

Appendix 14

Mason Evans Partnership
95 Morrison Street
Glasgow
G5 8BE

12th April 2021

Job No: S3387

FAO: Peter Rourke

INVASIVE WEEDS SURVEY

SHERRIFHALL SOUTH, 1B MELVILLE GATE ROAD, DALKEITH EH22 3NL

Dear Sir

Thank you for your recent enquiry. As requested, we have carried out a survey of the development area and recorded our findings in relation to the presence of problematic non-native and native invasive weeds. Our survey document is attached.

Legislated plants are still listed on Schedule 9 of the Wildlife & Countryside (Scotland) Act 1981; however, this has been largely superseded and expanded by the Wildlife and Natural Environment (Scotland) Act 2011 (WANE) which gives the relevant authorities more robust enforcement powers in terms of clean up orders fines etc.

While there are many non-native plants/weeds which negatively impact our native environment, the purpose of our survey is to identify species which we believe may present a risk in some way to your development, your end users, environment etc.

Your Survey Findings

Giant Hogweed has been recorded. It is a substantial infestation and due to its injurious nature, we would advise warning signs being erected if the area is frequented by the public.

We would refer you to the recommendations made in the report. Our attached "*Why Manage*" sheet will provide a basic overview of the constraints that you should be aware of.

During our inspection, we could not find any visible evidence of the problematic native species Horsetail.

If you have requested a management quotation, then this will follow. If you have not requested a quotation but would like to be sent one, or just need further advice, please do not hesitate to contact us.

About KleerKut

We have specialised in the management of invasive weeds since 2006 and are now one of the UK leaders. We work with the NHS, various Local Authorities and many of the housebuilders and contractors. The success of our company in this area, is due to our understanding of invasive weeds and how they affect the construction industry. Our team includes engineers and project managers with extensive site experience who ensure that the operations side of the business always provides the best practical solution to the client.

We were invited to join the Property Care Association (PCA) where our directors sit on the UK's first Invasive Weeds Control Group. We have also been part of the Invasive Weed Education Strategy Group and examiners for the PCA's Certificated Surveyor of Japanese Knotweed (CSJK) accredited training programme.

Environment, Health and Safety, Quality Control – these are key areas of importance to us – which is why we achieved ISO 9001, 14001 & 18001. KlearKut are accredited members of SMAS Safe Systems in Procurement demonstrating our commitment to working safely in partnership with our clients and sub-contractors. We are also members of Constructionline currently working on improving our status from Silver to Gold. By being members of the PCA our works are Government endorsed through their Trustmark scheme, allowing us to provide RICS and lender approved solutions and Insurance Backed Guarantees.

We hope this information is useful to you and we would be delighted to be considered for any future tenders. If you have any queries in relation to this site or any other site, please do not hesitate to contact me at this office.

Yours faithfully



Tina Griffen Lloyd
For KlearKut Ltd

INVASIVE WEEDS SURVEY INFORMATION

SHERRIFHALL SOUTH, 1B MELVILLE GATE ROAD, DALKEITH EH22 3NL

REF: S3387

S1	KLEERKUT SURVEYOR	Jenni Mouat	SURVEY DATE	08/04/2021
	REPORT PRODUCED BY	Tina Griffen Lloyd	REPORT DATE	12/04/2021

S2	SURVEY INFORMATION		
	SEASON		
	Early Spring	With some species, such as Japanese Knotweed and Giant Hogweed, the evidence of dense infestations may remain. New growth of some species may be starting to emerge, such as Japanese Knotweed growth, hogweed seedlings etc. Sporadic and immature growth may still be hard to find. It may still be too early for frost tender species such as Himalayan Balsam and Horsetail.	
	GENERAL DESCRIPTION		
	The site comprises of an area of mature woodland to the south east of the site, with an area of scrub/open vegetation to the west of this. The remaining site is agricultural land, recently used for growing cabbage, with a soil access track.		
	CAVEATS RELEVANT TO THIS SURVEY		
	N/A		

S3A	SURVEY FINDINGS – JAPANESE KNOTWEED (<i>Reynoutria japonica</i>), HYBRID KNOTWEED (<i>Reynoutria x bohemica</i>), GIANT KNOTWEED (<i>Reynoutria sachalinensis</i>)			
	Controlled in Scotland under Schedule 9 of the Wildlife & Countryside (Scotland) Act 1981 since superseded by the Wildlife and Natural Environment (Scotland) Act 2011 (WANE)			
	REF	WITHIN THE SITE (m or m²)	OUTWITH THE SITE (m or m²)	GENERAL DESCRIPTION
	N/A	-	-	No visible evidence at the time of our inspection.
<p>Note: Any sizes are approximate and based upon growth/evidence visible at the time of inspection. These measurements do not include the overall area affected by the rhizomes/roots and this can extend many metres from the main stands. The extent and depth of rhizomes will vary depending on ground and growing conditions. Japanese Knotweed undergoing herbicide management can be difficult to find particularly during the winter months – KleerKut should be notified if any management is being undertaken.</p>				

S3B SURVEY FINDINGS – GIANT HOGWEED (*Heracleum mantegazzianum*) & HIMALAYAN BALSAM (*Impatiens glandulifera*)
Controlled in Scotland under Schedule 9 of the Wildlife & Countryside (Scotland) Act 1981 since superseded by the Wildlife and Natural Environment (Scotland) Act 2011 (WANE)

REF	WITHIN THE SITE (m or m ²)	OUTWITH THE SITE (m or m ²)	GENERAL DESCRIPTION
GH1	1,938m ²	-	Giant Hogweed (<i>Heracleum mantegazzianum</i>) Sporadic to prolific Giant Hogweed was located within the boundary. Last year's dead plants, and this year's leaves are also growing among other vegetation, some shrubs and small trees. No signs of previous management.

Note: Any sizes are approximate and based upon growth/evidence visible at the time of inspection. Himalayan Balsam dies back quickly after autumn frosts and often little residue remains, it can be difficult to find in winter months and early spring and may require a follow up inspection during the growing season where it is a risk.

S3C SURVEY FINDINGS – OTHER LEGISLATED SPECIES
Controlled in Scotland under Schedule 9 of the Wildlife & Countryside (Scotland) Act 1981 since superseded by the Wildlife and Natural Environment (Scotland) Act 2011 (WANE)

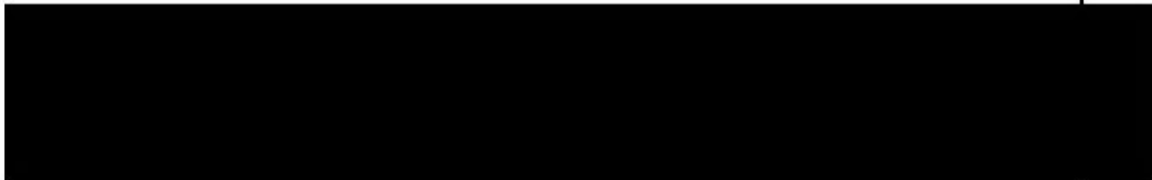
REF	WITHIN THE SITE (m or m ²)	OUTWITH THE SITE (m or m ²)	GENERAL DESCRIPTION
N/A	-	-	No visible evidence of any other controlled plant species which are considered a risk to the development.

Note: Sizes are approximate and based upon growth/evidence visible at the time of inspection. Other controlled species may have been noted during the visit however are not considered a risk to client or development.

S4 SURVEY FINDINGS – PROBLEMATIC NON-LEGISLATED SPECIES
Native plant species, not controlled by legislation, however often problematic in the construction industry. Highly invasive, persistent and known to cause damage to infrastructure.

REF	WITHIN THE SITE (m or m ²)	OUTWITH THE SITE (m or m ²)	GENERAL DESCRIPTION
N/A	-	-	No visible evidence at the time of our inspection.

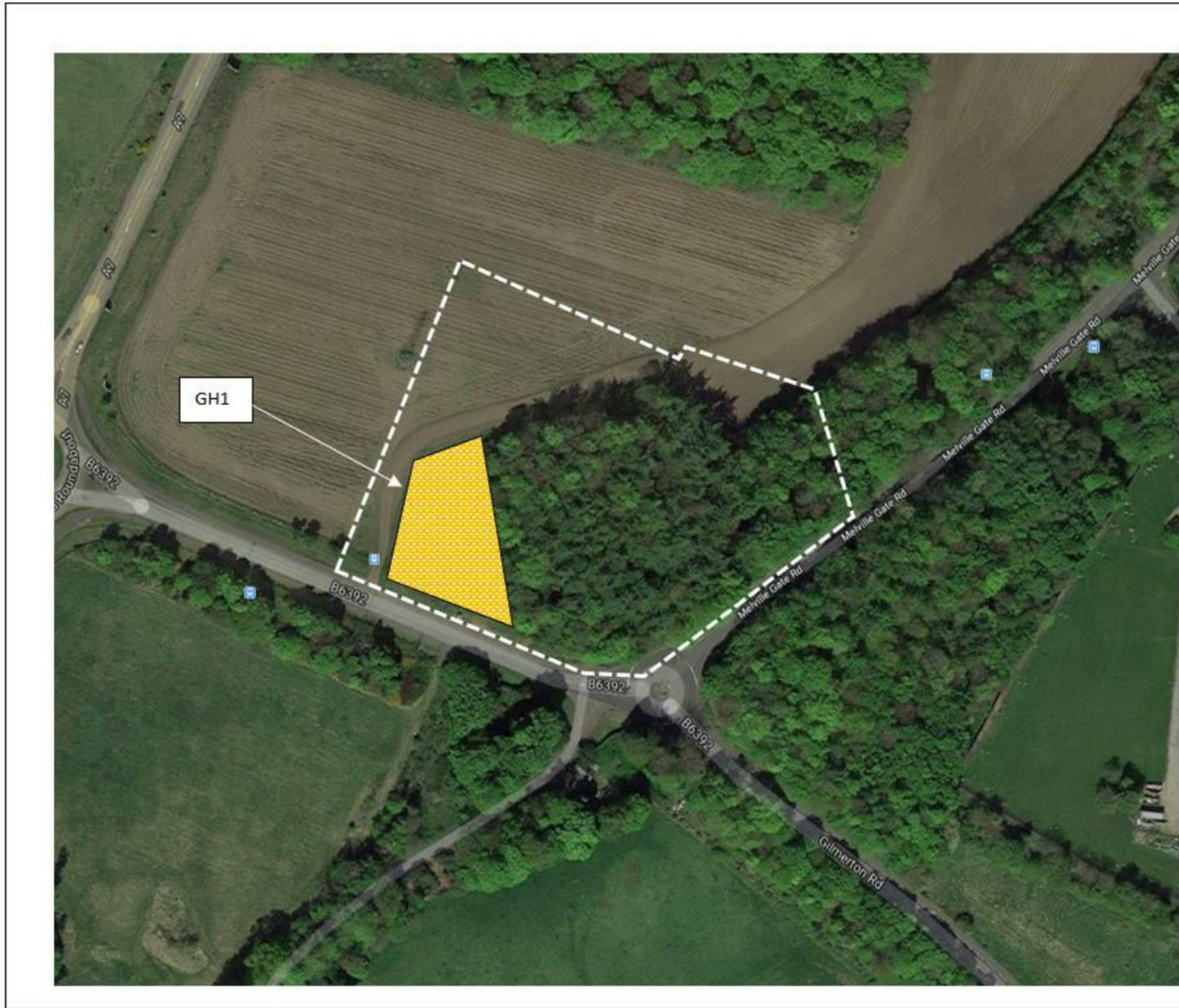
Note: Any sizes are approximate and based upon growth/evidence visible at the time of inspection. Horsetail dies back quickly after autumn frosts and often little residue remains outwith the growing season, it can be difficult to find in winter months and early spring especially where the growth is sporadic and interspersed among other vegetation. A winter inspection may require a follow up visit during the growing season where it is a risk.

S5	SURVEY RECOMMENDATIONS	
	<p>Giant Hogweed was identified, and it is prevalent within the wooded area. Our recommendation would be to treat the whole of the infestation as part removal/treatment will not be effective.</p> <p>This is an injurious plant which can cause serious burns to both humans and animals/pets. There is much more public awareness regarding this hazardous plant now and tabloids are interested in these types of stories which can result in bad publicity. It is important to protect both your workers and members of the public when you are aware of its presence.</p> <p>Giant Hogweed and its seeds are controlled by legislation in Scotland meaning that enforcement with 'clean up' orders can be put in place by regulatory bodies. Live vegetation and soils containing the seedbank are classified as controlled waste falling under current Waste Management Regulations. It is a highly invasive plant which spreads quickly with soil movement.</p> <p>We recommend that an Invasive Weeds Management Plan is put in place as soon as possible to manage the risk of spread onto uncontaminated areas of the site and prevent spread out-with the site. This species should be managed to ensure that works are carried out in compliance with SEPA recommendations, current legislation and ensuring that Best Practice is followed by the developer.</p>	
S6	GENERAL SURVEY TERMS & CONDITIONS	
	<p>Our surveys are based on a visual inspection of the area.</p> <p>Invasive weeds undergoing herbicide management can be difficult to find, KleerKut should be informed of any management being undertaken.</p> <p>Any sizes are provided are approximate and based upon growth/evidence visible at the time of inspection.</p>	
S7	SIGN OFF	
	<p>Report Written By: Tina Griffen Lloyd</p> <p>Signature: </p>	<p>Date: 12/04/2021</p>

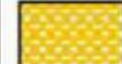
Appendices

Appendix A – Survey Location Plan

Appendix B – Survey Photographs



Notes

 Giant Hogweed

 KleerKut Ltd
 E: Info@kleerkut.co.uk
 T: 0141 319 8210

Client	MEP	
Job	S3387 Sherrifhall South 1B Melville Gate Road Dalkeith EH22 3NL	
Title	Location Plan	
Date	07/04/2021	Rev

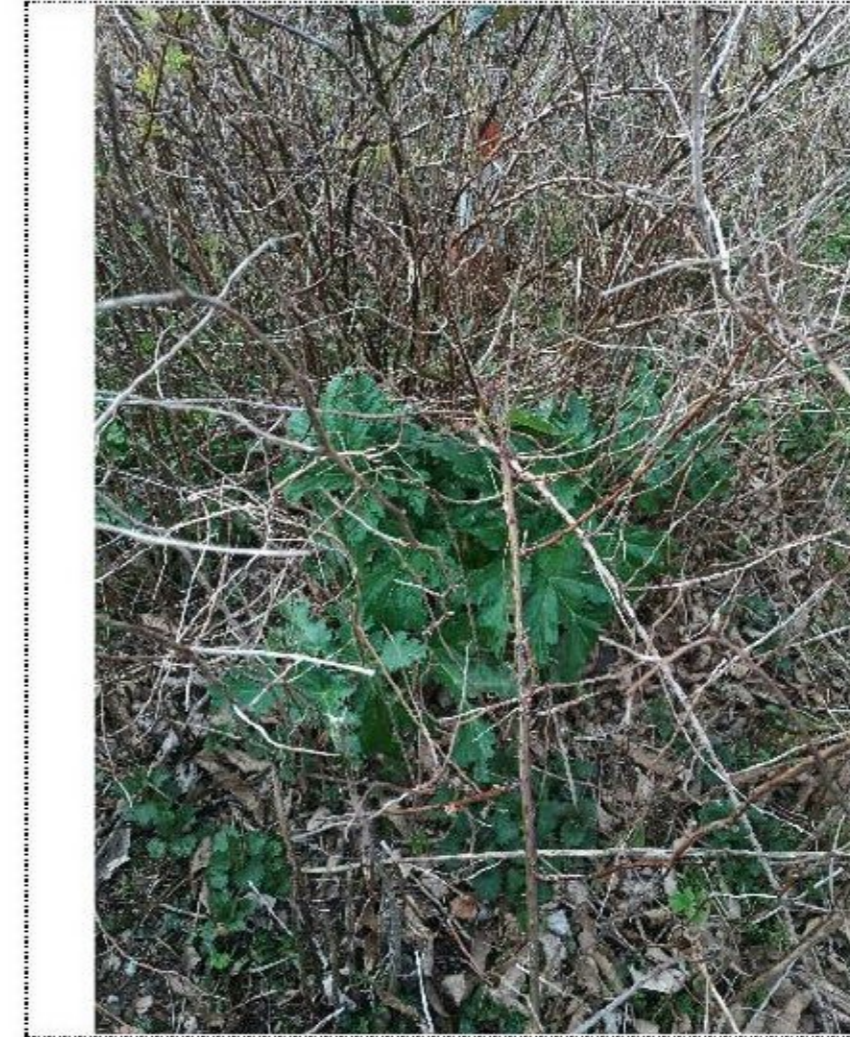
APPENDIX B – PHOTOGRAPHS FROM SURVEY



GH1 Giant Hogweed



GH1 Giant Hogweed



GH1 Giant Hogweed



GH1 Giant Hogweed



GH1 Giant Hogweed



GH1 Giant Hogweed

Giant Hogweed

(*Heracleum mantegazzianum*)



Why Manage Giant Hogweed?

Giant Hogweed (*Heracleum mantegazzianum*) is a legislated non-native plant species. It is a very tall plant which can reach over 3 metres in height. This species typically demonstrates a **rapid rate of spread** within suitable environments, often building sites when soils are disturbed. Each Giant Hogweed plant can produce between 5,000 and 100,000 seeds which will disperse being carried by wind, water, animal and other traffic. Once dispersed, the seeds can remain viable for more than 5 years before they germinate.

In the UK, Giant Hogweed is currently **controlled by legislation**. It is a criminal offence to encourage or cause the growth of this plant in the wild. It is important to note that soils containing viable plant seeds are classified as controlled waste by the Scottish Environmental Protection Agency (SEPA). As such, movement or disturbance of any infested soils **must comply with current waste management regulations**, with appropriate certification and waste carrier's licenses etc., being in place. In summary, movement of viable Giant Hogweed infested soils must be carried out in a controlled manner or you may be prosecuted by the relevant regulatory body.

Giant Hogweed is an **injurious** non-native plant which can cause **serious burns** to the skin and eyes. The danger is caused by the presence of **toxins**, which are found in the plant sap which is often transferred by the fine hairs on the stalks and leaves. Once activated by daylight/sunlight, these toxins affect the DNA in the skin causing it to die, resulting in severe skin damage, blistering, scarring and long-term dermatitis. **THIS REACTION CAN RECUR FOR MANY YEARS**. Medically this ultra-sensitivity to daylight is often labelled as phytophotodermatitis, which is derived from the ancient Greek words for plant, light, skin and inflammation.



While regulatory bodies have the power to enforce 'clean up' orders it is likely that the increased risk of **personal injury claims** and the bad publicity which goes with it will possibly be more effective encouragement for landowners, managers and developers to tackle this problem in a responsible manner. With the risk of injury so high and our best advice remains to **use a reputable specialist** and put a management programme in place as soon as you can.

This can be done any time of the year, summer or winter, it makes no difference as the control measures can be put in place immediately. While the management of this species does not need to be expensive it should be carried out by someone who is experienced in the management of this species otherwise you may end up throwing good money after bad.

This plant species also adversely impacts our native ecology by causing shading out of our indigenous plants.

KLEERKUT, Ltd Barncluith Business Centre, Townhead St, Hamilton ML3 7DP
T: 0141 319 8210 E: info@kleerkut.co.uk www.kleerkut.co.uk