

The background of the slide is a photograph of a wetland landscape. It shows a body of water in the foreground, with a line of green vegetation and a small building in the distance under a cloudy sky. A large, semi-transparent graphic of the Ebsford Environmental logo is overlaid on the image, with its points extending across the slide.

Advanced Solutions for Aquatic Restoration & Vegetation Management

www.ebsford.co.uk

Tel: 01924 802 190



Completion report relating to Japanese knotweed at

38-44 London Road, Purbrook, Waterlooville, Hampshire, PO7 5LJ

(OSGB: SU 6735 0796)

Prepared for Simon Bryant, Pre-Contracts Manager, McCarthy & Stone



McCarthy & Stone

The UK's leading retirement housebuilder

Prepared By: Mark Prout
markprout@Ebsford.co.uk

08/03/18

Strictly Private & Confidential

Project Brief



Simon Bryant of McCarthy & Stone commissioned Ebsford Environmental Ltd with regards to the removal of Japanese knotweed at 38-44 London Road, Purbrook, Waterlooville, Hampshire, PO7 5LJ (OSGB: SU 6735 0796). The project brief consisted of:

- Determine the extent of the infestation of Japanese knotweed on-site and off-site
- Provide map of Japanese knotweed infestations overlain on site topographical survey provided by the client
- Undertake the removal of the Japanese Knotweed area and dispose of all contaminated material at registered landfill



Site Description:

The site covers an area of approximately 0.43 Ha being made up of buildings and concrete hardstanding. The northern part was formerly a builders yard with a building (house / offices) to the north west. The southern area of the site consisted of old car garages.

Methods:

A walkover survey was undertaken on 3rd August 2017 in dry weather conditions at the site known as 38-44 London Road (OSGB: SU 6735 0796). The site was visually searched for the three species of Japanese knotweed which includes: *Fallopia japonica*, *Fallopia japonica x sachalinensis* & *Fallopia sachalinensis*. Care was also taken to search for any additional invasive non-native species listed within Schedule 9 Part II of the Wildlife & Countryside Act 1981 (as amended)¹ and within the EU Invasive Alien Species list 2016/1141 (EU Regulation 1143/2014)². It should be noted that the site had an abundance of Buddleja (*Buddleja davidii*) an invasive non-native species, but it is not listed within the current legislation.

Limitations:

All Japanese knotweed presented here was located on 3rd August 2017. There is always the potential for above ground growth to have been disturbed, previously treated or covered. In such cases the below ground growth maybe dormant and not visible during the survey and thus unidentifiable.

¹ Wildlife & Countryside Act 1981: The legislation aims to prevent the planting of Schedule 9 listed plant material in the wild where it then poses a threat to our native biodiversity and ecosystems. With respect to the plants section 14(2) states: *if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, shall be guilty of an offence.*

² EU Invasive Alien Species (IAS) Regulation (1143/2014) came into force on 1 January 2015. The Regulation imposes strict restrictions on a list of species known as “species of Union concern”. These are species whose potential adverse impacts across the European Union are such that concerted action across Europe is required.

Japanese knotweed (*Fallopia japonica*)



Fig: 1



JK-2: Within boundary at: SU 6737 0792 – note the Japanese knotweed in the down pipe.

Japanese knotweed (*Fallopia japonica*)

Japanese knotweed was found at three locations within the site (JK-1, JK-2 & JK-3, page 7-9, figures 4-6), in the centre and to the south east of the site bordering neighbouring land. The Japanese knotweed could also be seen amongst other vegetation on neighbouring land (Offsite JK). None of these stands appear to be under management as the growth was normal with substantial canes >2cm diameter and >2m tall and totalling 26.34m² (onsite JK). JK-2 and JK-3 were in close proximity to the site boundary. Note the Japanese knotweed growing in the downpipe, figure 1 (possibly asbestos). Also, given the nature of root (rhizome) spread we have added a 1.5m buffer to the onsite JK which increases the area to a potential 114m².

To understand the potential vigour and spread of Japanese knotweed it is important to understand the biology. In its native range (East Asia), Japanese knotweed has evolved to survive disturbance by seismic and volcanic activity via its seed and rhizome (roots). In the UK the plant spreads via rhizome or fragments of the plant. This can be via natural growth, disturbance and transfer of fragments e.g. machinery or from flooding.

These fragments form small plants and overtime form a crown, which produce lateral shoots. These shoots grow through the ground and usually emerge within 1.5m of the founding crown and form new small plants. Over time these small plants will form crowns and the process continues and the plant spreads.

Japanese knotweed (*Fallopia japonica*)

Fig: 2



JK-3: Within boundary at: SU 6736 0792



Fig: 3



JK-1: Within boundary at: SU 6734 0796 – the JK is growing between concrete hardstanding. The area is contaminated with hydrocarbons probably from the nearby fuel / oil tank.

Fig: 4

Project:
2379 - London Road, Waterlooville,
Hampshire, PO7 5LJ.
OSGB: SU 6735 0796

Legend

- ★ Japanese knotweed centroids
- JK-Areas-OSGB36
- JK-Areas-1500mmBuffer-OSGB36
- JK-Areas-7mBuffer-OSGB36

SURVEY DATA:

Three areas of Japanese knotweed (*Fallopia japonica*) was located onsite, JK-1 - JK-3.

A further area of area of Japanese knotweed was located off site. This area contains scattered Japanese knotweed amongst bramble and hedge bindweed.

Drawing Scale @ A3 = 1:400

Data collected: OSTN02+OSGM02, ETRS89

Map Projection: OSGB36 (EPSG:27700)

Prepared 14 August 2017:

Simon Bryant, Pre-Contracts Manager, Southern House,1
Embankment Way, Ringwood, BH24 1EU.
t: 07391 407013 | e: simon.bryant@mccarthyandstone.co.uk

Prepared by: Alex Brook
BSc, MSc, CBIol, MRSB
(+44) 07415 455505
alexbrook@ebsford.co.uk
Ebsford House, Quarry Lane,
Bridestowe, Okehampton, Exeter,
Devon, EX20 4QE



Site works



Removal Process

The removal process was undertaken in 3 phases:

Phase 1: Identify extent of rhizome and Hydrocarbon contamination around area JK1

Phase 2: Excavate and remove areas JK2 and JK3 (off site JK)

Phase 3: excavate and remove residual rhizome beneath boundary wall

Works commenced on 4th December with the excavation of material from JK1 to determine disposal route. Testing results were returned shortly after and the decision was taken to dispose of this material after the Christmas break.

Works recommenced 8th January with the removal of all material from site contaminated with Japanese knotweed except a small area located beneath the boundary wall. This was left in situ to maintain a boundary until the construction phase.

A final attendance was undertaken on 23rd February when the wall was removed and the knotweed beneath excavated and taken away to landfill.

Certificate of Warranty

Job No: 2379 Waterlooille



Ebsford Environmental Ltd certifies that the eradication of Japanese knotweed will have been successful, as per the recommendations given in our offer letter and subsequent correspondence relating to this project.

Name of Client: McCarthy and Stone

Site Covered: Waterlooille – PO7 5LJ

Eradication Date 1st March 2018

Signed

This warranty comes into effect from the eradication date given above for a period of 10 years. Full terms and conditions available on request.

Recommendations and advice given by Ebsford Environmental are covered by £5,000,000 PI insurance; this insurance covers our clients in the event that any of our treatments are deemed to be ineffective.

In the unlikely event this should happen Ebsford Environmental Ltd will commit to:

- Provide a timely and robust methodology for eradication
- Supply all remedial labour and material required FOC as per the original specification
- Rectify any damage caused during the period of treatment/warranty or suitably recompense our clients
- Act within any legislation covering Japanese knotweed
- Provide further warranties and assurances as necessary
- Supply clients with details of relevant insurances upon request and liaise with our providers regarding technical queries as necessary

Specific Exclusions to our warranty include

- Third party re-introduction, interference or disturbance
- Any incident deemed to be force majeure, fire or flood

Ebsford Environmental Ltd Adam Suite, The Nostell Estate
Nostell, Wakefield WF4 1AB Tel 01924 802 190
Company Reg No 7739206

Certificate of Warranty V3 (July 2016)

JS/GH/NH



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