

LAKE HILL, BURY, BL8 1PU



**INVASIVE PLANT
MANAGEMENT**

INVASIVE PLANT SURVEY

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1 INTRODUCTION

1.1 *Background*

The Invasive Plant Company has been commissioned by John Holt Architects to carry out a Invasive Plant Survey for Lake Hill, Bury. This study is designed to investigate the presence or absence of Japanese Knotweed under the control of legislation **Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981)**.

The site is a large detached house and outbuildings, the site is bounded by farm land and lake, adjacent to the site is a hotel and spa facility.

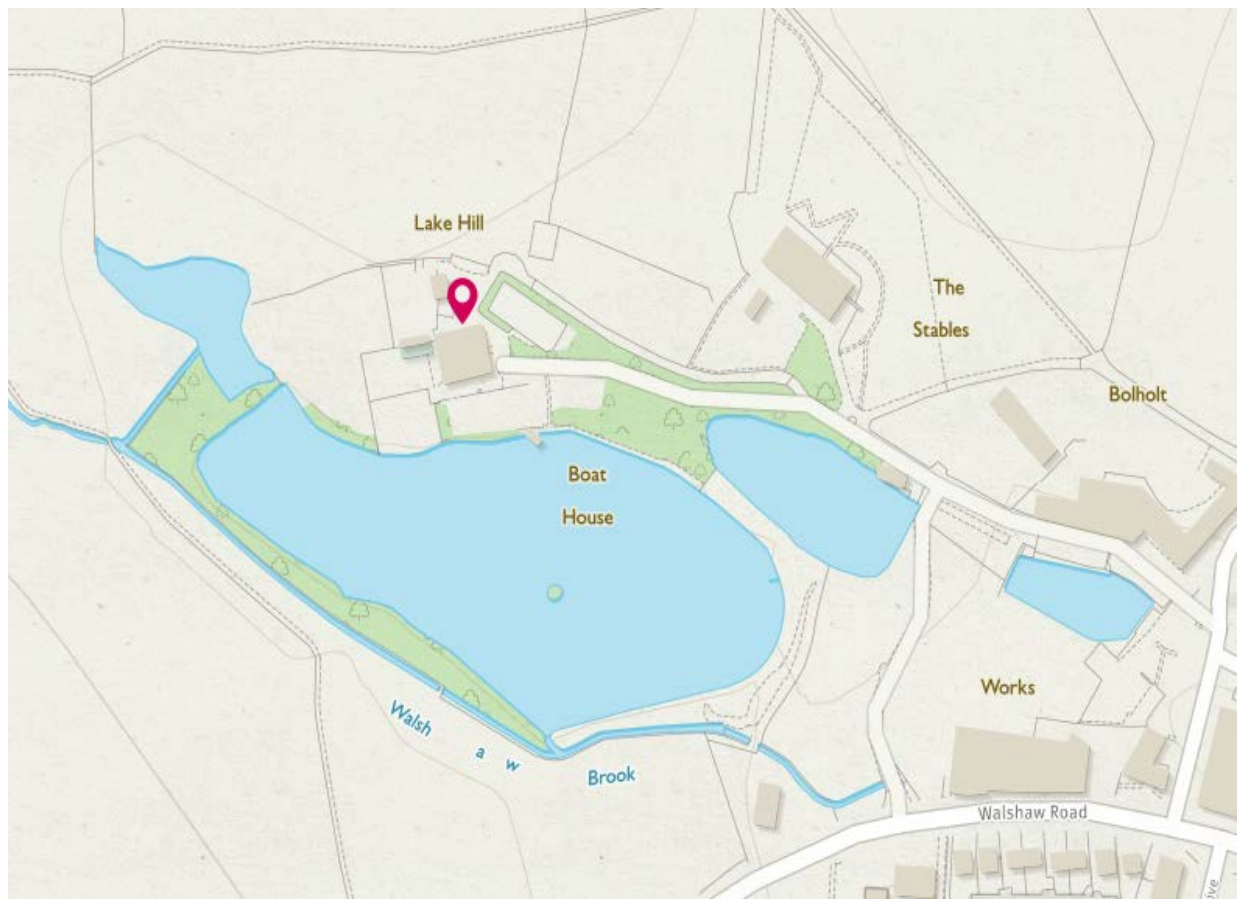


Figure 1: Ordnance Survey map showing the location of the site

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1.2 ***Disclaimer***

This report has been prepared by The Invasive Plant Company who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope.

This report is prepared solely for the benefit of John Holt Architects Ltd. It may not be relied upon by any other party without the prior written consent of The Invasive Plant Company. Those using this information in subsequent assessments or evaluations do so at their own risk.

2 ECOLOGY

2.1 *Japanese Knotweed*

JK or *Fallopia japonica* is an herbaceous perennial which forms large clumps 1-3 metres high. It is fully dioecious and can reproduce by seed (however not in this country) and by large rhizomes which may reach a length of 5-6 metres. A very small fragment of the rhizome, as little as the size of a finger nail, can potentially regenerate a whole new plant.

The stout stems are hollow and bamboo-like, extend from an erect base and are simple or little branched and glabrous with thinly membranous sheaths. Leaves are broadly ovate, truncate to cuneate at base, abruptly cuspidate, 5-15 cm long, 5-12 cm broad, with petioles 1-3 cm long.

2.2 *Legislation*

Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981) states that “if any person plants or otherwise causes 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, or 2 years and/or an unlimited fine on indictment.

The Environmental Protection Act 1990 (EPA 1990) contains a number of legal provisions concerning “controlled waste”, which are set out in Part II. Any Japanese knotweed contaminated soil or plant material that you discard, intend to discard or are required to discard is likely to be classified as controlled waste.

The most relevant provisions are in: section 33 (1a) and (1b) which create offences to do with the deposit, treating, keeping or disposing of controlled waste without a licence. Exemptions from licensing are available in some circumstances, and are set out in Schedule 3 to the Waste Management Licensing Regulations 1994 as amended (the WMLR 1994) s.33 (1c) which makes it an offence to keep, treat or dispose of controlled waste in a manner likely to cause pollution of the environment or harm to human health.

Section 34 places duties on any person who imports, produces, carries, keeps, treats or disposes of controlled waste. Waste must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal.

Waste must be transferred to an authorised person, in other words a person who is either a registered carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991. A waste transfer note must be completed and signed giving a written description of the waste, which is sufficient to enable the receiver of the waste to handle it in accordance with their own duty of care.

The provisions concerning waste transfer notes are set out in the Environmental Protection (Duty of Care) Regulations 1991 (as amended). Failure to comply with these provisions is an offence.

3 METHODOLOGY

A site survey was undertaken on the 12th May 2016 by an experienced member of The Invasive Plant Company. The survey was undertaken to establish the location and extent of the invasive plant species on site. The survey was carried out following non-intrusive measures and should be seen as a visual inspection only. The survey results are therefore limited to only showing only what invasive plant species were visible at the time of the survey.

4 RESULTS

This section is to be read in conjunction with the Site Plan in Appendix A and the photographs in Appendix B.

No invasive plants were identified within the site whilst undertaking the survey.

5 RECOMMENDATIONS

There are many different types of treatment available for the remediation of Japanese Knotweed. Any successful treatment option must take into account a number of factors including timescales, budgets and most importantly the proposal for the site.

For guidance on any proposed remediation strategy please refer to the Environment Agency's (EA) Japanese Knotweed Code of Practice. If an on site remediation strategy is accepted please note that any burial on site must first gain approval from the EA.

There are three main types of treatment options:

- A herbicide program
- Remediation on site
- Removal off site to a licensed landfill

5.1 *A herbicide program:*

This can take a number of years to be successful. If the Japanese Knotweed is within the development area and development wants to proceed before the end of the spraying program, like in this scenario, then the herbicide program would not be recommended.

5.2 *On site remediation:*

Can take many forms although they all share similarities such as the need to remove the Japanese Knotweed from the development area:

- If there is space to stockpile the material above ground it can then be treated with herbicides over subsequent years. This is typically the cheapest option but can have an undesirable aesthetic appeal.
- Other options typically include the burial of the Japanese Knotweed material however the EA Code of Practice states that if untreated prior to burial, the material should be buried either under 5m of clean fill material or encapsulated within geotextile membranes. Site conditions often exclude this option on a practicality issue.
- If pre-treated, for example through a sifting program to remove the Japanese Knotweed material from the soil, the EA will allow the soil to be buried under only 1m of clean fill instead of the usual 5m. This can drastically reduce cost and make on site treatment a practical option. It is normally recommended that the burial of this pre-treated soil be under soft landscaping or car parks, however, if space on site is limited it can be buried under buildings with the use of membranes.

5.3 *Removal to landfill:*

Is often cost prohibitive and is only ever recommended if there is no space to bury material on site or if the soil containing the Japanese Knotweed material has other contaminants contained within it that require a Waste Management Licence.

5.4 ***The recommended treatment option:***

At present no treatment is recommended as no invasive plant species were visible at time of survey.

Where the Japanese Knotweed stands near neighbouring properties, it must be expected that the rhizome network extends under existing borders. In an ideal scenario removing all traces of Japanese Knotweed, independent of which side of the boundary they are on, would be recommended.

However since seeking agreements with neighbours can sometimes be long, expensive and unsuccessful, it is recommended that where the rhizome network extends under borders a vertical geotextile membrane should be inserted to prevent re-growth back on to the site.

Due to the nature of the plant, it is impossible to guarantee that all traces have been removed. It is therefore often seen as essential by most governing bodies that in order to try and prevent any potential re-growth that the recommended option be followed by a period of monitoring and spraying.

Usually this will cover a number of years (typically 4-5) after the works are complete. If any re-growth is observed, spraying with an appropriate herbicide should prevent it from becoming re-established.

It is impractical to seek a guarantee that all traces of knotweed have been removed from site. Instead, an insurance backed warrantee can often be purchased at a premium which will ensure that, should the contractor go out of business before the completion of the spraying and monitoring program, that this activity will be covered by the insurance company and any re-infestation will be prevented.

It is possible that re-infestation of the site could occur from neighbouring properties. It is therefore recommended that, with permission, the neighbouring properties Japanese Knotweed be treated within the herbicide spraying program.

Upon completion of the project the contractor should present the client with a report stating and showing photographic evidence of the method employed, dates and details including a detailed site plan.

APPENDIX A

Site Plan



NOTES		
• This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.		
• Do not scale from prints. Use figure dimensions only.		
• Contractors to check all dimensions on site prior to commencement of works.		
• All works to be carried out in accordance with current statutory Health and Safety Regulations.		
• This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REV.	AMENDMENTS	DATE
A	Additional bungalow included following pre-application advice	31.03.16

Project	Redevelopment Lake Hill, Walshaw Road BL8 1PT
Drawing	Proposed Apartment Scheme - Site Plan
Client	Mrs Sikorski
Dwn. By	LO
Scale	1:100
Drq. No.	15/411.04A
Drq. Size	A1
Date	February 2016

APPENDIX B

Photos





