

Phase 2 Ground Investigation Checklist

A practical pre-appointment resource for developers, consultants and project teams.

Quick use

Use this checklist before instructing a Phase 2 Ground Investigation so the scope, programme and reporting line up with your planning and site requirements.

Before you instruct the work

Gather the planning decision notice, any contaminated land condition wording, and any previous reports already prepared for the site.

Check whether a Phase 1 Desktop Study has already identified potential pollutant linkages, likely contaminants of concern, and recommended investigation areas.

Confirm the proposed site use - for example residential, commercial or mixed use - because acceptable risk criteria and reporting focus depend on the end use.

Site and programme questions to resolve

Make sure access, boundaries, underground services and any working restrictions are understood before intrusive works are booked.

Decide whether you also need geotechnical input, gas monitoring, groundwater monitoring or waste classification discussions so the investigation can be scoped efficiently.

If the project is under time pressure, agree target dates for fieldwork, laboratory testing and the final report before the work starts.

What the final output should cover

A useful report should record the site model, exploratory locations, logs, laboratory results, risk assessment and a clear recommendation on whether remediation or further action is needed.

Where a planning condition is involved, the report should address the wording of that condition directly so the submission is easier for the local authority to review.

Practical checklist

Tick	Item	Notes
■	Planning condition wording obtained	
■	Phase 1 report reviewed	
■	Proposed development use confirmed	

Tick	Item	Notes
■	Access and services constraints checked	
■	Need for gas / groundwater monitoring considered	
■	Laboratory test suite agreed	
■	Target programme dates agreed	
■	Authority submission route understood	

Next step

If you need a fast, planning-led scope for a site, pair this checklist with a project drawing pack and planning decision notice so the investigation can be aligned from the start.

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.