

LOCAL PLANNING GUIDANCE NOTE

A guide for Developers to the Assessment and Remediation of Land Affected by Contamination in Devon



Introduction

The actual or possible presence of land contamination, which has either resulted from the previous historical or commercial use of the site or is naturally occurring, is a material planning consideration.

The Government directives on the use and development of "Brownfield" land has raised the profile of contaminated land and all developers should be aware that the development of any site may require an assessment and consideration of any land contamination issues at an early stage.

The purpose of this guidance is to make developers and their advisors aware of what information Councils will require to assess an application for planning consent on land that may be affected by the presence of contamination.

The Planning Process

In many circumstances it is advantageous to determine whether there are likely to be any contamination issues on site prior to submitting an application for planning consent. The various phases/stages of the investigation process are detailed below. However, the ultimate aim of the process is to ensure that the proposed development will be "suitable for use".

When dealing with land affected by contamination, the UK Government has adopted a policy that land should be "suitable for use". What should be borne in mind is that whilst the development of a site may require the same level of investigation, the standard of remediation/cleanup may differ depending on the proposed end use.

On any site where there is potential for the land to be affected by contamination, the Local Planning Authority will consult with Environmental Health and the Environment Agency.

It should be noted that in addition to the planning permission normally required for new building or change of use, a project where land has been determined by the Council as "contaminated land" (as defined by Part IIA of the Environmental Protection Act 1990) may require planning permission if any of the following circumstances apply: -

- There is or has been on-site disposal of a Controlled Waste
- There will be on-site remedial works
- Remedial works are part of a development for which planning permission is required
- Site investigation works are to be carried out.

When applications for planning consent on sites that may be affected by contamination are considered by the Local Planning Authority, there is a range of possible outcomes: -

- Consent is refused
- Consent is granted without conditions, just directives
- Consent is granted, subject to conditions

Conditions relating to land contamination will typically require a developer to undertake an environmental risk assessment for the site in the first instance. Dependant on the findings of this risk assessment, the developer may be required to design and implement a site remediation strategy to address any significant land contamination, and produce a post-remediation validation report to

demonstrate the implementation and success of the remediation strategy. The Phases involved in this process are discussed in more detail later in this guide.

The Developer's Responsibility

When commenting on contaminated land reports and proposed remediation strategies, Councils cannot accept responsibility for the effectiveness of the design and completion of remediation measures. The responsibility for providing this information remains at all times with the developers and their advisors. Developers should therefore fully appreciate the importance of competent professional advice, supported by sufficient professional indemnity insurance or insurance specifically designed to cover that site and any pollution risk.

Auditing Of Reports

Both the Environmental Health Unit and the Environment Agency will audit site reports submitted to the Local Planning Authority in support of planning applications. In the past the Environmental Health Unit has received reports submitted on behalf of developers which have not used a proper scientific or appropriate sampling strategy in order to assess risks from land contamination. It is essential that developers and their advisors base their site investigations in accordance with current Best Available Techniques.

The Post Remediation Validation Report

It is important that remediation is undertaken in accordance with the proposed remediation strategy, and that accurate documentary evidence is maintained in order that it can be summarised along with validation testing as part of a post remediation validation report. (Variation in the contamination found in the ground should trigger notification of the developer's consultant, the Local Planning Authority and the Environmental Health Unit).

Remediation Certificate

It is likely that conditions will be attached to the planning permission requiring the developer to certify effective remediation at the conclusion of the development or, in some cases, individual phases of the development. These certificates (See Appendix 1) will almost certainly be required by prospective purchasers and many LA's allow their Land Charges sections to keep stocks. Consideration should be given to the situation of a purchaser requiring a certificate for an individual plot before the whole site has been remediated.

Care will need to be taken over the description of individual plots on the remediation strategy and certificate. For example plot 36 may well become 24 Chestnut Close. Similarly site descriptions will change during the remediation and LA computer system managers will need to be alert to this. For example "Former Bloggs garage" may change to "Wimpey homes site" to "Moor view Gardens" then to plot 36 then to 24 Chestnut Close. Most EH computer systems will be using "former Bloggs Garage" as this was probably what the original job was raised under, by the time certificates are required Land Charges and purchasers will be using the title plot number or Chestnut Close. GIS will not necessarily solve this problem, good management will.

Most sites will not have a blanket remediation and this needs to be recorded on the plan attached to the certificate. For example, a simple strip and cap remediation carried out over a site may not have been possible close to a tree or wall or stream, this should be recorded. Remediation may have been to a different standard for rear gardens as opposed to front or open space or vision splays etc. this should be recorded.

On some sites remediation may have been carried out suitable for domestic garden use but not further invasive ground works eg extensions, garages, swimming pools. Some restriction on further permitted development rights may have been agreed. This should be on the certificate.

Key Points

- It is important to identify the potential for contamination to be present at an early stage in order that unexpected costs and delays can be avoided later should a potential problem be identified during development works.
- Contaminated land and the potential for it will often require specialist advice from a suitably qualified consultant.
- The Phase 1 investigation should produce a conceptual model that characterises all plausible pollutant linkages. This will form the basis of any subsequent work undertaken as part of a Phase 2 investigation.
- All site remediation works should be fully documented and summarised as part of a post remediation validation report on completion of the ground works.
- Completion of the Certificate of Remediation

Reports in Support of Planning Applications

Getting it Right First Time

To aid the swift processing of planning applications for potentially contaminated sites, the following guidance on the content of supporting reports is provided. It is essential that all proposals for completing any work in compliance with planning requirements are agreed in writing with the Council prior to commencement and, preferably, before contracts are let. When commenting on desk-top studies, site investigations, remediation method statements and completion reports the Council will not accept liability for the effectiveness of any work whether undertaken or not. The responsibility for completing work and providing information will rest at all times with the developers and where appropriate with their advisors. Developers should therefore recognise the importance of ensuring thorough and competent professional advice, supported by sufficient professional indemnity insurance. The need for care when selecting a competent and suitably experienced consultant cannot be over-emphasised. The Council will reject reports and/or require further information in cases where work has not been carried out in accordance with good practice or fails to establish confidence in the findings and conclusions reached. Work is most often rejected where:

- work starts without establishment of effective dialogue and the Council's specific agreement to the proposals;
- work deviates from agreed methods without prior agreement;
- attempts are made to cut corners or save money by employing unsuitable consultants/contractors.

The Council would prefer to avoid these circumstances and recommends that developers maintain close and effective dialogue at all times.

The attached checklists are a guide to the matters to be addressed, depending on previous site uses and the extent of potential or actual contamination. The scope of submitted reports must reflect the size and complexity of the site, necessary level of investigation as well as likely contamination risks.

The listed requirements will enable planning officers to make informed decisions on the suitability of the proposed development and remediation schemes. Failure to include at least this level of information may result in requests for further information and hence significant delays in processing your application. A list of key reference documents has also been prepared. This list is not exhaustive or exclusive, but indicates the more relevant guidance and information available.

Submission of Reports

Supporting reports should be prepared by appropriately qualified professionals. All reports should be sent directly to the Head of Planning Services only. The case officer will forward reports to appropriate consultees for comment. Applicants are advised against entering into direct negotiation with either the Environment Agency or any other departmental consultees without prior notification of the case officer. Two (**Three?**) copies of each report should be submitted in hard copy format per application. If possible, a CD-ROM or disk containing complete reports should also be included.

A. DESK STUDY / 'PHASE I' REPORTS

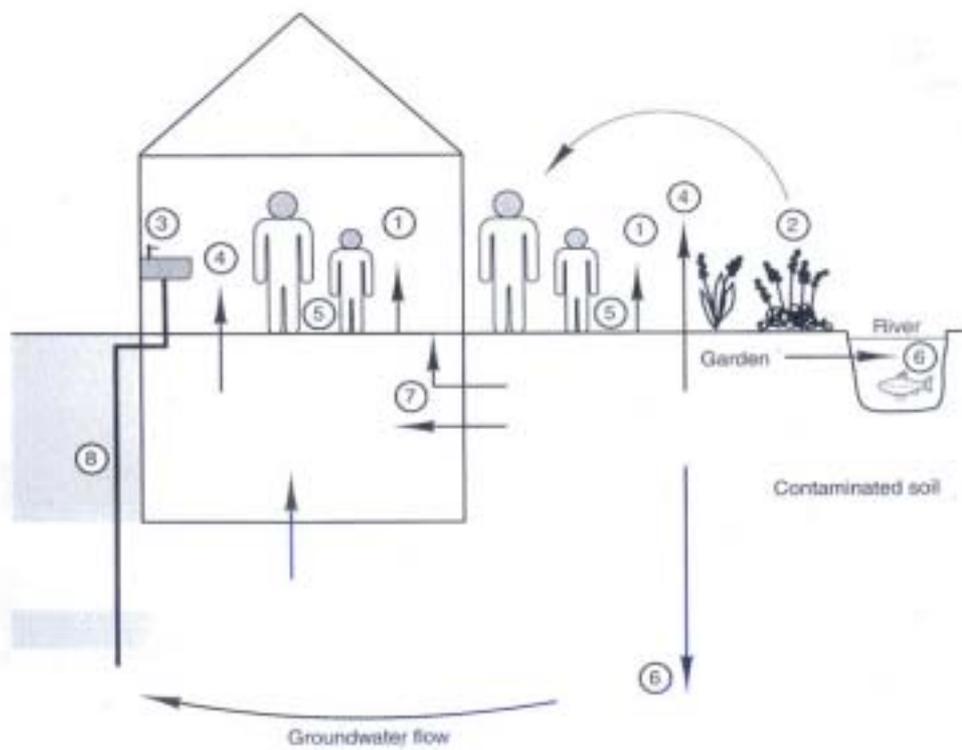
A comprehensive desk-top study should be prepared describing the condition and uses of the site - past and present - and its immediate environment. A clearly established and understood brief is essential. The general aim is to establish whether there have been any contaminative uses of the site or nearby land, and whether they could have adverse impacts on or off the site. All documentary

evidence should be referenced and summarised where appropriate. A 'conceptual model' should be developed to clearly interpret the characteristics and sensitivities of the site and locality, evaluating each threat of harm or pollution due to contamination. The desk-top study when completed with appropriate informed judgement should enable suitable site investigations to be designed if required.

Tick List

- (a) Purpose and aims of study
- (b) Site location and layout plans
- (c) Appraisal of site history
- (d) Assessment of environmental setting, to include
 - geology, hydrogeology, hydrology
 - information from Environment Agency on abstractions, pollution incidents, water quality classification, landfill sites within 250m etc.
 - information on ecosystems (e.g. SSSI's), heritage and other interests (e.g. bathing/fishing activities) warranting protection
- (e) Assessment of current / proposed site use and surrounding land uses
- (f) Review of any previous site contamination studies (desk-based or intrusive) or remediation works
- (g) Preliminary (qualitative) assessment of risks
 - Appraisal of potential contaminant sources, pathways and receptors
 - Conceptual site model (visual and written)
 - health and safety issues
- (h) Recommendations for intrusive contamination investigation, if necessary

Conceptual model diagram



possible pathways

- Ingestion: of contaminated soil/dust ①
- of contaminated food ②
- of contaminated water ③
- Inhalation: of contaminated soil particles/dust/vapours ④
- Direct contact: with contaminated soil/dust or water ⑤
- Pollution of controlled waters ⑥
- Attack on building structures ⑦
- Attack on services ⑧

B. SITE INVESTIGATION / 'PHASE II' REPORTS

Site investigations should characterise as fully as possible the nature, extent and severity of contamination. Every plausible pollutant linkage should be identified and described, and the risks should be estimated and evaluated. A clearly established and understood brief is essential. The scope of remedial measures required to manage these risks, given the likely end-uses of the site, should be fully established. Site investigations must reflect the findings from the desk-top study and the conceptual model and a clear brief, and should address all corresponding requirements specified by the Council. A properly designed and conducted site investigation will establish good confidence in the findings of sampling and analysis. Good practice and strict quality control/assurance must be observed throughout sample collection, handling and analysis. Where monitoring for landfill gas is necessary, locations and numbers of boreholes (if necessary) must be agreed in advance with the Council and monitoring may be required for over a number of months. Every precaution by way of carefully controlled working and re-instatement measures must be taken to ensure that site investigations do not introduce or mobilise contaminants, or create new pathways. Any visibly contaminated or odorous material encountered during site investigations should be investigated and the Council informed immediately of the nature and degree of contamination. Laboratories conducting analyses must hold UKAS accreditation for each contaminant and should preferably be LGC accredited. The results of physical and chemical analyses should be appended to the site investigation report together with details of test methods, QA/QC data and detection limits.

Tick List

- (a) Review of any previous site contamination studies (desk-based or intrusive) or remediation works
- (b) Site investigation methodology
- methods of investigation
 - plan showing exploration locations
 - justification of exploration locations
 - sampling and analytical strategies
- (c) Results & findings of investigation
- ground conditions (soil and groundwater regimes, including made ground)
 - discussion of soil / groundwater / surface water contamination (visual, olfactory, analytical)
- (d) Conceptual site model (visual, written – changes?)
- (e) Risk assessment – as a minimum, based on contaminant-pathway-receptor model.
- Should take account of the severity of consequences and likelihood of occurrence.
- Justification of any Risk Assessment models used.
- (f) Recommendations for remediation – justification should relate to proposed site use, risk assessment findings, as well as technical and financial appraisal
- (g) Recommendations for further investigation (if necessary)

C. REMEDIATION STATEMENTS PHASE 3 REPORTS (submitted before remediation)

Remediation should closely reflect the findings of the Phase 1 and 2 studies conducted as outlined in this note. A clearly established and understood brief is essential. The aim of remediation is to ensure that contaminants are removed, treated or contained so as to prevent or minimise harm or pollution. Any visibly contaminated or odorous material encountered during site investigations should be investigated and the Council informed immediately of the nature and degree of contamination. Remediation method statements tend to involve engineering and scientific operations requiring specialist expertise. It is often necessary to test and audit the effectiveness of remediation in order to confirm successful completion. Long-term monitoring and/or aftercare maintenance works may also be required to ensure that remediation continues to be effective, particularly where post-remediation monitoring of landfill gas is necessary. This must be agreed in detail with the Council at the design stage. Where remediation objectives concern controlled waters full dialogue and consultation should be established with the Environment Agency. It should be noted that waste management licences may be required from the Environment Agency before certain types of remediation work can be undertaken.

Tick List

- (a) Objectives of the remediation works
- (b) Detailed outline of the works to be carried out
 - Description of ground conditions (soil and groundwater)
 - Type, form and scale of contamination to be remediated
 - Remediation methodology
 - Site plans/drawings
 - Phasing of works and approximate timescales
- (c) Consents, agreements and licenses (discharge consents, waste management license etc.)
- (d) Site management procedures to protect site neighbours, environment and amenity during works, should include where appropriate
 - Health & safety procedures
 - Dust, noise & odour controls
 - Control of surface run-off
- (e) Details of how any necessary variations from the approved remediation statement arising during the course of works will be dealt with, including notification of the Head of Planning Services
- (f) Details of how the works will be validated to ensure the remediation objectives have been met; should include details on
 - Sampling strategy
 - Use of on-site observations, visual/olfactory evidence
 - Chemical analysis
 - Proposed clean-up standards (i.e. contaminant concentrations)

D. VALIDATION/PHASE 4 REPORTS(submitted following remediation)

The Council will require suitable verification that remediation has been carried out effectively in accordance with the agreed scheme. Validation will normally include post-remediation sampling and analysis to demonstrate that the required standards have been met. The Council may require the applicant to appoint an independent expert to complete the validation report.

- (a) Include information as per C(a) to C(f) 
- (b) Details of who carried out the work
- (c) Details and justification of any changes from original Remediation Statement 
- (d) Substantiating data – should include where appropriate
 - Laboratory and in situ test results 
 - Monitoring results for groundwater and gases 
 - Summary data plots and tables relating to clean-up criteria 
 - Plans showing treatment areas and details of any differences from original Remediation Statement 
- (e) Confirmation that remediation objectives have been met 
- (f) Completion of Certificate of Remediation (See Appendix 1) 

Notes

(1) Desk Study and Site Investigation Reports may be combined providing the submitted report contains sections A(a) to A(f).

(2) General recommendations for remediation made in the Site Investigation Report will not be accepted as a substitute for a Remediation Statement.

Key Guidance for Investigation and Remediation of Potential Contaminated Land

<p>General Good Practice</p>	<p>Guidance for the safe development on land affected by contamination. R&D Publication 66, The Environment Agency & NHBC 2000</p> <p>BS10175:2001 Investigation of Potentially Contaminated sites – Code of Practice ISBN 0 580 33090 7 BSI 01-2001</p>
<p>Phase 1 Investigation : Desk Studies</p>	<p>CLR8: <i>Priority Contaminants for the Assessment of Land</i> identifies priority contaminants (or families of contaminants). These have been selected on the basis that they are likely to be present at many sites affected by current or former industrial use in the United Kingdom in sufficient concentrations to cause harm; and that they pose a risk either to humans, buildings, water sources or ecosystems. The report also indicates which contaminants are associated with particular industries. DEFRA/EA. March 2002. <i>Download for free from DEFRA website</i></p> <p>CLR 6 Prioritisation & categorisation procedure for sites which may be contaminated. Report by M J Carter Associates. DoE, 1995. £7</p> <p>Department of the Environment Industry Profiles:</p> <p>Airports. (ISBN 1 85 112289 3) £10</p> <p>Animal and animal products processing works. (ISBN 1 85112238 9) £10</p> <p>Asbestos manufacturing works. (ISBN 1 851122311) £10</p> <p>Ceramics, cement and asphalt manufacturing works. (ISBN 1 85 112290 7) £10</p> <p>Chemical works: coatings (paints and printing inks) manufacturing works. (ISBN 1 85 112291 5) £10</p> <p>Chemical works: cosmetics and toiletries manufacturing works. (ISBN 1 85 112292 3) £10</p> <p>Chemical works: disinfectants manufacturing works. (ISBN 1 85 112293 1) £10</p> <p>Chemical works: explosives, propellants and pyrotechnics manufacturing works. (ISBN 1 851122370) £10</p> <p>Chemical works: fertiliser manufacturing works. (ISBN 1 85 112289 3) £10</p> <p>Chemical works: fine chemicals manufacturing works. (ISBN 1 851122354) £10</p> <p>Chemical works: inorganic chemicals manufacturing works.(ISBN 1 85 112295 8) £10</p> <p>Chemical works: linoleum, vinyl and bitumen-based floor covering manufacturing works. (ISBN 1 85 112296 6) £10</p> <p>Chemical works: mastics, sealants, adhesives and</p>

roofing felt manufacturing works. (ISBN 1 85112296 6) £10

Chemical works: organic chemicals manufacturing works.(ISBN 1 85112275 3) £10

Chemical works: pesticides manufacturing works. (ISBN 1 85112274 5) £10

Chemical works: pharmaceuticals manufacturing works. (ISBN 1 85112236 2) £10

Chemical works: rubber processing works (including works manufacturing tyres or other rubber products).(ISBN 1 851122346) £10

Chemical works: soap and detergent manufacturing works.(ISBN 1 85112276 1) £10

Dockyards and dockland. (ISBN 1 85112298 2) £10

Engineering works: aircraft manufacturing works. (ISBN 1 85112299 0) £10

Engineering works: electrical and electronic equipment manufacturing works (including works manufacturing equipment containing PCBs). (ISBN 1 85112300 8) £10

Engineering works: mechanical engineering and ordnance works. (ISBN 1 85112233 8) £10

Engineering works: railway engineering works. (ISBN 1 85112254 0) £10

Engineering works: shipbuilding, repair and shipbreaking (including naval shipyards). (ISBN 1 85112277 X) £10

Engineering works: vehicle manufacturing works. (ISBN 1 85112301 6) £10

Gasworks, coke works and other coal carbonisation plants. (ISBN 1 85112232 X) £10

Metal manufacturing, refining and finishing works: electroplating and other metal finishing works. (ISBN 1 85112278 8) £10

Metal manufacturing, refining and finishing works: iron and steelworks. (ISBN 1 85112280 X) £10

Metal manufacturing, refining and finishing works: lead works. (ISBN 1 85112230 3) £10

Metal manufacturing, refining and finishing works: non-ferrous metal works (excluding lead works). (ISBN 1 85112302 4) £10

Metal manufacturing, refining and finishing works: precious metal recovery works. (ISBN 1 85112279 6) £10

Oil refineries and bulk storage of crude oil and petroleum products. (ISBN 1 85112303 2) £10

Power stations (excluding nuclear power stations). (ISBN 85112281 8) £10

Pulp and paper manufacturing works. (ISBN 1 85112304 0) £10

Railway land. (ISBN 1 85112253 2) £10

Road vehicle fuelling, service and repair: garages and filling stations. (ISBN 1 85112305 9) £10

Road vehicle fuelling, service and repair: transport and haulage centres. (ISBN 1 85112306 7) £10

	<p>Sewage works and sewage farms. (ISBN 1 85112282 6) £10</p> <p>Textile works and dye works. (ISBN 1 85112307 5) £10</p> <p>Timber products manufacturing works. (ISBN 1 85112308 3) £10</p> <p>Timber treatment works. (ISBN 1 85112283 4) £10</p> <p>Waste recycling, treatment and disposal sites: drum and tank cleaning and recycling plants. (ISBN 1 85112309 1) £10</p> <p>Waste recycling, treatment and disposal sites: hazardous waste treatment plants. (ISBN 1 85112310 5) £10</p> <p>Waste recycling, treatment and disposal sites: landfills and other waste treatment or waste disposal sites. (ISBN 1 85112311 3) £10</p> <p>Waste recycling, treatment and disposal sites: metal recycling sites. (ISBN 1 85112229X) £10</p> <p>Waste recycling, treatment and disposal sites: solvent recovery works. (ISBN 1 85112312 1) £10</p> <p>Profile of miscellaneous industries, incorporating: Charcoal works, Dry-cleaners Fibreglass and fibreglass resins manufacturing works Glass manufacturing works Photographic processing industry Printing and bookbinding works (ISBN 1 85112313 X) £10</p> <p>CLR 3 Documentary Research on Industrial Sites. DETR, 1994</p> <p>CLR 6 Prioritisation & categorisation procedure for sites which may be contaminated. Report by M J Carter Associates. DoE, 1995. £7</p>
Site Inspection/ Reconnaissance	<p>CLR 2 Guidance on preliminary site inspection of contaminated land. Report by Applied Environmental Research Centre Ltd. Volume 1. DOE, 1994. £7. Volume 2. DoE, 1994. £12.</p>
Conceptual Model of contaminated sites	<p>Guide to good practice for the development of conceptual models. This document aims to provide guidance on good practice in the development of conceptual models which should form the basis for such assessments and on the application of mathematical models to contaminant transport problems. <i>Download for free from EA website</i></p>
Phase 2: Site Investigation	<p>CLR 1 A framework for assessing the impact of contaminated land on groundwater and surface water. Report by Aspinwall & Co. Volumes 1 & 2. DoE, 1994. £7 each.</p>

	<p>CLR 4 Sampling strategies for contaminated land. Report by The Centre for Research into the Built Environment, The Nottingham Trent University. DoE, 1994. £7.</p> <p>BS5930:1999, Code of Practice for Site Investigations, BSI</p>
<p>Risk Assessment</p>	<p>CLR7: <i>Assessment of Risks to Human Health from Land Contamination: An Overview of the Development of Soil Guideline Values and Related Research.</i> CLR7 introduces the other new reports in this series. It describes the legal framework (including the statutory definition of contaminated land under Part IIA of the Environmental Protection Act 1990), the development and use of Soil Guideline Values; and references to related research. DEFRA/EA. March 2002. <i>Download for free from DEFRA website</i></p> <p>Environment Agency Technical Report 20 Methodology for the development of remedial targets for soil and groundwater to protect water resources, Water Research Council, 1999, <i>Download for free from EA's website</i></p> <p>CLR 10 <i>Contaminated Land Exposure Assessment Model (CLEA): Technical Basis and Algorithms</i> Describes the conceptual exposure models for each standard land use for which Soil Guideline Values are derived. It sets out the technical basis for modelling exposure and provides a comprehensive reference to all the default parameters and algorithms used. DEFRA/EA. March 2002. Download for free from DEFRA website</p> <p>Soil Guideline Values The first series of the Soil Guideline Values reports set out the derivation of Soil Guideline Values for the first set of contaminants for which toxicological data has been determined:</p> <p>SGV1 Arsenic. DEFRA/EA. March 2002. SGV3 Cadmium. March 2002. SGV4 Chromium. March 2002 SGV5 Inorganic Mercury. March 2002. SGV7 Nickel. March 2002. SGV9 Selenium. March 2002. SGV10 Lead. March 2002</p> <p>These can be downloaded for free from the DEFRA website</p>

<p>Remediation</p>	<p>Classification & Selection of Remedial Methods, CIRIA Volume IV, 1995</p> <p>Environment Agency Technical Report P336 Protective measures for housing on gas-contaminated land, Water Research Council</p> <p>Guidelines for soil, groundwater and surface water protection and vapour emission control at petrol filling stations, The Institute of Petroleum, 2002</p>																																
<p>Useful Websites</p>	<table border="0"> <tr> <td data-bbox="603 611 943 719"> <p>www.defra.gov.uk</p> </td> <td data-bbox="991 611 1398 719"> <p>Department for Environment, Food and Rural Affairs</p> </td> </tr> <tr> <td data-bbox="603 741 943 779"> <p>www.environment-agency.gov.uk</p> </td> <td></td> </tr> <tr> <td data-bbox="603 801 943 840"> <p>www.bsigroup.com/</p> </td> <td data-bbox="991 801 1398 840"> <p>British Standards Institute</p> </td> </tr> <tr> <td data-bbox="603 862 943 900"> <p>www.nhbc.co.uk</p> </td> <td data-bbox="991 862 1398 900"> <p>National House Building Council</p> </td> </tr> <tr> <td data-bbox="603 922 943 960"> <p>www.ciria.org.uk</p> </td> <td></td> </tr> <tr> <td data-bbox="603 983 943 1021"> <p>www.wrc.org.uk</p> </td> <td data-bbox="991 983 1398 1021"> <p>Water Research Council</p> </td> </tr> <tr> <td data-bbox="603 1043 943 1081"> <p>www.hse.gov.uk</p> </td> <td data-bbox="991 1043 1398 1081"> <p>Health and Safety Executive</p> </td> </tr> <tr> <td data-bbox="603 1104 943 1142"> <p>www.plymouth.gov.uk</p> </td> <td data-bbox="991 1104 1398 1142"> <p>Plymouth City Council</p> </td> </tr> <tr> <td data-bbox="603 1164 943 1202"> <p>www.southhams.gov.uk</p> </td> <td data-bbox="991 1164 1398 1202"> <p>South Hams District Council</p> </td> </tr> <tr> <td data-bbox="603 1225 943 1263"> <p>www.teignbridge.gov.uk</p> </td> <td data-bbox="991 1225 1398 1263"> <p>Teignbridge District Council</p> </td> </tr> <tr> <td data-bbox="603 1285 943 1323"> <p>www.torbay.gov.uk</p> </td> <td data-bbox="991 1285 1398 1323"> <p>Torbay Borough Council</p> </td> </tr> <tr> <td data-bbox="603 1346 943 1384"> <p>www.westdevon.gov.uk</p> </td> <td data-bbox="991 1346 1398 1384"> <p>West Devon Borough Council</p> </td> </tr> <tr> <td data-bbox="603 1406 943 1444"> <p>www.eastdevon.gov.uk</p> </td> <td data-bbox="991 1406 1398 1444"> <p>East Devon District Council</p> </td> </tr> <tr> <td data-bbox="603 1467 943 1505"> <p>www.middevon.gov.uk</p> </td> <td data-bbox="991 1467 1398 1505"> <p>Mid Devon District Council</p> </td> </tr> <tr> <td data-bbox="603 1527 943 1565"> <p>www.northdevon.gov.uk</p> </td> <td data-bbox="991 1527 1398 1565"> <p>North Devon District Council</p> </td> </tr> <tr> <td data-bbox="603 1588 943 1626"> <p>www.exeter.gov.uk</p> </td> <td data-bbox="991 1588 1398 1626"> <p>Exeter City Council</p> </td> </tr> </table>	<p>www.defra.gov.uk</p>	<p>Department for Environment, Food and Rural Affairs</p>	<p>www.environment-agency.gov.uk</p>		<p>www.bsigroup.com/</p>	<p>British Standards Institute</p>	<p>www.nhbc.co.uk</p>	<p>National House Building Council</p>	<p>www.ciria.org.uk</p>		<p>www.wrc.org.uk</p>	<p>Water Research Council</p>	<p>www.hse.gov.uk</p>	<p>Health and Safety Executive</p>	<p>www.plymouth.gov.uk</p>	<p>Plymouth City Council</p>	<p>www.southhams.gov.uk</p>	<p>South Hams District Council</p>	<p>www.teignbridge.gov.uk</p>	<p>Teignbridge District Council</p>	<p>www.torbay.gov.uk</p>	<p>Torbay Borough Council</p>	<p>www.westdevon.gov.uk</p>	<p>West Devon Borough Council</p>	<p>www.eastdevon.gov.uk</p>	<p>East Devon District Council</p>	<p>www.middevon.gov.uk</p>	<p>Mid Devon District Council</p>	<p>www.northdevon.gov.uk</p>	<p>North Devon District Council</p>	<p>www.exeter.gov.uk</p>	<p>Exeter City Council</p>
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<p>www.exeter.gov.uk</p>	<p>Exeter City Council</p>																																

