

# How to Discharge a Contaminated Land Planning Condition

A concise guide for projects held at pre-commencement or condition discharge stage.

## Quick use

This guide helps you understand what planning authorities usually need to see before a contaminated land condition can be discharged and what commonly causes delays.

## Why conditions are imposed

Contaminated land conditions are normally attached where historic land use suggests the possibility of contamination, made ground, tanks, industrial processes or other potential pollutant sources.

The authority is looking for evidence that the land is suitable for its proposed use and that any risks to people, property or controlled waters have been properly assessed.

## Typical evidence required

Many sites will need a Phase 2 Ground Investigation following a Phase 1 assessment. The intrusive investigation should provide real site data, not just desk-based commentary.

Where unacceptable risks are found, the next step may be a remediation strategy followed later by verification or validation reporting.

## What often slows discharge down

Common problems include insufficient exploratory locations, laboratory testing that does not match the site history, generic conclusions, or reports that do not answer the exact planning wording.

Another frequent issue is poor sequencing - for example, trying to discharge a condition before enough field or monitoring data has been gathered.

## Practical checklist

Tick	Item	Notes
■	Condition wording copied into project file	
■	Authority requirements reviewed	
■	Intrusive report addresses condition directly	
■	Risk assessment included	
■	Remediation need clearly stated	

Tick	Item	Notes
■	Submission pack checked for appendices	
■	Validation route understood if required	

### Next step

Treat condition discharge as a project deliverable in its own right. The cleaner the report structure and the closer it matches the decision notice wording, the smoother the review process usually is.

This guide is designed as a practical resource to help clients prepare for common environmental, planning and investigation requirements. Use it as a working document alongside your project information.