Insert name of case: Sanctuary Housing group

Case number: Newcastle under Lyme /1004

Case Title: Land off Cotswold Avenue, Knutton, Newcastle, Staffs ST5 6HP

Report of

Peter Jackson

Dated

(5th April 2013)

Specialist Field : Planning (landscape)

Prepared for : Sanctuary Housing Group

On instructions of : Yvonne Tucker

Subject matter : Japanese Knotweed

Inspection Date : 2nd April 2013

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1. **INTRODUCTION**

1.1 **Formal Details**

This report has been prepared by Peter Jackson. I am the principal consultant of Design Construction Management Services Ltd, a development consultancy based in Stoke on Trent. We undertake the surveying of land for development and assisting owners in obtaining planning consent with supplementary expert reports. We are a registered practice of the Landscape Institute and specialise in Japanese Knotweed. This report has been prepared to advise the client if the site known as “Land at the Junction of Peake Street and Cotswold Avenue, Knutton, Newcastle, Staffordshire”, has been successfully cleared of Japanese knotweed.

1.2 **Instructions**

I have been instructed by Mrs Yvonne Tucker to undertake a final report to confirm that she has taken every precaution possible to remove Japanese knotweed from the site.

1.3 **Disclosure of Interests**

I have no actual or potential conflict of interests in connection with any of the parties, witnesses, advisors or contractors which might be thought to influence the opinions expressed in this report. I can act independently and report only the facts as they are presented to me. I can be identified as the clerk of works who has overseen the knotweed management plan for the site. Once we have issued this report our work is completed until we receive further instructions.
2 THE BACKGROUND TO THE SURVEY AND THE ISSUES

2.1 The Relevant Parties
Sanctuary Housing Group is the freehold owner of a single parcel of land to the west of Cotswold Avenue and to the south of Peake Street, Knutton, Newcastle under Lyme, Staffordshire. This report has been prepared for Mrs Yvonne Tucker at the request of Sanctuary Housing, who is the recent owner of the site. Wood Goldstraw & Yorath Architects have prepared a scheme for the development of the site on the instructions of Sanctuary Housing.

2.2 The Assumed Facts
This report has been prepared in accordance with “Managing Japanese knotweed on development sites, the knotweed code of practice” written by the Environment Agency. There are a number of ways of managing Japanese knotweed within a development site, all of which are dependent upon the site, the amount of Japanese knotweed on the site, the proposed development and the timing of the works. Japanese knotweed does not prevent a development taking place provided; basic principles are followed when dealing with the issue.

2.3 Issues to be addressed
The results of the Japanese knotweed survey undertaken on the 10th May 2012 showed a number of areas of Japanese knotweed. In addition a precautionary site strip has been undertaken and all Japanese knotweed has now been removed from the site.

2.4 The Assumptions Adopted
It is assumed that this document will be made available to all parties concerned with the redevelopment of the site.
Figure 1 Google Street View 2009

Figure 2 Glyphosate treatments 2012

Figure 3 Japanese knotweed removed 2013
3 TECHNICAL INVESTIGATION

3.1 During our evaluation of the site, two stands of Japanese knotweed were recorded. At the time of the survey, all of the remaining areas of the site were found to have no evidence of active Japanese knotweed growth.

3.2 It is evident that these two main stands of Japanese knotweed are about 3 to 4 years old and would not be described as well established. There is a minor increase in the size of the stand between 2009 and 2012 and on that basis I would consider that there are Rhizomes within a further two metres radius from what can be visibly identified on site. The area of caution advised by the environment agency is 7 metres, but in practice this is not usually the case.

3.3 The Japanese knotweed was removed in March 2013
4. PHOTOGRAPHIC RECORD
Report of: Peter Jackson
Specialist Field: Planning (landscape)
On behalf of: Design Construction Management Services Ltd
Prepared for: Sanctuary Housing Group
5. **THE OPINION**

5.1 The opinion is based on the document Managing Japanese knotweed on development sites – the knotweed code of practice written by the Environment Agency.

5.2 The following tasks are required to be undertaken:-

a) Distribution of this report to the client, , Newcastle under Lyme Borough Council (with the planning application), the design team including architects, CDM coordinator and engineers.
6. **DECLARATION**

I Peter Jackson DECLARE THAT:

6.1 I understand that my duty in providing written reports is to help the speedy resolution of any matter of dispute, and that this duty overrides any obligation to the party by whom I am engaged or the person who has paid or is liable to pay me. I confirm that I have complied and will continue to comply with my duty.

6.2 I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the survey.

6.3 I know of no conflict of interest of any kind, other than any which I have disclosed in my report.

6.4 I have shown the sources of all information I have used.

6.5 I have exercised reasonable care and skill in order to be accurate and complete in preparing this report.

6.6 I have endeavoured to include in my report those matters, of which I have knowledge or of which I have been made aware, that might adversely affect the validity of my opinion.

6.7 I have not, without forming an independent view, included or excluded anything which has been suggested to me by others.

6.8 I will notify those instructing me immediately and confirm in writing if, for any reason, my existing report requires any correction or qualification.
7. **STATEMENT OF TRUTH**

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Signature

Peter Jackson Ba Hons DipLA CMLI M.Arbor.A Chartered Landscape Architect

Date. 05/04/2013
Appendix 1: Site Plan