



Site Report & Management Plan

Site address:

Queen Court Farm, ME13 8UA

Client:

Shepherd Neame Ltd, The Faversham Brewery,
17 Court Street, Faversham, Kent ME13 7AX

Date:

30/04/2026

Author:

Josh Hughesdon CSJK

Version:

3

Contents	Page
1.0 Introduction & Scope of works	3
2.0 Findings & History	4
3.0 Works undertaken	5
4.0 Methodology of works undertaken	6
5.0 Biosecurity measures	7
6.0 Pathways	8
7.0 Risk Assessment & RICS	8
8.0 Legislation	11
9.0 References	12

Appendices

Appendix 1	Site boundary and INNS plan
Appendix 2	Site Photos
Appendix 3	Waste disposal records
Appendix 4	10 Year Guarantee Certificate

1.0 Introduction & Scope of works

1.1 Japanese knotweed is an invasive non-native species to the UK. The species is listed as a Schedule 9 species under the Wildlife and Countryside Act 1981, meaning all arisings or waste must be treated as ‘controlled waste’ and labelled as such, to further limit its spread. Japanese knotweed is a tall, vigorous, hardy perennial plant. It is an invasive non-native plant pest and is considered one of the most problematic plant species in the UK and Ireland. JK has an underground root structure called rhizomes. These creeping rhizomes may go down as deep as 3m below the surface and spread out laterally as far as 7m but usually 4m. This enables the plant to spread through regular growth or soil disturbance/movement.

1.2 Japanese knotweed that has previously been treated can appear dead and potentially have no visible signs above ground at all, however it is highly likely to be alive and viable. The rhizome will still be able to spread and can lay dormant for 20+years. Due to this attribute all JK stands including historical should still be monitored and considered alive until the stand is known to be dead. The best way to check the stand is dead is by means of excavation and rhizome inspection carried out by a suitably qualified company.

1.3 JHD Ecological LLP (JHD) were commissioned by Shepherd Neame Ltd in October 2018 to conduct a monitoring and treatment schedule of the site following the excavation of Japanese knotweed – JK (*Reynoutria japonica*) also carried out that year. No previous treatment records were available of any INNS (Invasive Non Native Species) prior to the works/survey but it is known multiple visits have been conducted since by IWC.

1.4 The scope/limitations of works are as follows; The site was assessed from the ground by means of a visual walkover of the accessible areas at the time, the stands/locations were known to JHD/IWC from the previous excavation works, the walkover was to specifically identify JK. It does not allow for any unknown works or movement of soils/controlled materials undertaken. It is not known if any other stands of historic or presently unknown INNS that have previously been treated or cut back exist on site. Any JK or other INNS on site that are not visible above ground will therefore not be known at this time.

1.3 No evidence of JK has been discovered in the original works area since 2018 and therefore control has been achieved. The excavation was considered successful and the area can now be utilised for other means. The contaminated soil was stored on a JK proof membrane and stored in the east of the site (*see appendix 1 for precise location*). In late 2023 the client notified JHD of suspected JK on the bund. This was then confirmed and a treatment plan started.

1.4 On the 20/02/2026 JHD were instructed to attend site, survey the bund and subsequently produce fees for the complete removal of the stockpile. This was then instructed and works started on the 30/03/2026.

Site Description

1.6 Queen Court farm (Site) is located in Ospringe, Kent, ME13 8UA. Former farmland used for hops production, now empty. The site consists of fields, outbuildings and a large Grade II listed farmhouse. The site is potentially going to be developed.

1.7 An accurate location plan was issued to JHD on commission of the works (appendix 1)

2.0 Findings & History

2.1 The first walkover survey was conducted on 21/11/2018. Two stands of Japanese knotweed were identified within the site boundary (*see appendix 1*). Later that year both stands were excavated and processed to remove as much of the JK rhizomes as practicable. All works were supervised by IWC Ltd.

The following working method was carried out.

-The works consisted of a complete excavation of two areas of JK and underground rhizome system, as identified in the initial survey and management plan. All material was processed through a Maximus aggregate screener to separate rhizomes, fine soils and larger debris.

-Before the excavation began, a stockpile area was created and lined with an approved JK-resistant geotextile. The fine soils collected during the process were transferred to this area for future monitoring. The soil was distributed to ensure that the depth did not exceed one metre. This will allow any remaining rhizomes to produce growth which can be chemically treated, rather than becoming dormant in the soil.

-A team of workers were stationed on the rhizomes belt to pick out all rhizome pieces. These rhizomes were temporarily stored on an area of hard standing, awaiting disposal to a licensed landfill facility.

-Larger chalk debris were collected and inspected for contamination. Clean loads were recycled back into the excavation area as backfill material.

-The larger knotweed infestation was in an area that had previously been used for landfill. In some areas the rhizomes were chased out to a depth of approximately 5 metres and appeared to originate from within the landfill material, as opposed to growing down from the surface.

-The smaller knotweed infestation was more typical and proceeded to a maximum depth of approximately 2 metres. A section of disused barn was deconstructed and removed in order to chase out the rhizome system completely.

2.2 Since the above works multiple yearly visits to site were conducted by IWC, with the last being in Oct 2021. Following three years of no growth, IWC deemed the JK to be “controlled”.

Best practice has since changed from when the bund was created. It is now recommended that bunds should not exceed 50cm in depth and ideally be no greater than 30cm. This helps with ensuring any JK can get to the surface promptly and be treated using herbicides.

2.3 In December 2023 multiple small stands of JK were recorded on the lined bund. JHD has attended site marked each location and was treating accordingly. To enable this JHD conducted vegetation clearance on the bund. As the bund was lined the JK as unable to spread. The JK identified was immature and was particularly susceptible to herbicide treatments. JHD was instructed to monitor and treat any resulting JK on the bund and original two stand locations until 2028.

2.5 On the 20/02/2026 JHD were instructed to attend site, survey the bund and subsequently produce fees for the complete removal of the stockpile. This was then instructed and works started on the 30/03/2026.

3.0 Works undertaken during 2026

Herbicidal treatment with excavation & removal off site of the JK bund/stockpile.

Biosecurity measures were put into place before any works start and remained until completion. See 5.0

JHD carried out the below works on the 30th of March 2026 and completed remediation on the 15th of April 2026.

3.1 The JK had signage installed to prevent any accidental spread and limit ingress to the areas. The open section in the fencing was completely closed off from all sides to further restrict access. The JK had undergone a herbicide application late in the previous growing season and there was very little viable JK suitable for spraying at this time.

3.2 The trees/scrub was removed following nesting bird inspections, they were felled in a manner to not disturb the JK contaminated soils.

3.3 A recycled aggregate track was installed to prevent any lorries becoming stuck and to help monitor any potential spillages whilst loading.

3.4 The JK stockpile was excavated fully and the membrane cleaned and disposed off to a licensed waste facility.

3.5 The entire bund of JK contaminated waste was removed from site using a licensed waste carrier; Mark Luck waste carrier license CBDU90780 and suitable tip site; Biffa of Redhill. Registered tip site BU8126 for controlled waste. A full record of this was kept and given to the client on completion. All records of this disposal must be kept by the client and JHD.

3.6 A full clean down of machinery and tools/equipment was undertaken following the removal of the contaminated soils.

3.7 All works are backed by JHD's 10 Year Guarantee (*see appendix 4*) and will also be covered by an Insurance Backed Guarantee (IBG).

4.0 Methodology of works undertaken

- Implement biosecurity measures to ensure no contaminated material is spread further around site or into the wider environment via vehicles, tools, footwear etc. Toolbox talks for all worker on site.
- Have soil tested to check for further contaminants to ensure waste can be marked for suitable disposal.
- Carry out herbicide treatment (undertaken late 2025)
- Designate a suitable works area, and install an exclusion barrier to prevent unauthorised access, signage used.
- Inspect and remove above ground vegetation.
- Transport routes laid (aggregate track). The routes were routinely inspected for any escaped materials and cleaned if found.
- Excavation of the JK under the supervision of a trained specialist being careful to not damage the JK membrane below.
- The hauliers slightly underfilled all loads to help prevent spillage.
- All hauliers were instructed to cover loads for transportation.
- All load were watched to ensure no spillage of contaminated soils occur. In the event of spillage, the area was cleaned up immediately and the lorry prevented from moving until this had occurred.
- Systematic walking of the loading area & routes was undertaken to ensure they were free from spillage.
- All plant was cleaned prior to working with clean material.
- Excavations were backfilled using clean soil following JK removal.
- The area excavated will be inspected every growing season until no new growth has occurred for full two seasons, which at the earliest will be autumn 2025.

Suggested 2-year monitoring programme commencing 2026 for JK

Year 1												
Year 2												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

= scheduled monitoring of JK



5.0 Contaminated working areas: Biosecurity measures

See Appendix 3 for site layout of biosecurity.

Site security:

- Any site in an active area should be suitably fenced off to prevent people or vehicles encroaching onto the contaminated area and transporting soil or plant material off site. Warning signage should be displayed in public areas.
- Entry and exit from a contaminated site should be from one access point only, where a cleaning station for boots, tools and vehicles as applicable will be present and must be used.
- All arisings from the cleaning area should be collected and stored within the on-site disposal/stockpile area. Alternatively, arrange disposal to a licenced waste facility.
- People entering the contaminated area should be kept to a minimum. No unauthorised personnel should enter. Toolbox talks should be given to all on site affected by the works.

Ground workers:

- A toolbox talk should be given to inform workers on the risks associated with the invasive species present. Procedures should be outlined on how to manage infested soil, the cleaning policy for equipment etc. Familiarise workers with the invasive plant on site if possible.
- Workers should only enter a contaminated area if suitable measures to clean boots and tools are available. At a minimum this should include stiff cleaning brushes and boot scrapers within a contained tank located at the site access point. Ensure all arisings are bagged and disposed of within the contaminated area in the specified location. Boot covers can be used if disposed of along with arisings.

Vehicles:

- Only authorised vehicles should enter a contaminated area. There will be designated transport routes on site, which vehicles must adhere to.
- Vehicles will remain in the contaminated area until works are completed. On completion each vehicle will be cleaned of any potential contaminants and disinfected within the cleaning area before leaving site.
- If vehicles are to be cleaned, this must be done either within the contaminated works area or on hard standing/over a barrier membrane which can contain the washed off material for collection and disposal.
- The hauliers to be used should be fully licensed to carry such waste.

- Hauliers must not over fill loads. It is recommended that all loads are slightly underfilled to help prevent spillage.
- All hauliers to cover loads for transportation.
- All transport vehicles to be thoroughly cleaned on completion of transportation of controlled waste.
- Transport routes will be marked out. On-site plant will only use these routes to transport contaminated material off site. The routes will be routinely inspected for any escaped materials and cleaned.
- Each load should be watched to ensure no spillage of contaminated soils occur. In the event they do, the spillage should be cleaned up immediately and the lorry prevented from moving until this has occurred.
- Systematic walking of the loading & routes should occur to ensure they are free from spillage, To be carried out by the on site clerk of works.

6.0 Pathways

6.1 The origin of the JK is currently unknown, however it is likely they were historically buried or burned in the larger stands original location, then accidentally spread onto the second stand.

6.2 Prevention of the spread of JK should be of the upmost priority, it is a legal offence to facilitate the spread of any schedule 9 species, therefore a number of measures should be adopted to aid this prevention (see recommendation 3.1).

7.0 Japanese Knotweed and INNS Risk Assessment including RICS.

The RICS for BRL is Category 3. See below.

Risk Assessment

LIKELIHOOD (L)	SEVERITY (S)		
	Personal	Property	Environmental
1 The Likelihood is remote	1 Accident	1 No damage	1 No env. damage
2 Harm will seldom occur	2 Minor injury	2 Minor damage	2 Minor, containable
3 Harm will occur infrequently	3 Major Injury	3 Major damage	3 Major, containable
4 Harm will occur frequently	4 Fatality	4 Total loss	4 Major, uncontrollable
5 Certain that harm will occur	5 Multiple fatality	5 Multiple total loss	5 Env. catastrophe

Key to Risk Rating		Severity (S)				
		1	2	3	4	5
Likeli hood	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15

	4	4	8	12	16	20
	5	5	10	15	20	25

Green	This level of risk is workable with care and attention.
Amber	This level of risk may be workable with care and attention, but the company and the operator shall strive to find and implement further controls.
Red	This level of risk is not acceptable. Work must not commence until further controls have been put in place.

Activity	Hazard	Control measures	Degree of Risk		
			L	S	RR
Reducing the spread Japanese knotweed	Further spread of Jk	- Fence of areas of Jk to limit/restrict ingress. - Install warning signage - Carry out toolbox talks with all on site. - Follow biosecurity plan - Initiate clean and dirt zones - Check boots and tools/equipment are clean before exiting. - Remove the Jk as per management plan.	3	3	9
Reducing the spread Himalayan Balsam	Further spread of HB	- Fence of areas of HB to limit/restrict ingress. - Install warning signage - Carry out toolbox talks with all on site. - Follow biosecurity plan - Initiate clean and dirt zones - Check boots and tools/equipment are clean before exiting. - Remove the HB as per management plan.	2	4	8
Reducing the spread Giant Hogweed	Further spread of GH	- Fence of areas of GH to limit/restrict ingress. - Install warning signage - Carry out toolbox talks with all on site. - Follow biosecurity plan - Initiate clean and dirt zones - Check boots and tools/equipment are clean before exiting. - Remove the GH as per management plan.	2	3	6

Treatment of Giant Hogweed	Injury / burning of skin	- Wear appropriate PPE - Avoid cutting/clearance of the plant - Conduct treatment when the plant is smaller - Carry out toolbox talks with all on site.	2	5	10
----------------------------	--------------------------	--	---	---	----

The RICS risk assessment of Japanese Knotweed as taken from RICS

Professional Information, UK. Japanese Knotweed and residential property, 1st addition¹

- This risk assessment takes into account the real risk to a property and addresses some of the concerns of the lenders and insurance companies. A number of definitions may be helpful.
- The term ‘habitable space’ refers to those parts of the subject property associated with daily living (including conservatories) and not ancillary spaces (such as outbuildings and/or garages).
- The term ‘serious damage’ refers to a level of damage described in 3.21 and costed in 4.6
- According to the Environmental Agency’s The Knotweed Code of Practice, Japanese Knotweed rhizomes can extend up to seven metres horizontally and three metres vertically from the last sign of visible surface growth. This has been used as the minimum distance in the assessment process.

Category 4: Japanese Knotweed is within 7 metres of a habitable space, conservatory and/or garage, either within the boundaries of this property or in a neighbouring property or space; and/or Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences and so on. Further investigations by an appropriately qualified and/or experienced person are required

Category 3: Although Japanese Knotweed is present within the boundaries of the property, it is more than 7 metres from a habitable space, conservatory, and/or garage. If there is damage to outbuildings, associated structures, paths and boundary walls and fences, it is minor. Further investigations by an appropriately qualified and/or experienced person are required.

Category 2: Japanese Knotweed was not seen within the boundaries of this property, but it was seen on a neighbouring property or land. Here, it was within 7 metres of the boundary, but more than 7 metres away from habitable spaces, conservatory and/or garage of the subject property.

Category 1: Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was more than 7 metres away from the boundary.

8.0 Legislation

Key legislation relevant to the management of Japanese Knotweed		
Legislation	Region	Relevance
Wildlife and Countryside Act 1981 (as amended)	England Wales	You must not facilitate the spread of Japanese Knotweed in the wild.
Wildlife and Natural Environment Act 2011	Scotland	
Wildlife Order 1985	Northern Ireland	
Statutory Instrument No.477		
European Communities (Birds and Natural Habitats) Regulations 2011	Republic of Ireland	
Environmental Protection Act 1990	England Wales Scotland	Waste containing Japanese Knotweed is classified as 'controlled waste'. As such, you must observe the appropriate duty of care for its proper handling and disposal. Also see Section 15.
The Duty of Care Regulations 1991		
Waste and Contaminated Land (NI) Order 1997	Northern Ireland	
Waste Management Licensing (NI) Regulations 2003		
Waste (Duty of Care) Regulations 2002		
Irish Waste Management Acts 1996-2003.	Republic of Ireland	The situation is evolving. The National Parks and Wildlife Service should be contacted. It is likely that you will require a licence for transport and disposal and authorisation for onsite" waste management.
Waste Management (Facility Permit and Registration) Regulations		
Control of Pesticides Regulations 1986	England Wales Scotland	Any person using pesticides must take all reasonable precautions to protect the health of people and wildlife, hold a certificate of competence, only apply pesticides to target areas and, in applicable locations, ensure the amount of pesticide used and the frequency of application are as low as reasonably practicable. Approval from the relevant statutory agency must ^b be obtained prior to use of pesticides in or near water (see section 9.5 for further details).
Control of Pesticides (Amendment) Regulations (Northern Ireland) 1997	Northern Ireland	
Statutory Instruments No. 155/2012 European Communities (Sustainable Use Of Pesticides) Regulations 2012	Republic of Ireland	
European Communities Plant Protection Products (Sustainable Use) Regulations 2012	EU	
Other legislation relevant to the management of invasive non-native species		
Legislation	Region	Relevance
EU Invasive Alien Species Regulation 1143/2014	EU	This regulation imposes additional Union wide restrictions on species of animals and plants listed as 'Invasive Alien Species of Union Concern'. Japanese Knotweed is not on this list.
Infrastructure Act 2015	England Wales	Environmental authorities may issue control orders under which landowners can be obligated to carry out species control operations for invasive non-native animal and plant species. It is highly unlikely that such an order would be issued with respect to Japanese Knotweed.
Wildlife and Natural Environment Act 2011	Scotland	
Anti-social Behaviour, Crime and Policing Act 2014	England Wales	The Anti-social Behaviour, Crime and Policing Act 2014 does not specifically mention invasive plants; however, guidance has been released by the Home Office providing information on how Community Protection Notices can be applied to Japanese Knotweed. In effect, the updated legislation means that if a neighbour 'fails to act' regarding controlling, or preventing the growth of Japanese Knotweed, then, providing certain criteria are met, a Community Protection Notice could be issued requiring action to be taken. Breach of any requirement of a Community Protection Notice, without reasonable excuse, would be a criminal offence, subject to a fixed penalty or prosecution.
Common Law	England Wales	Under common law, with respect to private nuisance, an offence may have been committed where the actions of a land owner are causing a substantial and unreasonable interference with another person's land or his/her use or enjoyment of that land. Where reasonable action is not being taken to remediate nuisance caused by Japanese Knotweed, common law may apply.

Table 1: Summary of legislation relevant to Japanese Knotweed

- a) If proposed amendments to Waste Management (Facility Permit and Registration) Regulations are adopted, this would allow for on-site disposal/ remediation options to be carried out without going through the authorisation process for these activities.
- b) In Wales approval is only required in high risk areas

The above table is is taken from the PCA Code Of Practice April 2018.²

8.0 References

- 1- RICS Professional Information, UK. Japanese Knotweed and residential property, 1st addition
- 2- Property Care Association April 2018. Management of Japanese Knotweed Code of Practice

Appendix 1





February 2026 contaminated bund.

Appendix 2

Images taken 19/02/26

Original location of the larger stand. Showing no signs of JK.



Demarked JK within the contained bund.



Bund undergoing vegetation clearance.



Bund post vegetation clearance.





Looking south at the cleared location on completion of works.



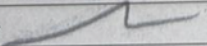
Looking North East at the cleared location.



Image shows track created for access and historic position of JK2 and the Bund.

Appendix 3

Example of waste note provided by haulier, showing site details and tip site location/reference and waste carrier license.

	MARK LUCK LIMITED Mark Luck Haulage Yard Railway Sidings Wested Lane Swanley Kent BR8 8EE Telephone: (01322) 613355 Fax: (01322) 613265 Website: www.markluckltd.co.uk E-mail: info@markluckltd.co.uk All Aggregates - Recycled Materials - Site Clearance - T/Soils CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE	N° 979565 
	Section A. Description of Waste/Material JAPANESE KNOTWEEDED CONTAMINATED SOIL NON-HAZ 0.1% CLIENT SIC 41 26/1 EWC 17 05 04	
Section B. Current Holder of Waste/Material/Collection Point Name JHD ECO - SHEPARD NEAMS Address 55 WATER LANE Waste Reg. No. (if applicable) FAVERSHAM ME13 8TU		Vehicle Reg. No. GD22 AYB Cubic Metres In Words ONE LOAD GROSS TARE NETT Driver's Name ANDY V.
Section C. Person Collecting Waste MARK LUCK LIMITED SIC Code 49.41 Registered Waste Carrier No. CBDU90780 Issued by KENT COUNTY COUNCIL		
I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011		
Section D. Authorised Tip / Delivery Point / Daywork Name BIFFA Address CORMONGERS LANE Authorised Tip No. (if applicable) REDHILL Waiting time on Site/Daywork 24.1 ABC Arrival Time Departure Time Allowance/TT Hours Chargeable Signed on behalf of Customer REF: 152836 PRINT NAME		
N.B. To Customers, Authorised Agents, Representatives, or Responsible Persons signing this Delivery Ticket. This is in your interest - Please read this ticket fully and inspect material, agreeing quantity, quality and that everything is to your satisfaction, before finally signing this receipt note. We regret we cannot under any circumstances entertain any claims concerning quantity or quality, once the vehicle has left the site and a clear signature has been given. We Cannot accept responsibility for damage caused by our vehicles while delivering material to your site.		
Signed by Driver  Date 2/4/26		Signed on behalf of Customer Stefan O. PLEASE PRINT 4666
Customers ordering vehicles off the public roads do so entirely at their own risk		

Biffa waste acceptance showing corresponding number plates and dates into the waste site.

Key	Customer	Contract	Wastebesc	Date	Driver	Hauler	VehReg	OrderRef	Invoice
833*1109814	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	31/03/2026	SHAWN L10003		GD15DM	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109825	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	31/03/2026	HENRY M48952		GL24XD	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109830	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	31/03/2026	STEVE M48952		CN71SG	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109868	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	31/03/2026	GLENN M48952		GF75UJH	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109929	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	01/04/2026	KYLE F L10003		G16XUT	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109935	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	01/04/2026	STEVE L10003		GN71SG	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109939	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	01/04/2026	GLENN L10003		G18HKR	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109941	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	01/04/2026	STAN F L10003		GF17UJ	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109950	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	01/04/2026	DAN K L10003		E68TKV	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109952	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	GLENN M48952		GF75UJH	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109955	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	BEN L10003		G18HWS	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109961	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	LAURE L10003		GN64XW	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109964	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	CONO SHAWHA		GN24YMC	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109965	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	GEOR SHAWHA		GN24YMD	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109971	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	JOE SHAWHA		GN71YMK	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109978	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	BRAD L10003		GN64XV	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109984	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	DAN K L10003		E68TKV	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109986	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	JASON M48952		GF75UJ	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1109988	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	KATIE L10003		G18HKR	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110000	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	ANDY L10003		GD22WB	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110002	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	CONO SHAWHA		GN24YMC	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110004	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	GEOR SHAWHA		GN24YMD	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110008	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	JOE SHAWHA		GN71YMK	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110025	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	ROB V L10003		GN71LZ	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110029	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	CONO SHAWHA		GN24YMC	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110030	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	GEOR SHAWHA		GN24YMD	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110032	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	ANDY L10003		GD22WB	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110034	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	02/04/2026	JOE SHAWHA		GN71YMK	NH SOIL WITH JKV, QUEEN COURT	833.087247
833*1110040	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	07/04/2026	LEE G L10003		GD15DSY	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110044	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	07/04/2026	JAMIE L10003		GD15DMK	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110049	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	07/04/2026	AMBEI L10003		GD17OEN	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110229	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	09/04/2026	DAN K L10003		E68TKV	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110329	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	09/04/2026	JOE SN GRSTL		KX17WJ	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110395	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	10/04/2026	MICHA G36809		GM6NFR	NH SOIL WITH JKV, QUEEN COURT	833.087296
833*1110460	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	13/04/2026	SHAWN L10003		GD15DM	NH SOIL WITH JKV, QUEEN COURT	833.087352
833*1110537	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	13/04/2026	JOE SN GRSTL		KX17WJ	NH SOIL WITH JKV, QUEEN COURT	833.087352
833*1110698	Jhd Ecological Lp	152836	NH Soil Gp 1,2 Lq2011	15/04/2026	JOE SN GRSTL		KX17WJ	NH SOIL WITH JKV, QUEEN COURT	833.087352

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Biffa Waste Services Limited
Biffa Waste Services Ltd
Redhill Landfill Site
Cormongers Lane
Nutfield
Redhill
Surrey
RH1 4ER

Variation application number

EPR/BU8126IY/V017

Consolidated permit number

EPR/BU8126IY

Tip site license

Appendix 4

JHD Ecological LLP
17 Sackville Road
Hove
BN3 3WA
01444 300320
Info@jhdecological.co.uk



10 Year Guarantee Certificate	
Issuing company:	JHD Ecological LLP
Issuing agent:	Josh Hughesdon CSJK
Beneficiary:	John Barnes of Shepherd Neame Ltd, The Faversham Brewery, 17 Court Street, Faversham, Kent ME13 7AX
Site address:	Land formally known as Queen Court Farm, Water Lane, Ospringe, Kent. ME13 8UH 51°18'30.1"N 0°52'19.8"E
Works undertaken:	Japanese knotweed (<i>Reynoutria japonica</i>) Excavation & off-site disposal with subsequent 2 year monitoring
Date physical works completed:	15.04.2026
Date guarantee effective to:	14.04.2036
Documentation detailing works:	Site Report & Management Plan- Queens Court Farm V2

The 10-year Guarantee covers the above site in the event of any re-growth within the original completed scope of works, within the guarantee period. Should you notice any re-growth, simply contact JHD Ecological and we will re-attend to treat any plants using herbicides, at no additional cost.

This Guarantee is assigned to the property and site owner, it can be transferred to a new owner by contacting JHD. There is an administration fee of £180.00+vat for this process. Please contact us for further information.

This Guarantee does not cover any damage to hard standings, buildings, properties above or below ground including but not limited to services, loss of value or other personal property including but not limited to: non-target species within a site, other structures or buildings within the subject property grounds, or any of the above within surrounding properties/land. It does not cover the spread to or from a surrounding site, if it has not been included within our works, as per the management plan.

The Guarantee shall be rendered null and void in the event of the original works location having any disturbance of soils, excavations or movement of any Japanese knotweed materials on to site, without written consent from JHD, or alternatively, in the event of a claim, a full record having been kept by the beneficiary showing all soil movements/importation of soils/materials to the specified works area and any necessary additional precautions undertaken, of which measures may incur fees. The fees will be charged at £90.00+vat per hour for admin & £450+vat for site visits. Please contact us for further information on record keeping and or suitable precautions to satisfy this in the event of works required in that area.

