

Phase 1 Contaminated Land Surveys for planning applications, land acquisition, development viability and property due diligence.

What is Contaminated Land?

Contaminated land is common on brownfield sites and places with past industrial use, but greenfield land can also be affected. Contamination risks can influence development viability, planning decisions, lender requirements and long-term project costs, so identifying issues early reduces uncertainty, avoids delays and gives you confidence before major decisions are made.

Choose the right report for you

Looking for the right contaminated land report for you? At GeoSmart, we have three assessment options, all giving clear management options for contaminated land and fast delivery times to help you prepare to manage risks that may occur on developments. Find out more about our different report options below.

Features included	EnviroSmart Desktop assessment for early confidence on land quality	EnviroSmart Plus Adds a site walkover to validate desktop findings	EnviroSmart Pro Enhanced review for complex or high-scrutiny sites
Desktop land contamination assessment	✓	✓	✓
Conceptual site model (source-pathway-receptor)	✓	✓	✓
Risk assessment consistent with LCRM 2025 guidance	✓	✓	✓
Historical mapping covering more than 150 years	✓	✓	✓
Local Authority consultation	✓	✓	✓
Consultant's professional opinion & recommendations	✓	✓	✓
Supports planning, due diligence & land acquisition	✓	✓	✓
Site walkover & photographic record		✓	✓
Detailed planning history review			✓
Review of BGS borehole logs & site investigation reports			✓
Coal mining & private water abstraction review			✓
Delivery time (working days) **	5-10	5-10 from date of site visit	5-10 from site walkover

10,000+

planning applications supported

4 million+

property transactions supported

£5m

Professional Indemnity cover

ISO 9001

certified · CoPSO member

* pricing based on site size, location & complexity / ** Expedited turnarounds are available on request



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