging and channel vegetation, particularly alder trees near the bridge, routinely trimmed or removed to maintain unobstructed flow.

A scheduled maintenance programme should also be implemented to minimise debris build up. The high level channel should be cleared of accumulated debris, trees, and invasive vegetation to restore its intended hydraulic capacity during flood conditions.



In addition, the redundant weir should be modified or removed to re-establish natural flow conditions and reduce upstream water level variation, ensuring that all removed material is safely disposed of and monitoring is carried out for any downstream sediment movement.

#### 4.2. Wilton Meadows / Wiley Terrace

Given the observed risks overhanging willow trees, reduced low flow capacity in the relief channel due to a high downstream weir, and vegetation growth restricting flow downstream of the bridge. It is recommended that a proactive tree management approach be adopted, involving the monitoring and selective pruning or removal of medium to large willow trees to prevent potential blockages while retaining ecological value through a structured maintenance plan.

Improvements to the relief channel should include assessing and modifying the downstream weir to enable more effective low flow conveyance, alongside clearing vegetation and debris to restore hydraulic efficiency.

Additionally, vegetation downstream of the bridge should be periodically cut or managed across the full channel width to maintain capacity, using methods such as marginal planting or controlled vegetation zones to ensure an appropriate balance between ecological benefits and hydraulic performance.

#### 4.3. Guild Shopping Centre and Car Park Area

Putting into account current observed risks, including debris accumulation, bank erosion with diminished revetments, the establishment of willow trees, and a substantial weir restricting flow. It is recommended that bank stabilisation works be undertaken, repairing or replacing degraded revetments with environmentally sensitive solutions such as bioengineering, pre planted coir rolls, or rock rolls (however have plastic content for the material used to contain the granite rocks), while also introducing protective measures to limit damage from wildlife, domestic animals, and public access.

Willow trees along the channel margins should be pruned or selectively removed to prevent dominance and maintain flow capacity, with consideration given to planting alternative riparian species that provide bank stability without impeding conveyance.

The 800 mm weir on the connecting channel from Wiley Terrace should be modified or lowered to restore more natural flow, reduce debris accumulation, and decrease upstream flood risk, followed by monitoring to ensure improvements do not trigger downstream erosion. This can also be done by introduced a drop board structure in its place to adjust flows according to seasonal water levels.

Additionally, a routine debris management programme should be implemented upstream of key areas such as the Guild Shopping Centre and bridges, potentially supported by community awareness initiatives to better inform the importance of the Rivers and keeping them functioning.

#### 4.4. General Recommendations Across the Catchment

To support long term flood resilience, a programme of targeted physical works and ongoing monitoring is recommended. Key interventions include vegetation management around bridges, selective pruning or removal of willow and alder trees, routine debris clearance across channels, and periodic cutting of vegetation downstream of structures to maintain conveyance.

As an additional option, the installation of in channel flow deflectors may be considered at sites where increasing local flow velocity would help reduce sediment deposition or improve channel self-cleansing. Appropriately designed deflectors can also create beneficial hydraulic diversity, supporting habitat quality while complementing wider flood-risk management objectives.

Structural measures, such as stabilising eroded banks with environmentally sensitive revetments, modifying or lowering redundant and restrictive weirs, and clearing accumulated material from the high flow and relief channels, should be undertaken to restore hydraulic capacity and reduce local water-level impacts.

Flow deflectors may also be incorporated alongside these structural works to direct water toward the centre of the channel, discourage lateral erosion, and promote more efficient sediment transport. This can reduce the frequency of maintenance and support a more naturally functioning channel system.

These works should be complemented by the installation of flow and water level monitoring at critical locations to evaluate performance, along with regular walkover inspections to identify emerging blockages, erosion, or vegetation growth. Development of a hydraulic model of the River Wylfe through Wilton would provide further insight into how these interventions, including the strategic use of flow deflectors affect channel capacity and flood risk. All actions should be implemented in compliance with environmental regulations, ensuring that ecological value is maintained while improving the overall resilience of the watercourse.

## 5. Summary & Conclusions

### 5.1. Summary of Key Findings

The River Wylfe through Wilton shows multiple factors that reduce hydraulic capacity and increase flood risk.

At Crow Lane, dense vegetation at the bridge, a blocked high level channel, and a redundant weir are restricting flow and causing localised water level differences. In Wilton Meadows and along Wiley Terrace, medium to large willow trees pose a risk of falling into the channel, while low flow relief channels are impeded by dense vegetation and a high downstream weir, reducing conveyance. Downstream near the Guild Shopping Centre, debris accumulation, bank erosion, deteriorated revetments, and the 800mm weir on the connecting channel from Wiley Terrace further restrict flow and exacerbate upstream flood risk. Across the catchment, vegetation overgrowth, structural obstructions, and sediment accumulation are widespread, contributing to localised flooding and reduced channel efficiency.

### 5.2. Conclusions

Targeted interventions are essential to restore the hydraulic capacity of the River Wylfe, reduce flood risk, and maintain the ecological value of the catchment. Recommended measures include selective pruning or removal of overhanging trees, routine debris clearance, repair or replacement of eroded revetments, and modification or removal of restrictive or redundant weirs.

As an additional option, the introduction of in-channel flow deflectors may be considered at suitable locations. These features can help concentrate flows, increase local velocity, reduce excessive sediment deposition, and encourage more natural channel processes. When appropriately designed, deflectors can also enhance habitat diversity by creating alternating zones of faster and slower water, benefitting fish and macroinvertebrate communities.

Additional actions such as improvements to relief channels, combined with ongoing monitoring of flow and water levels supported by hydraulic modelling, will help ensure the long term effectiveness of these interventions. Incorporating flow deflectors into these broader channel improvements can further support conveyance, promote self-cleansing processes, and reduce maintenance needs over time. Regular inspections, community engagement, and adherence to environmental regulations are also key to supporting the resilience of the River Wylfe while balancing flood mitigation with ecological protection.

It is important to note that all works involving alterations to the river channel, banks, or structures may require formal consents and permits from the relevant regulatory bodies. These can include, but are not limited to, Environment Agency consents, planning permissions, and adherence to local by-laws or protected species legislation. Where flow deflectors are proposed, their design and placement must also comply with regulatory requirements to ensure no adverse impact on flood risk or protected habitats.

FiveRivers has extensive experience in navigating these regulatory requirements, ensuring that all interventions are fully compliant with environmental and planning legislation. FiveRivers is well equipped to provide a full range of services to address these challenges. From initial site assessments and hydraulic modelling to the design and implementation of physical interventions, including the installation of in-channel deflectors where appropriate, we can support all aspects of river management. Our team can assist in securing the necessary consents, carrying out environmentally sensitive works, and establishing long-term monitoring programmes to ensure that the River Wylfe remains resilient, safe, and ecologically healthy.