

Our Ref: C2532

Date: 08.02.23

Report of Survey for Knotweed and other invasive non-native species (INNS) contamination for:

Kingsley Terrace, Aberfan, Merthyr Tydfil, CF48 4PH

Reason for the Survey

As a result of a possible Knotweed infestation on the site, the client requested this Survey.

Survey

Darryl Harris of Elcot Environmental Ltd. visited the site on **31.01.23**

Attention is drawn to the RICS paper **Japanese Knotweed and Residential Property UK 1st Edition, January 2022**, which is available to all RICS members (guidance contained in this paper is also being used for commercial property risk assessment). The assessment framework contained in this paper is the basis of this Survey.

The following major considerations were included in this Survey:

Is there visible Knotweed or INNS:

- Onsite, within the boundary of the property and causing visible damage to structure.
 - Onsite, not causing any visible damage but likely to prevent use of or restrict access to amenity space.
 - Onsite, not likely to cause any visible damage or prevent use of or restrict access to amenity space
 - Offsite, visible on adjoining land within 3m of the boundary.
- Are there signs of activities that would inadvertently conceal Knotweed or INNS?
- Are there signs of attempts to deliberately conceal Knotweed or INNS?

Conditions were: Dry & clear

The whole of external areas were accessible and checked together with all visible parts of adjacent properties.

Signs of activities which may inadvertently conceal Knotweed and other INNS were not found.

Signs of deliberate attempts to conceal Knotweed or other INNS were not found.

Assessment

This assessment is to provide a conclusive specialist assessment by an appropriately qualified person.

Knotweed, if present on a site of this nature will present in the following forms:

1.	Undisturbed established Knotweed with stems to 3m tall and obvious root crown.	Not seen
2.	Inadvertently concealed established Knotweed	
	(a) Cut back and or treated with herbicide during landscape maintenance, with obvious root crown and stem bases.	Not seen
	(b) Buried during digging of area, evidence of recent digging with Knotweed rhizome visible on surface.	Not seen
3.	Deliberately concealed established Knotweed,	
	(a) Recently placed membrane over a disturbed surface area, small growth of knotweed evident around or under membrane.	Not seen
	(b) Recently dug over area evidence of recent digging with Knotweed rhizome visible on surface.	Not seen
4.	Recent contamination of site with Knotweed rhizome fragments	
	(a) Landscape area with recent new topsoil small shoots of Knotweed evident.	Not seen
	(b) Recent tipped or fly tipped material, small shoots of Knotweed evident.	Not seen
	(c) Knotweed stem or rhizome material brought onto site lying on surfaces.	Not seen

Conclusion

With information obtained as set out above there is no evidence of Knotweed or other INNS on or near the site or reason to believe that there is a risk of concealed Knotweed or other INNS on or near the site **and I conclude that, at the time of survey:**

- 1. This site was free of Knotweed and other INNS.**
- 2. There was Knotweed found offsite, as shown on the site plan.**

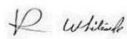
Notes:

TN 1 was inspected – no INNS were found, but tipped material was present.

There are no signs of Japanese Knotweed in the area of TN 2 where dead stems were identified in a previous ecological survey. However, our survey was carried out outside of the growing season, so visual inspection is limited.

Although no onsite Japanese Knotweed was found, an area of Knotweed was found offsite, approx. 18m from the site (marked JK on the site plan below).

I confirm that I, Peter Whiteside have been identifying and managing Knotweed for thirty-three years, that I have acted as expert witness in Knotweed related matters for the High Court of Justice, Queens Bench Division, and that the above are true and unbiased statements of my assessment and opinion of this site.



Peter Whiteside

For and on behalf of Elcot Environmental

Site Plan from Previous Ecological Appraisal (February 2022):



Notes:

- Base drawing supplied by others.
- Positions of invasive weeds are only approximate

Key

- Site Boundary
- Japanese Knotweed Areas



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**Description: Invasive Weed
Location Plan**