

Phase 2: Site Investigation

Tesla SUC Leeds Birstall

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PHASE 2 SITE INVESTIGATION REPORT

TESLA SUC LEEDS BIRSTALL

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1 EXECUTIVE SUMMARY

Site Address	Tesla SUC, Gelderd Road, Birstall, Batley, WF17 9LS.
Proposed Development	The proposed development is outlined to be an open-air Tesla Supercharger station with associated parking, charging equipment and electrical infrastructure. No occupied buildings, basements or enclosed accommodation are proposed. An external staircase in the north of the site is also proposed allowing access to the adjacent retail park.
Fieldwork	10no. machine excavated trial pits/trenches to a maximum depth of 3.00mbgl. - In-situ CBR testing as plate bearing tests at 0.10mbgl and 0.50mbgl. 5no. rotary openhole borehole (RBH01 to RBH05) to a maximum depth of 45.00mbgl.
Ground Conditions	- Surfacing of tarmacadam was proven to a maximum depth of 0.20mbgl. In addition, clayey, sandy and gravelly topsoil was encountered below the tarmacadam in TP01 to 0.10mbgl and in TP08 to 1.00mbgl. Clayey gravelly sand was encountered to 0.40mbgl in TP07. Concrete proven in RBH02 to 0.20mbgl. A layer of asphalt was encountered from 0.30mbgl to 0.40mbgl in TP02A. - The underlying made ground was predominantly granular comprising locally clayey gravelly sand or sandy gravel to a maximum depth of 1.00mbgl (TP08). - The natural ground was discontinuous across the site and comprised cohesive deposits in TP06 0.20-0.90mbgl, TP08 1.00-3.00mbgl and in RBH01, RBH03, RBH04 & RBH05 between 0.40mbgl and 0.80mbgl. Locally in TP01A and TP02A slightly clayey silty sandy gravel with a medium to high cobble content was proven from 0.40mbgl and 0.80mbgl to 1.80mbgl. - Weathered mudstone bedrock was encountered in the trial pits across the site at depths of between 0.10mbgl and 0.90mbgl. Weathered mudstone was proven from 0.70mbgl and 0.80mbgl in the rotary boreholes to a maximum depth of 45.00mbgl. - A coal seam was recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl. In RBH02 the hole was abandoned due to jamming rods at 33.00mbgl. A void was also recorded by the driller in RBH01 between 29.70mbgl and 31.20mbgl along with loss of flush to the termination depth of the borehole at 40.00mbgl. - No groundwater encountered.
Contamination Analysis	- Given the site's proposed land use, the levels of contamination recorded on site should not pose a risk to the current and future users of the site. - If any zones of odorous, brightly coloured or suspected contaminated ground or groundwater are encountered then work should cease in that area until the material has been investigated. The results of the investigation will therefore determine whether or not remediation will be required. - PPE for workers. Damping down of site during dry windy conditions. - Controlled waters unlikely to be at risk. - With respect to utilities pH and phenol were elevated; as a minimum all services should be laid in clean trenches. - Sub surface concrete should be designed to DS-1 ACEC (Class AC-1s).
Ground Gas	As the proposed development does not include buildings requiring internal protection or enclosed spaces the building gas protection measures described in BS 8485 are not considered applicable to the open-air charging and parking areas.
Mining	- The BGS mapping suggests that the former opencast was worked up to the north western boundary of the site and possibly encroached around part of the northern and southern extents. - A total of 8no. trial pits/trenches were therefore excavated around the periphery of the site and site centre. - Given the shallow depth of natural ground and shallow mudstone bedrock encountered across the site it is likely that the opencast highwall lies further towards the north west and the proposed development is therefore unlikely to be compromised by high wall opencast features. - It is unlikely that the development will be compromised by underground mine workings and grout stability works are not necessary.
Geotechnical Analysis & Foundation Recommendations	- Where made ground was present, a conservative equilibrium CBR of 2% should be adopted for design purposes and 3-5% where natural ground is present. - A pad foundation would be the most likely foundation type or a small raft to cover the base of the stairwell. The foundations should be placed on the natural granular deposits with a safe bearing capacity of 50kN/m². - Strip footings if required, 0.60m wide, should be adopted placed directly onto competent mudstone at depths of at least 0.45mbgl with a safe bearing capacity of 125kN/m². - Normal earthworks plant for excavations. - The results of the pH and sulphate tests fall into Class DS-1, ACEC (Class AC-1s) requirements for concrete protection assuming static groundwater conditions.

2 INTRODUCTION

2.1 Authorisation

The site investigation described in this report was carried out by Solmek to the instructions of Fresh Design (International) Ltd to undertake a site investigation on a parcel of land at Tesla SUC, Gelderd Road, Birstall, WF17 9LS. A site location plan is presented in Appendix A, Figure 1.

Sources of information are detailed below:

- *Enzygo Geoenvironmental Phase 1 Assessment (CRM.3030.020.GE. R.001.B, June 2025).*

Reference should be made to the above report for details of the site's history, mining, geotechnical and environmental setting.

2.2 Scope of Works

The proposed development is outlined to be an open-air Tesla Supercharger station with associated parking, charging equipment and electrical infrastructure. No occupied buildings, basements or enclosed accommodation are proposed. An external staircase in the north of the site is also proposed allowing access to the adjacent retail park.

The following steps may be required in the investigation and remediation of potentially contaminated land:

- Phase 1: Desk Study
- Phase 2: Intrusive Investigation
- Phase 3: Remediation Statement
- Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages.

The fieldwork and testing was generally carried out according to;

- BS 5930:2015+A1:2020 Code of Practice for Ground Investigations
- BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites – Code of Practice.
- CIRIA C665:2007 Assessing Risks Posed by Hazardous Ground Gas to Buildings
- BS 8485:2015+A1:2019 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments
- Rock and soil descriptions shall be in accordance with BS EN ISO 14689-1:2003, BS EN ISO 14688-1:2002 and BS EN ISO 14688-2:2004
- CIRIA C758D Abandoned Mine Workings Manual

This report forms part of a Stage 1 Risk Assessment (Generic Quantitative Risk Assessment) with respect to the Environment Agency's guidance document *Environment Agency Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

The information provided in this report is based on the investigation fieldwork and is subject to the comments and approval of the various regulatory authorities. There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report.

Solmek reserve the right to alter conclusions and recommendations should further information be available or provided. Any schematic representation or opinion of the possible configuration of ground conditions between exploratory holes is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

3 SITE DESCRIPTION

A site inspection, as recommended in BS 5930 and BS 10175, was undertaken in April 2026. The centre of

the site is located at OS Grid Ref 423661, 427673 and covers an area of approximately 0.26Ha.

The area is located on a parcel of land north west of Gelderd Road, Birstall, WF17 9LS.

The site is irregularly shaped and has an uneven topography with a slight rise in relief towards the north. The site is currently vegetated and consists of parking for a former retail unit.

Dense vegetation and deciduous trees were noted along the western boundary of the site.

The site perimeter is secure with gated access from the south east along Gelderd Road (A62). Contamination on site comprises domestic litter and construction/demolition waste.

The northern and eastern boundaries comprise gabion walls utilised as retaining walls for a retail park to the north. The southern boundary comprises Gelderd Road beyond which lies Birstall Shopping Park. The western boundary comprises further retail units.

4 GEOLOGICAL SETTING

The environmental setting of the site was determined through reference to the following:

- British Geological Survey (BGS): 1:50 000 geological map series sheet 77 Huddersfield Solid and Drift Edition (2003)
- British Geological Survey (BGS): 1:10 000 geological map series sheet SE22NW Solid and Drift Geology (1999)
- David Bellis Coal Consultants Report

4.1 Geology

The site is recorded as being within an area of both Infilled Ground and Made Ground and drift deposits on site are not recorded.

The site is shown to be underlain by solid geology of Pennine Coal Measures Formation most likely comprising mudstone, siltstone and sandstone.

A coal seam (Flockton Thin Coal) runs through the site north east to south west.

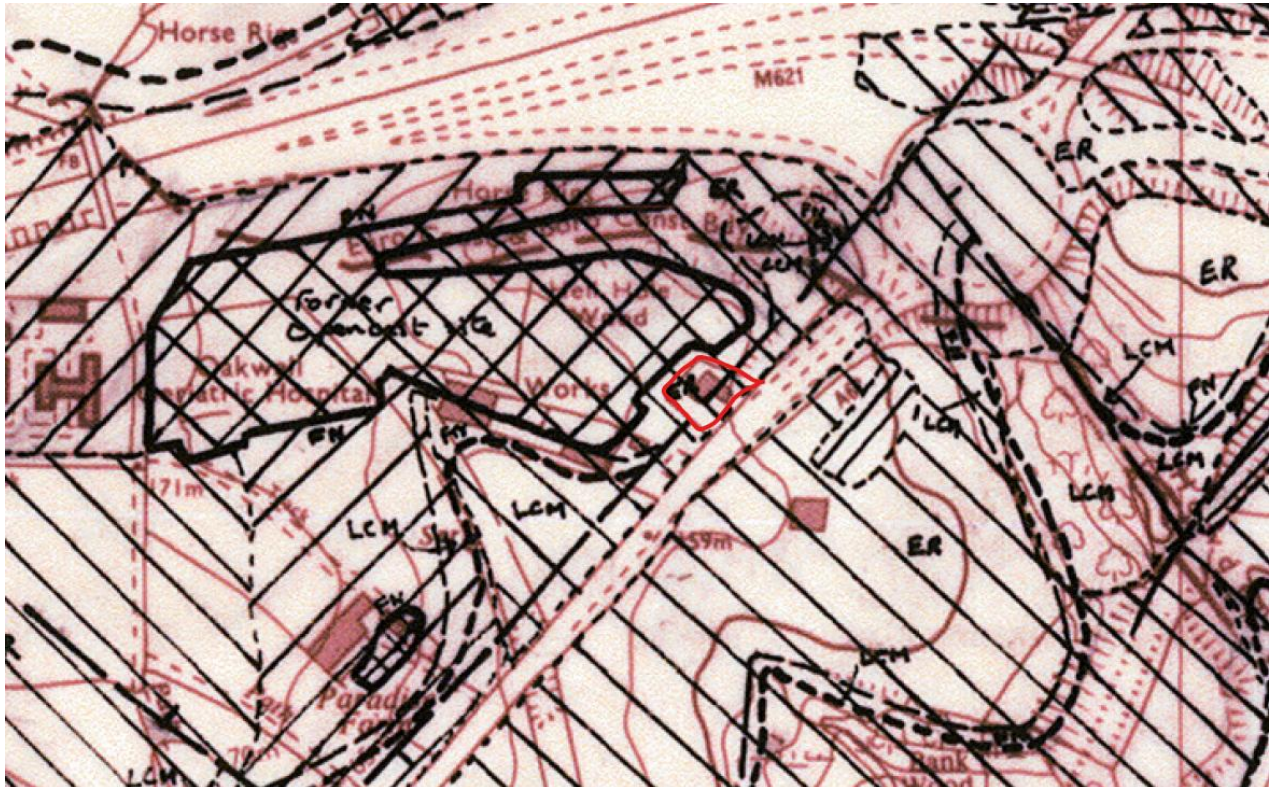
The nearest fault is located 10m south east with a downthrow to the south east.

4.2 Mining

The site is within a Coal Mining Affected Area as defined by the Mining Remediation Authority (formerly the Coal Authority), as a result a coal mining search report was requested to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The David Bellis Coal Consultants Report, presented in Appendix E, highlighted that the site is situated in an area where four seams had been worked within the likely zone of physical influence on the surface. The shallowest seam is the Top Fenton seam last worked pre 1923 at a depth of 39m with a section thickness of 0.60m. The Enzygo Phase 1 report refers to a Coal Authority Consultants Mining Report which indicates that this seam is shallower at a depth of 31m but with the same extraction thickness.

The Bellis report details that the site is situated within the boundary of a former opencast coal mining site. However, the site was not located within 200m of a currently operating opencast coal mine or 800m of any future opencast coal mine.



The above BGS map extract (*British Geological Survey (BGS): 1:10 000 geological map series sheet SE22NW Solid and Drift Geology (1999)*) shows that the extent of the opencast appears to reach the north western boundary of the site.

The David Bellis report followed on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. The Coal Authority Consultants Mining Report, within the Enzygo Phase 1 report, indicates that there are no mine entries on the site however a shaft (to the south) and a number of adits are present within 100m of the site boundary and the report indicates that some may have been removed during opencast works.

Also, there were no tips or lagoons in the vicinity of the site. It was highlighted that there may be possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

5 FIELDWORK

The fieldwork was undertaken in two phases between 23rd October 2025 and from 24th April to 5th May 2026.

The extent of the 2025 investigation comprised:

- 2no. machine excavated trial pits (TP01A & TP02A) excavated to a depth of 1.80m below ground level (bgl).
- The trial pits were located within the footprint of the proposed staircase.
- Insitu CBR testing in the exploratory positions as plate bearing tests at 0.30mbgl and 0.50mbgl.

The extent of the 2026 investigation comprised:

- 8no. machine excavated trial pits/trenches (TP01 to TP08 inclusive) excavated to a maximum depth of 3.00mbgl.
 - The trial pits were generally located around the periphery of the site to locate the high wall of the former opencast mine.

- In-situ CBR testing in 5no. trial pits (TP01, TP03, TP05, TP06 & TP08) as plate bearing tests at 0.10mbgl and 0.20mbgl.
- 5no. rotary openhole borehole (RBH01 to RBH05) to a maximum depth of 45.00mbgl.
 - The boreholes were generally located around the site to determine the presence of potential underground mine workings.
- Retrieval of samples for geotechnical and chemical testing.

The trial pits were backfilled with clean arisings upon completion. The boreholes were backfilled with bentonite grout on completion.

Descriptions of the strata encountered in the trial pits and boreholes together with details of sampling and groundwater are presented in Appendix B of this report. A plan showing the location of the trial pits and boreholes can be found in Appendix A (Figure 2).

6 GROUND CONDITIONS

A summary of the ground conditions encountered is given below.

6.1 Made Ground

Surfacing of tarmacadam was proven across the site to a maximum depth of 0.20mbgl. In addition, clayey, sandy and gravelly topsoil was encountered below the tarmacadam in TP01 to 0.10mbgl and in TP08 to 1.00mbgl. Clayey gravelly sand was encountered to 0.40mbgl in TP07. The driller recorded concrete in RBH02 to a depth of 0.20mbgl. A layer of asphalt was encountered from 0.30mbgl to 0.40mbgl in TP02A.

The underlying made ground was predominantly granular comprising locally clayey gravelly sand or sandy gravel to a maximum depth of 1.00mbgl (TP08).

The gravel fractions comprised natural stone mixed with domestic waste, brick, concrete, glass and tarmacadam.

6.2 Natural Deposits

The natural ground was discontinuous across the site and comprised layers of stiff high strength clay (TP06, 0.20-0.90mbgl), stiff slightly sandy slightly gravelly high strength clay (TP08, 1.00-3.00mbgl) and boulder clay described by the driller in RBH01, RBH03, RBH04 & RBH05 between 0.40mbgl and 0.80mbgl.

Locally in TP01A and TP02A slightly clayey silty sandy gravel with a medium to high cobble content was proven from 0.40mbgl and 0.80mbgl to 1.80mbgl.

The gravel fraction consisted of mudstone and sandstone. The cobbles comprised sandstone.

6.3 Bedrock

Weathered mudstone bedrock was encountered in the majority of the trial pits across the site at depths of between 0.10mbgl in TP01 and 0.90mbgl in TP06. This was absent in TP08.

Weathered mudstone was proven from 0.70mbgl and 0.80mbgl in the rotary boreholes to a maximum depth of 45.00mbgl.

A coal seam was recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl. In RBH02 the borehole was abandoned due to jamming rods at 33.00mbgl. A void was also recorded by the driller in RBH01 between 29.70mbgl and 31.20mbgl along with loss of flush to the termination depth of the borehole at 40.00mbgl.

6.4 Groundwater

Groundwater was not encountered during this investigation.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it

should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

7 CONTAMINATION TESTING RESULTS

The proposed development is outlined to be an open-air Tesla Supercharger station with associated parking, charging equipment and electrical infrastructure. No occupied buildings, basements or enclosed accommodation are proposed. An external staircase in the north of the site is also proposed allowing access to the adjacent retail park.

The chemical samples were generally retrieved in line with BS ISO 18400-105:2017 *Soil Quality. Sampling*.

The chemical results are presented in Appendix C.

7.1 Site Characterisation

Within the Enzygo Phase 1 report, a preliminary conceptual model was formed based on the information obtained.

An overall very low to moderate risk was provided for various receptors:

- Human Health – Very Low to Moderate
- Controlled Water – Very Low
- Current Site Users (on-site workers/visitors) – Low to Moderate
- Construction Materials – Very Low
- Ground Gas – Very Low to Moderate

7.2 Contamination Testing and Rationale

To provide information upon the possibility of ground contamination two samples of made ground and one sample of natural ground were selected for shallow contamination testing.

The samples selected are detailed below:

- TP01A – 0.10-0.20m (Made ground – granular)
- TP01A – 0.80-0.90m (Natural GRAVEL)
- TP02A – 0.00-0.10m (Made ground – topsoil)

The samples selected are considered to provide coverage of the made ground and shallow natural strata from across the site that would be most likely exposed during future site works.

The samples were tested for the following contaminant suites:

- 3no. Metals, semi-metals, non-metals, inorganic determinants
- 3no. Asbestos identification screenings
- 3no. Speciated Polyaromatic Hydrocarbons (PAHs)
- 1no. Total Petroleum Hydrocarbon Criteria Working Group fractions (TPHCWG)

Due to the lack of groundwater encountered during the investigation and groundwater Aquifer designations from the Enzygo Phase 1 report, no leachate analysis was undertaken.

7.3 Test Results

Based on the proposed development at the site, the test results have been compared to a series of Land Quality Management (LQM) Suitable for Use Levels (S4UL) based on a commercial land use. These are the most up to date thresholds published in 2015.

The value for lead has been compared with the Category 4 Screening Level (March 2014) developed by Contaminated Land: Applications In Real Environments (CL:AIRE).

The test results are presented in Appendix C, and a summary is provided below in Tables 1 & 2.

TABLE 1: SUMMARY OF INORGANIC CONTAMINATION TESTING RESULTS

Determinand	Units	Number of Samples above Level of Detection	Minimum Recorded Level	Maximum Recorded Level	Commercial Threshold Value	Number of Results Exceeding Threshold Value
Metals						
Cadmium	mg/kg	2	<0.10	0.20	190	0
Chromium	mg/kg	3	12	73	8600	0
Copper	mg/kg	3	11	34	68000	0
Lead	mg/kg	3	8.70	37	2300*	0
Mercury	mg/kg	0	<0.05	-	1100	0
Nickel	mg/kg	3	20	29	980	0
Zinc	mg/kg	3	66	190	730000	0
Semi metals and non metals						
Arsenic	mg/kg	3	2.30	3.80	640	0
Boron	mg/kg	1	<0.20	1.50	240000	0
Selenium	mg/kg	0	<0.50	-	12000	0
Inorganic chemicals						
Cyanide	mg/kg	1	<0.10	0.20	1580**	0
W.S. Sulphate	mg/l	3	15	22	2000^	0
Other						
pH	pH	-	7.5	8.4	<5.5^	0
* Category 4 Screening Levels, March 2014 ** CLEA Software Version 1.06 (pH7 and 1%SOM) ^ EA Threshold Values HGP Home Grown Produce						

7.4 Metals, Semi Metals and Non Metals

None of the samples indicated significant raised levels of contamination above the S4UL threshold values, based on the three samples tested.

7.5 Inorganic Chemicals

Soluble sulphates (potentially aggressive to foundation concrete) were recorded between 15 and 22mg/l. None of the samples were elevated above levels affecting human health or the BRE Special Digest 1 500mg/l limit for the sulphate classification of concrete.

The results of the pH testing were between 7.5 and 8.4. These pH levels are consistent with slightly alkaline to alkaline conditions.

7.6 Organic Chemicals

The organic thresholds vary depending on the levels of soil organic matter (SOM).

The average SOM recorded across the site was 4.93% therefore a SOM of 2.50% has been used to determine the S4UL thresholds.

Table 2, below, summarises the results.

TABLE 2: SUMMARY OF ORGANIC CONTAMINATION TESTING RESULTS

Determinand	Units	Number of Samples above LOD	Minimum Level	Maximum Level	S4UL 1% SOM	S4UL 2.5% SOM	S4UL 6% SOM	Number of Results Exceeding Threshold Value
TPH Aliphatic Fractions (1no. Sample)								
C5-6	mg/kg	0	<0.01	-	3200	5900	12000	0
C6-8	mg/kg	0	<0.01	-	77800	17000	40000	0
C8-10	mg/kg	0	<0.01	-	2000	4800	11000	0
C10-12	mg/kg	1	2.18	-	9700	23000	47000	0
C12-16	mg/kg	0	<1.20	-	59000	82000	90000	0
C16-21	mg/kg	0	<1.50	-	1600000	1700000	1800000	0
C21-35	mg/kg	0	<3.40	-	1600000	1700000	1800000	0
TPH Aromatic Fractions (1no. Sample)								
C5-7 (Benzene)	mg/kg	0	<0.01	-	26000	46000	86000	0
C7-8 (Toluene)	mg/kg	0	<0.01	-	56000	110000	180000	0
C8-10	mg/kg	0	<0.01	-	3500	8100	17000	0
C10-12	mg/kg	0	<0.90	-	16000	28000	34000	0
C12-16	mg/kg	0	<0.50	-	36000	37000	38000	0
C16-21	mg/kg	0	<0.60	-	28000	28000	28000	0
C21-35	mg/kg	0	<1.40	-	28000	28000	28000	0
Speciated PAH								
Naphthalene	mg/kg	0	<0.10	-	190	460	1100	0
Acenaphthylene	mg/kg	0	<0.10	-	83000	97000	100000	0
Acenaphthene	mg/kg	0	<0.10	-	84000	97000	100000	0
Fluorene	mg/kg	0	<0.10	-	63000	68000	71000	0
Phenanthrene	mg/kg	0	<0.10	-	22000	22000	23000	0
Anthracene	mg/kg	1	<0.10	0.32	520000	540000	540000	0
Fluoranthene	mg/kg	0	<0.10	-	23000	23000	23000	0
Pyrene	mg/kg	0	<0.10	-	54000	54000	54000	0
Benz' (a)anth' ene	mg/kg	0	<0.10	-	170	170	180	0
Chrysene	mg/kg	0	<0.10	-	350	350	350	0
Benz' (b)fluor' ene	mg/kg	0	<0.10	-	44	44	45	0
Benz' (k)fluor' ene	mg/kg	0	<0.10	-	1200	1200	1200	0
Benz' (a)pyrene	mg/kg	0	<0.10	-	35	35	36	0
Benz (ghi)per' ene	mg/kg	0	<0.10	-	3900	4000	4000	0
Diben(ah)anth' ene	mg/kg	0	<0.10	-	3.5	3.6	3.6	0
Id' (123cd)pyrene	mg/kg	0	<0.10	-	500	510	510	0
Total PAH	mg/kg	0	<1.60	-	1000*	1000*	1000*	0
Phenol	mg/kg	1	<0.30	1.50	760	1500	3200	0
* EA Threshold Values								

From the three samples tested for organic determinants, no exceedances were recorded.

7.7 Asbestos

From the three samples subject to asbestos screening, no asbestos fibres were recorded.

7.8 Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to “identify and remove unacceptable risks to human health and the environment” and to “seek to ensure that contaminated land is made suitable for its current use”. Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as “the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land” and by “the scale and seriousness of such harm or pollution if it did occur”.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that “for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include “land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.” Categories 3 and 4 “encompass land which is not capable of being determined on such grounds”.

See Appendix F for additional notes on contamination guidelines.

8 CONCEPTUAL MODEL AND CONTAMINATION ANALYSIS

The contamination conceptual model in Table 3 identifies the potential pollution linkages present on site based on source – pathway – receptor relationships.

TABLE 3: CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases - Made ground (<0.80m) - Coal mining/opencast Area - Landfills within 250m	Ground gas migration - Migration through permeable soils - Inhalation	Future site users Adult & infant residents	Low	Based on nature of development, open air and no confined spaces, gas risk assessment not required.
		Users during development Construction workers	Low	
Areas of contamination hazardous to human health (Commercial Thresholds) 3no. samples tested - No significantly elevated organic determinants - No significantly elevated inorganic determinants - No Asbestos	- Inhalation - Dust ingestion - Dermal contact	Future site users Adult & infant residents	Low	Any contamination will be mitigated by encapsulation beneath proposed hardstanding.
		Users during development Construction workers	Low	Consideration to be given to Health and Safety Executive: <i>Protection of Workers and the General Public During the Development of Contaminated Land</i> . PPE required.
	- Inhalation - Dust ingestion	Users of surrounding sites Transient adult workers	Low	Consideration to be given to dust suppression, in line with BRE: <i>The Control of Dust and Emissions from Construction and Demolition, Best Practice Guidance</i> .
		Drift geology N/A	Very Low	Lack of groundwater and limited availability of contaminants in soil analysis.
	Leaching of mobilised contaminants	Solid geology Secondary A Aquifer	Low	Low sensitivity aquifer not in a SPZ or near surface/groundwater abstractions. Lack of groundwater and limited availability of contaminants in soil analysis.
		Surface water features Howden Clough Beck 116m north east	Low	The distant surface water is highly unlikely to be impacted by the low contamination levels recorded.
Areas of phytotoxic contamination No raised phytotoxics	Uptake via roots and leaf surfaces	Soft Landscaping None	Very Low	Based on nature of development no soft landscaping is anticipated.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds - Elevated pH & low SO₄ - Elevated phenol	Direct contact	Construction Materials Concrete	Low	Mitigation through use of sulphate resistant concrete where in contact with made ground.
		Construction Materials Service Fabric	Moderate/Low	PVC and copper piping to be avoided and prudent to lay any service within a clean bedding.

In general terms, construction materials are **potentially most** at risk as pollution linkages may be present for these receptors. The remaining receptors are considered to be at **potentially less** of a risk.

Mitigation measures to reduce the risks identified for each receptor are discussed in the following sections.

8.1 Users of the Site Once Development is Complete

The users of the site, particularly construction workers, are likely to be exposed to contaminants present in the soils beneath the site during redevelopment work. **Potential** exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatised compounds, and inadvertent soil ingestion.

To establish if the levels of contaminants present on site may pose a risk to the health of the future users of the site the results of the contamination testing have been compared to a series of LQM S4UL thresholds based on a commercial land use (see Tables 1 and 2).

The levels of contaminants across the site are low with no exceedances.

Based on the nature of the development and shallow soil contamination testing, it is considered that the levels of contamination will not pose a risk to future users of the site. All made ground will be covered by the hardstanding thus providing a protective barrier to future site users.

8.2 Construction Workers and Users of Surrounding Sites

Short term human exposure to contaminants present in soils can occur via several pathways during the construction and ground works phase of the development. These include dermal absorption after contact with contaminated ground, inhalation of soil or dust (including windblown dust), inhalation of volatised compounds, inadvertent soil ingestion and contact with contaminated groundwater.

The risk of short-term acute exposure (e.g. to construction workers) falls under the *Health and Safety at Work Act: 1974* and underlying regulations, such as the *Control of Substances Hazardous to Health (COSHH, 2002)* Regulations. The levels of contamination and the associated risks to site workers should be considered under the *Construction Design and Management (CDM, 2015)* regulations during the planning of works and the preparation of the designers and contractors Health and Safety Plans and Method Statements.

As good practice, full PPE must be employed in accordance with Health and Safety Executive: *Protection of Workers and the General Public During the Development of Contaminated Land* and safeguards should be taken to limit dust during ground works, and access to the public should be restricted. Construction workers should use gloves as a precaution when handling any fill materials. Provision of suitable hygiene facilities are needed for site workers. Wheel washers should be provided and used for any vehicle entering or leaving site to prevent cross contamination.

Although asbestos or other forms of contamination were not detected from the soil samples subjected to testing within this investigation, the possibility still exists that asbestos containing materials may still be present on site and currently lie undetected. It is therefore advised that a 'watching brief' is undertaken during the initial site strip and any excavation works and advice sought if asbestos is found or suspected.

During dry weather, any excavations may require clean water to be sprinkled at shallow depth to prevent excess dust escaping to off-site receptors. Monitoring of dust concentrations during construction should be given careful consideration to ensure occupational exposure levels are not exceeded. Works should be undertaken in line with BRE: *The Control of Dust and Emissions from Construction and Demolition, Best Practice Guidance*.

8.3 Vegetation/Soft Landscaping

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, nickel, and zinc. To establish if the levels of contaminants present on site may pose a risk to vegetation the results of the contamination testing have been compared to a series of threshold values published in *Code of Good*

Agricultural Practice for the Protection of Soil. No concentrations of the phytotoxic determinants are shown as elevated from the samples tested.

Based on nature of development no soft landscaping is anticipated.

8.4 Ground and Surface Water

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology.

8.4.1 Hydrogeological Context

From the site investigation undertaken, ground conditions broadly comprise made ground (ca. 0.80m) over granular natural deposits. There are no drift deposits designated as Aquifers and the solid geology is classified as a Secondary A Aquifer by the Environment Agency.

The site does not lie within a Source Protection Zone or near any surface or groundwater abstractions.

The nearest surface water feature is over 110m north east of site.

No groundwater was encountered in this investigation.

8.4.2 Contamination Context

No contamination was recorded based on the three soil samples tested.

8.4.3 Hydrogeological Risk Assessment

Due to the low levels contamination found across the site, lack of groundwater, the aquifer designations beneath the site, and the distance to surface waters, the development is considered to represent a low risk to groundwater and surface water receptors.

8.5 Construction Materials

Materials at risk from potential soil contamination include inorganic matrices such as cement and concrete and also organic material; e.g. plastics and rubbers. Acid ground conditions and elevated levels of sulphates can accelerate the corrosion of building materials. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum-based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

8.5.1 Concrete Classification

BRE Special Digest One: *Concrete in Aggressive Ground*: 2005 3rd Edition has been used to assess the risks posed to underground concrete and to establish the design measures required to mitigate the risks.

The results of the pH and water-soluble sulphate tests (when converted to total potential sulphate) fall into Class DS-1 ACEC (Class AC-1s) requirements for concrete protection. This assumes static groundwater conditions.

8.5.2 Water Supply Pipes Material Selection

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication *Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites* (January 2011). A Brownfield Site is defined in the document as "Land or premises that have previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer.

Based on the samples tested during the site investigation, levels of slightly to highly alkaline pH (7.5 to 8.4) were recorded across the site at depths of between 0.00mbgl and 1.80mbgl within the made ground and natural ground.

The concentrations of the selected determinants should be compared to the pipe material selection table in Appendix E, and consultation with the appropriate utility supply company is required to identify the most suitable service fabric. However, the pH and phenol levels may preclude the use of copper and PVC pipes depending on the depth of proposed service corridors.

8.6 Unexpected Contamination

If during the initial site strip or subsequent ongoing construction activities, any zones of odorous, brightly coloured or suspected contaminated ground, or suspected Asbestos Containing Materials (ACMs) are encountered, then the following procedure should be followed:

- Stop work in the affected area
- Contact Solmek and provide pictures of the affected area
- Solmek can visit site to investigate the material and provide guidance
- If required – Solmek can sample and test the material
- Once test results are returned, this will determine whether or not remediation will be required

8.7 Waste Classification

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste* (2015). This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

For this project, Waste Classification has not been requested by the client.

In line with current guidance, it is recommended the re-use of on-site materials and the importation of off-site materials are undertaken under a Materials Management Plan. This should be implemented prior to any construction activities.

9 GROUND GAS

The proposed development comprises an open-air Tesla Supercharger station with associated parking, charging equipment and electrical infrastructure with no occupied buildings, basements or enclosed accommodation.

BS 8485:2015+A1:2019, Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings, addresses gas ingress into buildings and the selection of appropriate protective measures. As the proposed development does not include buildings requiring internal protection or enclosed spaces the building gas protection measures described in BS 8485 are not considered applicable to the open-air charging and parking areas.

Ground gas has however been considered qualitatively using the source–pathway–receptor approach set out in the Environment Agency's Land Contamination Risk Management guidance in both the Enzygo and Solmek reports. Potential sources have been identified including made ground, historical coal workings and a former refuse disposal site approximately 136m south east of the site. These sources cannot be discounted solely because the proposed development is open-air. However, the proposed layout does not introduce

occupied enclosed spaces in which migrating gas could accumulate, and atmospheric dispersion is expected to limit exposure within the external charging and parking areas.

On this basis, a dedicated ground gas monitoring programme or quantitative assessment to determine building gas protection requirements is not considered necessary for the open-air charging and parking areas.

If enclosed buildings are later subsequently introduced, significant gas migration pathways are identified, or unexpected ground conditions indicate an increased gas hazard, then a full ground gas investigation should be undertaken.

10 MINING ASSESSMENT

10.1 Mining Assessment – Opencast

The BGS mapping suggests that the former opencast was worked up to the north western boundary of the site and possibly encroached around part of the northern and southern extents (Section 4.2).

A total of eight trial pits/trenches were excavated around the periphery of the site and site centre (TP06). All eight trial pits were extended as trenches to between 2.80m and 5.50m in length. All trial pits located on the periphery of the site, closest to the former opencast location, proved thin made ground deposits and shallow mudstone bedrock at depths between 0.10mbgl and 0.90mbgl.

Natural clay was encountered in TP08 along the south eastern boundary but is unlikely to represent a high wall feature as this is furthest away from the former opencast and shallow bedrock has been proven in the exploratory positions located closer to the former opencast.

Given the shallow depth of natural ground and shallow mudstone bedrock across the site it is likely that the opencast highwall lies further towards the north west and the proposed development is therefore unlikely to be compromised by high wall opencast features.

10.2 Mining Assessment – Shallow Underground Workings

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

From the Coal Mining Reports the shallowest known worked coal seam is the Top Fenton seam at 31-39m depth with a section thickness of 0.60m. It is possible, based the seam thickness, that the coal seam recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl was the Top Fenton. The absence of the coal seam in the nearby surrounding boreholes, the jammed rods at 33.00mbgl in RBH02 and void/loss of flush in RBH01 between 29.70mbgl and 31.20mbgl may suggest mine workings are present beneath the north western half of the site. The 1.50m thick void has a solid rock cover of 29.00m giving a ratio of over 19.

Given the shallow depth of mudstone proven at these locations and considerable thickness of overlying solid

rock cover these potential workings are at a sufficient depth to give a ratio well in excess of 10x the worked seam thickness. It is therefore unlikely that the development will be compromised by underground mine workings and grout stability works are not necessary.

11 GEOTECHNICAL TESTING AND ANALYSIS

Samples taken from the trial pits underwent a series of geotechnical tests at a UKAS accredited laboratory to aid foundation design and soil description.

The geotechnical results are presented in Appendix D.

11.1 Moisture Contents

Six samples recovered from the trial pits have been subject to moisture content tests to determine the moisture profile at depths of between 0.20 and 2.70mbgl. Moisture levels were 9.90% and 22.60%.

11.2 Atterberg Limit Determinations

Two natural cohesive samples were subject to Atterberg Limit Determination tests to classify the fine-grained soils at depths of between 0.20mbgl and 2.70mbgl.

The Plasticity Indices were 20 and 34 with the moisture contents recorded above and below the corresponding plastic limits.

The cohesive material across the site can be assessed as having a **medium** shrinkage, in relation to current relevant guidance.

11.3 pH and Sulphate Results

Four samples of made ground, four sample of natural ground and four mudstone samples were tested for acidity and soluble sulphate content to assess whether the material may be potentially aggressive to building fabric at depths of between 0.00mbgl and 1.80mbgl.

The results of the testing for pH ranged from 5.7 to 8.3 in the natural ground and mudstone indicating slightly acidic to slightly alkaline conditions. The results of the testing for pH ranged from 7.5 to 10.4 in the made ground indicating slightly alkaline to highly alkaline conditions.

Soluble sulphates were recorded at levels ranging from 10mg/l to 32mg/l.

11.4 Particle Size Distribution Testing

Seven samples from the trial pits at varying depths were subject to Particle Size Distribution (PSD) tests in accordance with BS1377 Part 2 to aid soil descriptions. In addition to the PSD tests, four samples were then subjected to sedimentation analysis using a hydrometer to further classify the fine grained soils (i.e. the quantities of clay and silt).

The results have been used to prepare precise soil descriptions in accordance with BS5930:2015 Section 6 and are presented in Appendix D.

11.5 CBR Tests

CBR testing was undertaken within the trial pits as plate bearing tests. The full results are presented in Appendix D.

In TP01A a CBR value of 3.08% was achieved for the made ground at a depth of 0.30mbgl.

In TP02A a CBR value of 2.90% was achieved for the made ground at a depth of 0.50mbgl.

In TP01 a CBR value of 6.28% was achieved for the made ground at a depth of 0.10mbgl.

In TP03 a CBR value of 32% was achieved for the weathered mudstone at a depth of 0.20mbgl.

In TP05 a CBR value of 29% was achieved for the granular made ground at a depth of 0.20mbgl.

In TP06 a CBR value of 4.06% was achieved for the natural clay at a depth of 0.20mbgl.

In TP08 a CBR value of 12% was achieved for the granular made ground at a depth of 0.20mbgl.

Where made ground was present, a conservative equilibrium CBR of 2% should be adopted for design purposes and 3-5% where natural ground is present.

The formation level of the proposed hardstanding should first be proof rolled prior to placing the subbase. Compacting the material in layers to Series 600 "Specification of Earthworks". Further CBR testing should then be undertaken to ensure that suitable compaction has taken place.

11.6 Foundations

The majority of the site will be covered by hardstanding. The proposed staircase is likely to be a lightly loaded structure. A pad foundation would be the most likely foundation type or a small raft to cover the base of the stairwell. The foundations should be placed on the natural granular deposits with a safe bearing capacity of 50kN/m².

It is recommended that the formation layer is compacted prior to installing the staircase foundation.

Based on plasticity index results, the natural cohesive soils at the site should be regarded as being of medium volume change potential. Any future proposed foundations should be placed at a **minimum** depth of 0.90m below original or finished ground level, whichever is the lower.

However, given that the site contains variable depths of mudstone from 0.10mbgl to 0.90mbgl it would be prudent to situate the foundations directly upon competent mudstone bedrock.

The foundations will be required to found at a minimum depth of 0.45mbgl on rock to protect against damage from frost action. Strip footings, 0.60m wide, should be adopted placed directly onto competent mudstone at depths of at least 0.45mbgl.

The shallow weathered mudstone can be considered weak. Table 2.4 in *Foundation Design & Construction, 6th Edition*, M.J. Tomlinson outlines a bearing capacity of 125kN/m² for mudstone be assumed. Providing imposed loads do not exceed the bearing capacity then settlements have been calculated at less than 25mm. The developer should also ensure the footings are placed at sufficient depth through the weathered zone to more competent bedrock to achieve the desired 125kN/m² allowable bearing capacity.

Prior to placing foundation concrete, obvious soft or loose spots should be removed and replaced with suitably recompacted hardcore or lean mix concrete. In addition, all excavations should be inspected to ensure that they fully penetrate areas of disturbed ground.

BRE Special Digest One: *"Concrete in Aggressive Ground"*: 2005 3rd Edition has been used to assess the risks posed to underground concrete and to establish the design measures required to mitigate the risks. The results of the pH and sulphate tests fall into Class DS-1, ACEC (Class AC-1s) requirements for concrete protection assuming static groundwater conditions.

Further advice should be sought from Solmek if unexpected ground conditions are encountered during redevelopment.

11.7 Excavation

Based on the nature of the ground conditions encountered, excavations should be within the capacity of normal earthworks plant although breaking out of relict foundations, weathered rock and other obstructions should be anticipated.

Stability of excavations will be poor in the made ground but should improve in the natural ground/weathered rock. Excavation sides should be designed, constructed and supported in accordance with the

recommendations given in CIRIA Report No. 97: "Trenching Practice".

11.8 Groundwater

Groundwater was not encountered during this investigation.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

SOLMEK

APPENDIX A



12-16 Yarm Road, Stockton on Tees, TS18 3NA
Tel: 01642 607083 Email: info@solmek.com

Figure Title

Site Location Plan

Project Number

NE-26-043

Project Name

Tesla SUC Leeds Birstall

Client

Fresh Design (International) Ltd

Date

October 2026

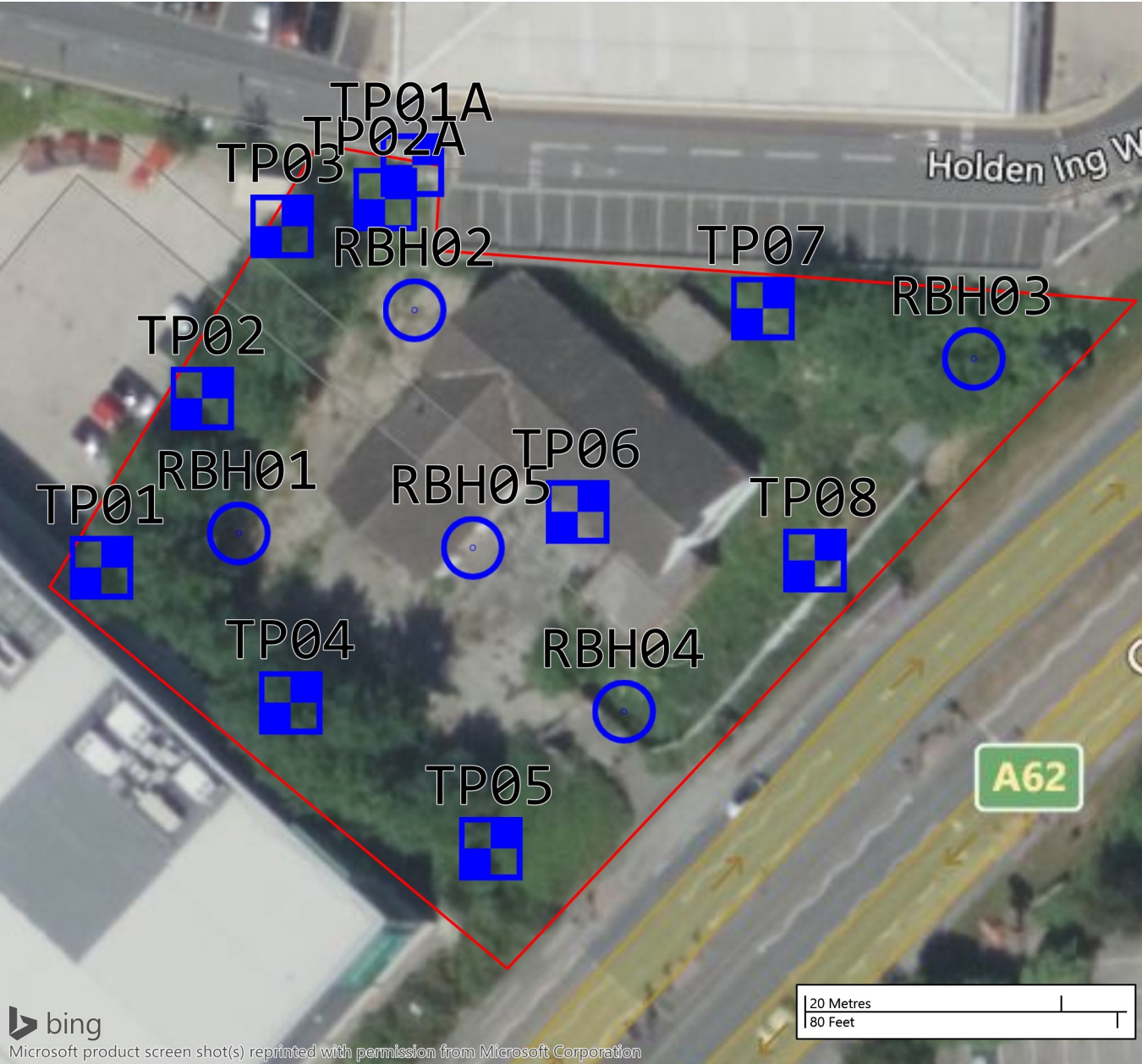
DRG Number

Figure 1

Scale

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Legend Key
 Project Bounds - Project Bounds



12-16 Yarm Road, Stockton on Tees, TS18 3NA
Tel: 01642 607083 Email: info@solmek.com

Figure Title

BH/TP Location Plan

Project Number

NE-26-043

Project Name

Tesla SUC Leeds Birstall

Client

Fresh Design (International) Ltd

Date

October 2026

DRG Number

Figure 2

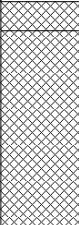
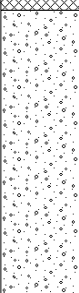
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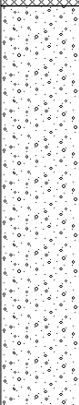
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Legend Key

-  Locations By Type - RO
-  Locations By Type - TP
-  Project Bounds - Project Bounds

APPENDIX B

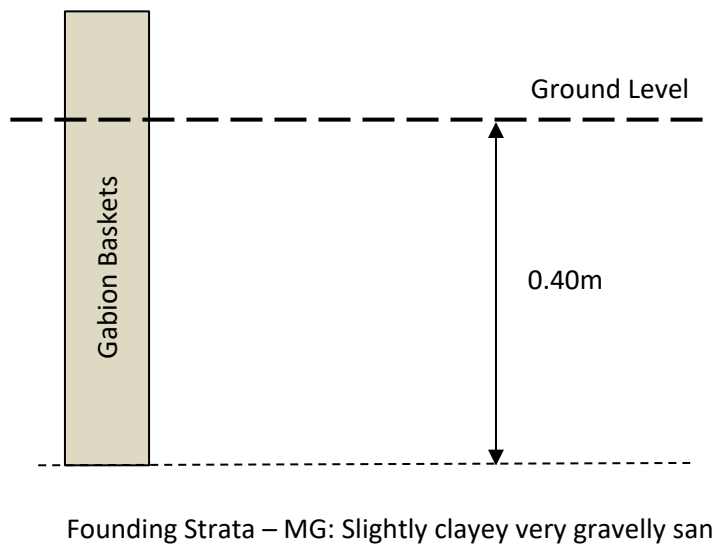
 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP01A Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. S251043		Co-ords: E - N Level:		Date 23/10/2025	
Plant Used: JCB 3CX				Dimensions (m): Depth 0.50 1.25		Scale 1:26			
Client: Fresh Design (International) Ltd				Depth 1.80		Logged AS			
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.00 - 0.10	B+ES	3.1%	0.10			MADE GROUND: Black to dark brown very sandy topsoil. Sand is fine to coarse. Frequent domestic litter and roots noted.	1 2 3 4 5	
	0.10 - 0.20	B+ES					MADE GROUND: Brown slightly clayey very gravelly sand. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of mudstone, sandstone and limestone. Occasional domestic litter noted.		
	0.30	CBR	0.80			Orangish brown slightly clayey silty sandy GRAVEL with a medium cobble content. Sand is fine to coarse. Gravel is fine to coarse angular of mudstone and sandstone. Cobbles are angular of sandstone.			
	0.80 - 0.90	B+ES	1.80			End of Pit at 1.800m			
	1.70 - 1.80	B							
Remarks: No groundwater encountered. PBT01 @ 0.30mbgl.									
Stability: Pit walls stable									

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP02A Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. S251043		Co-ords: E - N Level:		Date 23/10/2025	
Plant Used: JCB 3CX				Dimensions (m): Depth 1.25		Scale 1:26			
Client: Fresh Design (International) Ltd				Depth 1.80		Logged AS			
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.00 - 0.10	B+ES	2.9%	0.10			MADE GROUND: Black to dark brown very sandy topsoil. Sand is fine to coarse. Frequent domestic litter and roots noted.		
	0.10 - 0.20	B+ES							
	0.30 - 0.40	B+ES							
	0.40 - 0.50	B+ES							
	0.50	CBR							
	1.70 - 1.80	B		1.80			MADE GROUND: Brown slightly clayey very gravelly sand. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of mudstone, sandstone and limestone. Occasional domestic litter noted. MADE GROUND: Asphalt. Orangish brown slightly clayey silty sandy GRAVEL with a medium to high cobble content. Sand is fine to coarse. Gravel is fine to coarse angular of mudstone and sandstone. Cobbles are angular of sandstone.		
End of Pit at 1.800m									
Remarks: No groundwater encountered. PBT02 @ 0.50mbgl.									
Stability: Pit walls stable									

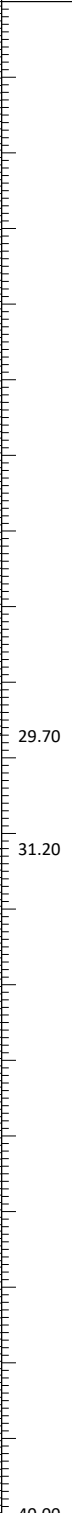
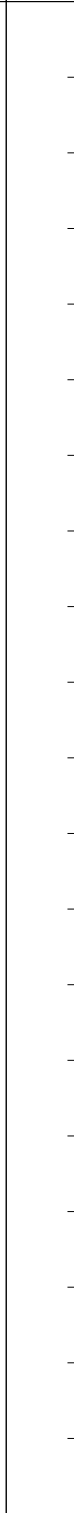
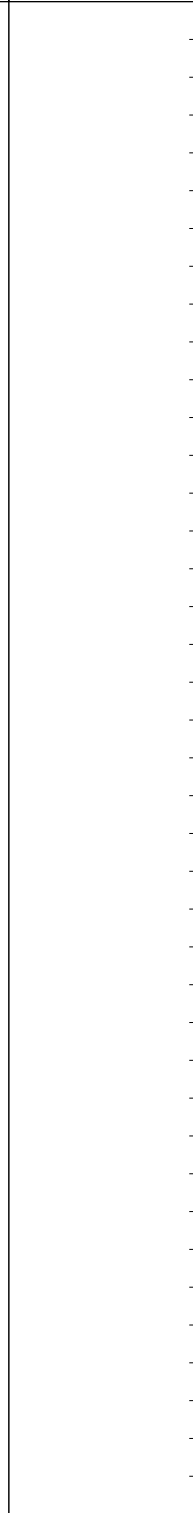
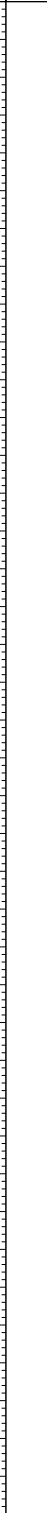
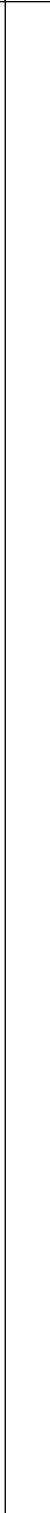
Tesla SUC Leeds Birstall

S251043

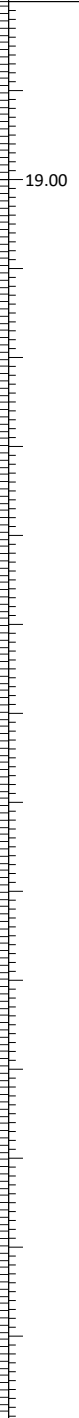
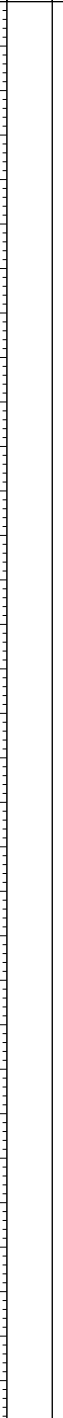
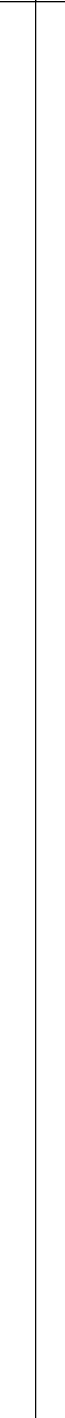
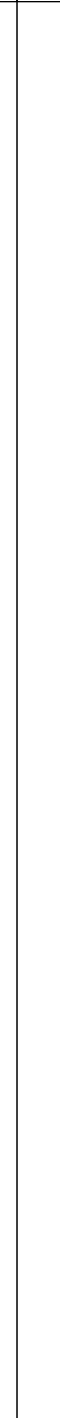
TP01A



NTS

 SOLMEK 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Rotary Open Hole Log						Scale 1:100 Sheet 2 of 2				RBH01	
Contract no: NE-26-043				Site: Tesla SUC Leeds Birstall				Driller: L&A Drilling Ltd Plant used: Beretta T44 Started: 28/04/2026 Ended: 29/04/2026 Backfilled: 29/04/2026				GL (AOD): Easting: 423634.73 Northing: 427671.15 Logged: WM Status: FINAL			
Client: Fresh Design (International) Ltd															
Method: Rotary Openhole Drilling															
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures							
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture				
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES											
VOID. (Driller Description)															
Hard strata. (Driller Description)															
40.00				End of Borehole at 40.000m											
Hole Diameter		Casing Depths		General Remarks		Flush Returns				Ground Water					
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)			From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)	
40.00	102	40.00	102			0.00 29.70	29.70 40.00	Water Water	100 0						

 SOLMEK 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Rotary Open Hole Log							Scale 1:85 Sheet 1 of 2				RBH02	
Contract no: NE-26-043				Site: Tesla SUC Leeds Birstall					Driller: L&A Drilling Ltd				GL (AOD):			
									Plant used: Beretta T44				Easting: 423648.51			
Client: Fresh Design (International) Ltd									Started: 24/04/2026				Northing: 427688.72			
Method: Rotary Openhole Drilling									Ended: 24/04/2026				Logged: WM			
									Backfilled: 24/04/2026				Status: FINAL			
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures								
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture					
		0.20		MADE GROUND: Concrete. (Driller Description)												
		0.80		MADE GROUND: Gravelly sand. (Driller Description) Weathered MUDSTONE. (Driller Description) PENNINE COAL MEASURES												
																
Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water							
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)					
33.00	102	33.00	102		0.00	33.00	Water	100								
1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole abandoned at 33.00m due to rods jamming & borehole backfilled on completion																

 SOLMEK 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Rotary Open Hole Log							Scale 1:85 Sheet 2 of 2				RBH02				
Contract no: NE-26-043				Site: Tesla SUC Leeds Birstall				Driller: L&A Drilling Ltd Plant used: Beretta T44 Started: 24/04/2026				GL (AOD): Easting: 423648.51 Northing: 427688.72							
Client: Fresh Design (International) Ltd								Ended: 24/04/2026				Logged: WM							
Method: Rotary Openhole Drilling								Backfilled: 24/04/2026				Status: FINAL							
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures											
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture								
				Weathered MUDSTONE. (Driller Description) PENNINE COAL MEASURES															
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES															
		33.00 33.00		Rods started to jam up. End of Borehole at 33.000m															
Hole Diameter				Casing Depths				General Remarks				Flush Returns				Ground Water			
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole abandoned at 33.00m due to rods jamming & borehole backfilled on completion				From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)			
33.00	102	33.00	102					0.00	33.00	Water	100								



Rotary Open Hole Log

RBH03

Site: Tesla SUC Leeds Birstall

GL (AOD):	
Easting:	423692.40
Northing:	427685.13
Logged:	WM
Status:	FINAL

Method:	Rotary Openhole Drilling
----------------	--------------------------

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100					



 **SOLMEK**

Stockton on Tees
TS18 3NA
01642 607083
info@solmek.com

Rotary Open Hole Log

Scale 1:115 Sheet 2 of 2

RBH03

Contract no: NE-26-043

Site: Tesla SUC Leeds Birstall

Driller: L&A Drilling Ltd

Plant used: Beretta T44

Started: 30/04/2026

Ended: 01/05/2026

Backfilled: 01/05/2026

GL (AOD):

Easting: 423692.40

Northing: 427685.13

Logged: WM

Status: FINAL

Client: Fresh Design (International) Ltd

Method: Rotary Openhole Drilling

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures															
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture												
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES																			
		45.00		End of Borehole at 45.000m																			
Hole Diameter					Casing Depths			General Remarks					Flush Returns				Ground Water						
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m.											From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	Borehole backfilled on completion											0.00	45.00	Water	100					



Rotary Open Hole Log

Scale 1:115 Sheet 1 of 2

RBH04

Contract no: NE-26-043

Site: Tesla SUC Leeds Birstall

Driller:	L&A Drilling Ltd
Plant used:	Beretta T44
Started:	01/05/2026
Ended:	05/05/2026
Backfilled:	05/05/2026

GL (AOD):
Easting: 423665.08
Northing: 427657.32
Logged: WM
Status: FINAL

Client: Fresh Design (International) Ltd

Method: Rotary Openhole Drilling

[illegible]

 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Rotary Open Hole Log				Scale 1:115 Sheet 2 of 2 RBH04						
Contract no: NE-26-043		Site: Tesla SUC Leeds Birstall		Driller: L&A Drilling Ltd Plant used: Beretta T44 Started: 01/05/2026 Ended: 05/05/2026 Backfilled: 05/05/2026		GL (AOD): Easting: 423665.08 Northing: 427657.32 Logged: WM Status: FINAL								
Client: Fresh Design (International) Ltd														
Method: Rotary Openhole Drilling														
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures						
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture			
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES										
		45.00		End of Borehole at 45.000m										
Hole Diameter		Casing Depths		General Remarks		Flush Returns		Ground Water						
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102			0.00	45.00	Water	100					



Rotary Open Hole Log

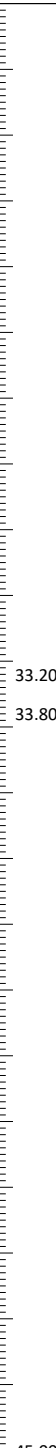
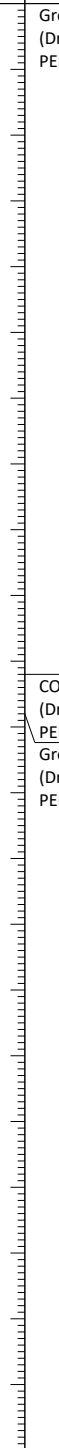
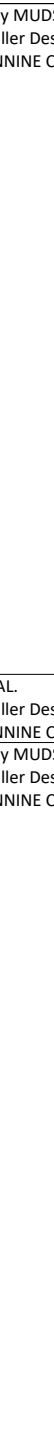
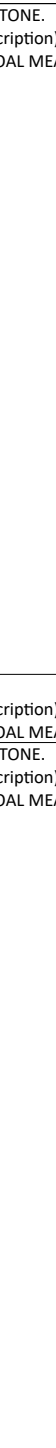
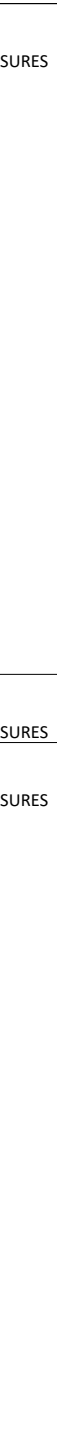
RBH05

Site: Tesla SUC Leeds Birstall

GL (AOD):	
Easting:	423653.13
Northing:	427670.11
Logged:	WM
Status:	FINAL

Method:	Rotary Openhole Drilling
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Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100					

 SOLMEK 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Rotary Open Hole Log							Scale 1:115 Sheet 2 of 2				RBH05				
Contract no: NE-26-043				Site: Tesla SUC Leeds Birstall				Driller: L&A Drilling Ltd Plant used: Beretta T44 Started: 29/04/2026 Ended: 30/04/2026 Backfilled: 30/04/2026				GL (AOD): Easting: 423653.13 Northing: 427670.11 Logged: WM Status: FINAL							
Client: Fresh Design (International) Ltd																			
Method: Rotary Openhole Drilling																			
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures											
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture								
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES															
				COAL. (Driller Description) PENNINE COAL MEASURES															
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES															
		45.00		End of Borehole at 45.000m															
Hole Diameter				Casing Depths				General Remarks				Flush Returns				Ground Water			
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion				From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)			
45.00	102	45.00	102					0.00	45.00	Water	100								

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP01 Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423624E - 427668N Level:		Date 24/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m): 0.80		Scale 1:26		Logged WM	
Client: Fresh Design (International) Ltd				Depth 1.30					
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.00 - 0.10 0.10 - 0.30 0.10	B+ES B+ES CBR	6.3%	0.02 0.10		                                                                              <			

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log			TrialPit No TP02 Sheet 1 of 1		
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423632E - 427682N Level:		Date 24/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m):		5.50		Scale 1:26	
Client: Fresh Design (International) Ltd				Depth 0.70		0.80		Logged WM	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.05 - 0.15	B+ES					MADE GROUND: Tarmacadam. MADE GROUND: Black clayey sandy gravel. Sand fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam. Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.		
	0.20 - 0.40	B+ES							
	0.50 - 0.70	B		End of Pit at 0.700m					
Remarks: No groundwater encountered. Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.									
Stability: Pit wall stable									



TrialPit No
TP03
Sheet 1 of 1

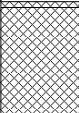
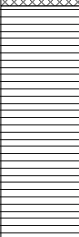
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24/04/2026

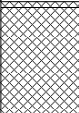
Scale
1:26

Logged
WM

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.05 - 0.15	B+ES	32%	0.02			MADE GROUND: Tarmacadam.
	0.20 - 0.40	B+ES		0.20			MADE GROUND: Black clayey sandy gravel. Sand fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.
	0.20	CBR		0.40			Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
							Weathered MUDSTONE bedrock.
							End of Pit at 0.400m

Stability: Pit wall stable

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP04 Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423639E - 427658N Level:		Date 24/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m): 0.80		Scale 1:26		Logged WM	
Client: Fresh Design (International) Ltd				Depth 1.20					
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam. MADE GROUND: Black slightly gravelly sand. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.		
	0.40 - 0.50	B+ES		0.40			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.		1
	1.00 - 1.20	B		1.20			End of Pit at 1.200m		2
									3
									4
									5
Remarks: No groundwater encountered. Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.									
Stability: Pit wall stable									

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP05 Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423655E - 427647N Level:		Date 24/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m):		4.30		Scale 1:26	
Client: Fresh Design (International) Ltd				Depth 1.40		0.80		Logged WM	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.05 - 0.15	B+ES	29%	0.02			MADE GROUND: Tarmacadam. MADE GROUND: Black slightly gravelly sand. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.		
	0.20	CBR							
	0.40 - 0.50	B+ES		0.40			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.		
	1.20 - 1.40	B	1.40			End of Pit at 1.400m			
Remarks: No groundwater encountered. Plate load test done at 0.20m. Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found. Stability: Pit wall stable									

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP06 Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423661E - 427673N Level:		Date 24/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m): 0.80		Scale 1:26		Logged WM	
Client: Fresh Design (International) Ltd				Depth 1.70					
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam. MADE GROUND: Light yellowish brown sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular of Dolomite. Stiff light grey high strength CLAY of high plasticity.		
	0.20 - 0.30	B+ES		0.20					
	0.20	HV	120kPa						
	0.20	CBR	4.1%						
	0.90 - 1.10	B+ES		0.90			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.		
	1.50 - 1.70	B HV		1.70			End of Pit at 1.700m		
Remarks: No groundwater encountered. Plate load test done at 0.20m									
Stability: Pit wall stable									

Trial Pit Log

TrialPit No
TP07
Sheet 1 of 1

Project Name: Tesla SUC Leeds Birstall

Project No.
NE-26-043

Co-ords: 423676E - 427689N
Level:

Date
27/04/2026

Plant Used:	SUPRA HMK 102B
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Dimensions
(m):

3.20

Scale
1:26

Client: Fresh Design (International) Ltd

Depth
0.40

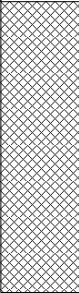
0.80

Logged
WM

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.00 - 0.20	B+ES		0.40		MADE GROUND: Dark grey very clayey very gravelly sand. Sand is fine to coarse. Gravel is fine to coarse subangular of brick, concrete and dolomite. Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular. End of Pit at 0.400m	

Remarks:	No groundwater encountered. Pit extended into slit trench to uncover edge of opencast mine, which was not found.
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Stability: Pit wall stable

 SOLMEK Solmek Ltd 12-16 Yarm Road Stockton on Tees TS18 3NA Tel: 01642 607083 Email: info@solmek.com				Trial Pit Log				TrialPit No TP08 Sheet 1 of 1	
Project Name: Tesla SUC Leeds Birstall				Project No. NE-26-043		Co-ords: 423680E - 427669N Level:		Date 27/04/2026	
Plant Used: SUPRA HMK 102B				Dimensions (m):		3.10		Scale 1:26	
Client: Fresh Design (International) Ltd				Depth 3.00		0.80		Logged WM	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.00 - 0.20	B+ES		1.00			MADE GROUND: Dark grey clayey sandy gravelly topsoil. Sand is fine to coarse. Gravel is fine to coarse subangular of brick, concrete and dolomite.		
	0.20	CBR	12%						
	1.00 - 1.20	B+ES					Stiff light grey slightly sandy slightly gravelly high strength CLAY of low plasticity. Sand is fine to coarse. Gravel is fine to coarse angular to subrounded of sandstone and mudstone.		
	1.50	HV	110kPa						
	1.70 - 1.90	B+ES							
	2.70 - 2.90	B		3.00		End of Pit at 3.000m			
Remarks: No groundwater encountered. Plate load test done at 0.20m. Pit extended into slit trench to uncover edge of opencast mine, which was not found.									
Stability: Pit wall stable									

APPENDIX C

Certificate of Analysis

Certificate Number 25-25658

Issued: 17-Nov-25

Client SOLMEK
12 Yarm Road
Stockton On Tees
Cleveland
TS18 3NA

Our Reference 25-25658

Client Reference ~ S251043

Order No ~ SOL10312

Contract Title ~ Tesla SUC, Birstall

Description 3 Soil samples.

Date Received 07-Nov-25

Date Started 07-Nov-25

Date Completed 17-Nov-25

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By




Louise Cook
Contracts Manager



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY
Tel: 01207 582333 • email: info-dets@normecgroup.com • normecdets.com

Summary of Chemical Analysis

Matrix Descriptions

Our Ref 25-25658

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Sample ID	Depth	Lab No	Completed	Matrix Description
TP01A	0.10-0.20	2595183	17/11/2025	Brown gravelly, sandy CLAY
TP01A	0.80-0.90	2595184	17/11/2025	Brown very gravelly, sandy CLAY
TP02A	0.00-0.10	2595185	17/11/2025	Brown gravelly, sandy CLAY including some rootlets

Summary of Chemical Analysis

Soil Samples

Our Ref 25-25658

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Lab No	2595183	2595184	2595185
Sample ID ~	TP01A	TP01A	TP02A
Depth ~	0.10-0.20	0.80-0.90	0.00-0.10
Other ID ~			
Sample Type ~	ES	ES	ES
Sampling Date ~	23/10/2025	23/10/2025	23/10/2025
Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units			
Metals						
Arsenic	DETSC 2301#	0.2	mg/kg	2.3	2.7	3.8
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	< 0.2	< 0.2	1.5
Cadmium	DETSC 2301#	0.1	mg/kg	0.1	< 0.1	0.2
Chromium	DETSC 2301#	0.15	mg/kg	12	31	73
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	11	29	34
Lead	DETSC 2301#	0.3	mg/kg	8.7	13	37
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	21	29	20
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	66	92	190
Inorganics						
pH	DETSC 2008#		pH	8.3	7.5	8.4
Cyanide, Free	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1	0.2
Organic matter	DETSC 2002#	0.1	%	0.8	2.0	12
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	15	17	22
Petroleum Hydrocarbons						
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		
Aliphatic >EC10-EC12: EH_2D_AL	DETSC 3521#	1.5	mg/kg	2.18		
Aliphatic >EC12-EC16: EH_2D_AL	DETSC 3521#	1.2	mg/kg	< 1.20		
Aliphatic >EC16-EC21: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50		
Aliphatic >EC21-EC35: EH_2D_AL	DETSC 3521#	3.4	mg/kg	< 3.40		
Aliphatic >EC35-EC40: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40		
Aliphatic C5-C40: EH_2D+HS_1D_AL	DETSC 3521*	10	mg/kg	< 10.00		
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		
Aromatic >EC10-EC12: EH_2D_AR	DETSC 3521#	0.9	mg/kg	< 0.90		
Aromatic >EC12-EC16: EH_2D_AR	DETSC 3521#	0.5	mg/kg	< 0.50		
Aromatic >EC16-EC21: EH_2D_AR	DETSC 3521#	0.6	mg/kg	< 0.60		
Aromatic >EC21-EC35: EH_2D_AR	DETSC 3521#	1.4	mg/kg	< 1.40		
Aromatic >EC35-EC40: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40		
Aromatic C5-C40: EH_2D+HS_1D_AR	DETSC 3521*	10	mg/kg	< 10.00		
TPH Ali/Aro C5-C40: EH_2D+HS_1D_Total	DETSC 3521*	10	mg/kg	< 10.00		
PAHs						
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10

Summary of Chemical Analysis

Soil Samples

Our Ref 25-25658

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Lab No	2595183	2595184	2595185
Sample ID ~	TP01A	TP01A	TP02A
Depth ~	0.10-0.20	0.80-0.90	0.00-0.10
Other ID ~			
Sample Type ~	ES	ES	ES
Sampling Date ~	23/10/2025	23/10/2025	23/10/2025
Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units			
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	0.32	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	< 1.6	< 1.6
Phenols						
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	1.5

Summary of Asbestos Analysis

Soil Samples

Our Ref 25-25658

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2595183	TP01A 0.10-0.20	SOIL	NAD	none	Darryl Fletcher
2595184	TP01A 0.80-0.90	SOIL	NAD	none	Darryl Fletcher
2595185	TP02A 0.00-0.10	SOIL	NAD	none	Darryl Fletcher

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 25-25658
Client Ref ~ S251043
Contract ~ Tesla SUC, Birstall

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2595183	TP01A 0.10-0.20 SOIL	23/10/25	GJ 250ml, GJ 60ml, PT 1L x2		
2595184	TP01A 0.80-0.90 SOIL	23/10/25	GJ 250ml, GJ 60ml, PT 1L x2		
2595185	TP02A 0.00-0.10 SOIL	23/10/25	GJ 250ml, GJ 60ml, PT 1L x2		

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det

Aliphatic C5-C6

Acronym

HS_1D_AL

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
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Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report

APPENDIX D

Laboratory Report Front Sheet		G2M Testing (Stockton) 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 033318 info@g2mtesting.co.uk	 10258
Site name	Job number		
Tesla SUC, Birstall	S251043		

Client details:

Reference: S251043
 Name: Solmek
 Address: 12 Yarm Road,
 Stockton-on-tees,
 TS18 3NA

Telephone: 01642 607083
 Email: acutts@solmek.com

FAO: Adrian Cutts

Samples received: 06/11/2025

Date commenced: 10/11/2025

Date reported: 25/11/2025

Observations and interpretations are outside of the UKAS Accreditation

A copy of the Laboratory Schedule of accredited tests as issued by UKAS is attached to this report. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced in full, without the prior written approval of the laboratory.

Samples will be held at the laboratory for a period of 4 weeks after the report date. After the above reporting date the samples will be disposed of. Should further testing be required then the office should be informed before the above date.

Signature: 	Approved Signatories: ☐ D.Anderson (Managing Director) ☐ J. Brischuk (Laboratory Manager) ☐
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Summary of Classification Tests

G2M Testing (Stockton)

12-16 Yarm Road
Stockton on Tees
TS18 3NA

01642 033318

info@g2mtesting.co.uk



10258

Site name

Job number

Tesla SUC, Birstall

S251043

[illegible]

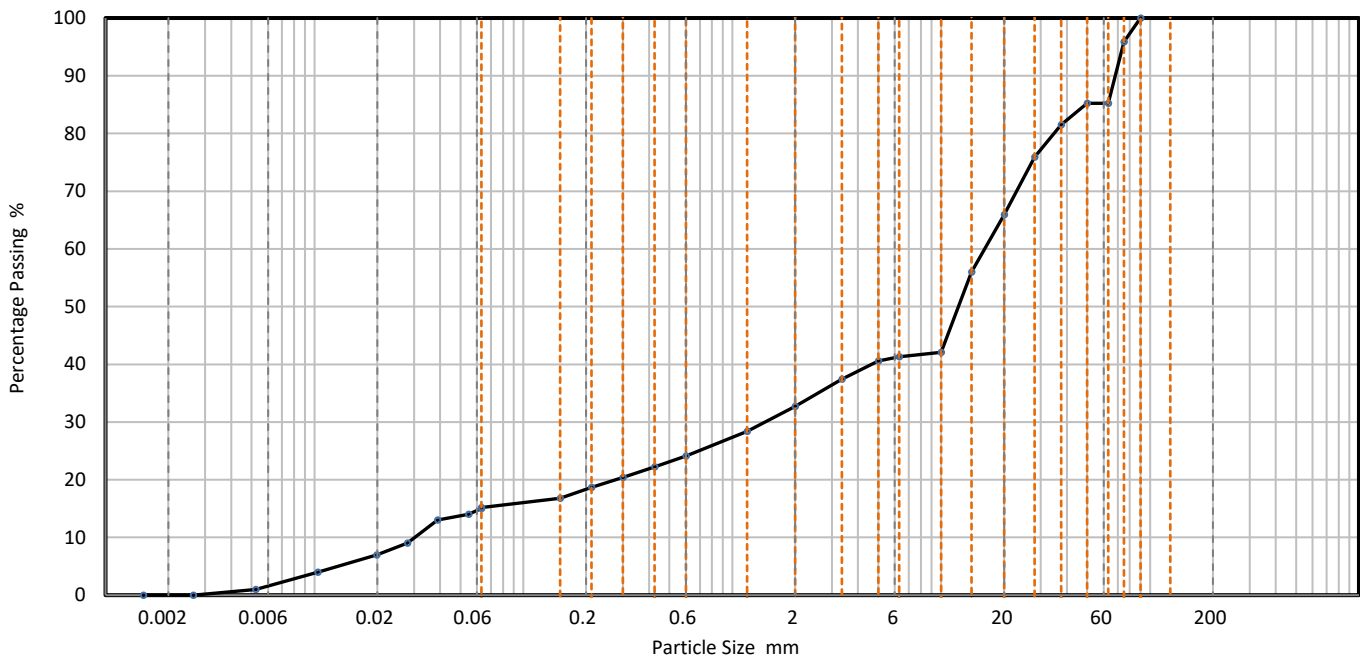
All tests found in G2M Testing UKAS Schedule of Accreditation are tested to standard unless otherwise indicated

Key	Description	Category	BS Test Code
w	Moisture content		BS 1377:1990 Part 2 Clause 3.2
wa	Equivalent moisture content passing 425µm sieve		BS 1377:1990 Part 2 Clause 3.2
wL	Liquid limit	-s	BS 1377:1990 Part 2 Clause 4.4
	Single point Four point	-f	BS 1377:1990 Part 2 Clause 4.3
wP	Plastic limit		BS 1377:1990 Part 2 Clause 5.2
Pa	Percentage passing 425um sieve		
Pr	Percentage retained 425um sieve		
IP	Plasticity index		BS 1377:1990 Part 2 Clause 5.4
IL	Liquidity index		BS 1377:1990 Part 2 Clause 5.4
	Suffix indicating test is "Not UKAS Accredited"	*	

Approved by	JBrischuk
Approval date	19/11/2025 11:03
Date report generated	
Report Number	

PARTICLE SIZE DISTRIBUTION		G2M Testing (Stockton) 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 033318 info@g2mtesting.co.uk	 10258
Site name	Job number		
Tesla SUC, Birstall	S251043		

Hole	TP01A	Lab sample ID	G2MT2025111027
Depth (Top)	m0.80	Test Method	BS 1377 - 2 : 1990 Clauses 9.2 and 9.5
Depth (Base)	m	Soil Description	Silty, Sandy, Very Gravelly, (with Cobbles)
Sample type	B		



CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
		0.0630	15
90	100	0.0547	14
75	96	0.0389	13
63	85	0.0279	9
50	85	0.0198	7
37.5	82	0.0104	4
28	76	0.0052	1
20	66	0.0026	0
14	56	0.0015	0
10	42		
6.3	41		
5	41		
3.35	37		
2	33		
1.18	28		
0.6	24	Particle density (assumed) 2.65 Mg/m3	
0.425	22		
0.3	20		
0.212	19		
0.15	17		
0.063	15		

Dry Mass of sample, g	6675
-----------------------	------

Sample Proportions	% dry mass
Very coarse	14.8
Gravel	52.6
Sand	17.5
Silt	15.1
Clay	0.0

Grading Analysis	
D100	mm 90
D60	mm 16.2
D30	mm 1.44
D10	mm 0.0302
Uniformity Coefficient	530
Curvature Coefficient	4.3

Remarks
Preparation and testing in accordance with test method unless noted below
Sample tested was deviating in accordance with BS1477 test standard (due to insufficient amount)

Accreditation status
Hydrometer is the usual Sedimentation method carried out by G2M Testing and is part of the G2M Testing UKAS accreditation schedule.

Approved by	JBrischuk
Approval date	19/11/2025 11:14

PARTICLE SIZE DISTRIBUTION

G2M Testing (Stockton)

12-16 Yarm Road

Stockton on Tees

TS18 3NA

01642 033318

info@g2mtesting.co.uk



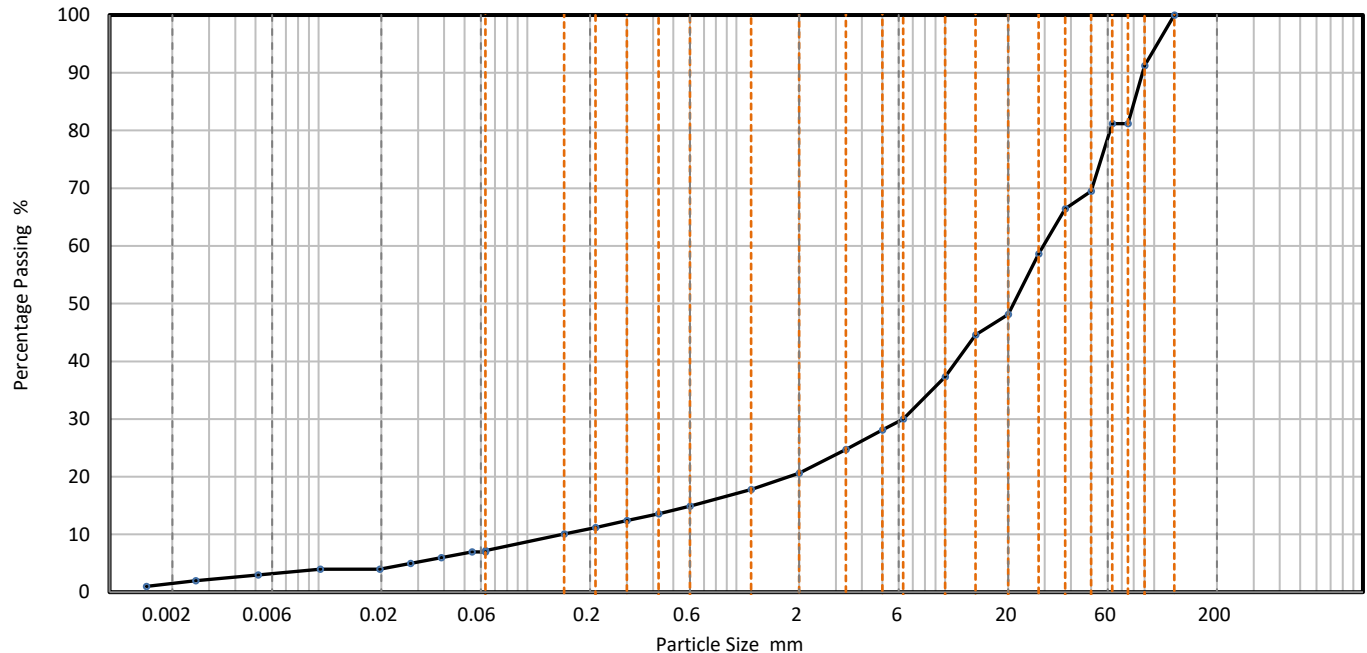
Site name

Job number

Tesla SUC, Birstall

S251043

Hole		TP01A	Lab sample ID	G2MT2025111028
Depth (Top)	m	1.70	Test Method	BS 1377 - 2 : 1990 Clauses 9.2 and 9.5
Depth (Base)	m		Soil Description	Slightly Clayey, Silty, Sandy, Very Gravelly (with Cobbles)
Sample type		B		



CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100	0.0630	7
90	91	0.0543	7
75	81	0.0387	6
63	81	0.0276	5
50	70	0.0197	4
37.5	66	0.0102	4
28	59	0.0051	3
20	48	0.0026	2
14	45	0.0015	1
10	37		
6.3	30		
5	28		
3.35	25		
2	21		
1.18	18		
0.6	15	Particle density (assumed) 2.65 Mg/m3	
0.425	14		
0.3	12		
0.212	11		
0.15	10		
0.063	7		

Dry Mass of sample, g

7362

Sample Proportions	% dry mass
Very coarse	18.8
Gravel	60.5
Sand	13.5
Silt	5.5
Clay	1.7

Grading Analysis		
D100	mm	125
D60	mm	29.5
D30	mm	6.27
D10	mm	0.148
Uniformity Coefficient		200
Curvature Coefficient		9.1

Remarks
Preparation and testing in accordance with test method unless noted below
Sample tested was deviating in accordance with BS1377 test standard (due to insufficient amount)

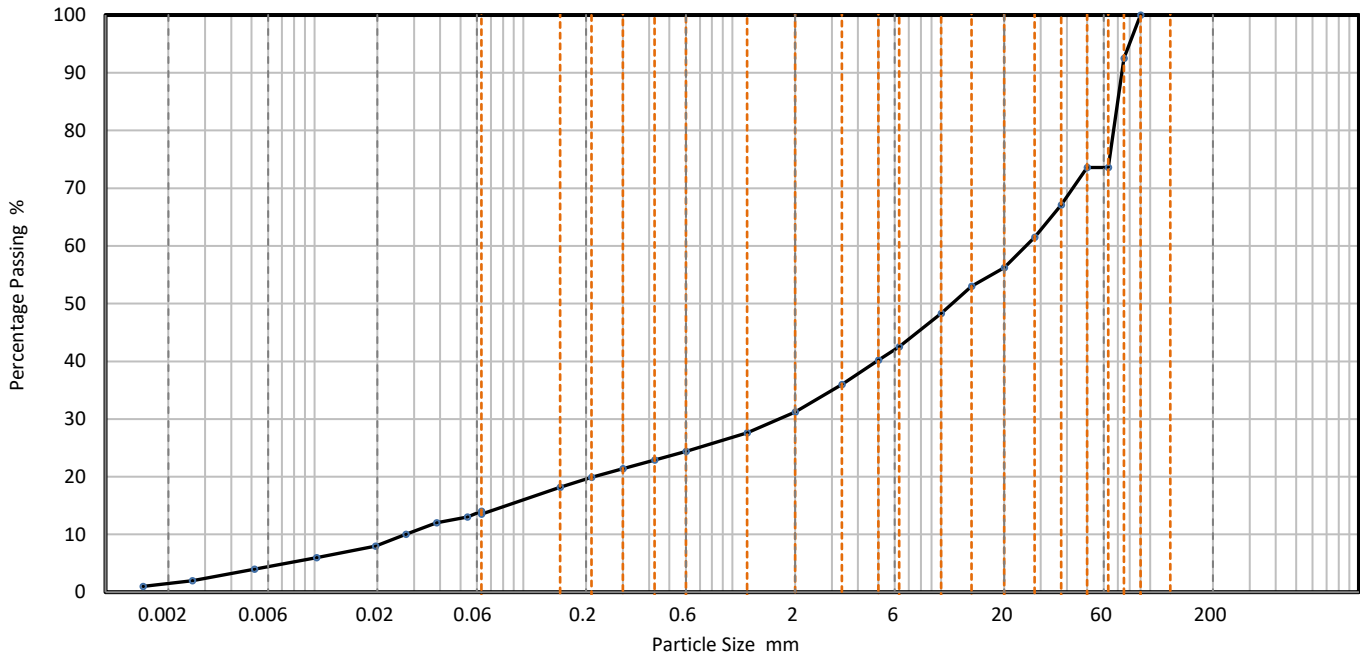
Accreditation status

Hydrometer is the usual Sedimentation method carried out by G2M Testing and is part of the G2M Testing UKAS accreditation schedule.

Approved by	JBrischuk
Approval date	19/11/2025 11:18

PARTICLE SIZE DISTRIBUTION		G2M Testing (Stockton) 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 033318 info@g2mtesting.co.uk	 10258
Site name	Job number		
Tesla SUC, Birstall	S251043		

Hole		TP02A	Lab sample ID	G2MT2025111029
Depth (Top)	m	0.40	Test Method	BS 1377 - 2 : 1990 Clauses 9.2 and 9.5
Depth (Base)	m		Soil Description	Slightly Clayey, Silty, Sandy, Cobbly, GRAVEL
Sample type		B		



CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
		0.0630	14
90	100	0.0539	13
75	93	0.0384	12
63	74	0.0274	10
50	74	0.0196	8
37.5	67	0.0102	6
28	62	0.0052	4
20	56	0.0026	2
14	53	0.0015	1
10	48		
6.3	43		
5	40		
3.35	36		
2	31		
1.18	28		
0.6	24	Particle density (assumed) 2.65 Mg/m3	
0.425	23		
0.3	21		
0.212	20		
0.15	18		
0.063	14		

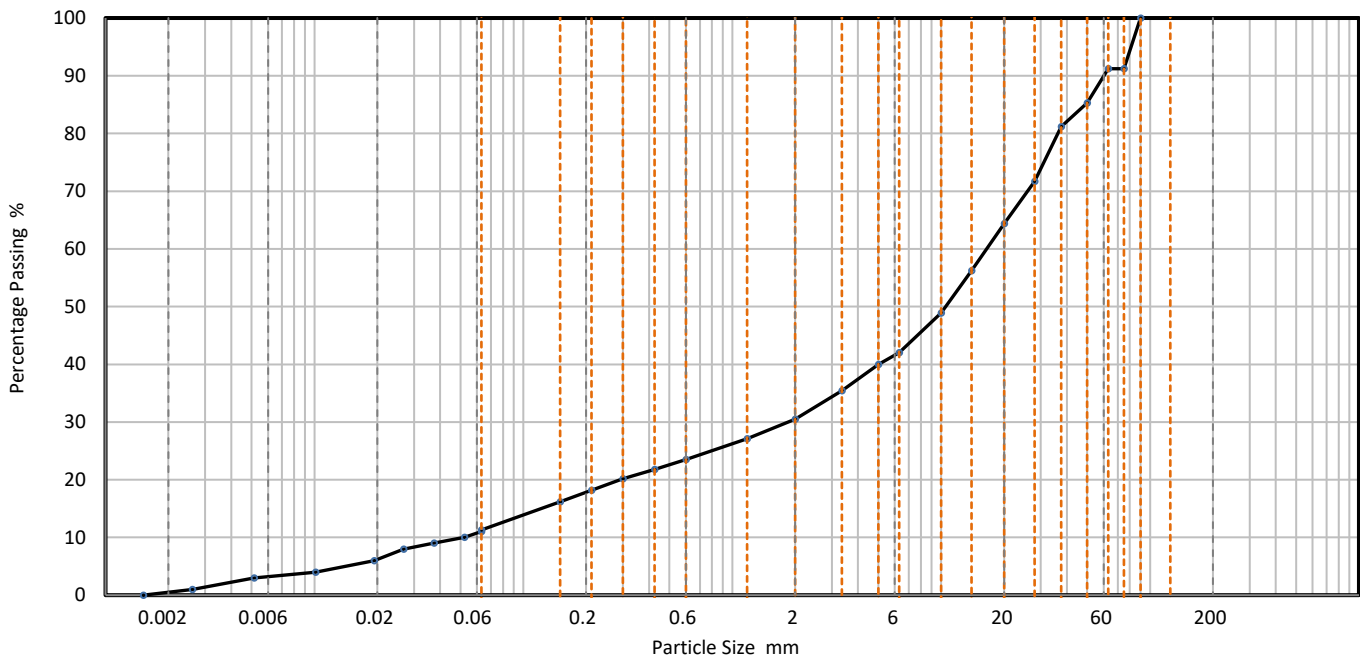
Dry Mass of sample, g	5388	
Sample Proportions	% dry mass	
Very coarse	26.4	
Gravel	42.4	
Sand	17.7	
Silt	11.8	
Clay	1.7	
Grading Analysis		
D100	mm	90
D60	mm	25.4
D30	mm	1.68
D10	mm	0.0284
Uniformity Coefficient		890
Curvature Coefficient		3.9
Remarks	Preparation and testing in accordance with test method unless noted below	
	Sample tested is deviating in accordance with BS1377 test standard, (due to insufficient amount)	

Accreditation status
Hydrometer is the usual Sedimentation method carried out by G2M Testing and is part of the G2M Testing UKAS accreditation schedule.

Approved by	D Anderson
Approval date	24/11/2025 12:13

PARTICLE SIZE DISTRIBUTION		G2M Testing (Stockton) 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 033318 info@g2mtesting.co.uk	
Site name	Job number		
Tesla SUC, Birstall	S251043		

Hole		TP02A	Lab sample ID	G2MT2025111030
Depth (Top)	m	1.70	Test Method	BS 1377 - 2 : 1990 Clauses 9.2 and 9.5
Depth (Base)	m		Soil Description	Very slightly Clayey, slightly Cobbly, Silty, Sandy, GRAVEL
Sample type		B		



CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
		0.0630	11
90	100	0.0522	10
75	91	0.0374	9
63	91	0.0267	8
50	85	0.0193	6
37.5	81	0.0101	4
28	72	0.0051	3
20	64	0.0026	1
14	56	0.0015	0
10	49		
6.3	42		
5	40		
3.35	35		
2	31		
1.18	27		
0.6	24	Particle density (assumed) 2.65 Mg/m3	
0.425	22		
0.3	20		
0.212	18		
0.15	16		
0.063	11		

Dry Mass of sample, g	3434
Sample Proportions	% dry mass
Very coarse	8.8
Gravel	60.7
Sand	19.2
Silt	10.5
Clay	0.8
Grading Analysis	
D100mm	90
D60mm	16.5
D30mm	1.86
D10mm	0.0463
Uniformity Coefficient	360
Curvature Coefficient	4.5
Remarks	
Preparation and testing in accordance with test method unless noted below	
Sample tested is deviating in accordance with BS1377 test standard, (due to insufficient amount)	

Accreditation status
 Hydrometer is the usual Sedimentation method carried out by G2M Testing and is part of the G2M Testing UKAS accreditation schedule.

Approved by	D Anderson
Approval date	24/11/2025 12:12

Laboratory Report Front Sheet

G2M Testing

Unit 5/6 Innovation Court,
Meadowfield Industrial Estate,
County Durham,
DH7 8FA

0191 349 9210
info@g2mtesting.co.uk



10258

Site name

Tesla, Birstall, Leeds

Job number

NE-26-043

Client details:

Reference: NE-26-043
Name: Solmek
Address: 12 Yarm Road
Stockton-on-Tees
TS18 3NA

Telephone: 01642 607083
Email: acutts@solmek.com

FAO: Adrian Cutts

Samples received: 11/05/2026

Date commenced: 14/05/2026

Date reported: 21/05/2026

Observations and interpretations are outside of the UKAS Accreditation

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced in full, without the prior written approval of the laboratory.

Samples will be held at the laboratory for a period of 4 weeks after the report date. After the above reporting date the samples will be disposed of. Should further testing be required then the office should be informed before the above date.

Signature:

Approved Signatories:

- ☐ D. Anderson (Managing Director)
- ☐ J. Brischuk (Laboratory Manager)
- ☒ K. Watkin (Associate Operations Director)



Project No.

Project Name

NE-26-043

Tesla, Birstall, Leeds

[illegible]

All tests performed in accordance with ISO 17892-1 : 2014 unless specified otherwise.
Fluid content is only reported if specified.

Date Printed
/05/2026 11:10

Approved By

athryn Watk

Table	1
Sheet	1

Summary of Classification Test Results

Project No.

NE-26-043

Project Name

Tesla, Birstall, Leeds

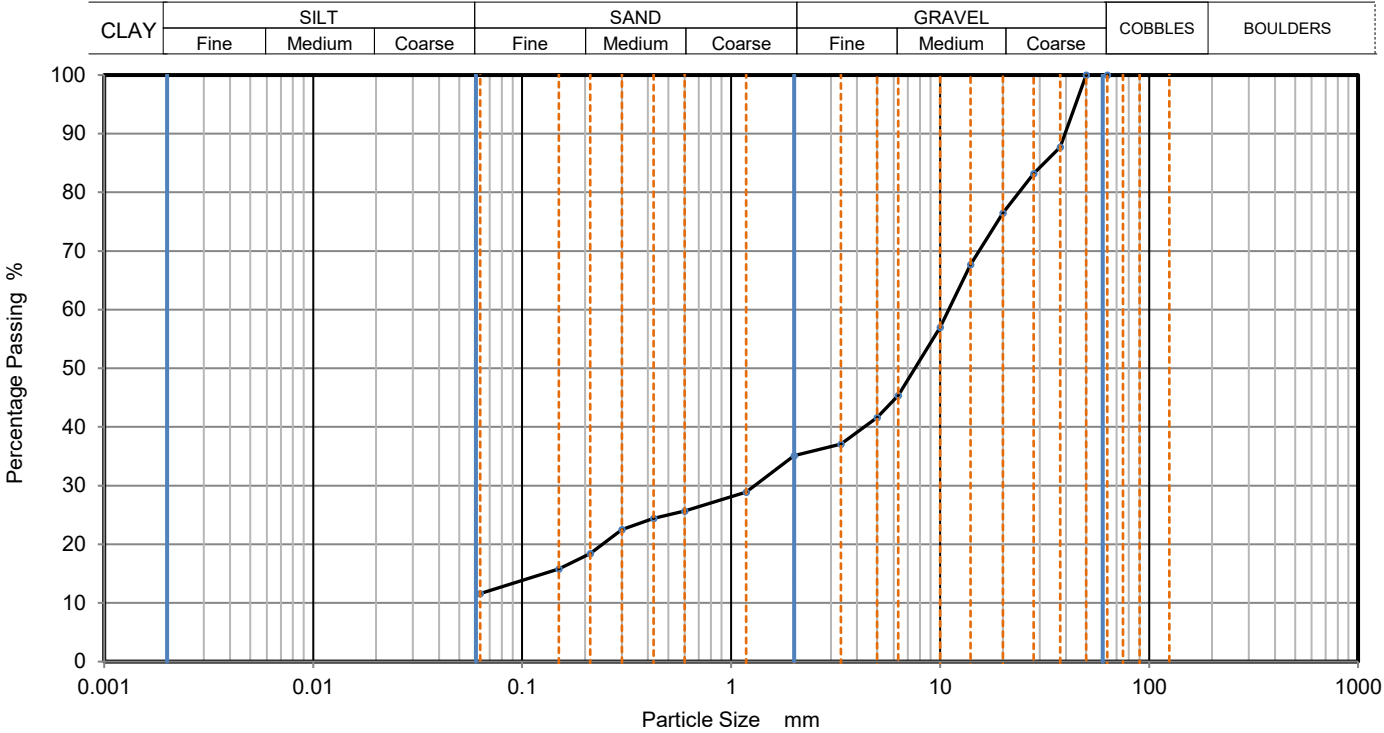
[illegible]

Cone used: 80g/30deg

All tests performed in accordance with BS EN ISO 17892-12, fall cone unless specified otherwise

Key			Date Printed	Approved By	Table
Density test	Liquid Limit	Particle density	21/05/2026	Kathryn Watkin	1
Linear measurement unless :	4pt cone unless :	sp - small pyknometer			Sheet
wd - water displacement	cas - Casagrande method	gj - gas jar			
wi - immersion in water	1pt - single point test				1

PARTICLE SIZE DISTRIBUTION				Job Ref	NE-26-043
				Borehole/Pit No.	TP02
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Clayey, Very Sandy, GRAVEL			Depth, m	0.05
Specimen Reference	TP02	Specimen Depth	0.05 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051487



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
63	100		
50	100		
37.5	88		
28	83		
20	77		
14	68		
10	57		
6.3	45		
5	42		
3.35	37		
2	35		
1.18	29		
0.6	26		
0.425	24		
0.3	23		
0.212	18		
0.15	16		
0.063	12		

Dry Mass of sample, g		5165
Sample Proportions		% dry mass
Very coarse		0
Gravel		65
Sand		23
Fines <0.063mm		12
Grading Analysis		
D100	mm	50
D60	mm	11
D30	mm	1.3
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

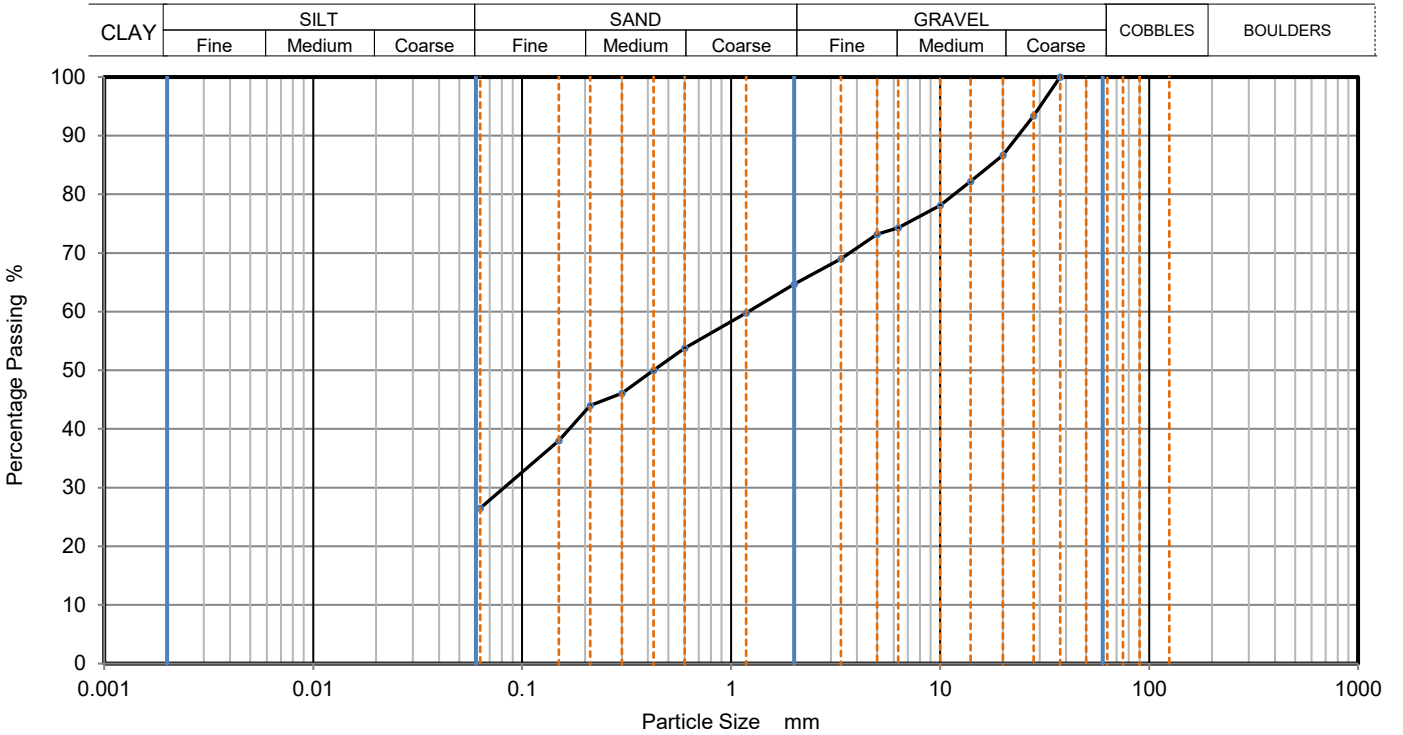
Remarks

Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)

Operator	Checked	Approved	Sheet printed	Fig 1
AA	TM	KW	21/05/2026 11:10	
				Sheet

PARTICLE SIZE DISTRIBUTION				Job Ref	NE-26-043
				Borehole/Pit No.	TP07
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Very Clayey, Very Gravelly SAND			Depth, m	0.00
Specimen Reference	TP07	Specimen Depth	0 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051494



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
37.5	100		
28	93		
20	87		
14	82		
10	78		
6.3	74		
5	73		
3.35	69		
2	65		
1.18	60		
0.6	54		
0.425	50		
0.3	46		
0.212	44		
0.15	38		
0.063	27		

Dry Mass of sample, g	1720
-----------------------	------

Sample Proportions		% dry mass
Very coarse		0
Gravel		35
Sand		39
Fines <0.063mm		26

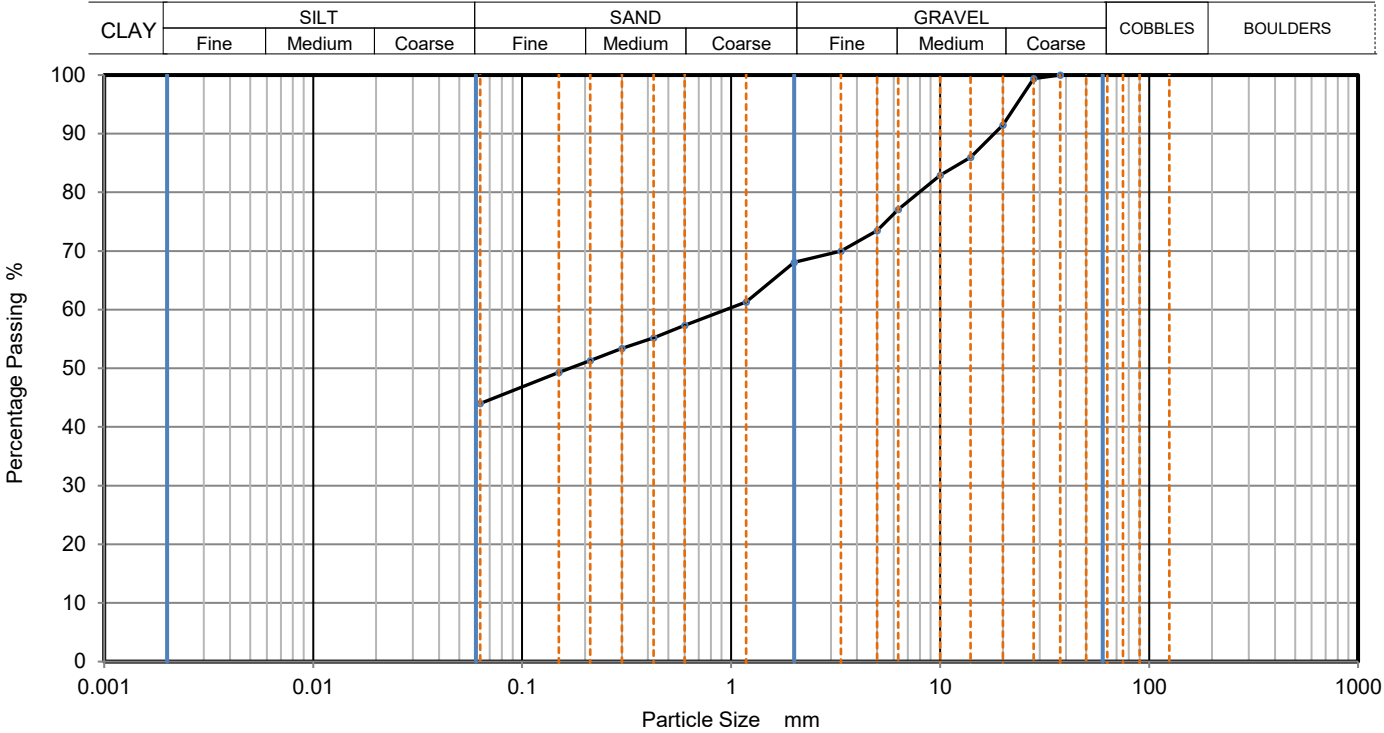
Grading Analysis		
D100	mm	37.5
D60	mm	1.21
D30	mm	0.082
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

Remarks
Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)

Operator	Checked	Approved	Sheet printed	Fig 1 Sheet
AA	TM	KW	21/05/2026 11:10	

PARTICLE SIZE DISTRIBUTION				Job Ref	NE-26-043
				Borehole/Pit No.	TP08
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Very Sandy, Very Gravelly CLAY			Depth, m	1.00
Specimen Reference	TP08	Specimen Depth	1 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051495



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
37.5	100		
28	99		
20	92		
14	86		
10	83		
6.3	77		
5	74		
3.35	70		
2	68		
1.18	61		
0.6	57		
0.425	55		
0.3	53		
0.212	51		
0.15	49		
0.063	44		

Dry Mass of sample, g		1616
Sample Proportions		% dry mass
Very coarse		0
Gravel		32
Sand		24
Fines <0.063mm		44
Grading Analysis		
D100	mm	37.5
D60	mm	0.946
D30	mm	
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

Remarks
 Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)

Operator	Checked	Approved	Sheet printed	Fig 1 Sheet
AA	TM	KW	21/05/2026 11:10	

Certificate of Analysis

Certificate Number 25-25659

Issued: 12-Nov-25

Client SOLMEK
12 Yarm Road
Stockton On Tees
Cleveland
TS18 3NA

Our Reference 25-25659

Client Reference ~ S251043

Order No ~ SOL10312

Contract Title ~ Tesla SUC, Birstall

Description 4 Soil samples.

Date Received 07-Nov-25

Date Started 07-Nov-25

Date Completed 12-Nov-25

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

A handwritten signature in black ink, appearing to read "R. Irfan".

Reyhan Irfan
Operations Manager



Summary of Chemical Analysis

Matrix Descriptions

Our Ref 25-25659

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Sample ID	Depth	Lab No	Completed	Matrix Description
TP01A	0.00-0.10	2595186	12/11/2025	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - plastic) (Possible made ground - glass)
TP01A	1.70-1.80	2595187	12/11/2025	Brown very gravelly, sandy CLAY
TP02A	0.40-0.50	2595188	12/11/2025	Brown very gravelly, sandy CLAY
TP02A	1.70-1.80	2595189	12/11/2025	Brown very gravelly, sandy CLAY

Summary of Chemical Analysis

Soil Samples

Our Ref 25-25659

Client Ref ~ S251043

Contract Title ~ Tesla SUC, Birstall

Lab No	2595186	2595187	2595188	2595189
Sample ID ~	TP01A	TP01A	TP02A	TP02A
Depth ~	0.00-0.10	1.70-1.80	0.40-0.50	1.70-1.80
Other ID ~				
Sample Type ~	D	D	D	D
Sampling Date ~	23/10/2025	23/10/2025	23/10/2025	23/10/2025
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Inorganics							
pH	DETSC 2008#		pH	7.5	7.8	8.1	8.1
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	23	17	20	23

Information in Support of the Analytical Results

Our Ref 25-25659
Client Ref ~ S251043
Contract ~ Tesla SUC, Birstall

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2595186	TP01A 0.00-0.10 SOIL	23/10/25	PT 500ml		
2595187	TP01A 1.70-1.80 SOIL	23/10/25	PT 500ml		
2595188	TP02A 0.40-0.50 SOIL	23/10/25	PT 500ml		
2595189	TP02A 1.70-1.80 SOIL	23/10/25	PT 500ml		

Key: P-Plastic T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETS 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETS 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETS 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETS 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETS 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETS 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETS 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETS 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETS 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETS 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETS 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETS 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETS 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETS 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETS 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETS 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETS 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETS 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETS 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETS 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETS 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETS 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETS 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETS 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETS 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETS 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETS 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETS 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETS 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETS 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETS 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETS 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETS 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETS 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETS 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETS 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETS 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETS 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETS 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETS 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETS 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
--------	-----------	-------	--------------------	--------------------	----------------	------	--------

Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report

Certificate of Analysis

Certificate Number 26-11431

Issued: 22-May-26

Client G2M Testing Ltd
Unit 5/6 Innovation Court
Meadowfield
County Durham
DH7 8FA

Our Reference 26-11431

Client Reference ~ NE-26-043

Order No ~ LAB2653

Contract Title ~ Tesla, Birstall, Leeds

Description 8 Soil samples.

Date Received 14-May-26

Date Started 14-May-26

Date Completed 22-May-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

A handwritten signature in black ink, appearing to read "R. Irfan".

Reyhan Irfan
Operations Manager



2139

Sample Deviations present. See Deviation Table Section for details.

Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY
Tel: 01207 582333 • email: info-dets@normecgroup.com • normecdets.com

Summary of Chemical Analysis

Soil Samples

Our Ref 26-11431
 Client Ref ~ NE-26-043
 Contract Title ~ Tesla, Birstall, Leeds

Lab No	2685928	2685929	2685930	2685931	2685932	2685933	2685934	2685935
Sample ID ~	TP01	TP02	TP03	TP04	TP05	TP06	TP07	TP08
Depth ~	1.00	0.50	0.05	0.40	0.05	0.90	0.20	1.70
Other ID ~								
Sample Type ~	D	D	D	D	D	D	D	D
Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units								
Inorganics											
pH	DETSC 2008#		pH	7.2	8.3	10.4	7.9	8.5	5.7	8.0	7.4
Sulphate Aqueous Extract as SO ₄ (2:1)	DETSC 2076#	10	mg/l	32	10	21	15	11	19	17	15

Information in Support of the Analytical Results

Our Ref 26-11431
 Client Ref ~ NE-26-043
 Contract ~ Tesla, Birstall, Leeds

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2685928	TP01 1.00 SOIL		PT 1L		
2685929	TP02 0.50 SOIL		PT 1L		
2685930	TP03 0.05 SOIL		PT 1L		
2685931	TP04 0.40 SOIL		PT 1L		
2685932	TP05 0.05 SOIL		PT 1L		
2685933	TP06 0.90 SOIL		PT 1L		
2685934	TP07 0.20 SOIL		PT 1L		
2685935	TP08 1.70 SOIL		PT 1L		

Key: P-Plastic T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

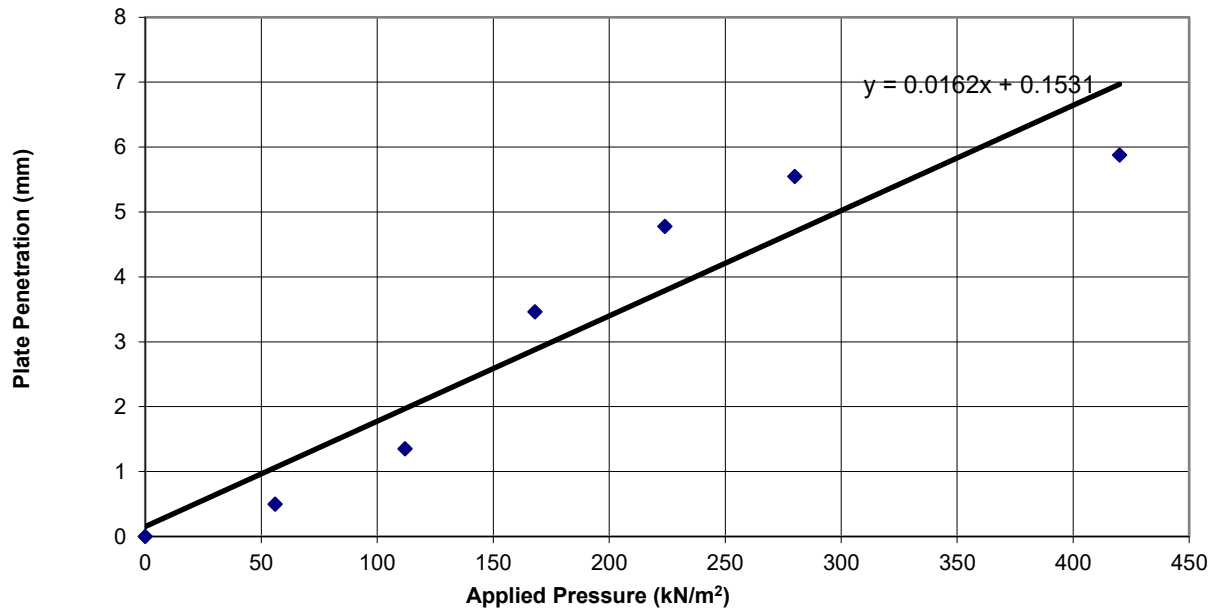
Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	23.10.25
Project Number:	S251043		Test No:	PBT01A
Project Name:	Tesla SUC, Leeds Birstall		Test Level:	0.30m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Mild, overcast with occasional rain
Plate Diameter:	0.305 m		Load Applied:	420 kPa
Kentledge Type:	JCB		Remarks:	Made Ground clayey gravelly sand

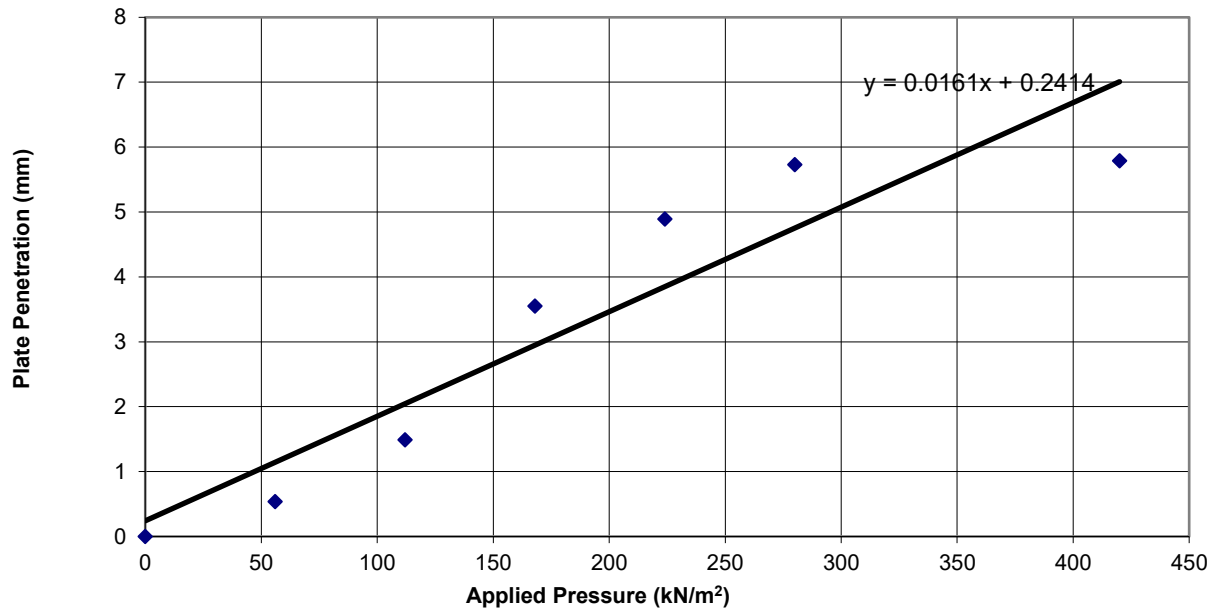


	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.50
Stage 2	112	1.35
Stage 3	168	3.46
Stage 4	224	4.78
Stage 5	280	5.55
Stage 6	420	5.88

Conversion Factor	0.45	Produced by: 
Stress Applied @ 1.25mm	77.73 kN/m ²	
Total Plate Deflection	5.88 mm	Checked by: 
Plate Diameter	305 mm	
k305	62181	 SOLMEK
k762	27841	
CBR	3.08 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	23.10.25
Project Number:	S251043		Test No:	PBT02A
Project Name:	Tesla SUC, Leeds Birstall		Test Level:	0.50m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Mild, overcast with occasional rain
Plate Diameter:	0.305 m		Load Applied:	420 kPa
Kentledge Type:	JCB		Remarks:	Natural sandy GRAVEL

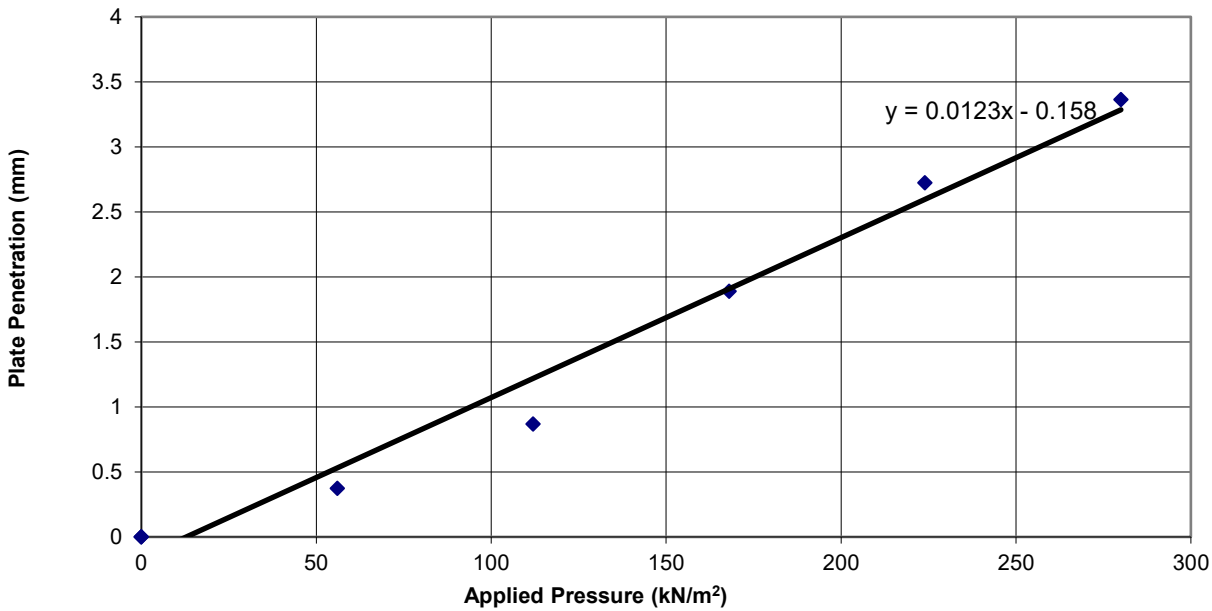


	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.54
Stage 2	112	1.49
Stage 3	168	3.55
Stage 4	224	4.89
Stage 5	280	5.73
Stage 6	420	5.79

Conversion Factor	0.45	Produced by: 
Stress Applied @ 1.25mm	75.05 kN/m ²	
Total Plate Deflection	5.79 mm	Checked by: 
Plate Diameter	305 mm	
k305	60044	 SOLMEK
k762	26884	
CBR	2.9 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	24/04/2026
Project Number:	NE-26-043		Test No:	TP01-PBT
Project Name:	Tesla, Leeds		Test Level:	0.1
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Sunny
Plate Diameter:	0.305 m		Load Applied:	280 kPa
Kentledge Type:	9.2T SUPRA HMK 102B		Remarks:	Weathered mudstone bedrock

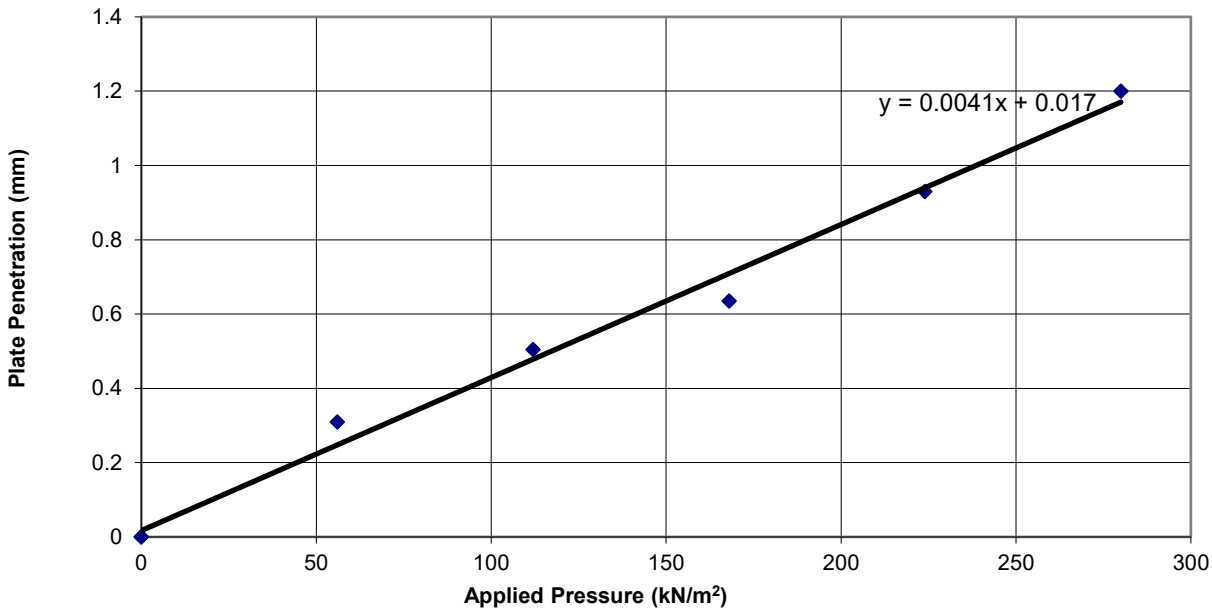


	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.38
Stage 2	112	0.87
Stage 3	168	1.89
Stage 4	224	2.73
Stage 5	280	3.37
Stage 6	0	
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	117.36 kN/m ²	
Total Plate Deflection	3.37 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	93892	 SOLMEK
k762	42040	
CBR	6.28 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	24/04/2026
Project Number:	NE-26-043		Test No:	TP03-PBT
Project Name:	Tesla, Leeds		Test Level:	0.2
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Sunny
Plate Diameter:	0.305 m		Load Applied:	280 kPa
Kentledge Type:	9.2T SUPRA HMK 102B		Remarks:	Natural clay.

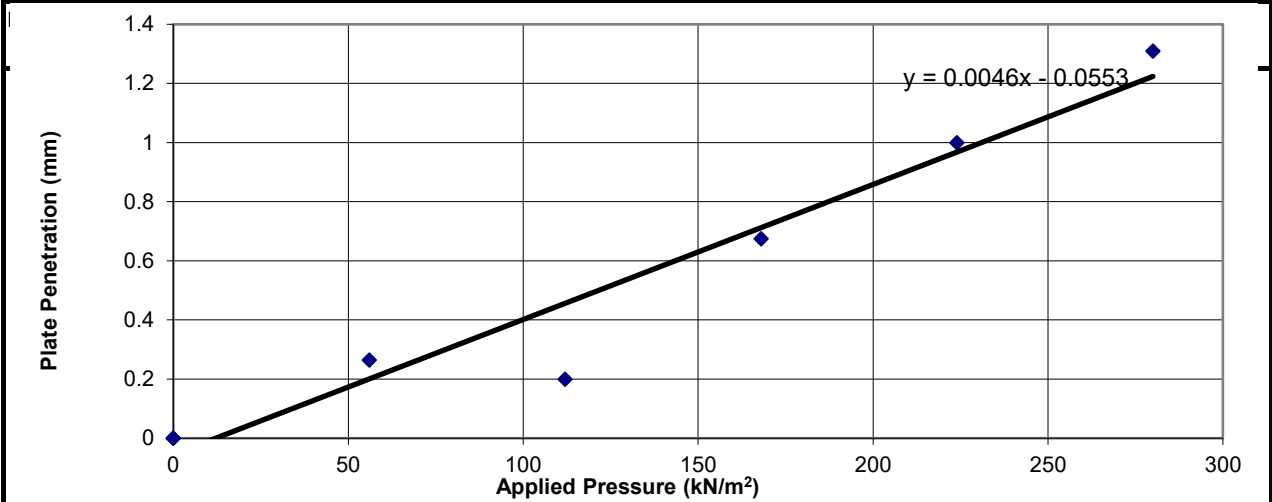


	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.31
Stage 2	112	0.51
Stage 3	168	0.64
Stage 4	224	0.93
Stage 5	280	1.20
Stage 6	0	
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	300.27 kN/m ²	
Total Plate Deflection	1.20 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	240214	 SOLMEK
k762	107554	
CBR	32 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	27/04/2026
Project Number:	NE-26-043		Test No:	TP05-PBT
Project Name:	Tesla, Leeds		Test Level:	0.2
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Sunny
Plate Diameter:	0.305 m		Load Applied:	280 kPa



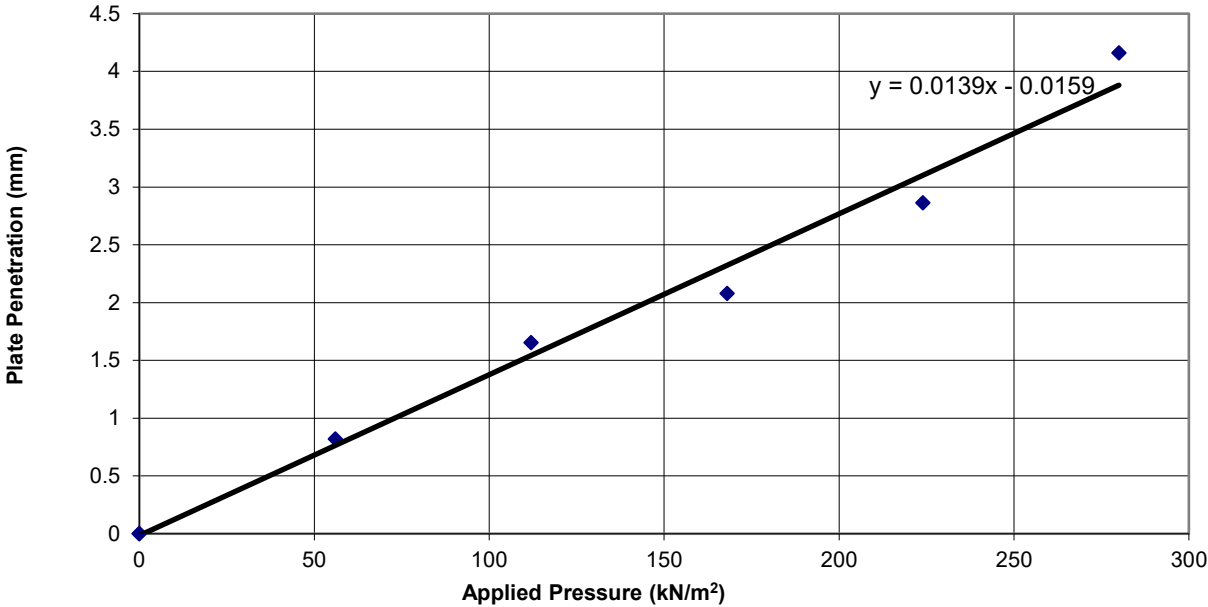
	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.27
Stage 2	112	0.20
Stage 3	168	0.68
Stage 4	224	1.00
Stage 5	280	1.31
Stage 6	0	
Stage 7		
Stage 8		

28.000

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	283.34 kN/m ²	
Total Plate Deflection	1.31 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	226670	 SOLMEK
k762	101490	
CBR	29 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	24/04/2026
Project Number:	NE-26-043		Test No:	TP06-PBT
Project Name:	Tesla, Leeds		Test Level:	0.2
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Sunny
Plate Diameter: 0.305 m			Load Applied:	280 kPa
Kentledge Type: 9.2T SUPRA HMK 102B			Remarks:	Weathered mudstone bedrock

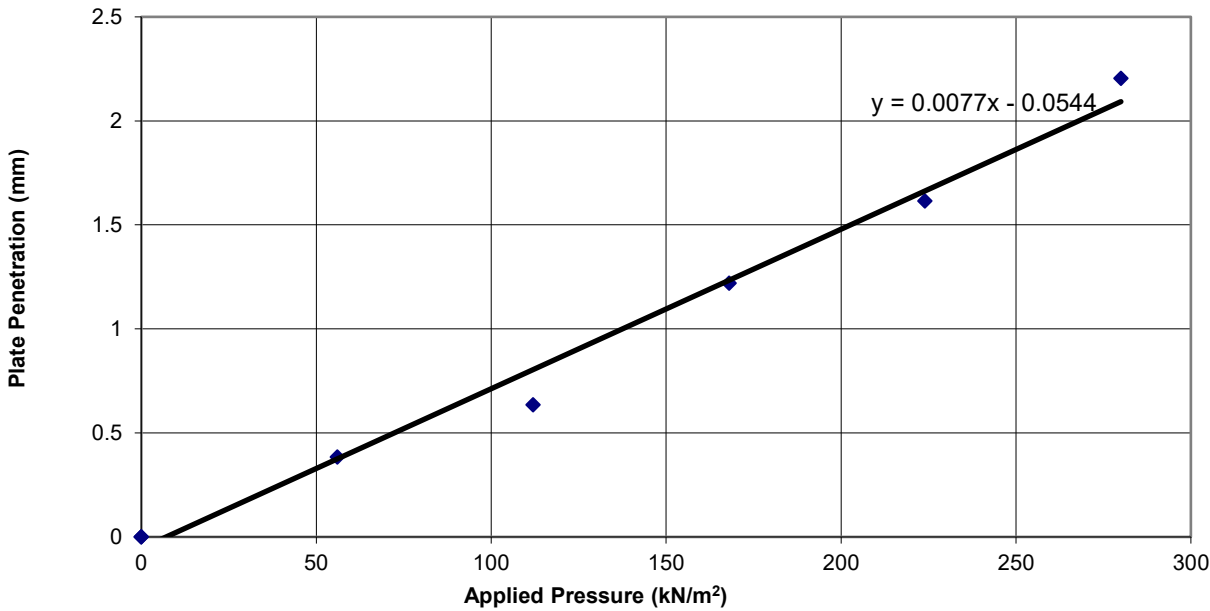


	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.82
Stage 2	112	1.66
Stage 3	168	2.08
Stage 4	224	2.87
Stage 5	280	4.16
Stage 6	0	
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	91.29 kN/m ²	
Total Plate Deflection	4.16 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	73029	 SOLMEK
k762	32698	
CBR	4.06 %	

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			Date:	27/04/2026
Project Number:	NE-26-043		Test No:	TP08-PBT
Project Name:	Tesla, Leeds		Test Level:	0.2
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			Weather:	Sunny
Plate Diameter:	0.305 m		Load Applied:	280 kPa
Kentledge Type:	9.2T SUPRA HMK 102B		Remarks:	Made ground



	Pressure (kN/m ²)	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.39
Stage 2	112	0.64
Stage 3	168	1.22
Stage 4	224	1.62
Stage 5	280	2.21
Stage 6	0	
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	170.75 kN/m ²	
Total Plate Deflection	2.21 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	136596	 SOLMEK
k762	61160	
CBR	12 %	

APPENDIX E

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH



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By

David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

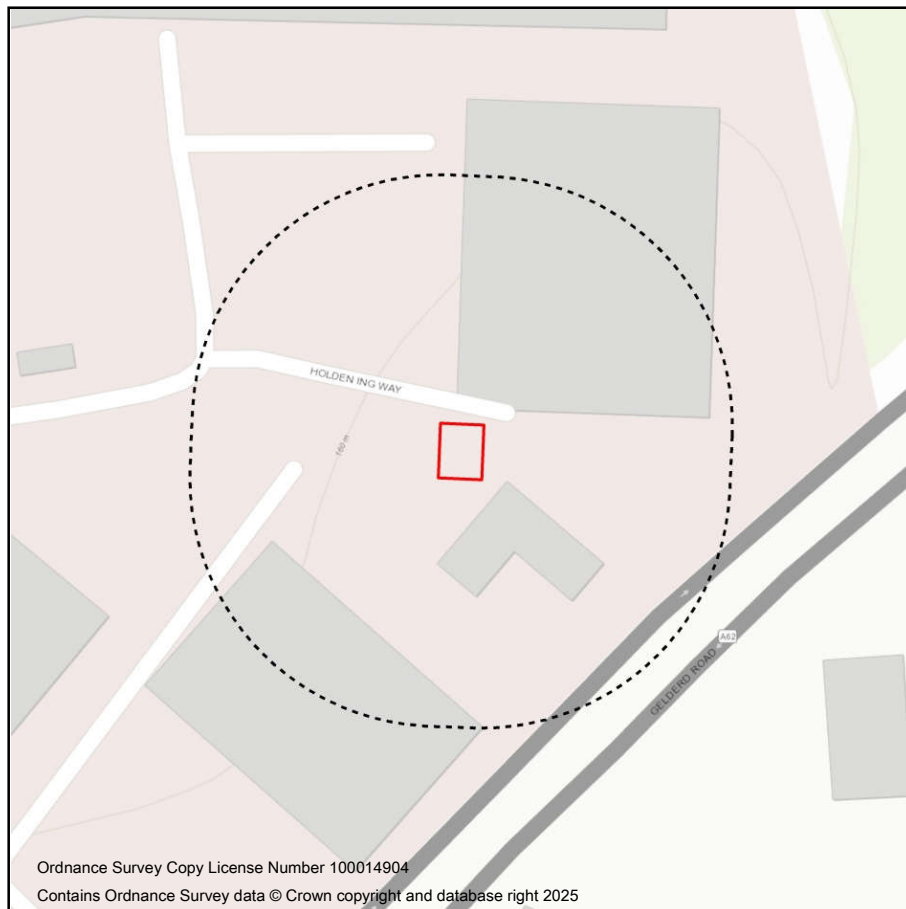
Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Tesla SUC, Gelderd Road, Birstall , Batley, WF17 9LS

SEARCH NUMBER: 477477

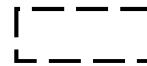


KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester

Serial Number 477477

Client detail :

Solmek
(Site Investigations) Ltd
12 Yarm Road
Stockton on Tees
Cleveland
TS18 3NA

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Tesla SUC
Gelderd Road
Birstall
Batley
WF17 9LS

Your ref : S251043 SOL 10299**Purchaser :****Vendor :**

In accordance with your instructions received 04 Nov 2025 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Top Fenton	39	60	Pre 1923	Subjacent
Middleton Main	90	122	Pre 1900	Adjacent
Whinmoor	189	69	Pre 1935	Adjacent
Black Bed	244	61	Pre 1923	Subjacent

2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of sandstones and Lower Coal Measures, shales and mudstones.

Conjectured coal outcrop.

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4. OPENCAST COAL MINING :

Past Opencast Workings : The property is situated on or adjacent to an area of former opencast coal workings.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Mining Remediation Authority licensed Mine Entry database shows no evidence of any shafts or adits within 20 meters of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

There are possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

The Mining Remediation Authority licensed Mine Gas data shows no record of mine gas emissions within the property or the property boundary requiring action.

The Mining Remediation Authority licensed Coal Mining Related Hazards data shows that the property has not been subject to remedial works by the Mining Remediation Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

Mining Remediation Authority data shows no intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Mining Remediation Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which subsidence claims are reported within coal mining reports for conveyancing purposes.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

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Old workings are present but all settlement is likely to have completed long ago. In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearchplus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearchplus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly

Serial Number 477477

available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

May contain British Geological Survey Materials © NERC 2025

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2025]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,
A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.
A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.
A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Serial Number 477477

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearchplus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearchplus.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Date : 05 Nov 2025

Signed :



Serial Number 477477**Important Consumer Protection Information**

This search has been produced by David Belis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearchplus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Serial Number 477477**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.
24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.

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25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower. The full extent of the CoalSearchPlus+ Professional Indemnity Insurance is £2 million. David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ will assume that the value of the property being reported upon does not exceed £2 million at the time the order is placed. It is the responsibility of The Applicant to inform David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ if the value of the property being reported upon is greater than £2 million. Professional Indemnity Insurance is provided to David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ by QBE UK Ltd.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

APPENDIX F

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *“identify and remove unacceptable risks to human health and the environment”* and to *“seek to ensure that contaminated land is made suitable for its current use”*.

Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as *“the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land”* and by *“the scale and seriousness of such harm or pollution if it did occur”*.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *“for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *“land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.”*

Categories 3 and 4 *“encompass land which is not capable of being determined on such grounds”*.

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in <i>significant harm</i> , damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatilised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO_3) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

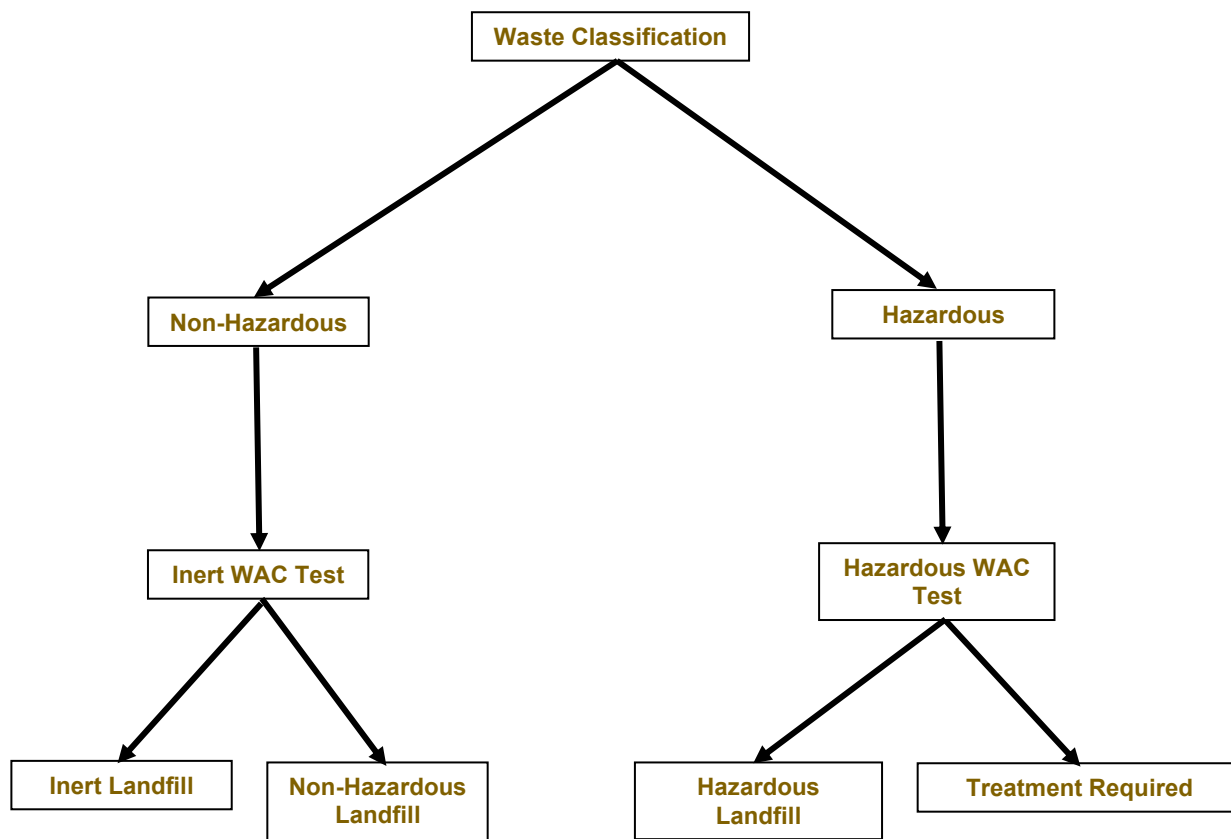
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

Parameter group	Pipe Material (Threshold concentrations in mg/kg)					
	PE	PVC	Barrier pipe (PE-AL-PE)	Wrapped Steel	Wrapped Ductile Iron	Copper
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2026)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.