

Japanese Knotweed Elimination Ltd

Site: 17 Pen Y Graig Road, Alltwen, Swansea SA8 3BS

For: Work to Commence for the Treatment
and Control of Japanese Knotweed

Japanese Knotweed Management Plan & Recommendations



Prepared by:

Japanese Knotweed Elimination Ltd

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Dated: 07.02.2026

Proposal to Mr Rowe

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1 REPORT SUMMARY

The subject property falls into **Category D, the lowest risk level** as described in the table below as per the **Royal Institution of Chartered Surveyors (RICS)** information paper on Japanese knotweed and an assessment at this level indicates that an infestation is not present within the subject site, nor can any Japanese knotweed growth be located in close proximity to the boundary edges.

1.1 Limitations of the Survey

The findings of this survey are the result of a visual inspection only and should not be taken as a guarantee that Japanese Knotweed is not present in other locations on the property or neighbouring properties.

The presence of Japanese knotweed can sometimes be concealed by property owners (occupiers) or other parties, deliberately or by accident by way of Physical removal of the plant stems and crowns, mowing lawns or covering the knotweed area with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

During the winter, knotweed goes into temporary dormancy, called Perennation, leaving no viable material above ground. On larger, more mature stands, the dead canes remain in place and provide a clear visual marker of the plant's location. However, on younger or disturbed growth, canes can fall over and be blown away, leaving no indication of knotweed whatsoever.

For the above reasons, we recommend conducting surveys during the growing season (wherever possible), when knotweed presence is much more evident.

2 INTRODUCTION

This proposal has been developed to qualify the methods and associated costs for works to assist Mr Rowe the process of ascertaining if there is any Japanese knotweed present within the curtilage of the property known as 17 Pen Y Graig Road, Alltwen, Swansea SA8 3BS (GPS location 51°42'53.2"N 3°50'34.7"W).

Japanese Knotweed Elimination Ltd carried out survey work on the 29th of January 2026 to identify and document the extent of infestation on the site. The results of this survey work indicated that there were no signs of any Japanese knotweed growth within or beyond the boundary of the property.

2.1 Site Address

17 Pen Y Graig Road, Alltwen, Swansea SA8 3BS

2.2 Description of the Site

The property was a detached bungalow, which has since been demolished, with plans to build a new property in its place. The rear garden is very large and slopes from the far end down towards the property. Within the garden is a large office and a wooden decking area, with a canopy. The garden area in total is approximately 1 acre and is predominantly north-east facing, which is marked in red within the Site Map.

2.3 Reason for Survey

- My client is looking to develop the plot.
- Japanese Knotweed Elimination Ltd has been commissioned by my client to undertake a site visit and to write a Japanese knotweed Management Plan in order to aid the sale of the property.

2.4 Site Ownership

- The subject property is privately owned by my client, and there are no other landowners who need to be consulted.

2.5 Plan of site/ ownership

- A plan of the deeds of the subject property has been made available to Japanese Knotweed Elimination Ltd, but was also pointed out during the site visit.

2.6 Permission for site survey & treatment

- Permission has been given by the subject property owner for the site survey only currently.

Please note: Where landowners cannot be located but all reasonable effort has been made to find and contact them, the owner of the subject property will be required to take responsibility and give written permission for treatment in the landowner's absence before treatment can commence.

2.7 Water and watercourses

Please note: Under the Control of Pesticides Regulations 1986 Simple Agreement or Higher Risk Agreement for the use of Herbicide near water or a designated site may be required from Natural Resources Wales. Aquatic-approved herbicides must be used near water courses and these are only available to professional and qualified operators.

2.8 Distribution of Japanese Knotweed

A thorough walkover of the site was undertaken to identify the presence, locations and extent of Japanese knotweed growth.

The survey was undertaken in accordance with current good practices published by the Royal Institute of Chartered Surveyors (RICS, 2012) and the Property Care Association (PCA, 2014).

There was no Japanese knotweed visible at the time of the survey.

2.9 Protected / priority species on site

Japanese Knotweed Elimination Ltd follows all relevant legislation and good practice in wildlife, including;

- Legally protected species, e.g. nesting birds, bats, dormice, otters, badgers
- Species not protected by the law, e.g. pollinators, amphibians, reptiles, birds, and other mammals
- Domestic or feral animals, e.g. as pets, cats, horses or stock

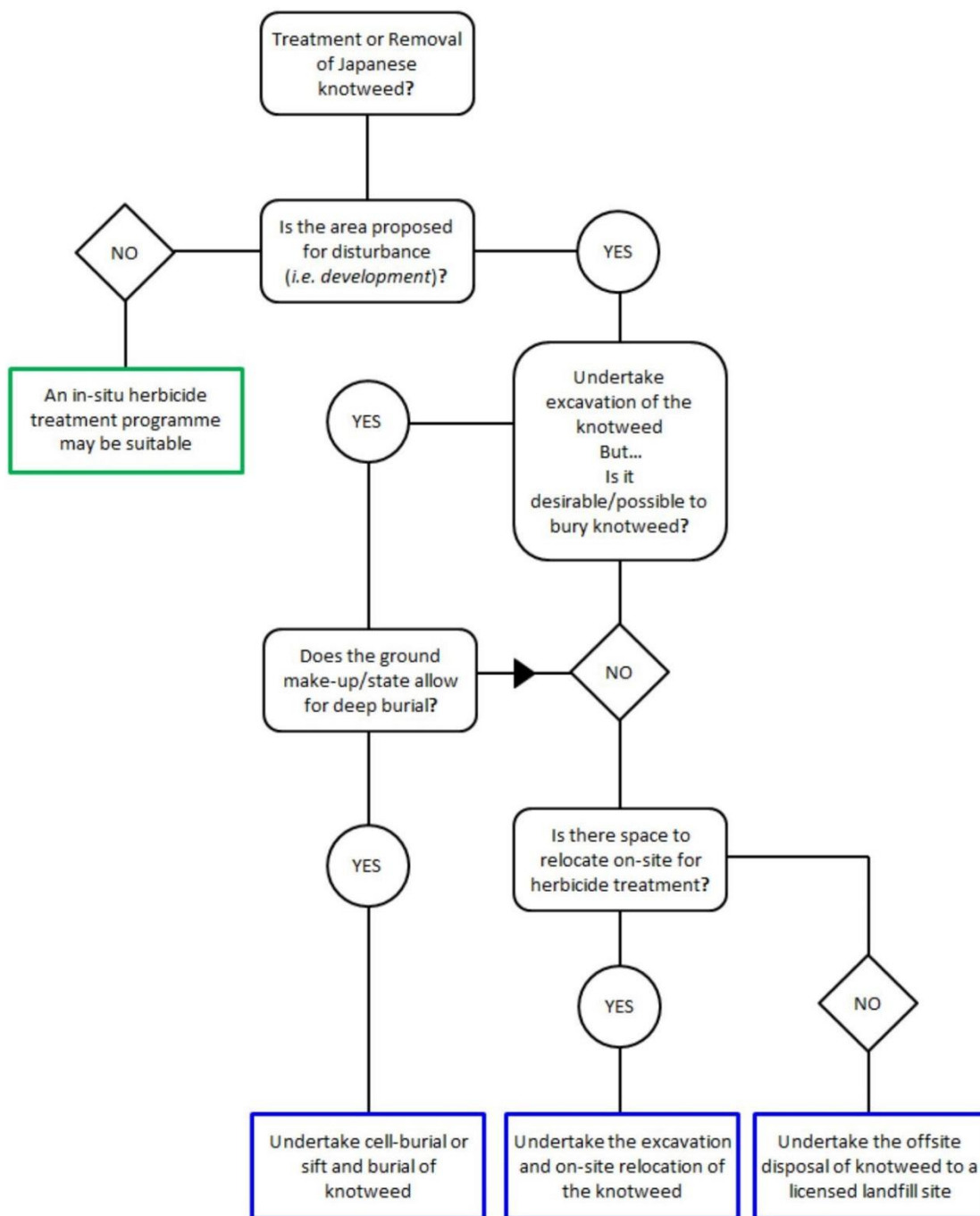
2.10 Tree preservation orders, ancient/ veteran trees & hedgerows

The nearby trees, hedgerows & woodland may be legally protected, but the treatment method used by Japanese Knotweed Elimination Ltd minimises non-target damage to all plants, including trees and hedgerows.

Please note: Hedges and hedgerows form important landscape, historical, archaeological and biological features and therefore most countryside hedges are protected by law under the Hedgerow Regulations 1997. The Hedgerow Regulations 1997 do not apply to any hedgerow within the curtilage or boundary of a dwelling-house.

2.11 Remediation Methods

The following chart provides a simple representation of the decision process required in selecting the appropriate Japanese knotweed remediation method(s) that could be deployed on a site:



3 JAPANESE KNOTWEED

Japanese knotweed, a rhizomatous perennial was introduced from Asia to Europe in the mid-nineteenth century as an ornamental and fodder plant. It is an impressive species which grows to a height of 2-3 metres, with bamboo-like stems, arching branches and clusters of creamy white flowers appearing late in the season. The orange to brown coloured, woody, dead stems persist erect throughout the winter and new shoots, produced from the extensive rhizome system, grow up amongst these the following spring to form dense thickets. The dead stems and leaf litter decompose very slowly and form a deep organic layer, which prevents native seeds from germinating. Once present at a site, Japanese knotweed increases in area very rapidly and soon forms monoculture stands.

Japanese knotweed is a particularly virile and aggressive weed, which propagates through root and rhizome systems. It has the ability to establish growth from very small quantities of this material and therefore all processes of control and eradication must take account of this ability.

Reproduction is primarily by vegetative regeneration of rhizomes and fresh stems. The rhizome system may extend from a parent plant up to 7 metres laterally and to a depth of 4 metres. Very small fragments of rhizome (as little as 0.7 gram) give rise to new plants. Fresh stems produce shoots and roots when buried in a soil medium or floated in water. Stems in water may produce viable plants within 6 days.

Japanese knotweed thrives on disturbance and has been spread by both natural means and human activity. In riparian areas, high water flows disperse fragments of the plant downstream where new colonies form. In the past, fly-tipping and transportation of soil containing rhizome fragments have been a significant cause of spread, particularly in the urban environment.

The extent of Japanese knotweed infestation in the UK is considerable and there are a number of Government and other agencies involved in the development of best practices for the control and eradication of the weed. The Wildlife and Countryside Act 1981 made it illegal to spread the weed and the Environmental Protection Act 1990 classed the discarded material and associated soil as 'controlled waste'. Moreover, recently reformed powers under the Anti-Social Behaviour, Crime and Policing Act 2014 can now be used against a property owner if it can be proven that their Japanese knotweed is having a detrimental effect, of a persistent or continuing nature, on the quality of life of those nearby.

Japanese Knotweed Elimination Ltd has used its understanding of the current legislation and the recommended best practice in developing this proposal and will continue to evolve our methods and recommendations to clients in line with current understanding of the problem.

4 SURVEY RESULTS

Japanese Knotweed Elimination Ltd surveyed the site known as 17 Pen Y Graig Road, Alltwen, Swansea SA8 3BS. The survey work was conducted by Richard Lee Roberts on 29.02.2026. The results are documented below and should be read in conjunction with the Site Map.

The results of this survey work indicated that there were no visible signs of an infestation within the boundary area, nor were there any signs of Japanese knotweed within 3 metres of where the new property is due to be constructed. There were no visible areas of Japanese knotweed growth within either adjacent property.

The reason for this site survey is that a previous survey highlighted the possibility of Japanese knotweed within the property boundaries. As stated above, we could not locate any Japanese knotweed growth within the boundary of the property or within 3 metres of the boundary. However, within the front garden area, along the access driveway, Rosebay Willowherb (*Chamerion angustifolium*) is sporadically present throughout the grass area. The discovery of Willowherb is interesting, as this plant, during its winter dieback and when cut back, does look very similar to Japanese knotweed stands, especially when they have dried out in the winter months; nevertheless, bramble is neither invasive nor problematic.

The key differences between the two plants are as follows: Japanese knotweed (*Reynoutria japonica*) and Rosebay Willowherb (*Chamerion angustifolium*) are often confused due to their rapid growth and presence in disturbed areas, but they have distinct characteristics. Japanese knotweed belongs to the Polygonaceae family (knotweed family), while Rosebay Willowherb is part of the Onagraceae family (evening primrose family).

Japanese Knotweed spreads aggressively through underground rhizomes, forming dense thickets, whereas Rosebay Willowherb mainly spreads by wind-dispersed seeds. The stems of Japanese knotweed are hollow, bamboo-like, jointed, and often reddish-brown, with a distinctive zig-zag growth pattern. In contrast, Rosebay Willowherb has tall, smooth, reddish or green stems that grow upright. The leaves of Japanese knotweed are broad and shield-shaped with a flat base, arranged alternately along the stem. Meanwhile, Rosebay Willowherb has long, narrow, lance-shaped leaves that grow in a spiral arrangement around the stem.

Their flowers are also quite different. Japanese knotweed produces small, creamy-white flowers in panicles at the ends of its stems in late summer, while Rosebay Willowherb features bright pinkish-purple flowers arranged in tall spikes that bloom from mid-to-late summer. In terms of reproduction, Japanese Knotweed rarely produces viable seeds and mainly spreads through its extensive rhizome network, making it highly invasive. Rosebay Willowherb, on the other hand, produces large amounts of fluffy seeds that are easily dispersed by the wind.

The root system of Japanese knotweed consists of an extensive and aggressive rhizome network, which makes it difficult to eradicate. Rosebay Willowherb has a fibrous root system with some underground rhizomes, but it is much easier to control by pulling up the plant before it sets seed. The ecological impact of these two species also differs. Japanese knotweed is a highly invasive plant that outcompetes native species, damages infrastructure, and is legally controlled in many areas. In contrast, Rosebay Willowherb is a native species in the UK and provides an important source of nectar for pollinators.

To identify these plants, look at the stems, leaves, and flowers. If the plant has bamboo-like, hollow stems and broad, shield-shaped leaves, it is likely Japanese knotweed. If it has tall purple flower spikes and narrow, willow-like leaves, it is more likely to be Rosebay Willowherb.

The renaming garden was surveyed along with the adjacent properties and there were no signs of any Japanese knotweed growth present in any of the areas.

For further information regarding the RICS assessment framework for Japanese knotweed, please refer to the chart below.

Category	Descriptions
A	When visible damage has been caused it is anticipated that most lenders will require, as a condition of a mortgage advance and subject to a retention, an inspection by a remediation specialist who is a member of a recognised trade body and the completion of any recommended works under a Japanese Knotweed Management Plan, with the benefit of an insurance-backed guarantee. Further investigations are required.
B	When Japanese knotweed is likely to prevent the use of or restrict access to amenity space it is anticipated that most lenders will require, as a condition of a mortgage advance and subject to a retention, an inspection by a remediation specialist who is a member of a recognised trade body and the completion of any recommended works under a Japanese Knotweed Management Plan, with the benefit of an insurance-backed guarantee. Further investigations are required.
C	An assessment at this level indicates that an infestation is: • not causing damage to significant structures within a site and • not likely to prevent use of or restrict access to amenity space. It can, therefore, be considered as having a low impact on the property. An inspection by a remediation specialist who is a member of a recognised trade body so the property owner can be advised about future management and control. This is particularly relevant if the growth is within 3m of a boundary.
D	An assessment at this level indicates that an infestation is not present within the subject site. The situation should be reported to the client but remedial action on land beyond the subject property is not within the control of the property owner. In some circumstances it may be appropriate for advice to be sought from a remediation specialist about the merit of taking defensive measures against possible future encroachment.

In conclusion, a treatment plan is not required for this property, due to the lack of Japanese knotweed within the boundary of the property.

4.1 Site Photographs

Site Map



Photo 1 – The site where the property once sat and where the new property will be constructed



Photo 2 – View of the rear garden from the property



Photo 3 – View of the office within the rear garden area



Photo 4 – View of the wooden decking within the rear garden



Photo 5 – Further view of the rear garden



Photo 6 – Rear garden, looking down towards the property



Photo 7 – The front garden of the property



Photo 8 - View of the area which contains Willowherb



5 LEGAL STATUS

Any excavated soils containing Japanese knotweed which is not scheduled to be dealt with appropriately on site must be disposed of at a licensed landfill site. It cannot be reused in further construction or landscaping without the appropriate remediation works being implemented beforehand. When disposing of contaminated soil, it is essential that the landfill operator is made aware of the presence of Knotweed and that the soil is not used for landscaping or restoration works at the tip site. To ensure safe disposal contaminated soils must be buried to a depth of at least 5 metres. Section 34 of the Environment Protection Act 1990 places a duty of care on all waste producers to ensure that any wastes are disposed of safely and that a written description of the wastes, and any specific harmful properties, is provided to the site operator.

For further information regarding Waste Regulations, contact the Environment Agency. In 1981, the Wildlife and Countryside Act made it illegal to spread Japanese knotweed. Waste regulations that resulted from the 1990 Environmental Protection Act classed discarded Japanese knotweed material, or soil contaminated with rhizome, as 'controlled waste' to which the Duty of Care applies. Soil containing rhizome material can be regarded as contaminated and, if taken off a site, must be disposed of at a suitably licensed landfill site, and buried to a depth of at least 5 m.

For further information regarding Waste Regulations, contact the Environment Agency.

6. APPENDICES

6.1 SURVEY METHODOLOGY & LIMITS

Conditions must be safe for the operator to commence or continue with surveys, treatment and monitoring visits. If Japanese Knotweed Elimination Ltd deems conditions too dangerous it reserves the right to cancel or cease operations or charge extra costs to cover additional dangers.

A walk-over survey on site was undertaken collecting primary evidence gathered during a visual non-intrusive inspection taken at ground level or where possible an elevated view within and easily accessible areas outside the boundaries of the subject property or site.

Primary evidence can include stems or cane of plants, the leaf litter left on or around plants, rhizome and crown material as well as tell-tale rings of vegetation-free areas where the plant could have

Secondary information can be used that is provided by my client, tenants and other sources (where suitable) either during the site survey or during discussions about the site. It will always be noted who gave this information and Japanese Knotweed Elimination Ltd always tries to back this up with other evidence.

Tertiary data can also be used to collect information about a site which could include such as verified biological records such as through South East Wales Biodiversity Records Centre (SEWBREC), historical data and on line mapping and photographic evidence e.g. aerial photographs or Google Earth, maps or Street View images.

Japanese Knotweed Elimination Ltd will undertake as throughout an inspection as possible during a site visit but there are seasonal variations which can make it very hard to see Japanese knotweed especially where there is a small growth or a new infestation. In winter the leaves fall and small canes can fall over or get blown away or during the summer dense vegetation can smother and hide small Japanese knotweed growth.

Japanese Knotweed Elimination Ltd cannot be held responsible where prior to Japanese Knotweed Elimination Ltd's involvement, Japanese knotweed growth has been deliberately, accidentally or unknowingly cleared (e.g. by pulling, cutting, mowing, grazing, removal of crowns), hidden or concealed (e.g. built over, decked, turfed, covered with membrane, gravel or mulch etc.) or treated (e.g. herbicide or other control method application etc.)

6.2 THE SPREAD AND INVASIVE NATURE OF JAPANESE KNOTWEED

Japanese knotweed is very successful and problematic in many places where it is not native, especially in North America and Europe and has been listed by the International Union for the Conservation of Nature (IUCN) as one of the world's 100 worst invasive species.

In the UK Japanese knotweed grows very rapidly by vegetative regeneration. This means either rhizomes growing through the soil and producing new plants or from pieces of rhizome, fresh stems with active growth nodes and crowns material, all capable of regenerating and also producing new plants from fragments as small as 0.7 grams (the size of a pea).

Large crowns are resistant to burning and drying out and but can rapidly produce new canes when in contact with soil or water. This helps in its native Japan where knotweed is a pioneer species of bare volcanic slopes. Small fragments of crown pulled from seemingly dead canes are also capable of regenerating so it is important to dispose of the crown and stems correctly and not remove them or move them around the site.

Fresh solid nodes on green stems can produce new plants in soil or in water within 6 days. This is why mechanical cutting such as mowers, brush cutters, strimmer or flails can spread materials so should always be avoided.

The creamy white flowers (3 mm) of Japanese knotweed can produce seeds but they have a very low survival rate and are usually unviable in the UK so extremely unlikely that they would germinate.

The introduction and rapid spread of Japanese knotweed in the UK can be attributed almost solely to human activity and it is therefore particularly widespread in urban areas, areas of development and along transportation corridors and waterways. Although it is normally spread by humans it can also be spread by natural vectors in both the built and natural environment.

Manmade vectors spreading knotweed include:

- Inappropriate and/ or illegal disposal of contaminated waste
- In municipal green or food waste collection
- Unauthorised tipping on landfill or other land
- fly-tipping
- Incomplete composting and spread of Japanese knotweed fragments through flaying or strimming
- along railway lines, roads and water transportation corridors
- by vehicles (especially heavy plant machinery with caterpillar tracks or deep treads)
- footwear of those who walk over the infested site
- Children playing with knotweed material importation of infected topsoil or other material

Natural vectors include

- Erosion such as landslides, soil creep, slumps
- Water along rivers, streams, canals, estuaries, sea currents and tides
- Water from flood events and high tides leading to new areas of Japanese knotweed

6.3 SITE HYGIENE – BIOSECURITY MEASURES

Cross-contamination, reinfection and good site hygiene

Japanese Knotweed Elimination Ltd cannot be held responsible for any regrowth or cross-contamination from either untreated local sources, or material moved around on site therefore good site hygiene is essential to prevent reinfection.

Care is needed when dealing with knotweed material or infected soil, especially crown & rhizome material.

It is not recommended to cut, dig, pull, strim or mow Japanese knotweed as even the smallest piece, 0.7 grams, the size of a pea can regrow into a new plant and colonise a new area quickly. This type of removal can weaken rhizomes over many years. However, if the practice is stopped the knotweed will quickly recover and grow back to its original size.)

Knotweed material cannot be put in council refuse collection normal or green waste or taken to Civic Amenity Sites

Under the Environmental Protection Act 1990, all Japanese knotweed material including contaminated soils are classed as “controlled waste” Therefore any Japanese knotweed material is to be removed from the site must be transported by a registered waste carrier, in a suitable covered vehicle, disposed of by prior arrangement to a landfill site licenced to take knotweed with the correct waste transfer notes. The vehicle transporting the Japanese knotweed must be pressure washed and inspected to ensure there is no contamination of knotweed material remaining.

6.4 PROBLEMS CAUSED BY JAPANESE KNOTWEED

Damage caused by Japanese knotweed is often exaggerated but if left untreated it can quickly become problematic spreading over large distances and it is increasingly difficult, time-consuming and expensive to control.

Economic

- Increasingly expensive and time-consuming to control
- Refusal of mortgage/ re-mortgage
- Reduction in the value of land and property Inability to sell land and property
- Insurance claims refused where Japanese knotweed has caused damage Refusal to insure buildings affected by Japanese knotweed
- Refusal or conditions for planning applications Delays in construction projects
- Legal action where laws and regulations have been breached
- Neighbours' insurance company can pursue you for damages

Physical damage

- Damage to property walls, foundations, underground services and drains
- Damage to infrastructure; flood defences, hard surfaces
- Environmental damage
- Increases erosion and instability and flooding in rivers Reduces biodiversity by out-competing other species

Social issues

- Can harbour litter, rats and other pest Aesthetically unsightly
- Restriction of access to riverbanks for amenity use
- Adverse publicity and bad public relations with neighbours.

6.5 GENERAL MANAGEMENT OPTIONS

There are four different control methods and combinations of various methods can be used for Japanese Knotweed control depending on the site of infestation, time and money available. Each method has its advantages and disadvantages but all controls require time and care and even after apparent control there must be vigilant monitored of the site for a period of time and care needed to not re-infect the site from other sources.

- Chemical/ herbicide control
- Physical control
- Combined chemical / physical control
- Biological control
- Membrane to stop spread

Remediation Strategies

We can undertake the following methods of knotweed remediation to resolve a problem that, if handled the wrong way, can end up being a long-term problem for the developer and land owner:

Dig and Dump

Our dig and dump programme provides an instant, hassle-free and impressive rectification method. The Japanese knotweed is fully excavated to remove all material (all rhizomes). The excavation process is monitored by our site supervisors who not only ensure that all the knotweed is removed (via visual identification), but that only soils contaminated with knotweed are removed (i.e. we only excavate what needs to be excavated we don't excavate a blind 7m past the knotweed growth and to a set 3m depth, where it's not necessary). All knotweed material and knotweed contamination arising from these works is removed from site as controlled waste. This requires removal via registered waste carriers to a landfill site fully licensed to receive and dispose of Japanese knotweed. There will be a full waste tracking record on completion.

- | | |
|--|---|
| <ul style="list-style-type: none">• No restrictions left on site• Work can continue immediately after removal | <ul style="list-style-type: none">• Can be more expensive than other on-site sustainable solutions |
|--|---|

Dig and Cap

As with the Dig and Dump method, the knotweed is accurately excavated, but only down to a depth required by the development or end use of the site. On a development site, this will often mean excavation of the knotweed to construction formation levels only. The excavated knotweed and knotweed contaminated material can either be removed from the site as controlled waste or disposed/treated on site. The remaining knotweed-contaminated ground (beneath the excavation depth) will then be capped off with a Japanese knotweed root barrier to prevent re-emergence of the knotweed from underneath. Where necessary (i.e. if the knotweed rhizome transverse the boundary of the site, or where knotweed in neighbouring property is in close proximity to the site boundary) the root barrier is returned vertically at the site boundary.

- | | |
|---|---|
| <ul style="list-style-type: none">• Limited restrictions left on site• Work can continue immediately after removal | <ul style="list-style-type: none">• Can be more expensive than other on-site sustainable solutions |
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Dig and Sift

The Japanese knotweed is excavated either fully or to a reduced level. The excavated spoil is then passed through a mechanical screener. The sifting process crushes and fragments the knotweed, reducing its regenerative power. The sifted knotweed materials can then be re-used or buried on-site. The key benefit of this procedure is that the spoil which passes through the screener will only contain very small fragments of knotweed, which have lowered regenerative power. This allows for the sifted spoil to be re-used on-site as backfill subject to local Environment Agency Officer approval! To exploit the low regenerative power of these fragments the sifted spoil is buried, subjected to engineering compaction, and covered with an approved geo-synthetic membrane prior to clean backfill being installed above. The burial depth should be suitable to avoid the risk of accidental disturbance and prevent any small knotweed fragments from producing growth capable of breaking the compaction and reaching the surface. Alternatively, the sifted spoil can be re-used onsite at finished levels to areas of Public Open Space landscaping, but some limited re-growth will be expected. The re-use area would therefore need to be subject to a monitoring and herbicide treatment programme until successive years of no-growth have been recorded. The Knotweed Management Plan (KMP) should be used to record the position of the low-level burial or re-use area, with this being marked upon an as-built site drawing. This will help prevent potential future disturbance of these locations. If these works are part of a site development project the KMP should then be included in the Operations and Maintenance (O&M) Manuals.

• Moderately cost effective • Allows development to be undertaken whilst treatment takes place elsewhere on-site	• Restrictions remain on site • Limits use of area above burial site • Requires a large hole to receive material
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Cell-Burial

The Japanese knotweed is excavated either fully or to a reduced level and capped. The excavated knotweed material is then buried onsite in a suitable location. The knotweed material is buried so it is encapsulated in the knotweed root barrier (the cell) with the top of the cell residing 2m below finished ground levels. The depth of 2m is a precaution against burrowing animals penetrating the cell and bringing out knotweed material. If burial of knotweed is to take place without the encapsulation or root barrier it must be done so that the knotweed resides below a depth of 5m. Where on-site burial is undertaken it is strongly advised that to prevent potential disturbance and re-infestation the burial site location is recorded, and any future owners are advised of its position (i.e. on the development site the cell-burial locations should be recorded in the O&M manuals for the site manuals for the site).

• Does not require a set aside area for control • Work can continue immediately after burial	• Restrictions remain on site • Limits use of the area above the burial site • Requires a large hole to receive material
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Dig and Relocation

The Japanese knotweed is excavated either fully or to a reduced level, and the arising knotweed waste is relocated to another area of the site, where it can be treated with herbicide. Relocation is normally carried out by loading the knotweed onto dump trucks and transporting over site on a controlled haul route to a designated location. At the relocation point the knotweed is either; Stockpiled or banded or resides at ground level via a Cut and Fill procedure. The Cut and Fill procedure has the benefit of not producing a bund or stockpile of knotweed on site, and it provides backfill to the void created by the excavation of the Japanese knotweed.

• Cost effective • Allows development works to be undertaken whilst treatment takes place elsewhere on-site	• Requires undisturbed area • Soil from the stockpile must remain on-site • Restrictions remain in the stockpile area
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Root Barrier Control

Where knotweed exists either on-site or off-site and is to remain in situ its spread can be controlled by the insertion of a vertical root barrier. The knotweed root barrier can deflect knotweed rhizome growth and prevent the spread of the plant under the ground. These root barriers can be inserted to protect structures and services and have a life span of at least 50 years. Where knotweed exists off-site in close proximity to the site the insertion of a root barrier to the boundary can help protect the site from rhizome encroachment. This control should always be backed up by an herbicide treatment programme wherever possible.

Chemical/ herbicide control

Japanese Knotweed Elimination Ltd uses in situ herbicide treatment of Japanese knotweed using a professional, aquatic-approved glyphosate-based herbicide applied via stem injection or foliar spray. Treatment can take place once the knotweed is large enough, green and actively growing before the knotweed dies back in the autumn or is damaged by early frosts.

Herbicide treatment with glyphosate takes at least 3 years, although normally takes longer, up to 8 years but this can vary due to many factors.

The herbicide will be active within 7 days and continue to work for approximately up to 6 weeks therefore should be left undisturbed for this period.

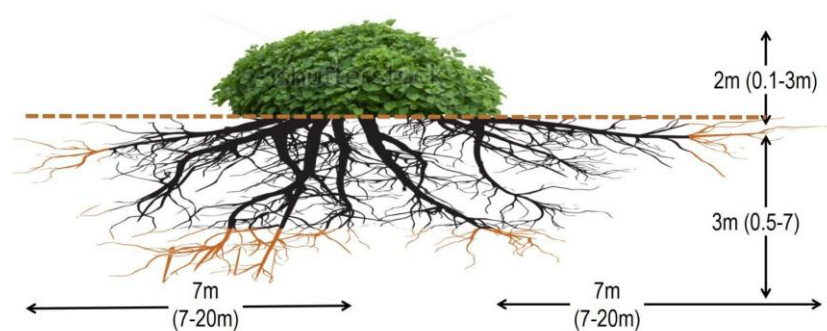
Herbicide treatment should be repeated annually until there is no evidence of regrowth although this is no guarantee that the Japanese knotweed has been eradicated from the site.

The glyphosate herbicide cannot always be translocated to the extremities of the rhizomes (see the orange areas on the extremes of the rhizomes) and therefore remain on site.

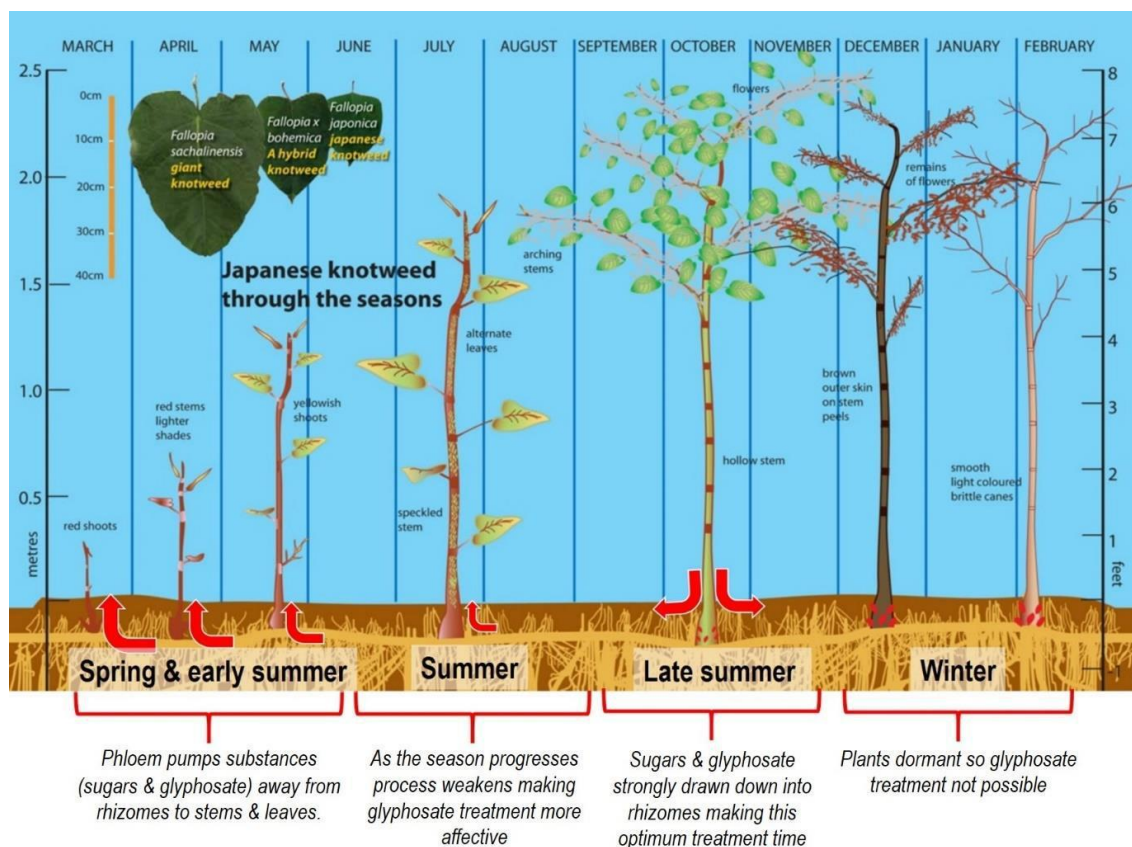
• Cost effective • Treatment can be carried out in situ without risk of spreading plant further	• Takes 2-5 years • Must be left undisturbed • Restrictions remain on site • Restricted use near valuable vegetation and waterways
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Rhizomes deep in soils have been found to be able to lie dormant for long periods, as long as 20 years

(Environment Agency's Managing Japanese knotweed on Development Sites: Code of Practice) but can be re-activated when disturbed and exposed to suitable conditions with light and water.



The optimum glyphosate treatment time for stem injection and foliar spray is late summer/ autumn avoiding flowering to protect pollinators.



6.6 LEGISLATION

Professional advice should always be sought regarding the legalities of Japanese knotweed as it is a complex and new area of law, the following points can be used for basic guidance. Although not illegal to have Japanese knotweed on your land:

Japanese knotweed could be deemed as a *private nuisance* where Japanese knotweed causes someone unreasonable interference with the enjoyment or use of their land

This can become a *public nuisance* where an act or omission endangers or interferes with the lives, comfort, property or common rights of the wider public.

It is an offence to plant or otherwise allow Japanese knotweed to spread in the wild under the *Wildlife & Countryside Act 1981*. DEFRA define 'the wild' as "*The diverse range of natural and semi-natural habitats and their associated wild native flora and fauna in the rural and urban environments in general.*

This can also be broadly described as the general open environment."

Under the *Environmental Protection Act 1990* all Japanese knotweed material including contaminated soils are classed as "controlled waste" and under the *Hazardous Waste Regulations 2005* if certain herbicides have been used it could be classed as "hazardous waste". Both controlled and hazardous wastes require specific conditions for transportation and disposal.

Under the *Infrastructure Act 2015* in Wales Welsh Ministers and Natural Resources Wales (others in other UK counties) are able to serve 'Species Control Agreements' & 'Orders' on land owners who allow non-native invasive species to establish on their land.

Japanese Knotweed Elimination Ltd operates in compliance with all current legislation and best practice guidance in the treatment of Japanese knotweed and other invasive non-native species including:

- Property Care Association's [Code of Practice for the Management of Japanese knotweed 2012](#)
- Royal Institution of Chartered Surveyors (RICS) [information paper on Japanese knotweed 2012](#)
- Royal Institution of Chartered Surveyors (RICS) [information paper amendment 2015.](#)
- Environment Agency [Managing Japanese knotweed on Development Sites: Code of Practice 2013](#)
- The Invasive Non-Native Specialists Association (INNSA) [Technical Standards](#)

For the safe and responsible use, storage and transportation of pesticides, Japanese Knotweed Elimination Ltd follows:

- DEFRA's [Code of Practice for Using Plant Protection Products 2008](#)
- Crop Protection Association [Amenity Best Practice: Using Pesticides in the Community 2013](#)

Further Information

- UK Government www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants
- Non-native Species Secretariat www.nonnativespecies.org/
- Devon County Council www.devon.gov.uk/japanese_knotweed

10 JAPANESE KNOTWEED ELIMINATION LTD'S TERMS AND CONDITIONS

7.1 TERMS AND CONDITIONS

These Terms and Conditions form an agreement between Japanese Knotweed Elimination Ltd (Japanese Knotweed Elimination Ltd) and the client(s) requesting the service(s)

Terms and Conditions are reviewed annually but Japanese Knotweed Elimination Ltd reserves the right to update them at any time and newer versions are available on request.

All rights are reserved and materials created by Japanese Knotweed Elimination Ltd are subject to copyright including documents, internet presence, photographs, graphs, images etc. including electronic and hard copy and remain the property of Japanese Knotweed Elimination Ltd.

No material provided by Japanese Knotweed Elimination Ltd may be reproduced, distributed, or without the prior written agreement by Japanese Knotweed Elimination Ltd for any use other than it was originally intended and cannot be shared with other Japanese knotweed specialist companies again unless with prior written consent.

7.2 LIMITATIONS OF SURVEYS, REPORTS

Conditions must be safe for the operator to commence or continue with surveys, treatment and monitoring visits. If Japanese Knotweed Elimination Ltd deems conditions too dangerous it reserves the right to cancel or cease operations or charge extra costs to cover additional dangers.

The information collected during site visits is done in compliance with industry best practice guidance based on; Primary evidence gathered during a visual non-intrusive inspection at ground level or if possible an elevated position both within and easily accessible areas outside the boundaries of the subject property

Secondary information provided by my client(s), tenants and other sources (where suitable), Tertiary data such as verified biological records, online mapping and photographic evidence. Japanese Knotweed Elimination Ltd will undertake as throughout an inspection as possible during a site visit but there are seasonal variations which can make it very hard to see Japanese knotweed especially where there is a small growth or a new infestation. In winter the leaves fall and small canes can fall over or get blown away or during the summer dense vegetation can smother and hide small Japanese knotweed growth.

Japanese Knotweed Elimination Ltd cannot be held responsible where before Japanese Knotweed Elimination Ltd.'s involvement, Japanese knotweed growth has been deliberately, accidentally or unknowingly cleared (e.g. by pulling, cutting, mowing, grazing, removal of crowns), hidden or concealed (e.g. built over, decked, turfed, covered with membrane, gravel or mulch etc.) or treated (e.g. herbicide or other control method application etc.)

7.3 LIMITATIONS OF HERBICIDE TREATMENT

Japanese Knotweed Elimination Ltd operates in compliance with all current legislation and industry best practices in the treatment and control of Japanese knotweed and other invasive non-native species.

Operators undergo continual updates on developments in the field of invasive species control through ongoing training and following all developments and changes in the industry

The information provided is as accurate as possible but it must be noted as this is a new and evolving industry this is subject to change based on scientific evidence and research.

Conditions must be safe for the operator to commence or continue with surveys, treatment and monitoring visits. If Japanese Knotweed Elimination Ltd deems conditions too dangerous it reserves the right to cancel or cease operations or charge extra to cover additional dangers.

The success of any treatment is determined by a number of factors some of which are not easy to know or predict even from the site visits. Factors affecting treatment efficacy include:

- Length of time an area has been infected.
- Density and size of infestation
- Health of the knotweed - actively growing plants are more susceptible to the treatment as they will more vigorously absorb the chemical compared to stressed, less vigorous growth
- Time of year treatment takes place - early spring treatment isn't as effective as later in the year
- Re or cross-contamination from existing or new sources of Japanese knotweed by a third party
- Any control, treatment or removal undertaken before Japanese Knotweed Elimination Ltd.'s involvement.

Incorrect treatment before Japanese Knotweed Elimination Ltd.'s involvement can make subsequent years' treatment harder and lengthen the treatment and monitoring required therefore in such situations, it would be unfair for Japanese Knotweed Elimination Ltd to be expected to take on this unacceptable risk to commit to a 5 or 10-year Insurance Backed Guarantee.

However, if Japanese Knotweed Elimination Ltd agrees to take on such a site, where treatment or disturbance has already been carried out there will be an extra cost to cover the additional risk.

Treatment can only commence when:

- Written permission has been given
- The Japanese knotweed growth is healthy (typically from May to October)
- The weather and ground conditions are suitable and safe

7.4 PERMISSIONS & ACCESS

Where no plan of ownership boundaries have been made available or incorrect or misleading information is given Japanese Knotweed Elimination Ltd cannot be held responsible for omissions of land on surveys or treatment plans.

Written permission will be obtained by land owners where treatment is to be undertaken before it can commence.

The property owner will need to get agreed access to tenants or occupiers unless agreed with Japanese Knotweed Elimination Ltd.

Japanese Knotweed Elimination Ltd reverses the right to refuse to undertake a site survey or treatment if deemed too dangerous (e.g. aggressive residence, tenants or neighbours, steep slopes, waste, aggressive animals, near deep or fast flowing water)

Where land owners cannot be located but all reasonable effort has been made to find and contact them, the owner of the subject property will be required to take responsibility and give written permission for treatment in the land owner's absence before treatment can commence

7.5 SITE HYGIENE – BIOSECURITY

Japanese Knotweed Elimination Ltd cannot be held responsible for any regrowth or cross-contamination from either untreated local sources not included in the “*treatment and monitoring area*” or existing material disturbed and moved around on site therefore good site hygiene is essential to prevent reinfection

7.6 PRICING, COSTS & ESTIMATES

The costs of general services such as site visits, brief reports, mortgage reports, management plans and method statements are outlined in the introductory information sent to all potential client(s) but are subject to change.

Treatment costs vary from site to site depending on a number of factors However estimates:

- Remain valid for 30 days
- are an indication of costs but might vary due to unforeseen circumstance
- are specific to the requesting client(s)

Treatment costs include:

- Vegetation removal to access Japanese knotweed for treatment if required (unless excessive)
- permissions and liaison with neighbouring land owner residents (within reason)
- All necessary paperwork and record-keeping
- provision of water for treatment and decontamination
- Personal Protective Equipment (PPE), treatment materials and equipment

General treatment costs do not include

- Warning/ exclusion signage and exclusion fencing (where required)
- Land Registry search for owners of neighbouring land
- Permissions and liaison with neighbouring land owner residents (if excessive time is required)
- Permissions required with from official bodies
- Overnight accommodation where required or where any other excessive expenses are incurred.

7.7 PAYMENT

Invoices can be paid via cash, cheques or BACS within the timeframe stated (normally 14 days) with the exception of Insurance Backed Guarantees where all costs must be paid upfront for policies to be valid.

Invoices and payments are generally requested after site visits, reports and treatments are undertaken

Escrow payment can be arranged through Transpack where there will be a set up and administration fees.

Payment shall be deemed to have been received only once funds have been cleared.

An administration fee and interest will be charged for late payments and/or cessation of services or a client may be asked to pay for services in full upfront.

Where invoices remain unpaid, further legal action will be taken.

Receipts are available on request as a record of payment.

Where there are late payments of invoices subsequent costs might be requested upfront.

Where the Japanese knotweed is present on multiple land owners' land, the requesting client(s) will be responsible for invoice payments even where other landowners have agreed to share costs.

There is a minimum charge for herbicide treatments monitoring visits and mileage.

7.8 GENERAL DATA PROTECTION

From May 2018 the European General Data Protection Regulation (GDPR) comes into force and Japanese Knotweed Elimination Ltd will comply with these new regulations as required regarding the secure collection, storage and usage of personal information.

If there are any known breaches in data security Japanese Knotweed Elimination Ltd report will be reported within 24 hours or at the most 72 hours) to the Information Commissioner's Office (ICO)

Individuals have the 'right to be forgotten' if they either withdraw their consent to the use of their data or if keeping that data is no longer required. However, data in Herbicide Treatment Records must be retained such as required by law under the Plant Protection Products (Sustainable Use) Regulations 2012.

7.9 CANCELLATION OF SERVICES

If the client(s) wishes to cancel services, any out-of-pocket expenses from Japanese Knotweed Elimination Ltd will be charged and a cancellation fee may be incurred.

Japanese Knotweed Elimination Ltd reserves the right to cancel services at any time when payment has not been made, there has been an error/omission of information, or when conditions are deemed too dangerous or unsuitable to undertake works.

If Japanese Knotweed Elimination Ltd deems operating conditions too dangerous it reserves the right to cancel operations.

Where Japanese Knotweed Elimination Ltd cancels its services other Property Care Association (PCA) Invasive Weed Control Group members will be suggested to undertake the works although Japanese Knotweed Elimination Ltd does not recommend other companies and might earn a referral or leads fees.

7.10 COMPLAINTS

Japanese Knotweed Elimination Ltd strives to deliver a service that meets the client(s)'s complete satisfaction but in the event of a complaint Japanese Knotweed Elimination Ltd will strive to work with the client(s) to come to a mutually suitable solution.

When a problem cannot be resolved between the client(s) and Japanese Knotweed Elimination Ltd an independent person or persons from the Property Care Association Invasive Weed Control Group can be asked to inspect and report on the services. Any costs incurred will be charged to the client(s).