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Japanese Knotweed Site Survey- JKE8762

Roger Deaville

2 Plots of Land (143 & 145)

Meadow Close

Leek

ST13 5TX

Wednesday 27th of April 2022

Japanese Knotweed Expert Ltd is a company registered in England & Wales. Company number 09201867

Please note that payment is due upon receipt of the invoice.

Quality Assurance	
Client	Roger Deaville
Version	Version 1
Specialist details	Signed: Name: Jason Harker For and on behalf of Japanese Knotweed Expert Limited
Documented by	Signed: Name: Annette Lucas For and on behalf of Japanese Knotweed Expert Limited
Checked and Authorised by	Signed: Name: Jason Harker For and on behalf of Japanese Knotweed Expert Limited

Drafted in accordance to the Environmental Agency's guidelines and 'The Knotweed Code of Practice' 2013.

Limitations of Survey

The findings of this Japanese knotweed survey are the result of a visual inspection only. Therefore, they should not be taken as a guarantee that Japanese knotweed, or another invasive weed, is not present on the site or neighbouring land.

The presence of Japanese knotweed and other invasive weeds can be concealed by property owners or contractors either by accident or deliberately. This can be by way of physical removal of the plant stems and crowns, vegetation clearance or by covering the area over with turf, paving, aggregates and other similar materials.

Company background

Japanese Knotweed Expert Limited is the sister company of JHPS Gardens Limited which was established in 1998. Based in the West Midlands, we travel all over the UK assisting clients with the remediation of not only Japanese knotweed, but Himalayan balsam, giant hogweed, and other invasive weeds.

Jason Harker, Director of Japanese Knotweed Expert Limited is a PCA qualified surveyor meaning all reports provided by our company meet the requirements set out by RICS (Royal Institute of Chartered Surveyors), mortgage advisors, estate agents, or any other intermediaries.

Our team have the appropriate horticultural qualifications and Pa1/Pa6/Pa6aW certifications required to successfully identify and eradicate invasive plants. We also follow the specific requirements set out in the ISO14001, ISO9001:2008 the BS OHSAS 18001 standards.

Services we provide

Japanese knotweed (*Fallopia japonica*) is particularly invasive and a difficult to control weed. A native of Far East Asia, it is listed in the top 100 most invasive plants in the world. Managing Japanese knotweed requires specialist knowledge and the correct qualification to spray the necessary herbicides to remediate it. In an ideal situation, treatment takes place towards the end of the growing season when the translocating herbicide can be carried deep in to the rhizome. However, due to the needs of the client and the site, it is often necessary to treat the Japanese knotweed earlier in the season. We can also excavate and remove off site to a licenced waste transfer site.

Himalayan Balsam (*Impatiens glandulifera*) is a fast growing annual plant that can be spread by seeding. As this plant can easily impoverish other plants, a systemic translocating herbicide must be applied to ensure eradication so that there is no further damage to surrounding vegetation.

Giant hogweed (*Hercaleum mantegazzianum*) is particularly dangerous as its sap can cause severe skin burns which can be fatal. Many of our clients wish for this particular weed to be removed as soon as possible to reduce any risk to the general public who are often unaware of the dangers. We ensure that we work in line with strict health and safety regulations when eradicating giant hogweed.

Outcome of survey:

We carried out a site visit to 2 plots of land, Plot 143 & 145 at the end of Meadow Close, Leek, ST13 5TX.

We conducted a site survey in line with the RICS house builders guidelines, "1st edition information paper, on, Japanese Knotweed and residential property," "The PCA code of Practice" and The Environment Agency Code of Practice 2013.

The objective was to locate the Japanese Knotweed so a detailed quote could be formed and then sent on to yourselves.

We surveyed not only the property but also the surrounding area as far as we could see visually and we carefully walked the surrounding area up to a distance of three metres of a habitable space. In line with the RICS Risk Assessment for Japanese Knotweed there are four categories, A being the highest and D being the lowest risk. Under this assessment, category D states that if 'Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was more than 3 metres away from the boundary' this is a low risk.

We are pleased to inform you that there are no visible signs of *Fallopia japonica* (Japanese Knotweed) on the site, however there is *Fallopia japonica* (Japanese Knotweed) on a neighbouring site and this appears to have been previously treated by spraying a Glyphosate Professional Grade 480g/1lt weedkiller, on the following dates : 04/05/2020- 01/07/2020 -03/10/2020-19/05/2021-15/07/2021-06/10/2021

As this is the case the site is classed as a minimum risk and no action is required.

What the surveyor has advised is during the development and building project of plot 143 & 145, if any Japanese Knotweed is found, we must be notified to attend site to establish an appropriate Japanese Knotweed Management Plan.

Please find attached supporting photos as evidence.

Supporting evidence:



