

C/O Andrew Burrell

Janus Architecture Limited

Sent by email

12th May 2026

Ref: C0722-LR-01

Dear Sir/Madam,

GROUND INVESTIGATION: First Bus, Huddersfield.

Chevin Geoenviro Associates Ltd (CGA) were commissioned by Janus Architecture to carry out an investigation of ground conditions at First Bus, Old Fieldhouse Lane, Huddersfield, Kirklees, HD2 1AG. The proposals will include electrification works at the existing depot with transformers and associated gantry infrastructure. The study site area is predominantly flat and approximately centred on National Grid Reference: 415900,418700.

CGA have not been provided with any formal foundation design, which will be undertaken by others. The purpose of the investigation was to establish the shallow ground and rock conditions via drilling of boreholes, collection of in-situ test data and samples, to provide a range of speculative ground bearing pressures in order to assist with the later design of foundations. The assessment of past coal mining was reported in CGA letter C0722-CMRA-02 dated 13th May 20026 and reported the risks from mining to be Low.

Chevin Geoenviro Associates Ltd (CGA) accepts no liability for any adverse geotechnical or environmental impacts on the proposed development that result from ground not investigated as part of this project. Similarly, CGA is not liable for any adverse effects that arise as a result of conditions that exist on land adjacent to the subject.

Geology; Information from the British Geological Survey (BGS), shows the site at the northwest edge of river alluvium, comprising riverine clay, and floodplain sand or gravel, that cover the majority of the site. The alluvial band runs from northeast to southwest over exposed mudstones of the Pennine Lower Coal Measures Formation extending to distances beyond 700m from the site.

This Pennine Lower Coal Measures are described by the BGS Lexicon as, *"Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part."*

A northwest to southeast trending fault enters the northwest site and connects with an outcropping coal seam that enters the west corner of the site, to continue southeast and approximately following the orientation of Old Fieldhouse Lane.

This is the 36 Yard Coal (36Y) and it is conformable above the Hard Bed (HB) (Locally named Halifax Hard) seam that outcrops within 1km west and beyond these are the conformable Middle Band (MB) and Soft Bed Coal (SB) suggesting an easterly dip and placing these seams below the study site.

The higher 80 Yard (80Y) Coal outcrops to the south of the site, potentially placing this and the underlying 48 Yard (48Y) coal below the study site at shallow depth, east of the 36 Yard Coal outcrop.

Ground Investigation Site Works; The site investigation works were carried out on the 9th and 10th April 2020 and utilised a Competitor Dart rig to form five shallow boreholes and at the first four locations extension by rotary open hole drilling into shallow depths of the underlying rock. A near surface interpretation of the California Bearing Ratio (CBR) has also been estimated from five Transport Road Laboratory (TRL) probe tests, undertaken in near proximity to each borehole location.

Ground Conditions; The ground conditions encountered during the site works are summarised below, with further details contained in the appended engineering logs.

All window sample locations encountered made ground to depths of between 0.80m bgl (WS05) in the southwest of the site, and 3.00m bgl (WS02), near the centre of the northeast site.

All of these locations encountered a surface layer of concrete to depths of either 0.16m bgl (WS03, WS04 and WS05) or 0.19m bgl (WS01 and WS02).

Below WS01, concrete hard standing covered a thin layer of black fine to medium gravel of bitumen covered stone, with a slight hydrocarbon odour to 0.50m bgl. This in turn covered a dark brown to black gravel of ash and clinker to 1.90m, over a thin (0.10m) layer of black fragments of oxidised timber and coal to 2.00m.

Made ground below the concrete surface in WS02, comprised a thin (0.10m) layer of blue sandy gravel of stone considered to be possible engineered fill to 0.29m bgl. This was over grey sandy gravel sized fragments of stone to 0.90m, covering brown to black gravel of ash, clinker, occasional glass or burnt timber, that continued to 3.00m bgl.

Made ground in WS03 comprised a thin (0.09m) layer of yellow gravel of sandstone, also considered to be possible engineered fill to 0.25m bgl. This directly overlay deeper made ground of the lowest description in WS02, in this case progressing to just 2.20m bgl. Made ground directly below concrete in both WS04 and WS05 was described as brown silty sandy gravel sized fragments of stone, brick, ash and clinker, that progressed to 1.90m and 0.80m bgl respectively.

In the first three locations, made ground covered natural layers of thin (0.10m - 0.25m) grey slightly gravelly silt in which the gravel was described as subrounded to rounded stone, over deeper brown mottled grey sandy, gravelly, clayey silt, in which the gravel was described as fine subrounded to rounded mudstone and occasional sandstone. This

deeper silt was recorded directly below the made ground layers of WS04 and WS05, and across the site this layer progressed to depths of 4.50m in WS01, 4.20m bgl in WS02, 3.20m bgl in WS03, 3.10m in WS04 and 2.90m in WS05.

A lower band of brown silty fine sand was encountered in WS02 below 4.20m bgl to 5.00m bgl and in WS04 a deeper dark grey slightly sandy, gravelly silt, with rare fine rootlets was encountered between 3.10m bgl to 3.90m bgl.

All locations terminated in clay materials being described as two dominant types. In WS01 and WS02, this was a brown very gravelly clay, in which the gravel was fine to medium subrounded sandstone, and in WS03, WS04 and WS05, this was dark grey or brown, gravelly clay, with variable amounts of silt or sand, including a gravel of variable description being locally fine, medium and coarse, subangular to subrounded, locally tabular mudstone or sandstone.

This lower soil was progressed to a termination depth of 6.00m bgl in WS01, 5.45m bgl in WS02 and WS04, 4.45m bgl in WS03, and 3.35m bgl in WS05.

Groundwater was encountered at 4.50m bgl in WS01, 4.00m bgl in WS02, 4.45m bgl in WS03 and at the shallower depth of 1.90m bgl in WS04, where it corresponded to the base depth of the made ground. Competent rockhead was not encountered in the window sample locations but is described below from rotary drilling to greater depths.

Shallow coal deposits were encountered across the site but these were not in association with any evidence for mine workings. See CGA Letter C0722-CMARA-02 for further details on coal mining. A summary of the encountered rock depths is presented in table 1 below.

Table 1.0 Summary of Rotary Borehole Information.

Strata	BH01	BH02	BH03	BH04
Surface and Made Ground	2.0	3.50	2.20	1.80
Boulder Clay, Gravel or Cobbles	6.20	6.80	6.70	7.30
Mudstone	7.30	-	-	-
Mudstone with Coal Traces	7.80	7.50	7.20	-
Defined Coal	8.80	8.30	8.30	-
Mudstones grey shaley	13.20	10.30	10.30	12.00
Mudstone black shaley	25.00	-	-	-
Base depths recorded in metres.				

Standard Penetration Tests (SPTs) were conducted at regular intervals in each of the window sample locations. These were of low density in the made ground layers being between 2 and 5 at 1.00m bgl, and without improvement should not be relied upon by foundations.

SPTs for natural soils showed considerable variability at shallow depths, with only one reading at 2.00m bgl of the medium dense range (13) for silt in WS05. Readings at 3.00m bgl recorded a medium dense value (13) in WS04 within slightly sandy gravelly clay and a refusal (>50) in the very dense range at the same depth in slightly silty, slightly gravelly clay of WS05.

A reading of 9 at 4.00m bgl in WS02 is thought to result from water ingress and therefore should not be relied upon. In other locations two readings at 4.00m bgl were in the medium dense range (28) in WS03 and the dense range (31)

in WS01, corresponding to dominantly clay soils, however direct density should not be used in clay materials, rather a correlation to provide the estimated shear strength as discussed below.

Readings at 5.00m depth were equally variable being 47 in clays of WS01, 24 in clays of WS02 and 44 in clays at the base of WS04.

A near surface estimation of the California Bearing Ratio (CBR), was additionally made from five Transport Road Laboratory (TRL) probe tests, undertaken in near proximity to each window sample location. These were all undertaken in made ground layers used to form the current yard areas. However, at the location of WS05 only, the test slightly penetrated the upper layers of natural soil.

A CBR value of approximately 38% was reported from the surface of WS01 to a depth of 260mm. This decreased to 10.5% down to approximately 550mm, where it fell below 3.0% to the end of the test at 978mm. WS02 reported a CBR value over 25% to a depth of 590mm bgl, decreasing below 14% down to 10% at 790mm. WS03 reported a CBR of approximately 21% to just 260mm, at which depth the value sharply fell below 5.0% and despite a hard spot between 760mm and 870mm the CBR continued to decrease with depth remaining under 2.4% at depths below 560mm.

WS04 reported a consistent CBR value above 12% to below 460mm, where it was then constantly a little above 4.5% to the end of the test at 960mm. The WS05 location reported a CBR of approximately 18% to below 460mm, where it fell to 10% down to 560mm, at which point it reduced further to just above 7.0% for the remainder of the test.

The site soils are interpreted to be locally cohesive in nature and therefore may not respond well to improvement by rolling. The clays interpreted by laboratory testing below, suggest that compaction will be influenced by variable moisture content. Prior to any earthworks some guidance from additional compaction testing is recommended.

Three plasticity tests undertaken in natural soils from WS02, WS03 and WS05 respectively, interpreted slightly gravely sandy clay of the Medium Plasticity for the deeper soils and High Plasticity for near surface soils as tabulated below. Where these are in association with high proportions of granular material a Modified Plasticity Index (I'p) should be calculated. This places the WS03 sample nearer to a Medium Plastic Silt.

Table 2.0 of Potential Soil Plasticity and Natural Moisture.

Location	Depth	Moisture Content %	% Passing	Plasticity Index Ip	Modified Plasticity Index I'p
WS02	4.80-4.90	26.4	90	16	14.4
WS03	3.80-3.90	13.8	77	18	13.9
WS05	1.50-1.60	29.9	98	25	24.5

One combined sample from WS01 at a depth of 3.10m to 4.00m, underwent a Particle and Size Distribution Test (PSD) and this reported the soil fractions tabulated below.

Table 3.0 Particle Size Distribution in Near Surface Soils

Location	Depth	Clay %	Silt %	Sand %	Gravel %	Very Coarse %
WS01	3.10-4.00	27	47	11	15	0

Mixed structures are proposed for the site and foundation design will be undertaken by others. However, in line with good practice, we highlight the soil properties. The Standard Penetration Tests (SPT's) taken at regular intervals are discussed in the following paragraphs.

The site soils were predominantly variable thin superficial upper layers, over deeper cohesive clay soils. With respect to foundations, competent rockhead will always be the preferred founding medium, however later rotary drilling places this at depths of between 6.20m (BH01) and 7.30m (BH04).

For shallow light foundations a well-accepted set of correlations with typical shear strength values for clay material was put forward by M.A. Stroud and F.G. Butler (1974), as derived from Standard Penetration Tests and the plasticity properties of the encountered clay material.

Conservatively for High Plasticity clays, a correlation factor (f_1) of 4.2 is deemed appropriate, for use in the equation $c = f_1 \cdot N$ where c = shear strength (kPa) and N = SPT number. Granular materials are more readily interpreted directly from the inferred angles of effective shearing resistance. Peck et. al. (1974) and Bowles (1977) and for silt this has been calculated from the accepted formula Approximate Angle of Shearing Resistance $\phi = \sqrt{20N + 15}$

Table 4.0 Standard Penetration Test (SPT) with Depth and Implied Shear Strength.

Ground Type	Depth m	SPT	Implied Angle of Shearing Resistance Degrees or Range of Typical Shear Strength kPa
WS05: Sandy, gravelly clayey SILT.	1.00	4	>24° Loose
	2.00	13	>31° Medium Dense
WS04: Slightly sandy gravelly SILT.	3.00	13	>40° Dense
WS01: Slightly sandy gravelly clayey SILT.	3.00	30	
WS01: Sandy, gravelly clayey SILT.	4.00	31	
WS05: Slightly silty slightly gravelly CLAY.	3.00	>50	>210kPa
WS03: Slightly sandy gravelly CLAY.	4.00	28	118kPa
WS01/WS04/WS05: Slightly silty, slightly to very gravelly CLAY.	5.00	24-44	100kPa - 185kPa

Sand and gravel generally offer a significantly higher and more reliable bearing capacity compared to clayey silts, which typically have a lower bearing capacity and are more susceptible to long-term settlement. The site soils are deemed to be variable over a short distance. For this reason, where the prepared tables below presume one dominant soil type, uniform ground conditions should be established below unique structures.

Table 5.0 below, does not consider the effects of shallow ground water, it presumes a minimum foundation depth of 1.00m bgl (0.75m granular soils) and a maximum permissible settlement of 50mm. The values are therefore typically applied to foundations of equal and unchanging load.

Table 5.0 Bearing values for regular width foundations can be calculated as presented by MJ Tomlinson (1999).

Ground Type	Presumed Bearing Value (KPa) for Foundation Width (m) MJ Tomlinson (1999)		
	1m	2m	4m
Clays of very stiff to hard shear strength (150kPa – 300kPa)	400-800	300-500	150-250
Clays of stiff and very stiff shear strength (75kPa - 150kPa)	200-400	150-250	75-125
Clays of firm to stiff shear strength (40 KPa - 75 KPa)	100-200	75-100	50-75
Medium Dense Sands and Gravels (SPT10-30)	150-500	100-400	100-300
Loose Sands and Gravels (SPT 5-10)	50-150	50-100	30-100

No foundations should bear on unprepared made ground or very low-density natural soil, and in this respect, the uniformity of superficial deposits across the site should be investigated below each structure. The high variability of made ground depths across the site should also be investigated. It will be necessary to scrape back and expose natural ground below any proposed new footings. Where this cannot be penetrated the structure may require piling and/or localised ground improvement.

Three water-soluble sulphate tests were carried out on samples of the site soils. These were from WS01 at 2.50m to 2.60m, WS01 at 3.10m to 4.00m and WS04 at 2.50m to 2.60m. The results recorded corresponding water-soluble sulphate content of 120mg/kg, 170mg/kg and 350mg/kg, in slightly acidic conditions, between pH6.8 and pH7.2.

From Building Research Establishment Special Digest No. 1 'Concrete in Aggressive Ground', a cement in accordance with a design sulphate class of DS-1 and ACEC class of AC-1s, is suggested to be used for all concrete site structures. Nevertheless, made ground by its very nature is variable in constancy and basic sulphate resistance is always recommended.

Three near surface soil samples were taken from WS01 at 0.45m bgl, WS03 at 1.50m bgl and WS04 at 1.10m bgl. Additionally, a sample from 2.50m depth in WS02 was sent for Waste Acceptance Criteria (WAC) testing.

The samples underwent analysis of a wide range of potential contaminants, including asbestos, cyanide, Total Petroleum Hydrocarbons (TPH), Poly-cyclic aromatic hydrocarbons (PAH), heavy metals and metalloids.

The recorded values are tabulated below against the criteria used for a Commercial End Use.

No detections were made for potential contaminants above that screening values for a commercial end use. It is understood that the resulting structures will cover the site and, in this respect, we conclude that the risks from any potential contamination in the area of the proposals are Very Low.

Table 6.0 of Potential Contaminants Compared with Guidance Criteria for Commercial End Use.

Determinant	Assessment Criteria (mg/kg)		Recorded Concentrations Across the Site (mg/kg)
	C4SL Screening Levels	S4UL Generic Assessment Criteria	Highest Recorded Value
Metals, semi- metals and non-metals			
Arsenic	640	640	390
Cadmium	220	190	1.0
Chromium Total	NC	8600	40
Copper	NC	68000	44000
Lead	2300	NC	510
Mercury (elemental)	NC	58	2.7
Nickel	NC	980	130
Selenium	NC	12000	3.7
Zinc	NC	730000	1600
Others			
Phenol (total mono)	NC	1500	<1.0
PAH (total)	NC	NC	348
TPH (total)	NC	NC	610
Naphthalene	NC	480	0.92
Benzo(a)pyrene	77	35	25
Others			
pH	NC	NC	7.8-10.4
SOM (%)	NC	NC	3.2-5.0
Cyanide (total)	NC	NC	<1.0
Asbestos ID	<0.001% fibres	<0.001	Non-Detected
(1) C4SL/LQM S4UL 2015 for commercial land use scenario at 6% organic matter content (2) NC = No criterion. (3) ND = None Detected			

One Waste Acceptance Criteria (WAC) test was undertaken from WS02 at a depth of 2.50m on a sample made ground associated with ash, clinker and burnt timber, as this is believed to represent any soil that may require removal from the site.

This recorded a value for loss on ignition of 13% placing the soil into the Hazardous Waste landfill category, however Total Organic Carbon (TOC) was mildly elevated at 3.5% with respect to this criterion, taking the sample marginally into the Stable Non-reactive Hazardous Waste for Non-hazardous Landfill category. The mostly likely source of organic matter within the waste is burnt timber which was seen as black fragments. This is likely to biodegrade at a slower rate due to the burning of the wood. We therefore suggest the TOC results provide a more realistic value to determine the waste classification.

Molybdenum and Antimony were also slightly elevated when compared to the criteria for a Stable Non-reactive Hazardous waste. All other criteria corresponded to an Inert Waste Landfill classification, suggesting that where processed, these materials may be reclassified by further testing. However, total contamination testing recorded elevated levels of PAH and TPH in tar covered aggregates at the location of WS01. It is recommended that any old tarmac is segregated from excavated wastes and disposed of as hazardous waste.

The following waste code is applicable;

- 17 05 04 soil and stones other than those mentioned in 17 05 03* (Applicable to made ground with ash and clinker).
- 17 05 03* Soil and stone containing hazardous substances (Applicable to black tar covered aggregates).

Note; This letter along with the appended laboratory testing & WAC test should be sent to the receiving landfill to confirm their acceptance prior to disposal of the waste off site.

Yours Faithfully,

Christopher Evans BSc MSc C.Geol FGS C.Eng MIMinE

Principal Engineering Geologist

&

Christiaan Wilkinson BSc MRes FGS CSci SiLC

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Geo-environmental Consultancy
Ground Technologies & Investigation & Remediation

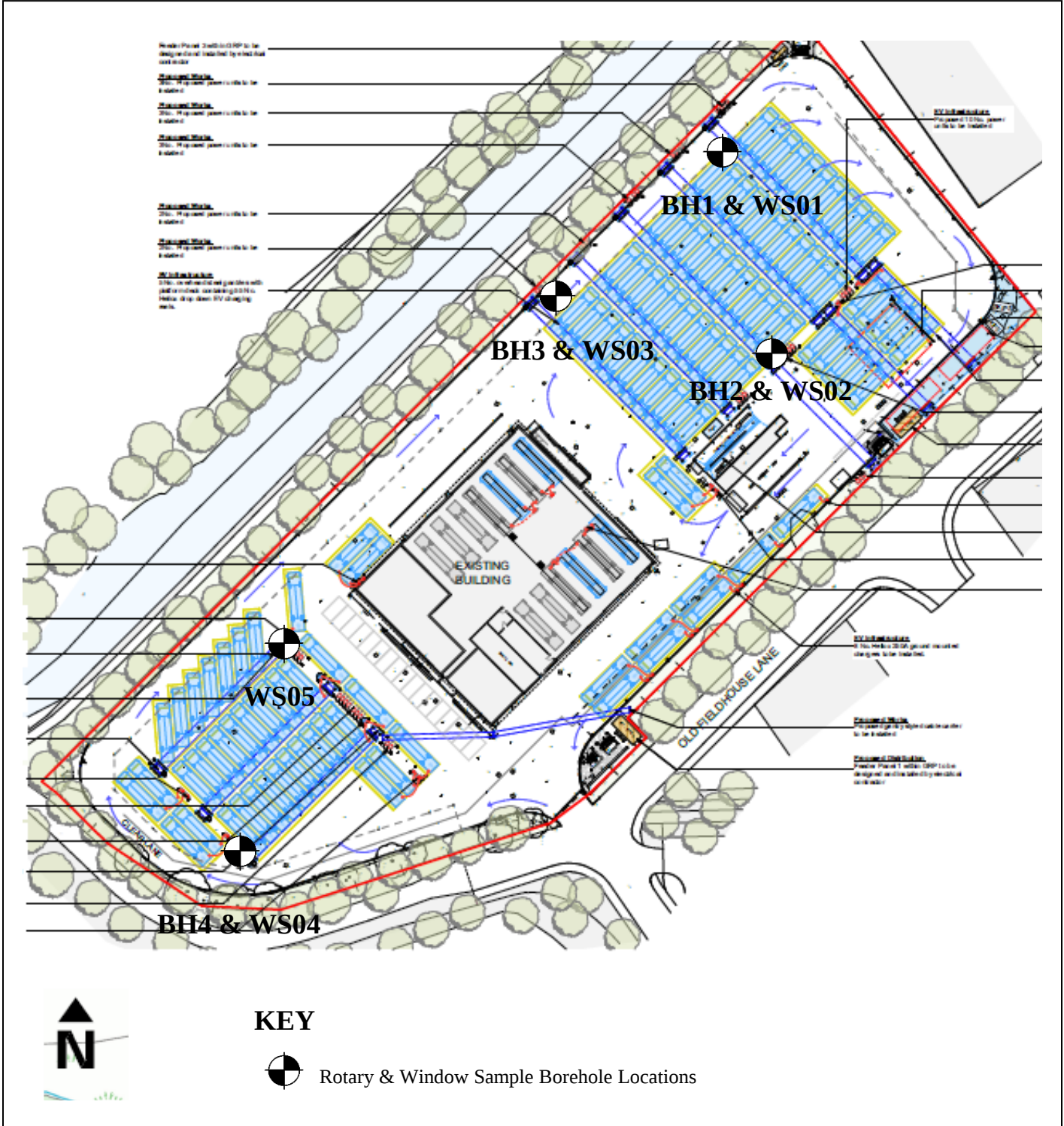
Project:

Land At:
First Bus Huddersfield, Old Fieldhouse Lane

Client: Janus Architecture Limited

Project No. C0722

Date: 12/05/2026



Chevin Geoenviro Associates LTD Tel: 01943 470363 E-mail info@chevin-ltd.co.uk Geo-environmental Consultancy Ground Technologies & Investigation & Remediation	<table><tr><td colspan="2" data-bbox="783 1842 1478 2032"> Project: Land At: First Bus Huddersfield, Old Fieldhouse Lane </td></tr><tr><td colspan="2" data-bbox="783 2032 1121 2161"> Client: Janus Architecture Limited </td></tr><tr><td data-bbox="783 2088 1121 2161"> Project No. C0722 </td><td data-bbox="1121 2088 1478 2161"> Date: 12/05/2026 </td></tr></table>	Project: Land At: First Bus Huddersfield, Old Fieldhouse Lane		Client: Janus Architecture Limited		Project No. C0722	Date: 12/05/2026
Project: Land At: First Bus Huddersfield, Old Fieldhouse Lane							
Client: Janus Architecture Limited							
Project No. C0722	Date: 12/05/2026						

Borehole Log

Borehole No.

WS01

Sheet 1 of 1

Project Name: First Huddersfield

Project No.
C0722

Co-ords: -

Hole Type
WS

Location: Old Fieldhouse Lane, Huddersfield, HD2 1AG

Level:

Scale
1:40

Client: Janus Architecture

Dates: 09/04/2026 - 09/04/2026

Logged By
CW

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.19			CONCRETE.	
		0.45	ES		0.50			MADE GROUND; Black fine to medium gravel size fragments of bitumen/tar covered stone. (Very slight hydrocarbon odour)	
		1.00		N=2 (1,1/0,0,1,1)				MADE GROUND; Dark brown to black gravel size fragments of ash and clinker.	1
					1.90				
					2.00			MADE GROUND; Black fragments of oxidised black timber and coal.	2
		2.50 - 2.60	D		2.10			Grey slightly gravelly SILT gravel is fine subrounded to rounded stone.	
		3.00		N=30 (4,4/6,7,7,10)				Brown mottled grey sandy, gravelly, clayey SILT gravel is fine subrounded to rounded mudstone and occasional sandstone.	3
		3.10 - 4.00	B						
		4.00		N=31 (5,5/7,8,8,8)					4
	▼				4.50			Brown very gravelly CLAY gravel is fine to medium subrounded sandstone.	
		5.00		N=31 (2,3/5,8,9,9)					5
		5.60		N=47 (8,9/9,12,13,13)					
					6.00			End of borehole at 6.00 m	6
									7
									8

Remarks

Groundwater at 4.5m. Rotary openhole follow on. Backfilled with bentonite cement grout and concrete reinstated.

Borehole Log

Borehole No.

WS02

Sheet 1 of 1

Project Name: First Huddersfield

Project No.
C0722

Co-ords: -

Hole Type
WS

Location: Old Fieldhouse Lane, Huddersfield, HD2 1AG

Level:

Scale
1:40

Client: Janus Architecture

Dates: 09/04/2026 - 09/04/2026

Logged By
CW

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.19 0.29			CONCRETE.	
								MADE GROUND; Blue sandy gravel size fragments of stone. (Possible engineering fill)	
								MADE GROUND; Grey sandy gravel size fragments of stone.	
		1.00		N=3 (1,2/1,0,1,1)	0.90			MADE GROUND; Brown to black gravel size fragments of ash, clinker with occasional glass and burnt timber.	1
									2
		2.50	ES						
					3.00 3.10			Grey slightly gravelly SILT gravel is fine subrounded to rounded stone.	3
								Brown mottled grey sandy, gravelly, clayey SILT gravel is fine subrounded to rounded mudstone and occasional sandstone.	
		4.00		N=9 (1,2/2,2,3,2)	4.20			Brown silty fine SAND.	4
		4.80 - 4.90 5.00	D	N=24 (4,4/4,5,7,8)	5.00			Brown very gravelly CLAY gravel is fine to medium subrounded sandstone.	5
					5.45			End of borehole at 5.45 m	6
									7
									8

Remarks

Groundwater at 4.0m. Rotary openhole follow on. Backfilled with bentonite cement grout and concrete reinstated.

Borehole Log

Borehole No.

WS03

Sheet 1 of 1

Project Name: First Huddersfield

Project No.
C0722

Co-ords: -

Hole Type
WS

Location: Old Fieldhouse Lane, Huddersfield, HD2 1AG

Level:

Scale
1:40

Client: Janus Architecture

Dates: 09/04/2026 - 09/04/2026

Logged By
CW

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.16 0.25			CONCRETE.	
		1.00		N=3 (1,1/0,1,1,1)				MADE GROUND; Yellow gravel of sandstone. (Possible engineering fill)	1
		1.50	ES					MADE GROUND; Brown to black gravel size fragments of ash, clinker with occasional glass and burnt timber.	
					2.20				2
					2.45			Grey slightly gravelly SILT gravel is fine subrounded to rounded stone.	
		3.00		N=23 (2,3/4,6,6,7)				Brown mottled grey sandy, gravelly, clayey SILT gravel is fine subrounded to rounded mudstone and occasional sandstone.	3
					3.20				
		3.80 - 3.90	D					Dark grey slightly sandy gravelly CLAY gravel is medium to coarse tabular mudstone and subrounded sandstone.	4
	▼	4.00		N=28 (4,5/6,7,7,8)					
					4.45			End of borehole at 4.45 m	5
									6
									7
									8

Remarks

Groundwater at 4.45m. Rotary openhole follow on. Backfilled with bentonite cement grout and concrete reinstated.



Borehole Log

Borehole No.

WS04

Sheet 1 of 1

Project Name: First Huddersfield

Project No.
C0722

Co-ords: -

Hole Type
WS

Location: Old Fieldhouse Lane, Huddersfield, HD2 1AG

Level:

Scale
1:40

Client: Janus Architecture

Dates: 09/04/2026 - 09/04/2026

Logged By
CW

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.16			CONCRETE.	
		1.00 1.10	ES	N=5 (1,2/1,1,2,1)				MADE GROUND; Brown silty sandy gravel size fragments of stone, brick, ash and clinker.	1
	▼				1.90				
		2.50 - 2.60	D					Brown mottled grey sandy, gravelly, clayey SILT gravel is fine subrounded to rounded mudstone and occasional sandstone.	2
		3.00		N=13 (2,2/3,4,4,2)	3.10			Dark grey slightly sandy gravelly SILT gravel is fine subangular to subrounded with rare fine rootlets.	3
					3.90			Grey mottled brown silty gravelly CLAY gravel is fine subangular to subrounded mudstone.	4
		5.00		N=44 (1,2/10,10,12,12)					5
					5.45			End of borehole at 5.45 m	6
									7
									8

Remarks

Groundwater at 1.90m. Rotary openhole follow on. Backfilled with bentonite cement grout and concrete reinstated.

Borehole Log

Borehole No.

WS05

Sheet 1 of 1

Project Name: First Huddersfield

Project No.
C0722

Co-ords: -

Hole Type
WS

Location: Old Fieldhouse Lane, Huddersfield, HD2 1AG

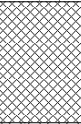
Level:

Scale
1:40

Client: Janus Architecture

Dates: 09/04/2026 - 09/04/2026

Logged By
CW

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.16			CONCRETE.	
					0.80			MADE GROUND; Brown silty sandy gravel size fragments of stone, brick, ash and clinker.	
		1.00		N=4 (1,1/1,1,1,1)					1
		1.50 - 1.60	D					Brown mottled grey sandy, gravelly, clayey SILT gravel is fine subrounded to rounded mudstone and occasional sandstone.	
		2.00		N=13 (2,2/2,3,4,4)					2
		3.00		N=50 (2,8/50 for 290mm)	2.90			Dark brown slightly silty slightly gravelly CLAY gravel is fine angular to subangular mudstone.	3
					3.35			End of borehole at 3.35 m	
									4
									5
									6
									7
									8

Remarks

No groundwater encountered, backfilled with Bentonite cement grout and concrete reinstated.

Client: Chevin GEO	Site: Huddersfield First Bus depot, Old Fieldhouse Lane, HD2 1AG		Cape Site Services unit 2, rear of Castle Buildings Carlton Road, Barnsley, S71 3HX	
Date: 13/04/2026	Method: Rotary water flush	Permit No: 31418		
Driller: Simon Fish			Driller Assistant: Richard Hawkins, Ian Wiles	
			Page No: 1	

Measurements In Meters

BH No:	FROM	TO	THICKNESS	DESCRIPTION
1				
	0	0.25	0.25	concrete
	0.25	6.2	5.95	Boulder clay with cobbles to base
	6.2	7.3	1.1	Mudstone light brown
	7.3	7.8	0.5	mudstone black with coal traces
	7.8	8.8	1	coal
	8.8	13.2	4.4	mudstone grey silty shelley
	13.2	25	11.8	mudstone black shelley
				Borehole sealed upon completion
				negative gas readings recorded
2				
	0	0.2	0.2	concrete
	0.2	1.2	1	crush fill
	1.2	3.5	2.3	made ground black ash
	3.5	6.8	3.2	Boulder clay with gravels
	6.8	7.5	0.7	Mudstone black with coal traces
	7.5	8.3	0.8	coal
	8.3	10.3	2	Mudstone grey silty shelley
				Borehole sealed upon completion, negative gas readings
3				
	0	0.2	0.2	concrete
	0.2	2.2	2	made ground
	2.2	6.7	4.5	Boulder clay with gravels
	6.7	7.2	0.5	mudstone black with coal traces
	7.2	8.3	1.1	coal
	8.3	10.3	2	Mudstone grey silty shelley
				Borehole sealed upon completion, negative gas readings
4				
	0	0.2	0.2	concrete
	0.2	1.8	1.6	made ground
	1.8	7.3	5.5	Boulder clay with gravels
	7.3	12	4.7	Mudstone grey silty shelley
				Borehole sealed upon completion, negative gas readings



Chevin Geoenviron Associates LLD
Tarn House
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Yeadon

i2 Analytical Ltd.
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Analytical Report Number : 26-019022

Project / Site name:	First Huddersfield	Samples received on:	14/04/2026
Your job number:	C0722	Samples instructed on/ Analysis started on:	14/04/2026
Your order number:		Analysis completed by:	23/04/2026
Report Issue Number:	1	Report issued on:	23/04/2026
Samples Analysed:	3 soil samples		

REDACTED

Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-019022
Project / Site name: First Huddersfield

Lab Sample Number	887145	887146	887147
Sample Reference	WS01	WS04	WS01
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	2.50-2.60	2.50-2.60	3.10-4.00
Date Sampled	09/04/2026	09/04/2026	09/04/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	26	10
Total mass of sample received	kg	0.1	NONE	1.6	1.2	1.1

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.2	6.8	7.1
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	120	350	170
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	61.2	177	85

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-019022

Project / Site name: First Huddersfield

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
887145	WS01	None Supplied	2.50-2.60	Brown clay and sand with gravel
887146	WS04	None Supplied	2.50-2.60	Brown clay and sand with gravel
887147	WS01	None Supplied	3.10-4.00	Brown clay and sand with gravel

Analytical Report Number : 26-019022

Project / Site name: First Huddersfield

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution



DETERMINATION OF LIQUID AND PLASTIC LIMITS
 Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022,
 cl 5.3 and 5.5. Fall Cone Method. 4 Pt Test. BS 1377-2:2022, cl 5.2 and 6



Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

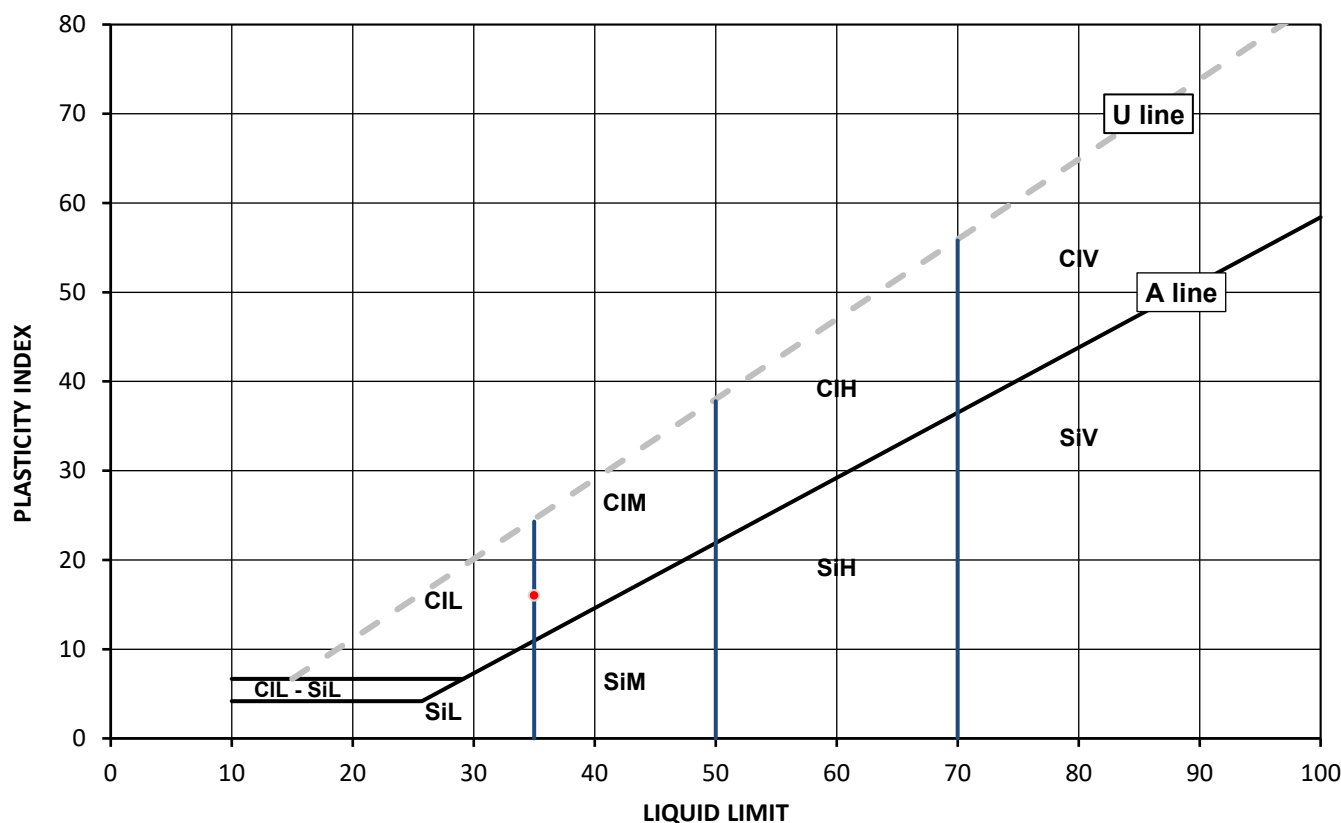
Client Reference: C0722
Job Number: 26-019021-1
Date Sampled: 09/04/2026
Date Received: 14/04/2026
Date Tested: 22/04/2026
Sampled By: Not Given

Laboratory Reference: 887141
Hole No.: WS02
Sample Reference: Not Given
Sample Description: Brownish grey slightly gravelly sandy CLAY

Depth Top [m]: 4.80
Depth Base [m]: 4.90
Sample Type: D

Sample Preparation: Tested after >0.425mm removed by hand; The water content in the sample was increased
Cone Type: 80g/30deg

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
26.4	35	19	16	0.46	0.54	90



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg CIHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

Signed:

REDACTED

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS
 Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022,
 cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022, cl 5.2 and 6

4041

Client: Chevin Geoenviron Associates LLD

Client Address: Tarn House, 77 High Street,
 Yeadon

Contact: Christiaan Wilkinson

Site Address: First Huddersfield

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: C0722

Job Number: 26-019021-1

Date Sampled: 09/04/2026

Date Received: 14/04/2026

Date Tested: 22/04/2026

Sampled By: Not Given

Test Results:

Laboratory Reference: 887142

Hole No.: WS03

Sample Reference: Not Given

Sample Description: Brownish grey slightly gravelly sandy CLAY

Depth Top [m]: 3.80

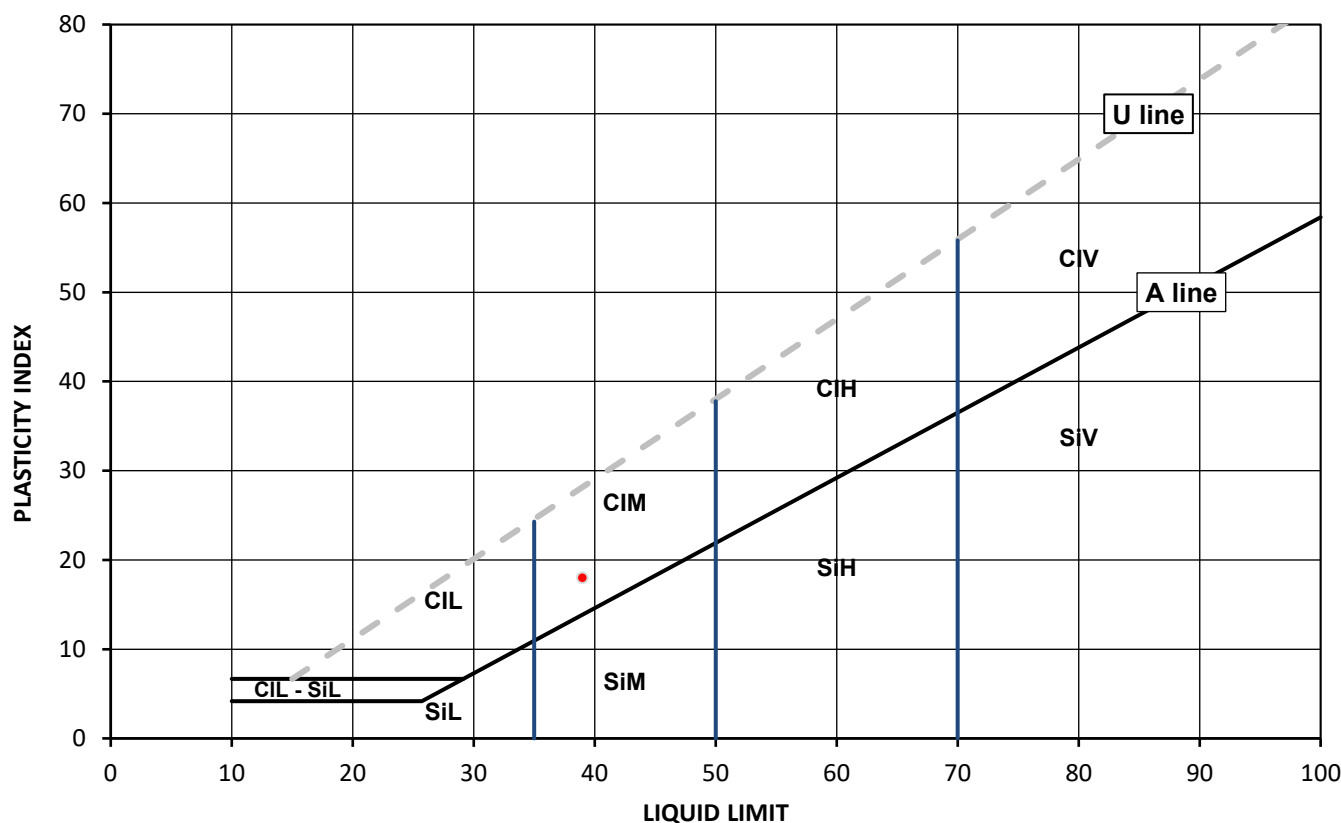
Depth Base [m]: 3.90

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm; The water content in the sample was increased

Cone Type: 80g/30deg

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
13.8	39	21	18	-0.40	1.40	77



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L Low	50 to 70
	M Medium	exceeding 70
	H High	append to classification for organic material (eg ClHO)
	V Very high	
	O Organic	

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

Signed:

REDACT
ED

Katarzyna Koziel
 Geotechnical Reporting Team Leader
 for and on behalf of i2 Analytical Ltd

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Page 1 of 1

Date Reported: 04/05/2026

GF 337.17



TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022,
cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022, cl 5.2 and 6



4041

Client: Chevin Geoenviron Associates LLD

Client Address: Tarn House, 77 High Street,
Yeadon

Contact: Christiaan Wilkinson

Site Address: First Huddersfield

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: C0722

Job Number: 26-019021-1

Date Sampled: 09/04/2026

Date Received: 14/04/2026

Date Tested: 22/04/2026

Sampled By: Not Given

Test Results:

Laboratory Reference: 887143

Hole No.: WS05

Sample Reference: Not Given

Sample Description: Yellowish brown slightly gravelly slightly sandy CLAY

Depth Top [m]: 1.50

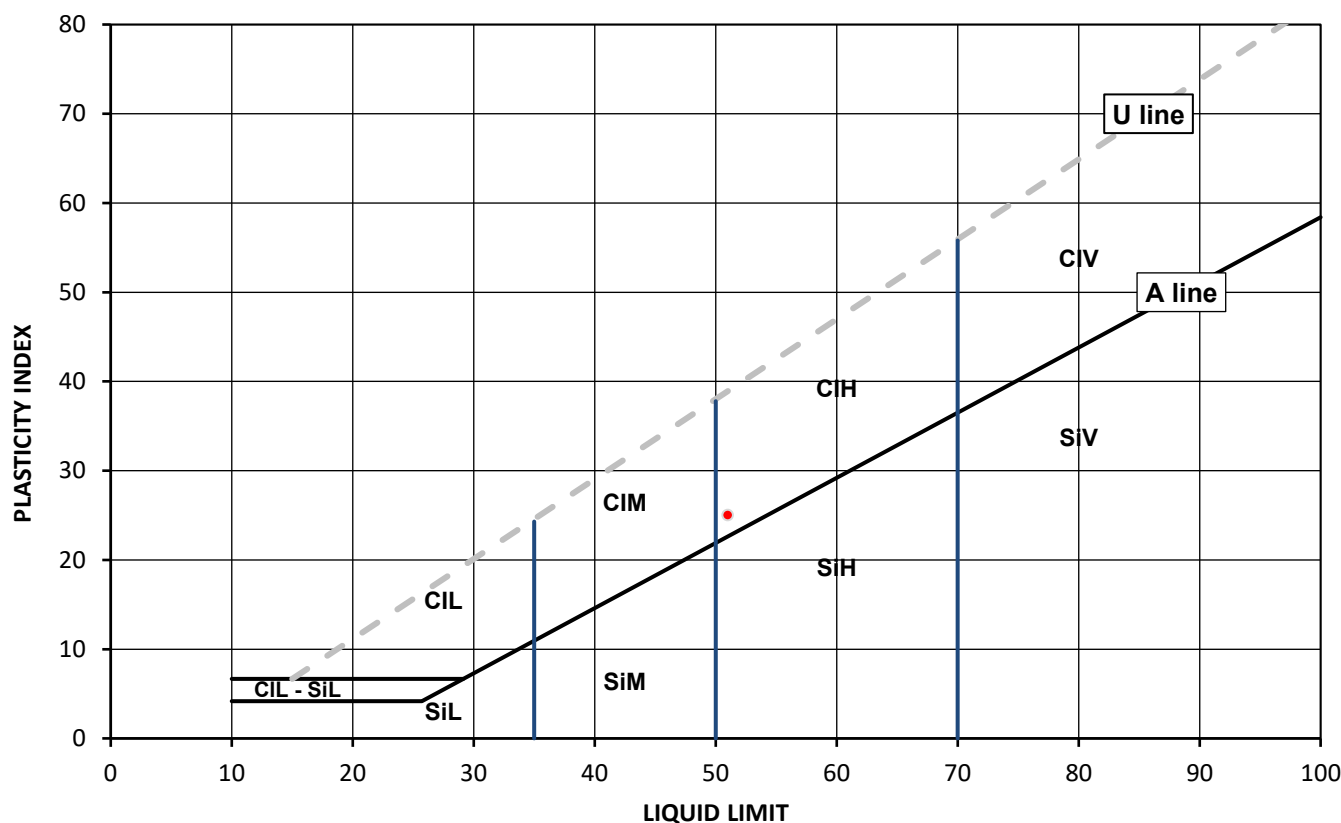
Depth Base [m]: 1.60

Sample Type: D

Sample Preparation: Tested after >0.425mm removed by hand; The water content in the sample was increased

Cone Type: 80g/30deg

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
29.9	51	26	25	0.16	0.84	98



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

Signed:

REDACTED
D

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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Page 1 of 1

Date Reported: 04/05/2026

GF 337.17

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB



SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

Tested in Accordance with:



4041

Client: Chevin Geoenviron Associates LLD

BS EN ISO 17892-12:2018+A2:2022 cl 5.3 and 5.5, Fall Cone Method, 4 Pt
Test, BS 1377-2:2022, cl 5.2 and 6. W by BS EN ISO 17892-1:2014+A1:2022.

Client Reference: C0722

Client Address: Tarn House, 77 High Street,
Yeadon

Job Number: 26-019021-1

Date Sampled: 09/04/2026

Date Received: 14/04/2026

Contact: Christiaan Wilkinson

Date Tested: 22/04/2026

Site Address: First Huddersfield

Sampled By: Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit								Density		
		Reference	Depth Top	Depth Base	Type				% Passing 425um	WL*	Correlation Factor	Wp	Ip	Cone type	Sample Preparation	bulk	dry	PD	
			m	m					%	%		%	%			Mg/m3	Mg/m3	Mg/m3	
887141	WS02	Not Given	4.80	4.90	D	Brownish grey slightly gravelly sandy CLAY	Atterberg 4 Point	26.4	90	35	-	19	16	80g/30 deg	R / I				
887142	WS03	Not Given	3.80	3.90	D	Brownish grey slightly gravelly sandy CLAY	Atterberg 4 Point	13.8	77	39	-	21	18	80g/30 deg	WR / I				
887143	WS05	Not Given	1.50	1.60	D	Yellowish brown slightly gravelly slightly sandy CLAY	Atterberg 4 Point	29.9	98	51	-	26	25	80g/30 deg	R / I				

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0,425mm removed by hand, WR - Tested after washing to remove >425mm; I - The water content in the sample was increased , D - The water content in the sample was decreased; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

Signed:

REDACTED

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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SUMMARY REPORT
DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1



4041
Client: Chevin Geoviro Associates LLD
Client Address: Tarn House, 77 High Street,
Yeadon

Contact: Christiaan Wilkinson
Site Address: First Huddersfield

Client Reference: C0722
Job Number: 26-019021-1
Date Sampled: 09/04/2026
Date Received: 14/04/2026
Date Tested: 22/04/2026
Sampled By: Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type														
887141	WS02	Not Given	4.80	4.90	D	Brownish grey slightly gravelly sandy CLAY		26.4											
887142	WS03	Not Given	3.80	3.90	D	Brownish grey slightly gravelly sandy CLAY		13.8											
887143	WS05	Not Given	1.50	1.60	D	Yellowish brown slightly gravelly slightly sandy CLAY		29.9											

Comments:

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Signed: **REDACTED**
Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS EN ISO 17892-4:2016,
BS 1377-2:2022 cl. 10



4041

Client: Chevin Geoenviron Associates LLD
Client Address: Tarn House, 77 High Street,
Yeadon

Contact: Christiaan Wilkinson
Site Address: First Huddersfield

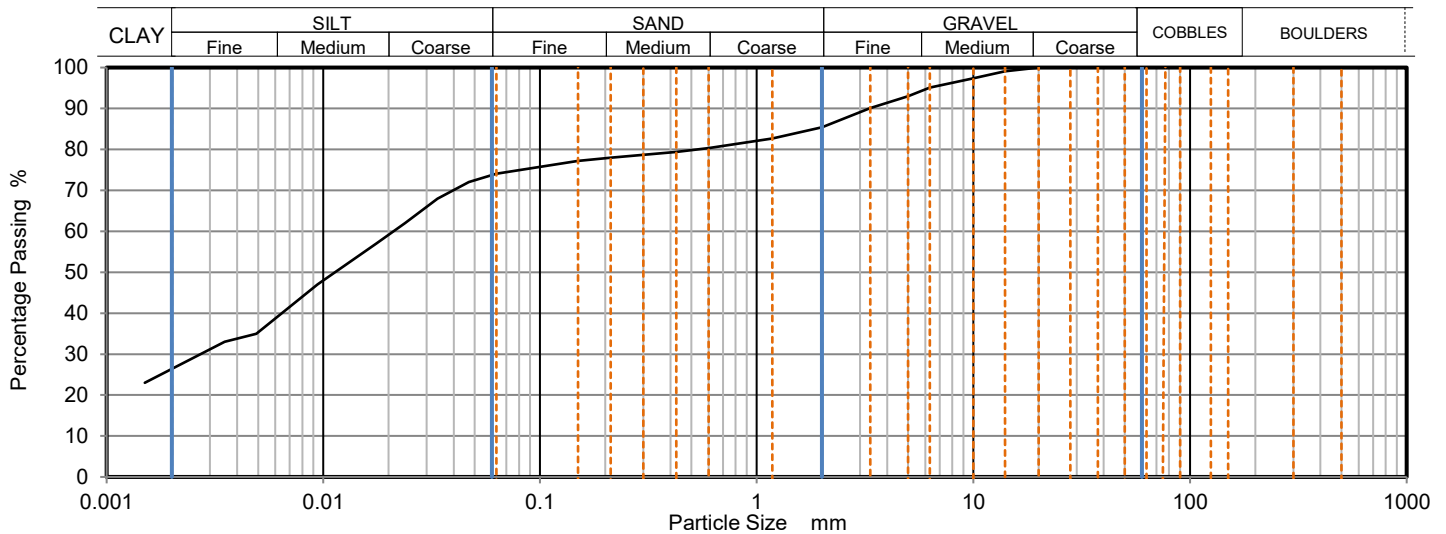
Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: C0722
Job Number: 26-019021-1
Date Sampled: 09/04/2026
Date Received: 14/04/2026
Date Tested: 22/04/2026
Sampled By: Not Given

Test Results:

Laboratory Reference: 887144
Hole No.: WS01
Sample Reference: Not Given
Sample Description: Dark brown slightly gravelly slightly sandy SILT
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 3.10
Depth Base [m]: 4.00
Sample Type: B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100	0.0469	72
300	100	0.0336	68
150	100	0.0239	62
125	100	0.0176	57
90	100	0.0094	47
75	100	0.0049	35
63	100	0.0035	33
50	100	0.0015	23
37.5	100		
28	100		
20	100		
14	99		
10	97		
6.3	95		
5	93		
3.35	90		
2	85		
1.18	83		
0.6	80	Particle density (assumed) 2.65 Mg/m3	
0.425	79		
0.3	79		
0.212	78		
0.15	77		
0.063	74		

Sample Proportions	% dry mass
Very coarse	0
Gravel	15
Sand	11
Silt	47
Clay	27

Grading Analysis	
D100	mm 20
D60	mm 0.0211
D30	mm 0.00266
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with ISO 17892 -4, by sieving and hydrometer sedimentation

Remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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REDACTED

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t: 01923 225404

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e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-019260

Project / Site name:	First Huddersfield	Samples received on:	14/04/2026
Your job number:	C0722	Samples instructed on/ Analysis started on:	14/04/2026
Your order number:		Analysis completed by:	24/04/2026
Report Issue Number:	1	Report issued on:	24/04/2026
Samples Analysed:	4 soil samples - 1 leachate sample		

REDACTED

Signed:

Rachel Chappell
Key Account Manager
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-019260
Project / Site name: First Huddersfield

Lab Sample Number	888241	888242	888243	888244
Sample Reference	WS01	WS03	WS04	WS02
Sample Number	None Supplied	None Supplied	None Supplied	ES1
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.45	1.50	1.10	2.50
Date Sampled	09/04/2026	09/04/2026	09/04/2026	09/04/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Mass of stone >10mm	%	0.1	NONE	11.3	5.4	< 0.1	4.9
Moisture Content	%	0.01	NONE	13	24	21	15
Total mass of sample received	kg	0.1	NONE	0.5	0.4	0.7	1.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	KKR	KKR	KKR	-
Analysis completed	N/A	N/A	N/A	22/04/2026	22/04/2026	22/04/2026	-

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	-	-	-	8.2
pH (L099)	pH Units	N/A	MCERTS	10.4	8.1	7.8	-
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	-
Organic Matter (automated)	%	0.1	MCERTS	3.2	4.8	5	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-	-	-	3.5
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	-	-	13
Acid Neutralisation Capacity	mmol/kg	-9999	NONE	-	-	-	7.1

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	-
----------------------------	-------	---	--------	-------	-------	-------	---

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.92	0.11	0.4	0.69
Acenaphthylene	mg/kg	0.05	MCERTS	0.34	0.74	0.14	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	3.4	0.23	0.59	0.21
Fluorene	mg/kg	0.05	MCERTS	3.3	0.68	0.47	0.13
Phenanthrene	mg/kg	0.05	MCERTS	39	11	4.4	1.5
Anthracene	mg/kg	0.05	MCERTS	9.5	2.7	1	0.28
Fluoranthene	mg/kg	0.05	MCERTS	81	17	8.1	2.4
Pyrene	mg/kg	0.05	MCERTS	73	14	7.3	2.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	23	6.6	3.6	1.2
Chrysene	mg/kg	0.05	MCERTS	22	5.6	3.4	1.4
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	27	5.9	4.6	1.4
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	11	3	1.7	0.55
Benzo(a)pyrene	mg/kg	0.05	MCERTS	25	5.6	3.8	1.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	13	2.9	2	0.74
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	2.5	0.79	0.54	0.2
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	15	3.1	2.2	0.9
Coronene	mg/kg	0.05	NONE	-	-	-	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	348	79.7	44.2	-
Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	-	15

Analytical Report Number: 26-019260
Project / Site name: First Huddersfield

Lab Sample Number	888241	888242	888243	888244
Sample Reference	WS01	WS03	WS04	WS02
Sample Number	None Supplied	None Supplied	None Supplied	ES1
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.45	1.50	1.10	2.50
Date Sampled	09/04/2026	09/04/2026	09/04/2026	09/04/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	24	390	23	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.9	1	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	35	40	36	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	390	44000	96	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	63	510	180	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	2.7	0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	39	130	28	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	3.7	1.6	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	86	1600	200	-

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	-	-	-
TPHCWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	-	-	-
TPHCWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	-	-	-
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	-	-	-
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	4.3	-	-	-
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	17	-	-	-
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	37	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	58	-	-	-

TPHCWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	-	-	-
TPHCWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	-	-	-
TPHCWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.02	MCERTS	< 0.020	-	-	-
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	1.3	-	-	-
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	15	-	-	-
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	180	-	-	-
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	320	-	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	510	-	-	-

TPH (EC10 - EC40) _{EH_CU_ID_TOTAL}	mg/kg	10	MCERTS	610	190	140	-
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Mineral Oil (EC10 - EC40) _{EH_CU_ID_AL}	mg/kg	10	NONE	-	-	-	120
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	-	-	22
Toluene	µg/kg	5	MCERTS	< 5.0	-	-	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	-	-	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	-	-	< 5.0

Total BTEX	µg/kg	10	MCERTS	-	-	-	22
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Analytical Report Number: 26-019260
Project / Site name: First Huddersfield

Lab Sample Number	888241	888242	888243	888244
Sample Reference	WS01	WS03	WS04	WS02
Sample Number	None Supplied	None Supplied	None Supplied	ES1
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.45	1.50	1.10	2.50
Date Sampled	09/04/2026	09/04/2026	09/04/2026	09/04/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 52	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 101	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 118	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 138	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 153	mg/kg	0.001	MCERTS	-	-	-	< 0.001
PCB Congener 180	mg/kg	0.001	MCERTS	-	-	-	< 0.001
Total PCBs	mg/kg	0.007	MCERTS	-	-	-	< 0.007

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-019260
Project / Site name: First Huddersfield

Lab Sample Number	888244			
Sample Reference	WS02			
Sample Number	ES1			
Water Matrix	N/A			
Depth (m)	2.50			
Date Sampled	09/04/2026			
Time Taken	None Supplied			
Analytical Parameter (Leachate Analysis)	Units	Test Limit of detection	Test Accreditation Status	

10:1 WAC Leachate

Arsenic	mg/l	0.001	ISO 17025	0.0153
Barium	mg/l	0.00005	ISO 17025	0.051
Cadmium	mg/l	0.0001	ISO 17025	< 0.000100
Chromium	mg/l	0.0004	ISO 17025	< 0.00040
Copper	mg/l	0.0007	ISO 17025	0.0048
Mercury	mg/l	0.0005	ISO 17025	< 0.000500
Molybdenum	mg/l	0.0004	ISO 17025	0.0557
Nickel	mg/l	0.0003	ISO 17025	0.0013
Lead	mg/l	0.001	ISO 17025	0.004
Antimony	mg/l	0.0017	ISO 17025	0.012
Selenium	mg/l	0.004	ISO 17025	< 0.0040
Zinc	mg/l	0.0004	ISO 17025	0.016
Chloride	mg/l	0.15	ISO 17025	8.4
Fluoride	mg/l	0.05	ISO 17025	0.18
Sulphate	mg/l	0.045	ISO 17025	55
Total dissolved solids	mg/l	6	ISO 17025	150
Total monohydric phenols	mg/l	0.01	ISO 17025	< 0.010
Dissolved organic carbon	mg/l	0.1	NONE	6.02

10:1 WAC Leachate

Arsenic	mg/kg	0.01	NONE	0.153
Barium	mg/kg	0.0005	NONE	0.51
Cadmium	mg/kg	0.001	NONE	< 0.00100
Chromium	mg/kg	0.004	NONE	< 0.0040
Copper	mg/kg	0.007	NONE	0.048
Mercury	mg/kg	0.005	NONE	< 0.00500
Molybdenum	mg/kg	0.004	NONE	0.557
Nickel	mg/kg	0.003	NONE	0.013
Lead	mg/kg	0.01	NONE	0.04
Antimony	mg/kg	0.017	NONE	0.12
Selenium	mg/kg	0.04	NONE	< 0.040
Zinc	mg/kg	0.004	NONE	0.16
Chloride	mg/kg	1.5	NONE	84
Fluoride	mg/kg	0.5	NONE	1.8
Sulphate	mg/kg	0.45	NONE	550
Total dissolved solids	mg/kg	60	NONE	1500
Total monohydric phenols	mg/kg	0.1	NONE	< 0.10
Dissolved organic carbon	mg/kg	1	NONE	60.2

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

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Waste Acceptance Criteria Analytical Results							
Report No:	26-019260						
					Client: Chevin Geoenviro		
Location	First Huddersfield						
Lab Reference (Sample Number)	888244				Landfill Waste Acceptance Criteria		
					Limits		
Sampling Date	09/04/2026				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Sample ID	WS02 ES1						
Depth (m)	2.50						
Solid Waste Analysis							
TOC (%)**	3.5				3%	5%	6%
Loss on Ignition (%) **	13				--	--	10%
BTEX (µg/kg) **	22				6000	--	--
Sum of PCBs (mg/kg) **	< 0.007				1	--	--
Mineral Oil (mg/kg) EH, 1D, CU, AL	120				500	--	--
Total PAH (WAC-17) (mg/kg)	15				100	--	--
pH (units)**	8.2				--	>6	--
Acid Neutralisation Capacity (mmol / kg)	7.1				--	To be evaluated	To be evaluated
Eluate Analysis	10:1			10:1	Limit values for compliance leaching test		
	(BS EN 12457 - 2 preparation utilising end over end leaching procedure)				using BS EN 12457-2 at L/S 10 l/kg (mg/kg)		
	mg/l				mg/kg		
Arsenic *	0.0153			0.153	0.5	2	25
Barium *	0.051			0.51	20	100	300
Cadmium *	< 0.000100			< 0.00100	0.04	1	5
Chromium *	< 0.00040			< 0.0040	0.5	10	70
Copper *	0.0048			0.048	2	50	100
Mercury *	< 0.000500			< 0.00500	0.01	0.2	2
Molybdenum *	0.0557			0.557	0.5	10	30
Nickel *	0.0013			0.013	0.4	10	40
Lead *	0.004			0.04	0.5	10	50
Antimony *	0.012			0.12	0.06	0.7	5
Selenium *	< 0.0040			< 0.040	0.1	0.5	7
Zinc *	0.016			0.16	4	50	200
Chloride *	8.4			84	800	15000	25000
Fluoride*	0.18			1.8	10	150	500
Sulphate *	55			550	1000	20000	50000
TDS*	150			1500	4000	60000	100000
Phenol Index (Monohydric Phenols) *	< 0.010			< 0.10	1	-	-
DOC	6.02			60.2	500	800	1000
Leach Test Information							
Stone Content (%)	4.9						
Sample Mass (kg)	1.8						
Dry Matter (%)	85						
Moisture (%)	15						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.					* = UKAS accredited (liquid eluate analysis only)		
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation					** = MCERTS accredited		
Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3. This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.							

Analytical Report Number : 26-019260

Project / Site name: First Huddersfield

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
888241	WS01	None Supplied	0.45	Black gravelly sand with stones
888242	WS03	None Supplied	1.5	Brown gravelly sand with vegetation and stones
888243	WS04	None Supplied	1.1	Brown clay and sand with gravel
888244	WS02	ES1	2.5	Brown sand with gravel and stones

Analytical Report Number : 26-019260

Project / Site name: First Huddersfield

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

Analytical Report Number : 26-019260
Project / Site name: First Huddersfield

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH at 20°C in soil	Determination of pH in soil by addition of water followed by electrometric measurement	In-house method	L005B	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
PCB's By GC-MS in soil	Determination of PCB by extraction with hexane followed by GC-MS	In-house method based on USEPA 8082	L027B	D	MCERTS
Total dissolved solids 10:1 WAC	Determination of total dissolved solids in water by electrometric measurement	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L031B	W	ISO 17025
Fluoride 10:1 WAC	Determination of fluoride in leachate by 1:1ratio with a buffer solution followed by Ion Selective Electrode	In-house method based on Use of Total Ionic Strength Adjustment Buffer for Electrode Determination	L033B	W	ISO 17025
Dissolved organic carbon 10:1 WAC	Determination of dissolved organic carbon in leachate by TOC/DOC NDIR Analyser	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L037B	W	NONE
Metals in leachate by ICP-OES	Determination of metals in leachate by acidification followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L039B	W	ISO 17025
One stage WAC 10:1 leachate preparation	One stage batch test at a liquid to solid ratio of 10 L/kg	BS EN 12457-2-2002	L043B	W	ISO 17025
Acid neutralisation capacity of soil	Determination of acid neutralisation capacity by addition of acid or alkali followed by electronic probe	In-house method based on Guidance on Sampling and Testing of Wastes to Meet Landfill Waste Acceptance	L046B	W	NONE
Loss on ignition of soil @ 450°C	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	In-house method	L047-PL	D	MCERTS
Monohydric phenols 10:1 WAC	Determination of phenols in leachate by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	ISO 17025
Chloride 10:1 WAC	Determination of Chloride colorimetrically by discrete analyser	In-house based on MEWAM Method ISBN 0117516260	L082B	W	ISO 17025

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

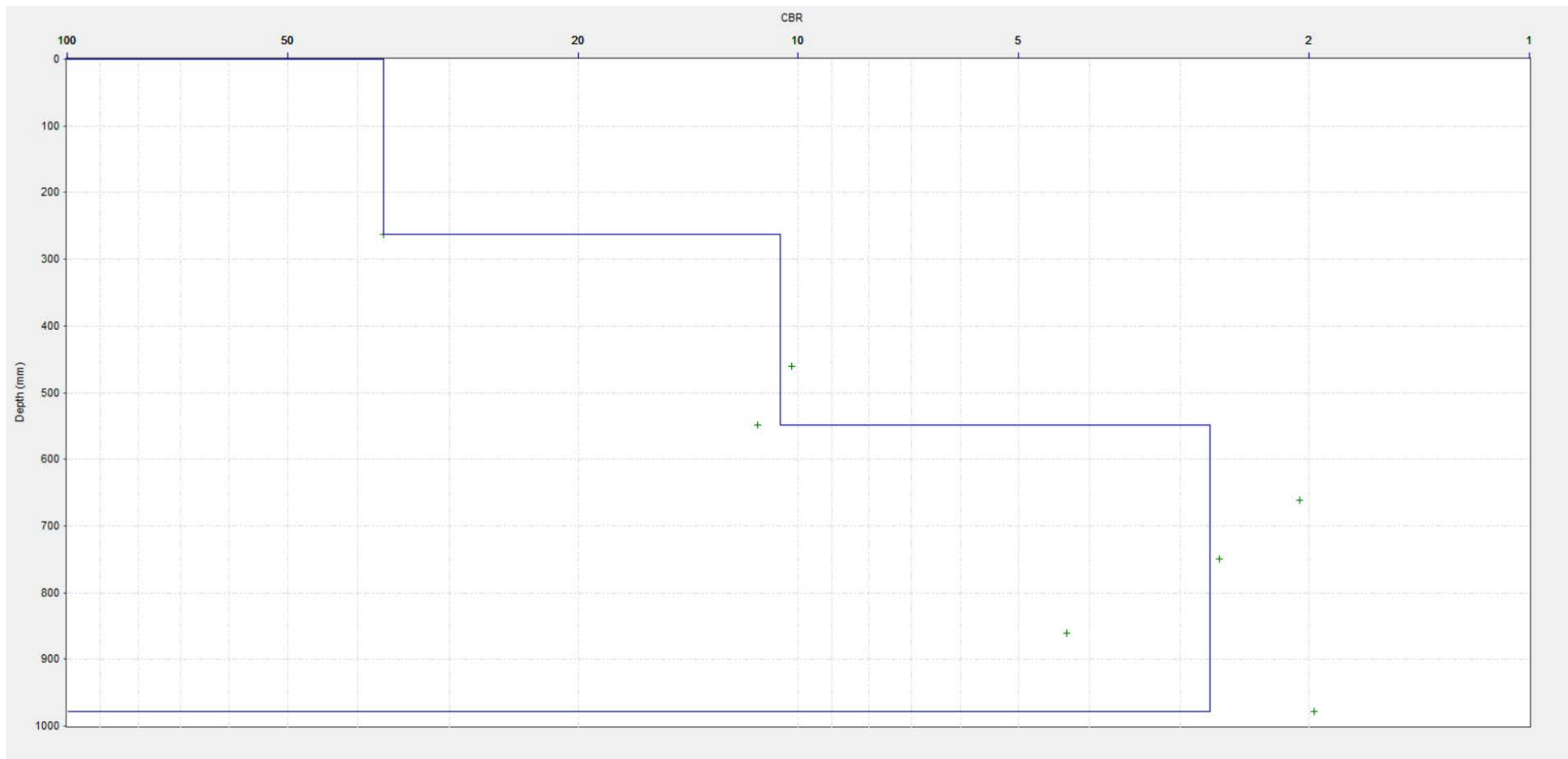
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

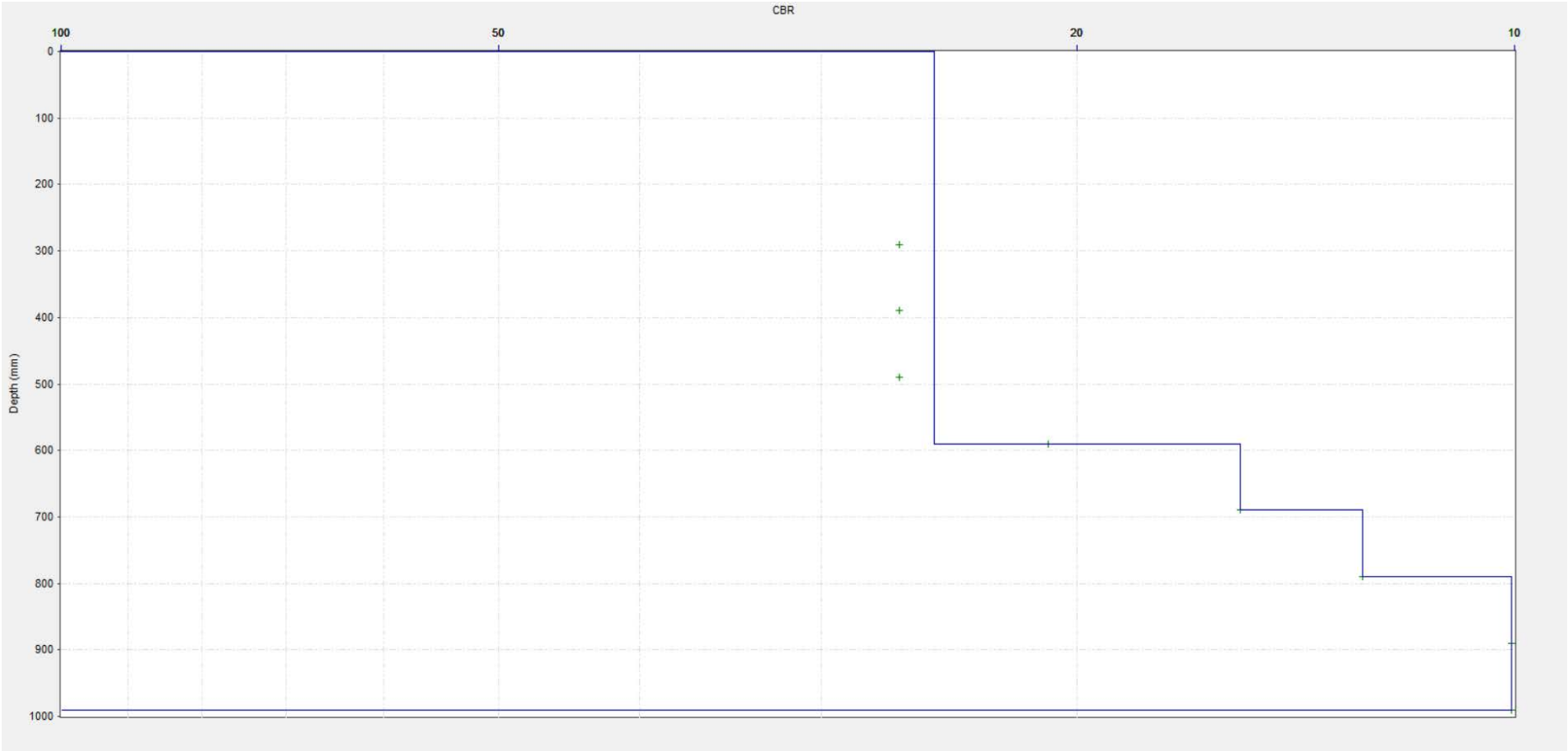
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

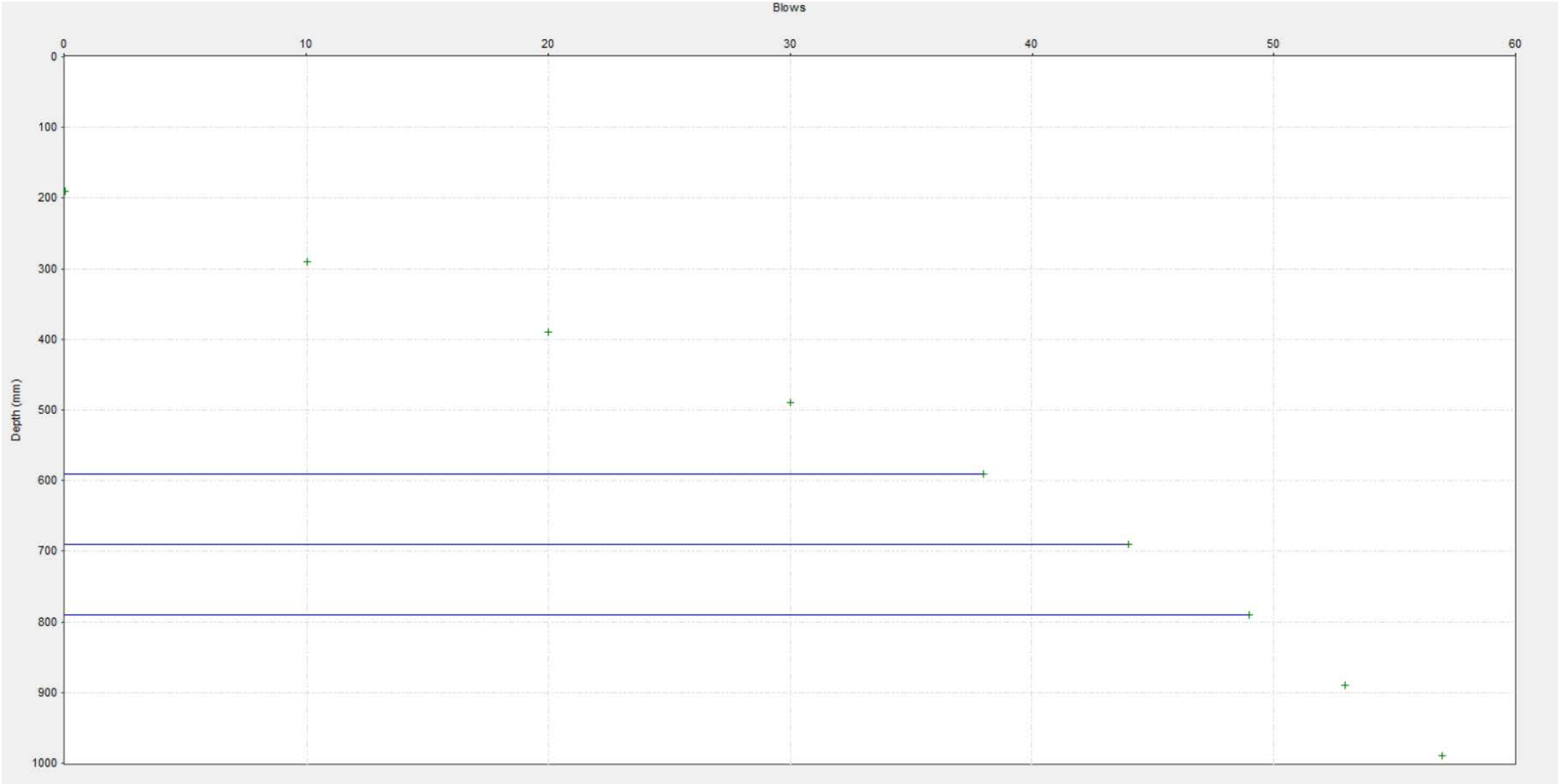


First Bus – Huddersfield TRL Results WS02



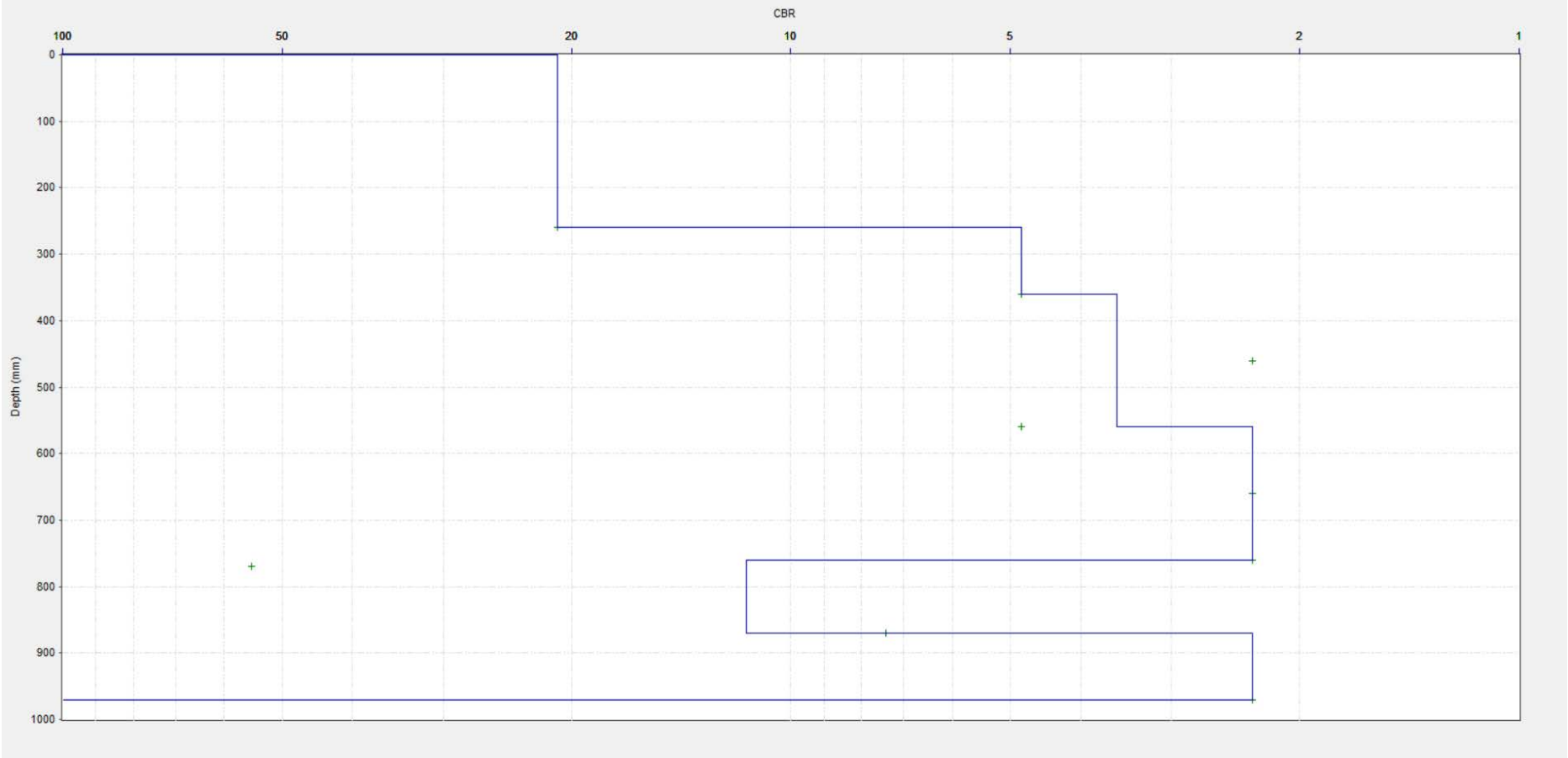
CBR Results

First Bus – Huddersfield TRL Results WS02



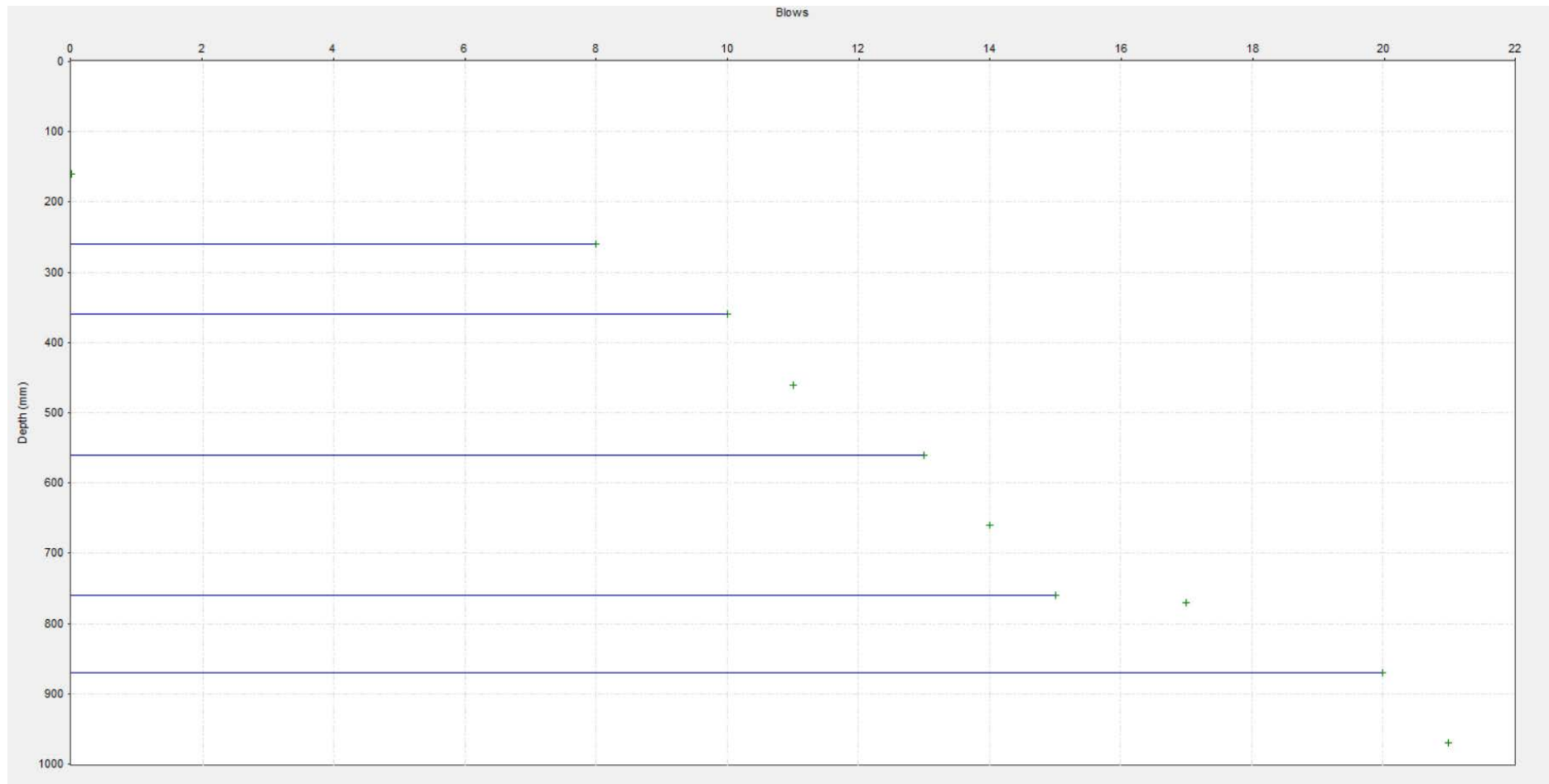
CBR Results

First Bus – Huddersfield TRL Results WS03



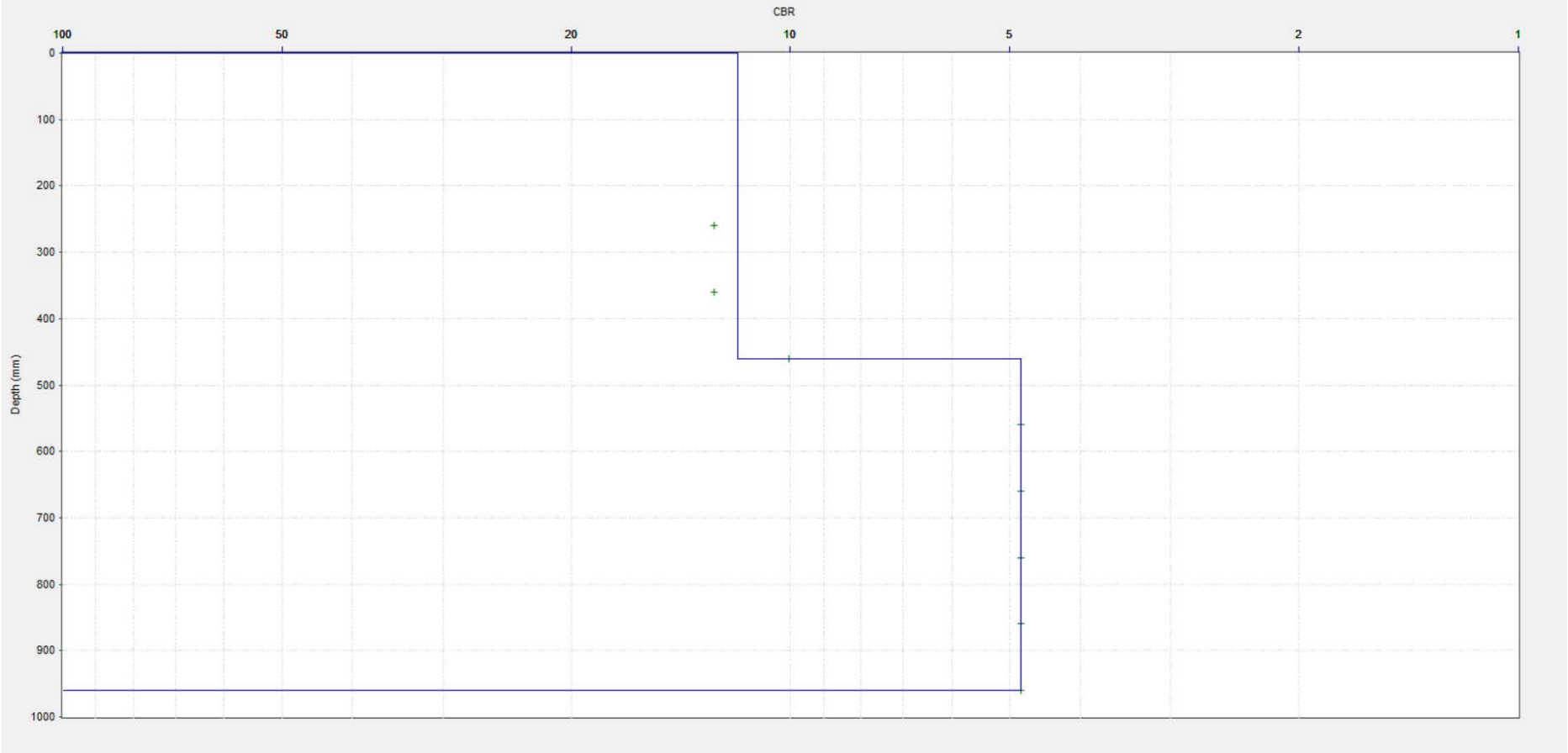
CBR Results

First Bus – Huddersfield TRL Results WS03



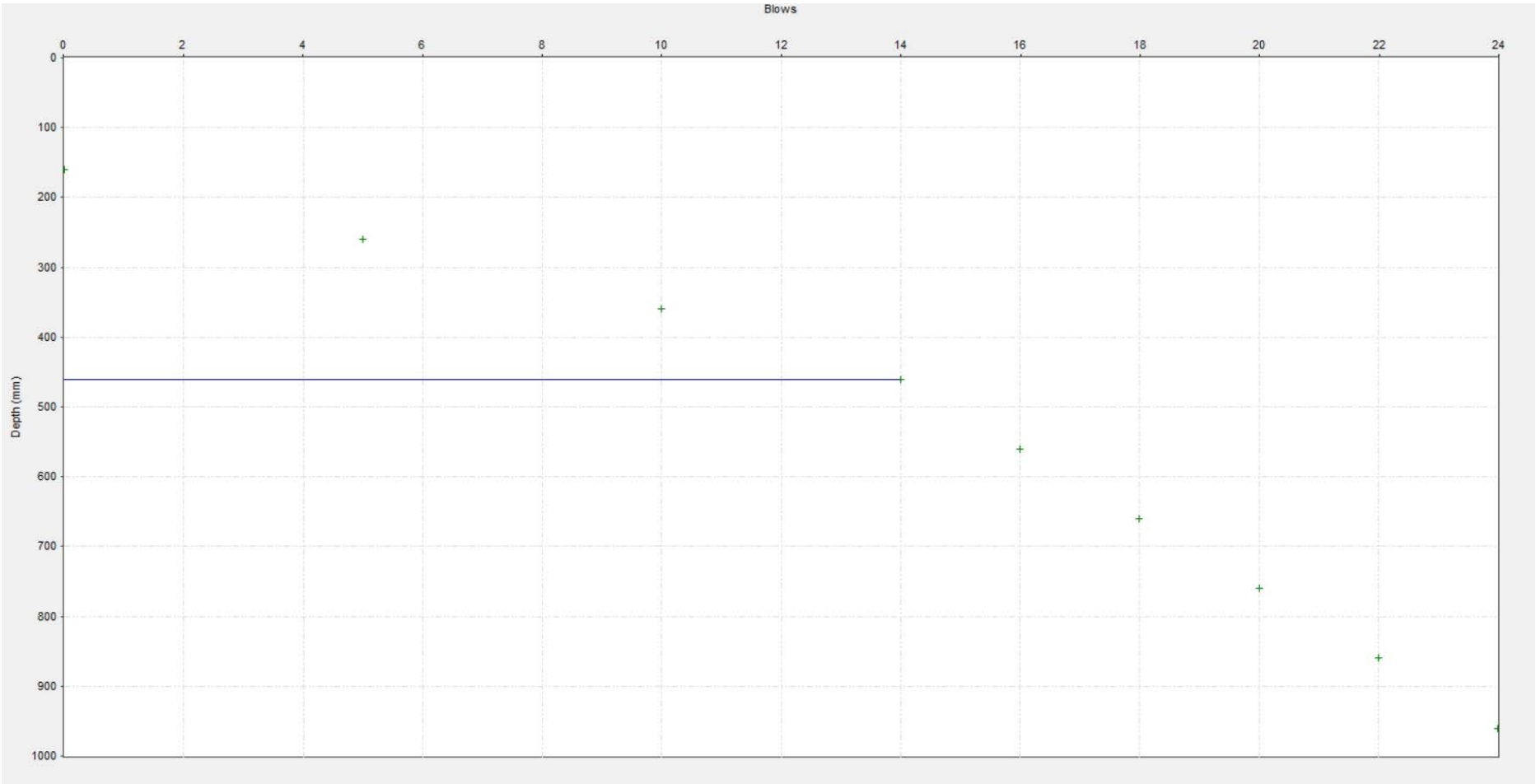
CBR Results

First Bus – Huddersfield TRL Results WS04



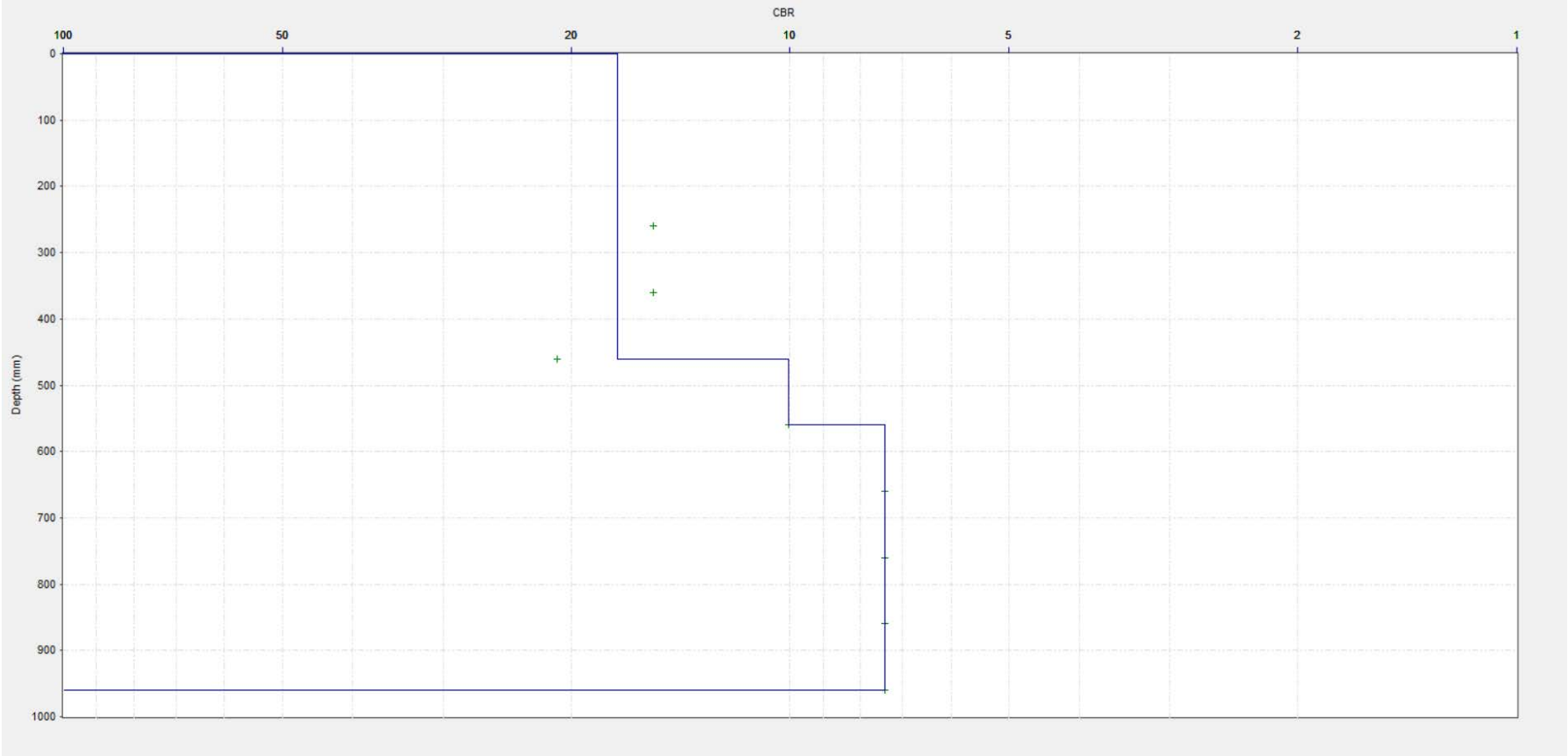
CBR Results

First Bus – Huddersfield TRL Results WS04



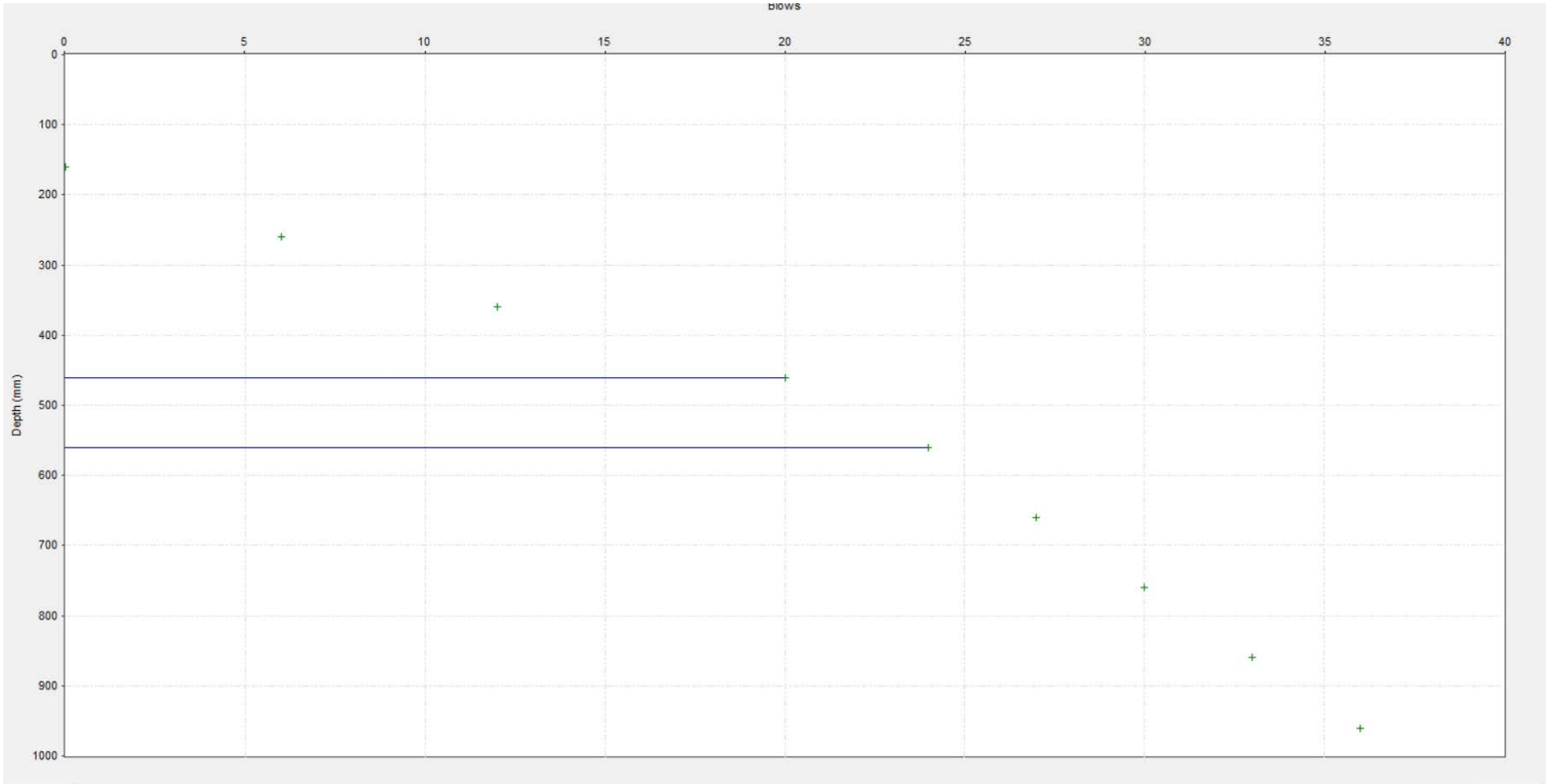
CBR Results

First Bus – Huddersfield TRL Results WS05



CBR Results

First Bus – Huddersfield TRL Results WS05



CBR Results