BBV JV

Landscape Bund at Pool Wood Embankment

Appendix D – Non-Technical Summary

3020094 – Permit Application

RSK GEOSCIENCES WASTE & RESOURCES

MAY 2025

RSK GENERAL NOTES

Project No.: 3020094

Title: Appendix D – Non-Technical Summary: Landscape Bund at Pool Wood Embankment

Client: Balfour Beatty Vinci Joint Venture

Date: May 2025

Office: RSK Environment Limited, Fourways House, 57 Hilton Street, Manchester, M1 2EJ, UK

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CONTENTS

APPENDICES

1 INTRODUCTION

1.1 Report Context

RSK Environment Limited (RSK) was commissioned by Balfour Beatty Vinci Joint Venture to prepare a Non-Technical Summary as part of supporting documentation for an application to obtain a Bespoke Environmental Permit relating to earthworks to create a section of the landscape bund along a stretch of the new HS2 rail line at Pool Wood near Birmingham (between chainages (Ch) 159+200 and 159+750), hereafter referred to as the 'Site'.

1.1.1 Non-Technical Summary

To support the permit application (Form Part B2), a Non-Technical Summary is required that explains the application, in a concise, non-technical language.

The summary includes an overview of the proposed scheme and a summary of the key technical standards and control measures arising from the associated risk assessment of the site.

1.2 Operator and Agent

The Environmental Permit application and this summary have been prepared by RSK Environment Ltd (RSK) which is acting as an 'Agent' on behalf of the proposed 'Operator', Balfor Beatty Vinci Joint Venture (BBV JV), which is made up of four companies including:

- Balfour Beatty Group Limited - company registration number 00101073.
- VINCI Construction Grands Projects - company registration number FC017187.
- VINCI Construction Terrassement UK Limited - company registration number 10264076.
- VINCI Construction UK Limited - company registration number 02295904.

2 NON-TECHNICAL SUMMARY

2.1 Introduction

Pool Wood Embankment is located approximately 10 km to the southeast of Birmingham City Centre. The M42 motorway and a roundabout are situated at the southern boundary and the M6 motorway is present at the northern boundary. The A446 is present approximately 450 m to the east of the site. The site extends from the south of the roundabout and runs alongside the M42 motorway until it encounters the M6 motorway to the north.

The site forms part of the wider HS2 works in the area.

The length of the embankment will be approximately 1414 metres from Ch 158+400 to 159+800. The landscape bund runs from Ch 158+920 to Ch 159+760 on the west side of Pool Wood Embankment.

The location within the landscape bund to receive waste materials and to be subject to the conditions of the Deposit for Recovery Environmental Permit will be located between approximate Ch. 159+200 and 159+700. The National Grid Reference for the site is SP 19427 86336.

A Waste Recovery Plan has been prepared and was approved by the Environment Agency (EA) on the 20 May 2024 reference EPR/SP3421SU/P001 (Waste Recovery Plan and EA response provided at **Appendix F of permit application**).

A Site Location Plan, Layout Plan and a Plan showing the red permitted boundary are provided at **Appendix C of the permit application**.

2.1.1 Proposed Scheme

The operator seeks to authorise the use of suitable imported waste materials as a replacement for non-waste construction material, in the construction of a landscape bund alongside the HS2 railway line. This landscape bund will serve as both a noise and visual barrier for nearby residential receptors to reduce the impact of the high-speed railway line in the area. The landscape bund will be capped with a 1 m layer of topsoil and subsoil which will serve as a suitable medium for plant growth.

2.1.2 Waste Acceptance

Waste material used in the creation of the landscape bund will comprise of suitable imported materials derived predominantly from Middle Bickenhill Landfill (MBL). MBL is located approximately 1.8 km south of the site and will be the location of the Middle Bickenhill Cutting. To accommodate this MBL will be removed under an approved Remediation Implementation Plan to a defined formation level.

MBL accepted inert, industrial, commercial and household wastes (including some special wastes). Based on ground investigations and field observations and as part of a sustainable approach it has been estimated that up to 90% of any material excavated from MBL comprises of construction and rubble type material that can be reused. The remaining 10% will comprise of mainly deleterious arising including putrescible and ‘black bag’ waste which will be disposed of at an appropriately permitted waste facility.

It is estimated that the quantity of reusable material generated at MBL will be approximately 160,920 m^3.

Treatment of the excavated landfill material will take place at MBL and will involve screening, segregation and crushing of the waste material. As detailed above the contaminants will be removed and the remaining reusable material will be processed into suitable fill material for reuse at Pool Wood Embankment. These waste materials considered suitable for reuse will then be subjected to sampling and laboratory analysis to allow comparison against the Site Specific Acceptability Criteria (SSAC) as set out with the Waste Acceptance Plan (**Appendix G of the permit application**).

Materials failing the SSAC will either be subjected to remedial treatment (e.g. bioremediation and chemical oxidation or similar) to reduce determinant concentrations to comply with the SSAC or be subjected to further risk assessment and/or removed for offsite disposal to a permitted waste facility.

In the event that waste material is required from another site it will only be sourced from another HS2 site. Any other waste materials accepted at Pool Wood Embankment will be required to meet the SSAC outlined within the Waste Acceptance Plan.

Documentation will accompany all waste material accepted at Pool Wood Embankment, which will be reviewed in accordance with the Site's waste pre-acceptance and acceptance procedures to ensure any materials used are suitable for use in the landscape bund.

Should any accepted waste material be considered unsuitable (i.e. contaminated) it will either be returned to the site of origin or removed off-site for disposal at an appropriate facility.

Table 1 below outlines the permitted waste types as detailed within the Waste Recovery Plan. The majority of wastes deriving from MBL will likely be Chapter 19 codes. The other waste types have been included for waste types that may arise from other HS2 sites.

Table 1: Permitted Waste Types

EWC Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	**Wastes from mineral excavation**
01 01 02	Waste from mineral non-metalliferous excavation
01 04	**Wastes from physical and chemical processing of non-metalliferous minerals**
01 04 08	Gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	Waste sand and clays
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	**Concrete, bricks, tiles and ceramics**
17 01 01	Concrete
17 01 02	Bricks

EWC Code	Description
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 05	**Soil, stones and dredging spoil**
17 05 04	Soil and stones, including chalk, other than those mentioned in 17 05 03*
17 05 06	Dredging spoil other than those mentioned in 17 05 05*
17 05 08	Track ballast, other than those mentioned in 17 05 07*
19	**WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE**
19 12	**Wastes from the mechanical treatment of waste (e.g. sorting, crushing, compacting, pelletising) not otherwise specified**
19 12 05	Glass (for fill purposes only, not for use in restoration top layer)
19 12 09	Minerals (for example sand and stones)**
19 12 12	Crushed bricks, tiles, concrete and ceramics, including mixtures of materials***
19 13	**Waste from soil and groundwater remediation**
19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01

*Where clean naturally occurring topsoil is received from the cover layers, then this may be used within the topsoil subject to suitability and agreement with the DJV land quality lead.

**Excludes fines from treatment of any non-hazardous waste and gypsum from recovered plasterboard.

***Can comprise of the following:

- Soil substitutes other than those containing dangerous substances only – should not include hazardous waste or dangerous substances. The soil substitute must be free from contaminants such as asbestos fragments, plastics, glass, metals, treated timber, foils and films. If deposited in place of non-waste topsoil it must meet the British Standard for topsoil BS 3882:2015.
- Crushed bricks, tiles, concrete and ceramics, including mixtures of materials - excludes metal from reinforced concrete, fines form treatment of any non-hazardous waste and gypsum from recovered plasterboard.

2.1.3 Proposed Design

The landscape bund will run approximately 1,414 m from Ch 158+920 to Ch 159+760 on the west side of Pool Wood Embankment. The internal gradient of the landscape bund will be 1:3 and the external gradient will be 1:4.

The height of the earthwork varies throughout the length of the landscape bund, with a maximum height from ground level to the top of the protection layer of approximately 14 m.

A drainage blanket comprising of 6C material[1] will be used to help convey any surface water (i.e. surface water, groundwater from Glaciolacustrine Deposits pore water dissipation and porewater contained in the deposited waste materials) west towards a

[1] 6C granular material is a type of granular fill material, often used in highway construction, characterized by its well-graded and consistently sized nature. It's primarily composed of crushed stone, typically with a single size of 125mm, but can also include smaller materials.

Surface Water drain. This drainage blanket will also collect water runoff from the bund. The drainage path through the blanket will have a gradient of at least 2%.

A geotextile layer will be added between the drainage blanket and the landscape bund fill.

Some of the material used within the embankment and for part of the landscape bund will comprise of clean and uncontaminated materials that meet specific structural specifications.

Class 9 stabilised cohesive fill will be used in steep slope areas and will be placed on top of the recovered material for the slope facing the HS2 railway embankment. The treatment with lime of the clean non-waste material to form Class 9 material will be carried out as a geotechnical treatment and not waste treatment process.

All surface water drainage discharging from the bund (surface runoff, groundwater from GLD pore water dissipation and porewater contained in the deposited waste materials) will be conveyed to a land drain at the western toe of the site. From here it will flow south, pass east through Pool Wood culvert into attenuation ponds and then continue to flow south along the M42 drain systems eventually discharging into Hollywell Brook ~2.9 km south of site.

As a precautionary approach and to provide added protection to groundwater, the western toe drain up to Pool Wood culvert and to the east of the culvert up to its point of discharge into the M42 highway drainage system will be lined (synthetic or using low permeability materials).

2.1.4 General Site Operation

No deposition of waste operations shall be undertaken at the Site except during the following hours:

- 0800 – 1800 hrs Monday to Friday.
- 0800 – 1300 hrs Saturday.

The above times reflect the core operating hours as outlined within the projects Construction Environmental Management Plan.

All incoming road vehicles carrying waste will need to pass through the main site entrance and directed by staff to where loads will be checked in. Only pre-arranged incoming loads will be accepted at the site.

Once checks have been completed, the vehicle will be directed across the site to the correct offloading locations or to suitable stockpile locations within the permitted area.

All tipping will be overseen by appropriately trained site staff with vigilant waste inspections to confirm it is compliant for acceptance and recovery at the site.

Due to the inert nature of the materials that will be received at the Site any risk of impact to relevant receptors from odour, litter, pest, or fire is expected to be negligible.

A Dust and Emissions Management Plan has been prepared to outline the mitigation measures the site will implement to reduce the likelihood of any impacts to nearby receptors from dust generated by permitted activities at the site (see **Appendix H of permit application**).

The tipping/unloading/storage area will be relocated within the Site as the overall site recovery process progresses but will wherever possible be located near to where waste is being redeposited at that time.

The location of the tipping/unloading/soil storage area will be continually assessed to ensure that the risk of impact to the environment and local amenities is minimised.

Stockpiles of waste at the Site will be present, these stockpiles will consist of:

- Waste which is due to be redeposited.
- Waste that is being stored while the results of sampling and testing are pending.
- Any waste that has been rejected.

The site will be managed and operated in accordance with the Bespoke Environmental Permit and the Environmental Management System which will outline the Site's operating techniques. These operating techniques will ensure that:

- The risks that the activities pose to the environment and local amenity are identified.
- The measures that are required to minimise the risks are identified.
- The activities are managed in accordance with the operating techniques.
- Performance against the operating techniques is audited at regular intervals.

A summary of the Site's Management System is included with the application (**Appendix B of the Permit Application**). This Management System will also form part of the overall Balfour Beatty Vinci Integrated Management System 'The BBV Way'.

APPENDIX A
SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the “Report”) and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the “Appointment”) between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.

c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.

d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibly for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/ radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD)Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.