



Professional Treatment of Japanese Knotweed

Quotation for Services

PCA: PCA: Certificated Surveyor in Japanese Knotweed (C.S.J.K RICS) (see appendix)

Date: 11th May 2026

Japanese Knotweed Sussex

Registered Office:

50 Windmill drive

Croxley Green

Hertfordshire WD33FE

www.japaneseknotweedsussex.co.uk

John@japaneseknotweedsussex.co.uk

Tel: 07791 915502

JAPANESE KNOTWEED MANAGEMENT PLAN

CLIENT: C/o Helen Valler

SURVEY ADDRESS: Hassocks Parish Council - Adastra Avenue Hassocks BN6 8DR

SURVEY DATE: 11th May 2026

E-MAIL: Helen.Valler@hassocks-pc.gov.uk

SURVEY TYPE: **Japanese Knotweed (*Fallopia japonica*)**

Survey Findings

- Japanese knotweed identified within 2 x boundaries - Hassocks Parish Council and Mid Sussex District Council
- JK 01 (PIC01) (PIC02) – Knotweed Mature growth Location along riparian corridor North side of Adastra park Hassocks
- JK01 (PIC03) - Mid Sussex District Council Location riparian corridor side managed by mid Sussex District Council North side of Adastra park Hassocks
- Estimation infestation visual knotweed estimation 7 x 7 m
- Main Mother Plant located Hassocks Parish Council Boundary, small peppered growth located Mid Sussex District Council Boundary
- Winter knotweed dead stem Clearance work required to prepare for spring growth access knotweed stand
- Rhizomes could be present in the soil within 7m radius of visual growth - monitor
- Mature Knotweed growth (PIC01) (PIC02)
- Knotweed growth not 7 m from habitable space (PIC01)
- Knotweed is not constricted in its growth (PIC01)
- Bio security required to prevent spread i.e. no cutting by third party
- Average height more than 1 m
- No History of previous chemical treatments carried out by third party
- Parking and access on site

Limitations of the Survey

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

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

During the winter, knotweed goes into temporary dormancy, leaving no visible material above ground. On larger, more mature stands, the dead canes remain in place and provide a clear visual

maker of the plants location. However, on younger or disturbed growth, canes can fall over and be blown away, leaving no identification of the knotweed whatsoever. For these reasons we recommend conducting surveys during the growing season (where possible), where knotweed presence is much more evident.

Recommendations

Treatment type: Stem injection applications

Stem injection treatment is carried out by delivering herbicide directly into the hollow cane of the plant. Injections are made in the lower portion of the Japanese knotweed plant in the first few internodes above the ground level. Delivering herbicide directly into the plant, above the root crown, dramatically increases the translocation ability of the herbicide throughout the plant's root structure.

Herbicide Application Programme: The treatment programme offered below is for a duration of 3 years via chemical treatment with 2 years monitoring. 10-year guarantee certificate and completion report issued after 2 years no growth

RISK CATEGORIES FOR PROPERTY WITH JAPANESE KNOTWEED

Japanese Knotweed is an invasive and destructive plant that can cause serious damage to buildings, associated structures, drains, paths and boundary walls, for this reason it should not be ignored and does need to be control or removed. To help understand and categorise the level of risk that Knotweed presents to lenders, RICS have created a "risk" table below.

Category	Descriptors - Japanese Knotweed risk categories (4 being the highest risk)
4	Japanese Knotweed is within 7 metres of a habitable space, conservatory and/or garage, either within the boundaries of this property or in a neighbouring property or space; and/or Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences and so on.
3	<i>Although Japanese Knotweed is present within the boundaries of the property, it is more than 7 metres from a habitable space, conservatory, and/or garage. If there is damage to outbuildings, associated structures, paths and boundary walls and fences, it is minor.</i>
2	Japanese Knotweed was not seen within the boundaries of this property, but it was seen on a neighbouring property or land. Here, it was within 7 metres of the boundary, but more than 7 metres away from habitable spaces, conservatory and/or garage of the subject property.

1	Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was more than 7 metres away from the boundary.
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THE JAPANESE KNOTWEED RISK CATERGORY FOR THIS PROPERTY IS: 3

Recommendation Treatment type (category 3): On this site we would recommend, the application of Herbicide Treatment Programme as the appropriate method to treat the knotweed problem. The correct uses of chemical over a sustained period can exhaust the rhizome system of its ability to produce growth. The herbicide applications are carefully scheduled to cause maximum damage to the plants and rhizome system on each visit. Stem Injection Applications are carried out by delivering herbicide directly into the hollow cane of the plant. Injections are made in the lower portion of the Japanese knotweed plant in the first few internodes above the ground level. Delivering herbicide directly into the plant, above the root crown dramatically increases the translocation ability of the herbicide throughout the plants root structure.

DUTY OF CARE:

JAPANESE KNOTWEED AND YOUR OBLIGATIONS

This site has been identified as containing Japanese Knotweed. It is your legal responsibility to ensure that you prevent the spread of knotweed from this site, including the spread to bordering properties. Japanese knotweed needs to be handled in a responsible manner to protect the environment and prevent property risk, and any works conducted to control or eradicate this invasive weed should be completed in accordance to the Environment Agency’s ‘The Knotweed Code Of Practice’ (2006).

The spread of Japanese knotweed is governed under the Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985. Part I (Wildlife – Miscellaneous), Section 14, Clause 2 of the Act states: ... 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. Schedule 9 (animals and plants to which section 14 applies), Part II (Plants) lists Japanese knotweed. It is therefore a defence to the provision of the Act to undertake all reasonable steps to control Japanese Knotweed on, or infringing onto your land.

The plant is not cited under any legislation that requires its presence to be notified to either DEFRA (Department for Environment Food and Rural Affairs) or local planning authorities, and neither is it listed under The Weeds Act of 1959.

Under the Environmental Protection Act 1990, Duty of Care Regulations 1991, Japanese Knotweed material and those material contaminated with Japanese Knotweed must be removed to a licensed landfill site for disposal, accompanied by appropriate Waste Transfer Documentation

HERBICIDE APPLICATION PROGRAM

Treatment Time Lines

Start date	Completion date
1 st May 2017	1st September 2019

Monitoring Time Lines

Start date	Completion date
1 st May 2020	1 st May 2030

Treatment schedule - Year and Months	Treatment of works	Amount
May 2026	Guarantee – undertaking periodic inspections to monitor and inspect for re growth or recurrence of Japanese Knotweed on the property	£100.00
May 2027	Guarantee – undertaking periodic inspections to monitor and inspect for re growth or recurrence of Japanese Knotweed on the property	£100.00
May 2028	Guarantee – undertaking periodic inspections to monitor and inspect for re growth or recurrence of Japanese Knotweed on the property	£100.00
May 2029	Guarantee – undertaking periodic inspections to monitor and inspect for re growth or recurrence of Japanese Knotweed on the property	£100.00

May 2030	Guarantee – undertaking periodic inspections to monitor and inspect for re growth or recurrence of Japanese Knotweed on the property	£100.00
		£500.00

Quotation Terms:

- ✓ All quotes are valid for 90 days from date of quotation
- ✓ Dates of treatment to be agreed between Japanese knotweed Sussex and client before work commences

If you would like to go ahead with this work, please contact John Bailey - 07791915502 or john@japeneseknotweedsussex.co.uk

Appendix

JK 01 (PIC01)

Semi - Mature growth

Mother plant crown – peppered growth



JK 01 (PIC02)



1) JK 01 (PIC03)

Peppered growth spreading from mother plant located boundary of Hassock Parish Council





This is to certify that

John Bailey

has passed the examination for

*Certificated Surveyor in Japanese
knotweed*

on

6th of May 2015

and is entitled to use the designation C.S.J.K

A handwritten signature in black ink, appearing to read 'S. Hodgson', is written over a horizontal line.

Stephen Hodgson
Chief Executive Officer

CSJK Number: 026





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SURVEY TYPE: **Japanese Knotweed (*Fallopia japonica*)**

Survey Findings

- Japanese knotweed identified within 1 x boundaries - Hassocks Parish Council Memorial garden path shrub land
- JK 01 (PIC01) (PIC02) – Semi - Mature knotweed growth Peppered growth
- Estimation infestation visual knotweed estimation 10 x 5 m
- Rhizomes could be present in the soil within 7m radius of visual growth - monitor other areas for growth
- Knotweed growth not 7 m from habitable space (PIC01)
- Knotweed is not constricted in its growth (PIC01)
- Bio security required to prevent spread i.e. no cutting by third party
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Appendix

JK 01 (PIC01)

Semi - Mature growth

No Mother plant crown – peppered growth Located near compost area



JK 01 (PIC02)



JK 01 (PIC03)



Arial Photo



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