
Site Appraisal

Desktop Planning & Constraints Screen

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

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

Document Control

Project	Land north of Corefields, Sidford — Outline for 15 Dwellings	Client	Sample Client
Report	Site Appraisal	Reference	999-DEMO-2026 -PFCO-REP-SiteAppraisal-R01
Revision	R01	Status	Draft
Date	10 May 2026	Prepared by	PF & Co Site Intelligence
Reviewed by	Internal QA	Reliance	Tier 1 desktop only
Site visit	No	Specialist sign-off	No

SITE INTELLIGENCE

Site Intelligence for developers, landowners and investors.

Experts in the evidence. Not a tech company.

Planning. NPPF, PPG, local plans, appeal precedent and officer-report patterns.

Feasibility. What a site can take: density, mix, layout, build form, access and phasing.

Viability. Costs, values, residuals, developer return and affordable contributions.

Constraints. Heritage, ecology, flood, highways, utilities, designations and statutory limits.

A piece of work usually draws on more than one stream. The labels describe the lens, not the team.

Contents

How to Read This Report	4
Reading Order	4
Report Structure	4
Traffic-Light Key	4
What to Do Next	4
Purpose of this Tier 1 Site Appraisal	5
Introduction	6
Executive Summary	8
Site Identification	9
Constraints Dashboard	12
Net Developable Envelope	13
Permitted Development assessment	16
What to do	16
Recommended route (provisional)	16
Limitations and scope	16
Planning Outlook	17
Public Transport Accessibility — PTAL-style assessment	18
Amenity Provision	18
Census Demographics	19
Tenure	19
Population	19
Ground Conditions	19
Flood Risk	20
Grid Capacity	20
Density Analysis	21

Recommendations	22
Next Steps	23
General Desktop Limitations	25
What This Report Does NOT Assess	25
Data Gaps	25
Key Assumptions	25
Specialist Investigation Required	26
Changes That Would Require Update	26
Data Assurance Summary	27
Internal Data Coverage Summary	27
Quality Assurance Checklist	27
Anticipated Consultee Queries	27
Update Triggers	27
Important: Limitations, Disclaimers and Conditions of Use	29

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 Purpose of this Tier 1 Site Appraisal

This appraisal is an early desktop screen of the site's constraint profile. It draws on public datasets, automated constraint checks, and professional review to indicate whether the site appears clean, constrained, or high-risk before commitment to drawings, surveys, pre-application fees, or detailed consultant reports.

What this report covers

A broad Tier 1 desktop screen across planning policy, designations, flood risk, ground conditions, accessibility, amenity, demographics, grid capacity, and density. The output is a constraint-density classification and a recommended next step.

What this report does NOT provide

- A full planning opinion or determination of the planning balance
- A site valuation or development appraisal
- A legal title review or boundary verification
- Ecological survey (Phase 1 PEA, protected species)
- Heritage impact assessment by a conservation-accredited professional
- Detailed arboricultural assessment to BS 5837
- Technical engineering or structural design
- Measured topographic survey
- Intrusive site investigation (boreholes, trial pits)

Where material constraints are identified, the appropriate next step is targeted Tier 2 feasibility work. The recommended pathway is set out in the Recommendations and Next Steps sections of this report.

Tier 1 Screen Outcome — HIGH · High constraint density

High constraint density. The site faces material designations that should be tested through a strategic feasibility review before further design or planning expenditure.

Client decision — Tier 1 view

Do not proceed directly to design or planning submission. Commission a Tier 2 Feasibility Intelligence assessment to test whether a defensible planning route exists before further design or planning expenditure.

Constraint profile at desktop stage:

- Major designations active: 2
- Minor designations active: 10
- Flood Zone: Zone 1
- Total active flags: 12

This is a Tier 1 desktop screen of the constraint profile. It does not determine the planning balance, viability, or whether the proposed development will be granted permission. See the Recommendations and Next Steps sections for the suggested feasibility pathway.

✓ DATA COMPLETENESS 21/21 modules populated

Sections relying on missing modules display "Data not available" honestly in place of the relevant values. Re-running enrichment or providing specialist survey data will populate these sections.

Specialist outputs available beyond Tier 1

The following specialist datasets and reports sit outside the £199 Tier 1 desktop screen. They are produced as standard within a Site Intelligence Tier 2 Feasibility Intelligence assessment, or can be commissioned independently from suitably qualified third parties:

- Title deeds / Land Registry record
- Affordability

Including these in the next stage materially tightens the planning balance, viability, and ground-risk position before design or planning expenditure.

3 Introduction

This report has been prepared by Site Intelligence (PF & Co Holdings Ltd) on behalf of ~~Sample Client~~ in respect of Land north of Corefields, Sidford — Outline for 15 Dwellings, EX10 9SG.

Site	Land north of Corefields, Sidford — Outline for 15 Dwellings
Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Client	Sample Client
LPA	East Devon District Council
Proposal	Residential development for up to 15 dwellings
Document Reference	999-DEMO-2026 -PFCO-REP-SiteAppraisal-R01
Date	10 May 2026
Revision	R01

This Site Appraisal provides a broad Tier 1 desktop screen across planning policy, physical constraints, accessibility, and market conditions to indicate whether the site appears suitable for further investigation.

4 Executive Summary

The commentary below is a preliminary Tier 1 view of how the constraint profile interacts with planning policy. It is not a planning opinion, a conclusion on the planning balance, or legal advice. References to specific NPPF paragraphs and case authorities are flagged as matters that the Tier 2 feasibility stage will need to test.

Executive Verdict: PAUSE — Tier 2 route testing required before detailed design, submission or significant consultant spend — 9-dwelling site-led route is desktop-supportable but blocked by the major-development test for the East Devon National Landscape (NPPF Chapter 15 — see LVIA for the specific paragraph anchor); do not progress to full design or submission until Tier-2 strategic options + LPA pre-app confirm a defensible route. TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. Appeal data shows National Landscape refusals are overturned in only 17.5% of cases, underlining the weight of this duty. Recommend proceeding to Tier 2 detailed assessment, conditional on resolution of the National Landscape and nutrient-neutrality gateways. The site lies within a Natural England SSSI Impact Risk Zone. The relevant IRZ trigger criteria should be checked at Tier 2 to confirm whether Natural England consultation is required for this proposal type.

Practical implication: the principal constraints identified in this screen — including any Green Belt, ecology, heritage and infrastructure matters flagged in the constraints dashboard — should be tested at Tier 2 before progressing to detailed design or planning submission.

PROPOSED UNITS

15

FLOOD ZONE

Zone 1

PTAL GRADE

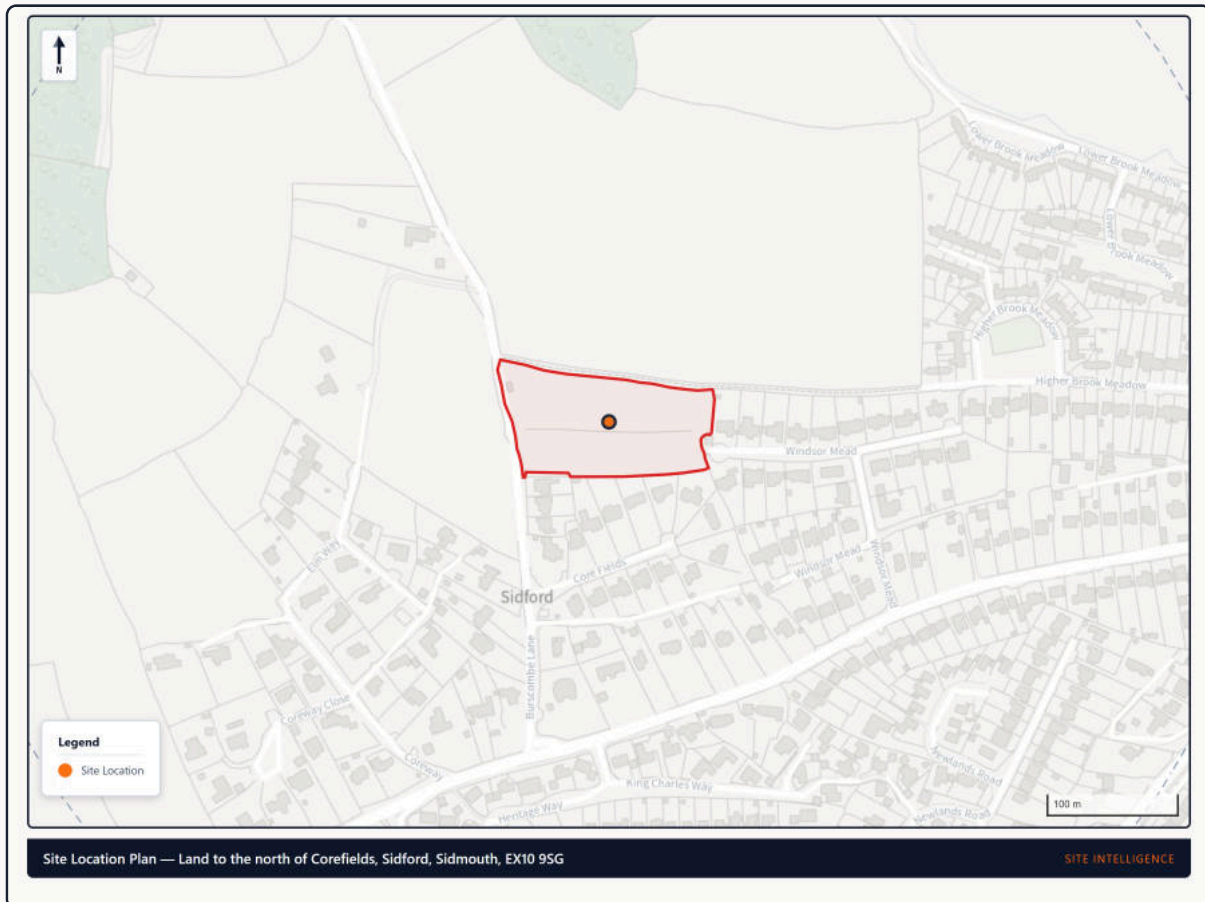
1a

AMENITY GRADE

D

5 Site Identification

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Local Planning Authority	East Devon District Council
Ward	Sidmouth Rural
Proposal	Residential development for up to 15 dwellings
Proposed Units	15 (assumed for screening)
Site Area	1.08 ha (10,800 sqm)
Gross Floor Area	1,275 sqm
Elevation	97m AOD
Rural/Urban	Small town — within built-up area fringe



Site Location

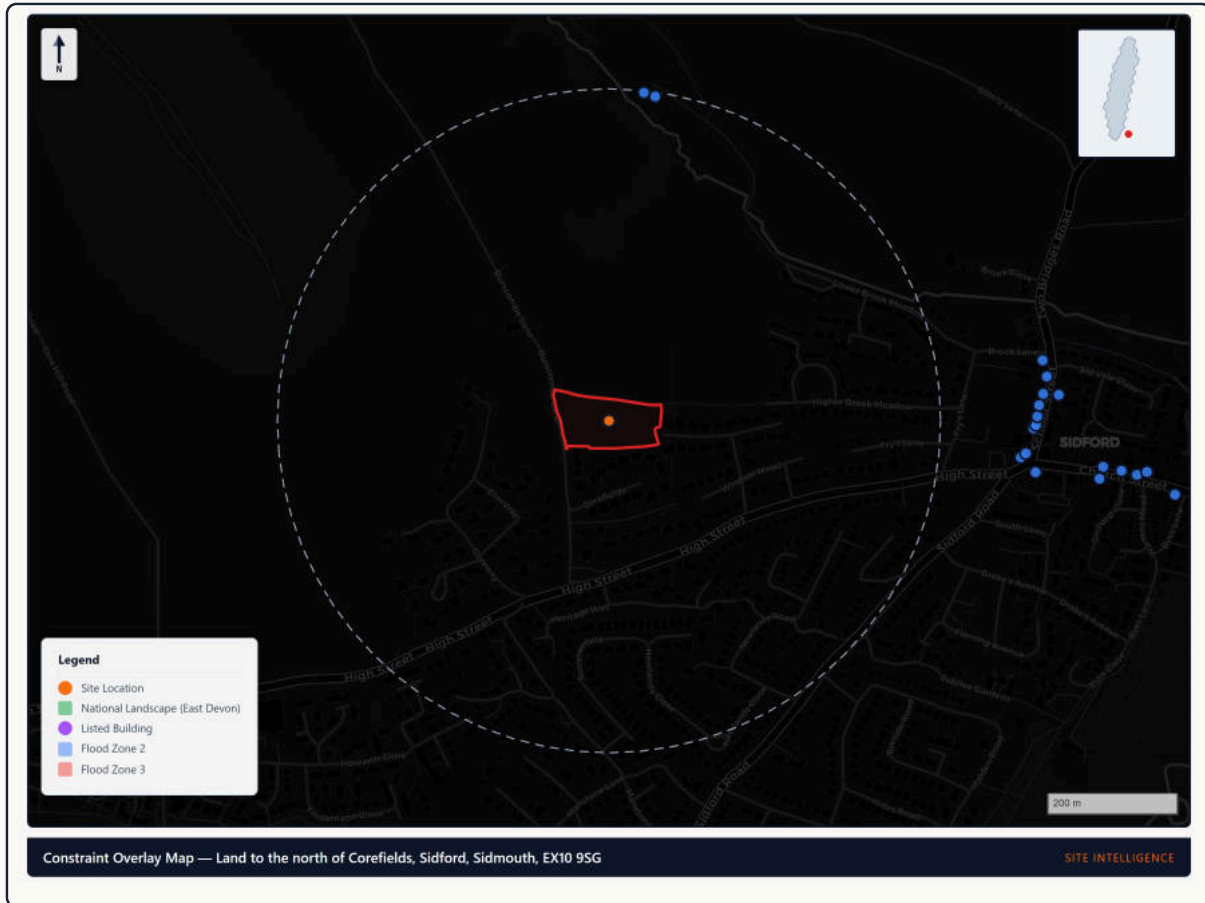
Contains OS data © Crown copyright and database rights



Site Boundary Plan

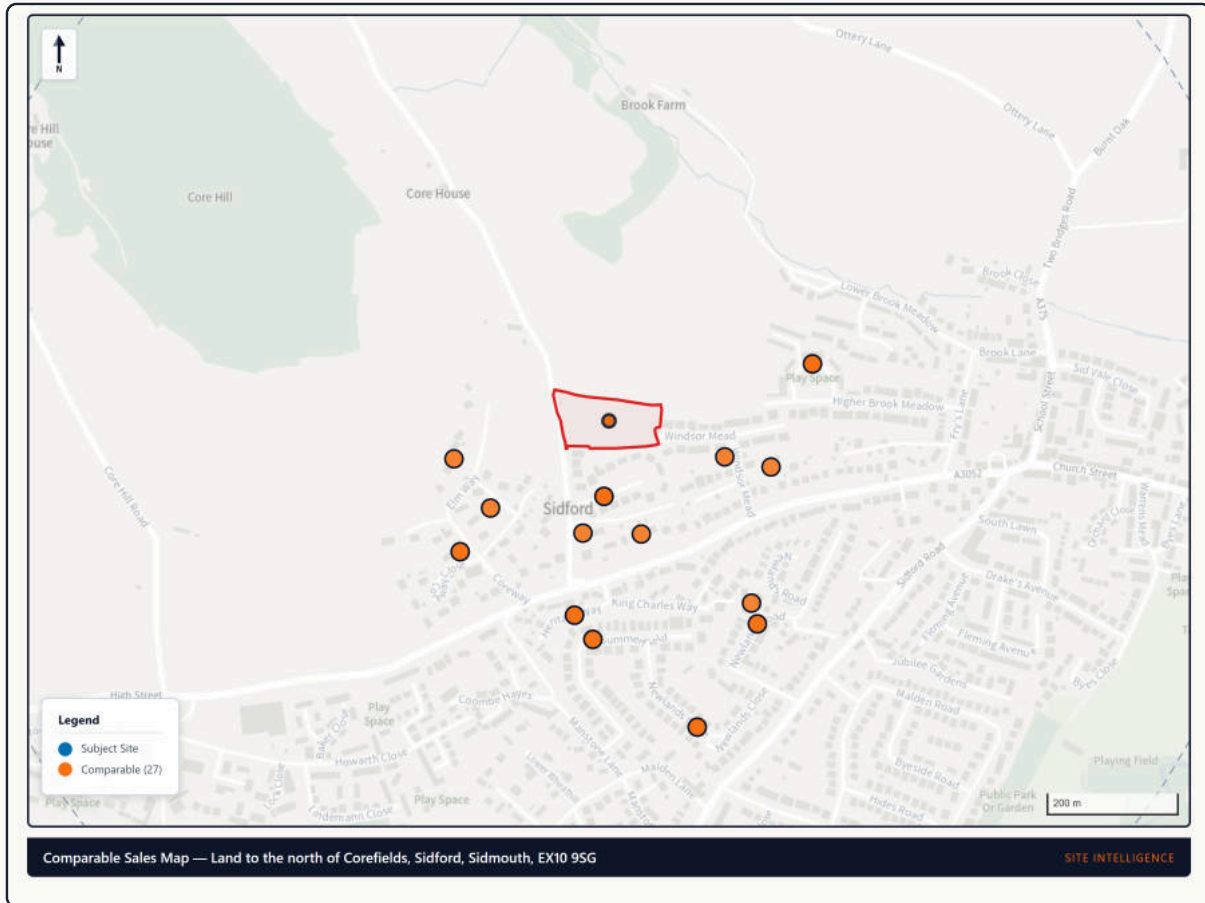
Contains OS data © Crown copyright and database rights

Indicative desktop boundary only. Not a legal title plan or measured boundary survey. Title plan and red-line should be confirmed at Tier 2 against HM Land Registry records.



Site Constraints

Contains OS data © Crown copyright and database rights



Comparable Sales Evidence
 Contains OS data © Crown copyright and database rights

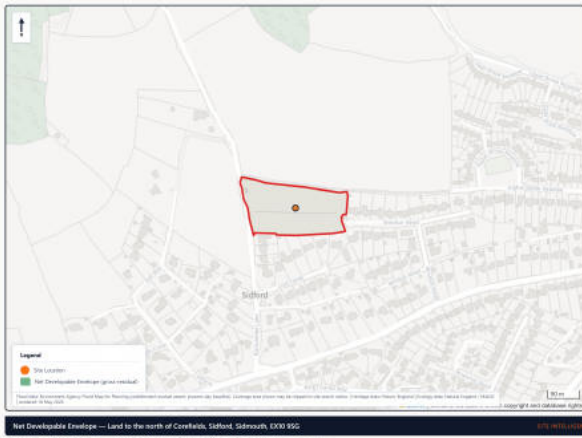
Comparable sales points are shown for high-level market context only. They are not a valuation, Red Book assessment, or site-specific development appraisal.

6 Constraints Dashboard

6.1 Net Developable Envelope

Net Developable Envelope

Gross-residual basis · RICS Land Measurement (2021) §3.4



Map 5: Net Developable Envelope map — exclusions overlay over site boundary

Exclusion class	Hectares	Anchor
Gross site area	1.0881 ha	
Gross-residual area before Tier 2 exclusions	1.0881 ha (gross)	No statutory exclusion classes engaged at desktop; verify access, levels, drainage, ecology, title and trees at Tier 2 before assuming net = gross.

This is not a confirmed net developable area. No design, access, drainage, ecology, levels, arboricultural or title exclusions have been deducted at Tier 1.

Two govern the route to consent: the East Devon National Landscape designation and the River Axe nutrient-neutrality gateway. The site sits within the East Devon National Landscape (formerly National Landscape). East Devon appeal data shows National Landscape refusals are overturned in only about 17.5% of cases, which underlines the weight of this duty. The site falls within a Natural England SSSI Impact Risk Zone associated with the Sidmouth to Beer Coast SSSI at circa 2.7km. SSSI/IRZ consultation with Natural England is therefore a likely screening trigger, to confirm against the IRZ category at pre-application stage. The nearest listed building, Brook Farmhouse (Grade II), lies roughly 493m away with intervening built development. The nearest scheduled monument is recorded as the Sidford packhorse bridge at approximately 995m.

Priority Constraints

Top items by likely planning relevance — Tier 1 desktop view.

Rank	Constraint	Tier 1 implication	Recommended next step
------	------------	--------------------	-----------------------

1	National Landscape (AONB)	Major-development tests and CRoW s.85 duty engaged.	Tier 2 landscape and visual screening (LVIA scope) + planning route review
2	SSSI / SSSI proximity	Verify SSSI Impact-Risk-Zone trigger criteria at Tier 2 to confirm whether Natural England consultation is required.	Tier 2 Phase 1 ecology; check SSSI IRZ scope against Natural England guidance
3	Scheduled Monument	Scheduled-Monument Consent process and archaeological setting tests.	Heritage setting screen + archaeological desk-based assessment
4	Listed Building / setting	Setting and / or fabric impact test under Listed Buildings Act 1990 s.66.	Heritage setting screen by conservation-accredited professional
5	Ecological sensitivity	Survey scope, BNG implications, and likely buffer requirements.	Phase 1 PEA + biodiversity baseline + BNG screening

Full Constraints Dashboard

Every flag tested at desktop stage, including those that returned negative — for completeness and audit trail.

Constraint	Status
Green Belt	NO
SSSI	NO
SSSI Proximity	YES
SAC	NO
SPA	NO
Ramsar	NO
Ancient Woodland	NO
Scheduled Monument	YES
World Heritage Site	NO
European Site Proximity (SAC/SPA/Ramsar)	YES
Conservation Area	NO
Listed Building	NO
Listed Building Proximity	YES

AQMA	NO
Article 4 Direction	YES
Registered Park/Garden	NO
Registered Battlefield	NO
Local Wildlife Site	NO
Heritage Coast	NO
Country Park	NO
Common Land	NO
HSE Consultation Zone	NO
Mineral Safeguarding	NO
Nutrient Neutrality	YES
Ecological Sensitivity	YES
Coastal Proximity	NO
Sewage Capacity Constraint	YES
Slope Stability Risk	YES
Airport Safeguarding	YES
Radon Risk	YES
Coal Mining Risk	NO
Contamination Risk	NO
Historic Landfill	NO
Smoke Control Area	NO
AONB / National Landscape	YES
Tree Preservation Order	NO
Flood Zone	ZONE 1

7 Permitted Development assessment

PERMITTED DEVELOPMENT NOT ASSESSED AT DESKTOP STAGE

Permitted development rights have not been assessed at this Tier-1 desktop stage. The proposal is understood to involve new residential development and is expected to require a full planning application. No reliance should be placed on permitted development rights unless separately reviewed at Tier 2.

7.1 What to do

- Confirm the route by full planning application is appropriate for the proposed scheme.
- Where a change-of-use or extension element later emerges, request a Tier-2 permitted-development screen against the consolidated GPDO 2015 (SI 2015/596) as amended.
- The eight Classes considered at a full PD screen, plus the explicit "trap" patterns recognised, are listed in the Limitations and scope block below.

7.2 Recommended route (provisional)

Full planning application. Application fee: £609 per dwelling for major housing applications, £258 per dwelling for minor (1-9 dwellings). Statutory determination period: 13 weeks for major applications, 8 weeks for minor.

7.3 Limitations and scope

This permitted-development assessment is a screen against the consolidated GPDO 2015 (SI 2015/596) as amended through SI 2024/579 (May 2024). It is not a substitute for legal advice or a chartered planner's formal opinion. The applicant's solicitor or planning consultant retains responsibility for the formal submission and any condition-discharge or appeal arguments. Planning application fees, prior-approval fees and statutory determination periods quoted in this section are stated as in force at the date of this report under the Town and Country Planning (Fees for Applications) (England) Regulations 2012 (as amended). The current schedule should be confirmed against the Planning Portal fee calculator (planningportal.co.uk) immediately before submission, as MHCLG amends the Regulations from time to time. Where this section refers to flood risk, listed buildings, conservation areas, scheduled monuments, AONB / National Landscape, National Park, World Heritage Site, the Broads, SSSI, Article 4 directions, or any other constraint, those values are drawn from the project's existing constraint review (planning.data.gov.uk + EA flood-map + LPA designations). Detail and verification of each constraint sit in the Constraints section earlier in this report; relevant constraints should be cross-checked against the heritage, flood-risk and transport sections of this report where applicable.

8 Planning Outlook

The following indicators provide a preliminary view of development potential at this site. These headline figures are derived from national planning statistics and the constraint profile identified above.

DEVELOPMENT POTENTIAL 1 / 10	ACTIVE CONSTRAINTS 12	FLOOD ZONE Zone 1
--	-------------------------------------	---------------------------------

The Development Potential score is a Tier 1 screening indicator, not a probability of planning approval. It reflects the number, severity, and likely planning relevance of constraints identified at desktop stage.

How this score reads

Factor	Effect on Score
Flood Zone 1	POSITIVE
15-dwelling assumed scale	MILD NEGATIVE
National Landscape (AONB)	SIGNIFICANT NEGATIVE
Scheduled Monument	SIGNIFICANT NEGATIVE
Listed Building proximity / setting	MODERATE NEGATIVE
Ecological sensitivity	NEGATIVE
Amenity Grade D	MILD NEGATIVE
PTAL 1a	NEGATIVE
No obvious contamination indicator	POSITIVE

LPA Approval Rate

In **East Devon**, **90.3%** of planning applications were approved across 19,314 decisions. This is an LPA-wide baseline only — it is **not** a site-specific probability of approval for the proposed development.

CIL Charging Authority

East Devon District Council operates a Community Infrastructure Levy charging schedule. CIL liability will apply to this development, subject to the applicable rate and any exemptions.

Preliminary Planning Route — Tier 1 view

The desktop screen has surfaced the following matters that the next stage of work will need to test. These are framed as questions, not conclusions — Tier 1 does not determine the planning balance.

National Landscape (AONB). The Tier 2 stage will need to test whether the s.85 CRoW 2000 duty is engaged, whether the proposal falls within the major-development-in-designated-landscapes test (NPPF Dec 2024 paragraph 183 — designations listed at footnote 7), and what landscape and visual mitigation is likely to be required.

Heritage setting. The Tier 2 stage will need to test the contribution of any Conservation Area or listed-building setting (including any subject building that is itself listed under the Listed Buildings Act 1990), and whether any harm engages the less-than-substantial balancing exercise at NPPF paragraph 215.

Ecological sensitivity. The Tier 2 stage will need a Phase 1 PEA, biodiversity baseline, and BNG screening to identify likely survey scope and any habitat-creation requirement.

These matters cannot be resolved at Tier 1 and should be tested through Tier 2 Feasibility Intelligence before design or planning spend.

9 Public Transport Accessibility — PTAL-style assessment

PTAL GRADE 1a	ACCESSIBILITY INDEX 2.2	PUBLIC TRANSPORT STOPS 1
-------------------------	-----------------------------------	------------------------------------

Stop / Station	Mode	Distance	Frequency
Burscombe Lane	BUS	332m	4 svc/hr

10 Amenity Provision

AMENITY SCORE 47/100	AMENITY GRADE D
--------------------------------	---------------------------

Category	Nearest	Distance	Walk Time	Rating
Primary School	Sidmouth Church of England (VA) Primary School (Manstone Avenue site)	1,100m	14 min	FAIR
Secondary School	Sidmouth College	1,090m	14 min	GOOD
GP Surgery	Beacon Medical Centre	1,119m	14 min	FAIR
Dentist	Merrifield Dental Practice	3,278m	41 min	POOR

Category	Nearest	Distance	Walk Time	Rating
Pharmacy	Boots	1,536m	19 min	FAIR
Post Office	Sidford Post Office	916m	11 min	FAIR
Supermarket	Waitrose Ltd	883m	11 min	FAIR
Convenience Store	Spar	926m	12 min	POOR
Bus Stop	Burscombe Lane	332m	4 min	GOOD
Rail Station	Not available within search area	—	—	—

11 Census Demographics

11.1 Tenure

Owner Occupied	72.2%
Private Rented	16%
Social Rented	10.3%

11.2 Population

Source: ONS Census 2021. Spatial scale: East Devon District Council (LPA-wide).

Total Population	150,821
Median Age	57
Working Age (16-64)	54.5%

12 Ground Conditions

Bedrock Geology	Sidmouth Mudstone Formation
Superficial Deposits	None recorded at this location
Made Ground	No made ground present

13 Flood Risk

Flood Zone	1
Surface Water Risk	Very Low
Historic Flooding	No recorded events

14 Grid Capacity

Distribution Network Operator	National Grid Electricity Distribution
Nearest Substation	Substation data not publicly available from National Grid Electricity Distribution
Substation Capacity Status	Watch — capacity tightening; check at design stage
Network Demand Headroom	Not publicly available — pre-connection enquiry with DNO recommended
Proposed Scheme Demand (diversified)	66.6 kW (Approved Doc S + FHS)

Grid Capacity Assessment
CLIMATE & ENERGY

Distribution Network

Nearest Primary Sub

Substation Data

National Grid Electricity Distribution (See DNO for licence area details)

Substation data not publicly available from National Grid Electricity Distribution (0 m)

Not publicly available — pre-connection enquiry required

EXISTING LOW-CARBON TECHNOLOGIES AT SUBSTATION

0

Heat Pumps

0

EV Chargers

0

Solar PV

PROPOSED DEVELOPMENT ASSESSMENT

Heat Pump Load	20 kW (15 dwellings x 3.0kW diversified ADMD (FHS compliant))	LIMITED
EV Charging Load	46.6 kW (15 dwellings x 7.0kW Mode 3 (Approved Doc S))	LIMITED
Connection Timeline	12-18 months (standard new connection)	

Electricity grid capacity — substation headroom and demand profile

Grid capacity panel is a desktop risk screen only. Actual connection capacity, reinforcement requirements and programme must be confirmed with National Grid Electricity Distribution through a formal pre-connection enquiry.

15 Density Analysis

PROPOSED DENSITY 13.9 dph	SITE AREA 1.08 ha	PROPOSED UNITS 15
-------------------------------------	-----------------------------	-----------------------------

The proposed density of 13.9 dwellings per hectare is relatively low. This may be appropriate in a rural or low-density suburban context but could be questioned in urban areas where higher densities are encouraged by policy.

LPA Planning Statistics Profile MEDIUM

East Devon has a **9.7% refusal rate** across 19,314 decisions, below the national average of 12.4%.
 Major application refusal rate: **18.8%**.
 Speed of decision: **72.6%** of applications determined within statutory timescales.

Risk Factors

- Slow decisions: 72.6% in time vs national 85.3%

Source: GOV.UK Planning Statistics (quarterly). Figures are intended to be independently verifiable from the source data.

LPA Decision Speed Profile LOW

Application Type	This LPA	Statutory Target	National Avg
Non-major (8 weeks)	81.5%	8 weeks	79.3%
Major (13 weeks)	88.5%	13 weeks	80.1%

East Devon District Council determines **81.5%** of non-major applications within statutory timescales, above the national average of 79.3%.
 Major applications: **88.5%** determined in time (above national 80.1%).

Decision Quality (Appeal Overturn Rates)

Major applications: **7.8%** overturned at appeal.
 Non-major applications: **1.4%** overturned at appeal.

Source: MHCLG Live Tables 151 to 154 (Planning Performance) — rolling 24-month measurement window per the LPA designation methodology (Improving Planning Performance, MHCLG). Figures reflect the formal designation metric, not a direct count of appeal allowances; refer to the LPA's appeal record at PINS for case-level detail.

Source: MHCLG Tables Live Tables 151 to 154 (quarterly). Extensions of Time are commonly agreed to allow completion of surveys and negotiations — statutory timescale metrics reflect agreed determination periods. Figures are intended to be independently verifiable from the source data.

16 Recommendations

Planning balance — Tier 1 view

The National Landscape duty under the NPPF is the principal constraint against which the supply benefit must be weighed at determination, pending the GLVIA3 assessment. Heritage (cross-reference).

Significant Constraints — Further Analysis Required

The site faces 12 active constraints that require careful professional analysis before any commitment to the development is made. Significant constraints of this nature require detailed policy compliance review, viability modelling, and specialist input to test whether a defensible development route exists and to identify the conditions for success.

Potential downstream specialist inputs

Indicative third-party specialist fees that may be required across the lifetime of the project (design, planning submission, conditions discharge). Industry-anchored ranges (ClfA / CIEEM / RTPI / ICE). These are NOT the cost of the Site Intelligence Tier 2 Feasibility product — that starts from £995. Not all of these are required before the next feasibility decision.

POTENTIAL DOWNSTREAM SPECIALIST INPUTS

Tier-1 desktop output — third-party specialist inputs that may be required across the project lifetime. 9 likely required at this constraint profile; 4 optional based on further triggers. Final scope is set by each specialist on instruction.

Indicative third-party specialist envelope
£24k – £69k

Discipline	Deliverable	Fee range	Lead time	Dependencies
Phase 1 Contaminated Land Desk Study	BS 8576 / Land Contamination Risk Management report	£2k–£4k	4-6 weeks	None — runs first; informs Phase 2 GI scope
Drainage Strategy + S104 / S106 negotiation	Sewerage Adoption Code-compliant strategy + utility liaison	£4k–£8k	6-10 weeks	Phase 2 GI infiltration tests if SuDS-relevant
Transport Statement / Assessment	Transport Statement (small) or Transport Assessment (≥80 dwellings)	£3k–£12k	6-8 weeks	LHA pre-application advice; runs parallel to drainage
Preliminary Ecological Appraisal	PEA + extended Phase 1 habitat + protected species walkover	£2k–£4k	4-6 weeks (seasonal — see survey windows)	None — runs parallel; outputs feed BNG metric
Heritage Statement / Heritage Impact Assessment	GPA3-compliant statement + setting analysis	£2k–£6k	4-6 weeks	Pre-application heritage officer engagement
Habitat Regulations Assessment (HRA)	HRA screening + appropriate assessment	£3k–£8k	6-10 weeks	PEA must complete first; nutrient credits if catchment moratorium
Landscape and Visual Impact Assessment	GLVIA3-compliant LVIA + photomontages	£4k–£12k	6-10 weeks	Topographic survey + arboricultural survey

BNG Metric + 30-yr HMMP	Statutory Biodiversity Metric + Habitat Management & Monitoring Plan	£4k-£10k	6-8 weeks	PEA must complete; offsite credit market check
Energy Statement (Future Homes Standard 2025)	Part L 2025 SAP 10 calcs + heat-pump + PV strategy	£2k-£5k	4 weeks	Architect's Stage 2-3 design

Optional disciplines (constraint not currently triggered):

Phase 2 Ground Investigation · Flood Risk Assessment · Arboricultural Impact Assessment · Building Safety Act Gateway 2 Pack

Procurement note. Fee ranges are industry-anchored (CifA, CIEEM, RTPI, ICE, BSR published rates 2025-26). Sequence per the dependency column — dependencies that block downstream work should be instructed first. Lead times assume start-on-instruction; LPA / LHA / utility pre-application response timelines run in parallel.

The actual specialist envelope is likely to narrow significantly depending on LPA feedback, the final scheme design, and which constraints are confirmed at Tier 2. The figure above is a worst-case planning-and-design-stage envelope for the constraint profile identified at desktop, not a quote.

17 Next Steps

This Site Appraisal has provided a Tier 1 desktop screen of the constraint profile at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. The screen indicates whether the site appears clean, constrained, or high-risk at the desktop stage, but cannot resolve the planning balance, viability, or scheme design — those questions are the subject of Tier 2 feasibility work.

Why a Tier 2 Feasibility Intelligence assessment is recommended

The Tier 1 screen has surfaced the constraint profile but cannot resolve whether a defensible development route exists. The Tier 2 stage tests that route — including local planning policy, viability, market benchmarks, CIL/S106 exposure, ecology and heritage implications, and indicative scheme parameters — so that any subsequent design or planning expenditure rests on evidence rather than assumption.

Feasibility Intelligence Assessment

From £2,495

Building on the constraint profile identified in this Site Appraisal, a Feasibility Intelligence assessment provides the detailed analysis required to make an informed development decision. This includes:

- Development viability modelling
- Market analysis and GDV assessment
- LPA committee decision trends analysis
- Detailed policy compliance review
- CIL/S106 liability calculation
- Constraint mitigation strategies

— Optimal scheme design recommendations — Pre-application strategy advice

To commission a Feasibility Intelligence assessment for this site, contact Site Intelligence at info@pfandco.co.uk or speak with your account manager.

Recommended Actions

1. **Review this report** — Confirm the constraint profile and site data are consistent with your own knowledge of the site.
2. **Commission Feasibility Intelligence** — Obtain the detailed viability, policy, and market analysis required to make an informed decision on whether to proceed.
3. **Engage with the LPA** — Pre-application advice from East Devon District Council is recommended for all but the most straightforward proposals.
4. **Instruct specialist surveys** — Where constraints have been identified (ecological, heritage, arboricultural, flood risk), early commissioning of specialist surveys will de-risk the programme.

18 General Desktop Limitations

18.1 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

18.2 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

18.3 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

18.4 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)

18.5 Changes That Would Require Update

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

- Planning policy changes (NPPF, Local Plan, SPD)
- New planning applications or consents on adjacent sites
- Market conditions change materially (land values, build costs)
- New environmental or heritage designations affecting site
- Infrastructure changes (utilities, transport, drainage)
- HSE consultation zone boundaries updated

19 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.

19.1 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.

19.2 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

20 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.

21 Update Triggers

Validity Period: 6 months from date of issue.

Site Appraisal 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.

- Planning policy changes (NPPF, Local Plan, SPD)
- New planning applications or consents on adjacent sites
- Market conditions change materially (land values, build costs)
- New environmental or heritage designations affecting site
- Infrastructure changes (utilities, transport, drainage)
- HSE consultation zone boundaries updated

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.

22 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 site-feasibility 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 Site Appraisal 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-
SiteAppraisal-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.