

**PROPOSED DEVELOPMENT AT BISHOPTON LANE, STRATFORD-UPON-AVON
LAND CONTAMINATION BRIEFING NOTE
OUR REF: AB/TR/20459 – JUNE 2015**

This briefing note provides a summary of the Phase I Land Contamination work undertaken to date for a proposed development at Bishopton Lane, Stratford-upon-Avon. A Phase I Environmental Risk Assessment has been completed and will be submitted as part of the planning application.

A site walkover highlighted that general waste and an item of WEEE waste (Waste Electrical and Electronic Equipment) was present on site adjacent to the northern boundary. General waste was also noted at the base of the bridge in the near the canal. No other waste, burnt ground or Asbestos Containing Materials were noted within the site boundaries.

The findings of the land contamination assessment have identified some potential low risks from the historic landfill sites previously located within 1km. As stated, the potential of these risks to occur is low, with the likelihood of them occurring being even lower. Pollutants mainly include landfill gasses such as methane and carbon dioxide which are naturally occurring gasses within any landfill. As the landfill is historic in nature and a distance from the proposed development site, there is no great concern regarding these risks.

Furthermore, the risks to residential future end users and construction workers have been assessed as low.

Summary

The Phase I Environmental Risk Assessment concludes that there are minor potential sources of contamination at the site that may require further investigation as part of a Phase II Ground Investigation. The Phase II Ground Investigation can be conditioned as part of any planning permission for the site.

However, based on the findings of the Phase I report, contamination does not pose a constraint to development of the site.