

# **INVASIVE PLANT SURVEY & REPORT**

**at  
Land off Bankfield Drive  
Huddersfield  
West Yorkshire  
HD9 2PH**

**Client:  
Orion Homes**

**Client Address:  
5 Benton Office Park  
Bennet Avenue  
Horbury  
Wakefield  
WF4 5RA**

**JCA Ref:  
18204/AWe**

**Date of Report:  
19/05/2026**



## Quality Assurance

JCA ref.	Version	Site Surveyed:		Report Completed:		Checked:	
		Date	Name	Date	Name	Date	Name
18204i/AWe	Planning	08/05/26	Adam West	19/05/26	Adam West	19/05/26	Alex Donovan

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development* and the *CIEEM's Code of Professional Conduct*.



## Summary

A report is required at **Land off Bankfield Drive** in order to discharge Condition 29 of planning application number 2023/62/91212/W.

An invasive plant species is any non-native plant that has the ability to spread causing damage to the environment, the economy, our health and the way we live. In the UK there are a number of species designated as invasive and fall under legislation (see Appendix 1 and Section 1.6). Invasive plant species are listed under Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended). Invasive species include; Giant Hogweed, Japanese Knotweed, Himalayan Balsam, and Floating Pennywort. It is an offence to plant or cause to grow in the wild any of the species outlined within this legislation. In addition to this, in January 2015 the EU Invasive Alien Species Regulation (1143/2014) came into force, banning fourteen non-native invasive plants. It is an offence of keep, cultivate, breed, transport, sell or exchange any of these species or release them, intentionally or unintentionally, into the environment anywhere within the EU.

On the day of the survey, it was discovered that the development was underway. The site manager informed the surveyor that site clearance took place approximately one year previous. The site had been surveyed for the presence of invasive species on 02/08/2023 and, most recently, on 24/04/2025. No evidence for the presence of invasive non-native plant species was found during either of these surveys. Consequently, it is considered unlikely that invasive species were present at the time of site clearance.



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## 1. Introduction

### 1.1 Purpose of the Report

- 1.1.1 A report is required at **Land off Bankfield Drive**, in order to investigate the presence or absence of invasive plant species, such as Japanese Knotweed, Giant Hogweed and Himalayan Balsam on the site.
- 1.1.2 The aim of the report is to determine if invasive species are present and, if so, the scale of the invasion and inform how the proposed development should approach the invasion. This will allow any invasion to be reduced or controlled and have a lower impact on the development and biodiversity in the area.

### 1.2 Terms of Reference

- 1.2.1 JCA Ltd. was instructed by **Orion Homes** to visit the site and prepare the findings in a report.

### 1.3 Site Description

- 1.3.1 **Land off Bankfield Drive** is located at Ordnance Survey (OS) National Grid Reference SE 12159 06546, with nearby postcode HD9 2PH.
- 1.3.2 The site is bordered to the north and east by residential properties, to the west and south by agricultural fields.

### 1.4 Details of Proposed Development

- 1.4.1 The development proposed on this site is for 21 new residential properties to be constructed.

### 1.5 Previous Studies

- 1.5.1 In August 2023 and April 2025, JCA Ltd. carried out an invasive plant survey on the site. No evidence for the presence of invasive plants was found.

### 1.6 Common Invasive Plant Species

- 1.6.1 An invasive plant species is any plant that has the ability to spread causing damage to the environment, the economy, our health and the way we live. In the UK there are a number of species designated as invasive and fall under legislation (see **Appendix 1** and **Section 1.6**). Those most commonly encountered are:
- 1.6.2 **Japanese Knotweed** (*Fallopia japonica*):

Japanese knotweed is an invasive non-native weed, found mainly in urban areas and adjacent to waterways, it is considered a nuisance in property development. As plants can re-grow from rhizomes, they can grow through gaps in flooring in



conservatories and patios. All waste containing Japanese Knotweed comes under the control of Part II of the Environmental Protection Act 1990.

### 1.6.3 **Giant Hogweed** (*Heracleum mantegazzianum*):

Giant Hogweed has a natural defence mechanism that can result in severe health problems. The stems, leaves and sap contain various photosensitizing furanocoumarins which will cause burning to skin when combined with ultraviolet light. Symptoms can persist for days, months or even years depending on each individual's sensitivity to Giant Hogweed compounds.

### 1.6.4 **Himalayan Balsam** (*Impatiens glandulifera*):

Himalayan Balsam is an invasive non-native weed that can tolerate low light levels, and therefore shades out other vegetation and reduces biodiversity. Each plant can produce up to 800 seeds, which can shoot out and disperse up to 7m away.

## 1.7 **Invasive Species and the Law**

1.7.1 Invasive plant species are listed under Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended) (please refer to **Appendix 1, Table 2**) or described on the Non-Native Species Secretariat (NNS) website. Invasive species include; Giant Hogweed, Japanese Knotweed, Himalayan Balsam, and Floating Pennywort.

Subject to the provisions of this Part, 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.

1.7.2 In addition to this, in January 2015 the EU Invasive Alien Species Regulation (1143/2014) came into force, banning fourteen non-native invasive plants (see **Appendix 1, Table 3**). The Regulation imposes strict restrictions on a list of species known as "species of Union concern". These are species whose potential adverse impacts across the European Union are such that concerted action across Europe is required. It is an offence to keep, cultivate, breed, transport, sell or exchange any of these species or release them, intentionally or unintentionally, into the environment anywhere within the EU. Eight of these are popular plants and six are less known in the UK.



## 2. Methodology

### 2.1 Site Survey Methodology

2.1.1 The entire site was walked over by an experienced consultant who mapped and described any invasive species that were present.

### 2.2 Survey Conditions

2.2.1 The site was surveyed on 08/05/2026 by Adam West, *ACIEEM, BSc (Hons)*.

2.2.2 Limitations: The development was well underway at the time of survey. The surveyor was informed that the whole site had been stripped of vegetation approximately one year previous. As the clearance took place shortly after the previous inspection, which found no invasive species, it is considered unlikely that any evidence of invasive species was removed in the clearance.



## 3. Results

### 3.1 Site Survey

- 3.1.1 A map showing the location of the development site can be found at **Appendix 2**.
- 3.1.2 No invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were ever identified at **Land off Bankfield Drive**. It is considered unlikely that any such species were present at the time of site clearance.



## 4. Conclusions and Recommendations

- 4.1 An invasive plant species was conducted at the **Land off Bankfield Drive** by Adam West, *ACIEEM, BSc (Hons)* on 08/05/2026.
- 4.2 On the day of the survey, it was discovered that the development was underway. The site manager informed the surveyor that site clearance took place approximately one year previous. The site had been surveyed for the presence of invasive species on 02/08/2023 and, most recently, on 24/04/2025. No evidence for the presence of invasive non-native plant species was found during either of these surveys. Consequently, it is considered unlikely that invasive species were present at the time of site clearance.



## 5. References

### Guidelines for surveys and report writing:

British Standards Institute (BSI), (2013) *BS 42020:2013, Biodiversity - Code of practice for planning and development*. London.

Chartered Institute of Ecology and Environmental Management (CIEEM), (2015) *Guidelines for Ecological Report Writing*. Winchester.

Joint Nature Conservation Committee (JNCC), (2010) *Handbook for Phase 1 habitat survey: A technique for environmental audit*.

### Invasive Species:

British Standards Institute (BSI), (2015) *BS 3882:2015, Biodiversity Specification for topsoil*. London.

Department for Environment, Food & Rural Affairs, (2015) *Species Control Provisions: Draft Code of Practice for England*.

Environment Agency, (2013). Bristol: Environment Agency.

*GB non-native species secretariat* (2016) *Nonnativespecies.org*. Available at: <http://www.nonnativespecies.org/home/index.cfm> (Accessed: 22 September 2016).

*Plantlife* (2016) *Plantlife.org.uk*. Available at: <http://www.plantlife.org.uk/> (Accessed: 22 September 2016).

*Prevent harmful weeds and invasive non-native plants spreading - Detailed guidance* (2014) *Gov.uk*. Available at: <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants> (Accessed: 22 September 2016).

### Relevant Legislation:

*Environmental Protection Act 1990* (c.43) Available at: <http://www.legislation.gov.uk/ukpga/1990/43> (Accessed: 22 September 2016)

*EU Invasive Alien Species Regulation* (No. 1143/2014) Available at: [http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=OJ%3AJOL\\_2014\\_317\\_R\\_0003](http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=OJ%3AJOL_2014_317_R_0003) (Accessed: 22 September 2016)

*Wildlife and Countryside Act 1981*, (c. 69) (as amended). Available at: <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed: 22 September 2016)



# Appendices



## Appendix 1: Non-native Invasive Species

**Table 2:** Invasive species listed in Part II, Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) for England and Wales.

Common Name	Scientific Name	Common Name	Scientific Name
Few-flowered Leek	<i>Allium paradoxum</i>	Floating Water Primrose	<i>Ludwigia peploides</i>
Three-cornered Garlic	<i>Allium triquetrum</i>	Water Primrose	<i>Ludwigia grandiflora</i>
Hooked Asparagus Seaweed	<i>Asparagopsis armata</i>	Water Primrose	<i>Ludwigia uruguayensis</i>
Water Fern	<i>Azolla filiculoides</i>	Giant Kelp	<i>Macrocystis angustifolia</i>
Fanwort	<i>Cabomba caroliniana</i>	Giant Kelp	<i>Macrocystis integrifolia</i>
Hottentot Fig	<i>Carpobrotus edulis</i>	Giant Kelp	<i>Macrocystis laevis</i>
Green Seafingers	<i>Codium fragile</i>	Giant Kelp	<i>Macrocystis pyrifera</i>
Green Seafingers	<i>Codium fragile tomentosoides</i>	Parrot's Feather	<i>Myriophyllum aquaticum</i>
Hollyberry Cotoneaster	<i>Cotoneaster bullatus</i>	Laver Seaweeds (except native species)	<i>Porphyra</i> spp.except: <i>P. amethystea</i> <i>P. leucosticta</i> <i>P. linearis</i> <i>P. miniata</i> <i>P. purpurea</i> <i>P. umbilicalis</i>
Cotoneaster	<i>Cotoneaster horizontalis</i>		
Entire-leaved Cotoneaster	<i>Cotoneaster integrifolius</i>		
Small-leaved Cotoneaster	<i>Cotoneaster microphyllus</i>		
Himalayan Cotoneaster	<i>Cotoneaster simonsii</i>		
New Zealand Pygmyweed	<i>Crassula helmsii</i>		
Montbretia	<i>Crocsmia x crocosmiiflora</i>		
Purple Dewplant	<i>Disphyma crassifolium</i>	False Virginia Creeper	<i>Parthenocissus inserta</i>
Water Hyacinth	<i>Eichhornia crassipes</i>	Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Waterweeds	<i>Elodea</i> sp.	Californian Red Seaweed	<i>Pikea californica</i>
Japanese Knotweed	<i>Fallopia japonica</i>	Water Lettuce	<i>Pistia stratiotes</i>
Hybrid Knotweed	<i>Fallopia japonica</i> x <i>F. sachalinensis</i>	Japanese Knotweed	<i>Polygonum cuspidatum</i>
Giant Knotweed	<i>Fallopia sachalinensis</i>	Rhododendron	<i>R. ponticum</i> x <i>R. maximum</i>
Shallon	<i>Gaultheria shallon</i>	Yellow Azalea	<i>Rhododendron luteum</i>
Red Algae	<i>Grateloupia luxurians</i>	Rhododendron	<i>Rhododendron ponticum</i>
Giant Rhubarb	<i>Gunnera tinctoria</i>	False-acacia	<i>Robinia pseudoacacia</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>	Japanese Rose	<i>Rosa rugosa</i>
Floating Pennywort	<i>Hydrocotyle ranunculoides</i>	Duck Potato	<i>Sagittaria latifolia</i>
Himalayan Balsam	<i>Impatiens glandulifera</i>	Giant Seafingers	<i>Salvinia molesta</i>
Curly Waterweed	<i>Lagarosiphon major</i>	Japanese Seaweed	<i>Sargassum multicum</i>
Variegate Yellow Archangel	<i>Lamiastrum galeobdolon</i> subsp. <i>Argentatum</i>	Perfoliate Alexanders	<i>Smyrniium perfoliatum</i>
Japanese Kelp	<i>Laminaria japonica</i>	Wakame	<i>Undaria pinnatifida</i>



**Table 3:** Invasive non-native species subject to restrictions set out in Article 7 of the EU Invasive Alien Species Regulations.

<b>Common Name</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Scientific Name</b>
Eastern Baccharis	<i>Baccharis halimifolia</i>	Water Primrose*	<i>Ludwigia grandiflora</i>
Green Combomba*	<i>Cabomba caroliniana</i>	Creeping Water-primrose*	<i>Ludwigia peploides</i>
Water Hyacinth*	<i>Eichhornia crassipes</i>	American Skunk Cabbage*	<i>Lysichiton americanus</i>
Persian Hogweed	<i>Heracleum persicum</i>	Parrot's Feather* Whitetop Weed	<i>Myriophyllum aquaticum</i>
Sosnowskyi's Hogweed	<i>Heracleum sosnowskyi</i>		<i>Parthenium hysterophorus</i>
Floating Pennywort*	<i>Hydrocotyle ranunculoides</i>	Asiatic Tearthumb	<i>Persicaria perfoliata</i>

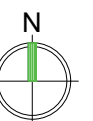
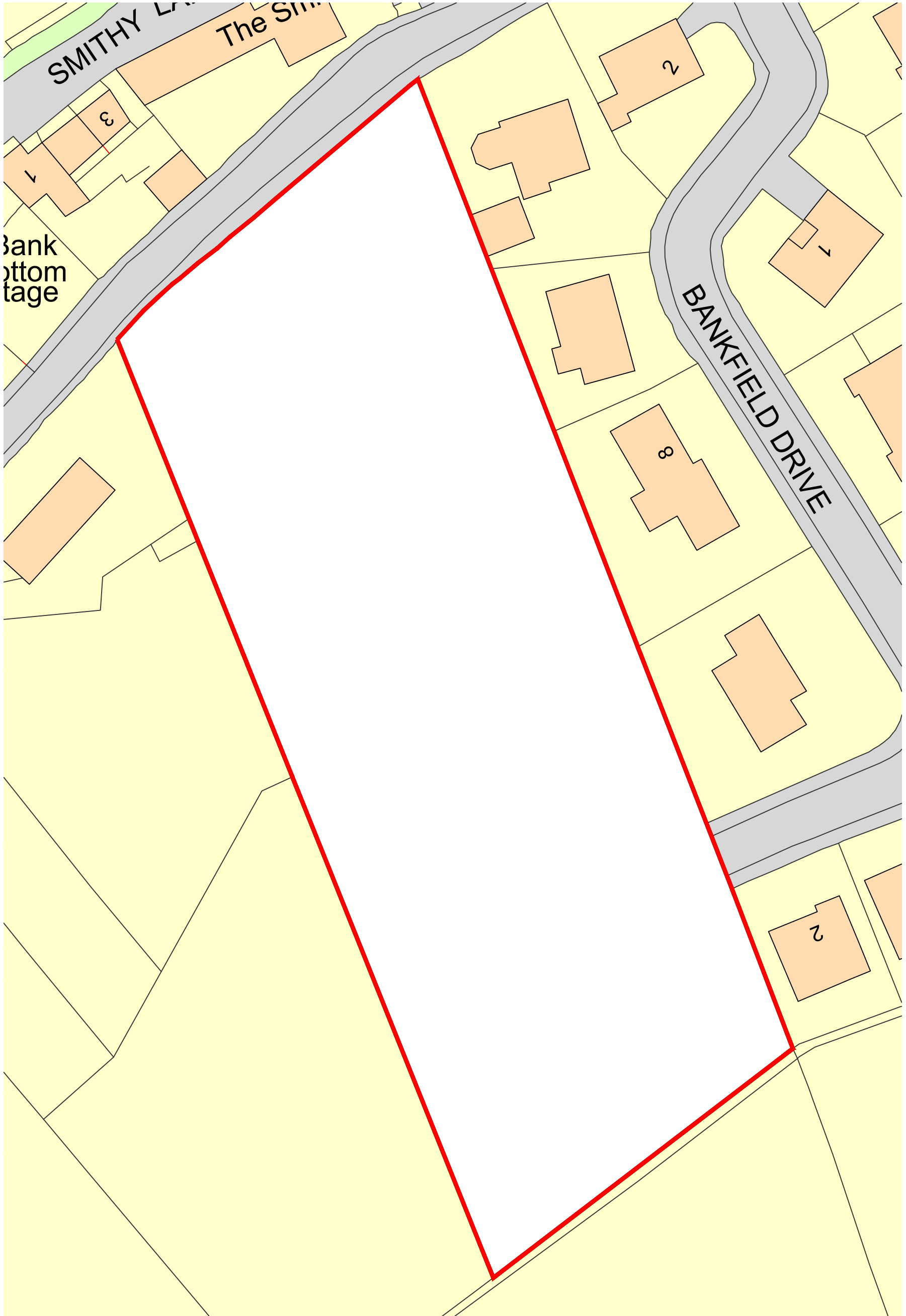
\* denotes species are those found growing in the UK. The remaining species are rarely found.



## **Appendix 2: Site Location Plan**



# Bankfield Drive, Holmebridge



Revision notes:		
Rev:	Date:	Notes:
-	-	-

Revision notes:		
Rev:	Date:	Notes:
-	-	-

Revision notes:		
Rev:	Date:	Notes:
-	-	-

Date:	20.01.21
Scale @ A3:	1:500
Drawn By:	CD

Project:	Bankfield Drive, Holmebridge
Drawing Number:	Location Plan
Revision:	-

**OrionHomes**  
SO GOOD TO COME HOME TO  
Unit 5, Benton Office Park, Bennett Avenue,  
Horbury, Wakefield, WF4 6RA, Tel: 01524 831030

## **Appendix 3: Author Qualifications**

### **Adam West, Principal Ecologist**

*BSc (Hons) Animal and Wildlife Management.*

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

### **Alex Donovan, Assistant Ecologist**

*MBiol BSc (Hons) Biology (Industrial), MRSB.*

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a Qualifying Member of CIEEM, a Member of the Royal Society of Biology, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds Natural England licences for barn owls (CL29) and great crested newts (level 1, CL08) and is working towards additional survey licences for bats.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....

Adam West *BSC (Hons), ACIEEM*

19/05/2026

Reviewed by



.....

Alex Donovan *MBiol (Hons), MRSB*

19/05/2026

For and on behalf of **JCA Ltd**

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## ECOLOGICAL SERVICES

### Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

### Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.



## ARBORICULTURAL SERVICES

### Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

### Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

### Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

### Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

### Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

### Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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