TECHNICAL NOTE

DATE:	28 November 2025	**CONFIDENTIALITY:**	Public
SUBJECT:	Site Monitoring Report – October 2025		
PROJECT:	Swanage Town Council – Shore Road	**AUTHOR:**	Sam Horner
REVIEWER:	Ben Ward	**APPROVER:**	David Roy

1 INTRODUCTION

1.1 WSP UK Ltd (WSP) was commissioned by Swanage Town Council (STC), 'the Client', to produce a supplementary technical note detailing the findings of a follow up defect walkover survey undertaken in October 2025. Areas of ground and retaining wall instability have been identified across the site over a number of years. It is not known when these defects were first identified by STC.

1.2 An initial defect survey was undertaken in June 2023, with a subsequent site monitoring report issued, providing a baseline list of defects identified across the site (1). These risks were assigned a risk rating using a qualitative risk assessment methodology.

1.3 A description of the site locale and references to existing geotechnical information are presented within Section 1 of the Ground Stabilisation Feasibility Study (2).

1.4 References to supplementary information relating to buried services, UXO risk and topographical surveys are provided in Table 1 of the Ground Stabilisation Options Refinement Technical Note (3).

2 DEFECT WALKOVER SURVEY

SHORE ROAD AREA

2.1 The latest defect walkover survey was undertaken on the 22nd October 2025, by a WSP Geotechnical Engineer. On the date of the inspection weather conditions were dry and sunny.

2.2 The purpose of the walkover was to record the updated condition of defects identified during the initial defect survey in June 2023 (1), interim inspections undertaken in October 2023 (4), February 2024 (5), May 2024 (6), October 2024 (7), February 2025 (8), June 2025 (9) and the latest survey in completed in October 2025.

2.3 Information on any new defects which may have developed in the interim period were also documented.

2.4 Photos and measurements of each defect were taken and compared to the previous survey in order to determine the rate of deterioration of assets across the site. This would inform the revised risk rating assigned to each defect within the defect schedule.

2.5 The walkover survey comprised inspection of the following areas:

- The Spa;
- The Spa Beach Huts;
- Weather Station Field; and
- Sandpit Field.

2.6 Defect areas were categorised by location with the Spa and Spa Beach Hut areas denoted "A", Weather Station Field denoted "B", and Sandpit Field denoted "C", in the defect schedule. The defect schedule is presented as Appendix A of this technical note.

2.7 A total of 55 no. defects were identified during the site walkover (4 additional to the previous visit). These typically related to, but not limited to the following:

- Retaining walls with vertical and/or horizontal cracking, bulging or bowing, excessive settlement or leaning;
- Hummocky areas where surface distress was identified in grassed areas and footways;
- Tension cracking forming in over steep vegetated slopes;
- Footway and stairway distress in the form of tension cracking, structural cracking, pavement settlement and heave; and
- Dilapidated surface drainage and retaining wall weepholes, blocked or semi-blocked by debris and siltation.

2.8 Of the 55 no. defects observed during the walkover survey, 47 no. related to retaining walls, five related to pavements and footways, two related to earthwork slopes, and one related to drainage systems.

2.9 Where identified, a characteristic image of each defect has been included within the defect schedule.

2.10 A link to a repository of images captured during the inspection shall be made available on request.

2.11 An updated defect risk rating has been assigned to each of the defects based on the October 2025 site walkover, presented in the defect schedule (see Appendix A). These values have been assigned based on a qualitative risk assessment (QRA), to give an approximation of risk levels at the time of the survey.

2.12 The QRA methodology used to derive defect risk ratings is presented as Appendix B.

2.13 Further information on these defects is presented within the defect schedule. The risk level from the previous surveys has been presented within the Defect Schedule to highlight changes in asset condition over time.

2.14 Recommendations on defects which require additional intervention measures are detailed within Section 4.

LAND TO REAR OF SEA BREEZE RESTAURANT

2.15 A visual inspection of the land to the rear of the Sea Breeze Restaurant and Swanage Visitors Centre was undertaken on 22nd October 2025, as part of the Shore Road inspection works.

2.16 Previous visual inspections of the area were undertaken in October 2023, February 2023, May 2024, October 2024, February 2025, and June 2025. Photographic record of observations collected, available on Client request.

2.17 From the period between June 2025 and October 2025, no significant change was observed in the condition of the slope, retaining wall and rear structure walls. It should be noted that the slope was covered in grass making a visual survey difficult.

3 MONITORING DATA

PREVIOUS SURVEYS AND INTERPRETATION (JUNE 2021 – NOVEMBER 2025)

3.1 Information regarding the geotechnical monitoring regime at the side is provided within the 2021 Geotechnical Assessment Report produced by South West Geotechnical (SWG) Ltd (10).

3.2 For information regarding previous survey data and interpretation for the period of June 2021 to May 2024, refer to the May 2024 Site Monitoring Report (6).

3.3 For information regarding the survey and monitoring period May to September 2024, refer to the October 2024 Site Monitoring Report (7).

3.4 For information regarding the survey and monitoring period October 2024 to January 2025, refer to the February 2025 Site Monitoring Report (9).

3.5 For information regarding the survey and monitoring period January 2025 to July 2025, refer to the June 2025 Site Monitoring Report (9).

SURVEY PERIOD (JULY 2025 - NOVEMBER 2025)

3.6 No significant change was identified in the following inclinometers: BH01, BH12, and BH14.

3.7 Where Face A and Face B have been described below, the following definitions should be noted:

- Face A – Movement in the direction of the principal axis, with positive values relating to movements in the parallel to the direction of the downslope; and
- Face B – Movement perpendicular to the direction of the principal axis, with positive values relating to movements bearing 90 degrees to positive Face A readings, in the direction of perpendicular to the downslope.

3.8 The following points of note were observed in the latest round of inclinometer data:

BH03 – Inclinometer

3.9 In the Face A orientation, no significant movement was recorded with the values fluctuating in displacement by approximately 2.2mm settling at a maximum displacement value 15.9mm (0.9mm increase compared to July 2025 measurement).

3.10 In the Face B orientation, a movement of 1.7mm was observed between July 2025 and November 2025. Movement was shown in the upper 1.5m however the movement reduced with depth.

3.11 It was noted that the face B measurements fluctuated slightly during this period reducing in displacement from the July 2025 measurement by 1.9mm before increasing by 3.6mm to the October 2025 measurement before reducing again to November.

3.12 As noted in the February 2025 report the general trend of movement in the top 2.0m of the borehole in Face A orientation is still increasing. It should also be noted that no movement was observable at the surface during the site walkover.

BH06 – Inclinometer

3.13 The results from the October 2025 readings have been discounted from any discussion as the profile is not believed to be representative of the conditions and it is believed to be an issue with the equipment. The profile resembles a wave with deflections moving in both directions. This will need to be reviewed after the next round of monitoring.

3.14 In the Face A orientation, a deflection of 3.5mm was observed between July 2025 and September 2025 at ground level before reducing to a positive measurement of 0.3mm in November, a net movement of 1.5mm since July 2025. At 1.0mbgl displacements appear to be increasing with an increase of 2.0mm between July and November 2025. These results are inline with the variations observed in the monitoring data since its installation in 2021. It should be checked that this increase in displacement does not continue in next months monitoring.

3.15 In the Face B orientation, an increase in deflection of 2.5mm has been observed at the top of the inclinometer. These results are not outside the profile of any previous monitoring rounds.

BH07 – Inclinometer

3.16 In the Face A orientation, an increased deflection of 3.5mm was observed between July 2025 and November 2025. It was noted that an increase of 6.8mm was noted between July 2025 and October 2025 however this recovered in the November measurement.

3.17 In the Face B orientation, an increased deflection of 7.4mm was noted between July 2025 and November 2025. Taking the total deflection at the top of the inclinometer to 12.4mm from 5.0mm.

3.18 Both faces show a significant increase in deflection and should be reviewed after the next monitoring round to check if these deflections have recovered or as to whether slope movement is ongoing still.

3.19 Despite these increases no significant change in asset condition for the defects in the vicinity of BH07, namely B2, B3, and B4 was observed.

BH10 – Inclinometer

3.20 A recovery in the Face A orientation was observed returning from the July 2025 value of 5.2mm to 0.1mm in October 2025 and increasing again to 2.9mm in November 2025.

3.21 Deflection noted in the Face B orientation in the previous monitoring report has continued to increase, reaching a value of 16.7mm from centre (an increase of 10.0mm since July 2025). This should be reviewed as part of the next phase of monitoring, as this could be indicative of a continuing slope movement trend.

BH12 – Inclinometer

3.22 Since the July 2025 monitoring no significant change has been observed. Previous increasing values in the Face A direction have not increased further.

BH014 – Inclinometer

3.23 Although no significant movement was recorded it should be noted that between the 17th of January and the 28th of February Face B recorded an increase of 6.2mm (from 1.6mm to 7.8mm). This reduced back down to a measured value of 1.7mm and subsequent rounds were seen to be similar.

BH016 – Inclinometer

3.24 In September 2025 the values recorded in both the Face A and Face B direction showed erroneous results with no measurements being recorded in the top 2.0m. These results have been ignored in the discussions.

3.25 Since the July 2025 an increase of 3.2mm has been observed in the Face A direction and a recovery of 2.1mm has been observed in the Face B direction.

RECOMMENDATIONS

3.26 It is recommended that groundwater and inclinometer monitoring is continued alongside periodic site walkovers to ensure that site defects are appropriately risk managed, and areas cordoned off as necessary.

4 RECOMMENDATIONS

SHORE ROAD AREA

4.1 Following review of the latest defect survey and the monitoring information, the following general recommendations are given:

- Ongoing walkover surveys should be undertaken at regular intervals (i.e. three to four monthly), to assess the condition of defects identified, and any new defects which have since developed;
- After periods of heavy and prolonged rainfall, an inspection of listed defects should be undertaken by a suitability qualified person on behalf of the Client, to ensure all areas are still sufficiently safe to be opened to members of the public; and
- Areas identified as having high risk (risk rating equal to or greater than 9), should be visually inspected weekly, or after periods of heavy and prolonged rainfall, to ensure no rapid deterioration in the asset has occurred.
- Exclusion zones that are currently installed across the survey area should continue to be monitored and maintained.

4.2 Based on the revised defect risk ratings, recommendations for revised defect specific mitigation measures are presented in Table 1. These are in line with previous recommendations.

4.3 Further detail is provided within the Defect Schedule, presented as Appendix A.

LAND TO REAR OF SEA BREEZE RESTAURANT

4.4 No significant change in condition of slope, wall or building structures was observed in the latest walkover survey.

4.5 It is recommended that monitoring and continued visual inspection of this area is undertaken as part of the wider Shore Road works, to assess the condition of the associated assets over time.

Table 1 – Recommended Defect Mitigation Measures

Defect Ref.	Defect Location	Defect Photo	Recommended Mitigation Measure
A18	Spa Beach Huts		• Continue to monitor after significant rainfall events. • Maintain the closure in the grassy area below the wall. • Consider isolating the affected width of the footpath, to mitigate the risk of persons in the vicinity of a potential wall collapse. Thes sections of uneven footway also present a trip hazard to the public. • If further movement or signs of deterioration continue to develop, consider restricting car parking on the south bound section of road adjacent to the asset.
B11	Weather Station Field	 	• Maintain exclusion zone around defect. • Continue to monitor regularly (weekly), or after significant rainfall events. • If the defect is observed to propagate further laterally (outwards east or west along Walrond Road), extend the exclusion zone to capture any further at risk areas.

Defect Ref.	Defect Location	Defect Photo	Recommended Mitigation Measure
C12	Sandpit Field		• Continue to monitor propagation of tension cracks to the rear of recently planted area (previous bench locations).
C13	Sandpit Field		• It is recommended that the top layer of blocks on the wall are checked to see if any are loose. Loose blocks should be reset using new mortar or removed to prevent accidentally being knocked and falling to the area below.

REFERENCES

1. **WSP UK Ltd.** *Site Monitoring Report - Shore Road (June 2023).* Bristol, UK : WSP, 2023.
2. —. *Swanage Seafront - Ground Stabilisation Feasibility Study (Report No. 70094760-GEO-REV001).* Bristol, UK : WSP UK Ltd, 2022.
3. —. *Swanage TC - Shore Road - Ground Stabilisation Options Refinement Technical Note – Hybrid Option.* Bristol, UK : WSP, 2023.
4. —. *Site Monitoring Report - Shore Road (October 2023).* Bristol, UK : WSP, 2023.
5. —. *Site Monitoring Report - Shore Road (February 2024).* Bristol, UK : WSP, 2024.
6. —. *Site Monitoring Report - Shore Road (May 2024).* Bristol, UK : WSP, 2024.
7. —. *Site Monitoring Report - Shore Road (October 2024).* Bristol, UK : WSP, 2024.
8. —. *Site Monitoring Report - Shore Road (February 2025).* Bristol, UK : WSP, 2025.
9. —. *Site Monitoring Report - Shore Road (June 2025).* Bristol, UK : WSP, 2025.
10. **South West Geotechnical Ltd.** *Swanage Seafront - Geotechnical Assessment (Report No. 12660).* Devon, UK : South West Geotechnical, 2021.

APPENDIX A – DEFECTS SCHEDULE (OCTOBER 2025)

Swanage Town Council - Shore Road - Asset Defect Schedule (June 2025)													June 2025 Risk Rating	October 2025 Risk Rating					
Defect Ref.	Defect Location	Easting (m)	Northing (m)	Sample Photo of Defect	Initial Defect Description (June 2023)	Defect Description (Oct 2023)	Defect Description (Feb 2024)	Defect Description (May 2024)	Defect Description (October 2024)	Defect Description (February 2025)	Defect Description (June 2025)	Defect Description (October 2025)	Risk Level	Likelihood (Number)	Likelihood	Effect (Number)	Effect	Risk Level (Number)	Risk Level
A1	The Spa	403068	79415		Vertical and horizontal cracking, bulging/horizontal sliding of failing wall section. Crack width 10 - 20mm. Bowing of wall face, up to 40mm. Loose blockwork, missing masonry, loss of mortar between blockwork. Crack length 1.2m wall height 1.2m Retained height 3.0m+.	Crack width increased to 25mm. Bowing of wall face up to 50mm. North facing wall completely sheared from east facing return. Additional bowing/shearing of masonry at bench level adjacent to return wall, with up to 70mm movement. Recommended that area is fenced/closed off. Return wall supports 3-5m of backfill. In the event of total failure, potential to cause significant harm to members of the public.	No significant change Note heras fencing present to separate area from public	No significant change	No significant change	No significant change	No significant change. As noted in 2024, Heras fencing prevents measurement of the cracks.	No significant change. As noted in 2024, Heras fencing prevents measurement of the cracks.	High	3	Likely	3	High	9	High
A2	The Spa	403068	79423		Retaining wall height: 1.3m Retained height: 1.3m Horizontal cracking, crack width up to 10mm. Cracking along failed mortar joint.	Max crack width increased 15mm. Otherwise no significant change (NSC) observed.	No significant change	Slight increase in crack width observed. Otherwise no significant change.	Max crack width increased from 15mm to approx. 17mm. Otherwise no significant change.	No significant change	No major change in crack width - approx. 15 - 17mm. Length of crack 1.5m Mortar render debonding from the wall.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
A3	The Spa	403061	79407		Retaining wall height: 0.8m Retained height: 0.8m Vertical cracking and horizontal displacement of wall. Crack width, 40 - 60mm with loose and missing masonry. Evidence of previous repair attempt with cement mix.	Max crack width 80mm. Max translational movement of masonry (left and right hand side) 50mm. Otherwise no significant change, and low risk.	No significant change	No significant change	Loose masonry to the touch observed. No significant change.	No significant change	Max crack width still approx. 80mm. Max translational movement of masonry (left and right hand side) increased to 55mm from last recorded measurement in October 2023. Cracking also observed on the east end of the bench. Length 0.7m Width 50mm. Retaining wall at the east 1.2m height, depth 0.5m.	No significant change Max crack width still approx. 80mm. Max translational movement of masonry (left and right hand side) increased to 55mm from last recorded measurement in October 2023. Cracking observed on the adjacent bench - east end. Width 50mm.	Low	2	Unlikely	1	Very Low	2	Low
A4	The Spa	403060	79395		Retaining wall height: 1.0m Retained height: 1.0m Vertical cracking, width up to 30mm. No bowing/bulging of wall face observed. Pavement cracking at base of retaining wall mirroring cracking in retaining wall face.	Surveyed - No significant change.	Vertical cracking, width 40mm	No significant change	No significant change	No significant change	No significant change.	No significant change. Crack width is 30 - 40mm.	Low	1	Negligible	1	Very Low	1	Low

Swanage Town Council - Shore Road - Asset Defect Schedule (June 2025)													June 2025 Risk Rating	October 2025 Risk Rating					
Defect Ref.	Defect Location	Easting (m)	Northing (m)	Sample Photo of Defect	Initial Defect Description (June 2023)	Defect Description (Oct 2023)	Defect Description (Feb 2024)	Defect Description (May 2024)	Defect Description (October 2024)	Defect Description (February 2025)	Defect Description (June 2025)	Defect Description (October 2025)	Risk Level	Likelihood (Number)	Likelihood	Effect (Number)	Effect	Risk Level (Number)	Risk Level
A5	The Spa	403051	79400		Retaining wall height: 0.9m Retained height: 0.2m Vertical and horizontal cracking, crack width up to 30mm. Appears lower section of wall has settled/rotated away from top section, causing failure of mortar joint and cracking in wall.	Surveyed - No significant change.	No significant change	No significant change	Repair to the mortar joints has been made since the last inspection. Risk of failure significantly reduced, however recommended to monitor asset condition in future surveys to ensure repair remains serviceable.	No significant change. Repair has held.	No significant change to the rear face of the wall - repair still holding. Front face of the wall has a crack running from a block below the base of the repair to the ground. Width ranging between 10 - 30mm. Render loose.	No significant change.	Low	1	Negligible	1	Very Low	1	Low
A6	The Spa	403060	79402		Retaining wall height: 0.9m Retained height: 0.9m Vertical cracking, crack width up to 20mm. Horizontal displacement of right side of wall 10mm from left side. Evidence of previous mortar joint repair, which has since re-failed.	Horizontal displacement of right side of wall increased to 15mm. Otherwise, no significant change, and low risk.	No significant change	No significant change	Horizontal displacement has increased in areas to a max. of 60mm. No significant change in risk profile for asset.	No significant change	No significant change.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
A7	The Spa	403058	79400		Pavement cracking and uneven ground. Differential settlement/transverse cracking in pavement with height up to 10mm. Longitudinal cracking, with width up to 2mm.	Surveyed - No significant change.	No significant change	Differential settlement/transverse cracking in pavement increased from 10mm to 30mm. No significant change to risk rating.	Differential settlement in pavement at maximum, increased from 30mm to 35mm. No significant change in asset risk. *Note: Extreme south sloping of pavement in this area, consider risk to pedestrians if this becomes more pronounced.*	No significant change	No significant change. Sloping of pavement to the south. Sere comment from October 2024.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
A8	The Spa	403052	79390		Retaining wall height: 1.0m Retained height: 1.0m Vertical and horizontal cracking, cracking width 30 - 60mm. Length of defect 0.7m. Evidence of minor previous patch repairs with cement mix.	No bowing observed. Surveyed - No significant change.	No significant change At end of wall vertical cracking noted 10-20mm in width	No significant change	Length of defect increased from 0.7m to 0.95m. No significant change in asset condition or risk rating.	No significant change	Length of defect increased to 1.2m. Crack width still approximately 60mm max. No significant change in asset condition or risk rating.	No increase in defect length. No significant change in asset condition or risk rating.	Low	2	Unlikely	1	Very Low	2	Low

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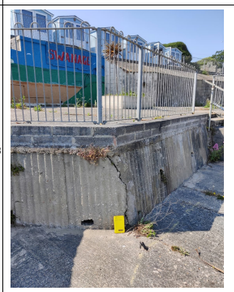
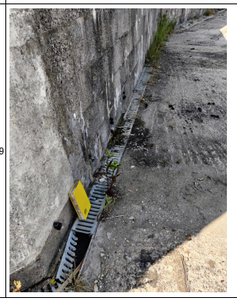
Defect Ref.	Defect Location	Easting (m)	Northing (m)	Sample Photo of Defect	Initial Defect Description (June 2023)	Defect Description (Oct 2023)	Defect Description (Feb 2024)	Defect Description (May 2024)	Defect Description (October 2024)	Defect Description (February 2025)	Defect Description (June 2025)	Defect Description (October 2025)	Risk Level	Likelihood (Number)	Likelihood	Effect (Number)	Effect	Risk Level (Number)	Risk Level
A9	Spa Beach Huts	403028	79367		Retaining wall height: 0.9m Retained height: 0.9m Minor vertical cracking, missing masonry blocks and silted up and damaged back of wall drainage. Damage potentially due to running services through wall, post wall construction.	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	No significant change.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
A10	Spa Beach Huts	403054	79358		Retaining wall height: 1.25m Retained height: 1.25m Vertical cracking, crack height 0.9m, crack width up to 30mm. Damaged weephole / void at the base of the wall (see left of survey book).	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	No significant change.	Crack width up to 30mm. No significant change.	Low	2	Unlikely	2	Low	4	Low
A11	Spa Beach Huts	403042	79361		Retaining wall height: 2.15m Retained height 2.15m Hairline vertical cracking full height of the wall, crack width ~1mm. Weephole silted up and 2/3 blocked by additional concrete pours, potential from previous remedial works.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	No significant change	No significant change Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed. Board blocking covered area next to defect has been broken / removed. Likely for public acecss - cigarette butts noted.	Low	1	Negligible	3	High	3	Low
A12	Spa Beach Huts	403050	79369		Dilapidated aco surface water drainage system. Drainage gratings broken, and invert fully silted up for the full length of the retaining wall.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	No significant change	No significant change Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to no access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Low	3	Likely	1	Very Low	3	Low

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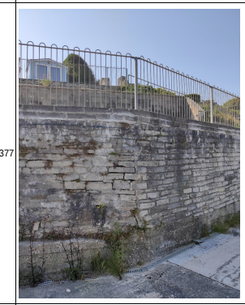
A13	Spa Beach Huts	403055	79380		Retaining wall height: 2.15m Retained height: 2.5m Horizontal hairline cracking, crack width 1mm. Cracking located 1.85m from existing ground level. Slight bulging/bowing at the mid span/mid height of retaining wall. Defect length: 8m.	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	No significant change	No significant change. Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Evidence of water ingress through the mortar joints, indicating perch groundwater behind wall could be present. No significant change in risk rating.	No significant change	Could not survey due to lack of access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Could not survey due to no access to mid-terrace. From visual inspection in accessible location, no significant change observed.	Low	2	Unlikely	1	Very Low	2	Low
A14	Spa Beach Huts	403062	79353		Retaining wall height: 1.2m Retained height: 0m Vertical and horizontal cracking. Crack length 1.1m, crack width up to 3mm. No loose masonry or missing blockwork. No bulging or bowing of the wall structure.	Surveyed - No significant change.	No significant change	No significant change. Vegetation (flowers) observed to be growing through the cracks in the masonry.	Slight bulging of <10mm observed. Vegetation previously observed has died back. No significant change in risk profile.	Bulging approx. 10mm observed. No significant change	No significant change.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
A15	Spa Beach Huts	403060	79377		Retaining wall height: 2.55m Retained height: 2.55m Vertical cracking, crack length 1.3m, typical crack width between 3 - 10mm. Bulging/bowing at corner section of masonry wall. Loss of mortar between blockwork.	Horizontal crack width 20mm max. Vertical crack width 20mm max. Otherwise no significant change.	No significant change	No significant change. Water egress / pooling at base of the wall, however origin of this was unconfirmed. No immediate signs of water expelling from the wall face.	Visual evidence of water egress from behind the wall in the upper sections. Lower sections of the wall are dry, therefore assumed to not be due to rainfall. Pooling of water at the base of the wall believed to be due to dilapidated drainage at toe of wall.	October 2024 observation still valid re: water egress from behind the wall, and pooling of water at the base of the wall. Evidence of continued spalling of bottom layer of exposed masonry above concrete render at base. Recommend to continue monitoring for further signs of wall distress. No immediate preventative measures recommend as area is already isolated from the public.	Water egress still observed from the wall. Vegetation also noted growing from the wall in the cracks of the render. Vegetation is generally small. Could not comment on pooling water due to rainy weather although no significant pooling was noted. Max crack width of 20mm.	Water egress still observed from the wall. Vegetation is generally small. Pooling water not observed. Crack width unchanged (20mm)	Medium	3	Likely	2	Low	6	Medium
A16	Spa Beach Huts	403060	79381		Retaining wall height: 2.55m Retained height: 2.55m Horizontal and vertical cracking. Crack length 1.6m. Typical crack width 3 - 10mm. Bulging/bowing at the mid span of masonry wall.	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	Crack length still 1.6m Horizontal shear still noted however the top portion has not moved to create an overhang as of yet.	No significant change	Low	1	Negligible	2	Low	2	Low

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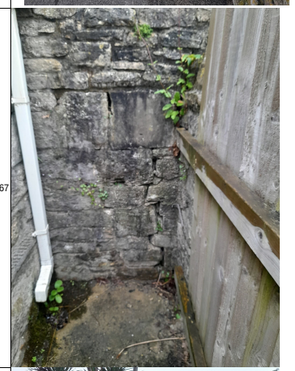
A17	Spa Beach Huts	403062	79383		Retaining wall height: up to 2.2m Retained height: up to 2.5m. Horizontal cracking. Crack length 1.8m. Crack width 3 - 12mm. Horizontal movement of return wall causing cracking, potentially due to bulging/bowing from the main span.	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	maximum vertical crack width recorded to be 10mm. Horizontal crack width up to 5mm.	Vertical crack width 10 - 15mm. No significant change	Low	1	Negligible	1	Very Low	1	Low
A18	Spa Beach Huts	403026	79380		N/A	N/A	N/A	N/A	N/A	De Moulham Road Retaining Wall Observations: Approx. Defect Length = 18m - Overturning wall - Longitudinal tension cracking in pavement - Multiple tarmac repairs observed in the area. - Settlement of material adjacent to the retained side of the wall (underlying tarmac repair) - approx. 20-30mm. - Settlement consistent with theory of wall overturning, resulting in void developing behind wall, for subbase/subgrade material to settle into. - Cracking in masonry wall consistent with location of cracks in the pavement, indicating cause/effect of wall on pavement construction. Likely cause of issue: - Poor foundation material, causing differential settlements - Leakage of drainage system in locale causing reduction in strength of the wall formation material.	The pavement has been resurfaced since the last inspection. No cracks present on new surfacing. Area below masonry wall fenced off from the public. Wall has minor cracking and vegetation growing in the mortar render between the blocks. Desiccation noted in the toe area.	Dessication not observered at the toe. New surfacing is showing minor cracking, and on either end of the repair cracks are extending parallel to the wall. Subsidence of the pavement is also present.	Medium	3	Likely	2	Low	6	Medium
A19	Spa Beach Huts	403063	79367		N/A	N/A	N/A	N/A	N/A	N/A	Cracking in wall at base of steps. Retaining wall 2.5m in height. Crack approx. 1m long and width of up to 30mm.	Minor seapage observed. Crack width 30 - 40mm.	Low	1	Negligible	2	Low	2	Low
A20	Spa Beach Huts	403059	79368		N/A	N/A	N/A	N/A	N/A	N/A	Cracking noted on the south end of the wall with defect A16. Cracking observed within render between blocks. Crack length 1m Crack width up to 20mm.	No significant change.	Low	1	Negligible	2	Low	2	Low

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A21	Spa Beach Huts	403027	79364		N/A	N/A	N/A	N/A	N/A	N/A	Buttresses on retaining wall adjacent to defect A9 are delaminating from retaining wall. Render is cracked between buttress and wall. Crack width of 30mm. Retaining wall 1.3m height and 1.0m depth.	No significant change.	Medium	2	Unlikely	3	High	6	Medium
A22	Spa Beach Huts	403064	79377		N/A	N/A	N/A	N/A	N/A	N/A	N/A	Seapage observed in lower wall below beach huts. Several areas were noted on a dry day.	N/A	2	Unlikely	2	Low	4	Low
A23	Spa Beach Huts	403058	79387		N/A	N/A	N/A	N/A	N/A	N/A	N/A	Vertical cracking observed in wall. Widths <10mm. Cracking in place of mortar between blocks. Retaining wall height = 0.9m. Retaining wall depth = 0.4m.	N/A	2	Unlikely	1	Very Low	2	Low
B1	Weather Station Field	403050	79339		Pavement tension cracking, surface deformation and partial collapse. 2no. continuous cracks observed, 3.6m and 11m in length respectively. Multiple patch repairs with asphalt and cement/concrete mix. Ground uneven and with numerous cracks. Crack depths ranging between 5 - 10mm where repairs have not been completed.	Surveyed - No significant change. Slip/trip/fall hazard for members of the public (similar to defect ref. C7). Consider closing off access to footpath, or removing entirely.	Footpath now removed and replaced with grass	No significant change.	No significant change.	No significant change Repair still intact.	No significant change. Bare earth noted on old path location, grass growing in patches.	No significant change. More grass cover over bare earth. Occasional bare earth.	Low	1	Negligible	1	Very Low	1	Low

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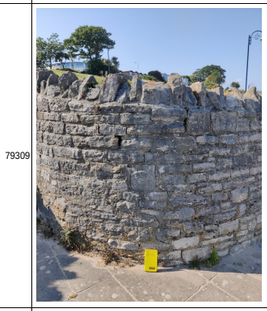
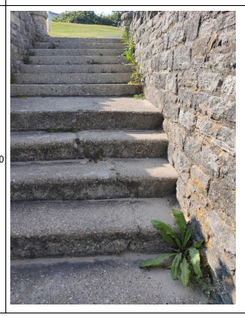
B2	Weather Station Field	403042	79330		In the field area to the east of weather station, hummocky ground observed, with tension cracking in slope, bulging of surface.	Surveyed - No significant change.	No significant change	No significant change	At south east corner of field, a BH / inclinometer cap missing, with open pipework exposed. This is likely to cause erroneous recordings with regards to groundwater measurements. Review of data to be undertaken. Bulging of surface slope material remains, and hummocky ground building up behind wall running to the south.	BH cap at south east corner has been replaced since last inspection. Rectified. Bulging slope surface shows no significant change. However, still presents a remedial risk. Regular topographical survey works would be required to assess minor slope movements. Risk of failure to the south reduced with the erection of an exclusion zone around southern wall section.	Hummocky ground with desiccated ground in areas. Bulging slope surface shows no significant change. However, still presents a remedial risk. Regular topographical survey works would be required to assess minor slope movements.	No significant change Regular topographical survey works would be required to assess minor slope movements.	Medium	3	Likely	2	Low	6	Medium
B3	Weather Station Field	403059	79309		Retaining wall height: 1.8m Retained height: 1.8m Vertical and horizontal cracking, crack width between 2 - 20mm, occurring at apex of wall curvature. No bulging or bowing of the wall observed.	Unable to survey position of maximum crack width due to information signage location. Otherwise no significant change observed.	No significant change	No significant change	No significant change	No significant change	Crack width adjacent to warning sign surveyed. Max opening of 35mm. No significant change in condition.	No significant change.	Low	2	Unlikely	2	Low	4	Low
B4	Weather Station Field	403055	79305		Retaining wall height: 1.8m Retained height: 1.8m Curved wall with 3no. sets of vertical cracking. From south face of retaining wall, cracks are at chainage CH 0, 2.0, and 5.5m. Total length of defect: 5.5m. CH 0m Defect: Vertical cracking, crack width typically 30 - 50mm. Missing blockwork at the head of the wall, with significant voids behind mid span of wall (potentially lost mortar or block work following movement). CH 2.0m Defect: Vertical cracking, max crack width typically 90 - 130mm, increasing with height of wall. Missing blockwork at top of wall. CH 5.5m Defect: Vertical cracking, crack width up to 10mm. Blockwork intact.	Survey of crack dimensions hampered by heras fencing panels, which could not be moved. Could not be surveyed accurately. No significant change in structure compared with previous survey. Maintain heras fencing panel around defect. Continue to monitor regularly.	Heras fencing forming exclusion zone. No direct measurements made, however general observations indicate further movement. Continue to monitor and maintain exclusion.	Heras fencing forming exclusion zone. No direct measurements made, due to presence of fencing panels. Continue to monitor and maintain exclusion.	No significant change. Continue to monitor and maintain exclusion zone.	No significant change. Continue to monitor and maintain exclusion zone.	No significant change. Continue to monitor and maintain exclusion zone.	No significant change. Continue to monitor and maintain exclusion zone.	High	3	Likely	3	High	9	High
B5	Weather Station Field	403054	79310		Vertical cracking on footpath/stepped access. Crack length 3m, typical crack width 1 - 2mm.	Additional cracking observed at bottom left stairs area. Crack widths similar to previous survey.	No significant change	Additional loss of material/concrete from steps, with voids/cracking up to 40-50mm observed. No significant change to risk level currently.	Additional cracking of pavement slabs observed. No significant change to risk profile.	Significant cracking of pavement slabs. Concrete pavers still stable (i.e. no rocking), however continued deterioration of the asset may give cause to a trip hazard. Recommend to continue monitoring. No significant change in geotechnical risk profile.	Concrete pavement slabs still stable (i.e. no rocking), however continued deterioration of the asset may give cause to a trip hazard. Recommend to continue monitoring. No significant change in geotechnical risk profile.	Concrete pavement slabs still stable (i.e. no rocking), however continued deterioration of the asset may give cause to a trip hazard. Recommend to continue monitoring. No significant change in geotechnical risk profile.	Low	2	Unlikely	1	Very Low	2	Low

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B6	Weather Station Field	403045	79304		Retaining wall height: 1.0m. Retained height: 1.5m Vertical and horizontal cracking, crack length 0.8m. Typical crack width 40 - 60mm. Minor bowing of the wall at mid height.	Previously identified "minor bowing" appears more akin to shearing of top row of finishing stones of wall span, from the wall below. No significant change in crack widths from previous survey.	No significant change in crack widths Noted to be very wet with water issuing from between cracks	No significant change. No water observed expelling from the wall face, however weather conditions were dry on date of inspection.	Max crack width increased from 60mm to 90mm. Top of wall has sheared further outwards from lower wall. No significant change in risk profile.	Max crack width 90mm - maintained. Top of wall has sheared further outwards from lower wall. Significant water egress from wall face at joint with flag stones. Increased geotechnical risk, however risk profile has been kept same, due to limited exposure risk following installation of exclusion zone at Walrond Road north.	Max crack width 90mm. Overhang from top section (shear failure) up to 45mm. No significant change.	No significant change. Crack widths and overhang not increased.	Low	2	Unlikely	1	Very Low	2	Low
B7	Weather Station Field	403034	79304		Retaining wall height: 0.9m Retained height: 1.0m. Vertical cracking, from base to top of wall (i.e. 0.9m), crack width between 20 - 40mm.	Surveyed - No significant change.	No significant change	No significant change	No significant change	Significant water egress from wall face at joint with flag stones. Increased geotechnical risk, however risk profile has been kept same, due to limited exposure risk following installation of exclusion zone at Walrond Road north.	Vertical crack width measured to be between 20 - 50mm. No water egress noted however this may have been masked by the heavy rainfall present during the monitoring visit.	No significant change. Crack widths still similar. Water egress noted in February 2025 not observed on dry day either.	Low	1	Negligible	1	Very Low	1	Low
B8	Weather Station Field	403026	79304		Retaining wall height: 0.85m Retained height: 1m + Vertical and horizontal cracking, the full height of the wall (0.85m), with typical crack width of 20mm. Lower right side (east) of wall translational movement relative to rest of wall (<30mm).	Max crack width increased to up to 40mm. Otherwise no significant change - low risk.	No significant change	No significant change	No significant change	No significant change	Crack widths measured between 20 - 30mm. No significant change.	No significant change. No increase in crack width measured.	Low	1	Negligible	1	Very Low	1	Low
B9	Weather Station Field	403017	79304		Retaining wall height: 1.0m Retained height: 1.0m Vertical cracking, running full height of the wall. Right of the crack (east side of the wall), 30mm translational movement of the wall relative to the west side. Pavement cracking adjacent to retaining wall observed from base of retaining wall.	Surveyed - No significant change.	No significant change	Crack width observed up to 20mm. No significant change to translation movement or pavement cracking adjacent to the wall.	No significant change	No significant change	Crack width measured up to 20mm. No significant change.	No significant change. No increase in crack width measured.	Low	1	Negligible	1	Very Low	1	Low

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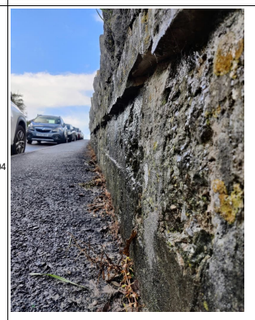
B10	Weather Station Field	403040	79304		N/A	Retaining wall height: 0.9m Retained height: 1.0m. Vertical cracking, from base to top of wall (i.e. 0.9m), crack width up to 10mm.	No significant change	No significant change	No significant change	No significant change Significant overhang of upper flag stone sections to lower wall. Risk covered under defect Ref. B11.	Pavement rutting noted at toe of wall. No significant change in the condition of the wall.	No significant change.	Low	2	Unlikely	1	Very Low	2	Low
B11	Weather Station Field	403040	79304		N/A	7.5m length of wall, between defect ref. B6 and B7: Shearing of top span of masonry from base of wall, up to 50mm. Movement in superficial material on retained side of weather station field separating wall at weak/mortar joint location. Risk of collapse over time, and damage to pavement, members of the public, and cars parked on road adjacent to wall. Advise to continue monitoring regularly.	Shearing of top span of masonry from base of wall, increased to 70mm. Evidence of seepage through wall, along extents. Advise to continue monitoring regularly. Further deterioration may required foot path diversion.	Condition of asset as per February 2024 inspection. Lateral extents of the defect has increased from 7.5m to 9m. Advise to continue monitoring - should further degradation to asset condition be observed, a footpath diversion may be required.	Length of defect observed increased from 7.5m to 10m. Significant evidence of seepage egressing from behind the wall, between the upper and lower wall sections. Evidence of spalling of facing material in multiple locations. Continue to monitor, if further degradation occurs, or additional spalling of wall material, consider exclusion zone around affected section and footpath diversion.	Exclusion zone has been erected since previous site walkover over (October 2024), in accordance with report recommendations. Longitudinal cracking + footpath bulge/heaving at locations of worst affected area + max slumping of material above wall. Recommend to maintain exclusion zone and regularly monitoring in accordance with main report recommendations.	Depression noted in the pavement at the toe of the wall. No significant change in wall condition. Recommend to maintain exclusion zone and regularly monitoring in accordance with main report recommendations.	No significant change. All June 2025 observations still apply. Recommend to maintain exclusion zone and regularly monitoring in accordance with main report recommendations.	High	3	Likely	3	High	9	High
C1	Sandpit Field	403000	79294		Retaining wall height: 1.0m. Retained height: 1.0m Vertical cracking, full height of wall, typical crack width 5 - 30mm. Large bushes overhanging back of retaining wall, likely the cause of distress observed in the structure.	Displacement of east side of wall relative to the west up to 30mm. Otherwise no significant change - low risk.	No significant change	No significant change	Typical crack width increased from 30mm to 40mm. No significant change in asset risk.	No significant change	No significant change	No significant change in wall condition. Wall lower down the slope measured to be 20 - 30mm infront of the upper wall. Continue to monitor.	Low	2	Unlikely	1	Very Low	2	Low
C2	Sandpit Field	403009	79294		Retaining wall height: 0.8m Retained height: 0.8m Vertical cracking full height of wall, typical crack width 5 - 20mm. Evidence of historic patch repair made previously.	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	No significant change	No significant change	Low	1	Negligible	1	Very Low	1	Low

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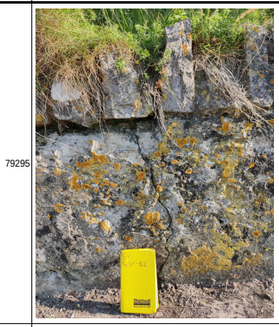
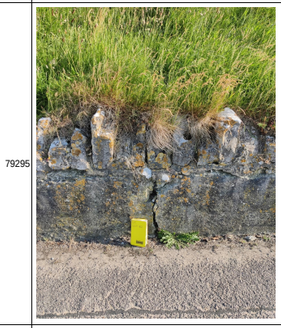
C3	Sandpit Field	403024	79295		Retaining wall height: 0.95m Retained height 1.0m Vertical cracking, full height of wall, crack width between 1 - 3mm.	Surveyed - No significant change.	No significant change	No significant change	No significant change	No significant change	No significant change	No significant change	Low	1	Negligible	1	Very Low	1	Low
C4	Sandpit Field	403035	79295		Retaining wall height: 1.0m Retained height: 1.2m Vertical cracking, full height of wall. Crack width 20 - 40mm.	Small void at base of wall due to loss of mortar/masonry. Likely lost from translational movement of the wall. Otherwise no significant change.	No significant change	No significant change	Masonry appears to have been lost / fallen off of wall face in section surrounding the crack (see latest images for comparison). Slight increase in asset risk, however still low due to general condition and retained height.	No significant change	No significant change	No significant change Crack widths still 20 - 40mm.	Low	2	Unlikely	2	Low	4	Low
C5	Sandpit Field	403058	79290		Retaining wall height: 1.25m Retained height 1.25m Vertical and horizontal cracking, typical crack width 20 - 30mm. Transverse movement of the wall, mortar joint failure from masonry blockwork moving apart.	Vertical and horizontal cracking increased from 20-30mm to 40-50mm. Otherwise health of asset unchanged. Low risk.	No significant change	No significant change	No significant change	No significant change	No significant change	Increase in crack widths measured, latest measurements betweeb 40 - 60mm. Wall appears in good condition despite crack increase.	Low	2	Unlikely	2	Low	4	Low
C6	Sandpit Field	403054	79280		Retaining wall height: 0.6m Retained height: 1.5m+ Vertical cracking full height of the wall. Typical crack width between 10 - 15mm. Overgrown bushes and vegetation acting on the back of the wall the likely cause of deterioration of the retaining structure.	Typical crack width increased to 15-25mm. Otherwise no significant change - low risk.	No significant change	No significant change	No significant change. Asset partially obscured by vegetation.	No significant change. Asset partially obscured by vegetation.	Vegetation cover obscuring asset. Flagstone from wall noted to have fallen onto step above defect. See report for photos. Block approximately 0.4 x 0.4 x 0.1m in size. No significant change to crack.	Vegetation cover obscuring asset. No significant change to crack. Block noted in the June 2025 inspections has been moved up the steps.	Low	2	Unlikely	2	Low	4	Low

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C7	Sandpit Field	403057	79248		Multiple areas of pavement cracking and surface deformation (one example shown face left). Distress in asphalt behind lower slope retaining walls observed where rotation of lower wall was seen (see defect C13). Additional areas of distress in pavement seen where up slope area is over steepened and not effectively restrained by retaining structure or otherwise, see defect C12.	Defect has been repaired, asphalt has been re-laid in area following slip/trip/fall incident. Bench removed from area. Area to be checked in follow up surveys to ensure defect does not reoccur.	No significant change	No significant change	No significant change Current pavement repair has held.	No significant change. Pavement repair in good condition.	Pavement repair in good condition. Minor cracking in the surface of the unrepaired section of pavement. Cracks approximately 5mm. Debond noted between pavement repair and unrepaired section.	No significant change - June 2025 observations all still apply.	Low	1	Negligible	1	Very Low	1	Low
C8	Sandpit Field	403056	79252		Retaining wall height: 1.3m Retained height 3.0m + 6 l.m of terraced masonry blocks which were observed to be overturning with over steepened slope behind. Blocks likely installed to prevent shallow slip failure of material above, however global stability of slope borderline.	Blocks further overturned. Further ravelling of slope material. A 1 m section of toe has a paving stone/blockwork missing. Unsupported toe area has an increased risk of slip/localised slope failure. Regular inspection of area recommended to inspect condition. Consider replacing stone/blockwork to provide support to the face.	No significant change	2no. Replacement blockwork paving slabs installed on the base row. Southern one has already overturned with voiding behind the rear face of panel observed. Advise to continue monitoring these slabs. If these significantly overturn or come loose they could present a trip hazard to pedestrians.	Southern paving slab referred to within May 2024 defect schedule has been repaired/reinstated. Continue to monitor, however risk profile remains same from May 2024 inspection.	No significant change. Asset partially obscured by vegetation.	Vegetation cover obscuring asset. No significant change.	Vegetation cover obscuring asset. No significant change.	Medium	2	Unlikely	3	High	6	Medium
C9	Sandpit Field	403056	79246		Retaining wall height: 0.6m Retained height: 3m + 7.5 l.m of retaining wall blocks partially overturned at toe of retaining wall. Insufficient embedment of blocks at toe, and over steepened slope behind overloading wall.	Surveyed - No significant change.	Slabs appear to have rotated further outward, consider removal or replacement	Further overturning of southern most slab and newly replaced slab observed. Consider removal and reinstatement with greater toe embedment.	Southern most slab has been repaired/replaced and levelled. Continue to monitor. No significant change in risk profile.	No significant change. Continue to monitor pavers for movement/displacement.	No significant change. Continue to monitor pavers for movement/displacement.	No significant change. Continue to monitor pavers for movement/displacement. Distortion measured to be up to 11°	Low	2	Unlikely	2	Low	4	Low
C10	Sandpit Field	403052	79239		3 l.m of tension cracking observed in oversteep section of slope. Width of tension crack approx. 200mm, and 250mm depth in areas.	Tension crack width Otherwise no significant change. Continue to monitor on ongoing basis.	No significant change	No significant change.	No significant change. Due to heavy vegetation, quantifying the crack width of asset difficult. From general visual inspection, asset condition has not changed since previous inspection.	Area de-vegetated following previous inspection circa October 2024. Hummocky ground and tension crack on embankment toe observed, resulting in 200-300mm vertical face of material. Recommend to continue monitoring for further degradation.	Hummocky ground covered in vegetation so tension crack could not be measured. Slight subsidence noted in the pavement above the slope however the condition is generally okay. No significant change to geotechnical risk profile.	Hummocky ground covered in vegetation so tension crack could not be measured. No significant change to geotechnical risk profile.	Medium	3	Likely	2	Low	6	Medium

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C11	Sandpit Field	403055	79235		Retaining wall height: 0.3m Retained height: 3m+ 2 lm section of retaining wall at the rear of benches, has overturned by 30 degrees from vertical. Large overgrown vegetation acting immediately behind the rear of wall, likely cause of issue.	Overturning of retaining wall increased to 45 degrees from vertical. Low risk, however continue to monitor. Risk of causing hazards related to slips/trip/falls, particularly adjacent to bench + pedestrian walkway.	Evidence of increased tilt - continue to monitor.	Evidence of increased tilt compared to Feb 2024	No significant change	Significant overturning of paving slabs observed, almost to the horizontal. Small risk of material and flagstone movement into the footway, causing slip / trip / fall hazard. Recommend overturned slabs are removed, area made good and slabs reinstated. Continue to monitor for further degradation between site walkover surveys.	Pavement slabs still overturning, no significant change in angle. Slabs behind the bench also overturning. Recommend overturned slabs are removed, area made good and slabs reinstated. Continue to monitor for further degradation between site walkover surveys.	Pavement slabs still overturning, no significant change in angle. Recommend overturned slabs are removed, area made good and slabs reinstated. Continue to monitor for further degradation between site walkover surveys.	Medium	3	Likely	2	Low	6	Medium
C12	Sandpit Field	403055	79202		3no. Failed retaining wall which use to house benches. Retaining wall height: 0.6m Retained height 2.5 - 3.5m + Masonry wall fully overturned and collapse of the main wall span. Partial collapse of the return walls either side of each retaining wall. Bulging and hummocking of stone slab at ground level, and signs of distress in adjacent asphalt where retaining walls have failed, indicating greater/deeper global failure occurring.	2nd/Middle retaining wall: - Increased ravelling of shallow material observed. -Shallow slip developing above overturned masonry. Considering heras fencing, cordoning off. Retaining Walls 1 + 3: Surveyed - No significant change observed.	Infilled with sleepers and planting - tension cracking noted above this section and above adjacent retaining walls. Continue to monitor. It is advised that the remaining bench is removed in this section.	Remaining bench has been removed. In addition to Feb 2024 observations, footway adjacent to the bench area has been re-paved. Tension cracking in the slope above the bench areas still observed - advise to continue monitoring.	No significant change from May 2024 inspection. Continue to monitor top slope, as there is still significant signs of slope distress.	No significant change from October 2024 inspection. Continue to monitor top slope, as there is still significant signs of slope distress.	Slight overtopping of concrete end slabs between walls 1 & 2. No significant change in wall conditions.	No significant change in wall conditions. Sleepers starting to undergo weatehring and slight rotting. Continue to monitor.	Medium	3	Likely	2	Low	6	Medium
C13	Sandpit Field	403057	79207		Retaining wall height: 1.0m Retained height: 0.3m Minor tilt/overturning observed in section of masonry wall. Area of overturning matches asphalt repairs and scarring work indicating link between the two. Defect length 22 lm.	Surveyed - No significant change.	No significant change. Footway resurfaced.	No significant change.	No significant change.	No significant change.	Small longitudinal crack in top step of masonry wall. Crack width 10mm wide and 1.1m long. Pavement surfacing still in good condition .	No change in crack dimensions. Pavement surfacing still in good condition. A few of the top stones noted to be loose, these may fall if knocked by members of the public sitting on the wall. Minimal risk due to size however may need mortering back in place	Low	2	Unlikely	2	Low	4	Low
C14	Sandpit Field	403039	79146		Retaining wall height: 1.25m Retained height: 1.25m Lack of mortar joints connecting this section of wall, therefore potential reconstruction of wall section with dry stone wall technique. Mid height bulging/bowing of the wall likely due to large bushes/trees directly overhanging the back of the wall. Defect length approx. 6 lm.	Significant bow in the wall, due to large bushes/trees directly overhanging back of the wall. Bow/overturn measured as 7 degrees to the vertical. Recommended that trees are coppiced, to remove load from back of the wall, and limit damage to wall without killing tree. Killing or removing the tree would cause the decay/rotting of root system, which is likely providing some integrity to the wall structure.	No significant change.	Tree behind affected area of wall has been coppiced, reducing load on the back of the wall. No change to the condition of the wall. Reduction in risk rating considered due to removal of tree/load from rear face of wall.	No significant change.	No significant change.	No significant change.	No significant change. Still minimal mortar between blocks. Slight overtopping at base observed.	Low	1	Negligible	2	Low	2	Low

Swanage Town Council - Shore Road - Asset Defect Schedule (June 2025)													June 2025 Risk Rating	October 2025 Risk Rating					
Defect Ref.	Defect Location	Easting (m)	Northing (m)	Sample Photo of Defect	Initial Defect Description (June 2023)	Defect Description (Oct 2023)	Defect Description (Feb 2024)	Defect Description (May 2024)	Defect Description (October 2024)	Defect Description (February 2025)	Defect Description (June 2025)	Defect Description (October 2025)	Risk Level	Likelihood (Number)	Likelihood	Effect (Number)	Effect	Risk Level (Number)	Risk Level
C15	Sandpit Field	403041	79295		N/A	N/A	N/A	Retaining wall height: 0.9m Retained height 0.9m Vertical cracking, full height of wall, hairline cracking of width up to 2mm.	No significant change	No significant change	No significant change	Vertical crack width measeered up to 70mm. No significant change in risk profile.	Low	1	Negligible	1	Very Low	1	Low
C16	Sandpit Field	403053	79295		N/A	N/A	N/A	Retaining wall height: 1.0m Retained height 1.0m Vertical cracking, full height of wall, cracking up to 50mm.	No significant change	No significant change	No significant change	No significant change	Low	1	Negligible	1	Very Low	1	Low
C17	Sandpit Field	403503	9208		N/A	N/A	N/A	N/A	N/A	N/A	2 new retaining walls installed on the footpath further north of C12. Sleeper retaining wall 1 (Furthest north) Height 0.5m, depth 0.25m, length 2.35m. 4 wooden railway sleepers bolted to the floor and each other Infront of stone retaining wall which the client reported as having slipped. Backfilled with soil behind wooden wall. Sleeper retaining wall 2 (Second wall from north) Height 0.4m, depth 0.23m, length 1.84m. 4 wooden railway sleepers bolted to the floor and each other Infront of stone retaining wall which the client reported as having slipped. Backfilled with soil behind wooden wall. Wall placed on slabs in the SW corner. A 10mm crack is forming between the wood on the masonry wall.	No significant change in new retaining walls.	Medium	3	Likely	2	Low	6	Medium
C18	Sandpit Field - Gun turret	403046	79255		N/A	N/A	N/A	N/A	N/A	N/A	New defect reported by the client on gun turret in sandpit field. Reported as follows - Collapse of buried wall (believed to be supporting tunnel) underground causing a hole to open up and minor subsidence. The hole has been boarded up and the contractor is to return to site and pack stone under the corner of the slab that is now unsupported due to collapsed wall. Desiccation noted on the earth mound above the tunnels.	No significant change. Dessiccation previously observed is forming small tension cracks in the bank. Tenion cracking observed between fill and structure, minimal risk to public safety due to low height earthwork.	Medium	3	Likely	2	Low	6	Medium

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Defect Ref.	Defect Location	Easting (m)	Northing (m)	Sample Photo of Defect	Initial Defect Description (June 2023)	Defect Description (Oct 2023)	Defect Description (Feb 2024)	Defect Description (May 2024)	Defect Description (October 2024)	Defect Description (February 2025)	Defect Description (June 2025)	Defect Description (October 2025)	Risk Level	Likelihood (Number)	Likelihood	Effect (Number)	Effect	Risk Level (Number)	Risk Level
C19	Sandpit Field	403507	79280		N/A	N/A	N/A	N/A	N/A	N/A	Crack on the road face of the retaining wall around the steps. Crack on the corner of the south wall. Retaining wall dimensions - Height 1.16m, Depth 0.5m Small vertical crack noted on wall face between 2 - 5mm width. Crack on top of wall 10 - 30mm width.	No significant change.	Low	2	Unlikely	2	Low	4	Low
C20	Sandpit Field	403057	79147		N/A	N/A	N/A	N/A	N/A	N/A	N/A	Vertical cracking observed across full height of retaining wall. Cracking in place between blocks where render is no longer present. Mortar debond. No overhang observed. Wall height = 1.6m. Wall Depth = 0.4m. Crack width <10mm.	N/A	2	Unlikely	2	Low	4	Low
C21	Sandpit Field	403058	79166		N/A	N/A	N/A	N/A	N/A	N/A	N/A	10m of surface cracking obseved in the tarmac pavement within sandpit field. 1 to 2 parallell cracks obsereved along the whole length.Cracks only in surface of the pavement. Minor subsidence also observed.	N/A	1	Negligible	2	Low	2	Low

APPENDIX B – QUALITATIVE RISK ASSESSMENT METHODOLOGY

QUALITATIVE RISK ASSESSMENT (QRA) METHODOLOGY

Qualitative risk assessments are a method of measuring relative risk, based on ranking or descriptive categories. It is an industry standard means of determining a level of risk and is therefore considered appropriate and sufficient for use at this site.

LIKELIHOOD OF FAILURE

The likelihood of failure for each defect shall be assessed with consideration to findings defect and walkover surveys, and results from any previous Ground Investigation Reports.

Table 1 – Qualitative Risk Assessment; Likelihood

Score	Likelihood	Chance of occurrence (%)
5	Almost certain	>70
4	Probable	50-70
3	Likely	30-50
2	Unlikely	10-30
1	Negligible	<10

EFFECT OF FAILURE

The effect should a failure occur within a defect has been considered with reference to:

- Wall or slope geometry;
- Volume of failed material;
- Proximity to roads and pedestrian footways; and
- Potential to cause damage to infrastructure or harm to members of the public, within the site boundary.

Effect is commonly categorised based on the impact to cost or time, including damage to property and personnel injury.

Table 2 - Risk Assessment; Effect

Score	Effect	Cost or Time
4	Very High	Multiple fatalities and/or unserviceable damage to property
3	High	Fatality or injury to people or major damage to property
2	Low	Minor injury to people or minor damage to property
1	Very Low	Negligible damage
0	None	No effect

RISK LEVEL

A Risk Rating can subsequently be calculated using the adopted principle of Risk = Likelihood x Effect. Each risk rating corresponds to the respective Risk Level, ranging from low to very high risk.

Table 3 - Risk Assessment; Risk Level

Score	Risk Level
13-20	Very High
9-12	High
5-8	Medium
0-4	Low