



Practical Land Remediation Limited

survey

For



Site Location

ST JOSEPH'S CONVENT PREPARATORY SCHOOL **48 Old Road East, Gravesend DA12 1NR**

Our Ref: 4382/PAJD

Date: 2nd April 2026

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Section 1.1

Practical Land Remediation Limited survey report:

PLR completed a site survey on behalf Galliard Homes Limited, Loughton, Essex, IG10 3TS upon the instructions of Mr David Rogers, Development Director. This development site is located at ST JOSEPH'S CONVENT PREPARATORY SCHOOL, 48 Old Road East, Gravesend DA12 1NR. A survey was carried out on Tuesday 9th December 2025 by Peter Doove (Invasive Weeds specialist).

Site Overview:

During the survey it was noted that this site has been non active for several years.

This site has several potential issues with several invasive species. Please see separate aerial photograph 4382 in section: 1.2 of this report where the areas of concern have been clearly highlighted.

- **Issue 1:** During our survey we noted some outbreaks of Buddleia, also known as Butterfly Bush, this plant originated in China. However, it is also considered an invasive non-native species by Defra, as it can spread rapidly and crowd out native plants. Despite this, Buddleia is not listed as a non-native invasive plant species in Schedule 9 of the Wildlife and Countryside Act, but is noted on the Invasive notice for London as highly invasive and structural damaging to buildings.
- **Issue 2:** During our survey we noted numerous outbreaks of highly toxic Ragwort **marked Blue** on clients land. Ragwort is a plant that is highly poisonous. The plant contains a wide range of toxic pyrrolizidine alkaloids and cyclic diesters, which are carcinogenic and can cause severe liver damage (necrosis and cirrhosis) both in humans and animals.
- **Issue 3:** During our survey we noted several areas of concern marked Red, these areas are covered by dense impenetrable bramble which could conceal outbreaks of Japanese knotweed. PLR recommend these areas to be cut back to ground level winter 2025/2026 to ensure no Japanese knotweed is present.

invasive plants

Prior to the commencement of works (including site clearance), a non-native species eradication strategy will be submitted to, and approved in writing by, the Local Planning Authority. The strategy will detail the containment, control and removal of Buddleia. The measures will be carried out in accordance with the approved details.

Reason In order to enhance native biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

Section 1.2

An aerial photograph of the site.



Areas of concern are highlighted as follows:

The Yellow is boundary of client's surveyed land

Red are sections of site overgrown with dense impenetrable vegetation / brambles/buddleia which prevents to full invasive survey

Orange is location of dense Ivy

Blue are locations of outbreaks of highly poisonous Ragwort

Pink are numerous locations of outbreaks of Buddleia on clients land

Section 1.3

SITE PHOTOGRAPHS TAKEN BY PLR DURING OUR SURVEY



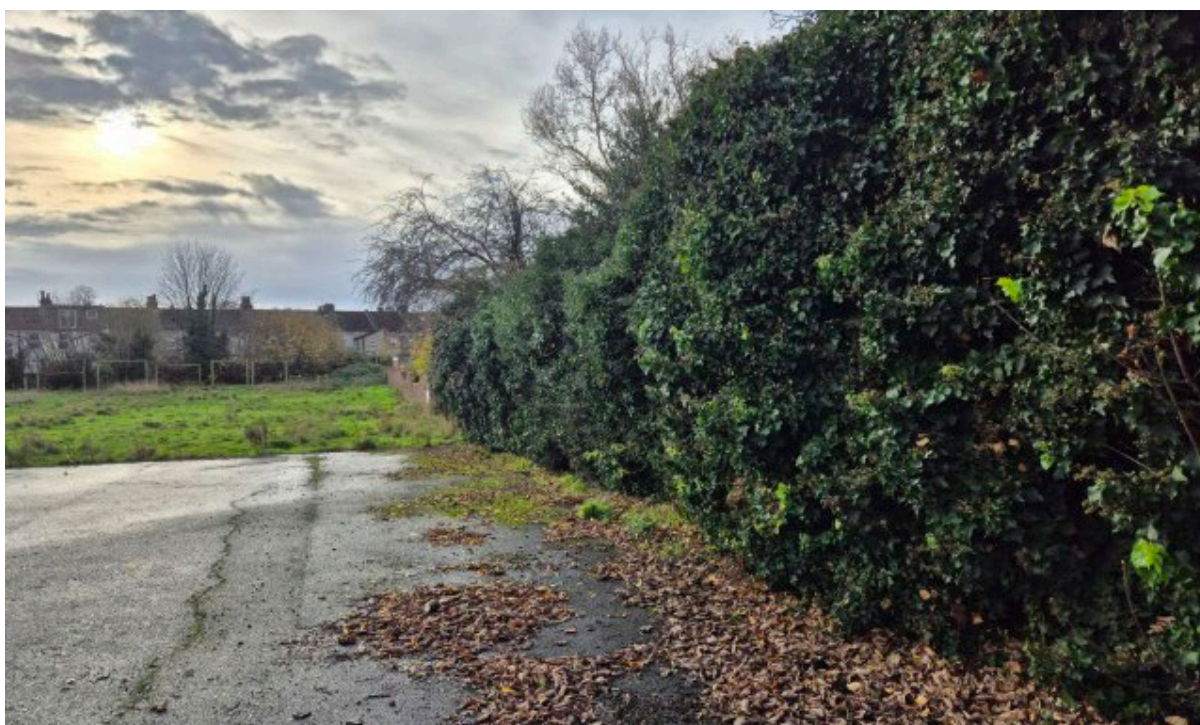
Picture one : evidence of trees partly covered with Ivy which requires careful severing.



Picture two : evidence of outbreaks of highly invasive buddleia on clients land



Picture three: evidence of dense impenetrable Ivy which requires careful cutting back



Picture four : evidence of dense impenetrable Ivy which requires careful cutting back



Picture five evidence of dense impenetrable vegetation preventing a full invasive survey



Picture six : evidence of dense impenetrable vegetation preventing a full invasive survey



Picture seven : evidence of dense impenetrable vegetation preventing a full invasive survey



Picture eight : evidence of dense impenetrable vegetation preventing a full invasive survey



Picture nine : evidence of several outbreaks of highly poisonous Ragwort on clients land



Picture ten outbreak of highly invasive Buddleia on clients land



Picture eleven outbreak of highly invasive Buddleia on clients land

Section 1.4

PLR proposed site preparations scope of works

PLR offer a complete tailored solution, delivering control services to a specific timescale for a fixed price.

PLR to cut back low level vegetation entire site to ensure no concealed outbreak of Japanese knotweed are present on site

- PLR to supply a team of 5 invasive plants qualified operatives to cut low level vegetation of entire plot. 4.04 acres
- PLR to chip and remove any green waste from site.
- Scope of works duration approx. 3-4 days.
- Total cost including supply of 5 members of staff and site manager , chipper, tipper vehicles , disposal of green waste according to current legislation, PLR to supply client with green waste disposal tickets

invasive plants strategy

11. Prior to the commencement of works (including site clearance), a non-native species eradication strategy will be submitted to, and approved in writing by, the Local Planning Authority. The strategy will detail the containment, control and removal of Buddleia. The measures will be carried out in accordance with the approved details.

PLR LTD to cut to ground level any of the indicated outbreaks of Buddleia marked pink on clients land as per appendix one. PLR to use an excavator to remove the root balls of the Buddleia.

PLR LTD to use an excavator to dig out any current outbreaks of Ragwort including root ball.

PLR LTD to dispose of this green waste material according to current legislation and produce waste transport notes to client as evidence.

PLR to re survey this site every 2 month during growing season of Buddleia and Ragwort and to remove any further outbreaks during construction of this project.

Section 2.1

General Information on Japanese Knotweed

Japanese Knotweed is capable of penetrating tarmac, foundations and concrete. It has the ability to regenerate from rhizome particles as small as 0.4 g therefore there is considerable risk of spreading the plant via unsupervised groundwork and site disturbance.

Japanese Knotweed is regulated by several acts of legislation:

- Third party litigation where damages may be sought for allowing Japanese Knotweed to spread onto other properties.
- The Environmental Protection (Duty of Care) Regulations 1991
- The Environmental Protection Act 1990
- The Wildlife and Countryside Act (as amended) 1981

Historic evidence of the capabilities of Japanese Knotweed





Section 2.2

General Information on Giant Hogweed

Giant hogweed is a highly poisonous plant.

The sap of this plant contains furanocoumarin which when in contact with the skin causes photo-dermatitis and can affect the vision even to the extent of complete loss of sight

Giant hogweed is regulated by several acts of legislation:

- Third party litigation where damages may be sought for allowing Giant Hogweed to spread onto other properties.
- The Environmental Protection (Duty of Care) Regulations 1991
- The Environmental Protection Act 1990
- The Wildlife and Countryside Act (as amended) 1981

Evidence of Giant hogweed injuries





Section 3.1

PLR is a nationwide company providing expert professional Japanese knotweed solutions.

PLR offer clients a tailor-made service on a project to project basis. We take pride in working in partnership with clients to deliver strategic and cost effective Japanese Knotweed solutions, with the additional security of our **10 year 5 million pound insurance backed collateral warranty**.

The expertise and quality of service **PLR** deliver is founded upon years of experience and knowledge.

A key component of **PLR's** success is our in-depth knowledge in relation to the physiology of Japanese Knotweed. Understanding the plants structure, function, growth, origin and evolution is absolutely vital.

CORE SERVICES

PLR services include:

- Site surveys
- 2-3 year In-situ Japanese knotweed herbicidal control
- Dig and dump
- Soil screening
- Stem injection
- Geo-textile non permeable membranes
- On-site stock pile/relocation
- Giant Hogweed control
- Ragwort control
- Ecological services
- CPD certified training

NATIONAL COVERAGE

PLR combine local knowledge with national coverage for commercial and residential clients.

We have offices in London, Birmingham, Warrington and East Anglia.

QUALITY ASSURED SERVICE

All **PLR** operatives are qualified trained Japanese Knotweed/ invasive weed professionals.

PLR is an Environmental Agency Certified Company

IN-SITU JAPANESE KNOTWEED control

PLR 2-3 year In-situ Japanese Knotweed herbicidal control

PLR's 2-3 year in-situ herbicidal programme has been developed through extensive research providing clients with a solution that is:

- Japanese Knotweed control guaranteed within two growing season.
- Ecologically and environmentally friendly
- Non-intrusive - Soil and site disturbance is minimal
- Customised to meet the clients specific requirements
- Applicable for the Government on site remediation tax relief scheme
- Covered by **PLR's 10 year 5 million pound insurance backed collateral warranty.**

PLR in-situ stem injection control

Stem injection is suitable for use in areas where sensitivity towards the immediately surrounding vegetation is necessary.

A controlled application is injected directly into the plant avoiding any residual damage to the adjacent vegetation. This method is labour intensive and is not suitable for large infestations.

PLR Aquatically approved in-situ herbicidal control

This method is approved by the Environment Agency for use adjacent to water courses.

PLR appreciates that all sites and infestations are individual. We provide site specific Japanese knotweed eradication plans that are exclusively tailored to each individual client's requirements and financial budget.

PLR qualified operatives will make regular site treatment and monitoring visits.

PLR Instant Japanese Knotweed eradication

Instant solutions are fundamental when time constraints are a key factor. All PLR instant solutions will supply the client with a guaranteed Japanese Knotweed free site upon completion.

Dig and dump

PLR offer a complete total package solution. We provide plant, transportation and disposal. We are Environmental Agency approved and fully licenced controlled waste carriers.

PLR soil screening

Japanese Knotweed contaminated soil is filtered on site providing the client with clean backfill. This solution is dependent on soil type and site conditions.

Cell burial

Instant and economical method, restrictions such as site size, water levels and the area to be developed will need to be taken into consideration.

On site stock pile/relocation

Japanese Knotweed is excavated and relocated on site to a new location distanced from the development area. The Japanese Knotweed is eradicated in-situ in its new on site location. This method is reliant on the dimensions of the site and is not suitable for smaller sized developments.

Geo-textile non permeable membranes

A vital component when an engineering solution is necessary, providing a protective barrier to prevent re-infestation. Membranes can be used independently or in combination with all PLR eradication methods depending on site requirements and constraints.

PLR CPD certified training

CPD (Continuing Professional Development) certified training is widely respected by professionals and is considered as a demonstration of expertise and competence.

PLR provide CPD certified Japanese Knotweed/invasive weed training seminars. Our seminars are presented by a PLR invasive weed expert. We cover a wide ranging number of topics concerning Invasive weeds and in particular Japanese Knotweed.

Subjects discussed:

- **Japanese Knotweed – Identification, structure, function, growth, origin and evolution**
- **Japanese Knotweed eradication methods (instant and in-situ)**
- **Himalayan Balsam, Giant Hogweed and Ragwort their implications and methods of control**
- **Health and safety**
- **Legal boundary/border disputes**
- **Legal requirements and responsibilities**
- **Tax incentives**

Clients wanting to advance their knowledge of Japanese Knotweed/invasive weeds will find the seminars very informative, interesting and educational.

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