

What Happens After a Phase 2 Investigation?

A step-by-step follow-on guide for clients who want clarity after fieldwork and reporting.

Quick use

A Phase 2 report is often the point where uncertainty reduces and decision-making becomes easier. This resource outlines the usual next stages so project teams can plan confidently.

Possible outcomes

In some cases the report concludes that no unacceptable risks have been identified for the proposed use. Where that happens, the report may support planning condition discharge directly.

On other sites the investigation identifies issues that need further action, such as remediation, a materials management approach, additional monitoring or targeted supplementary works.

Commercial and programme decisions

Once the report is available, the project team can make better decisions on sequencing, contractor engagement, design implications and likely risk allowances.

If remediation is required, it is usually better to plan it deliberately than to leave risk management to discovery during construction.

The reporting chain

A common route is: Phase 1, then Phase 2, then remediation strategy if required, then validation or verification reporting after the works have been completed.

Understanding this chain early helps avoid unrealistic programme assumptions and gives the authority a clearer, more manageable submission trail.

Practical checklist

Tick	Item	Notes
■	Final report reviewed internally	
■	Outcome categorised: no action / remediation / more data	
■	Planning condition route confirmed	
■	Next report or remediation stage identified	
■	Programme adjusted if needed	
■	Contractor implications reviewed	

Next step

After a Phase 2 report, the most useful next action is usually to decide whether the site is ready for condition discharge or whether the project now needs a focused remediation strategy.

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.