

Broomfield:

Preparation for cricket season has been undertaken, with the Cricket square being top dressed and rolled.

Outside area of Council Offices has been sprayed with selective weed killer.

The basketball court and backboard/bet have been refreshed/replaced.

The football pitches have been spiked and top dressed.

Heritage Park:

Steps from Childs Crescent have had edges re-painted yellow.

One member of the parks Dept worked with NWKCP on the Community Planting Days in May.

The decking at the pond area has been repaired.

A replacement dog bin has been installed.

The “uneven surface” sign at the bottom of the steps has been refitted.

Child Crescent alleyway has been cut back and cleared.

Knockhall:

The edges of the steps to the changing rooms have been re-painted yellow.

PROW DS6 has been cut back.

Manor Park:

Additional stakes have been installed for the x3 new replacement trees.

Swanscombe Park:

The tennis nets have been replaced and the courts are open for use.

Preparation for the bowls season have been undertaken and the bowls began on 3 May 2024.

A new replacement rose arch has been fitted in the Community Garden. Unfortunately, this has already suffered ASB and had to be repaired.

The edges of the steps to the tennis courts have been re-painted yellow.

The small railings around the memorial have been re-painted.

The tree guards in the orchard have been upgraded.

Planting has been undertaken on both the Community Orchard and the beds around the memorial.

Repair works have been undertaken to some of the climbing plants in the Community Garden.

A damaged dog bin post has been replaced.

The orchard received a visit from DBC on 14 June 2024 and they are very happy with the condition of the orchard and said it was the best of the ones they had done in the borough.

Equipment / Staffing:

New bearings and chain have been fitted to the cricket mower.

x2 strimmer heads have been purchased for the Kombi.

x2 new general use mowers have been purchased.

Miscellaneous:

The edges of the steps to the Church Road Hall have been re-painted yellow.

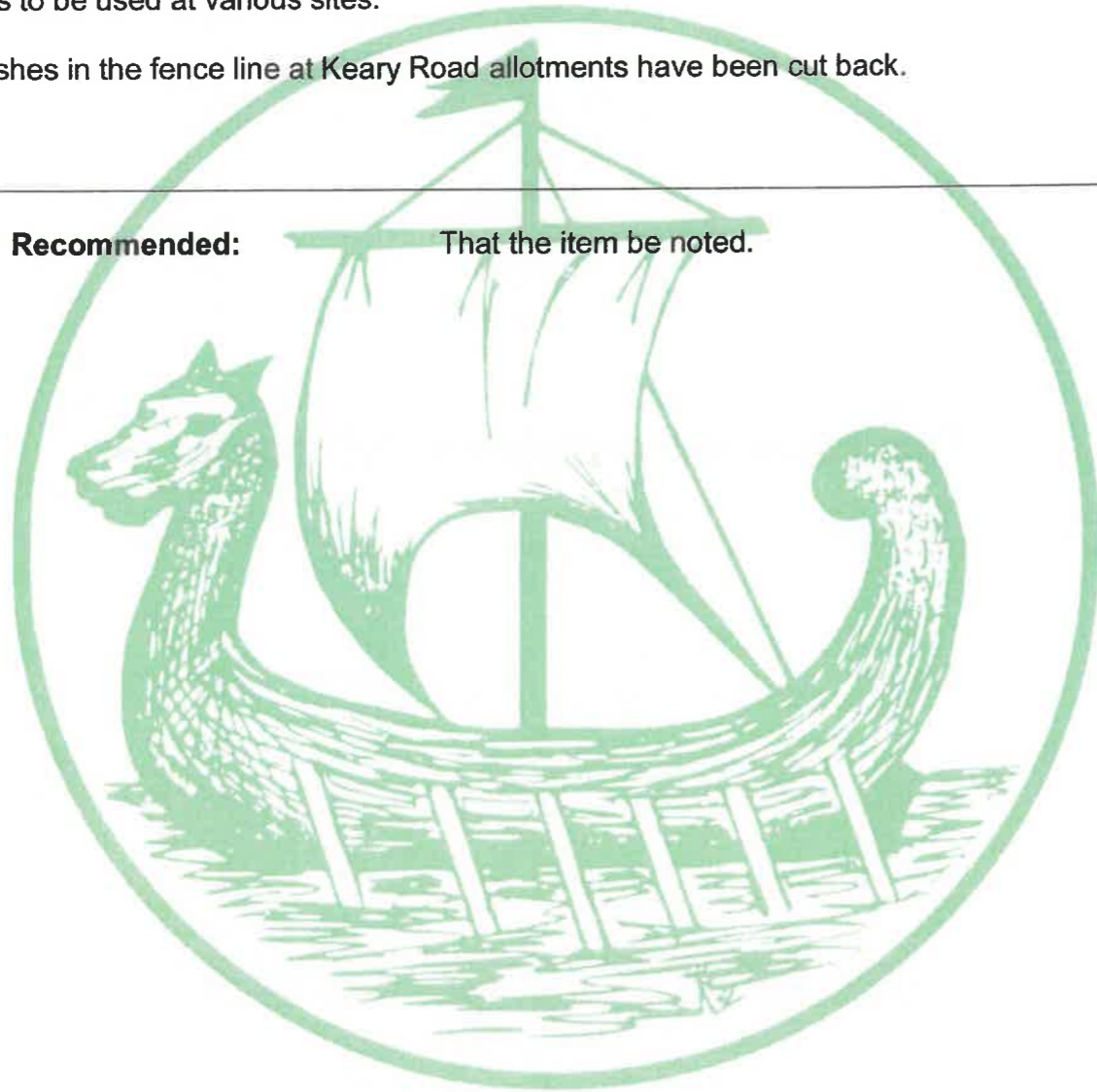
A fallen tree at Keary Road allotments has been cleared.

A damaged tree in the New Burial Ground allotments is being felled by a contractor and cut into sections to be used at various sites.

The bushes in the fence line at Keary Road allotments have been cut back.

Recommended:

That the item be noted.



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Customer No: SWANS01
Report No: 801006
29/04/2024

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Broomfield Rec
March 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



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**Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
Broomfield Recreation Ground**

Date of inspection: 18th March 2024

The Survey is a tree safety survey within Broomfield Recreation Ground. Trees with significant problems outside the boundaries that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.

Comments and recommendations are then made as to what may be wrong and what works are required.



Email: office@alltreeconsultancy.co.uk

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for around Broomfield Recreation Ground

Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

Tree Survey Data

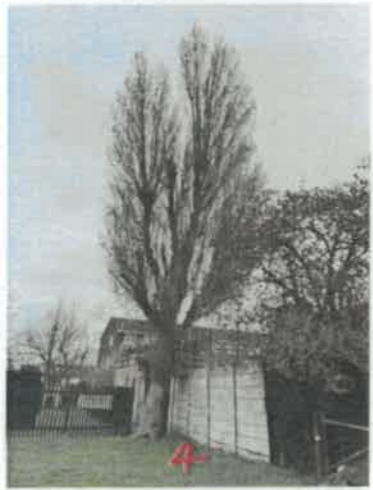
Tree no	Species	Comment	Recommendations	Priority months
1	Dead new tree	Snapped off and dead	Replant	Advisory
2	Lombardy Poplar	Significant dead, particularly in the centre of the crown and at various other places in the crown	Remove the significant deadwood	3
3	Ash	A large tree with excellent shape very good condition. The lowest branch and several other branches do have an issue with over extension which puts them towards the limit. They have a habit of breaking in adverse weather when potentially over extended.	None at present.	na
4	Poplar	Large mature tree reduced some years ago due to potential decay at the base. Particularly on the side towards the railings is an area that sounds hollow when tapped with the sounding hammer on the east side of the base up to approximately 2 m. A large branch on the north side appears dead. The regrowth on the remainder is vigorous. Significant deadwood is present throughout.	Reduce the crown to the vicinity of the previous reduction to maintain a more stable tree and remove the significant deadwood and the large dead branch	3
5	Cherry	The stake is now redundant with the ties being too tight.	Remove stake	Advisory
6	Cherry	Cherry trees, declining, with loss of bark on the trunk and main lateral roots. The tree has a limited life span. (Note: No paint spot)	Reduce the crown by approx. 2m all over. Remove any deadwood.	3
7	Lime	Lodged small, broken dead branch right near the top of the crown. It's of relatively low importance and is unlikely to be a hazard to anyone.	Have a climber retrieve the broken branch and make an assessment as to whether it is a symptom of something more serious.	Advisory
8	Field Maple	Some significant deadwood in the lower crown and smaller deadwood over the driveway	Remove any significant deadwood	3
9	Field Maple	Some significant Deadwood in the crown, particularly the centre near the top. The tree had some major storm damage some years ago and had to have the centre of the crown removed.	Remove any significant deadwood	3

Tree no	Species	Comment	Recommendations	Priority months
10	Field Maple	Tree by the footpath leading towards the children's playground. Tree has a good scattering of minor and significant deadwood and some large stubs probably caused by unauthorised branch removal towards the rear garden adjacent.	Remove significant and tidy or remove any stubs	3
11	Poplar	The tree is located by the corner of the children's playground. Large quantities of significant deadwood throughout the crown	Remove the significant deadwood	3
12	Poplar	Some significant deadwood in the centre of the crown originating at approximately 8 m and above	Remove the significant deadwood	3
13	Poplar	Evidence of a scar on the south west side of the trunk up to approximately 2 m. Below 1 m there is evidence of some slime flux. Tapping the trunk with the sounding hammer gives no indication of any significant hollow.	No action at present	na
14	Lombardy Poplar	Two branches on the playground side have failed and also lodged across tree number 13. Some significant Deadwood is scattered throughout the crown.	Remove the two hung up branches and the remains of the stub and assess if there is a problem connected with the break, unable to be seen from the ground and report to the client or myself.	3
15	Poplar	Some scattered small deadwood sections and a few pieces of significant deadwood scattered throughout the crown. A few small dead branches are lodged in the crown are unlikely to represent a significant hazard. The tree has exposed main roots with the tops damaged by mowers. Round the base. There are many holes from the bee moth <i>Sesia apiformis</i> that can indicate a reduced vitality.	Remove the deadwood and hung up small branches.	3
16	Goat, Willow	The tree is adjacent to the garden fence. Many branches have been cut off on the fence side and dumped alongside the fence, making it inaccessible. The tree is heavily clad in ivy up to approximately 5 m.	Sever the ivy to allow future inspections.	Advisory
17	Cherry	Ivy clad that prevents inspections.	Sever the ivy to allow future inspections and do the same for the neighbouring trees.	Advisory

Tree no	Species	Comment	Recommendations	Priority months
18	Lombardy Poplar	Some significant deadwood scattered throughout the crown.	Remove the significant deadwood	3
19	Lombardy Poplar	Some significant deadwood scattered throughout the crown	Remove the significant deadwood	3
20	Lombardy Poplar	Some significant deadwood scattered throughout the crown	Remove the significant deadwood	3
21	New dead tree	Snapped off and dead	Replant	Advisory
22	Poplar	A small amount of significant deadwood in the upper crown area and a small lodged branch. Areas of potential decline at approximately 2 m, with dysfunctional bark. At the base, holes from the bee moth indicating a longer term potential decline. The base of tree returns a good sound with sounding hammer.	Remove the significant deadwood	3
23	Poplar	Some significant deadwood scattered throughout the crown.	Remove the significant deadwood	3
24	Lombardy Poplar	Some significant deadwood throughout the crown	Remove the significant deadwood	3
25	Poplar	Some significant deadwood throughout the crown and a large lodged branch.	Remove significant deadwood and the lodged branch.	3
Note	Poplars in general alongside the paths.	<p>Where tree toots are under the tarmac paths, there will be cracks and a slight raised surface.</p> <p>Generally, I would suggest that you remove the tarmac, back a metre or so if necessary, clear carefully around the root and put sand around it and over to a depth of 25mm or so. Note that it must be horticultural sand as the salts in building sand can damage the root. Then you may wish to gently ramp the tarmac on the approach to the root and then lay the tarmac over the root. It is unfortunate that the root will continue to expand and that this is only a temporary measure.</p> <p>If required, to avoid there being a difference in height between the tarmac path and the grass, it can often be raised up to the same level, as a gentle rise (spreading it out to aid the mower and also prevent a trip hazard. Relay turf to finish the repair.</p>		Advisory
26	Maple	Several snapped out branches on the west side towards the strawberry, the branches are lodged in the crown	Remove the lodged branches	ASAP

Tree no	Species	Comment	Recommendations	Priority months
27	Scots Pine	Somebody has attached birdfeeders to the tree trunk with metal jubilee clips and plastic electricians ties. The metal Jubilee eclipse are already beginning to cause damage to the trunk in the form of construction, preventing the trunk from expanding due to annual growth.	Remove the birdfeeders attached with Jubilee clips and ties around the trunk. It may be appropriate to tape a note to the tree saying that any further attachments will be removed.	3
28	Cherry	Young tree that no longer needs its stakes. One stake has already rotted at the base.	Remove the tree stakes	Advisory

Site Pictures







Broomfield Recreation Ground

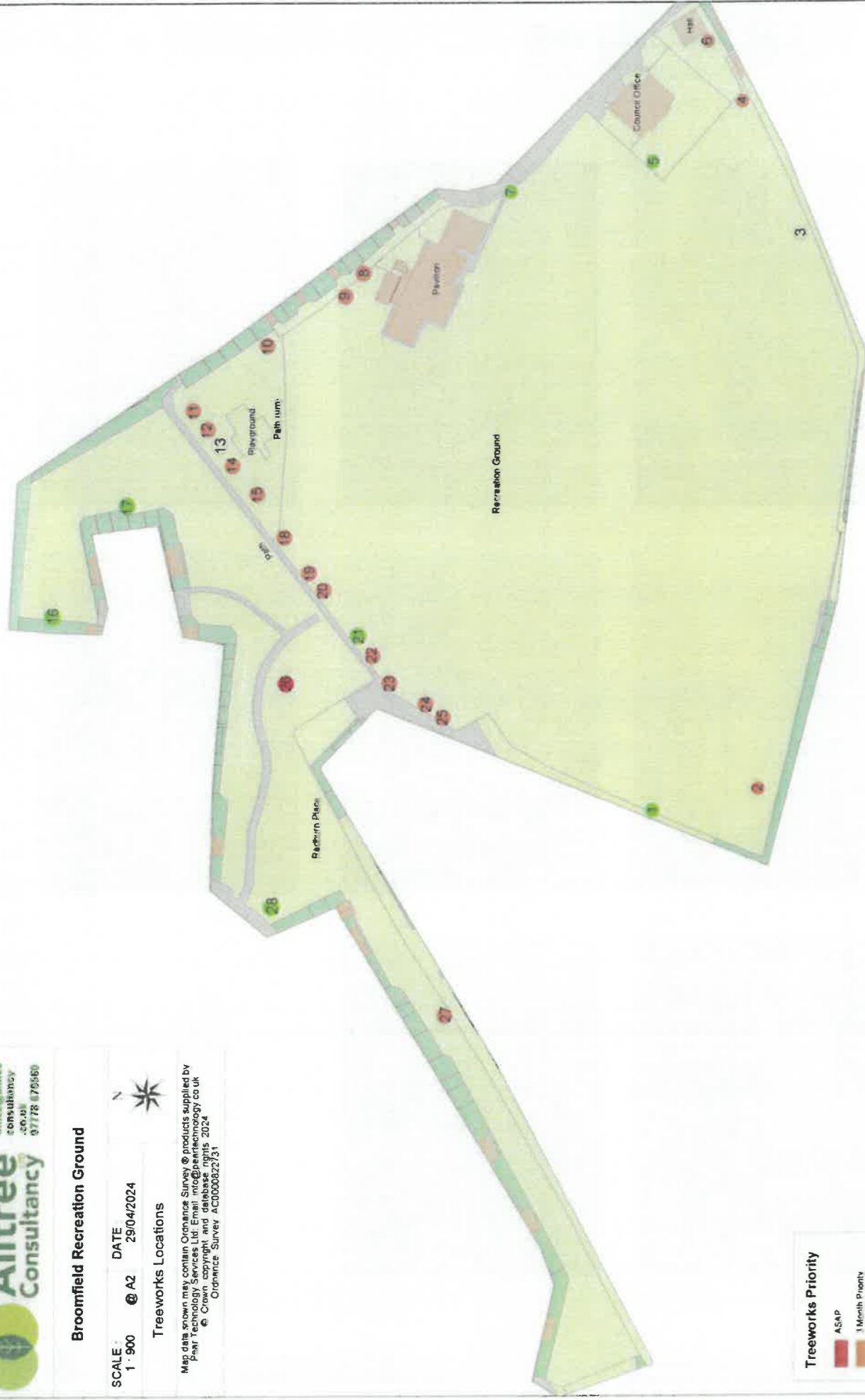
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DATE: 29/04/2024

Treeworks Locations

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 Ordnance Survey AC000082731



Treeworks Priority

- AS&P
- 1 Month Priority
- Advice
- Tree Locator



Email: office@alltreeconsultancy.co.uk

Customer No: SWANS01
Report No: 801007
29/04/2024

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Craylands Leisure Centre
March 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



Tree Safety Survey Inspection Report Swanscombe and Greenhithe Town Council
Craylands Leisure Centre

Date of inspection: 15th March 2024

The Survey is a tree safety survey within The Leisure Centre area. Trees with significant problems outside the boundary that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

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Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated. Particular care is required alongside roads, outside schools, play areas and places where the public congregate. Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary. In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

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Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

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Comments and recommendations are then made as to what may be wrong and what works are required.



Email: office@alltreeconsultancy.co.uk

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An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There is one Tree Preservation Order 2 / 2022 G1 and no Conservation Area listed on the Dartford Borough Council web site <https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for the Craylands Leisure Centre



TPO 2 / 2022 G1
Group consisting of
19 Hornbeam, 6 Beech, 1 Lime, 1
Whitebeam

Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Cherry	Tree is generally in good condition, but has a low crown over the highway.	Raise the crown over the highway to approx. 5m	3
2	Robinia	Small amount of deadwood over the pavement as well as in the rest of the tree.	Remove any significant deadwood that might affect the pavement	3
3	Robinia	Scattered deadwood including some significant deadwood throughout the crown, plus one broken branch at about 5 m.	Remove the broken branch and any significant deadwood	3
G4	Mainly Hornbeam group	A large section of G4 is protected by Tree Preservation Order. Cars are driving and parking under the tree canopies on the grassy area normally described as the Root Protection Area. This will over time cause serious compaction and be detrimental to the health of the trees.	Recommendation is to put some form of barrier to prevent cars from parking on the grass.	Advisory

Site Pictures



Craylands Leisure Centre

SCALE : 1 : 250 DATE : 30/04/2024
A2 N

Treeworks Locations

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Ordnance Survey AC0000822731.



Work Priority

- Advisory
- 3 Month Priority

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Eagles Road Playground
April 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
Eagles Road Playground

Date of inspection: 25th April 2024

The Survey is a tree safety survey within the playground. Trees with significant problems outside the Playground that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

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Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

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No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

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Email: office@alltreeconsultancy.co.uk

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

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Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

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For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders but the Playground is covered by a Conservation Area as shown on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Eagles Road Playground.



Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

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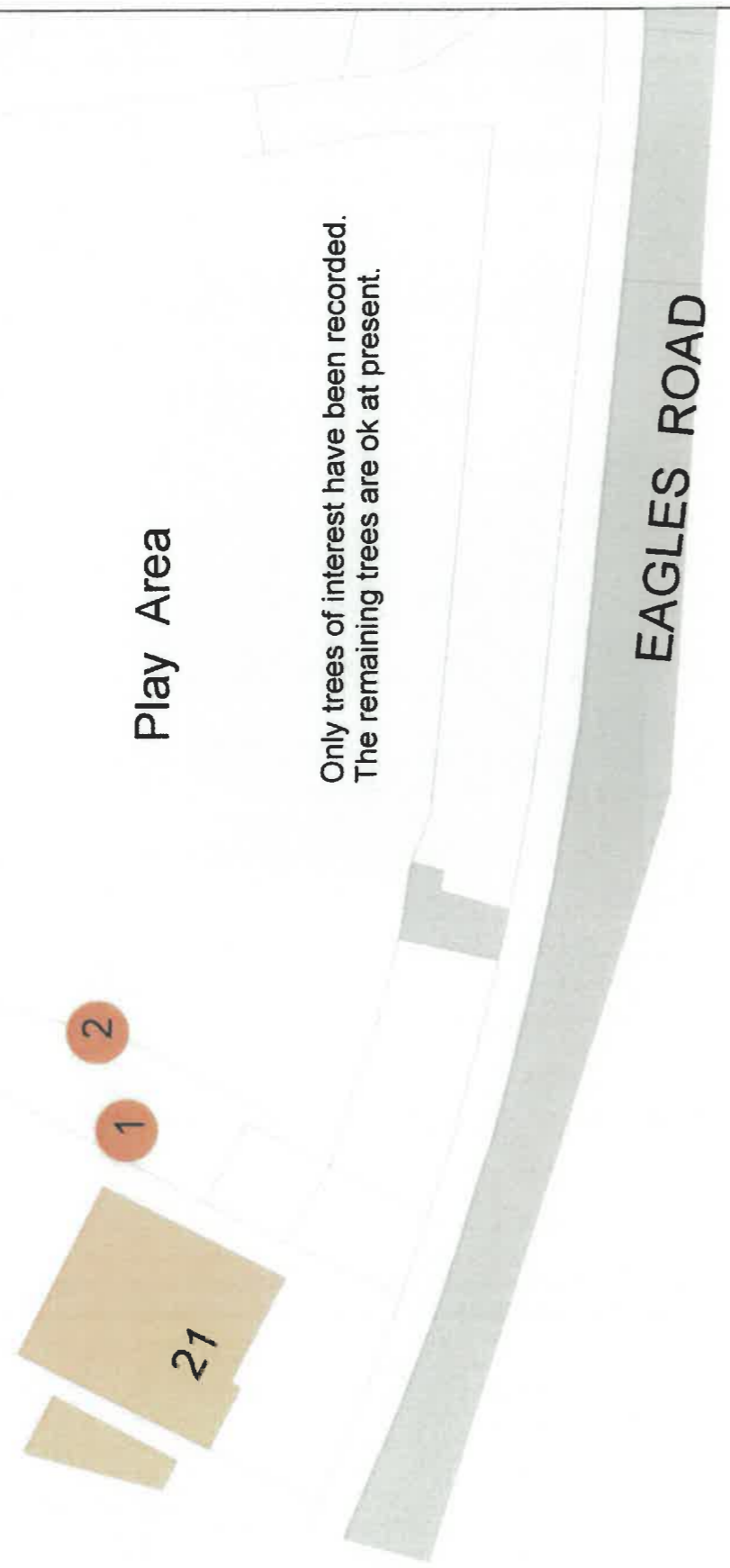
Tree no	Species	Comment	Recommendations	Priority months
1	Sycamore	Semi mature Sycamore at the back of the shrub border close to the corner of the next door house the tree is in serious decline. The top of the tree is dead.	Fell Sycamore. Conservation Area permission will be required to fell the sycamore.	3
2	Portuguese Laurel	A number of stems on the front face are dead, some have already been cut back recently.	Remove the dead stems (No Conservation Area permission required as they are shrubs and small diameter stems)	3

Site Pictures





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Only trees of interest have been recorded.
The remaining trees are ok at present.

Treeworks Priority
3 Month Priority

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
St Peter and St Paul's
April 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



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Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
St Peter and St Paul's

Date of inspection: 8th April 2024

The Survey is a tree safety survey within the area. Trees with significant problems outside the area that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

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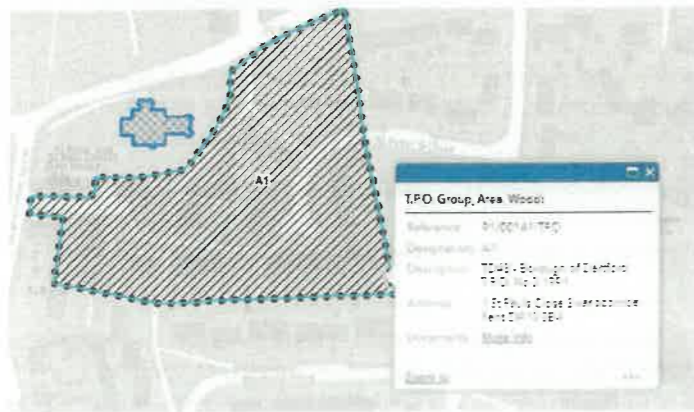
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TPO's etc

There are no Tree Preservation Orders within the churchyard, but outside the churchyard is covered by TPO 3 / 1991 A1. There is no Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for St Paul and St Peter's



Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

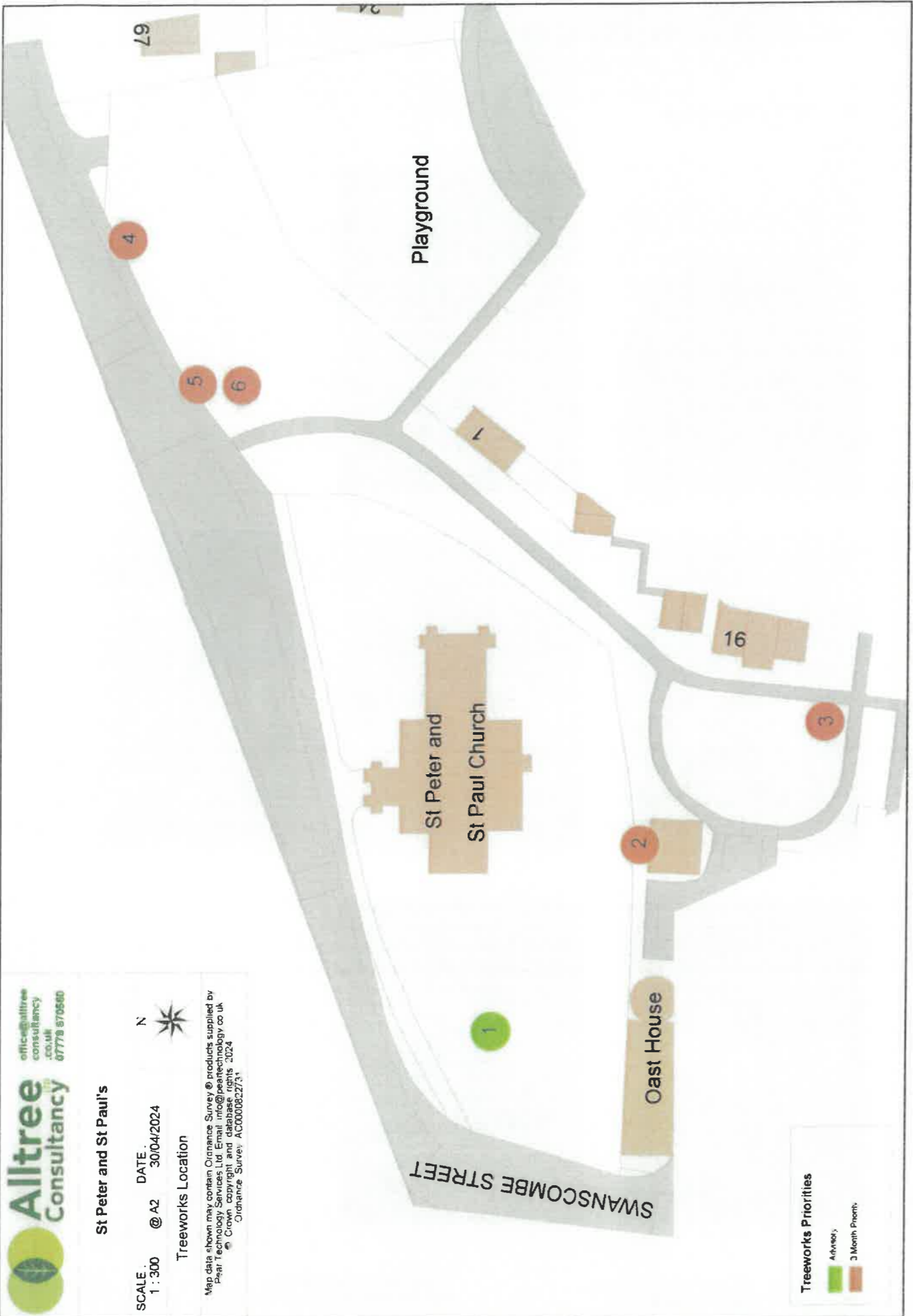
Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Yew	<p>A veteran tree in the churchyard, beautiful shape where is a measure of decay in the lower 2 1/2 m of the trunk. This decay is effectively separating the two parts of the tree with the side towards the church building effectively being the established main tree. The other third of the tree has historically separated a little from the remainder of the tree as shown by a split at approximately 1.5 m. At the present the tree is stable and does not present a problem.</p> <p>However as the tree continues to grow it will get heavier and potentially may pull apart.</p>	<p>Two options either singly or together are possible.</p> <p>1. A crown reduction of between 1 m and 2 m overall will reduce the tendency to pull apart.</p> <p>2. A cobra four tonne brace would also act to reduce the potential for failure, particularly in adverse weather.</p>	Advisory
2	Lime	<p>A mature tree between the church boundary wall and the garage outside. The church boundary.</p> <p>There is a scattering of significant deadwood throughout the crown, some of which has already fallen out.</p> <p>The branches are close to the garage roof, but not touching.</p> <p>TPO tree</p>	<p>Remove any significant deadwood.</p> <p>Note, does not specifically require TPO permission but must be notified with a minimum of 5 days notice.</p>	3
3	Horse Chestnut	<p>A large mature tree with some very minor indications of exudate on the trunk, not thought sufficient yet to present a problem. The crown has been pollarded many years ago, and has regenerated.</p> <p>The pollard heads have cavities in them. The extent of which is unknown. There are occasional pieces of significant deadwood in the crown.</p> <p>TPO tree</p>	<p>Remove any significant deadwood.</p> <p>Note, does not specifically require TPO permission but must be notified with a minimum of 5 days notice.</p> <p>Conduct a climb inspection to investigate the extent of the cavities in the pollard heads and report to me. If the cavities are significant, it may be prudent to consider a crown reduction.</p> <p>Any works apart from removal of deadwood will require TPO permission.</p>	3

Tree no	Species	Comment	Recommendations	Priority months
4	Robinia	The two stems are twin with a natural brace at approximately 4 m. Significant deadwood throughout the crown. TPO tree	Remove any significant deadwood Note, does not specifically require TPO permission but must be notified with a minimum of 5 days notice.	3
5	Robinia	Triple stem tree closely intertwined. Some significant deadwood throughout the canopy. TPO tree	Remove any significant deadwood. Note, does not specifically require TPO permission but must be notified with a minimum of 5 days notice.	3
6	Robinia	A mature tree that has had large sections removed previously. A large section of deadwood is present, which in itself is not a significant problem. The stem that has been drastically reduced has one branch on it that is in poor condition with the top (tension side) lacking in the bark. The other main stem has some decline in the bark just below its crown. TPO tree	The works are recommended due to the potential for failure of the branch in an area that children play, Remove the damaged branch and the section of stem to the fork (as per the photo). TPO permission will be required	3

Site Pictures





Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Saxon Court
April 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town
Council
Saxon Court

Date of inspection: 25th April 2024

The Survey is a tree safety survey within Saxon Court. Trees with significant problems outside the green area that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.



Email: office@alltreeconsultancy.co.uk

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site
<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Saxon Court

Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.



Email: office@alltreeconsultancy.co.uk

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Hornbeam	A group of four trees, the tree nearest the gate (marked with a red spot) needs to have some small branches removed to clear the street light	Reduce the crown away from the street light	3
2	Hazel	Hazel clump in the corner has some low branches over the pavement.	Lift the crowns over the pavement to approximately 3 m.	3

Site Pictures





Saxon Court

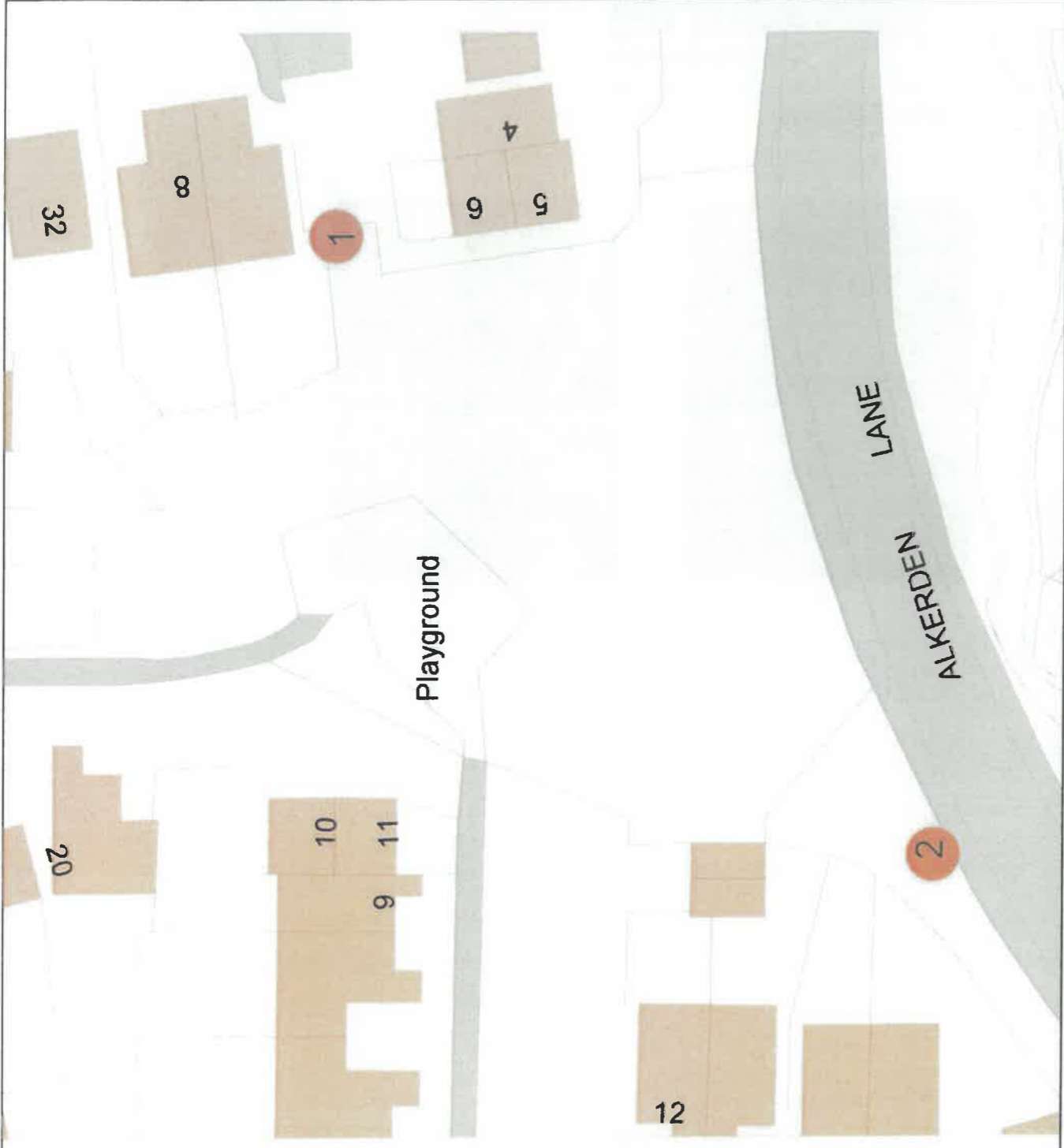
SCALE 1:200 @ A2 DATE 30/04/2024

Treeworks Locations



Map data shown may contain Ordnance Survey products supplied by
Peer Technology Services Ltd. Email: info@peertechtechnology.co.uk
Ordnance Survey Licence No: AC000002721

Treeworks Priority





Email: office@alltreeconsultancy.co.uk

Customer No: SWANS01
Report No: 800979
30/01/2024

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
January 2024

SPRING VALE

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A

ALL WORKS FOR
SPRING VALE WERE
UNDERTAKEN IN
MARCH/APRIL 2024



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Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council

Date of inspection: 29th January 2024

The Survey is a tree safety survey within the wooded strip at Spring Vale. Trees with significant problems outside the area that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

There are suggestions following the failure of T2 that all the trees should be topped to stop this happening.

Topping, while temporarily reducing the risk of wind throw later on potentially increases the risk of failure due to the wounding of the tree allowing disease to enter that may cause unexpected failure in later years.

Regular inspections will assist in maintaining a level of safety that is generally considered acceptable. The interval between Inspections can range from annual in high risk areas to 3 or even 5 years in the lowest risk areas.

In the case of T2, a small broken branch in the fork allowed the establishment of a fungus that caused a weakness in the fork that in the case of an exceptional adverse weather was at greater probability of failure.



Email: office@alltreeconsultancy.co.uk

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a yellow paint spot.

For this report, only the trees requiring works are listed.

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Treeworks should be undertaken by trained, insured operatives to BS3998:2010

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended in high risk areas to monitor changes and early signs of problems in the trees.

Intervals of up to a maximum of 5 years may be deemed acceptable in low risk areas.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required' or 'Advisory'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site

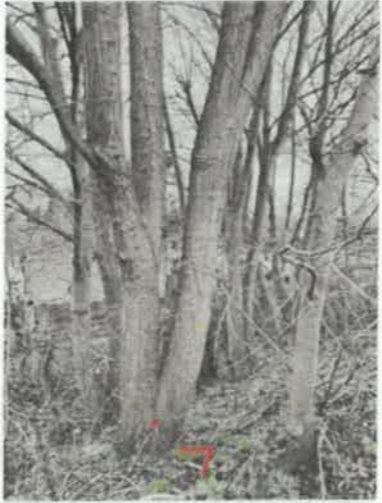
<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Spring Vale.

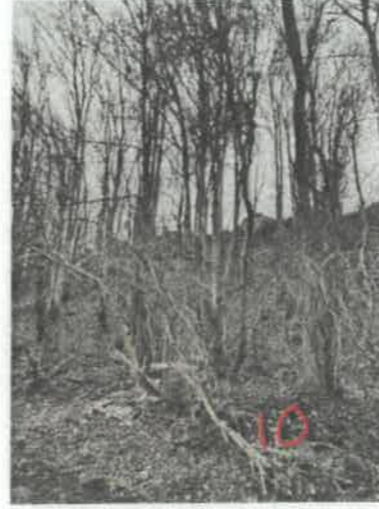
A Treeworks map is provided at the end of this report.

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Ash	Very large ash tree alongside the footpath overhanging the derelict building site, the large branches across the path all have dead undersides. The bark has all died off due to the fire some years ago. Significant deadwood (consisting of large dead branches) are located above the footpath. Resting against the tree is a fallen Ivy clad Ash, a small diameter tree that also overhangs the footpath.	Remove any significant deadwood. Reduce the branches with significant bark die back on the underside by approximately 50%. Fell to ground level. The small diameter Ash tree lodged against the trunk of tree number one.	3
2	Maple	Large Maple that originally had a fork at just above 3m. The fork failed during a recent storm leading to the stem hitting a garage nearby. Investigation of the tree has shown a shadow mark just below the fork left by Innonotus hispidus. The old fruiting body was found on the ground below the decay which affected the structural integrity of the fork, allowing the storm wind to split the fork.	Fell the remainder of the tree	ASAP
3	Ash	The lowest main branch is overextended towards the road and streetlight, and is likely to be at risk of failure. Some significant Deadwood is present throughout the crown, but as it is well into the woodland edge, it represents a low risk.	Reduce the large limb heading to the road by approximately 3 m to reduce the risk of failure. While the climate is in the tree, remove the significant Remove the significant deadwood as a matter of habit while climbing.	3
4	Ash	Ash tree adjacent to T3 also has a large limb over extended to the roadway.	Reduce the large limb heading to the road by approximately 3 m to reduce the risk of failure. While the climate is in the tree, remove the significant Remove the significant deadwood as a matter of habit while climbing.	3
5	Hawthorn	Small dead tree within almost falling range of the road	Fell	3

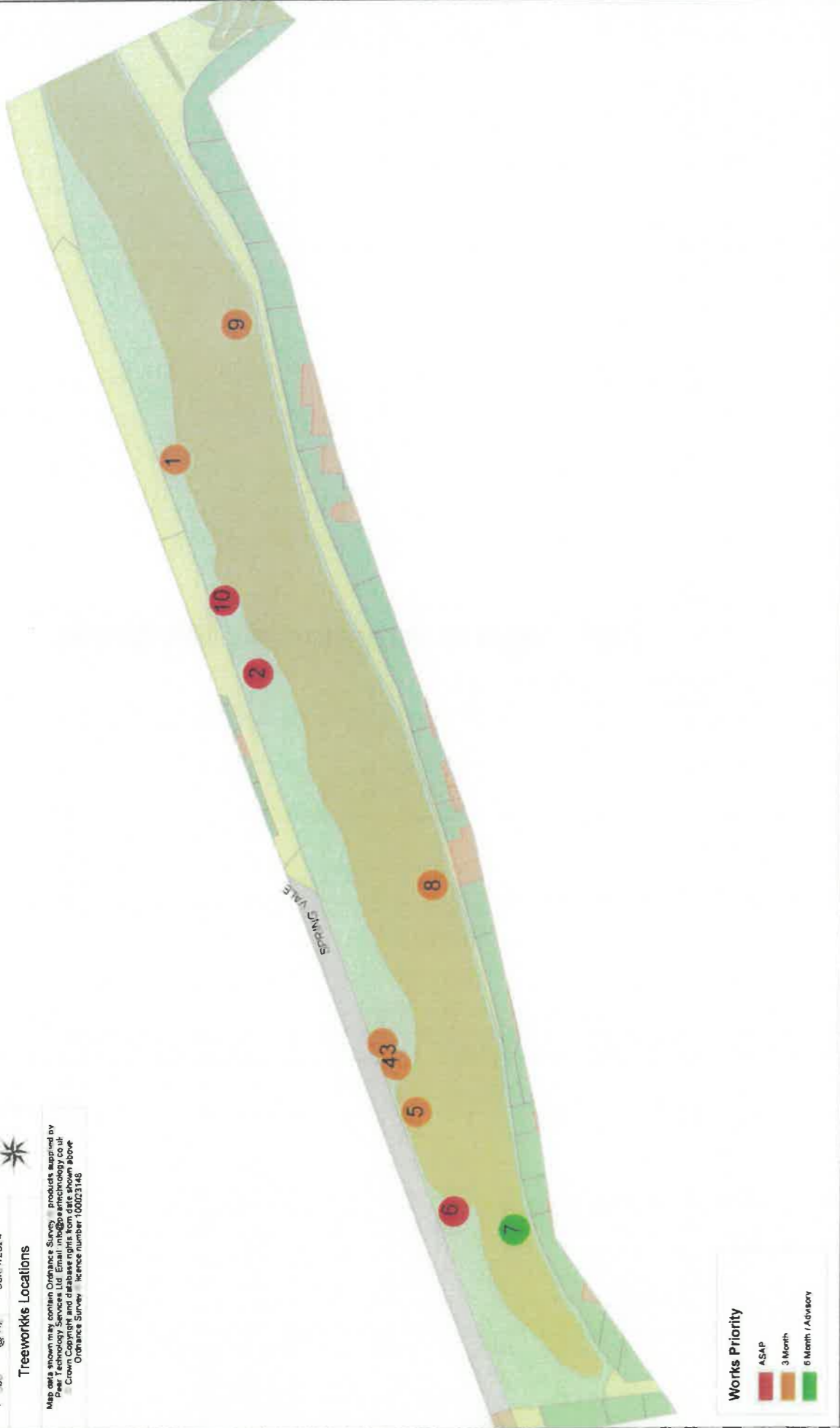
Tree no	Species	Comment	Recommendations	Priority months
6	Sycamore	Large twin stem tree close to the roadside. A crown reduction has been carried out in the past. Regrowth is plentiful but appears to be subject to squirrel damage (stripping the bark and causing death or breakages of the weakened stems). At the time of the inspection, at least two branches are broken and hanging near the roadway edge.	Climb check and remove the squirrel damaged branches and any broken or damaged branches. If the squirrel damage looks to be severe during the removal of the damaged branches, a prudent course of action will be to reduce the crown to the vicinity of the previous reduction.	ASAP 6
7	Wych Elm	A large tree growing near the top of the bank adjacent to the garage adjacent the end house. The tree is relatively fast growing and presents a tight included fork at the base of the main fork. The same formation of a tight fork is at approximately 3m. These tight forks with included bark are notoriously weak and may be subject to windblow. The crown is very tall and is now above the average tree line. Given the propensity for stronger winds, both weak forks are likely to fail, maybe towards the building.	The prudent option is to reduce the height of all three main stems by approximately 4 m to reduce the wind sail.	6
8	Sycamore	Trees by the gable end of the nearby house. One stem closest to the house has extensive bark loss, possibly due to canker at approximately 3m above ground level. The stem with the bark defect is at risk of failure.	Remove the stem damaged with canker	3
9	Sycamore	Relatively small dead stem from about 2m height. If it were to fail, there is the potential to possibly reach the fence	Remove the dead stem at the fork.	3
10	Sycamore	Large stem originating at approximately 2m on the side facing to the garages. The majority of the bark around the base has died and fallen off. The stem is likely to fail towards the garages.	Remove the affected stem	ASAP





Treeworks Locations

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Works Priority

- ASAP
- 3 Month
- 6 Month / Advisory

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Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Swanscombe Park
April 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



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Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council Swanscombe Park

Date of inspection: 8th April 2024

The Survey is a tree safety survey within the park. Trees with significant problems outside the park that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.



Email: office@alltreeconsultancy.co.uk

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders within the churchyard, but outside the churchyard is covered by TPO 3 / 1984 A1. There is no Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Swanscombe Park



Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.



Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Cherry	Dead tree behind seat by the Bowling Green.	Fell and replant, if possible	3
2	Cherry	Large mature, cherry tree alongside the Tennis court. A heavy branch overhanging the court is at potential risk of failure, particularly in adverse weather. Out of four stems, the smallest stem is dead. I note that there is a small lime tree growing in the fork that indicates there is at least a pocket containing debris and water.	Remove the dead stem. It will be prudent to reduce the large overhanging branch by approximately 1 m to 1.5 m to reduce the tip weight and wind sail.	3
3	Lime	Significant deadwood in the tree	Remove any significant deadwood	3
4	Lime	Significant deadwood in the tree	Remove any significant deadwood	3
5	Poplar	Significant deadwood in the tree at approximately 5 m and a few other smaller pieces of deadwood scattered throughout the crown. Note that the tree has been reduced a few years ago and has regrown strongly. There is the potential for some decay in the previous reduction points anticipated in the next few years, the tree should be reduced to the facility of the previous reductions. Also present around the base many holes from the bee moth which may indicate a potential decline in vitality.	Remove significant deadwood and any longer pieces of minor deadwood. Given the rapid regrowth it may well be prudent to consider in the next 24 months reducing the crowns to the vicinity of the previous reduction.	3
6	Poplar	Significant deadwood in the tree at approximately 5 m and a few other smaller pieces of deadwood scattered throughout the crown. Note that the tree has been reduced a few years ago and has regrown strongly. There is the potential for some decay in the previous reduction points anticipated in the next few years, the tree should be reduced to the facility of the previous reductions. Also present around the base many holes from the bee moth which may indicate a potential decline in vitality.	Remove significant deadwood and any longer pieces of minor deadwood. Given the rapid regrowth it may well be prudent to consider in the next 24 months reducing the crowns to the vicinity of the previous reduction.	3
7	Lime	A securely lodged branch at the top of Telegraph pole height is also partially resting on the telephone lines	Remove the lodged branch	1
8	London Plane	Lodged branch just above 4 m high is securely lodged	Remove the lodged branch	1

Tree no	Species	Comment	Recommendations	Priority months
9	Leylandii	Dead (apart from one small branch towards the fence pillar)	Fell	3
10	London Plane	Some significant deadwood, particularly on the site towards the footpath in the park	Remove the significant deadwood	3
11	Elderberry	Large mature elderberry along the cemetery boundary has a couple of large, dead stems and some smaller deadwood	Remove the large, dead stems	3
12	Silver Birch	Some significant deadwood in the lower crown above the seating area	Remove the dead branches	3
13	Silver Birch	One of a pair of trees, the top 2 m of the trunk is dead and at least one of the branches nearby is in poor condition with a lump of deadwood attached. Also a large small hanging branch.	Remove the dead top of trunk and poor condition branch. Remove the lodged branch.	3
14	Silver Birch	Mature tree with a cavity at approximately 3 m that is at present judged to be acceptable. Some significant deadwood is scattered throughout the crown, particularly on the stem above the cavity.	Remove any deadwood that may affect the children's area	3
15	Silver Birch	Some significant deadwood scattered throughout the crown and includes a large dead stub at about 5 m	Remove the large, dead, stub and significant deadwood	3



T10
No Photo



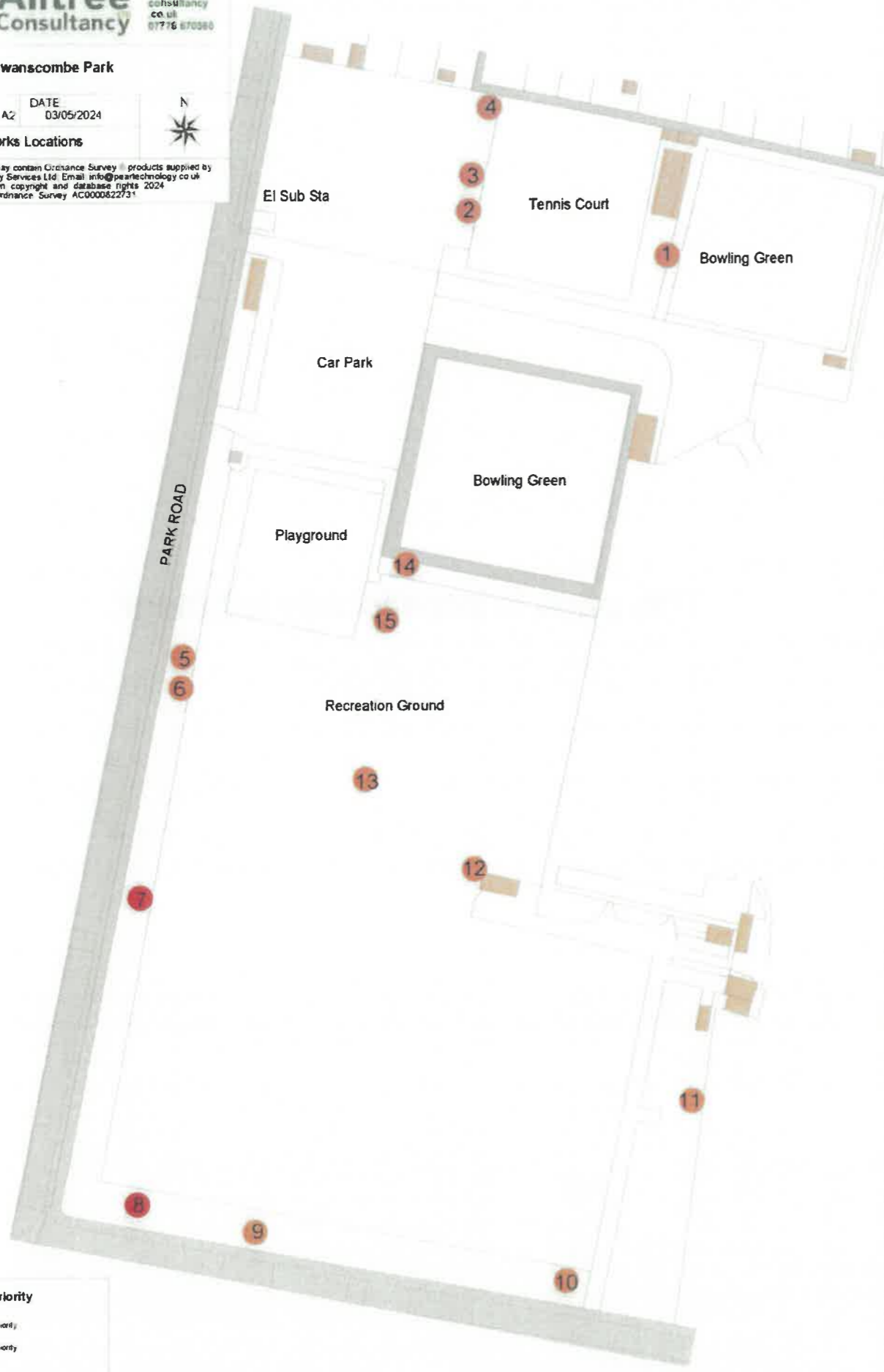
Swanscombe Park

SCALE 1:500 @ A2 DATE 03/05/2024

Treeworks Locations



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Ordnance Survey AC0000822731



Treeworks Priority

- 1 Month Priority
- 3 Month Priority

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Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Knockhall Recreation Ground
March 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



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Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
Knockhall Recreation Ground

Date of inspection: 15th March 2024

The Survey is a tree safety survey within the Recreation ground and also the bank towards Parkwood Hill and Peacock close. Trees with significant problems outside the area that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.



Email: office@alltreeconsultancy.co.uk

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Knockhall Recreation Ground and adjacent areas

Other Tree Protection

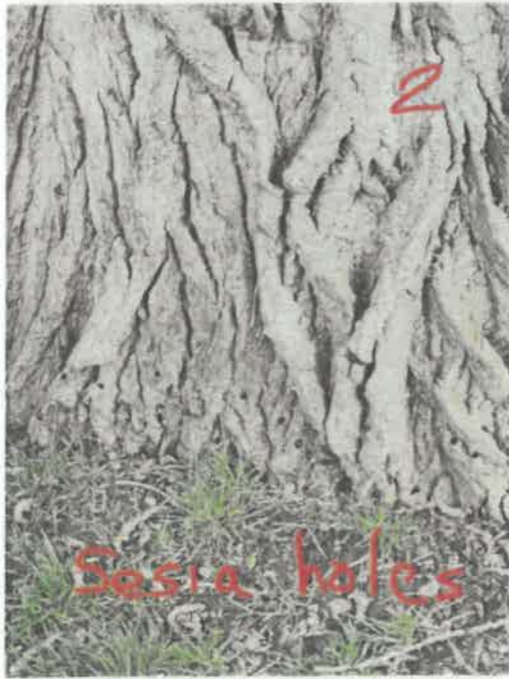
If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Leylandii	Small dead branch hanging over the highway. A low risk to safety. The remaining Leylandii require no works at present.	Remove the small dead branch	Asap
2	Poplar	Large mature tree that has suffered storm, damage to some large branches. The canopy is large with long extended branches that are likely to catch the wind again in seriously adverse weather. At the base many holes from the moth <i>Sesia apiformis</i> indicate that there may be some decline in vitality. Tapping at the base with the sounding hammer did not reveal any cavities. Major branches may break again in seriously adverse weather with the likelihood being a probability rather than certainty. To reduce the likelihood, branches may be reduced, but that brings its own problems with introducing potential decay points that may require works to control in the next 5 to 10 years. Note that many of the Poplars in the line have holes at the base from the <i>Sesia</i> moth. None of the Poplar trees had any measurable decay or cavities at the base and none required any works at the present.	Reduce the crown to the vicinity of the marked photo.	6
3, 4, 5, 6	New planting	Dead	Replace in the late autumn planting season.	Advisory
7	Oak	Significant deadwood in the tree and particularly the stem overhanging the Recreation Ground, just where the dog walkers walk along the fence line.	Remove any significant deadwood that may affect the Recreation Ground.	3

Site Pictures





Knockhall Recreation Ground

SCALE 1:600 @ A2 DATE 22/03/2024







Treeworks Location

Map data refers only to aerial photography. Survey & products supplied by
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Ordinance Survey AC000082731



Works Priority

-  ASAP
-  3 Month
-  6 Month
-  Advisory



Email: office@alltreeconsultancy.co.uk

Customer No: SWANS01
Report No: 800998
22/03/2024

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Parkwood Estate / Knockhall Rec
March 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



**Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
Parkwood Estate / Knockhall Rec**

Date of inspection: 15th March 2024

The Survey is a tree safety survey within the woodland slope between the Parkwood Estate and the Knockhall Recreation Ground. Trees with significant problems outside the area that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.



Email: office@alltreeconsultancy.co.uk

Comments and recommendations are then made as to what may be wrong and what works are required.

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

The report is valid for one year unless otherwise expressly stated. This does not take into account the effect of outside agencies – storms, mechanical damage, eg a vehicle damage, or other non foreseeable incidents.

It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for around Knockhall Recreation Ground and the Parkwood Estate

Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Field Maple	Not sure whether this tree belongs to Swanscombe or not field maple overhanging the fence towards the roadway, leaning branch with damage cloud with ivy, plus also a fallen branch that has been partially cut and stacked.	Remove the fallen branch and risings and cut back the overhanging, leaning branch to the boundary	3
2	Oak	Oak tree partly up the bank adjacent to an unofficial little path up to the top of the hill. It is believed the tree is within Swanscombe ownership. Branches are interfering with the Lamppost.	Reduce the crown away from the lamp post to give approximately 2 m clearance	3

Site Pictures





Knockhall Rec / Parkwood Estate

SCALE 1:300

@ A2

DATE

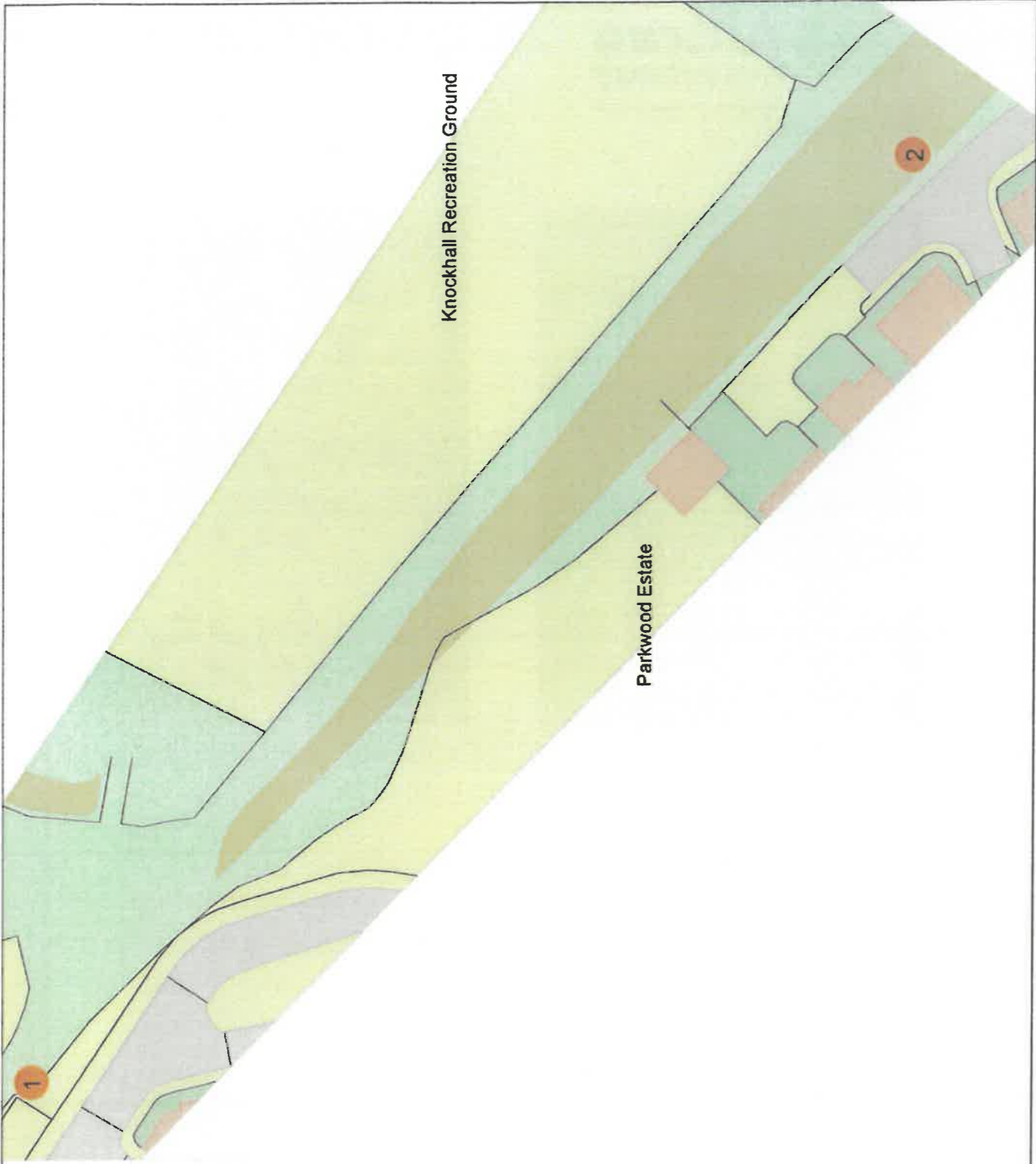
25/04/2024

N



Treeworks Locations

Map data sourced from Ordnance Survey - products supplied by
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Ordnance Survey AC000062731



Work Priority



3 months

Mr Graham Blew
Swanscombe and Greenhithe Town Council
The Grove
Swanscombe
Kent
DA10 0GA

Tree Inspection Report

Swanscombe and Greenhithe Town Council
Valley View Playground
April 2024

Conducted by
Steve Launchbury Dip.Hort. (Kew)
R.F.S.Cert Arb. Tech. Cert. (Arbor A.)
TechArbor A



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Tree Safety Survey Inspection Report for Swanscombe and Greenhithe Town Council
Valley View Playground

Date of inspection: 25th April 2024

The Survey is a tree safety survey within the playground. Trees with significant problems outside the playground that may impact on public safety may also be listed as necessary to enable the Council to alert the tree owner.

Other works may be listed that may be classed as prudent works to limit future problems.

Trees are plotted on a map to assist locating the trees. The tree sizes and locations on the map are to be taken as indicative to aid identification.

Where trees may be in large groups or woodland, they may be shown as groups on the map and only trees of direct interest to the survey shown within the group.

Tree locations may be listed as High Risk to Low Risk as appropriate. Normally in Council owned properties, wherever the public may access will be classed as High Risk unless otherwise stated.

Particular care is required alongside roads, outside schools, play areas and places where the public congregate.

Particular care is required for trees in these areas, especially after storms or other serious weather events. It is recommended that trees in High Risk areas be checked after such events and any remedial action taken as necessary.

In case of any doubt as to the safety of any trees, it is advisable to have the trees inspected by a professional who can advise on a course of action if required.

The inspection assesses the trees on the basis of a Visual Tree Inspection, taking into account the root area, the base of the trunk, structure and condition of the trunk and main scaffold of the tree. Other features such as buds, leaf density of the canopy and any defects visible will be noted.

The initial inspection is carried out from the ground only with basic tools such as a metal probe, plastic sounding hammer and binoculars. Cavities that are accessible from the ground may be probed where necessary and a sounding hammer used to assess the extent of the cavity.

No climbing aerial inspections or ground excavations are done on the initial survey.

Further inspection methods from climbing to specialist Tomography may be recommended as a result of the initial survey.

It is worth noting that no tree can ever be declared entirely safe. Trees are living organisms, reacting to their surroundings, actions of others and the environment. Factors such as weather, pests and diseases and human activities all will influence the safety as well as the health of the tree.

It is not practical to take all possible eventualities and exclude or prevent them from happening. However, regular inspections and prudent works will reduce these risks to a very low level.

For this report, only the trees requiring works are listed.

Comments and recommendations are then made as to what may be wrong and what works are required.



Email: office@alltreeconsultancy.co.uk

These works are given a priority ranging from immediate (the Council will be notified even before the report is completed if works are required immediately), within one month, to usually 3, 6 or 12 months.

All works recommended default to within 3 months from the date of the survey unless otherwise detailed.

Attention should be paid to the Wildlife and Countryside Act 1981, protecting wildlife and in particular regarding birds and bats during the course of tree works.

Trees are identified by location on a map, a photograph and (usually) a paint spot. Trees in this report are marked with a fluorescent red paint spot.

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It is recommended that the works identified in the report be carried out to maintain as safe an environment as practical for the public.

An annual inspection is recommended to monitor changes and early signs of problems in the trees.

An earlier inspection may be required after adverse weather or other unforeseen events.

For clarity works are prioritized in months from the date of the report, or if not safety critical listed 'As required'.

TPO's etc

There are no Tree Preservation Orders or Conservation Area listed on the Dartford Borough Council web site

<https://dbc.maps.arcgis.com/apps/webappviewer/index.html?id=3a1e244bdb144b218d1a004fd041c7c1> for Valley View Playground

Other Tree Protection

If trees (with certain exceptions) in excess of 5m³ timber are to be felled in any quarter in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

An overview map is provided at the end of this report.

Tree Survey Data

Tree no	Species	Comment	Recommendations	Priority months
1	Small dead stem	Small dead stem possibly Hawthorn to the rear of the fenced substation area just outside the playground fence.	Fell	3

Site Pictures





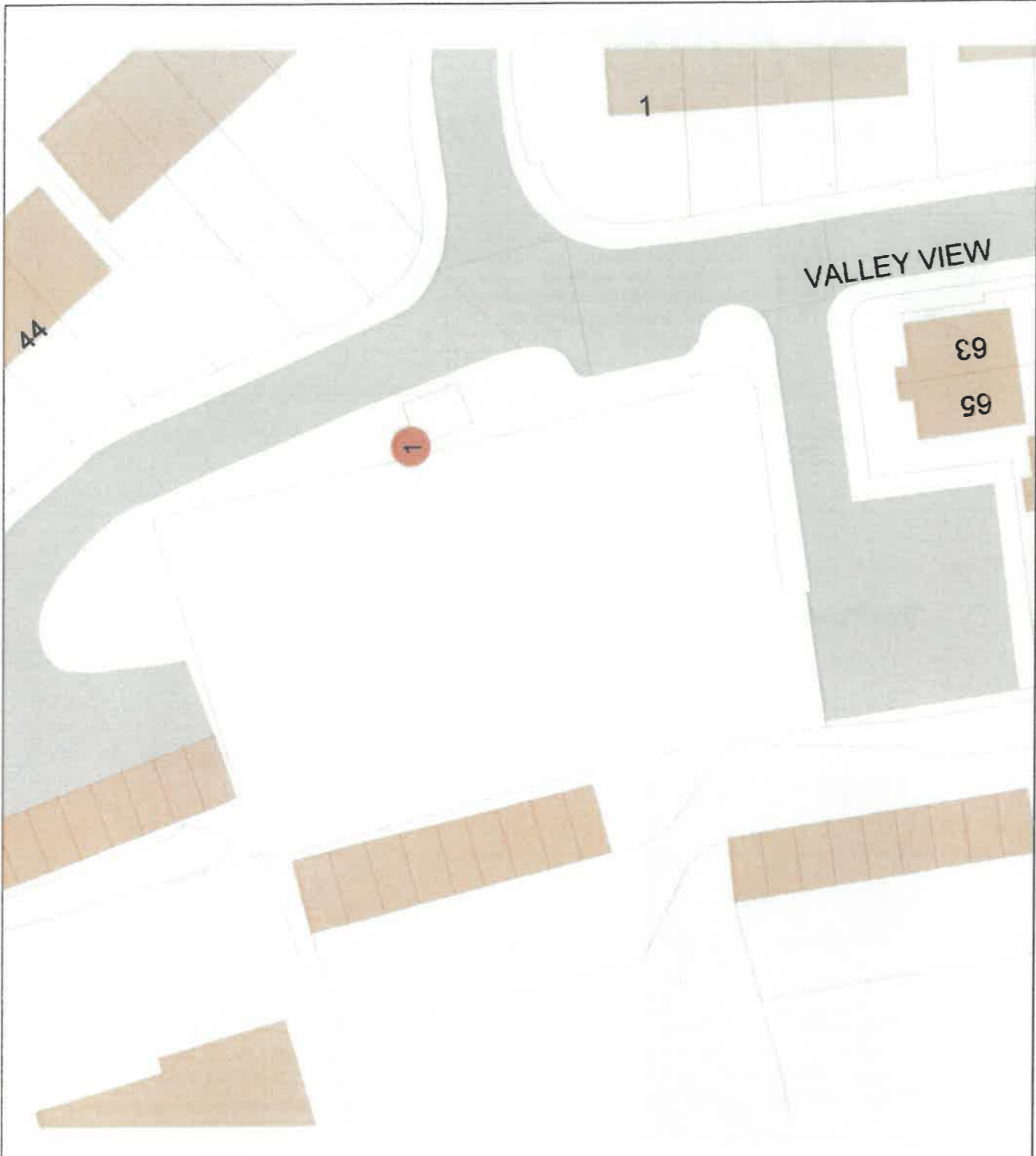
Valley View Playground

SCALE 1:200 @ A2

DATE 03/05/2024

Treeworks Locations

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Works Priority


1 Month Priority



Risk Assessment Matrix

AGENDA ITEM 7.2

RA 27/6/24

		Scores in the report are multiplication factors of Likelihood x Severity						
		Severity>>						
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
		Very Low	Low	Moderate	High	Very High		
		1	2	3	4	5		
		No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality		
		Severity>>						
<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>								

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Report Date: 01 March 2024
 Inspection Type: Annual Inspection

Site ID	Site Name	Site Reference	Site Archived	Item ID	Item Type	Item	Part Number	Item Archived	Inspection Date	Life Expectancy	Finding ID	Finding Details	Remedial Action	Risk Factor	Finding Type	Priority	Surface	Manufacturer	Finding Photo	Item Photo
88059	Eagles Road Play Area		No	1043806	Activity Equipment	Rope Tunnel		No	29/02/2024		56889902	One fixing recess cap is missing	Replace missing fixing recess cap	4	Maintenance	No	Grass Matrix Tiles	A.E. Evans	Yes	Yes
88059	Eagles Road Play Area		No	1043801	Activity Equipment	Traverse Ropes	Traversing Nets & Walls	No	29/02/2024		56889895	There is some graffiti present	Remove the graffiti	4	Vandalism	No	Grass Matrix Tiles	A.E. Evans	Yes	Yes
88059	Eagles Road Play Area		No	1043799	Gates	Gate - Maintenance		No	29/02/2024		56889888	The gate was locked or secured at the time of the inspection and a full inspection could not be undertaken	Complete inspection of gates when re-opened	4	Compliance	No	Grass	Unknown	Yes	Yes
88057	Knockhall Recreation Ground		No	1043759	Activity Equipment	Multi Play (Senior)		No	29/02/2024		56890113	There is/are bolt cap covers missing or damaged on the item	Replace missing or damaged bolt cap covers (15 caps)	4	Maintenance	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88057	Knockhall Recreation Ground		No	1043759	Activity Equipment	Multi Play (Senior)		No	29/02/2024		56890115	There are a number of dents in the slide surface	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88057	Knockhall Recreation Ground		No	1043759	Activity Equipment	Multi Play (Senior)		No	29/02/2024		56890116	There is offensive graffiti present	Remove as soon as practicable	4	Vandalism	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88057	Knockhall Recreation Ground		No	1043756	Ancillary Items	Litter Bin		No	29/02/2024		56890128	The surface has eroded in some areas	Reinstate the surface	4	Maintenance	No	Grass	Glasdon	Yes	Yes
88057	Knockhall Recreation Ground		No	1043751	Other	Free Standing Slide		No	29/02/2024		56890106	There are a number of dents in the slide surface	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88057	Knockhall Recreation Ground		No	1043754	Other	Tee Pee		No	29/02/2024		56890109	There is some graffiti present	Remove the graffiti	4	Vandalism	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88057	Knockhall Recreation Ground		No	1043748	Swings	2 Bay (2 Flat, 2 Cradle)	2.3m Swing	No	29/02/2024		56890119	There is/are bolt cap covers missing or damaged on the item	Replace missing or damaged bolt cap covers	4	Maintenance	No	Wet Pour	Caioo	Yes	Yes
88055	Manor Park		No	1043737	Activity Equipment	Multi Play (Junior)		No	29/02/2024		56890058	There is some graffiti present	Remove the graffiti	4	Vandalism	No	Wet Pour	Setter Play	Yes	Yes
88055	Manor Park		No	1043737	Activity Equipment	Multi Play (Junior)		No	29/02/2024		56890059	The safety surface around this unit has been damaged	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Setter Play	Yes	Yes
88055	Manor Park		No	1043744	Gates	Gate - Maintenance		No	29/02/2024		56890049	The gates were locked or secured at the time of the inspection and a full inspection could not be undertaken	Complete inspection of gates when re-opened	4	Compliance	No	Grass	Unknown	Yes	Yes
88055	Manor Park		No	1043743	Gates	Gate - Pedestrian		No	29/02/2024		56890048	The gate was locked or secured at the time of the inspection and a full inspection could not be undertaken	Complete inspection of gates when re-opened	4	Compliance	No	Grass	Unknown	Yes	Yes
88055	Manor Park		No	1043739	Signs	Playground Sign		No	29/02/2024		56890045	There is offensive graffiti present	Remove as soon as practicable	4	Vandalism	No	N/A	Not Applicable	Yes	Yes
88060	Saxon Court Play Area		No	1043831	Activity Equipment	Multi Play (Junior)	Zigzag Tower & Slide	No	29/02/2024		56890195	There are a number of dents in the slide surface	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88060	Saxon Court Play Area		No	1043817	Gates	Gate - Combination		No	29/02/2024		56890160	Lamppost inside area could restrict access for some people	No remedial action possible	4	Maintenance	No	Tarmac	Unknown	Yes	Yes
88060	Saxon Court Play Area		No	1043820	Swings	1 Bay Mixed Seat, 1 Cradle, 1 Flat	2.3m Swing	No	29/02/2024		56890200	The safety surface around this unit has been damaged	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Caioo	Yes	Yes
88054	Swanscombe Park		No	1043710	Activity Equipment	Multi Play (Toddler)		No	29/02/2024		56890023	There are bolt cap covers missing or damaged on the item	Replace missing or damaged bolt cap covers	4	Maintenance	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88054	Swanscombe Park		No	1043711	Other	Free Standing Slide		No	29/02/2024		56890027	There is some graffiti present	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88054	Swanscombe Park		No	1043709	Rocking Equipment	See Saw	LNB Seesaw	No	29/02/2024		56890030	There is some graffiti present	Remove the graffiti	4	Vandalism	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88054	Swanscombe Park		No	1043732	Rocking Equipment	Spring Horse		No	29/02/2024		56890032	The safety surface under this unit has been damaged	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	LeDon	Yes	Yes
88054	Swanscombe Park		No	1043724	Swings	1 Bay 2 Seat (Cradle)	1.8m Timber Swing	No	29/02/2024		56890038	There is/are bolt cap covers missing or damaged on the item	Replace missing or damaged bolt cap covers	4	Maintenance	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88054	Swanscombe Park		No	1043724	Swings	1 Bay 2 Seat (Cradle)	1.8m Timber Swing	No	29/02/2024		56890042	The bushes are showing signs of wear	Monitor for any further deterioration and replace as required	4	Maintenance	No	Wet Pour	Playdale Playgrounds Ltd	Yes	Yes
88058	Valley View Play Area		No	1043773	Activity Equipment	Multi Play (Junior)	Discovery Multi-play Unit	No	29/02/2024		56890150	There are a number of dents in the slide surface	Monitor for any further deterioration and repair as required	4	Maintenance	No	Wet Pour	Wicksteed Playgrounds	Yes	Yes
88058	Valley View Play Area		No	1043781	Gates	Gate - Maintenance		No	29/02/2024		56890143	The gates were locked or secured at the time of the inspection and a full inspection could not be undertaken	Complete inspection of gates when re-opened	4	Compliance	No	Mixed Surface	Unknown	Yes	Yes

7.4 FOX FENCE DETERRENT – REPORT FROM SENIOR GROUNDSMAN/GARDENER (p).

As mentioned at the previous RLA meeting, we have an ongoing problem with foxes digging up the bowls green.

This has been happening for several years now and we have tried many solutions, all without success.

The amount of time spent on repairing the damage is about 3 hours per week and the knock-on effect of having our previous work undone costs considerably more time.

Sometimes we come in to find 15 or more holes have been dug overnight.

Not only is this immensely frustrating for park's staff and bowlers, it is also having a detrimental effect on the playing surface. Dips and bumps inevitably result from the constant digging and filling of holes despite park's staff's best efforts.

Having researched solutions and spoken with green keepers at other bowls greens, I believe that the only effective solution would be the installation of an electric fence.

What I propose is that we purchase an electric fence to surround the bowls green at a cost of £600 - £800. Parks staff would be able to install the fence.

Istead Rise bowls club have confirmed that they would be prepared to cover 50% of the cost of the fence.

As for safety aspects, although the fence is run off the mains, the current goes through a transformer which 'waters down' the power to a safe amperage and would not result in any risk to staff or members of the public.

All the damage is caused at night so the fence would be switched off during the day and switched on and off by parks staff on arrival and departure. The fence would have a number of gates for access and can be lifted out for maintenance of the grass banks.

An electric fence should provide a permanent solution and enable us to improve the playing surface and free up staff to attend to other duties.

Recommended: To agree to the purchase and installation of an electric fox fence deterrent.

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EXAMPLE OF DAMAGE



EXAMPLE OF
DAMAGE



EXAMPLE OF DAMAGE



A series of horizontal lines for writing, typical of a report or form.

EXAMPLE OF DAMAGE



QUOTE AND EXAMPLE

Hello Dan

Thanks for the call this afternoon. As promised please see the email below with attachments. As I said on the call - any further questions please just ask.

Recap - Your club requires an electric fence to keep foxes/badgers off the green. The perimeter is approx 160m and you have 3 gateways. 2 pedestrian and 1 for green management. The fencing will run along the grass verge in between the green and the concrete pathway. I would suggest a 6 line fence and I would use a system where you have two gate handles either side of the gateways so that you can lift off the fencing completely away from the gate when members are playing. You are running the system from mains and this will be housed in one of the sheds on site - less than 10m away from the fencing. Wooden posts would be required to be used in corners and for gateways (we cannot supply the wooden posts).

Kit list -

1 x Gemini 80 energiser	118.43
1 x earth stake	7.61
1 x 10m lead out cable	12.61
1 x 4 pack croc clips	9.47
1 x cut out switch	9.43
2 x 500m polywire	48.74
6 x 10 pack black plastic posts	80.34
36 x gate handles	83.52
36 x gate anchors (2 pack)	99.72
6 x 2 pack in line tensioners	46.20
1 x 25 pack ring insulators	7.12
2 x 2 pack line to line connectors	24.02
4 x warning signs	22.52
1 x fence tester	22.48

UK mainland delivery 10.94

Total inc VAT and delivery £603.15

Cost for three extra gates:

36 x gate handles	83.52
36 x gate anchors (2 pack)	99.72
1 x 250m polywire	12.68

Total inc VAT £195.92

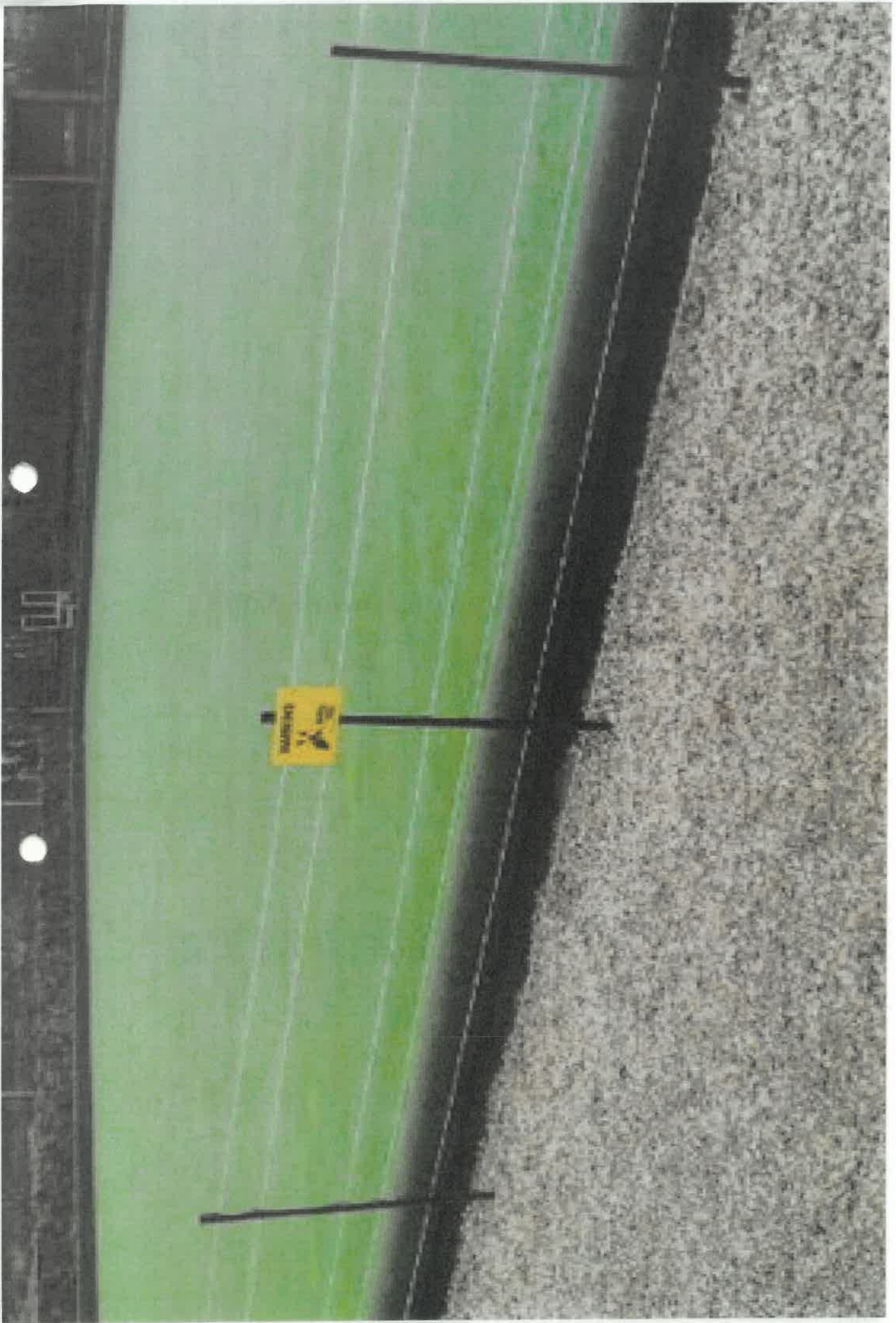
Comments/Questions

- posts - would green or black (or blue, white or orange) suit you best? Currently I have quoted for 1m black posts made from recycled plastic. These are in a lot of the images I had sent.
- gateways can be created with one handle on each gateway or you can have two gate handles to enable you to remove the electric fencing gate - I will attach diagrams. I have quoted for black gate handles on both sides at the moment.
- I have added 4 warning signs into the kit list - let us know if you need more.
- I have attached some basic instructions for you to have a read through too.
- when a system is run from mains the energiser is housed inside - lead out cable is attached to the energiser and run out to the fence - you also need a length of lead out cable to run from the energiser to the earth stake (which needs to be in the ground). Is 10m enough lead out cable. I have also added in a cut out switch. This switch would be attached to the end of the lead out cable and would enable you to turn the fencing off at the fence rather than having to go back to the energiser to turn it off. Would this be useful and if so would you have enough lead out cable to get this switch into a useful position for your members. Remember that as the system will be run off mains you can use a timer in the socket to determine the running times of the fencing.

Many thanks
Meriel

Technical Sales Adviser

Electric Fencing Direct



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ECOLOGICAL ADVICE SERVICE

TO: Jedd Goodwin-Roberts

FROM: Helen Forster

DATE: 14 June 2024

SUBJECT: The Pier, Greenhithe EDC/23/0031

The following is provided by Kent County Council's Ecological Advice Service (EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the County Council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application; and whether sufficient and appropriate ecological information has been provided to assist in its determination.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the Planning Officer, who will seek input from the EAS where appropriate and necessary.

We have reviewed the submitted information and advise that we have the following comments to make:

SSSI

The proposed carpark extension will result in a direct loss of an area of the Swanscombe Peninsula Site of Special Scientific Interest (SSSI). The SSSI is designated for its invertebrate, botanical and breeding bird interest.

We would advise that the following advice and guidance relevant to these proposals is considered and used to inform the determination of the planning application:

National Planning Policy Framework, 2021, especially paragraph 180: *When determining planning applications, local planning authorities should apply the following principles:*

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the*

features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

If EDC consider that the proposal is likely to meet the criteria within the NPPF which states; *The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.*

The SSSI was designated due to its botanical, breeding bird and invertebrate interest. The submitted information has detailed the following:

- None of the vascular plants associated with the SSSI designation were recorded within the site.
- Suitable habitat for two of the 5 vascular plants associated with the SSSI designation were recorded within 50m of the site. The plants were not recorded during the survey.
- Suitable habitat for a number of the invertebrates associated with the SSSI designation was recorded in the site and within 50m of the site. The submitted information detailed that no invertebrates were recorded during the survey but we understand that an invertebrate survey was not carried out.
- Suitable habitat for birds associated with the SSSI designation were recorded within 50m of the site.

While we acknowledge that the site does not provide optimum habitat for the species associated with the SSSI species are likely to be present within the wider area and therefore could be impacted by the proposal. The proposed development site is currently on the edge of the SSSI and as such helps to minimise the impacts from the adjacent road/development on the wider SSSI.

To minimise the impact a revised layout and planting plan has been provided as part of this application. The number of car parking spaces have been reduced to 7 from 11 and a landscaping plan to benefit the species associated with the SSSI have been submitted.

We had discussions with the applicant regarding the proposed layout and we do agree that the measures, if managed appropriately, will benefit species associated with the SSSI. We advise that if planning permission is granted there will be a need for the applicant to produce a detailed management plan to ensure that the Town Council will be able to manage the site appropriately.

We note that NE have made a number of suggestions to implement measures to further benefit the SSSI these measures include:

- Incorporation of bare earth areas – through the creation of scrapes or bunds
- Planting of clematis only once the hedgerows have established
- Use of grasscrete (or similar) for the parking bays
- Collecting of seeds from the wider site to enhance the grassland within the site.

It is not clear if all of the above recommendations are achievable within the site – for example the applicant will need permission to collect seed from the SSSI outside of their ownership and no hedgerows are proposed. But the proposed footpath and/or the area directly adjacent to it could be capped with chalk to create areas with bare earth. The areas next to the footpaths will have to receive regular management so keeping these areas with limited or no vegetation will minimise the potential for vegetation to cover the footpath.

The proposal will result in the direct loss of an area of SSSI but the proposed measures will (if managed appropriately) will reduce the impact on the SSSI as a whole.

Reptiles

Details on the proposed reptile mitigation have been provided and we advise that we are satisfied that the proposed measures are appropriate.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Reptile mitigation strategy; James Blake; September 2023
Preliminary Ecological Appraisal; James Blake: September 2023
Car Park General Arrangement; Ardent; December 2022
Letter from James Blake Dated 8th September 2023
Ecological Enhancement and Mitigation Strategy; James Blake; March 2024

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Date: 06 June 2024
Our ref: 475522
Your ref: EDC/23/0031



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BY EMAIL ONLY

Dear Jedd Goodwin-Roberts,

Planning consultation: EDC/23/0031 Provision of an additional area for car parking consisting of: 7 no. parking spaces for community centre; 6 no. visitor parking and 2 no. van parking spaces

Location: The Pier, Ingress Park Site, Ingress Park Avenue, Greenhithe, Kent

Thank you for your consultation on the above dated 08 May 2024 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

OBJECTION

Natural England objects to this proposal. As submitted we consider it will:

- Result in the direct loss of habitat which support the interest features for which Swanscombe Peninsula Site of Special Scientific Interest (SSSI) has been notified.

However, we welcome the production of an Ecological Enhancement and Mitigation Strategy and have provided advice on how this may be further improved.

Natural England's further advice on designated sites and advice on other natural environment issues is set out in our previous advice letter of 21 August 2023 (our ref. 444291).

In our previous advice letter of 19 October 2023 (our ref. 449452) we advised that there may be scope for amendments to the location and/or design of the proposal that could avoid or fully mitigate the harm to the interest features associated with the SSSI, including breeding bird and invertebrate assemblages and vascular plant species.

We also advised that any amended proposals should be accompanied by a robust ecological impact assessment which detailed the nature and scale of the direct and indirect impacts to the Swanscombe Peninsula SSSI and the measures that will be proposed to avoid or fully mitigate them.

Ecological Enhancement and Mitigation Strategy

We note that an Ecological Enhancement and Mitigation Strategy dated March 2024 (hereafter referred to as 'the strategy') has been produced, along with a set of revised plans which show the general car park arrangement, construction details and planting plan design.

Whilst we welcome some elements of the strategy, including the stated objectives to conserve and enhance some of the pre-existing habitat and to maintain a level of ecological functionality across the site, we advise that as currently proposed these measures will not in themselves avoid, fully mitigate or compensate for the direct impact of the loss of an area of the SSSI which will result from the car park construction.

The revised plan appears to be a fairly comprehensive plan of enhancements and we welcome the proposed extension of the mixed scrub habitat to the eastern boundary of the site and retention of the semi-improved neutral grassland. We are pleased to see the reference to good best practice grassland management and hedgerow enhancement.

However, we advise that the proposed design doesn't completely align with the habitats for which the SSSI is notified, and we strongly recommend that further consideration needs to be given to this in the strategy to determine how the ecological enhancements can be further tailored to avoid or fully mitigate for the impacts to the interest features associated with the SSSI.

Direct Impacts

The construction of the car park and associated pathways, kerbs and fencing will necessitate the loss of the bare ground and short sward habitat. The strategy currently lacks provision for the loss of this habitat, which supports the two notified ground-nesting invertebrate assemblages and which is in favourable condition.

We advise that the applicant will need to ensure that there is no net loss of this habitat associated with the SSSI. This could be through the re-provision of an area of bare ground and short sward grassland habitat which is outside the SSSI but in close proximity to existing habitat within the SSSI to ensure the maintenance of functional ecological links.

Furthermore, we advise that there may be scope to further change the design of the car park proposal which may help to minimise the direct impacts to this habitat through consideration of the following:

1. Provision and maintenance of bare ground and short sward grassland habitat

There is an opportunity within the car park proposal boundary to designate areas for the creation of habitat associated with the SSSI, such as quality bare ground habitat creation and adding in scrapes and creating bunds (which could be capped with chalk or sand).

Furthermore, we recommend the implementation of a rotational programme of bare ground creation across the grassland area.

We advise that the future monitoring and management of any newly created areas of habitat will need to be secured in perpetuity through an appropriate planning mechanism.

2. Alternative surfacing materials

We strongly recommend that further consideration be given to the construction materials being proposed for the car park, parking bays and pathways. Aside from the loss of the bare ground and short sward grassland habitat the use of asphalt and block-paving is not appropriate for use on the

SSSI due to the potential for contamination. We advise that there may be an alternative surfacing material, such as 'Grasscrete', or other substrates which may be more suitable, and which would also allow for some functional use for wildlife.

If such a surfacing material is used, we would advise the re-use of topsoil from onsite to ensure both the retention of the existing biodiversity and to avoid possible contamination from external sources.

Such alternatives may also help to mitigate any potential indirect impacts, such as surface water run-off.

3. Use of onsite topsoil and seed

We note at paragraph 2.14 of the strategy that it is proposed to re-seed the grassland areas. Whilst we are not opposed to this enhancement per se, we would recommend that seed be collected from the SSSI site and/or the use of onsite topsoil rather than bringing in seed from external sources. We recommend the use of local plant heritage where possible as it reduces the risk of unwanted species making their way on to site by accident.

Other SSSI habitat provision, monitoring and maintenance

We broadly support the retention of all existing areas of scrub and semi-improved neutral grassland within and adjacent to the site, and the measures proposed to protect the adjacent areas of the SSSI during the construction phase.

We advise that there is potential to extend the areas proposed for habitat enhancements within the SSSI, for example, expanding the area proposed along the eastern boundary designated for mixed scrub habitat, which could further enhance the ecological functionality in this area.

We support the re-provision of areas of tall, nectar rich grassland which should provide floral resources for many invertebrates (including species within the two assemblages), as well as tussocky grassland nesting habitat for species such as rare bumblebees.

However, we advise that the number of undesirable plants after the construction will need to be monitored and managed, as although the species mentioned are important ecologically it is advisable to keep them at low numbers so they do not crowd out other species. For example, leaving a few individuals of spear thistles would greatly benefit the bumblebee species on site.

Furthermore, we recommend not planting Clematis until the hedgerows are more established as this species is quite vigorous.

Again, the monitoring and maintenance measures detailed in the strategy will need to be secured in perpetuity through the appropriate planning mechanism.

Indirect Impacts

In addition to the direct loss of SSSI habitat, we had previously advised that there are potential indirect impacts associated with the car park proposal. We are pleased to see that no lighting is proposed for the car park in the operational phase and that the additional hedgerow and scrub planting will help to screen any lighting from vehicles.

Furthermore, the addition of design features such as knee rails, fencing and hedge planting should help to mitigate any indirect impacts from increased footfall across the site, by providing a degree of protection for the proposed new habitat areas as well as existing areas of SSSI habitat nearby.

However, we do not think the potential impacts from surface water run-off have been sufficiently considered within the strategy. As mentioned earlier in this letter, reconsideration should be made of the surfacing materials proposed for the car park and pathways to address this in order to minimise any potential impacts from this impact pathway.

Concluding remarks

Whilst we welcome some elements of the Ecological Enhancement and Mitigation Strategy, we do not consider that the proposed measures will avoid or fully mitigate for the impacts to the interest features for which the Swanscombe Peninsula SSSI has been notified. We, therefore, maintain our objection to the development proposal. We would support any amendments to the strategy which address our comments above.

We advise that you, as the competent authority, should apply the principles as set out in Paragraph 186 of the National Planning Policy Framework (NPPF) 2023 which require that:

'186. When determining planning applications, local planning authorities should apply the following principles:

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) Development on land within or outside a Site of Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;*

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

If the Council is minded to grant planning permission against our advice, then Natural England would expect a robust mitigation and compensation package to be secured.

Further general advice on the protected species, designated sites and other natural environment issues is provided at Annex A of our letter of 21 August 2023 (Our ref. 444291).

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on

Yours sincerely

Nancy Warne
Senior Adviser
Sustainable Development
Sussex and Kent Area Team



Highways and Transportation

Kroner House

Eurogate Business Park

Ashford

TN24 8XU

Tel: 03000 418181

Date: 20 May 2024

Our Ref: AC

Ebbsfleet Development Corporation

The Observatory

Castle Hill Drive

Castle Hill

Ebbsfleet

Kent

DA10 1EE

Application - EDC/23/0031

Location - The Pier, Ingress Park Site, Ingress Park Avenue, Greenhithe, Kent

Proposal - The provision of an additional area for car parking consisting of: 7 x parking spaces for community centre; 6 x visitor parking and; 2 x van parking spaces.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

The proposals have not substantially changed since the previous consultation.

As per my previous response the parking bays are small, at 2.4m x 4.8m and it is recommended that these are increased to 2.5m x 5m, as per the Dartford Borough Council Parking Standards.

However, as this will not affect the publicly maintained highway I raise no objection on behalf of the local highway authority, subject to the below conditions.

- Rising arm barrier to be set back a minimum of 5.5m metres from the edge of the carriageway, as shown on the General Arrangement Plan 2207650-001 P9.
- Provision and permanent maintenance of the 2.4m x 43m visibility splays shown on the General Arrangement Plan 2207650-001 P9 with no obstructions over 1.05 metres above carriageway level within the splays, prior to first occupation of the site.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land

is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.