

24/11/2025

Barratt Homes Manchester
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
M20 2YY



Low Wood Commercial Warehouse
Suites 3, 4 & 5
574 Manchester Road
Bury
BL9 9SW

Dear Kevin,

Offices in London, Manchester and Glasgow

Re: Land at Burlow Road and Heathfield Nook, Burlow Road, Harpur Hill, Buxton, Derbyshire – Himalayan Balsam Survey

I can confirm that I surveyed the above parcel of land on 14/11/2025 as per the request of the LPA in the permission for development. The relevant condition was no. 15 which states:

'Prior to the commencement of development, a check for Himalayan balsam should be undertaken during the growing season (spring-summer). If present, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.'

During the survey, no Japanese knotweed (JK), Giant hogweed (GH) or Himalayan balsam (HB) were recorded within the proposed site layout area only.

No other plants on Schedule 9 of the Wildlife and Countryside Act were recorded either.

It should be noted that works have already commenced on site, with the ground already being cleared and stockpiled. This has meant that any surface material has been removed, making it difficult to identify whether any plants had been growing prior. In order to ensure the survey was undertaken with the highest degree of accuracy, the mounds of stockpiled material were thoroughly assessed for any evidence of HB, and any other invasive species. No evidence across the ground, or within the mounds was identified.

The site boundaries and surrounding areas also showed no signs that HB was present.

Obviously, we cannot be 100% sure about this and therefore we would advise that the site clearance team are briefed on the plants appearance and highlight any suspected areas. Should any be found then we would recommend that the vegetation in this area is left in-situ and the suspected plant/area fenced off and a photo emailed over to myself/JKSL so that we can identify it.

No Horsetail plants in dense numbers were noted on the site.

Should you wish to discuss this site further please do not hesitate to contact me.

Yours sincerely

For Japanese Knotweed Solutions Ltd



Gabriella Fagnani
Surveyor