

Environmental checklist

This checklist compiles all of the guidance and expectations described in each of the chapters in **The Environmental Issues**

→ Visit our website to download more copies of this checklist: www.environment-agency.gov.uk/developers
For more information visit the corresponding chapters in **The Environmental Issues**

Use this checklist to make sure you have fulfilled your obligations and considered advice on making your development better for the

environment. You can use it for your discussions with the local Environment Agency office.


Development: _____


Location: _____


Date: _____



Main Environment Agency contact: _____


General notes: _____


Recommended actions	Notes	
 Managing the risk of flooding		<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Establish if your development is at risk of tidal or river flooding. Check the flood maps on our website, and any strategic flood risk assessment. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Make sure the location of your development meets the Sequential Test (PPS25). Only where there is no other choice, it must meet the Exception Test. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Maintain an effective flood defence on-site at all times. Install temporary flood defences where necessary. You must obtain our consent to do this. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Keep flood flow routes and the byelaw margin clear at all times. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Make sure your flood risk assessment assesses all possible sources of flooding. To eliminate or reduce the flood risk, it must propose mitigation measures as required. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Speak to us for advice on flood risk and to ensure you understand our flood risk management requirements. Local byelaws may vary. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Contact your planning authority to confirm whether a flood risk assessment is required. If so, find out what conditions apply and if they have any guidance or other information to help you target your flood risk assessment more effectively (for example, through a strategic flood risk assessment). 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Choose your site and design the layout so it is compatible with the flood risk. You must avoid causing flooding elsewhere. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Assess and manage the risk from all possible sources of flooding. The risks may be from groundwater, river or coastal flooding (e.g. overtopping or breach of flood defences), surface water, overland flow, breached reservoirs or sewer flooding. 		<input type="checkbox"/>


Recommended actions	Notes	<input checked="" type="checkbox"/>
 Managing the risk of flooding <i>continued</i>		
<ul style="list-style-type: none"> • Speak with the local Environment Agency office to make sure you understand our flood risk management requirements. You should: <ul style="list-style-type: none"> – always check with the local office as different byelaws apply (they are contained in our publication Living on the edge); – assess the condition of any flood defences; – make sure there is no encroachment in front of tidal defences; – consider the opportunity to retreat riverside flood defences; – compensate for any loss of flood storage volumes in the flood plain. 		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<ul style="list-style-type: none"> • Design your development so that it is safe for people to occupy, access and leave the site during a flood. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Where development is acceptable, build-in flood resilience and resistance. This will reduce damage to your development should flooding occur, and make it more insurable. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Obtain all necessary consents to manage the risk of flooding before starting work. If work is carried out without our consent, we can inspect your site and require you to put things right. We could even reclaim the cost from you for removing or altering your work. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Always leave adequate space for maintenance and renewal if you upgrade or build new flood defences. Consider setting them back from the riverside. 		<input type="checkbox"/>


 Managing surface water		
<ul style="list-style-type: none"> • Before you plan your site, consider how you can manage the rate of surface water run-off so that it is similar to the conditions before the development. Also consider the effect this run-off will have on any receiving watercourse. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Discuss with the local planning authority their policy and requirements for surface water drainage. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Speak to us about the surface water drainage proposals for your site. We can tell you what consents you will need, which types of SUDS are unsuitable and whether you will have to take special precautions to prevent pollution or reduce infiltration. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Where infiltration techniques are not possible, or where space is limited, you can still use features such as green roofs to reduce the rate or total amount of run-off. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Use CIRIA guidance to inform your choice of SUDS design for the development. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Obtain outline acceptance of your scheme from the local planning authority and us. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Demonstrate in your flood risk assessment that you will deal with surface water by installing the best combination of SUDS techniques for your site. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • You must obtain any Environment Agency flood risk management consent or authorisations before starting work (see 3.1). 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Whilst constructing your site, protect adjoining areas from flooding. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • You will need to consider your timetable for construction. Where permeable surfaces are installed, you need to ensure they are not blocked with silt from site activities. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Ensure you have an adequate management and maintenance system in place. 		<input type="checkbox"/>



Recommended actions	Notes	<input checked="" type="checkbox"/>
 Using water wisely		
<ul style="list-style-type: none"> • Talk to the local planning authority and relevant water company to ensure they can provide the water supply infrastructure and enough water for the lifetime of your development. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Contact the local Environment Agency office for advice on our consents. You must obtain all necessary consents before you start work on the site. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Design your development to at least meet the minimum level of the Code for Sustainable Homes. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Consider water and energy-efficient appliances and fittings in your development such as ‘A-rated’ washing machines and low or dual-flush toilets. In London the Mayor has set a minimum water efficiency standard for all new developments of 110 litres, per head, per day. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • If your development is large, consider leak-detection, rainwater-harvesting or even rainwater re-use systems. However you must understand their management and maintenance requirements. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Provide water butts and use drought-resistant landscaping to keep your development looking good. 		<input type="checkbox"/>
 Wildlife and green space		
<ul style="list-style-type: none"> • Before you design your proposal, talk to us and other environmental organisations about your obligations. Find out which consents you will need and what information you will need to provide. We can provide advice and guidance on enhancement opportunities. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Carry out an environmental assessment that is proportional to the size and nature of your development. This should identify the opportunities for improving wildlife and both highlight and avoid any potential ecological impacts. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Avoid impacts on protected or priority species or sites. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Protect biodiversity and create, manage and enhance wildlife habitats. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Draw-up an ecological master plan to capitalise on opportunities to create, manage and enhance wildlife habitats within and affected by your development. Use the guiding ecological principles from Planning Policy Statement 9, the environmental assessment and local biodiversity action plans. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Design multifunctional green spaces that provide a range of environmental and social benefits. Make them part of a linked local network to help ensure their longer-term maintenance. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Establish any mitigation and compensation measures before the impacts take place. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Time your operations so they avoid sensitive periods, such as bird breeding or fish spawning seasons. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Provide and protect buffer zones if you are working close to watercourses or sensitive sites. Control invasive species such as Japanese knotweed. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • Encourage public awareness and community participation. 		<input type="checkbox"/>
<ul style="list-style-type: none"> • For large sites, have a plan for the continued maintenance of any newly created or enhanced areas. 		<input type="checkbox"/>

Recommended actions	Notes	<input checked="" type="checkbox"/>
 Preventing pollution		
<ul style="list-style-type: none"> You must avoid anything during the development process that pollutes the environment. Consider this as part of your environmental assessment. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local planning authority and sewerage company to ensure: <ul style="list-style-type: none"> – there is sufficient sewage treatment capacity for the lifetime of your development; – there are arrangements for sewage discharges to foul sewer; – what consents you will need. 		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local planning authority and sewerage company to ensure there is a sufficient treatment capacity for the lifetime of your development. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Investigate the past use of the site to make sure operations will not disturb any land affected by contamination. If the site includes contamination, consult the local authority and the local Environment Agency office. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local Environment Agency office as early as possible to discuss our consent requirements. You must obtain all required consents before starting work. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Find out from us whether your site is within a Groundwater Protection Zone and any special precautions you must take. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Avoid pollution and prosecution by following our Pollution Prevention Guidelines. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Follow good environmental site practice. Examples of this are set out by CIRIA. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Make sure your managers are committed and employees are suitably trained. They should all understand why preventing pollution is important. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Take care to avoid contaminating groundwater by being aware of what makes it vulnerable. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Identify and mark underground services. 		<input type="checkbox"/>
<ul style="list-style-type: none"> During construction, regularly inspect and maintain drainage features and discharges. Make sure permeable surfaces are protected from silt. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Consider the effects of foundations on contaminated land and groundwater flow. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Obtain our permission to use herbicides or pesticides in or near water. However first of all you should consider alternative or mechanical methods. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Keep your site secure from vandalism – you will be responsible for any pollution caused. 		<input type="checkbox"/>

 Managing waste		
<ul style="list-style-type: none"> At a minimum, make sure you comply with your duty of care obligations. Set strict contractual obligations on all subcontractors to make sure none of the waste produced from your operations is disposed of illegally. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Make sure you understand your legal obligations. You may want to take the advice of lawyers or consultants. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Speak to the local Environment Agency office about your waste management obligations. Understand which permissions you will need from us and demonstrate your compliance with the regulations across the life of the project. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Draw-up and follow a site waste management plan for each major project. For smaller projects make sure you have assessed the likely types and amounts of waste. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Minimise and segregate hazardous waste. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Understand the environmental and financial value of your soils on site and protect them. 		<input type="checkbox"/>

Recommended actions	Notes	<input checked="" type="checkbox"/>
 Managing waste continued		
<ul style="list-style-type: none"> Re-use and recycle construction and demolition waste wherever possible. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local planning authority about the method and systems they use for sorting and collecting recycled waste. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Provide your buildings with storage space for segregating and recycling waste. Subcontractors should also use these facilities – write this into their contracts. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Follow the Waste Hierarchy: reduce, re-use, recycle, recover, dispose. Use materials that can be re-used at the end of their life and which have minimal impact on the environment. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Keep your site secure and don't be a victim of crime. Construction companies often suffer from illegal fly-tipping and you will be responsible for its clean-up and any pollution caused. 		<input type="checkbox"/>

 Land affected by contamination		
<ul style="list-style-type: none"> Make sure you understand your legal obligations when remediating land affected by contamination. You may want to take the advice of lawyers or consultants. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Speak to the local authority's contaminated land team and the local Environment Agency office to make sure you have correctly understood your obligations and the permissions you will need. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Make sure you do not pollute the environment or harm human health. Follow best practice and conform to the regulations. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Follow the risk assessment framework outlined in Guidelines for environmental risk assessment and management. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Follow the Model procedures for the management of land contamination (CLR11). 		<input type="checkbox"/>
<ul style="list-style-type: none"> Understand the implications of Part 2A of the Environmental Protection Act 1990 (the Contaminated Land regime). Take into account advice contained in PPS23: Planning and pollution control. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Investigate the previous use of the site. Assess the risks from contamination through at least a proper desk study and conceptual site model. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Where contamination is likely, you will need to carry out a further risk assessment including on-site investigations – involving soil and water sampling. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Monitor and audit the site during construction. All work must continue to meet your plans and risk assessment, and must comply with the regulations. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Agree the final shut down of any systems, such as the pumping and treatment of groundwater, with the local authority and us. 		<input type="checkbox"/>

Recommended actions	Notes	<input checked="" type="checkbox"/>
 Sustainable construction		
<ul style="list-style-type: none"> Carry out an environmental and sustainability assessment at an early stage to help you to consider the environmental impacts and solutions in a holistic way. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Consider water and energy-efficient appliances and fittings in your development such as ‘A-rated’ washing machines and low or dual-flush toilets. In London the Mayor has set a minimum water efficiency standard for all new developments of 110 litres, per head, per day. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Consider incorporating green roofs into your development to reduce surface water run-off. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local planning authority to find out if they have supplementary planning guidance or standards on sustainable construction. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Speak to the local authority to find out about kerbside recycling. Design buildings with space for sorting and storing waste to make recycling easier. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Think about the way energy could be generated on-site, the supply you will need from the neighbouring areas and any infrastructure you will need. 		<input type="checkbox"/>
<ul style="list-style-type: none"> If you will be using the ground as a source of heating or cooling, you must address the risks of groundwater pollution. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Consider how climate change will affect your development by using the Three Regions Climate Change Partnership checklist. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Design buildings to be adaptable to different future uses. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the utility companies to make sure their infrastructures are resilient to climate change. For example, gas mains and electricity cables in flood risk areas will require better protection. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Use all of your materials wisely and consider the impact they will have at the end of their life. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Carry out a supply chain assessment to reduce the impacts from your material suppliers in a structured way. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Retrofit existing buildings to re-use resources and minimise disruption. The scope for this needs to be considered at an early stage when opportunities come up for development. It should be decided at the start of your project life-cycle. 		<input type="checkbox"/>
 Recreation, society and health		
<ul style="list-style-type: none"> Recognise the full social implications of your development on the local community. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Talk to the local planning authority about their open space requirements and their green travel plans. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Make sure there is viable public transport and pedestrian and cycle access to the site. Provide safe routes through your development. Public transport, shops and community facilities like schools should be within walking distance. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Provide multifunctional green or other open spaces for communities to enjoy. Make sure they are managed in the long-term. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Integrate recreational and health aspects into your landscape and ecology strategies. 		<input type="checkbox"/>
<ul style="list-style-type: none"> Any development that could have an adverse effect on air quality should receive a full assessment and a health impact assessment. 		<input type="checkbox"/>
<ul style="list-style-type: none"> We encourage providing appropriate access to rivers within development. You will need our consent for any development affecting towpaths, river banks, landing stages, bridges or other structures in rivers. 		<input type="checkbox"/>