
Architect Summary

Design Parameters & Site Constraints

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

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

Executive Summary

VERDICT

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. This Architect Summary translates the desktop site intelligence into the design constraints, indicative layout, density envelope, access strategy and pre-design survey requirements an architect needs before commencing sketch design – including site capacity, form and massing parameters, amenity envelope, heritage setting, landscape sensitivity, and any RPA / SuDS buffer and setback implications. This confirms that economics does not constrain delivery of full policy contributions.

Report	Architect Summary
Site	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Client	Sample Client
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Detail follows in this report. Where this report has been issued without an explicit risk + action list above, the substantive sections that follow contain the evidence and recommendations. For a one-page strategic summary, refer to the Client Decision Pack.

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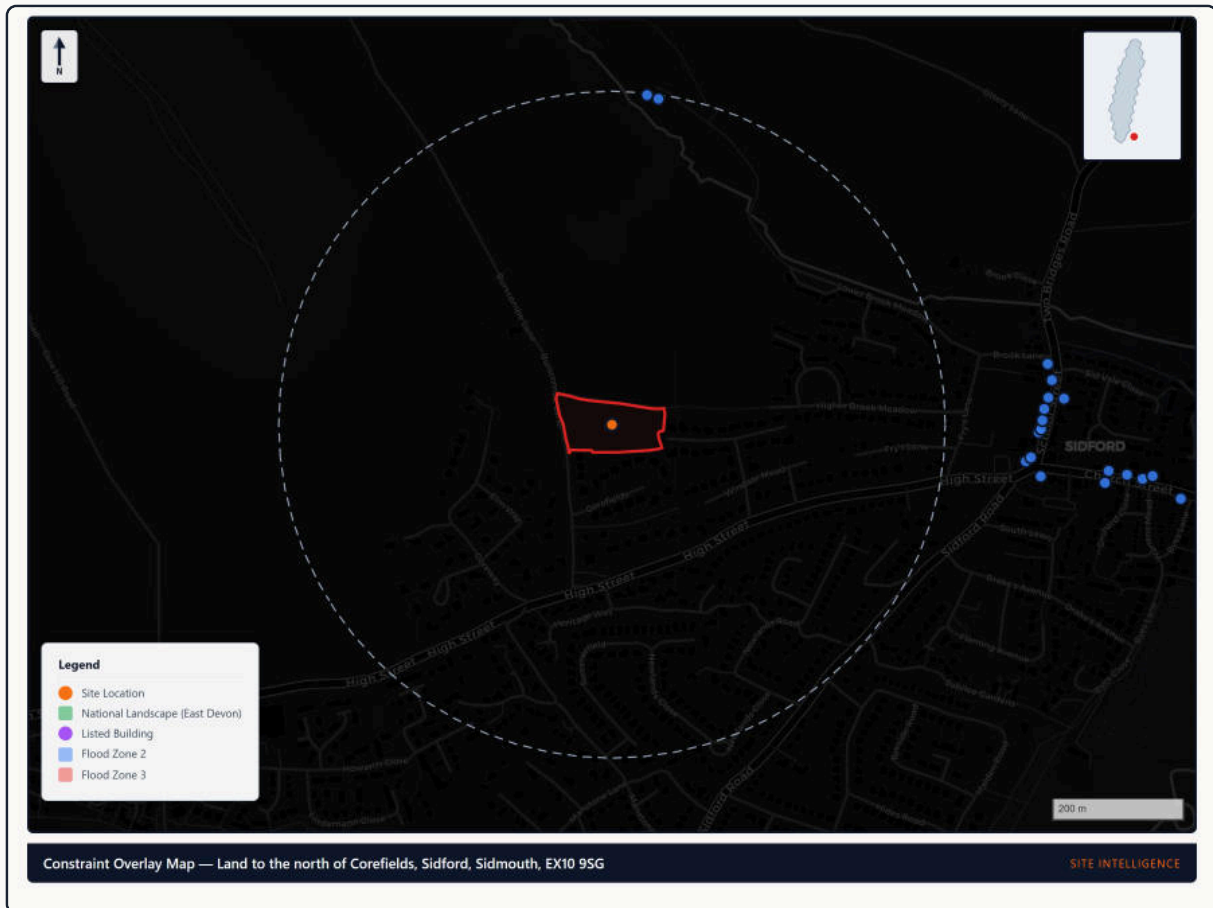
Key Design Parameters

FLOOD ZONE 1	LISTED BUILDINGS 25	PTAL GRADE 1a
EUROPEAN SITES 18		



Site Location

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Constraints Overlay

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Design Constraints & Implications

Cross-domain constraints that directly affect architectural design, massing, materials, and site layout. These are identified by cross-referencing data from heritage, landscape, flood risk, transport, ecology, and ground condition sources.

Constraint	Design Impact	RAG
Full parking provision required	PTAL-style accessibility (Grade 1a) (AI 2.19) — no justification for reduced parking. Full standards apply, consuming more site area.	AMBER
AONB/National Landscape — design-led development required	Major development test (NPPF 190) — density typically reduced 40-60%	RED
Airport/MOD safeguarding — Exeter (inner zone)	Height restrictions, bird strike risk (SuDS/BNG conflict), noise contours. Full consultation required.	AMBER
Minerals Safeguarding Area (Devon)	Non-mineral development requires consultation with minerals planning authority. May need to demonstrate no sterilisation of mineral resource.	AMBER
Density significantly below local benchmark	14 dph vs 35-80 dph benchmark for suburban. LPA may push for higher density (NPPF para 124-125). Consider design review.	AMBER

Heritage Context

Nearest Heritage Assets

Asset Name	Grade / Type	Distance	NHLE Ref
BROOK FARMHOUSE	Grade II	493m	1212663
OUTBUILDING OF BROOK FARMHOUSE TO WEST	Grade II	497m	1333780
CORNERWAYS	Grade II	623m	1287613
THE RISING SUN PUBLIC HOUSE	Grade II	630m	1216519
CROSSWAYS COTTAGE	Grade II	640m	1287605

Showing 5 of 25 heritage assets within search radius. Grade I and II* assets carry greatest weight in setting assessment. NPPF Dec 2024 para 213 sets the "exceptional / wholly exceptional" thresholds for Grade I/II*; para 214 governs the substantial-harm refusal test; para 215 governs the less-than-substantial-harm public-benefit balance. The statutory weight under ss.66(1) / 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies in addition.

The site lies outside any Conservation Area and is surrounded by 25 designated heritage assets, comprising 24 listed buildings and one scheduled monument, all more than 490m distant. The section 66(1) duty applying to listed buildings can be satisfied on the desktop evidence, though final discharge requires a Heritage Impact Assessment with on-site setting analysis. The section 72(1) Conservation Area duty is not directly engaged, as the site lies outside any designated area and Sidford Conservation Area, approximately 571m distant, shows no obvious character or appearance effect.

For full heritage setting analysis including NPPF significance assessment and impact appraisal, refer to the Heritage Statement.

Landscape Context

The proposal for 15 dwellings on a 1.08-hectare agricultural field within the East Devon National Landscape will result in Moderate to Major Adverse landscape effects at Year 1. Landscape sensitivity is High, combining high landscape value within a designated area subject to great-weight conservation duties under NPPF and the Countryside and Rights of Way Act 2000, with medium to high susceptibility to residential development on an intimate, hedge-enclosed valley slope. Magnitude of change is Medium: the development introduces built form onto open pastoral land at the settlement fringe, a noticeable and largely irreversible alteration to LCT 3B Lower Rolling Farmed and Settled Valley Slopes character. Visual receptors of high susceptibility include residential occupiers, recreational users, and heritage visitors at Sidbury Castle Iron Age hillfort approximately 870m to the NE. The visual envelope cannot be modelled accurately at desktop stage due to absence of Environment Agency LIDAR coverage; viewpoint assessment must be confirmed through full GLVIA3 analysis. Landscape-led design embedding retention of boundary hedgebanks, low density reflecting valley-slope character, local vernacular materials, and reinforced planting would reduce effects toward Moderate or Minor Adverse by Year 15. Slope-stability assessment and topographic survey are required. These constraints may create policy hurdles capable of forming a reason for refusal if not addressed through robust evidence and a careful design response at Tier 2. Proceed to Tier 2 LVIA with landscape-led masterplan. Landscape effects on the host character area are assessed as Moderate Adverse at desktop stage, attenuating with mitigation to Minor Adverse on completion (subject to Tier 2 LVIA specialist verification). Visual effects on the most sensitive representative receptors are assessed as Moderate Adverse at Year 1,

reducing to Minor Adverse at Year 15 with landscape mitigation in place (subject to ZTV and verified viewpoint confirmation at LVIA stage).

AONB / National Landscape: The site falls within a designated landscape. Design must demonstrate it conserves and enhances the natural beauty of the area (NPPF Dec 2024 paragraph 189). Landscaped design approach is essential — density typically reduced 40-60% compared to non-designated locations. Vernacular materials likely required.

Ground Conditions — Structural Implications

Bedrock Geology	Sidmouth Mudstone Formation (Mudstone)
Geological Age	Anisian to Carnian Age (Middle to early Late Triassic)
Superficial Deposits	None recorded at this location
Ground Risk Level	LOW
Nearby Boreholes	None within search radius

Ground risk factor: No elevated ground risk indicators identified from desk-based geology

Foundation abnormal cost: Worcester project hit 'not in mapping'

For full ground conditions assessment including contamination risk and foundation recommendations, refer to the Geotechnical Desk Study and Phase 1 Contaminated Land Desk Study.

Flood Risk — Design Response

Flood Zone	Zone 1
Surface Water Risk	Very Low
Historic Flood Events	No recorded events
Flood Defences	None recorded

Flood Zone 1 (lowest risk): No Sequential Test required. No flood-related design constraints. Standard SuDS provision will be required as part of the drainage strategy.

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risks are negligible; surface water risk is Very Low with no medium or high flow paths recorded across the developable area. The Sequential Test and Exception Test are not engaged, as the site already sits in the lowest-risk flood zone and the More Vulnerable residential use is compatible with Flood Zone 1 without exception. Climate change is addressed through drainage design rather than flood-zone steering. The FRA must apply Environment Agency peak-rainfall allowances for the SW River Basin District, with indicative uplifts of around 25 per cent central to 40 per cent upper-end for the 2050s–2070s epochs, pending management-catchment confirmation. Mitigation is deliverable: sustainable drainage with source control, finished floor levels above ground, and exceedance routing away from dwellings. Four safe-development limbs must be demonstrated in the detailed FRA: freeboard above design event, safe access and egress, no off-site flood-risk increase, and safe lifetime management. Proceed to detailed FRA stage, with topographic survey, BRE 365 infiltration testing, SW Water capacity check and Lead Local Flood Authority engagement.

For full analysis including Sequential Test, Exception Test, climate change allowances, and SuDS strategy, refer to the Flood Risk Assessment.

Transport & Access

PTAL Grade	1a (Accessibility Index: 2.19)
Parking Requirement	Full LPA standards — no reduction justified at this accessibility level

These distances are walkable for able-bodied residents but indicate realistic car reliance, though the convenience and grocery offer within roughly 900m provides genuine non-car options for some trips.

Ecology — Design Integration

- **Designated sites:** 101 records within the desktop search radius (of which 18 European-level — SAC/SPA/Ramsar). The figure is the count for HRA cross-screening only, not a count of sites constraining the red-line boundary. Sites within or directly adjacent to the development plot are listed separately in the heritage / ecology specialist reports. HRA screening required (Reg 63 Habitats Regs 2017) — buffer zones unlikely to constrain layout for this scale at desktop stage.
- **Biodiversity Net Gain:** 10% BNG mandatory (Environment Act 2021). Incorporate habitat creation into landscape design — native planting, species-rich grassland, bat/bird boxes, green roofs.
- **Survey windows:** Ecological surveys are seasonal — bats (May–September), great crested newts (March–June), nesting birds (March–August). Missing a survey window can delay the programme by 6–12 months.

Indicative Constraint Geometry (handover GeoJSON)

Indicative constraint geometry for Stage 0-1 sketch design — **not** authored architectural drawings. The export captures desktop-derived boundaries, constraint envelopes and developable-area outlines in an open layered GeoJSON, intended for the project architect to import into their CAD/BIM environment as a desktop-stage starting point. Ships alongside this PDF as `architect-geometry.geojson` in the client deliverable folder (filename retained for tooling compatibility; a future release renames it to `indicative-constraint-geometry.geojson`).

GEOMETRY HANDOVER — `architect-geometry.geojson` Layers · Features

Importable layered geometry for Stage 0-1 sketch design. Open-format (GeoJSON) — 5 · 8

universal exchange. No PDF round-tripping required.

Layer ID	Description	Geometry	Source
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red_line	Site boundary	Polygon	Site boundary supplied at briefing
bre_25_envelope	BRE 209 25° vertical-rule (proxy)	Polygon	BRE 209 3rd ed Appendix B (proxy at typical 6m massing)
bre_45_envelope	BRE 209 45° horizontal-rule (proxy)	Polygon	BRE 209 3rd ed Appendix B (proxy at typical 6m massing)
bng_retention_zone	BNG retention zone (indicative)	Polygon	Schedule 7A TCPA 1990 (inserted by Environment Act 2021 Sch.14) — BNG onsite-first hierarchy
root_protection_zones	Root Protection Areas (BS 5837)	Polygon	BS 5837:2012 Root Protection Area + tree-canopy obstacle proxy
heritage_setting_buffer	Heritage setting buffer (50m)	Polygon	Historic England GPA3 (50m indicative)
cardinal_orientation	Cardinal direction markers	Point	Solar geometry / NOAA Solar Position Algorithm

Import instructions

AutoCAD Civil 3D: MAPIMPORT > select GeoJSON > preserve layers

Rhino: @geo plugin > Import GeoJSON

SketchUp: Geo Importer extension > File > Import GeoJSON

QGIS: Layer > Add Layer > Add Vector Layer > select .geojson

ArcGIS Pro: Catalog > Add Data > Drag .geojson

Snaptrude: Workspace > Import > GeoJSON

Tier-1 caveats.

- BRE 209 envelopes are 2D proxies at typical 6m massing height — true 3D envelopes require per-receptor obstruction-angle calculation (see Tier-1 daylight context receptor schedule for affected receptors and BRE rule 25 / rule 45 failure flags).
- BNG retention zone is an INDICATIVE 15% of site area — final area follows ecology survey + biodiversity metric calculation by a CIEEM ecologist.
- Root Protection Areas use simplified canopy-height proxy — replace with BS 5837 (12 × DBH) values from arboricultural survey before any design commitment.
- Heritage setting buffer is 50m indicative — actual setting extent is asset-specific and varies by significance + topography (GPA3).
- Site boundary is taken from the boundary supplied at briefing; where the surveyed boundary is not yet available, an indicative circle of equivalent area is rendered pending the surveyed boundary.

INDICATIVE TITLE-SPLIT PLAN

Land Registry title-plan vertices snapped to a single straight cut chord. Indicative – final boundary requires HMLR lodgement.

Parcel A · Cut quality

0 m² · 0 m

PARCEL A
0 m² · 0 ha

PARCEL B (RESIDUAL)
0 m² · 0 ha

ORIGINAL TITLE
0 m² · 0 ha

SNAP ERROR / Δ
0 m / 0 m²

Indicative title-split geometry has been computed (areas above), but the OS Maps figure was not rendered for this project (set OS_API_KEY to enable). The companion title-split-plan.geojson ships with this report and imports cleanly into AutoCAD / Rhino / QGIS / Snaptrude.

Indicative split only. Parcel A's boundary uses the precise title vertices on every shared edge with the original title; the dividing cut chord is a straight line between two hand-marked points snapped to the title boundary. Final boundary is subject to surveyor lodgement with HMLR. Hand-marker tolerance for this site: 0 m (max).

Five Design Moves

Five concrete design directions for Stage 0-1 sketch design, each anchored to a specific regulatory hook. The architect can take these as the policy-defended starting point — not aspirational, the starting line.

1 ORIENTATION: SOUTH-FACING PRINCIPAL LIVING + PLANT-ROOM LOGIC

Locate principal living spaces and the largest glazed elevation to **south or within 30° of due south** to capture passive solar gain. Reserve a **2-3 m × 2 m plant zone** on a north or east-facing service elevation for the air-source heat pump and hot-water cylinder anticipated by the Future Homes and Buildings Standards (commence 24 March 2027) and interim Part L 2021/2023. Solar PV roof allocation (10-15 m² per dwelling) belongs on the south-facing roof pitch.

Anchor: Future Homes and Buildings Standards (commence 24 March 2027) + Part L 2021/2023 (interim) + CIBSE TM52 overheating + Building Regs M&E zoning

2 HEIGHT LIMIT: CAP TO NEIGHBOUR EAVES + BRE 209 TRIGGER GEOMETRY

Cap ridge height at adjacent neighbour eaves (typically 5.5-6.0 m for a 2-storey terrace; 7.5-8.0 m for a 2.5-storey detached). This keeps the proposed massing BEHIND the BRE 209 25° vertical line from neighbour windows AND below the 45° horizontal-on-plan rule — see the daylight context plan and the geometry export for the exact envelope projection. Going above neighbour eaves invites a receptor MEDIUM/HIGH risk classification and a Tier 2 modelling requirement before submission.

Anchor: BRE 209 3rd ed Appendix B trigger geometry (25° vertical / 45° horizontal on plan) + AONB / National Landscape sensitive height test (NPPF Dec 2024 paragraph 189 + adjacent eaves matching

3 MATERIALS CUE: PRECEDENT-LED + LPA DESIGN CODE

AONB / National Landscape vernacular. Source materials from the AONB's design guide and management plan — typical: locally-quarried stone, clay tile or natural slate, traditional timber

joinery. Avoid contemporary stone-effect cladding and uPVC. **Cross-reference the AONB management plan** before material specification.

Anchor: National Model Design Code + LPA Local Plan + AONB management plan

FENESTRATION: 21 M BACK-TO-BACK + PRIVACY-LED OVERLOOKING

4

Maintain **21 m back-to-back** between principal habitable windows and the boundary OR the nearest principal window of a neighbour (UK industry convention informed by the London Plan housing-quality framework and most adopted local plans). Where 21 m is not achievable on a tight site, **OFFSET** windows in plan or use **OBSCURED** glazing on the flank elevations. Glazing area sized for Part L 2021/2023 SAP 10 (and the Future Homes and Buildings Standards on commencement 24 March 2027): **typical glazing-to-floor-area ratio 18-22%** in the principal living space.

Anchor: London Plan housing-quality standards + adopted local plan amenity policies + BS EN 17037:2018 + Part L 2021/2023 SAP 10 + Future Homes and Buildings Standards (commence 24 March 2027)

PUBLIC REALM: ACTIVE FRONTAGE + BNG RETENTION AS AMENITY BUFFER

5

Active frontage to the principal pedestrian elevation with front doors, principal habitable windows, and short defensive planting (≤ 1.2 m). Reserve **15% of site area as the BNG retention zone** (see geometry export `bng_retention_zone` layer) — typical placement is the rear/southern boundary as a habitat corridor. This double-counts as a BNG hierarchy onsite-first contribution AND a private amenity buffer for the dwellings.

Anchor: NPPF Dec 2024 paras 135-139 (well-designed places) + National Design Guide characteristics 1-2 + Schedule 7A TCPA 1990 (BNG, inserted by Environment Act 2021 Sch.14)

How to use this page. Each move is a design direction grounded in a specific policy / standard / character anchor. The architect can run with all five from day one of Stage 2 sketch design — they are not aspirational, they are the policy-defended starting point. Cross-reference the geometry export (`architect-geometry.geojson`) for the dimensioned envelope each move sits within.

Context Precedent Panel

Permitted residential applications within 800 m of the subject site — the canonical Stage 0-1 context anchor for massing decisions. Cross-reference each precedent against the LPA portal for the consented drawings before sketching.

CONTEXT PRECEDENT PANEL

New-build residential applications permitted within 2000 m. Pull consented drawings from the LPA portal to anchor massing. Search radius widened from initial 800 m for rural site.

Schemes

0

No new-build residential precedents identified within 2000 m of the site. This is honest data — the search filtered out CLEUDs, extensions, alterations, and non-residential applications (these don't anchor massing decisions). Recommended next steps for Stage 0-1: • Manual LPA portal search of approved Reserved Matters submissions in the wider area (2-3 km). • Review the LPA's adopted Local

Plan strategic site allocations for design code inferences. • Check the National Model Design Code for the relevant character area.

2026 Regulatory Exposure

Live policy / statutory positions affecting design constraints. Use these to anchor Stage 0-1 design moves to specific regulatory hooks.

2026 REGULATORY EXPOSURE

Live policy / statutory positions affecting this site at 06 Jun 2026 0 engaged · 0 watch · 4 applies · 2 potential

NPPF Dec 2024 — 5YHLS status	POTENTIAL	5YHLS data not publicly available at date of assessment — verify via LPA AMR
BNG (Biodiversity Net Gain) — mandatory 10% gain	APPLIES	Site ≥ 0.2 ha — onsite-first hierarchy; offsite credits £20-30k/unit market or £42k+ statutory; 30-year HMMP
Building Safety Levy (from 1 October 2026)	APPLIES	≥ 10 dwellings (or ≥ 30 PBSA bedspaces) — Building Safety Levy applies from 1 Oct 2026. Phased / linked permissions count cumulatively. AH exempt; mixed-tenure schemes pay only on the market-tenure dwellings
Future Homes Standard 2025 (Part L)	APPLIES	+£4,350/dwelling = £65,250 total. Heat pump + PV + fabric improvements + MVHR per DLUHC Impact Assessment
AHP Grant — SAHP 2026-2036 inclusion in GDV	POTENTIAL	Homes England Social and Affordable Homes Programme 2026-2036 grant rates — typically lift policy-compliant RLV by 8-15% on borderline sites. Grant forms part of GDV per PPG paragraph 012 (16 Dec 2025)
AONB / National Landscape — major-development test (NPPF Dec 2024)	APPLIES	Site within or adjacent to AONB AND scheme is 'major' (≥ 0.5 ha or ≥ 6 dwellings) — National Landscape major-development test applies; refused unless exceptional circumstances

Sources cited per row. Verify against current LPA AMR / DEFRA / Homes England / Natural England registers before commitment. Generated 2026-05-05T21:48:16.307074+00:00.

Recommended Next Steps

- 1. Pre-application with LPA** — discuss design approach, heritage setting, landscape response, and housing mix before investing in detailed design.
- 2. Commission specialist surveys** — geotechnical investigation (trial pits), ecological surveys (PEA + protected species within seasonal windows), arboricultural survey (if trees on site).
- 3. Heritage / landscape pre-consultation** — engage with conservation officer and landscape officer early to understand expectations for materials, scale, and massing.
- 4. Flood risk design response** — standard SuDS design to be integrated into landscape scheme.
- 5. Review full technical reports** — this summary is a cross-domain overview. Detailed reports are listed below.

Supporting Documents

- Design & Access Statement — design rationale and policy compliance
- Heritage Statement — significance, setting analysis, NPPF 202-221
- LVIA — landscape character, visual impact, mitigation strategy

- Flood Risk Assessment — Sequential/Exception Test, SuDS, climate change
- Transport Statement — accessibility, trip generation, parking
- Preliminary Ecological Appraisal — designated sites, species, BNG
- Geotechnical Desk Study — ground conditions, foundation recommendations

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PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

PF & Co Holdings Ltd

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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