



NIGHTINGALE
environmental LIMITED

Invasive Weed Management Plan

Breck Homes Ltd
Former Huyton Cricket Club
Huyton Lane
Huyton
L36 7XD

Date	03-07-25
Updated	
Project	Huyton Lane
Client	Breck Homes Ltd
Inspected by	D Nightingale
Authorised by	D Nightingale
Project reference	NIG/DN25027
Revision	A



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LIMITATIONS

Nightingale Environmental Ltd has prepared this report with reasonable skill, care and diligence and taking account of the contract terms and conditions and manpower and resources devoted to it in agreement with the client. Nightingale Environmental Ltd disclaims any responsibility to the client and others in respect of any matters outside the scope of the above.

This report has been prepared based on the information received during the timescale available and all potential contamination; constraints or liabilities associated with the site may not necessarily have been revealed. The report is only valid when it is used in its entirety.

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 showing invasive weed species visible at the time of the survey

This report is confidential to the client and Nightingale Environmental Ltd accepts no responsibility to third parties to whom the report, or any part thereof, is made known. Any such party using any information contained within the report does so at their own risk.

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1. INTRODUCTION

- 1.1 Daniel Nightingale of Nightingale Environmental Ltd has been involved in vegetation management and weed control for over 20 years, including 18 years specialising in the control and eradication of invasive weed species as identified in the Wildlife and Countryside Act 1981 (as amended).
- 1.2 As a member of the BASIS professional register along with IOSH, NPTC, CSCS and SMSTS qualifications and as a Property Care Association Certified Surveyor Japanese Knotweed (CSJK) he is ideally placed to provide clients with information and advice as to how best to deal with vegetation management and weed control issues on land within their ownership.
- 1.3 In November 2024 Nightingale Environmental Ltd were commissioned by Breck Homes Ltd to undertake an inspection of the proposed development site at the former Huyton Cricket Club, Huyton Lane. The purpose of the inspection was to identify any invasive or problematic weed species that may be present within the boundary of the site or the immediate surrounding area, report the findings and propose a solution to any infestations found to be present. The inspection was undertaken on 23rd November 2024 as part of supervision works for general site vegetation clearance. Further inspections of the site have been undertaken on the 17th May 2025
- 1.4 The main species being inspected for at this time is Japanese Knotweed (JK)
- 1.5 This management plan provides background information relating to the main invasive plant species and sets options for control and eradication. Any contractors providing costings for works based on these findings do so at their own risk

2. SITE AND FINDINGS

- 2.1 The site consists of a former Huyton Cricket Club with associated pavilion building and overgrown sports pitches and open space areas
- 2.2 Approx central OS coordinates SJ 44435 91324
- 2.3 The surrounding area consists of existing residential properties to the south west, west and north, Huyton Lane to the south east and the river Alt to the north east
- 2.4 Whilst it has been indicated that some previous treatments have been undertaken, by others, invasive weeds have been noted to be presented at this time
- 2.5 The site was inspected on the 23rd November 2024 outside of the expected growing season with a follow up inspection in May 2025 in the early growing season
- 2.6 Continued monitoring of the site should be undertaken throughout the treatment period with any further areas identified being marked on site with appropriate control and treatment measures being implemented
- 2.7 During the inspection seven areas of Japanese Knotweed were identified within the site (see site plan 8.0)

Species	Description	RICS Management Category (Japanese Knotweed) and proposed management
Japanese Knotweed (JK1) 450m ²	JK1 to JK 5 were noted to be present along the northern boundary of the site and a headwall running in to the River Alt	JK within development footprint is to be excavated as part of site remediation works and removed from site to licensed landfill facility or retained on site to be dealt with in accordance with RPS178 should development timescale and footprint allow. A root barrier membrane is to be installed along plot boundaries as required. Further monitoring shall be undertaken throughout the development programme prior to the implementation of a warranty period RICS Risk Category D on completion of works
Japanese Knotweed (JK2) 300m ²	JK areas 3 – 7 were noted to be present to the west of the site within the grounds of a former bowling green	
Japanese Knotweed (JK3) 575m ²		
Japanese Knotweed (JK4) 2000m ²		
Japanese Knotweed (JK5) 160m ²		
Japanese Knotweed (JK6) 235m ²		
Japanese Knotweed (JK7) 1250m ²		

- 2.8 If invasive weed species are noted to be present beyond the site boundary on adjacent land. The adjacent landowner should be informed of the infestation so that appropriate actions can be taken to help prevent re-infestation of the site.
- 2.9 Please note: herbicide treatment may affect some surrounding vegetation. Whilst every effort will be made to retain as much desirable vegetation as possible no responsibility will be taken by Nightingale Environmental Ltd for any loss or damage.
- 2.10 Please note: If materials are removed from site this must be done in accordance with current waste regulations by a licensed carrier to an appropriate licensed receiving facility.

3. INVASIVE AND PROBLEMATIC PLANTS

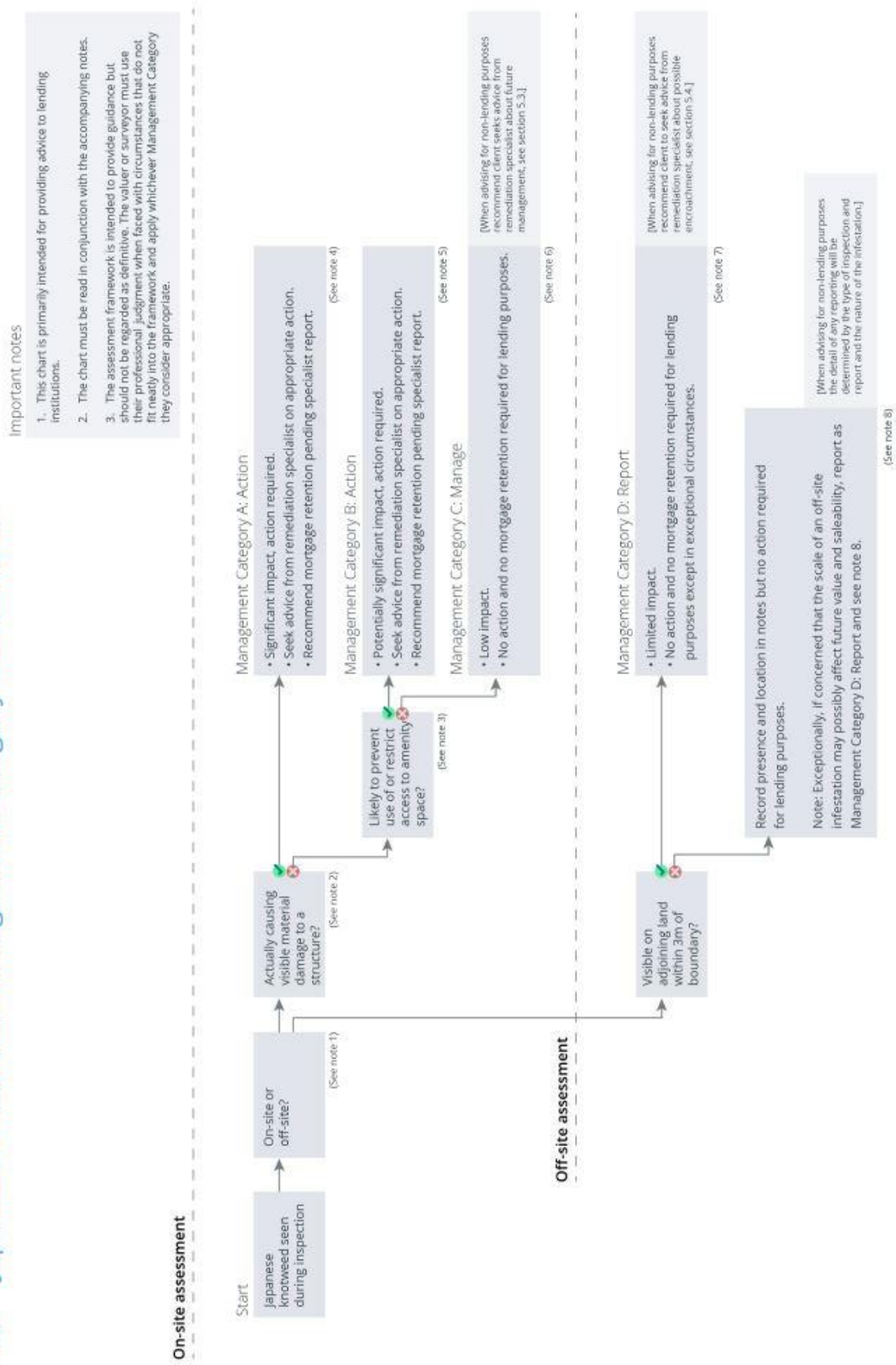
3.1 Identifying invasive and problematic plants (extracted from Netregs website)

3.2 Identifying invasive and problematic plants on a site early lets developers assess and cost options for destroying, disposing of and managing them.

3.3 Managing land infested by invasive and problematic plants in a timely and appropriate way can avoid:

- excessive cost
- potential prosecution and compensation claims
- physical damage to buildings and hard surfaces
- harm to the environment

4.5 Japanese knotweed Management Category assessment



3.4 Identifying Invasive Species



www.nonnativespecies.org

Produced by Olaf Booy, Max Wade and Vicky White of RPS

Japanese Knotweed

Species Description

Scientific name: *Fallopia japonica*

AKA: Japanese Bamboo, Pysen saethwr (Welsh), *Polygonum cuspidatum*, *Reynoutria japonica*

Native to: Japan, Taiwan, northern China

Habitat: Common in urban areas, particularly on waste land, railways, road sides and river banks

Tall herbaceous perennial with bamboo like stems. Often grows into dense thickets. Characteristic leaves and stems, persistence of last year's dead canes and distinctive rhizome (underground root-like stems) enables year round identification.

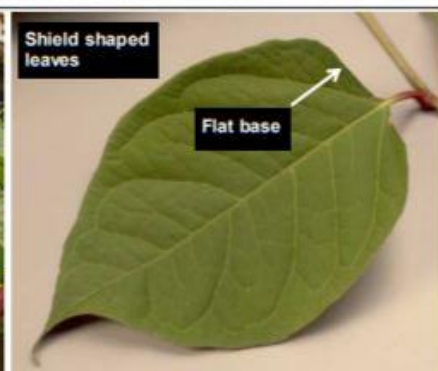
Introduced in the early 19th century as an ornamental plant. Now common and widespread across the UK. Spreads rapidly in the wild by natural means and as a result of spread by humans. Spread is solely by vegetative means, either fragments of rhizome or stem. Does not produce seed in the UK. Negative impacts include outcompeting native flora, contributing to river bank erosion and increasing the likelihood of flooding. Can also cause significant delays and cost to development as well as structural damage (it can grow through asphalt and some other surfaces).

Japanese Knotweed is listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England, Wales and Scotland. As such it is an offence to plant or otherwise cause Japanese knotweed to grow in the wild. Under the Environmental Protection Act 1990, Japanese Knotweed is classified as controlled waste.

For details of legislation go to www.nonnativespecies.org/legislation.



Key ID Features



Identification throughout the year

Spring



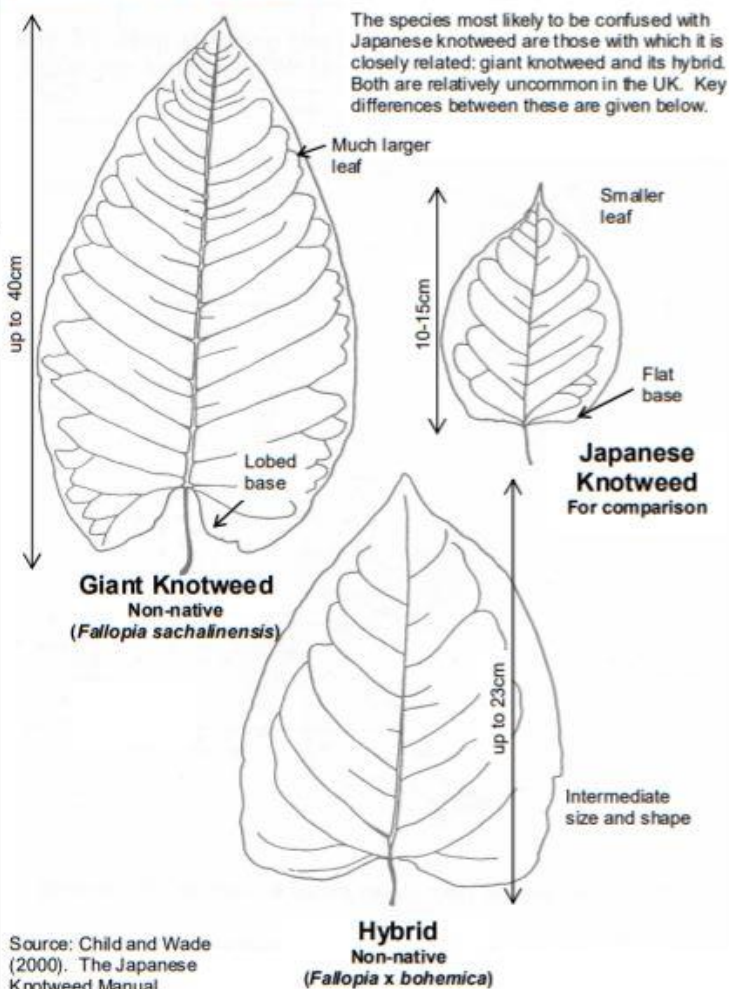
Summer



Winter



Similar Species



Distribution

Widespread and common across the UK. Notably extensive infestations are found in the south-west of England, south Wales and Greater London, however similarly extensive populations can also be found elsewhere.

Source: NBN Gateway. Check website for current distribution



References and further reading:

- Blamey, M, Fitter, R and Fitter, A (2003) "The Wild Flowers of Britain and Ireland. The Complete Guide to the British and Irish Flora." A & C Black
- Child, L E and Wade, P M (2000) "The Japanese Knotweed Manual". Packard
- Environment Agency (2006) "The Japanese Knotweed Code of Practice". Environment Agency
- Preston, C D, Pearman, D A and Dines, T A (editors) (2002) "New Atlas of the British and Irish Flora". Oxford University Press
- Stace, C (1999) "Field Flora of the British Isles". Cambridge University Press

Photos from: Olaf Booy, Helen Parish, Max Wade, Vicky White

4 CONTROL OF INVASIVE AND PROBLEMATIC PLANTS

- 4.1 Treating invasive and problematic plants with herbicide can be a very effective method of control. Though it should be noted that with invasive or problematic weed species it is expected that repeat applications would be required to either reduce the vigour of the infestation or as part of a treatment programme for an established seed base
- 4.2 Using herbicides The person doing the spraying must hold a certificate of technical competence for herbicide use or work under the direct supervision of a certificate holder. The sprayer must also comply with the pesticide product label and meet all of its conditions
- 4.3 Herbicide applications adjacent to or within a watercourse will be subject to Environment Agency approval Aquaherb01, and must be in place prior to treatments being undertaken
- 4.4 It should be noted that where seed based invasive weeds are present longer term management may be required due to existing seed bank, external influences and encroachment from adjacent properties. No guarantee or warranty can be provided on the eradication of these species and some residual risk may remain if spoils are to be removed from or reused on site.

5.0 BIO SECURITY AND ON SITE PRECAUTIONS

- 5.1 Warning signs or fencing shall be erected, including suitable buffer zone, to identify infestations to other site personnel. Additionally, other contractors working on site will be briefed to familiarise them with the appearance of the plant.
- 5.2 Unauthorised access disturbance or removal of contaminated material will be prevented.
- 5.3 Restrictions regarding access to the infested areas and any applicable restrictions regarding movement of plant and vehicles, shall be communicated to all on-site personnel.
- 5.4 Should access to the area be required during the treatment period, advice should be sought prior to entering.
- 5.5 Vehicles, equipment and footwear should be inspected and cleaned prior to exiting contaminated areas.
- 5.6 Where herbicide is to be utilised in the control and management of invasive weed species herbicide selection will be dependent on each area taking into consideration surrounding desirable vegetation and environmental considerations.
- 5.7 Where invasive or problematic weed species are identified on adjacent land, owners should be informed so that appropriate actions can be taken to prevent re-infestation.
- 5.8 Any imported material should be from a known source and be traceable to the point of origin. Imported material containing invasive weeds will invalidate any warranty offered
- 5.9 PLEASE NOTE: Task and site specific method/risk and COSHH assessments will need to be carried out for each specific task being undertaken.

6.0 PROPOSED WORKS

6.1 A suitable exclusion zone or warning signs should be marked out and erected around areas. As a precautionary measure works within these areas will be managed under a separate risk assessment depending on the tasks to be undertaken.

6.2 Japanese Knotweed within site will be treated via application of herbicide to reduce the vigour and potential spread of the plant. It is expected that a glyphosate based product would be utilised

6.3 As part of site remediation works areas of Japanese Knotweed areas are to be excavated, under supervision of a suitably experienced operative, with materials being removed from site to licensed landfill facility or retained on site to be dealt with in accordance with RPS178 should development timescale and footprint allow

6.4 Root barrier membrane to be installed along site boundary as required

6.5 Further monitoring of the site is to be undertaken with regular reviews as to the extent and type of treatments being undertaken

6.6 Estimated timescale of works

Project Name: Huyton CC	Client: Breck Homes Ltd	Ref: NIG/DN25027 A
Location: Huyton	Description of works	Undertaken by
September – October 2025	Initial herbicide application to areas of JK	NEL
TBC	Supervised excavation of JK areas. Excavated material to be removed from site to licensed landfill facility or retained on site to be dealt with in accordance with RPS178	NEL & client appointed contractor
April – October 2026	On-going monitoring and treatment	NEL
April – October 2027	On-going monitoring and treatment	NEL
October 2027	Implementation of warranty period (IBG if required)	NEL

NB: Timescales are approximate and will align with the build out programme of the site, with handover of on-going maintenance and management to ManCo or individual properties within the development once construction is complete

7.0 SITE PHOTOS 23rd November 2024



Pic 1 – JK4 emerging from within overgrowth and bramble



Pic 2 – JK1 adjacent to headwall to river Alt



Pic 3 – JK4 knotweed marked blue as part of supervised site clearance



Pic 4 – JK 7 knotweed marked blue as part of supervised site clearance

Accommodation Units

Ref	Unit Type	No. of Units	Total Area (m²)	Total Floor Area (m²)
A1	Apartment	13,000	51,000	862,000
A2	Apartment	16,113	34,500	1,306,000
A3	Apartment	16,113	34,500	1,306,000
A4	Apartment	16,113	34,500	1,306,000
A5	Apartment	16,113	34,500	1,306,000
A6	Apartment	16,113	34,500	1,306,000
A7	Apartment	16,113	34,500	1,306,000
A8	Apartment	16,113	34,500	1,306,000
A9	Apartment	16,113	34,500	1,306,000
A10	Apartment	16,113	34,500	1,306,000
A11	Apartment	16,113	34,500	1,306,000
A12	Apartment	16,113	34,500	1,306,000
A13	Apartment	16,113	34,500	1,306,000
A14	Apartment	16,113	34,500	1,306,000
A15	Apartment	16,113	34,500	1,306,000
A16	Apartment	16,113	34,500	1,306,000
A17	Apartment	16,113	34,500	1,306,000
A18	Apartment	16,113	34,500	1,306,000
A19	Apartment	16,113	34,500	1,306,000
A20	Apartment	16,113	34,500	1,306,000
A21	Apartment	16,113	34,500	1,306,000
A22	Apartment	16,113	34,500	1,306,000
A23	Apartment	16,113	34,500	1,306,000
A24	Apartment	16,113	34,500	1,306,000
A25	Apartment	16,113	34,500	1,306,000
A26	Apartment	16,113	34,500	1,306,000
A27	Apartment	16,113	34,500	1,306,000
A28	Apartment	16,113	34,500	1,306,000
A29	Apartment	16,113	34,500	1,306,000
A30	Apartment	16,113	34,500	1,306,000
A31	Apartment	16,113	34,500	1,306,000
A32	Apartment	16,113	34,500	1,306,000
A33	Apartment	16,113	34,500	1,306,000
A34	Apartment	16,113	34,500	1,306,000
A35	Apartment	16,113	34,500	1,306,000
A36	Apartment	16,113	34,500	1,306,000
A37	Apartment	16,113	34,500	1,306,000
A38	Apartment	16,113	34,500	1,306,000
A39	Apartment	16,113	34,500	1,306,000
A40	Apartment	16,113	34,500	1,306,000
A41	Apartment	16,113	34,500	1,306,000
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A56	Apartment	16,113	34,500	1,306,000
A57	Apartment	16,113	34,500	1,306,000
A58	Apartment	16,113	34,500	1,306,000
A59	Apartment	16,113	34,500	1,306,000
A60	Apartment	16,113	34,500	1,306,000
A61	Apartment	16,113	34,500	1,306,000
A62	Apartment	16,113	34,500	1,306,000
A63	Apartment	16,113	34,500	1,306,000

9.0 WORKS UNDERTAKEN AND CONCLUSIONS

Project Name: Huyton CC	Client: Breck Homes Ltd	Ref: NIG/DN25027 A
Location: Huyton	Description of works	Undertaken by

CONCLUSION:

WARRANTY AND IBG: On completion of the proposed treatment programme the treatment areas would be covered by Nightingale Environmental Ltd warranty.

An insurance backed guarantee can be offered on Japanese Knotweed works undertaken by Nightingale Environmental Ltd to run in conjunction with the warranty. Please note that this policy would be subject to an on-going monitoring period and would only be available on areas where treatment of Japanese Knotweed had been undertaken. This policy would come into effect on completion of the treatment programme.

Nightingale Environmental Ltd are not insurance brokers and cannot offer free or paid advice on insurance products offered or accept liability on the suitability or performance of third party products.

Suitability of product offered would be the responsibility of the client

10.0 HEALTH AND SAFETY

10.1 Nightingale Environmental Ltd operates by the below Health & Safety guidelines

10.2 Relevant health and safety legislation must be observed in the UK. The relevant regulations are outlined in *The UK Pesticide Guide* produced annually.

10.3 The legislation relevant to the use of herbicides is: -

- The *Control of Substances Hazardous to Health Regulations* (COSHH) 2001. All operatives must comply with the regulations and wear protective clothing and observe a strict code of hygiene of washing hands before drinking and eating.
- The *Control of Pesticides Regulations* 1986 under the *Food and Environment Protection Act* (FEPA) 1995.
- *Pesticides: Code of Practice* 1990 (Published by MAFF/HSE).

10.4 Health and Safety Guidelines

- All operatives must hold a Certificate of Competence for herbicide application (NPTC) or be under the direct supervision of qualified operative prior to commencing a spraying programme.
- All operatives must act responsibly in the storage and handling of the herbicide. The disposal of the herbicide and empty containers must be carried out by operatives in a responsible way.
- Any spillage must be guarded against and if occurring shall be dealt with and cleaned up. All operatives must carry a basic first aid kit.
- The area of work should be protected from the general public during the treatment and use of the herbicide.
- The use of herbicides should be carried out in compliance with the product label instructions.
- Advice on herbicide application should be sought for a BASIS registered advisor

10.5 Other legislation relevant to the control of non-native invasive weeds includes the following.

- *Town and Country Planning Act* 1990.
- *Highways Act* 1980.
- *Water Resources Act* 1991.
- *The Waste Management and Licensing Regulations* 1994.
- *The Landfill (England and Wales) Regulations* 2002.
- *The Control of Pesticides Regulations* 1986 (under the *Food and Environment Protection Act* 1985).
- *The Control of Substances Hazardous to Health Regulations* 2001 (COSHH)

11.0 REFERENCES

Renals, T. and Rene, P. (May 2001) *Code of Practice for the Management, Destruction and Disposal of Japanese knotweed, Version 1.*
The Environment Agency.

Available to download: www.environment-agency.gov.uk

Child, L. and Wade, M. (2000) *The Japanese knotweed Manual*
Packard Publishing Limited, Chichester.

Property Care Association
Management of Japanese Knotweed for Surveyors

JAPANESE KNOTWEED AND RESIDENTIAL PROPERTY RICS guidance note, UK 1st edition,
January 2022
Effective from 23 March 2022

Treatment and Disposal of invasive Non Native Plants RPS 178
Updated 1st August 2023

Web Sites

Non Native Species Secretariat
www.nonnativespecies.org

Nature Conservation
www.nationaltrust.org.uk

Japanese Knotweed Control Forum
www.ex.ac.uk/knotweed

Netregs
www.netregs.gov.uk