



Invasive Weed Management Plan

**Northstone Development Ltd
Hareshill Rd
Heywood
OL10 2TN**

Date	18-11-25
Updated	
Project	Hareshill Rd
Client	Northstone Development Ltd
Inspected by	D Nightingale
Authorised by	D Nightingale
Project reference	NIG/DN25072
Revision	D



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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 July 2025 Nightingale Environmental Ltd were commissioned by Northstone Development Ltd to undertake an inspection of the proposed development at Hareshill Rd, Heywood. 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 10th July 2025
- 1.4 The main species being inspected for at this time is Himalayan Balsam (HB) and Japanese Rose (JR)
- 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 an almost triangular piece of agricultural grazing land, hard standing and former farm buildings, demolished to slab level, with associated fence and hedge lines
Approx central OS co-ordinates SD 85180 09293
- 2.2 Surrounding areas comprise of Queen Elizabeth II Road to the south west, further agricultural grazing land to the east with existing residential properties and industrial buildings to the north west
- 2.3 The site was inspected on the 10th July 2025 within the expected growing season
- 2.4 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
- 2.5 During the inspection areas of Himalayan Balsam were noted to be present within the site (see site plan 8.0)
- 2.6 During the inspection an area of Japanese Rose was noted to be present within the site (see site plan 8.0)

Species	Description	Proposed management
Himalayan Balsam (HB1 & HB2))	Himalayan Balsam (HB1) was noted to be present along the north western boundary of the site along boundary hedge line in areas of retained POS / landscaping. Further HB (HB2) was noted to be present within spoil piles on former hardstanding / farm building areas within the development footprint.	Where HB sits outside of the development footprint management and control will be undertaken by herbicide application or mechanical destruction prior to flowering throughout the development programme. Where HB materials are present within the development footprint HB is to be excavated, during site remediation, and either removed from site to licensed landfill facility or dealt with within site in accordance with RPS178 if development timescales allow.
Japanese Rose (JR)	An area of Japanese Rose was noted to be present in the northern corner of site. This area sits on the boundary line within an area of retained POS / Landscaping.	JR within the site boundary is to be dealt with via on-going herbicide application. In the event that this material falls within development footprint then materials are to be excavated and removed from site to licensed landfill. The adjacent landowner should also be informed of the presence of JR so that appropriate measures can be taken to prevent any re-infestation of the site.

- 2.7 Field Horse Tail (FHT) was also noted to be present on site, predominantly in one area on the western boundary. While FHT is not invasive under the Wildlife and Countryside Act it is intrusive and problematic and as such actions may need to be considered as part of the development to reduce the likelihood of any on-going issues.
- 2.8 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 can be taken by Nightingale Environmental Ltd for any loss or damage.
- 2.9 Should invasive weed species be noted within 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
- 2.10 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

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

3.4 Identifying Invasive Species



For more information visit www.nonnativespecies.org

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

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

Japanese Rose

Species Description

Scientific name: *Rosa rugosa*

AKA: Rhosyn Japan (welsh)

Native to: East Asia

Habitat: Hedgerows, sand dunes, sea-cliffs, road verges and waste ground

This vigorously suckering, deciduous shrub has many slender thorns on its stems and with its characteristic purplish-pink flowers is readily distinguishable from other roses found in the wild. Typically resulting from garden escapes or material thrown out from gardens. It is often well-naturalised, forming extensive and dense thickets, which can smother native species, so reducing biodiversity and dominating amenity planting.

Although introduced into cultivation in the UK in the late 18th century, it was not successfully grown until the mid-19th century. It is very common in gardens, parks and amenity plantings, often established in mass plantings. It was first recorded in the wild in Cumberland in 1927. Its distribution in the wild is increasing.

Japanese rose 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

Japanese rose is easy to identify when it is flowering in June to July or has fruits in autumn. It is more difficult to identify in winter as it is deciduous, although its upright stems with numerous slender thorns will help to distinguish it from many other species throughout the year.

Similar Species

There are some common native species of rose which could be confused with Japanese rose. These include:

Burnet rose (*Rosa pimpinellifolia/spinosissima*), which has many fine thorns on its stem but white flowers and purple-black fruits and produces vigorous suckers;

Dog-rose (*Rosa canina*), which has pale pink flowers, red oval fruits and curved thorns; a trailing plant of hedgerows and woodland;

Sweet-briar (*Rosa rubiginosa*), which has bright pink flowers, red oval fruits and curved thorns and grows in scrub; and

Field-rose (*Rosa arvensis*), which has white flowers, red oval fruits and curved thorns, and is a trailing plant of hedgerows and woodland.

Japanese rose also forms hybrids with other species, which can make identification difficult.

Distribution

Japanese rose is scattered throughout low-land Britain, increasing in distribution.

Source: NBN Gateway. Check website for current distribution



Pale pink flowers

Growing in hedgerows, rarely forming bushes

Dog-Rose
Native
(*Rosa canina*)

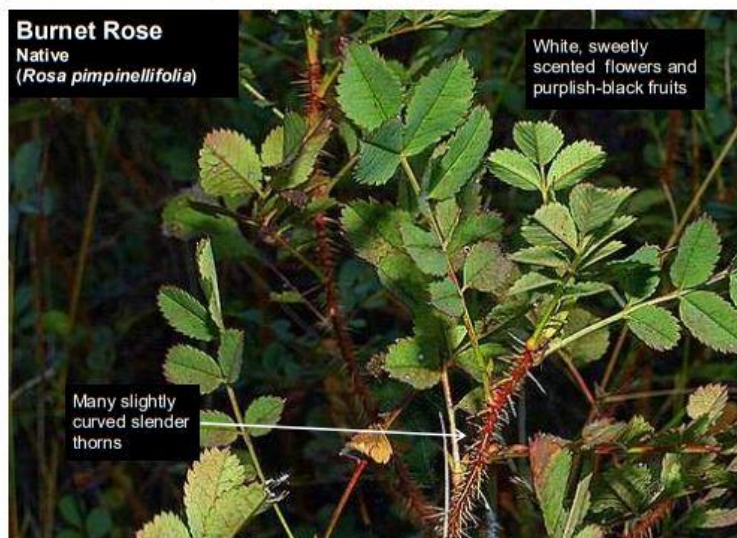


Red fruits usually oval in shape not round



Dog-rose thorns small, sharp and curved

Burnet Rose
Native
(*Rosa pimpinellifolia*)



White, sweetly scented flowers and purplish-black fruits

Many slightly curved slender thorns

References and further reading:

Graham, G.G. and Primavesi, A.L. (2005) "*Roses of Great Britain and Ireland*". BSBI Handbook No. 7, BSBI, London

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 (1997) "*New Flora of the British Isles*". Cambridge University Press

Photos from: J. Bognar, Kata Tolgyesi, Max Wade

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 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 Himalayan Balsam and Japanese Rose 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 site remediation it is expected that invasive weed species within the development footprint are to be excavated and removed from site to licensed landfill or retained on site for management in accordance with RPS178 should the development timescale and layout allow.
- 6.5 Further monitoring of the site is to be undertaken as specified prior to handover to ManCo / client October 2028

6.6 Estimated timescale of works

Site Name: Hareshill Rd	Client: Northstone Dev Ltd	Ref: NIG/DN25072 D
Location: Heywood	Description of works	Undertaken by
TBC	Supervised excavation and removal of HB and JR within development footprint	NEL and client appointed contractor
May – October 2026	On-going monitoring and treatment to identified areas	NEL
May – October 2027	On-going monitoring and treatment to identified areas	NEL
May – October 2028	On-going monitoring and treatment to identified areas	NEL
October 2028	Handover to ManCo. For on-going monitoring and further 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 10th July 2025



Pic 1 – HB2 within stockpiled material NW area of site



Pic 2 – JR1 in northern corner of site



Pic 3 – HB1 located along existing hedge line NW boundary of site



Pic 4 – Area of FHT western boundary of site

[illegible]

9.0 WORKS UNDERTAKEN AND CONCLUSIONS

[illegible]

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