

Japanese Knotweed Survey

A Japanese knotweed survey: stands found with location, size, distance to buildings and boundaries, growth stage, damage, spread from or to neighbours, management plan and waste disposal.

1. Survey

Project

Client

Site *

Site address

Survey date *

Time

Surveyor *

Season (choose one)

☐ Spring ☐ Summer ☐ Autumn ☐ Winter (dormant canes only)

If applicable: In winter only dead canes show. Re-survey in the growing season to confirm the extent.

GOV.UK (England): you do not legally have to remove knotweed from your land unless it is causing a nuisance, but you must stop it spreading off your property, and you can be prosecuted for causing it to spread into the wild (section 14 of the Wildlife and Countryside Act 1981). Contaminated soil or plant material may be classified as controlled waste.

Walk Cam: site walk-around

Walk Cam video walk-through: available in the SiteSurvey app only.

Weather capture

Digital form: use Record current conditions. On paper, record date/time, temperature (°C), wind (mph and direction), conditions and source. Keep observed conditions separate from forecast estimates.

2. Stands

Was knotweed found?

☐ Yes ☐ No

Stands (copy this block for each one; if applicable)

Location *

Stand outline

Walk round the edge of the stand and mark each corner, so the treatment team and the next survey find the same extent. Phone GPS is to a few metres. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Length of the stand (m)

Measure from a photo taken side on, with a ranging pole, a fence panel or a door in line with the stand, or pace or tape it. Measuring from a photo gives an estimate.

Width of the stand (m)

Area from the length and width (m²) (if applicable; worked out automatically in the app)

Area (m²), if the stand is not a rectangle

Leave it blank to use the length x width above.

Distance, negative (worked out automatically in the app)

Area used in the total (worked out automatically in the app)

Distance to the nearest building (m)

Tape it from the nearest visible cane, or measure from a photo with a ranging pole laid on the ground in the same line. Measuring from a photo gives an estimate.

Crosses or near a boundary?

☐ Yes ☐ No

Distance to the nearest boundary (m)

Measuring from a photo gives an estimate. Use a tape or laser where the figure matters.

s_neg_boundary (worked out automatically in the app)

Growth (choose one)

☐ Shoots ☐ Full canes ☐ Flowering ☐ Dead canes

Damage seen (paving, walls, drains)

Photos (with a scale) (photos: attach, or note the file names)

Stands found (if applicable; worked out automatically in the app)

Total area (m²) (if applicable; worked out automatically in the app)

Nearest stand to a building (m) (if applicable; worked out automatically in the app)

Stands at or near a boundary (if applicable; worked out automatically in the app)

Nearest stand to a boundary (m) (if applicable; worked out automatically in the app)

The RICS professional standard Japanese knotweed and residential property (2022) gives valuers a decision tree, based on risk level, to decide the management approach needed.

3. Management

Management proposed (choose one)

- ☐ Herbicide treatment programme
- ☐ Excavation and removal
- ☐ Excavation and on-site burial
- ☐ Monitor only
- ☐ None needed

Is any stand near a river, stream or pond? (if applicable)

- ☐ Yes
- ☐ No

If applicable: GOV.UK: get agreement from the Environment Agency before using herbicide on knotweed near water.

If applicable: GOV.UK: tell the Environment Agency at least one month before burying knotweed. Bury it on the site it came from, at least 5 metres deep, or at least 2 metres deep if sealed in a geotextile membrane.

Will contaminated soil or plant material leave the site?

- ☐ Yes
- ☐ No

If applicable: GOV.UK: use a registered waste carrier and a disposal site with the right permit, tell the site in advance, and cover or enclose the load. A business moving waste needs a waste transfer note for each load and must keep a copy for 2 years.

Notes and guarantee terms

Actions (treatment, notifications, follow-up) (copy this block for each one)

Action needed *

Priority (choose one)

- ☐ Urgent
- ☐ High
- ☐ Medium
- ☐ Low

Who will do it

Due by

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Photos (photos: attach, or note the file names)

Next visit or re-survey due

Set by the surveyor. Treatment visits and re-surveys are best done in the growing season, when the plant shows its full extent.

Days to the next visit (if applicable; worked out automatically in the app)

If applicable: The next visit date is before the survey date. Check the date.

Client name

Client signature

Completed by *

Signature