
Next Steps Summary

Tier 1 – Desktop intelligence

Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-NextSteps-R01
Date: 10 May 2026
Revision: R01

Contents

1	How to Read This Report	3
1.1	Reading Order	3
1.2	Report Structure	3
1.3	Traffic-Light Key	3
1.4	What to Do Next	3
2	Summary	4
3	Outstanding Specialist Surveys	4
4	Data Module Summary	4
5	Key Risks	5
6	Action Items	7
7	Timeline	9
8	Site-Specific Recommendations	10
9	What Comes Next	11
10	General Desktop Limitations	13
10.1	What This Report Does NOT Assess	13
10.2	Data Gaps	13
10.3	Key Assumptions	13
10.4	Specialist Investigation Required	14
10.5	Changes That Would Require Update	14
11	Data Assurance Summary	15
11.1	Internal Data Coverage Summary	15
11.2	Quality Assurance Checklist	15
12	Anticipated Consultee Queries	15
13	Update Triggers	16
14	Important: Limitations, Disclaimers and Conditions of Use	17

1 How to Read This Report

This section explains how the report is structured, how risk ratings are presented, and what action you should take based on the findings.

1.1 Reading Order

We recommend the following reading order:

1. **Executive Summary.** A one-page overview of the key findings and overall risk rating. Start here if you are short on time.
2. **Main body sections.** Detailed analysis of each topic area, presented in a logical sequence from site context through to recommendations.
3. **Recommendations.** Specific actions required before, during, or after the planning process.
4. **Limitations and Disclaimers.** Important caveats on the scope of the assessment and the conditions under which the findings are valid.

1.2 Report Structure

Every technical section of this report follows a consistent structure:

- **Context.** What the section covers and why it matters to the development proposal.
- **Data and Evidence.** The factual information drawn from public datasets, authoritative public data sources, and client-supplied information.
- **Analysis.** Our professional assessment of what the data means for the site.
- **Risk Rating.** A traffic-light classification (where applicable) summarising the level of concern.
- **Recommendation.** What action, if any, is required.

1.3 Traffic-Light Key

Risk ratings throughout this report use a three-colour system:

LOW	Low risk. No significant constraint identified. Standard design measures are sufficient. No specialist investigation is likely to be required.
MEDIUM	Moderate risk. A constraint or data gap has been identified that requires attention. Further investigation, a design response, or a planning condition may be needed.
HIGH	High risk. A significant constraint or issue has been identified. Specialist investigation, a specific design solution, or early engagement with the relevant statutory body is strongly recommended before submission.

1.4 What to Do Next

1. Review the Executive Summary for an overview of all findings.
2. Focus on any items rated **MEDIUM** or **HIGH**; these require action before or during the planning process.
3. Check the **Recommendations** section for a prioritised list of next steps.
4. Review the **Update Triggers** section to understand when this report should be refreshed.
5. Contact Site Intelligence if you have questions about any finding or wish to commission follow-up specialist work.

2 Summary

This Next Steps Summary has been prepared by Site Intelligence (a service of PF & Co Holdings Ltd) to provide a clear action plan for the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. It identifies outstanding specialist surveys, summarises assessment data status, highlights key risks, and lists prioritised action items with owners and deadlines.

SPECIALIST SURVEYS 0 / 8	ACTION ITEMS 0 / 13	KEY RISKS 8
------------------------------------	-------------------------------	-----------------------

3 Outstanding Specialist Surveys

Survey	Status	Provider	Due Date
Pre-application engagement	OUTSTANDING	PF & Co	2026-07-15
Topographical Survey	OUTSTANDING	To be appointed at instruction	2026-07-30
Phase 1 Habitat Survey	OUTSTANDING	To be appointed at instruction	2026-07-31
Protected Species Survey	OUTSTANDING	To be appointed at instruction	2026-08-31
Heritage Assessment	OUTSTANDING	To be appointed at instruction	2026-08-15
Flood Risk Assessment	OUTSTANDING	To be appointed at instruction	2026-08-15
Transport Assessment	OUTSTANDING	To be appointed at instruction	2026-09-15
Ground Investigation	OUTSTANDING	To be appointed at instruction	2026-09-30

8 specialist surveys remain outstanding. These must be completed and their findings integrated before the submission pack can be finalised.

4 Data Module Summary

The following table shows the status of data modules for this project. Data-backed sections in reports depend on these modules being populated.

ENRICHMENT MODULES LOADED

8 / 8

Module	Status
Constraints (38 flags, deduped to 36 + Flood Zone)	LOADED
PTAL Transport	LOADED
Amenity Proximity	LOADED
Flood Risk (EA)	LOADED
Geology (BGS)	LOADED
Grid Capacity (DNO)	LOADED
Heritage Assets	LOADED
Designated Sites	LOADED

5 Key Risks

HIGH

East Devon National Landscape — strong policy presumption against development
 The site lies within the East Devon National Landscape (formerly AONB); the NPPF affords the highest level of protection and requires major development to demonstrate exceptional circumstances.

Mitigation: Secure pre-application officer confirmation that the emerging allocation Sidm_31 is treated as an exception to the National Landscape policy presumption, and prepare a robust landscape and visual impact assessment.

HIGH

Nutrient neutrality — River Axe phosphate constraint may block consent
 The site falls within the River Axe nutrient neutrality catchment; any net increase in phosphate loading requires mitigation to a neutral or better position before consent can be granted.

Mitigation: Instruct a nutrient neutrality consultant immediately to quantify the phosphate budget and identify a mitigation route (on-site or credit purchase) before the outline application is submitted.

HIGH

Ecology survey window — missing spring 2026 risks 12-month programme delay
 The full protected species survey suite (bats, breeding birds, GCN, reptiles, dormice) must be completed within the April–July window; failure to commission surveys now will defer results to spring 2027.

Mitigation: Instruct a CIEEM-qualified ecologist before the end of May 2026 to capture the optimal survey season and maintain the autumn 2026 submission target.

HIGH**Outside settlement boundary — allocation Sidm_31 not yet adopted**

The site is outside the defined settlement boundary and relies on the emerging East Devon Local Plan 2020–2040 allocation Sidm_31, which has not yet been adopted and carries limited weight. Mitigation: Monitor the Local Plan examination programme and time the application to maximise the weight attributable to the emerging allocation; prepare a robust planning statement addressing the five-year housing land supply position.

MEDIUM**Slope stability risk — sloping site at ~97m AOD requires geotechnical assessment**

The site topography is recorded as sloping and the constraint data flags a slope stability risk, which could affect foundation design and drainage strategy.

Mitigation: Commission a Phase 1 geotechnical desk study and, if required, intrusive investigation to inform the outline drainage and layout strategy.

MEDIUM**Radon Class 4 — protective measures required for all new dwellings**

The site falls within Radon Class 4 (5–10% probability of exceeding the action level), requiring full radon protective measures in accordance with BRE 211 for all new dwellings.

Mitigation: Confirm radon protective measures specification with the structural engineer at reserved matters stage and include a radon risk note in the planning statement.

MEDIUM**Sewage capacity risk — SW Water network capacity unconfirmed**

SW Water is flagged as the sewage undertaker and network capacity in Sidford has not been confirmed; a capacity constraint could require off-site infrastructure contributions.

Mitigation: Submit a pre-application drainage enquiry to SW Water to confirm available capacity and any requisition requirements before the outline application is submitted.

MEDIUM**Affordable housing — 25% requirement reduces viability headroom**

East Devon Local Plan Strategy 34 requires 25% affordable housing (4 units on 15 dwellings); the emerging Local Plan may increase this requirement, reducing developer return.

Mitigation: Prepare a viability appraisal at outline stage to test the affordable housing requirement against current build costs and land value, and engage EDDC's housing team at pre-application stage.

6 Action Items

No.	Action	Owner	Deadline	Status
1	Commission CIEEM-qualified ecologist to undertake combined UKHab Phase 2 / Preliminary Ecological Appraisal / hedgerow survey before end of May 2026 to capture the optimal survey window	Client	2026-05-31	OPEN
2	Instruct nutrient neutrality consultant to assess River Axe phosphate budget in parallel with ecology surveys	Client	2026-06-15	OPEN
3	Submit pre-application enquiry to East Devon District Council confirming BNG validation requirements and pre-application advice availability for allocation site Sidm_31	PF & Co	2026-07-15	OPEN
4	Instruct topographic surveyor to produce a measured survey of the site at 1:500 scale to inform outline layout and drainage strategy	Client	2026-07-30	OPEN
5	Instruct heritage consultant to prepare a Heritage Assessment addressing the setting of nearby listed buildings and the East Devon National Landscape designation	Client	2026-08-15	OPEN
6	Instruct drainage engineer to prepare a Flood Risk Assessment and SuDS strategy addressing surface water management and the proposed attenuation pond	Client	2026-08-15	OPEN
7	Instruct transport consultant to prepare a Transport Assessment and Travel Plan addressing access from Burscombe Lane and trip generation for 15 dwellings	Client	2026-09-15	OPEN
8	Instruct ground investigation contractor to undertake a Phase 1 desk study and, if required, intrusive investigation to address slope stability risk and BGS radon Band 5 (10 to 30%) designation	Client	2026-09-30	OPEN
9	Monitor Devon County Council's Local Nature Recovery Strategy publication programme and update BNG strategy on adoption	PF & Co	2026-10-31	OPEN
10	Confirm airport safeguarding requirements with Exeter Airport and submit any required aerodrome safeguarding consultation response	PF & Co	2026-09-30	OPEN
11	Confirm minerals safeguarding position with Devon County Council as minerals planning authority prior to outline submission	PF & Co	2026-09-30	OPEN
12	Assemble outline application validation pack including location plan, site plan, design and access statement, planning statement, and all technical reports	PF & Co	2026-11-14	OPEN
13	Submit outline planning application (access only) to East Devon District Council with full supporting technical suite	PF & Co	2026-11-28	OPEN

7 Timeline

Phase	Activity	Duration	Target Date	Status
Pre-application	Ecology surveys (Phase 1 PEA, UKHab, protected species), topographic survey, heritage assessment, FRA and SuDS strategy, transport assessment, ground investigation, nutrient neutrality assessment, pre-application meeting with EDDC, design refinement and illustrative layout	16–20 weeks	2026-10-31	PLANNED
Application	Finalise all technical reports, prepare design and access statement and planning statement, assemble validation pack, submit outline application (access only) to East Devon District Council	4–6 weeks	2026-11-28	PLANNED
Determination	LPA validation, statutory consultee responses (Natural England, Environment Agency, Devon County Council Highways, Historic England), public consultation, officer report, planning committee or delegated decision	13–16 weeks	2027-03-14	PLANNED
Implementation	Discharge of pre-commencement conditions (ecology, drainage, access details), reserved matters application for appearance, landscaping, layout and scale, commencement notice, build-out	18–24 months	2029-03-14	PLANNED

8 Site-Specific Recommendations

Based on the site intelligence data and identified constraints for this site, the following specialist surveys and actions are recommended. Only items relevant to the constraints present at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG are shown.

Recommendation	Priority	Indicative Cost	Typical Timing
Commission Heritage Impact Assessment	HIGH	£1,500 – £4,000	3–6 weeks
Commission Phase 1 Habitat Survey	MEDIUM	£800 – £2,000	2–4 weeks (seasonal constraints may apply)
Commission Transport Assessment	MEDIUM	£3,000 – £8,000	4–8 weeks (traffic surveys may be seasonal)
Engage LPA for Formal Pre-Application	HIGH	£500 – £2,500	4–8 week LPA response time
Commission Topographical Survey	LOW	£500 – £1,500	1–2 weeks

Indicative costs based on typical market rates. Actual costs will depend on site complexity, scope, and the consultant appointed. Costs shown are exclusive of VAT where applicable. Site Intelligence can assist with consultant procurement on request.

1. Commission Heritage Impact Assessment

Heritage assets have been identified in proximity to the site. A Heritage Impact Assessment is recommended to evaluate potential impacts on their significance and setting.

Indicative Cost
£1,500 – £4,000

Typical Timing
3–6 weeks

2. Commission Phase 1 Habitat Survey

The site lies within or adjacent to a National Landscape (AONB). Ecological surveys are recommended to support a Landscape and Visual Impact Assessment and demonstrate compliance with NPPF Dec 2024 paragraph 189

Indicative Cost
£800 – £2,000

Typical Timing
2–4 weeks (seasonal constraints may apply)

3. Commission Transport Assessment

As a major development (15 dwellings), a full Transport Assessment is likely to be required by the highway authority. This should include trip generation analysis, junction capacity modelling, and a Travel Plan.

Indicative Cost
£3,000 – £8,000

Typical Timing
4–8 weeks (traffic surveys may be seasonal)

4. Engage LPA for Formal Pre-Application

For a scheme of this scale, formal pre-application engagement with East Devon District Council is strongly recommended. This provides an opportunity to understand the LPA's position on key issues before incurring full application costs.

Indicative Cost
£500 – £2,500

Typical Timing
4–8 week LPA response time

5. Commission Topographical Survey

A topographical survey provides the accurate site levels, boundary positions, and feature locations needed for drainage design, access layout, and building positioning. It forms the base drawing for most technical consultants.

Indicative Cost
£500 – £1,500

Typical Timing
1–2 weeks

Total Indicative Specialist Survey Budget

Combined range for all site-specific recommendations above. Actual budget will depend on scope and consultant selection. **£6,300 – £18,000**

9 What Comes Next

Site Intelligence provides a structured pathway from initial screening through to planning submission. Based on the current report tier, the following options are available to progress this project.

Site Intelligence Product Pathway

Site Intelligence offers four tiers of reporting, each building on the last:

Product 1 — Site Screening (From £199)

Rapid constraint check and initial feasibility assessment.

Product 2 — Feasibility Intelligence (From £995)

Full technical due diligence with market analysis and development strategy.

Product 3 — Pre-Application Pack (From £2495)

LPA-ready documentation for formal pre-application engagement.

Product 4 — Planning Intelligence Pack (price on application)

Complete submission pack with validation checklist and covering letter.

10 General Desktop Limitations

10.1 What This Report Does NOT Assess

This is a desktop intelligence report forming part of the Site Intelligence advisory pack. It does not include intrusive investigation, measured survey, statutory consultation, or formal consultant sign-off unless expressly commissioned. The following are outside the scope of this assessment:

- Intrusive site investigation (boreholes, trial pits, soil sampling)
- Topographic or measured building survey
- Structural assessment of existing buildings or retaining structures
- Detailed ecological survey (Phase 2 habitat surveys, protected species surveys)
- Detailed arboricultural survey to BS 5837
- Archaeological field evaluation (geophysical survey, trial trenching)
- Noise, vibration, or air quality monitoring
- Detailed drainage design or hydraulic modelling
- Legal title review or boundary verification

10.2 Data Gaps

The following data was not available at the time of this assessment:

- Site-specific infiltration test results (BRE Digest 365)
- As-built drainage records for existing development
- Ground investigation data (if no published BGS borehole logs are available for the site)
- Detailed topographic survey data (EA LIDAR used where available)
- Historic land use records prior to available OS mapping epochs

10.3 Key Assumptions

This report has been prepared on the basis of the following assumptions:

- Information provided by the client is accurate and complete

- Public dataset boundaries (flood zones, conservation areas, etc.) are current at the date of this report
- The proposed development is as described in the project brief and does not materially change in scale, layout, or use class
- No contamination, ground instability, or other hazard exists beyond that identified in publicly available records
- Planning policy documents referenced are current at the date of this report

10.4 Specialist Investigation Required

The following specialist investigations may be required depending on the constraints identified in this report:

- Site-specific ground investigation (where contamination or geotechnical risk is identified)
- Phase 2 ecological surveys (where Phase 1 identifies potential for protected species)
- Detailed arboricultural impact assessment (where TPO trees or significant vegetation is present)
- Detailed noise impact assessment (where the site is adjacent to significant noise sources)
- Heritage impact assessment by a conservation-accredited professional (where designated heritage assets are affected)

10.5 Changes That Would Require Update

This report should be reviewed and updated if any of the following occur:

- Critical-path action item is completed or blocked, requiring re-sequencing of the schedule
- Statutory determination timetable for the application route changes (validation, EIA screening, prior approval period, or s78 appeal window)
- Specialist survey or commission is instructed and results received
- New constraint, designation, or third-party objection is identified
- Pre-application response is received from the LPA
- Client priority, budget, or target submission date changes
- Scope of works changes (additional or removed reports)
- Specialist consultant fees or lead times move materially from those quoted

11 Data Assurance Summary

Site Intelligence applies a rigorous data assurance process to every report. This section documents the breadth of data coverage, confidence levels, and quality assurance stages applied.

11.1 Internal Data Coverage Summary

Metric	This Report	Typical Stage 1 Desktop Scope
Data sources consulted	15	3 – 8
Constraint categories checked	38	5 – 10
Data sources queried	15	0 – 2
Provenance entries recorded	15	0

Indicative comparison only. Reflects typical early-stage desktop scope rather than a formal industry benchmark; a wider technical due diligence instruction may consult more datasets at any tier.

11.2 Quality Assurance Checklist

- Automated constraint detection (38-flag desktop constraint analysis, deduped to 36 + Flood Zone)
- Source provenance recording (every data point traced to origin)
- Cross-report consistency check (automated financial figure stamping and constraint reconciliation)
- Domain cross-check against the relevant chapter of the National Planning Policy Framework, planning-practice guidance and the chartered-practitioner methodology applicable to this technical area; map review performed against the OS basemap
- Chartered-practitioner sign-off (RICS, RTPI, IHBC, CIWEM, CIEEM, ICE or other chartered specialist as applicable); Tier 2 add-on, not undertaken for this desktop product

12 Anticipated Consultee Queries

Standard statutory consultees will be notified in accordance with the Development Management Procedure Order. Site-specific consultee requirements are identified in the relevant technical reports.

13 Update Triggers

Validity Period: 6 months from date of issue.

Next Steps Summary is valid for 6 months from date of issue. After this period, or if any of the following trigger conditions occur, the report should be reviewed and updated before reliance is placed upon its findings.

- Critical-path action item is completed or blocked, requiring re-sequencing of the schedule
- Statutory determination timetable for the application route changes (validation, EIA screening, prior approval period, or s78 appeal window)
- Specialist survey or commission is instructed and results received
- New constraint, designation, or third-party objection is identified
- Pre-application response is received from the LPA
- Client priority, budget, or target submission date changes
- Scope of works changes (additional or removed reports)
- Specialist consultant fees or lead times move materially from those quoted

To request an update, contact Site Intelligence quoting the document reference shown on the cover page. Updates are provided at a reduced fee where the original data remains substantially current.

14 Important: Limitations, Disclaimers and Conditions of Use

1. Named Client and Reliance Restriction

This report has been prepared by Site Intelligence™ (a service of PF & Co Holdings Ltd) for the sole and exclusive use of ~~Sample Client~~ ('the Client') in connection with the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. No other party may rely upon, reproduce, or distribute this report or its findings without the prior written consent of Site Intelligence. Any unauthorised use or reliance by third parties is entirely at their own risk, and Site Intelligence accepts no responsibility or liability in such circumstances.

2. Purpose Limitation

This report has been prepared solely for the purpose stated herein. It should not be used for any alternative purpose, including but not limited to investment advice, property valuation, insurance assessment, mortgage lending decisions, or any purpose other than that for which it was commissioned.

3. Third-Party Exclusion

This report does not confer any rights or benefits on any third party under the Contracts (Rights of Third Parties) Act 1999 or otherwise. No third party may enforce any term of this report.

4. Information Reliance

The findings in this report are based on information provided by the Client, publicly available data sources, and desktop research. Site Intelligence has not independently verified the accuracy or completeness of information provided by the Client or third parties.

5. Limitations of Investigation

The scope of this report is limited to a Stage 1 desktop next-steps undertaken on the date of this report. The findings reflect conditions and information available at the date of investigation. Conditions may change over time, and the report should not be relied upon beyond the validity period stated.

6. Professional Advice Caveat

This report provides professional opinion based on the information available at the time of preparation. It does not constitute legal advice, and specialist professional advice should be sought for specific matters including but not limited to structural engineering, surveying, ecology, archaeology, and contaminated land investigation.

7. No Guarantee of Outcome

Site Intelligence provides no guarantee as to the outcome of any planning application, building control submission, or statutory process. Planning and regulatory decisions are made by the relevant authorities at their sole discretion.

8. Data Completeness Caveat

While every effort has been made to identify relevant constraints and information, the absence of a recorded constraint does not guarantee that no constraint exists. Public data sources may contain gaps, errors, or omissions. The absence of a record does not guarantee the absence of a constraint.

9. Limitation of Liability

The total aggregate liability of Site Intelligence (PF & Co Holdings Ltd) under or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed the lesser of £1,000,000 or ten times the professional fee paid for this instruction. Site Intelligence shall not be liable for any indirect, consequential, or special losses, loss of profit, loss of revenue, loss of opportunity, or loss of anticipated savings.

10. Copyright and Intellectual Property

Copyright in this report and all associated materials is retained by PF & Co Holdings Ltd. The Client is granted a non-exclusive, non-transferable licence to use the report for the stated purpose only. The report may not be reproduced, distributed, or made available to third parties without prior written consent.

11. Statutory Authority Submission Note

Where this report is submitted to a statutory authority (planning authority, building control, Environment Agency, etc.), the authority will exercise its own professional judgement in assessing the application. Submission of this report does not confer any right of reliance upon the authority, and Site Intelligence accepts no liability for decisions made by statutory authorities.

12. Mortgage / Valuation / Purchaser Exclusion

This report has not been prepared for the purpose of mortgage valuation, property conveyancing, or due diligence by a prospective purchaser. Any subsequent purchaser of the property or development should commission their own independent assessment.

13. Report Validity Period

This report is valid for a period of 6 months from the date of issue. After this period, the report should be reviewed and updated to reflect any changes in site conditions, planning policy, or available data. Update triggers are documented in the preceding section.

14. Governing Law and Jurisdiction

This report and any dispute arising from it shall be governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales shall have exclusive jurisdiction.

15. Not Financial / QS / Valuation Advice

Any cost estimates, development appraisals, or financial information contained in this report are preliminary and indicative only. They do not constitute quantity surveying advice, professional valuation, or financial advice. All cost estimates should be verified by a qualified quantity surveyor or cost consultant before being relied upon for investment or procurement decisions.

16. Terms of Engagement

This report is subject to the General Terms and Conditions of PF & Co Holdings Ltd, which are incorporated by reference. A copy is available on request.

Product-Specific Note

This Next Steps Summary is a desktop assessment. It does not include site-specific survey, intrusive investigation, or specialist field work. The findings are based on publicly available data and should be read in conjunction with the Known Limitations section of this report.

Data Sources & Verification

The table below identifies the principal datasets used or flagged for verification. Where a source carries a verification URL it can be checked independently; where a source is marked “contact provider for verification” or “awaiting retrieval”, reliance should not be placed on that item until its status is updated to retrieved/verified. Data retrieval dates are recorded for audit purposes.

Wider platform datasets queried (audit log)

The table below lists every enrichment dataset queried by Site Intelligence’s platform during the production of this client pack. Not every dataset is materially relied upon by this specific report — see the Data Source Relevance section above for the flood-specific split. The full audit log is kept for completeness and source-provenance traceability.

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
EA Flood Map for Planning https://flood-map-for-planning.service.gov.uk	Environment Agency	Flood zones, surface water risk, historic floods	2024 Q4 / Quarterly	2026-04-11
National Heritage List for England https://historicengland.org.uk/listing/the-list	Historic England	Listed buildings, scheduled monuments, registered parks	Continuously updated / Continuous	2026-04-11
MAGIC Interactive Map https://magic.defra.gov.uk	Natural England / DEFRA	SSSIs, SACs, SPAs, Ramsar sites, NNRS	Continuously updated / Continuous	2026-04-11
Multi-source constraint detection https://magic.defra.gov.uk	Various (38 datasets, deduped to 36 + Flood Zone)	Green Belt, AONB, conservation areas, TPOs, flood zones	Mixed (see per-dataset) / Mixed	—
Census 2021 https://www.ons.gov.uk/census	Office for National Statistics	Population, demographics, housing tenure, travel patterns	2021 / Every 10 years	2026-04-11
PTAL Calculation (TfL TN14) https://data.london.gov.uk/dataset/public-transport-accessibility-levels	Site Intelligence™ (TfL methodology)	Public transport accessibility index and grade	TN14 methodology (2015+) / Per retrieval (timetable-live)	2026-04-11
OpenStreetMap / Overpass https://www.openstreetmap.org	OpenStreetMap Contributors	Amenity proximity: schools, GPs, shops, transport stops	Continuously updated / Continuous	2026-04-11
BGS Geology of Britain https://mapapps.bgs.ac.uk/geologyofbritain/home.html	British Geological Survey	Bedrock, superficial deposits, made ground	Periodically updated / Annual+	2026-04-11
HM Land Registry Price Paid Data	HM Land Registry	Comparable property sale prices and transactions	Continuously updated / Monthly	2026-04-11

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads				
ONS Housing Affordability https://www.ons.gov.uk/peoplepopulationandcommunity/housing	Office for National Statistics	Affordability ratios, private rents, house prices	Latest annual release / Annual	2026-04-11
Agricultural Land Classification https://magic.defra.gov.uk	Natural England	Provisional ALC grade, best & most versatile status	Provisional (1960s-80s baseline) / Very infrequent	2026-04-11
National Character Area Profiles https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making	Natural England	Landscape character assessment and key characteristics	2013 (NCA profile set) / Very infrequent	2026-04-11
DfT Road Traffic Statistics https://roadtraffic.dft.gov.uk	Department for Transport	Annual average daily traffic counts	Annual (latest available) / Annual	2026-04-11
STATS19 Road Accident Data https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data	Department for Transport	Road traffic collisions and casualties	Annual (latest available) / Annual	2026-04-11
DEFRA Background Air Quality https://uk-air.defra.gov.uk/data/laqm-background-maps	DEFRA	Background NO2, PM10, PM2.5 concentrations	Annual map set (latest modelled year) / Annual	2026-04-11
DEFRA AQMA Boundaries https://uk-air.defra.gov.uk/aqma/maps	DEFRA	Air Quality Management Area designations	Continuously updated / Continuous	2026-04-11
EA LIDAR Data https://environment.data.gov.uk/DefraDataDownload/?Mode=survey	Environment Agency	Terrain elevation, DSM/DTM coverage	LIDAR Composite (latest available tile) / Per acquisition programme	2026-04-11
DNO Long Term Development Statement Contact provider for verification	Distribution Network Operator	Electrical grid capacity and connection assessment	Latest LTDS (per DNO) / Annual	2026-04-11
LPA Planning Portal Contact provider for verification	Local Planning Authority	Nearby planning application history and decisions	Continuously updated / Continuous	2026-04-11

Vintage = publication date of the underlying dataset. Refresh = upstream update cadence. Retrieved = when Site Intelligence fetched the record used in this report.

Policy & Legislative Sources

Document	Published By	Edition	URL
National Planning Policy Framework	DLUHC	December 2024	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance	DLUHC	Online (continuously updated)	https://www.gov.uk/government/collections/planning-practice-guidance
Planning (Listed Buildings and Conservation Areas) Act 1990	UK Parliament	As amended	https://www.legislation.gov.uk/ukpga/1990/9/contents

Local Plan: **East Devon Local Plan 2013-2031 (Adopted)** (East Devon District Council). Neighbourhood Plan: Sid Valley Neighbourhood Plan (Made November 2019).

AI-Assisted Analysis — Reference Statement

This report was prepared using AI-assisted data collation and analysis under internal quality-control procedures, in line with emerging professional-body guidance on the responsible use of AI in surveying and planning practice. All data sources are listed above with retrieval dates and verification URLs. A named professional remains responsible for reviewing and approving the contents of this report before issue. The analytical methodology and due diligence records are available on request.

Report generated by Site Intelligence™, PF & Co Holdings Ltd. Data sources queried automatically from public datasets. Verification URLs link to the authoritative public data source where the underlying data can be independently confirmed.

PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

PF & Co Holdings Ltd

Date of Issue: **10 May 2026**
Document Ref: 999-DEMO-2026 -PFCO-REP-
NextSteps-R01
Revision: **R01**

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

Company No. 16649319 — Registered 2 Queens Drive, Guildford, Surrey, GU2 9PP — England-only operations

Authored by Site Intelligence. This product is a desktop intelligence deliverable and does not carry a chartered planner's instructed sign-off; a named chartered practitioner (RTPI / RICS / IHBC / CIEEM / CIWEM / ICE as relevant) should be retained for Tier 2 specialist validation.

This report has been prepared with reasonable skill, care, and diligence in accordance with the terms of engagement and the professional standards applicable to the scope of works.

Compliance Statement. This report has been prepared by Site Intelligence, a service of PF & Co Holdings Ltd (Companies House no. 16649319, registered 2 Queens Drive, Guildford, Surrey, GU2 9PP). The firm operates exclusively on sites in England.

Professional indemnity and liability. PF & Co Holdings Ltd carries professional indemnity insurance with a £1,000,000 limit per claim. Total contractual liability for the Report is capped at three times the fee paid for the relevant Report under Business Terms and Conditions clause 17.2. Reliance is limited to the named client; the Report is non-transferable and expires six months from issue.

Authorship and chartered review. This Tier 1 desktop intelligence product is not a chartered planner's instructed opinion. Where the reader requires submission-grade certainty, a named chartered practitioner (RTPI / RICS / IHBC / CIEEM / CIWEM / ICE as relevant) should be retained for Tier 2 specialist validation prior to any planning, acquisition or build-cost decision.

Technology and AI disclosure. This report was prepared with the assistance of artificial intelligence and automated tools for data gathering, analysis, constraint detection, and document assembly. Outputs are reviewed and verified prior to issue. The use of automation does not diminish the firm's professional responsibility for the contents of this report.

Confidentiality. This document is confidential and intended solely for the use of the named client. Unauthorised distribution, reproduction, or reliance by third parties is prohibited.

© 2026 PF & Co Holdings Ltd. All rights reserved.