
REMEDICATION SOLUTIONS FOR **JAPANESE KNOTWEED**

Surveys
Management Plans
Remediation Control
Solutions
Eradication
Japanese Knotweed



Welcome to CCNW

Creating Living Environments

At CCNW we are committed to providing our clients with the specialist expertise and experience to successfully complete their projects and developments.

Our passion is in Creating Living Environments, which enable the crucial balance to be maintained between the need for development, and in maintaining the rich and healthy biodiversity of our local surroundings.

Invasive Species

CCNW are professional land management and environmental contracting experts specialising in Habitat Management works on all aspects of sensitive projects.

We can undertake an extensive range of practical conservation work to the highest quality at competitive prices.

CCNW offers a range of **Invasive Species** control solutions and management plans for residential customers and commercial businesses. If you are a home or landowner concerned about the presence of **Invasive Species** at your site, get in touch with CCNW to discuss the most appropriate remediation option for your location.



A Fully Integrated Invasive Species Service

Our Invasives department provides specialist invasive non-native species (INNS) consultancy. We offer an integrated service complimented by our ecology department and professional environmental contracting service specialising in invasive plant species remediation services.

Over the past 20 years, we have had experience in providing solutions to invasive species on a wide variety of projects, including habitat-sensitive projects, housing, highways, renewables, and commercial development sites, as well as domestic customers.

We provide advice on suitable remediation programmes for invasive plant species, which consider what the project can deliver, given the budgetary and programme constraints, and aim to highlight any project risks straightaway.

We pride ourselves on providing a bespoke service, and we take the time to understand how invasive plant species impact the site and any development works.

Invasive plant species can create a serious problem, not only on domestic and development sites where they can affect structures, amenities and project delivery but also in ecologically sensitive areas, displacing native species.



Quality Assurance

Professional Competency – Our staff are fully trained and qualified, holding NPTC, PA1, PA6AW, CSCS cards. We are accredited with ISO 9001:2015, CHAS and Constructionline. Our Ecology Department is a CIEEM Registered Practice.



Invasive Species Services

CCNW provide consultancy on Invasive species such as **Japanese Knotweed**, Giant Hogweed, Himalayan Balsam, Bracken, Rhododendron, Horsetail, Ragwort, Buddleia and a variety of Aquatic Invasive Flora.

Our fully equipped Invasive plant species team provides the following services:

- Identification
- Initial advice and consultation
- Preliminary site survey to map and identify specific invasive plant species and any associated site constraints
- Production of Management Plans - detailing the findings of the surveys, and methods for treatment and priced remediation strategies
- Clerk-of-work services for remediation
- Herbicide treatments
- Excavation and on-site bunding
- Excavation and on-site burial, often involving encapsulation or cell burial
- Excavation, haulage and licensed off-site disposal
- Hand-pulling and mechanical cutting of Himalayan Balsam
- Clearance, control, and treatment of other invasive species such as aquatics, Rhododendron, Horsetail, Ragwort, Bracken, Buddleia, Cotoneaster, Japanese Rose, Sea Buckthorn, Variegated Yellow Archangel and more

Japanese Knotweed – *Reynoutria Japonica*

Japanese Knotweed is an incredibly resilient non-native perennial plant that dies in winter and re-emerges in spring. The shoots start to emerge in early April and, towards the end of summer, can reach up to 3m at full height. Japanese Knotweed's roots, known as rhizomes, can potentially grow to a depth of 2 meters and a width of 7 meters and grow further plants independently.

Managing land with Japanese Knotweed in a timely and appropriate way can avoid

- Harm to the environment and loss of biodiversity
- Physical damage to buildings and hard surfaces
- Excessive cost and development delay
- Devaluation of property
- Loss of amenity
- Financial institutions refusing to provide a mortgage or building insurance
- An offence in law with potential prosecution and/or compensation claims



The legal cost of Japanese Knotweed

See Legislation (Page 10) surrounding Japanese Knotweed and other INNS

It's not against the law to have Japanese Knotweed growing on your property however if you fail to restrict the plant's growth and allow it to spread to adjoining land, you are in breach of the law.

The penalties are quite serious due to Japanese Knotweed's damaging nature and ability to cause thousands of pounds of damage and the devaluation of the property or land. Potentially you could be issued with an ASBO and a fine of up to £2,500, as well as being liable for the cost of removing the knotweed from the land on which it has been allowed to spread. Costs incurred by the damage of Japanese Knotweed can quickly outgrow remedial costs. The best way to prevent these costs is by consulting a professional Japanese Knotweed removal service, like CCNW.

Quick Facts

- Invasive, non-native species that is difficult to control
- Growth is visible from early spring to late autumn
- Legal implications for allowing the plant to spread onto adjoining land
- Can cause damage to vulnerable structures and reduce property and amenity value
- Damaging to native biodiversity
- Professional treatment or removal is always advisable

Remediation Solutions for Japanese Knotweed

Herbicide

Chemical control is the application of herbicide to Japanese Knotweed plants, generally via foliar application or stem injection over several growing seasons. Generally, two growing seasons without regrowth must be observed before the programme can be deemed a success.

This is often the most economical option but will usually require a minimum of 3-5 years of treatment and monitoring before control can be assured. For older/larger stands, it is not uncommon for treatment plans to take longer.

Herbicide treatments can be very effective if done systematically at the right time and can result in the complete cessation of above-ground visible growth for an indefinite period. Most often, a successful herbicide programme will kill some parts of the rhizome and place the rest into long-term dormancy. With this comes the risk of recurrence of growth, especially if the rhizome-contaminated ground is disturbed, for example, by development works.

For these reasons, it is recommended that Japanese Knotweed herbicide treatments are best considered as part of long-term management strategies rather than 'eradication' processes. If there are known change-of-land-use plans for an area of ground possessing Japanese Knotweed, other methods (listed below) may be more suitable.

Relocation

Japanese Knotweed can be excavated from a detrimental location (e.g., the area of a proposed project) and, if the site is large enough, relocated to another suitable area (e.g. a public open space/park away from site boundaries, water and trees)

The subsequent stockpile/bund (no more than 0.5m deep) can be monitored and treated long-term with herbicides without the knotweed impacting development. The excavated area should also be monitored to check for any recurrence of growth. **This option is a popular choice for phased developments.**

Excavation of the plant and its roots

Japanese Knotweed infested soils can be excavated when time constraints mean a faster approach is preferable. Potentially, this method can result in considerable volumes of waste soil classed as 'Controlled waste', which must be removed to an off-site, appropriately licensed waste-management facility.

Although costly (excavation, transport and landfill taxes) and involving significant disruption, the physical removal of Japanese Knotweed is usually considered the method most likely to result in the complete eradication of the species from the site.

Remediation Solutions for Japanese Knotweed

On-site burial and/or encapsulation with membranes

Japanese Knotweed can be excavated and then buried on-site in accordance with Environment Agency guidelines (Regulatory Position Statement 178; Ref. 8); the minimum depth of the burial 'cell' depends on several factors, but if less than 5m, the waste soil must be encapsulated in root barrier membranes.

Neither burial option is practical in most residential properties due to the space requirements to work in (limitations of access for plant and equipment).

However, this method is often used as a reliable and cost-effective method on new development sites.

Note: Another on-site physical management technique is the use of vertical barriers to prevent Japanese Knotweed from crossing property boundaries. This can help where adjoining landowners are not cooperating with a cross-boundary programme to treat Japanese Knotweed infestation.



Quick Facts

- **Herbicide Treatment** - Is a control method, as while herbicide can kill immature plants, it is less effective on mature rhizomes, often causing dormancy rather than eradication
- **Physical Removal** - Excavation and removal of the underground root and rhizome system, ensuring Japanese Knotweed is removed completely or encapsulated
- **Combination Methods** - A combination of physical removal, herbicide treatment and the use of root barriers is often the optimum solution

Surveys and Management Plans/Method Statements

CCNW offer comprehensive site surveys and management plans in which invasive species and ecological issues can be identified on-site. Site-specific remediation solutions are provided to the client in a detailed proposal document.

Homeowners - Why do I need a Japanese Knotweed Survey?

Estate Agents have an obligation under consumer protection regulations to advise any potential purchaser of any material facts that could affect their decision to buy. The presence of Japanese Knotweed is considered as being "material" under these regulations.

Sellers have an obligation to declare the presence of Japanese Knotweed on a TA6 form (pre-contract enquiries made by solicitors) due to the possibility of damage occurring. If you do not declare the presence of Japanese Knotweed, you may be legally accountable.

If you are attempting to sell your property, you will need a Knotweed Management Plan and an Insurance Backed Guarantee (IBG), which can provide the necessary reassurance to lenders and buyers that a Japanese Knotweed problem is being properly managed and allow the sale or mortgage application to continue.

Commercial

Our commercial management plans are available for all forms of commercial property and land.

These include local councils, housing associations, local authorities, nature reserves, land for development, and building and construction sites.

Management Plan

Although the methods of tackling Japanese Knotweed will depend on the site circumstances and the client's choices, the Management Plan should reflect the current legislation, guidelines and practices as set out in the most up-to-date Codes of Practice (e.g. GBNNSS, PCA, etc.).

Survey Report/Management Plans would include the following features:

- In-depth site inspection and survey
- A detailed, scaled plan showing property boundaries, the dimensions of each stand and corresponding underground rhizome 'risk zones'
- An evaluation of the most effective remediation methodologies with pros and cons in consideration of the site, time and budgetary constraints, the owner's requirements, and any proposals for the site/property
- Biosecurity method statements to avoid cross-contamination and further spread
- A treatment schedule that is updated as treatments (or monitoring) is carried out
- A written quotation

Japanese Knotweed Do's and Don'ts

Do...

- Commence a remediation programme as soon as possible after finding Japanese Knotweed on your land
- Keep the Knotweed isolated - If there is an imminent risk of disturbance, fence the Japanese Knotweed off if this can be done without disturbing underground rhizomes: fencing should be erected 5-7 metres away from the visible growth to prevent disturbance of the plants' underground rhizome. It should be clearly signed
- Draw up a Knotweed Management Plan – this should be adhered to throughout the project by everyone involved

Contact CCNW so we can manage and control the issue on your behalf.

We are specialists in the field that have the appropriate equipment, training and experience to deal with invasive plants:



Don't...

- Allow Japanese Knotweed to spread onto adjacent land, as this could be an offence in law
- Attempt to dig out the plant – this could stimulate growth – the rhizomes can reach as far as 7m away from the visible stems
- Mow, strim or flail Knotweed this could cause the Japanese Knotweed to spread even from a small fragment
- Do not use unlicensed herbicides and chemicals close to any watercourse, plants or wildlife, as you could damage the environment
- Allow Japanese Knotweed material to leave your site intentionally or unintentionally Japanese Knotweed material is classed as controlled waste and must be handled and disposed of by specialised facilities
- Chip or compost Japanese Knotweed material; this could result in new Japanese Knotweed growth wherever the material is spread



Invasive Species Legislations

The following summarises the key legislation concerning invasive plant species throughout the UK.

Wildlife and Countryside Act 1981

Current legislation means that landowners and developers are responsible for ensuring that any invasive species listed under schedule 9 of the Wildlife and Countryside Act 1981 on their property do not spread outside the boundary. The Wildlife and Countryside Act 1981 Schedule 9 currently lists 139 species for which it is an offence to introduce or cause to establish in the wild.

Listed invasive plants include **Japanese Knotweed**, Giant Hogweed, Himalayan Balsam, Rhododendron, and a range of aquatic plants such as Canadian Pondweed.

Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981) states that “if any person plants or otherwise cause to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence.”

Japanese Knotweed is one of the plants listed in the Schedule.

Anyone convicted of an offence under Section 14 of the WCA 1981 may face a fine of £5,000 and/or 6 months imprisonment, 2 years and/or an unlimited fine on indictment.

The Control of Pesticides Regulations 1986

Requires any person who uses a pesticide to take all reasonable precautions to protect the health of humans, creatures and plants, safeguard the environment and, in particular, avoid water pollution. For the application of pesticides in or near water, approval from the Environment Agency should be sought before use.

The appropriate pesticide certificate of competence must be possessed for the safe use of herbicide and hand-held herbicide applicators.

CCNW staff are trained to the relevant standard, e.g. NPTC Level 2 award in the safe use of pesticides PA1 and PA6/aw.

Environmental Protection Act 1990 (EPA)

In the 1990 Environmental Protection Act (EPA), **Japanese Knotweed** is identified as a controlled waste.

This includes excavated/removed invasives and associated soil.

This act sets forth certain terms that regulate the management, storage, treatment and disposal of waste.

Anti-Social Behaviour, Crime and Policing Act 2014

The act allows for ASBOs to be issued against individuals and businesses that don't control Japanese Knotweed when they could be 'reasonably expected to do so.

Breach of an ASBO without reasonable excuse is considered a criminal offence and carries penalties.

For individuals, a fixed penalty notice of £100 or prosecution will be the first step. If convicted, a level 4 fine of £2,500 will be imposed. For organisations, the fine can be as much as £20,000.

Invasive Alien Species (Enforcement & Permitting) Order 2019

This came into force on October 1st 2019, and applied in England and Wales; it was part of the UK's implementation of EU Regulation 1143/2014. The core of these regulations was the EU's list of Invasive Alien Species of Union Concern (the Union List). The Union List currently includes thirty-six plant species, including Japanese Knotweed. The Order specifically stated that "A person who plants or otherwise causes to grow in the wild (any plant on the Union List) is guilty of an offence." As Regulations, these transpose the EU Directive, and as such, fall under the changes brought about by the EU (Withdrawal) Act and all European law (i.e. Regulations), which is copied across into UK legislation to ensure legal continuity is retained after BREXIT.

Quick Facts

- Numerous pieces of legislation cover Japanese Knotweed – contravening these could result in prosecutions or fines
- It is not illegal to let Japanese Knotweed grow on your land. However, it is illegal to allow it to spread to adjoining land
- Japanese Knotweed is listed in the Wildlife and Countryside Act 1981 as it threatens our native species and habitats
- Civil litigation is commonplace, with damages exceeding thousands of pounds

Costings

The cost of Japanese Knotweed removal will depend on several factors, for example, the scale of your infestation, the location, your property type, how soon you need the Japanese Knotweed removed, and what the plans for the land are.

In many cases, herbicide treatments can effectively remediate Knotweed and are a cost-effective solution. But if there are plans for the property to be developed and/or soil disturbed or there are time constraints, it is likely an alternative would be required, resulting in a higher cost. As a result, Japanese Knotweed treatment costs will vary.

Other Invasives Species

CCNW provide consultancy on invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan Balsam, Bracken, Rhododendron, Field Horsetail, Common Ragwort, Buddleia, Variegated Yellow Archangel, Montbretia, Cotoneaster & a variety of Aquatic Invasive Flora.

Please download or request our other comprehensive documents on invasive species Giant Hogweed and Himalayan Balsam which include:

- Remediation, Eradication Solutions & Control Services
- Surveys and Management Plans/Method Statements
- Invasive Species Legislation



Quality Assurance

We are committed to the highest standards of excellence

Constant testing to the latest standards ensures that quality is maintained and a programme of improvement is regularly reviewed and updated.
Below are some of our current accreditations and trade associations memberships.



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