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Japanese Knotweed Assessment

Site Address

Land at Kings Close, Yapton, Arundel, West Sussex BN18 0EX

General Details

Ref:	9451
Prepared for:	Mr Stephen Fletcher
Representing:	Plotlife Ltd
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Reviewed by:	Emily Grant
Report Date:	1 st March 2017

Introduction

Environet UK Ltd has been commissioned by Plotlife Ltd to assess the liabilities associated with Japanese knotweed at the proposed residential development site at Kings Close, Yapton.

The knotweed was treated in 2007 by Thurlow Countryside Management Ltd using Tordon 22k. The area infested is as shown on TCM drawing 2578/MP0234 dated 13/03/2007.

It is understood the site was inspected in summer 2016 by TCM. No knotweed was identified in the area of treatment, however there was limited access owing to the large amount of vegetation growth. In January 2017 vegetation was cleared under the supervision of TCM, which revealed presence of knotweed canes in two mounds of soil formed near to the treatment areas. In January these canes would have been brittle and dead, probably from growth in 2016, suggesting some rhizome viability remains.

Plotlife Ltd is now looking to acquire the site for the development of 18 no. dwellings.

Nicolas Seal of Environet was in attendance on Friday 24th February 2017 to witness excavation of some geo-technical trial pits in order to determine the status of the knotweed rhizome within the treated areas. Sarah King from TCM supervised the works.

Site Findings

Two trial pits were dug within previously treated areas. Small amounts of rhizome were encountered, which were clearly dead. This is of course good news but does not necessarily mean that the treatment has been 100% effective throughout the area. The risk of some dormant viable rhizome remaining the ground is a possibility.

A trial pit was dug in the mound just to the north of JK1, in the location of a shoot discovered in January 2017. As expected, mature live rhizome was discovered, characterised by bright orange rhizome, exhibiting new buds ready to shoot in the spring.

The mound to the north of JK2 was not inspected intrusively, but live rhizome is certain to be present in this mound.

Ground conditions typically consist of made ground to a depth of between 750 to 1500mm, overlying clay/sand subsoil. No groundwater was encountered.

Recommendations

It is imperative that insurance backed guarantees accepted by the major banks/building societies can be provided to any future purchaser of the dwellings, in order for the buyers to secure mortgage finance.

These guarantees should be for a minimum of 5 years, preferably 10 years, and should be underwritten by a reputable rated insurer, and must be assignable.

We recommend that the two mounds with live rhizome are removed from site under expert supervision, and are consigned to landfill. This work could be carried out pre or post acquisition, but if the latter, the costs should be reflected in the purchase price.

As noted above there is a small risk that viable rhizome remains within the treated area. We recommend that any work that results in disturbance to the ground (within the treatment area and buffer zone) is supervised by a knotweed specialist. If viable rhizome is discovered then precautions can be put in place to prevent further spread and a strategy be prepared defining how to deal with the infested material. This strategy is likely to be "dig & dump" or if larger volumes are encountered, then Xtract™ may be more economical.

Japanese Knotweed Assessment

W&L Assessment 1.0.17

We recommend that IBGs are offered on any completed plot to provide any future buyer reassurance that the knotweed liabilities have been properly managed.

Costs

Element	£ (ex VAT)
Site supervision during groundworks charged at £650 + VAT per day or part thereof, inclusive of all travel expenses. Number of days to be determined by Plotlife, as dependant on foundation design. For costing purposes 20 days is assumed	£13,000.00
Provisional sum to cover for eventuality of discovering live rhizome within treatment area £8,000	£8,000.00
Insurance backed guarantees underwritten by a syndicate at Lloyd's per dwelling and each 5 year increment @ £1,250 + VAT – based upon proposed layout plan and the original TCM survey plan it is assumed 15 properties lie within previously infested areas and will require 10 year IBGs .	£37,500.00

Please note:

- Our Standard Terms & Conditions apply
- All figures shown exclude VAT, which will be added to your invoices at the prevailing rate
- No retention will be entertained as guarantees cannot be validated until full payment is received
- Payment Terms are strictly 30 days from date of invoice
- This quotation is open for acceptance for 60 days from the Proposal Date

Acceptance

If you have any queries regarding the content of this proposal or require a quote for an alternative method please contact us on 01932 868700. We may be able to engineer a lower cost solution that still meets your needs.

To accept this quotation, please email your confirmatory instructions to sales@environetuk.com with the following information:

- a. Name of instructing party:
- b. Contact name, tel and email:
- c. Address of instructing party:
- d. Billing address (if different):
- e. Order value:
- f. Any other special instructions:

Please note the Company credit checks all new business customers prior to commencing performance of the Services. The results of the credit check shall determine the Company's payment terms with the Customer. Where standard payment terms are agreed, a non-refundable deposit of 25% of the Contract Price shall be invoiced upon issuance of the Company's written acceptance of the Customer's order. We reserve the right to delay commencement on site until in receipt of the deposit payment.

Where non-standard payment terms are deemed necessary owing to a less than satisfactory credit rating, we will contact you prior to invoicing to agree alternative terms.

We are used to rapid mobilisation and will use our best endeavours to fit in with your programme requirements subject to reasonable notice.