PHASE 1 WALKOVER STUDY CHECKLIST

Site Address:

Reference No:

Site area:

National Grid Reference:

Date inspection undertaken:

Inspected by:

Site contact (name and title):

Weather:

Site plan attached (circle): Y N

***Before the visit, make sure you know the basic environmental setting of the site in order that it can be checked for consistency with your observations

General site description/current site uses

Note activities being undertaken on the site:

Site access

Site boundary

Speak to site owner/occupiers to confirm any site/adjacent site processes. Mark any processes on a plan or draw a sketch map.

Surface cover of site

(e.g. buildings, hardstanding, grass, etc. Potential for surface water infiltration)

Building and hardstanding materials

Details of materials (type and approximate quantities) that make up site buildings and hardstanding (take some photos)

Visible evidence of contamination

Look for vegetation dieback, discoloured ground, seepage of odorous/discoloured liquid. Any evidence of gas protection measures (vent pipes/air bricks)

Take photos and mark them. Comment using the blank sheet at the end of this form.

Look at the land adjacent to the site.

Presence of vegetation and invasive weeds

Record presence condition of trees, plants and shrubs, etc. Look for evidence of invasive weeds [Japanese Knotweed; Giant Hogweed; Himalayan Balsom on land and Australian swamp stonecrop; Parrot's feather and floating pennywort in surface water bodies].

Presence of wildlife

Record presence of nesting birds. Is the site within an area of ecological importance e.g. SSI or National Park? Is Wildlife on-site protected in accordance with the Wildlife and Countryside Act 1981 and 1985?

Presence asbestos

Age of building, pipe lagging, ceiling tiles; brake pads; if evident what state of repair is it in? Has there been an asbestos survey undertaken on the site? Implications for redevelopment?

Presence of PCBs

(Polychlorinated biphenyls, production banned since 1979 but still may be present on-site as a transformer coolant in electrical components). Has there been a survey?

Storage of materials and old tanks

(Check for evidence of wastes and chemicals stored both above and below ground, mark location of storage areas on site plan.) Are any above ground tanks bunded, what is the condition of the bund, any staining? Are there any underground storage tanks which have been decommissioned? Were they removed? Were they backfilled? Was any ground testing done at the time?

Services

Overhead or buried services? (overhead wires, sewers, gas main, petrol interceptors, where do drains discharge to? Are service plans available on-site? Are any surface water drains in sensitive areas, e.g. by storage areas?

History of use

Cite evidence, conclusions and sources. There may be relevant street/house/locality or pub names within 250 m of the site. Have a look.

Geology, hydrology, hydrogeology

Site geology

Describe any surface outcrops/exposures or exposures of soils/rocks in any areas of excavations, cuttings, etc.

Any previous investigations (ask on-site, e.g. when extensions built, when tanks excavated)

(contaminative or geotechnical.) Any previous audits, Environment Agency Pollution prevention audits)

Site topography

Flat, sloping, etc. Are there any obvious discontinuities within the site or between the site and its neighbours? Any cuttings, embankments, mounds?

Surface water bodies and courses

(Name, type, quality)

Hydrogeology

(e.g. wells, abstraction, seepages, aquifers)

Any other relevant information

(Include information on any underground structures or on the presence of any trees)

Site neighbours

Nature of surrounding land

(e.g. industrial, residential, commercial, SSSIs)

Approximate distance to nearest properties

a) Industrial b) residential: have there been any complaints? Have these been resolved? Were the local Authority involved? Was any enforcement action taken? C) commercial

Observations on neighbouring sites

Notes: e.g. spillages, apparent poor site management.

Sketch

Comments/Photograph log