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## JAPANESE KNOTWEED SURVEY



CLIENT: HB Food LTD

LOCATION: Vulcan Road, Dewsbury,  
WF13 2NA

SURVEY DATE: 3/8/23

SURVEYOR: Matt Green



# PROJECT OVERVIEW

## SCOPE AND LIMITATIONS

This survey is limited to a site walkover and visual inspection only

## LEGISLATION

Under section 14 of the Wildlife & Countryside act 1981 (as amended) it is an offence to plant or otherwise cause to grow in the wild such plants as listed under Schedule 9 of the act

Japanese Knotweed and other various plants are included within schedule 9

## THE SURVEY

IWM were contacted by Ilyas of HB foods (the client) regarding the presence of Japanese Knotweed (JKW) at Their commercial premises at Vulcan Road, Dewsbury WF13 2NA

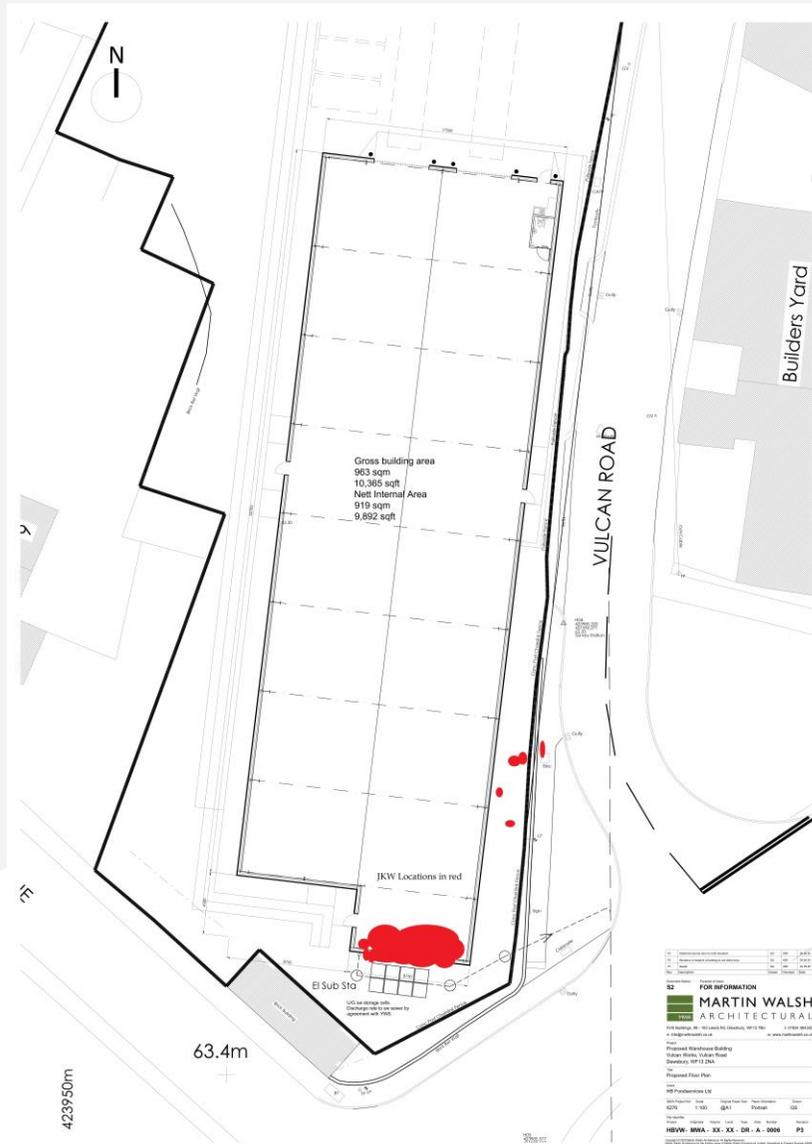
The subject site is a commercial warehousing unit with a parcel of land to the south of the main building on the corner of Vulcan road & Central Street. During the site walkover JKW was identified at the site. The JKW has been treated with chemicals and much of this has resulted in Bonsai growth of this plant. The Main area covers approx. 155m<sup>2</sup> with sporadic stands of JKW growth further towards the main building. There is also JKW growing onto the public foot path that runs along Vulcan road. To the south of the site is an electrical sub station and here there are large JKW crowns & vegetation running along this structure

There is also a large amount of debris and rubbish that will require removal before works begin.

We are working on obtaining cable plans for this station and therefore this proposal will be for an estimate of costs based on acceptable methods of remediation and is subject to a site meeting with Northern Power grid

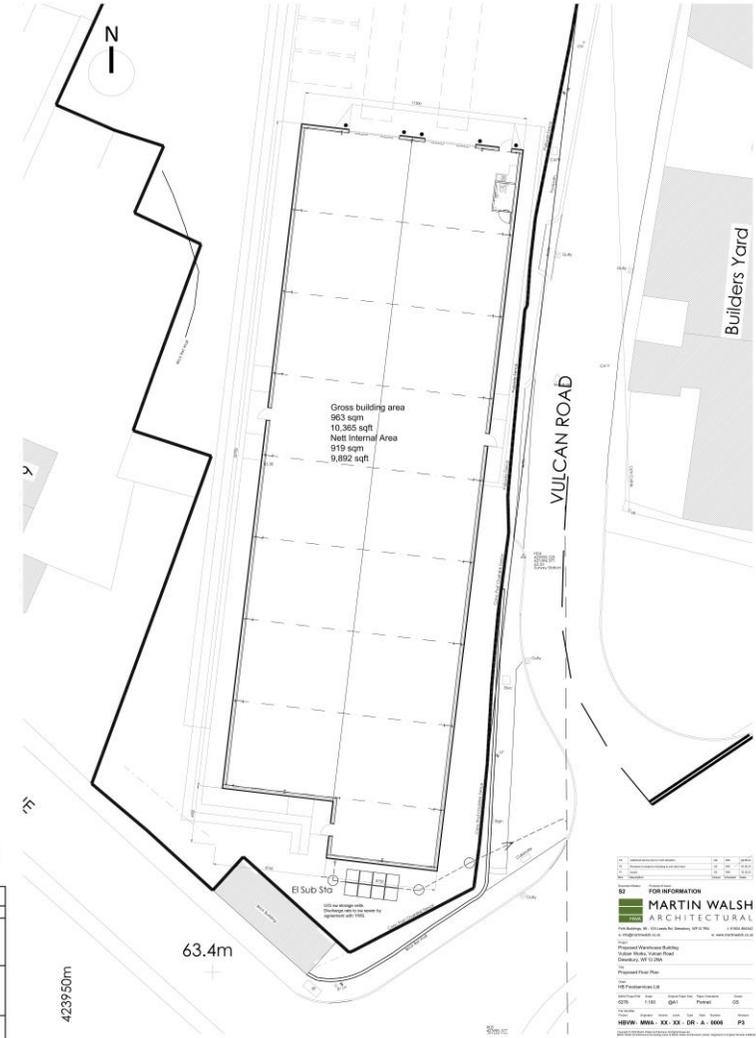
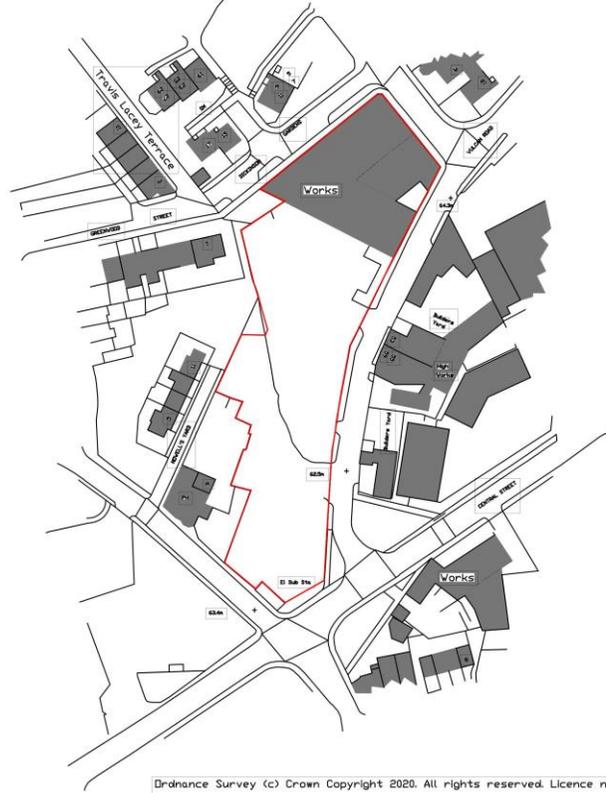
The client has planning permission for development on the site and requires a Management plan and appropriate methodology to tackle the JKW. Herbicide management alone is an insufficient methodology and the most viable options were discussed on site with the client

# MAPS



# MAPS

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**Project**  
 Proposed Warehouse Building  
 Vulcan Works, Vulcan Road, Dewsbury, WF13 2NA

**Client**  
 HB Foodservices Ltd

Rev	Description	Drawn	Checked	Date
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# SITE PHOTOGRAPHS



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JKW growing into the road

# SITE PHOTOGRAPHS



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Electrical sub station



**RISKS**

<p><b>A (Highest)</b></p>	<p>Japanese Knotweed is on-site causing visible damage to outbuildings or associated structures, drains, paths, boundary walls and/or anything identified as a significant structure. A mortgage retention is recommended pending a specialist report by an appropriately qualified and/or experienced person is required.</p>
<p><b>B</b></p>	<p>Japanese Knotweed is present on-site within the boundaries of the property,. There is no visible damage to outbuildings associated structures, drains, paths, boundary walls and/or anything identified as a significant structure Japanese Knotweed is effecting or likely to significantly impact the amenity value/space or usage. A mortgage retention is recommended pending a specialist report by an appropriately qualified and/or experienced person is required.</p>
<p><b>C</b></p>	<p>Japanese Knotweed is present on-site within the boundaries of the property, there is no visible damage to outbuildings associated structures, drains, paths, boundary walls and/or anything identified as a significant structure Japanese Knotweed is not effecting or unlikely to significantly impact the amenity value/space or usage. No mortgage retention is recommended however the landowner is advised to get a specialist report by an appropriately qualified and/or experienced person.</p>
<p><b>D</b></p>	<p>Japanese Knotweed was not identified on the property but is present on a neighbouring property/land where it is within 3 meters from the client boundary. Japanese Knotweed is not effecting or unlikely to significantly impact the amenity value/space or usage. No mortgage retention is recommended however the landowner is advised to get a specialist report by an appropriately qualified and/or experienced person.</p>



## RICS Categories Prior To 23<sup>rd</sup> March 2022

## RISKS

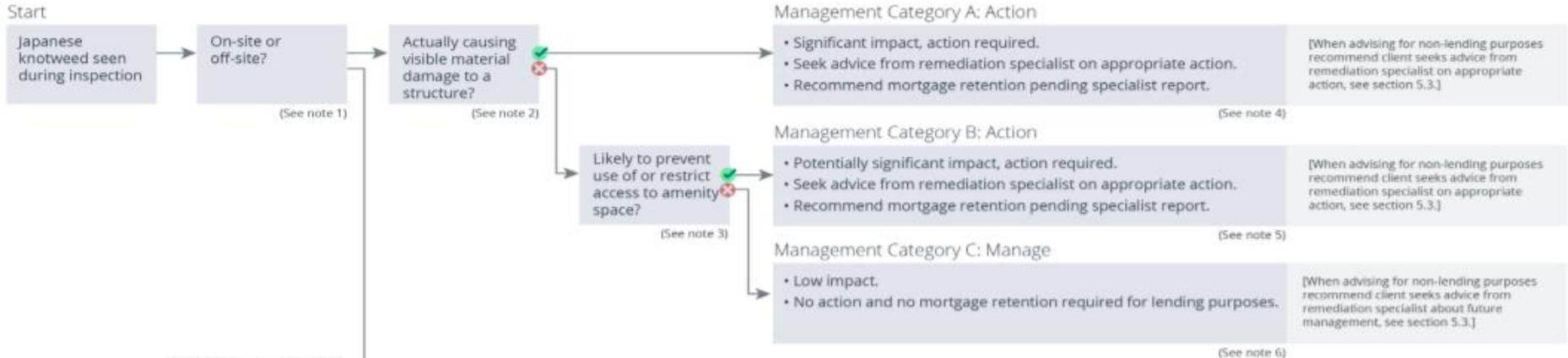
4 (Highest)	<p>Japanese Knotweed is within 7 meters of an habitable space, conservatory and/or garage, either within the boundaries of this property or a neighbouring property or space: And/ or Japanese Knotweed is causing serious damage to outbuildings associated structures, drains, paths, boundary walls and fences and so on.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
3	<p>Although Japanese Knotweed is present with the boundaries of the property, it is more than 7 meters from a habitable space, conservatory and/or garage, either within the boundaries of this property or a neighbouring property or space. If there is damage to outbuildings, associated structures paths and boundary walls it is minor.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
2	<p>Japanese Knotweed was not seen within the boundaries of the property but it was seen on neighbouring property or land. Here, it was within 7 meters of the boundary, but more than 7 meters away from habitable spaces, conservatory and/or garage of the subject property.</p>
1	<p>Japanese Knotweed was not seen on this property but it can be seen on a neighbouring property or land where it is 7 meters away from the boundary.</p>



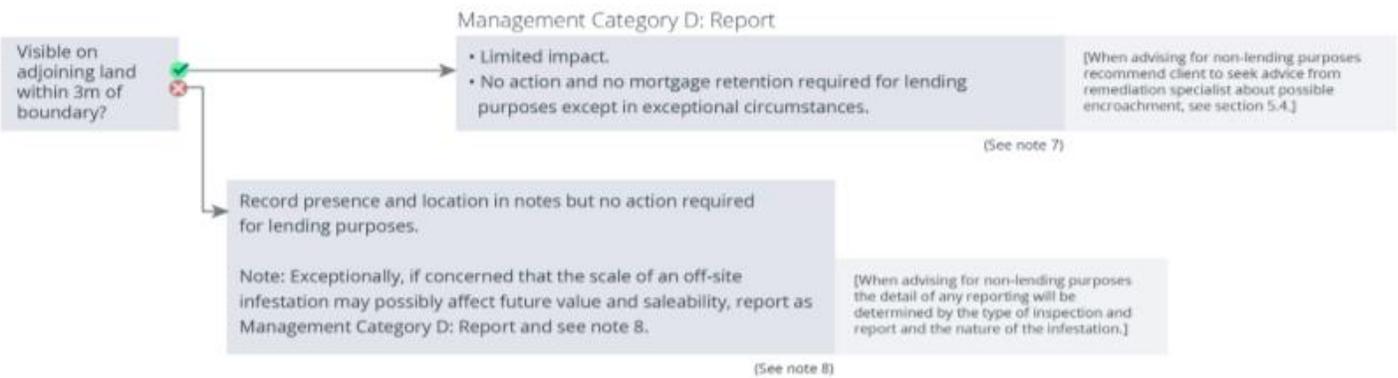
Important notes

1. This chart is primarily intended for providing advice to lending institutions.
2. The chart must be read in conjunction with the accompanying notes.
3. The assessment framework is intended to provide guidance but should not be regarded as definitive. The valuer or surveyor must use their professional judgment when faced with circumstances that do not fit neatly into the framework and apply whichever Management Category they consider appropriate.

On-site assessment



Off-site assessment



# METHODOLOGIES FOR REMOVAL

## CONTROL METHODS

METHOD	PROS	CONS
Screening	More cost effective (clients can claim up to 50% of the costs of the project under land remediation tax relief) More environmentally friendly (no landfill)	Still Expensive
Spraying/ Stem Injection	Cost effective	Length of project <b>Cannot develop area</b>
Excavation	Instant Removal	Costs
Translocation	Cheaper than full removal & still can develop (with certain caveats)	Still have invasive species on site Potential diminution of value
Burial	Cost effective	Putting plastic into the ground & creating landfill within the site

Please note Cutting/ Clearing of Japanese Knotweed during growing season must not happen if works are to be guaranteed

## METHODOLOGY OPTION 1 – CELL BURIAL



Requirements for this project

- IWM Project Manager
- Excavator
- Dumper
- Site staff
- 10 year insurance backed guarantee
- Welfare Facilities
- Root Barrier

Under this methodology IWM would excavate the JKW in bulk as per option 1. As opposed to “off site” disposal IWM would create a geo-textile lined root barrier burial cell in which the JKW will be transferred to. The cell will then be encapsulated to remove the risk of cross contamination.

For these works we would require a suitably sized areas to excavate a large area of “clean” material in order to create the cell. This area must be substantial in size due to the potential volumes of the cell. Once the cell has been created it would be covered with clean material (additional charge for this provision)

Works to be completed within 2 weeks

An additional 2 years of monitoring will be undertaken by IWM as part of the 10 year insurance backed guarantee. For JKW beyond the boundaries this would be treated with Herbicide for 3 years

## METHODOLOGY OPTION 2 – REDUCED DIG



### Requirements for this project

- IWM Project Manager
- Excavator
- Dumper
- 20t tipper wagons
- EA approved landfill facility
- Site staff
- 10 year insurance backed guarantee
- Welfare Facilities
- Root Barrier as required

Under this methodology IWM would excavate the JKW crown material at a reduced level (approx. 1m) top remove the JKW crown material from site. This would be transferred to an on site stockpile area and then loaded into waiting wagons for burial at EA approved landfill facility

Once these excavations have been conducted the area would be lined with a purposed designed root barrier an import of clean backfill can be then used to re-introduce original site levels (additional fee depending on material requested)

Works to be completed within 7 working days

## ESTIMATE

CELL BURIAL OF JAPANESE KNOTWEED

£24,687+VAT

REDUCE DIG OF JAPANESE KNOTWEED  
WITH GEO TEXTILE LINING (subject to  
WAC report)

£28,448+VAT

### PAYMENT TERMS

50% Deposit is required to secure the works with 50% required within 30 days of site works

Payments will be divided into instalments after each visit

Should additional IBGs be required these can be provided on request for an additional fee

Quote is valid for 3 months from survey date. Should a follow up survey and quotation be required after this time or due to on site factors that have altered a re-survey fee applies.

### **Tax Relief**

Providing the Japanese Knotweed is remediated on site commercial clients who pay **corporation tax** can claim up to 50% of the costs of this project under land remediation tax relief. IWM partner with Leyton who are a specialist in this field. For more information please request details

## PAYMENT TERMS & BREAKDOWN

IWM have/not discussed payment terms and the client has indicated that they would like to be invoiced under the following conditions.

- Payment split for herbicide management plan of 60% across visits 1-3 and 40% across visits 4-6. Invoices raised after each visit payable within 14 days for domestic clients and 30 days for commercial clients.
- Excavation paid 50% deposit prior to works commencing with the final 50% payable within 14 days of competition
- Payment in full
- Not discussed at the initial survey

Payment split for herbicide management plan of 60% across visits 1-3 and 40% across visits 4-6. Invoices raised after each visit payable within 14 days for domestic clients and 30 days for commercial clients.

Excavation plans will require a 50% deposit prior to work commencement and the remaining 50% payable within 14 days of completion.

Please note:

n.b The new 2022 guidance notes issues by RCIS regarding the risk categories surrounding Japanese Knotweed are currently subjective and open to interpretation. IWM will interpretate these categories and issue a report advising which category the surveyed site is most likely to fit within. If the client would like to query the new RCIS category, this will be reviewed by a senior member of staff. IWM can only offer a guidance to identify the risk category and we recommend that you seek further guidance from an RCIS valuer.

n.b The full or remaining balance of the project must be paid in full, if the client is selling the subject site, or for any insurance documents to be issued. Documentation can not be transferred to the new owners until full payment has been received. Failure to do so will void any documentation held by IWM Ltd.

n.b. Usual payment terms are 30 days from invoice for commercial clients and 14 days for residential clients. Late payment fees will apply if this limit is breached. Once you have confirmed a project you are admitting responsibility to meet these payment terms.

n.b Quote is valid for 3 months from survey date. Should a follow up survey and quotation be required after this time or due to on site factors that have altered a re-survey fee applies.

n.b. For all treatment & removal management plans the areas must remain untouched by the client. If any unauthorised involvement takes place (i.e. cutting of material, pulling spreading etc) additional fees will be applied and may invalidate the guarantee we issue.

n.b. Price is based on a soil report that identifies no hazardous contaminants. Should hazardous chemicals be identified a re-quotation will be submitted to reflected the higher costs incurred. This applies to excavation projects only.

n.b. All confirmed works are subject to IWM LTD Terms & conditions. All clients must adhere to these terms & conditions. Full details available [www.invasiveweedmanagement.co](http://www.invasiveweedmanagement.co)

# ABOUT JAPANESE KNOTWEED

Japanese Knotweed *Fallopia Japonica* was introduced to the United Kingdom in the 1820's as an ornamental plant by a Dutch doctor Phillipe Von Siebold. Mr Von Siebold sold the attractive plant to society figures and botanical gardens. Over the coming decades it was widely endorsed and spread by a number of people and organisations, including Kew royal botanic gardens.

In the early 20<sup>th</sup> century people began to notice the damaging and highly invasive nature of this plant and in the late 20<sup>th</sup> century legislation was passed to make it an offence to introduce Japanese Knotweed into the wild wildlife & country act 1981.

Japanese Knotweed is considered by the World conservation union as one of the "world's worse invasive species" It has been known to grow through concrete foundations and wreak havoc for developers and house owners as well as costing millions of pounds in depreciation value. It grows from a Rhizome beneath the ground and is easily transported. A rhizome the size of a human fingernail can create a viable plant. Japanese Knotweed Rhizomes are a highly distinctive Orange colour which breaks in a similar way to a carrot. They also emit a sweet odour. When fully grown they develop Bamboo like canes and heart shaped leaves. In late summer they then produce white flowers.

In 2014 the United Kingdom government made it illegal to allow Invasive plants to spread into adjacent land or to encourage the spread by transferring soil or plant material from one place to another incorrectly. Fines of up to £20,000 and anti-social behaviour orders (ASBO) can be given for conducting such practices. Crime & policing act 2014. New legislation as of 2015 includes the Infrastructure act 2015.

For herbicide programmes the JKW must stay in-situ (no cutting, pulling removing or any other form of tampering) and will only be guaranteed providing this criteria is met. Should you be selling or passing on a property/ Land you must inform the new owner and settle any outstanding costs (all programmes) Once our terms and conditions are agreed to the client is liable for this full amount. Should the client wish to cancel Invasive Weed Management LTD will require 100% of outstanding monies to be paid within 30 days.



Japanese Knotweed Rhizome



Japanese Knotweed leaves



Clumped Growth of Japanese Knotweed

# ABOUT US

Invasive Weed management LTD was created in 2014 with a vision to create a sustainable & cost-effective solution for the treatment and eradication of Invasive weeds throughout the UK. Our directors have many years of experience in Management & delivery of non-native weed species for a huge number of clients. IWM have carried out programmes for local authorities, large construction companies and residential property owners. As accredited members of both The Property Care Association (PCA) and the Non-Native Species Association (INNSA) we work to strict codes of practice  
More information can be found at

<https://www.innsa.org/wp-content/uploads/2019/06/INNSA-Code-of-Practice.pdf>

IWM cover England, Wales & Scotland.

All our staff are qualified to the following nationally recognised standards:

NPTC (City & Guilds)

CSCS (Construction Skills Certification Scheme)

SMSTS (site managers)

BASIS Amenity

NRoSO (National register of Spray operatives)

SSSTS (Site supervisor)

Invasive Weed Management are also qualified members of the following organisations

Safe Contractor

BASIS Amenity

ConstructionLine

INNSA (Invasive Non-Native Species Association)

PCA (Property Care Association)

Should the client require further information regarding Japanese Knotweed this is provided on the following links

<https://www.gov.uk/government/publications/anti-social-behaviour-crime-and-policing-bill-anti-social-behaviour>

<https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading>

<https://www.gov.uk/prevent-the-spread-of-harmful-invasive-and-non-native-plants>



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