



Invasive Weed Management Plan

**Westchurch Homes Ltd
Bealey Industrial Estate
Dumers Lane
Radcliffe
M26 2QG**

Date	30-01-2026
Updated	
Project	Bealey Industrial Estate
Client	Westchurch Homes Ltd
Inspected by	D Nightingale
Authorised by	D Nightingale
Project reference	NEL26007
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 January 2026 Nightingale Environmental Ltd were commissioned by Westchurch Homes Ltd to undertake an inspection of the proposed development site at Bealey Industrial Estate, M26 2QG. 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. This inspection was undertaken on 7th of January.
- 1.4 The main species being inspected for at this time are Japanese Knotweed (JK) and Himalayan Balsam (HB)
- 1.5 This management plan provides background information relating to the main invasive plant species and sets options for control and eradication. All locations and areas of INNS are approx. unless otherwise stated. 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 unmanaged grass land, woodland, hard standing and yards used for vehicles storage. Some areas of site look to be made up of historical imported fill materials.
- 2.2 Approx central OS coordinates SD 79758 08123
- 2.3 Surrounding areas comprise of an industrial estate to the west of the site, existing properties to the east, Dumers lane to the south and existing grass land to the north.
- 2.4 The site was inspected on the 7th of January 2026 outside the expected growing season.
- 2.5 No information relating to any previous treatment works to INNS on site has been presented at this time.
- 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 several areas of Japanese Knotweed was identified within the site (see site plan 8.0)
- 2.8 During the inspection several areas of Himalayan Balsam were identified within site.

Species	Description	Proposed management, treatment and control of invasive weeds
Japanese Knotweed JK	JK was noted to be present in 7 main locations on site covering extensive areas. JK growth is mature with well established crowns as well as more sporadic areas of growth within woodland.	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. Root barrier membrane is to be installed along site 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
Himalayan Balsam HB	Sporadic areas of Himalayan Balsam were found across site. As HB has seeded it should be expected to have spread further along desire lines, informal footpaths and via other external forces.	HB within development footprint to be excavated as part of site remediation works to be dealt with on site in accordance with RPS178, should development allow, or removed from site to licensed landfill facility On-going monitoring to be undertaken throughout development prior to hand over to ManCo

- 2.9 It is proposed that the site be developed for residential purposes. The development is expected to be undertaken over a number of years allowing for some areas of seed based invasive species within the site to be managed and controlled throughout the development period prior to hand over of the site to Management Company
- 2.10 Invasive weed species were 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.
- 2.11 Please note: Whilst every effort will be taken to prevent damage to any surrounding desirable vegetation Nightingale Environmental Ltd accept no liability for any loss or damage
- 2.12 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

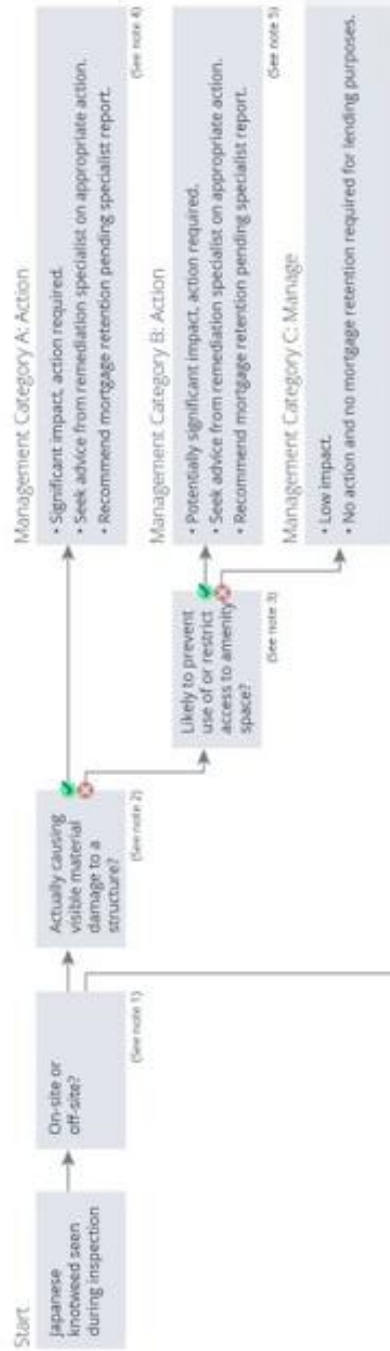
Though it should be noted that, in the case of seed based species, longer term management may be required due to external factors.

4.5 Japanese knotweed Management Category assessment

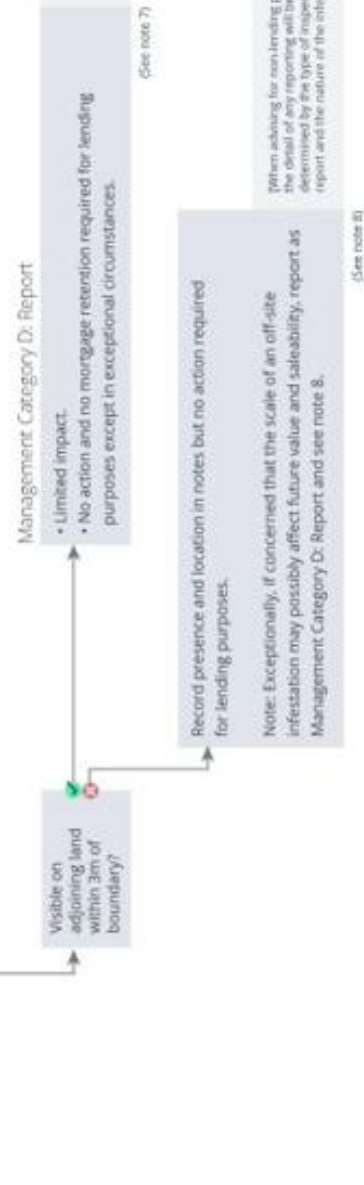
Important notes

1. This chart is primarily intended for providing advice to lending institutions.
2. The chart must be read in conjunction with the accompanying notes.
3. The assessment framework is intended to provide guidance but should not be regarded as definitive. The valuer or surveyor must use their professional judgment when faced with circumstances that do not fit neatly into the framework and apply whichever Management Category they consider appropriate.

On-site assessment



Off-site 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.

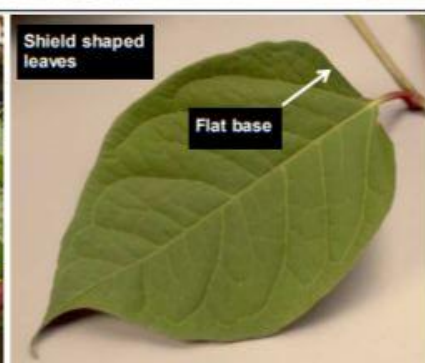
Introduced in the early 19th century as an ornamental plant. Now common and widespread across the UK. Spreads rapidly in the wild by natural means and as a result of spread by humans. Spread is solely by vegetative means, either fragments of rhizome or stem. Does not produce seed in the UK. Negative 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.



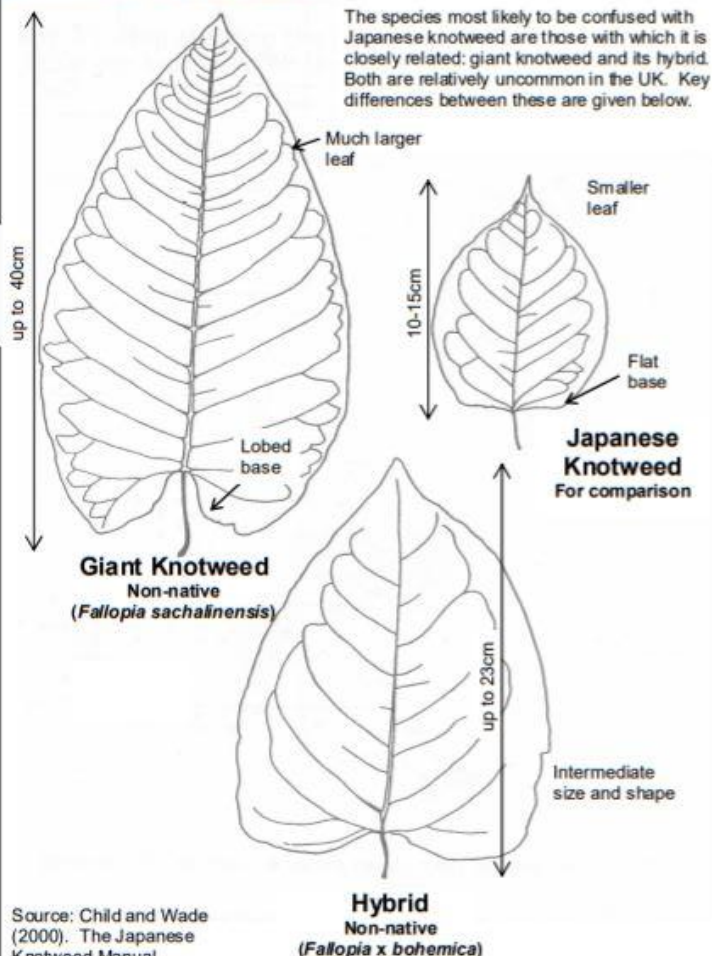
Key ID Features



Identification throughout the year



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

Himalayan Balsam

Species Description

Scientific name: *Impatiens glandulifera*

AKA: Policeman's Helmet, Indian Balsam, Jac y Neidiwr (Welsh)

Native to: West and central Himalayas

Habitat: Found mostly on river banks and in damp woodland, can grow in other damp habitat

A tall, attractive, annual herb with explosive seed heads. Although easy to identify as a mature plant with its pink-purple flowers, fleshy stem and characteristic leaves, the seedlings and last year's dead stems of this annual are more difficult to spot.

Introduced as a garden plant in the early 19th century and first recorded in the wild in 1855. Often favoured by the general public for its aesthetic appeal and is still deliberately planted on occasion. Now widespread in the UK, especially along urban rivers. Spreads solely by seeds, which are small and easily carried by wind or water.

Out-competes native species in ecologically sensitive areas, particularly river banks. Where it grows in dense stands along river banks it can impede flow at times of high rainfall, increasing the likelihood of flooding. Die back of extensive stands over winter can leave river banks bare and exposed to erosion.

Himalayan balsam is listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England and Wales. As such, it is an offence to plant or otherwise allow this species to grow in the wild.

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



Key ID Features



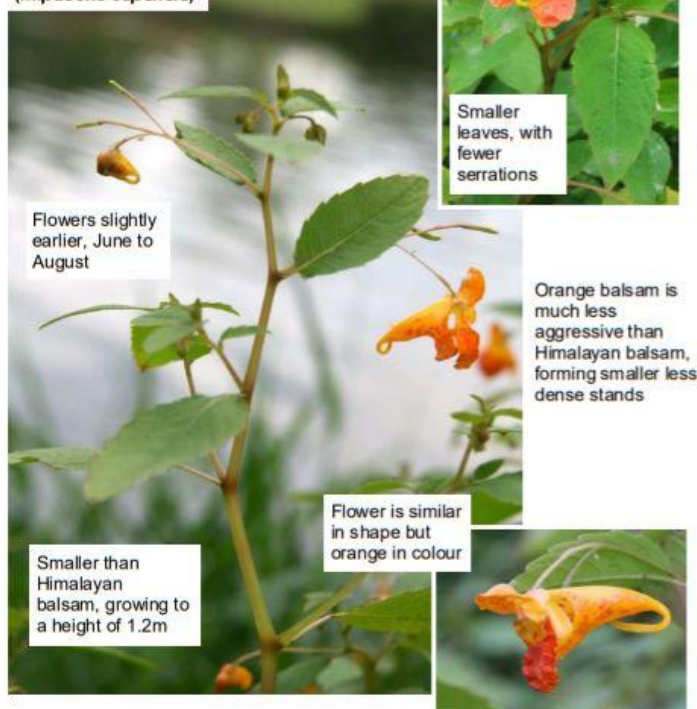
Identification throughout the year

Can be identified at most times of the year: March-June by its seedlings, stem and leaf shape, from July to September by its stem, leaf shape and flowers. More difficult to identify over winter (October to February), look for hay like remains and distinctive root structure.



Similar Species

Orange Balsam
Non-Native
(*Impatiens capensis*)



Distribution

Widespread and common across the whole of the UK. Primarily on riverbanks and in other damp areas.

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
- 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

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.
- 4.5 Where herbicide application alone is utilised in the treatment of Japanese Knotweed this should be seen as a long-term control only as future disturbance to treated areas of Japanese Knotweed may stimulate dormant rhizome.

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 Once possession of the site is taken all areas of infestation should be clearly marked and identified to site personnel.
- 6.2 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.
- 6.3 Japanese Knotweed and Himalayan Balsam 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
- 6.4 As part of remediation works INNS within the development footprint will be excavated and placed within landscaped areas of the site to be dealt with in accordance with RPS178 should development allow or removed from site to licensed landfill facility.
- 6.5 Further monitoring of the site is to be undertaken throughout the development period with any additional areas of INNS being brought under the proposed treatment programme through to handover of site to ManCo or main client.

6.6 Estimated timescale of works

Site Name: Bealey Industrial Estate	Client: Westchurch Homes Ltd	Ref : NEL26007
Location: Radcliffe	Description of works	Undertaken by
TBC dependent on phasing of development	Excavation of INNS as part of remediation within development footprint and treatment on site in accordance with RPS178 or removal from site to licensed landfill facility	NEL Client appointed remediation contractor
April – October 2026	Monitoring and treatment of INNS within site.	NEL
April – October 2027	On-going monitoring of site during development period	NEL
April – October 2028	On going monitoring of site during development period	NEL
October 2028	Handover to ManCo. For on-going monitoring and treatment as 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 7th January 2026



Pic 1 – JK2 south eastern corner of site



Pic 2 – JK 4 within woodland



Pic 3 – JK4 within historically imported material



Pic 4 – JK 1 southern boundary of site

LAND OFF DUMERS LANE, RADCLIFFE

NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
3. THE DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
4. THE DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.

Plot	Area (sqm)	Area (sqft)	Area (acres)
JK1	1,200	12,869	0.031
JK2	1,200	12,869	0.031
JK3	1,200	12,869	0.031
JK4	1,200	12,869	0.031
JK5	1,200	12,869	0.031
JK6	1,200	12,869	0.031
JK7	1,200	12,869	0.031

Westchurch Homes

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4. THE DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.

9.0 WORKS UNDERTAKEN AND CONCLUSIONS

Site Name: Bealey Industrial Estate	Client: Westchurch Homes Ltd	Ref : NEL26007
Location: Radcliffe	Description of works	Undertaken by

CONCLUSIONS:

WARRANTY AND IBG: On completion of the proposed treatment programme the Japanese Knotweed 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 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 23rd March 2022

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

The Invasive Alien Species (Enforcement and Permitting) Order 2019

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