

DRAFT — NOT FOR ISSUE / FOR CLIENT REVIEW

This Site Intelligence pack is issued for client review. Figures, recommendations and risk ratings are indicative pending sign-off and further site-specific verification. Do not circulate beyond the addressee without prior agreement.

OUR REF 999-DEMO-2026 -PFCO

10 May 2026

Sample Client
Sample Consultancy

Re: Site Intelligence Pack — Land north of Corefields, Sidford — Outline for 15 Dwellings

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

Dear Client ,

Please find enclosed our Site Intelligence pack for Land north of Corefields, Sidford — Outline for 15 Dwellings. The pack assesses the proposed Residential development for up to 15 dwellings against site constraints, policy position and indicative economics. The applicant brief identified a 15-dwelling scheme; our analysis recommends the 8-dwelling position reported in the pack as the more deliverable route.

The pack is organised into four cumulative products, each addressing a progressively deeper level of analysis:

Product 1 — Site Screening

Is this site worth looking at?

Rapid go/no-go verdict. Traffic-light constraint summary, fatal-flaw check, constraint overlay map, and a list of the reports we would recommend if you proceed.

Turnaround: 48 hours.

Product 2 — Feasibility Intelligence

Should I commit capital to this site?

Full feasibility analysis with BCIS-informed costings and executive summaries for every stakeholder in the deal. Five tailored summaries, seven strategic reports.

Turnaround: 48 hours.

Product 3 — Pre-Application Pack

How do I engage the council from a position of strength?

pre-application-ready planning documents and up to 24 technical reports triggered by your site's constraints. the documents required to open a formal pre-app with the LPA.

Turnaround: 48 hours.

Product 4 — Planning Intelligence Pack

How do I submit a full application with confidence?

A planning-led evidence pack designed to support a full application route, including submission narrative, validation strategy, technical report schedule, risk register and evidence base. Architectural drawings, statutory forms and third-party specialist surveys are separate unless expressly included.

Turnaround: scoped per project.

Each report is named with the document reference convention ^{999-DEMO-2026} **-PFCO-REP-[Title].pdf**.

Principal constraints engaged: AONB, flood zone, scheduled monument.

Optional Extras

An `Optional_Extras/` folder is included alongside the four products. This contains supplementary outputs that sit outside the standard product tiers. For this project it contains:

- **Scheme Optimiser Analysis** — ranked development strategies tested against site capacity, policy compliance and indicative economics. The top-recommended strategy is 8 dwellings on a Recommended Route footprint, returning an indicative residual land value of £3107 k. Full scenarios, sensitivity analysis and risk commentary are included in the report.
- **Pre-Development Enquiry Letters** — draft letters prepared for you to send to statutory consultees and utility providers identified by the constraint screening. Early engagement on these matters reduces programme risk at the formal application stage.

Evidence Base

The findings, recommendations and risk ratings in this pack are grounded in a verifiable evidence base. Across the 16 issued reports we cite:

32	0	1	30	8
NPPF PARAGRAPHS	PPG PARAGRAPHS	LOCAL PLAN POLICIES	CASE LAW & APPEALS	STATUTES & SIS

NPPF citations follow December 2024 numbering. Case-law and appeal references are independently verified against BAILII / PINS before publication. Local-plan policies are confirmed against the LPA's adopted plan position at the report date. Full citation lists appear in each report's evidence base.

We suggest starting with the Client Decision Pack (Product 2) for the headline view in one document. The Planning Strategy Advisory Report and Planning Statement (AONB assessment) (Product 3) provide the detailed framing.

Yours sincerely,

Site Intelligence

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*Enc: Product 1 — Site Screening; Product 2 — Feasibility Intelligence; Product 3 — Pre-Application Pack;
Product 4 — Planning Intelligence Pack; Optional Extras (Scheme Optimiser Analysis).*