Ref: - SJC/GS/4474



09 January 2024

**Japanese Knotweed Management Statement**

**Planning Condition – Item 10**

*No development shall take place until a detailed method statement for removing or the long-term management / control of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended.*

*Development shall proceed in accordance with the approved method statement.*

Town and Country Grounds Ltd (TACG), Vision West Notts incumbent grounds maintenance contractors prepared a report and confirmed there was a “small secluded infestation… approx. 1m x 1m between Ashfield House and the former art block” (See attached report).

This was classified in accordance with the RICS risk category as category 4 – “within 7m of a habitable space” and that “further investigations [were] required”, but that “no other properties are built within 10 – 15m of the infestation.

1. **Removing Infestation**

As a result of this, TACG proposed a detailed method statement for removing – This is contained within Town and Country’s report to David Bolderson dated 6th Dec 2023 and involves specifically treating in accordance with the “Environment Agency Code of Practice : Managing Japanese Knotweed on Development Sites”.

 Contain the area to prevent damage to the plant and spreading of the rhizomes.

 Four treatments of invasive chemical, once every 30 days.

 Once treatment is complete :-.

 Excavation of the dead knotweed, bagging and removal.

 Stored and allowed to dry.

 Incineration of material.

As per the report this treatment is now complete (See section 8 – “Statement of Destruction”) and the knotweed is confirmed by the specialist as “dead and non-invasive”.

The remains have been bagged, removed from site and incinerated.

1. **Future Management /Control of Knotweed**

**Short term / Demolition and Groundworks Phase.**

As part of the Clegg site induction anyone that is involved with demolition and excavations will be asked to look out for any potential roots or potential Knotweed shoots and stop work immediately. Town and Country have suggested they can attend within 24 -48 hrs to attend and burn in situ any rhizomes.

• The demolition contractor will be notified that any material from the area of contamination should be screened for potential knotweed contamination and if any is found it will be treated as hazardous waste and disposed of at a suitable site that can accept the material.

• Finally, measures to ensure that any soils brought to the site are free of the seeds – Any imported fill will be certified as clean and as such this should be an issue we have to deal with.

**Longer Term / Future Maintenance**

**Construction Phase**

• Monitoring by Clegg throughout the construction phase – visual check weekly by site management staff.

• If Knotweed is found during this phase :-

o Contact Town and Country to attend to eradicate as per the demolition phase.

o Create exclusion zone with fencing and warning signs to control access.

o Do not allow ground to be disturbed in an area >3m from plant until ground has been treated.

o Do not allow plant to be cut or damaged in any way prior to treatment.

o Remain vigilant to for signs of outbreaks in adjoining spaces and land.

o Town and Country will attend as soon as is practicable to determine the best form of treatment.

o Abide by the monitoring plan once treatment has been completed.

o If further knotweed is discovered repeat as above.

• Item recorded in O&M manual/Health and Safety file to ask for monitoring by VWN college staff post completion.

**Post Handover**

• Client to continue to monitor via visual walk around weekly.

• Contact Town and Country to treat/eradicate if and when necessary.

* Method of demolition for the proposed buildings to be demolished – Please see attached appendix 1