



Invasive Plant Management Plan

Chippings, Holmfirth

Job Number
IPM251046

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Client
Connect Housing



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Ground Investigation | Land Remediation | Project Management



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Appendices

Appendix A – PCA Code of Practice, Management of Invasive Plant

1. Introduction

1.1. The Commission

LK Remediate (LKR) was commissioned by Connect Housing to provide a survey and management plan for the treatment of Invasive Plants within the proposed development site at Chippings, Chapelgate, Holmfirth.

1.2. Invasive Plant Management Plan

The site has been identified as containing Invasive Plant which needs to be handled in a responsible manner to protect the environment, be socially responsible and prevent property risk. This report sets out the options available for the treatment of Invasive Plant.

The PCA code of practice aims to provide a concise and thorough guide to the management of Invasive Plant its members can work to. The PCA provide guidance of what a management plan should include are:

- The objectives of the management
- An evaluation of control options (if applicable)
- A detailed description of the control actions to be taken.
- As assessment of the risks associated with any control action.
- A description of how the success of the control action will be evaluated.
- Advice on how to prevent spread around and off site.
- Advice on how to prevent additional Invasive Plant arriving on site.
- A treatment schedule.

1.3. Terms of Reference

The following documents have been reviewed and utilised in the creation of this document.

- PCA Code of Practice for the Management of Invasive Non-Native Plants, Dated November 2024

2. Legislation

2.1. Wildlife and Countryside Act 1981

Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981) states that “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.” Wall Cotoneaster and Japanese Rose are plants listed in the Schedule. Anyone convicted of an offence under Section 14 of the WCA 1981 may face a fine of £5,000 and/or 6 months imprisonment, or 2 years and/or an unlimited fine on indictment.

2.2. Environmental Protection Act 1981

The Environmental Protection Act 1990 (EPA 1990) contains a number of legal provisions concerning “controlled waste”, which are set out in Part II. Any Invasive Plant contaminated soils or plant materials that are discarded, intend to be discarded or are re-quired to discarded are likely to be classified as controlled waste.

Section 33 (1a) and (1b) of the Environmental Protection Act states its an offence to deposit, treat, keep or dispose of controlled waste without a license. Exemptions from licensing are available in some circumstances and are set out in Schedule 3 to the Waste Management Licensing Regulations 1994 as

amended (the WMLR 1994) s.33 (1c) which makes it an offence to keep, treat or dispose of controlled waste in a manner likely to cause pollution of the environment or harm to human health.

2.3. Waste Management Licensing Regulations 1994

The WMLR 1994 places duties on any person who imports, produces, carries, keeps, treats or disposes of controlled waste. Waste must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal.

Waste must be transferred to an authorised person, in other words a person who is either a registered carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991. A waste transfer note must be completed and signed giving a written description of the waste, which is sufficient to enable the receiver of the waste to handle it in accordance with their own duty of care.

The provisions concerning waste transfer notes are set out in the Environmental Protection (Duty of Care) Regulations 1991 (as amended). Failure to comply with these provisions is an offence.

2.4. The Control of Pesticides Regulations 1986

Any persons using pesticides must take all reasonable precautions to protect health of people and wildlife, hold a certificate of competence, only apply pesticides to target areas and, in applicable locations, ensure the number of pesticides used and the frequency of application are as low as reasonably practicable.

Approval from the relevant statutory agency must be obtained prior to use of pesticides in or near water.

2.5. Other Legislation

Other legislation relevant to the control of non-native weeds includes the following:

- Town and Country Planning Act 1990.
- Highways Act 1980.
- Water Resources Act 1991.
- The Landfill (England and Wales) Regulations 2002.
- The Control of Pesticides Regulations (under the Food and Environmental Protection Act 1985).
- The Control of Substances Hazardous to Health Regulations (COSHH)
- Invasive Alien Species (Enforcement and Permitting) Order 2019
- Environmental Permitting (England and Wales) Regulations 2016
- Plant Protection Products (Sustainable Use) Regulations 2012

3. LK Remediate Contact Details

Name	LK Remediate LTD
Address	Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2ZS
Name	Lee Worrall
Job Title	Invasive Plant Manager
Relevant Qualifications	Certified Surveyor in Japanese Knotweed
Affiliations	Affiliated Member of Property Care Associated (PCA)
Tel	0161 763 7200
Email	L.worrall@thelkgroup.com

4. Site Background

4.1. Full Site Address

Chapelgate

Scholes

Holmfirth

HD9 1SX

4.2. Adjacent land uses

The site consists of the rank grassland. Neighbouring land uses comprises of the following:

North:	Chapelgate
East:	Dean Bridge Lane, Residential property
South:	Farmland
West:	Residential properties and farmland

Table 1: Summary of adjacent land uses.

4.3. Invasive Plant Location

A site survey was undertaken to identify the presence, locations and extents of invasive species by a competent person in accordance with good practice published by the Royal Institute of Chartered Surveyors (RICS,2012) and the Property Care Association (OCA,2014). The findings of the site walkover are detailed below in table 1.

Invasive Reference	Invasive Species Present	Growth Type	Approximate Area (m²)	Are they located within the development Boundary?
CT01	Wall Cotoneaster	Mature	20m ²	Yes
JR02	Japanese Rose	Mature	8m2	Yes
CL03	Cherry Laurel	Mature	25m2	Yes
CL04	Cherry Laurel	Mature	60m2	Yes
BD05	Buddleia davidii	Matures	TBC	Yes

Table 2: Summary of finds of site walkover

4.4. Site Details

Invasive Plants were located in several areas across the site as shown on Figure 1 below.

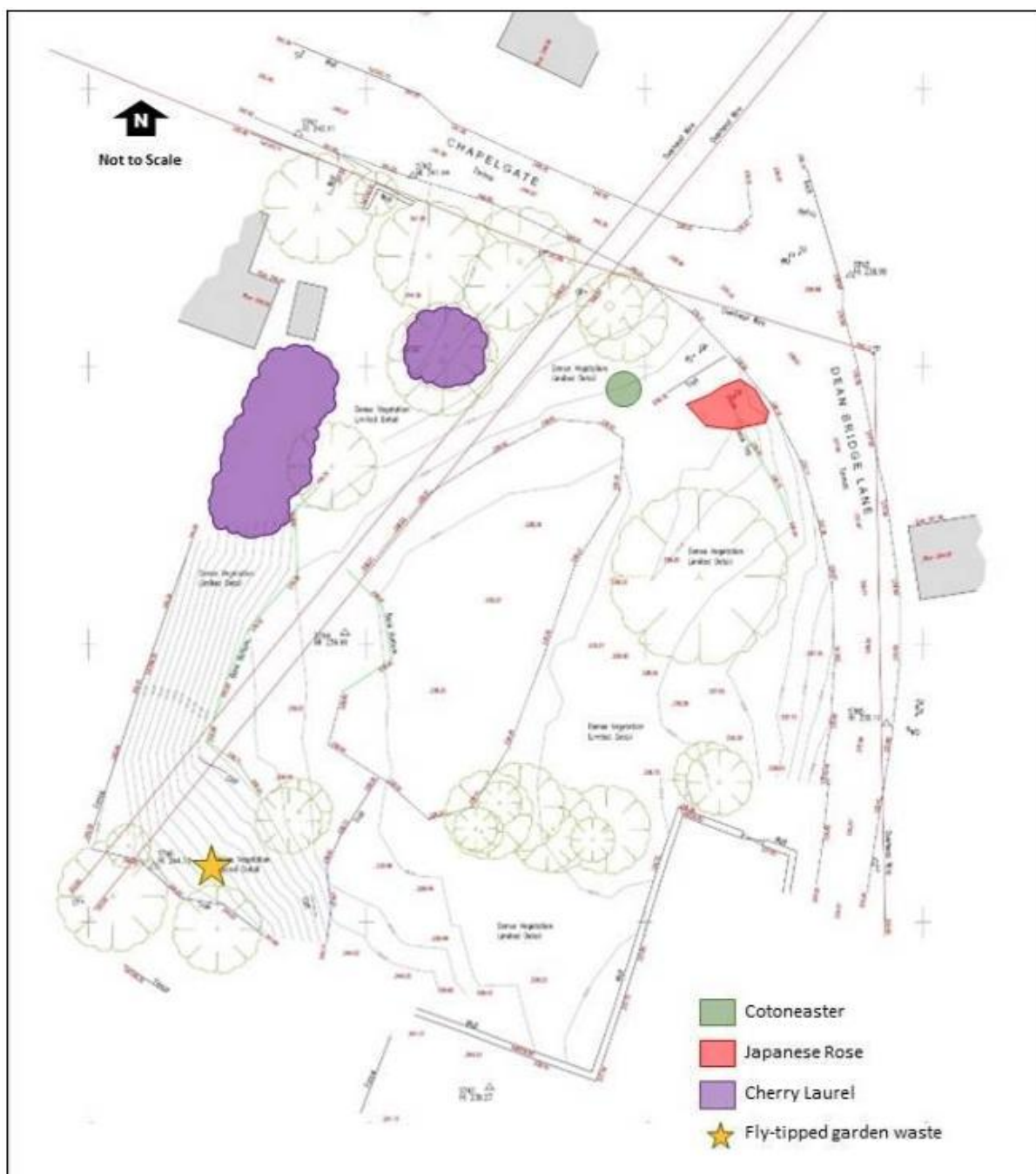


Figure 1: Invasive Plant location plan (*Buddleia davidii* not mapped)

5. Remediation Proposal

5.1. Summary of invasive plant treatment options

The following table displays a range of treatment options for invasive plants and the feasibility of being deployed in relation to the site and any development plan information provided.

Key

	Treatment method not feasible, and/or not recommended
	Treatment method feasible, but further information required
	Treatment recommended

Invasive Plant Remediation Method- Site Specific Feasibility Chart											
Remediation Methods		Invasive Plant Growth Locations									
Treatment Type	Treatment Method	CT1	JR2	CL3	CL4	BD5					
Chemical Herbicide Programme	In-Situ	No	No	No	No	No					
Full Excavation	Excavation To stockpile or bund	No	No	No	No	No					
	Screening/Sifting	No	No	No	No	No					
	Excavation To burial cell	No	No	No	No	No					
	Excavation To landfill	Yes	Yes	Yes	Yes	Yes					
Reduced Level Excavation	Root Barrier	No	No	No	No	No					

Table 3 Summary of Invasive Plant Control Measures for the site

Tables in Appendix A detail the remediation methods specified above in more detail.

5.2. Preventing further spread

Where possible, all areas affected by Invasive Plant should be demarcated from any site activities to prevent any potential further spread. Fencing with signage should be placed at least 3 metres away from any visible invasive plant growth to prevent cross contamination from the root network.

Removal of arisings from the Invasive Plant demarcated area can only be undertaken by suitably trained operatives.

Where there is a high risk of Invasive Plant infestation from neighbouring land, the landowner should be contacted, and a co-ordinated treatment plan should be implemented.

6. Recommended Treatment Plan

6.1. Treatment Plan

Based on the information provided by the client, LK Remediate recommends the following treatment method are undertaken in each location.

Proposed Invasive Plant Treatment Plan											
Remediation Methods		Invasive Plant Growth Locations									
Treatment Type	Treatment Method	CT1	JR2	CL3	CL4	BD5					
Chemical Herbicide Programme	In-Situ	No	No	No	No	No					
Full Excavation	Excavation To stockpile or bund	No	No	No	No	No					
	Screening/Sifting	No	No	No	No	No					
	Excavation To burial cell	No	No	No	No	No					
	Excavation To landfill	Yes	Yes	Yes	Yes	Yes					
Reduced Level Excavation	Root Barrier	No	No	No	No	No					

Table 4: Proposed Invasive Plant Treatment Plan

For further information regarding the rationale for treatment methods, please see control options, pros and cons in Appendix A.

7. Additional Information

7.1. Preventing further spread of Invasive Plant

Where practically possible all areas affected by invasive species should be fenced off and isolated from any activities on site immediately to avoid potential spread. Fencing should be erected at least 3 metres away from any visible invasive species to protect root networks close to the surface from disturbance.

No materials arising from the fenced off areas shall leave site, except as part of works supervised by suitably qualified and trained operatives. No new materials should be stored in or adjacent to the isolated off area.

8. Evaluation of Treatment Plan Programme

8.1. Application of Herbicides

Herbicide treatments are more effective during certain months of the year. Below details the months in which best practice dictates they should be applied.

Glyphosate	January	February	March	April	May	June	July	August	September	October	November	December
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 Suitable for use

Table 5: Herbicide treatment months

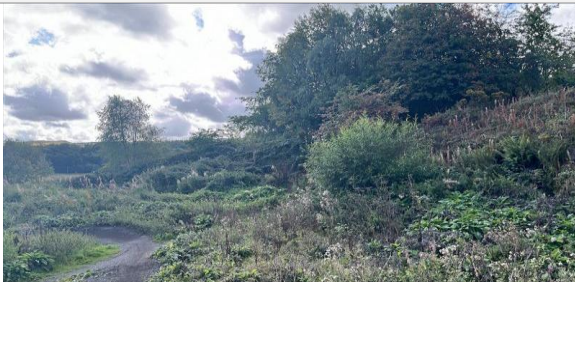
8.2. Monitoring and Spraying Program

If a spraying and monitoring programme is to be implemented the whole site will need be monitored for any unexpected growth over a three-to-four-year period. The recommended monitoring program is as follows:

- Year 1 – at least 2 visits
- Year 2 – at least 2 visits
- Year 3 – at least 2 visits
- 2 years of monitoring visits post construction

Information related to the monitoring and spraying programme shall be recorded using a Site Monitoring and Spraying Log .

Reports documenting each monitoring and spraying visit will be provided.

	
Japanese Rose	Cotoneaster
	
Cherry Laurel	Cherry Laurel
	
Site photographs	Site photographs
	
Site photographs	Site photographs

Appendix A

Treatment Options for Invasive Plant		
(detailed in PCA Code of Practice for the Management of Invasive Non-Native Plants dated November 2024)		
Chemical Herbicide Programme	Often the most cost-effective treatment and requires a methodological and carefully managed visit with the correct use of chemical over a sustained period of time (3-5 years). <i>It should be noted that herbicides alone can stop new Invasive Plant growth (deemed as eradication) but it is unlikely to remove viability from 100% of the underground rhizome system. Any disturbance of ground containing herbicide treated knotweed is likely to produce re-growth (even after a successful herbicide programme, which has resulted in no recordable above ground growth).</i> <i>The Environment Agency deem that any ground containing dead knotweed (even if a specialist as declared eradication following herbicide treatment or even sifting), is to be classified as a controlled waste if removed from site. This is the same waste classification given to living healthy knotweed material and soils containing live knotweed.</i>	
	Advantages	Disadvantages
	• Cost effective • Treatment can be carried out in situ, limiting the capacity for the plant to spread further • If applied correctly it can quickly reduce the capacity of the plant to spread on/off site • Quickly reduces the capacity of the plant to impact built structures • Generally considered easier to administer than other methods	• Can take a number of years to achieve acceptable results, especially where stands are mature. • Herbicide treatment alone should not be recommended on properties or sites with future development plans that involve the soil being dug and disturbed • Construction works cannot continue in areas still containing the plant and the risks associated with landscaping treated soils and this should be made clear to the client and mitigated for • The use of some herbicides is restricted near waterbodies • Some herbicides can persist in the soil • Herbicide remediation may not completely control an invasive non-native plant, for example, due to deep rhizome in the ground or runners and seeds distant from the parent plant that were not killed by the herbicide. For some species this is a control not an eradication method • Effective control requires knowledge and appropriate training in the use of herbicides (see section 9)

		• If soil containing invasive non-native plant propagules is to be removed from a property, site or project area, it must be classed controlled waste, even if it has been treated with herbicides. Where there has been a recent persistent herbicide application, the soil may be classified as hazardous waste and further soil testing would be required • Monitoring visit and a management programme will be required at the end of the herbicide treatment programme (see section 8).
Rhizome Fragmentation and Cultivation	Digging and breaking up rhizome material and soil with the aim of increasing the leaf surface area to rhizome volume ratio and to un-compact, disturb and aerate the soil. Crown removal can be integrated into such works, including prior to the commencement of herbicide treatment. The subsequent Invasive Plant growth is then treated with herbicide.	
	Advantages	Disadvantages
	• Increases the leaf surface area to rhizome or runner volume ratio • Breaks up and aerates the soil • It can increase the effectiveness of herbicides • It can improve the potential for successful management on sites where the invasive non-native plant is persistent • Crown removal removes a large amount of surface and underground biomass.	• There may be a need to remove above ground vegetation including desirable plants which would need to be disposed of • A large area should be dug to ensure all soil containing rhizome or runners has been included • Rhizome located deeper in the soil, or runners distant from the parent plant, may be missed and result in regrowth • Crown or stump removal can be time consuming or impractical for large infestations. The removed crown must be disposed of appropriately (see section 13) • This method has the same general disadvantages as the herbicide treatment and monitoring programme • A secondary remediation process, for example herbicide treatment, will be required • Monitoring visits and a management programme will be required upon completion of the secondary remediation method (see section 8).

Excavation to stockpile or bund	Excavation and movement of Invasive Plant material to an area of the site where it will not be disturbed. Creation of a bund and subsequent treatment with herbicide	
	Advantages	Disadvantages
	• Cost effective • Site work can be undertaken while treatment takes place elsewhere onsite.	• Requires an area that can be left undisturbed for several years. • Soil from a stockpile must remain on the site. • The same cons as herbicide treatment apply in the stockpile area. • Plant material can be accidentally spread e.g. after a change in ownership. • The depth of the stockpiled soil must be appropriate for the future use of the soil. • Rhizome buried deeper in a bund is less likely to express itself and may become dormant; as such, bunds should be created a shallow as is practical and should not exceed 0.5m. • If larger bunds are created, it may be necessary to apply for planning permission.
Screening/Sifting	Excavation of Invasive Plant material and screening (sieving) the material through a mesh or other selective system to remove rhizome fragments, which are then disposed of correctly and safely (see Section 15). The soil that passed through the screener will still be classed as controlled waste and may be used on site but must be located where it will not be disturbed. This soil will then need to be monitored for at least two growing seasons and any regrowth treated with herbicide as per the stockpiling treatment above, or dug out (usually manually), before control can be considered complete	
	Advantages	Disadvantages
	• Can be cost effective but often more expensive than bunding • Reduces the amount of material needing to be disposed of to a waste facility • The treated soil can be re used on a site as fill or in soft landscaping areas, reducing the need to import soil • Environmentally beneficial, reducing the amount of waste to landfill and reduces the amount of herbicide required.	• All screened soil is still classed as controlled waste • The screened soil should not be considered 100% free of the invasive non-native plant material and needs to be accessible for future monitoring visits. • Invasive non-native plant propagules, such as rhizome, runner fragments, suckers and seeds, could still be present in the soil leading to re-infestation, which would require a secondary remediation process of either herbicide treatment or removal to target any potential regrowth

		• Propagules can be accidentally spread during soil movement • Soil type, soil makeup and weather conditions dictate if screening is appropriate or not • A waste (environmental) permit is required if using soil screening and/or a picking station • Monitoring visits and a management programme will be required of the screened area, stockpile area, reused soils area and haul route upon completion (see section 8)
Excavation to landfill	Excavation and transport of Invasive Plant material to a licensed landfill using haulage vehicles. Monitoring of the area will still be required and, although all rhizome material should have been removed, any regrowth treated with herbicide.	
	Advantages	Disadvantages
	• Quickly removes the invasive non-native plant from an area • No restrictions left on-site post excavation and work can continue immediately after removal • It is fast and efficient compared to other remediation methods.	• Expensive relative to other methods • Requires expertise by the clerk of works as small amounts of missed propagules could cause regrowth • Disposal to landfill reduces valuable landfill capacity • Requires haulage which adds to traffic, damages the environment, increases the risk of the invasive non-native plant spreading, and in the long term is unsustainable. As such, disposal to landfill should only be considered as a last resort when the invasive non-native plant cannot be suitably disposed of on-site • Monitoring visits and a management programme will be required of the excavation area, stockpile area and haul route upon completion (see section 8).
Excavation to burial cell	Excavation of Invasive Plant material with burial at another part of the site at an appropriate depth to prevent regrowth. Monitoring of the area will still be required and any regrowth treated with herbicide.	
	Advantages	Disadvantages
	• Does not require a set-aside area for control • Work can continue immediately after burial • Quickly removes the invasive non-native plant from an undesirable area	• Restrictions will remain on the site. For example, in some areas, deep excavation would interfere with buried material • The use of the area above the burial site is limited, for example, no deep piling or deep excavation works

	In some situations, shallow construction such as pathways or car parks can take place on top of the burial site.	- Typically it requires a large hole to receive material, so it may not be possible if the soil is shallow or the water table is high - The appropriate Environment Agency specific to the country of works must be notified - Propagules can accidentally be spread during movement - Soil type, soil makeup and weather conditions dictate if burial is appropriate or not - Monitoring visits and a management programme will be required for the excavation area, burial area, stockpile area and haul route upon completion (see section 8)
Screening/Sifting	Excavation of Invasive Plant material and screening (sieving) the material through a mesh or other selective system to remove rhizome fragments, which are then disposed of correctly and safely. The soil that passed through the screener will still be classed as controlled waste and may be used on site but must be located where it will not be disturbed. This soil will then need to be monitored for at least two growing seasons and any regrowth treated with herbicide as per the stockpiling treatment above, or dug out (usually manually), before control can be considered complete.	
	Advantages	Disadvantages
	- Can be cost effective but often more expensive than bunding. - Reduces the amount of material needing to be disposed of to a waste facility. - The treated soil can be re used on a site as fill or in soft landscaping areas, reducing the need to import soil. - Environmentally beneficial, reducing the amount of waste to landfill and reduces the amount of herbicide required.	- All screened soil is still classed as controlled waste - The screened soil should not be considered 100% free of the invasive nonnative plant material and needs to be accessible for future monitoring visits. - Invasive non-native plant propagules, such as rhizome, runner fragments, suckers and seeds, could still be present in the soil leading to re-infestation, which would require a secondary remediation process of either herbicide treatment or removal to target any potential regrowth. - Propagules can be accidentally spread during soil movement. - Soil type, soil makeup and weather conditions dictate if screening is appropriate or not. - A waste (environmental) permit is required if using soil screening and/or a picking station. - Monitoring visits and a management programme will be required of the screened area, stockpile area, reused

		soils area and haul route upon completion (see section 8).
Root Barrier	Prevention of horizontal and vertical growth of Invasive Plant by installing a vertical and/or horizontal membrane barrier. Monitoring of the area will still be required for at least two growing seasons and any regrowth treated with herbicide.	
	Advantages	Disadvantages
	• Can install a geosynthetic membrane to reduce the chance of horizontal and vertical spread of rhizome and runners • Can be used to protect structures, hard surfaces and services • Work can continue immediately after installation in areas protected by root barriers.	• Tears or damage in the membrane or poorly sealed seams between sheets can be exploited by growing rhizome or runners. • Can be hard to install during unfavourable weather conditions. • Contaminants in the soil can cause issues to the integrity of the root barrier. • Surface drainage and underground water tables can affect installation and ponding can occur, all of which should be taken into consideration. • Root barrier installation is a form of control or prevention to be used in conjunction with other methods, as it is not in itself a method of eradication. • A secondary remediation process, for example, herbicide treatment will be required. • Monitoring visits and a management programme will be required upon completion of the secondary remediation method (see section 8).

Based across the UK with
offices in Manchester, Liverpool,
Swindon and Glasgow.

Manchester (Head Office)

Unit 29
Eton Business Park
Eton Hill Rd, Radcliffe
M26 2ZS

0161 763 7200
info@thelkgroup.com

Manchester (Ancoats Office)

84 Silk Street
Ancoats
Manchester
M4 6BJ

0161 763 7200
info@thelkgroup.com

Glasgow

Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

0141 773 6269
info@thelkgroup.com

Swindon

39 Bowman House Business Centre
Bowman Court
Whitehill Lane
Royal Wootton Bassett
Swindon
SN4 7DB

01793 987390
info@thelkgroup.com



LK GROUP