



# Phase 1 Contaminated Land Reports

EnviroSmart reports are designed to assess whether a site has potential land quality issues, state who and what is at risk, and outline the solutions available.

We've made choosing the right report for you as simple as possible by offering a tiered report rang designed to build on detail as required:

EnviroSmart	Plus	Pro
Desktop study	Desktop study Site walkover	Desktop study Site walkover Preliminary geotechnical assessment

If you purchase an EnviroSmart or EnviroSmart Plus and the results show the need for a more detailed assessment, then you just pay the difference between the two reports.



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## Phase 1 Contaminated Land Reports



### Features

- Clear, concise and conclusive report
- Easy-to-read 'traffic light' risk rating format
- Each report includes a Preliminary Risk Assessment in line with best practice and regulatory guidance:
  - **Environment Agency's CLR11 guidance:** Model Procedures for the Management of Land Contamination
  - **CIRIA C552:** Contaminated Land Risk Assessment – A Guide to Good Practice
- Includes consultation with the Local Authority
- Clear recommendations provided

### Benefits

- Produced by specialist consultancy team with over 15 years' experience
- Great working relationships with Local Authority Officers across the UK
- Reports are widely accepted in support of planning applications and insurance
- Fixed price, great quality and fast delivery
- Fast track turnaround options available

### Why choose EnviroSmart?

Our reports are the most cost effective way for you to meet local authority planning requirements and understand the risk arising from potential contamination or geotechnical hazards at the site.

Contamination may be present at a site (in the ground and/or in the underlying groundwater) as a result of a historic or current industrial use.

Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended.

EnviroSmart reports provide clear and pragmatic advice regarding the nature and potential significance of land quality hazards which may be present and are ideal for planning applications.

**To discuss how EnviroSmart can help you assess land quality and potential contamination risks, contact us today.**

### About us

We deliver insight on environmental risk and suitability for property development and infrastructure. Our innovative range of desktop reports, data and services, built on a rich heritage of environmental science, enable smarter, more informed decisions.