
Strategic Decision Summary

Tier 1 – Desktop intelligence

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

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

Document Control

Project	Land north of Corefields, Sidford	Client	Sample Client
	— Outline for 15 Dwellings		
Report	Strategic Decision Summary	Reference	999-DEMO-2026 -PFCO-REP-ClientDecisionPack-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

Detail Appendix — Evidence and Methodology

The pages that follow are the evidence trail and methodology that underpin the one-page Site Decision opposite. Each section maps to a callout, number, or unknown on the one-pager. Clients who need the full audit position should refer to this appendix; clients driving the decision can stop at the one-pager.

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Strategic Decision Summary

OVERALL VERDICT

WATCH

Proceed cautiously — clear the WATCH gates through targeted consultant work before authorising pre-application or architect spend.

Recommended route: **Pre-app + landscape-led full application**. Detail follows on the next three pages.

Critical Client Questions

Before committing further consultant spend, please confirm the following. Each question changes the recommended route and the spend ladder.

1. Intended exit — sale, self-build, retained investment, or land promotion?
2. Target product — current 15-dwelling brief, reduced-density harm-reduction scheme, affordable-led / exception route, alternative scheme, or land-promotion route?
3. Minimum acceptable land value — what figure ends the conversation?
4. Is a pre-application refusal acceptable as part of the evidence-building route, or does the brief require a supportive officer position to proceed?

Decision Gates

Five gates. Each gate frames a decision the client must answer before unlocking the next stage of consultant spend. Status is OPEN, WATCH, or BLOCKING. Evidence is drawn from the desktop intelligence base; next-spend bands are indicative and reflect typical UK consultant fees as at the date of this report.

Gate	Status	Evidence	Client Decision	Next Spend
Planning route plausibility	WATCH	National Landscape (AONB): Site within East Devon National Landscape (formerly AONB, designated 1963). Nutrient neutrality: Site within the river_axe nutrient-neutrality catchment — Habitats Regulations Assessment required; no permission until nutrient-neutrality solution evidenced (CG Fry v SoS [2025] UKSC 35). Ancient Woodland: Ancient Woodland on or near site — NPPF Dec 2024 paragraph 193(c) substantial-harm presumption; loss permitted only in wholly exceptional circumstances.	Is there a plausible route to permission?	Pre-application engagement with the LPA — £500-£2,000
Access feasibility	WATCH	Accessibility Index (PTAL-style) grade 1a recorded — public-transport accessibility characterised. Access geometry, visibility splays and any required Section 278 works are not assessed at desktop stage — independent highways advice required before submission.	Can a safe and policy-compliant access be formed?	Topographic survey + highway access feasibility note from a qualified transport consultant — £2,500-£6,000
Ecology / HRA cost exposure	WATCH	Pre-determination legal hold point — Habitats Regulations 2017 Regulation 63 requires Appropriate Assessment / no-adverse-effect conclusion before permission can be granted (CG Fry v SoS [2025] UKSC 35). Mitigation routes (off-site nutrient credits, on-site wetland) provide a lawful path; this is a programme hold-point, not a development blocker, where evidenced.	Will ecology or HRA add disproportionate cost or delay?	Nutrient-neutrality strategy + credit-cost review — £3,000-£6,000 (strategy) + credits at market rate
GDV stress envelope	OPEN	Central profit on cost 45.4%; at GDV -10% margin would be 104.4%; at GDV -15% margin would be 93.1%. Position withstands a 15% GDV reduction while retaining a double-digit return on cost — financial envelope is robust.	Does the project survive a 10-15% GDV reduction?	Confirm central case with QS cost plan once architect drawings are available — £2,500-£5,000
Pre-app support-iveness	OPEN	Appeal-overturn rate 30.7% — signals a fair appeal pathway if refused.	Will the LPA be supportive enough to justify proceeding?	Pre-application meeting + written offer, response — £500-£2,000

OPEN — gate is clear, proceed. WATCH — gate needs targeted consultant work before authorising the next stage. BLOCKING — do not authorise further spend until the blocking question is answered. Next-spend bands are indicative consultant fees as at the date of this report.

Stop / Proceed Criteria

Triggers that should end further spend before submission. If any of the following is reached, the route is closed and proceeding on hope of a change of mind is not advisable.

Triggers that should END further spend

- LPA confirms unacceptable harm and no realistic mitigation or VSC route
Consequence: Stop. The route is closed and continued consultant spend will not change the planning verdict.
- Highways advice confirms a safe access cannot be formed within the site curtilage
Consequence: Stop. Reconsider the brief or pursue an alternative site.
- Ecology / HRA mitigation cost exceeds the central GDV stress envelope identified at Gate 4
Consequence: Stop or redesign. Revisit the brief before further survey commitment.
- Updated QS cost plan reduces profit on cost below 10% at central GDV
Consequence: Pause. Renegotiate land terms or revise the specification before submission.
- Pre-app response indicates fundamental policy objection that cannot be designed around
Consequence: Stop or redesign. Apply only with an explicit appeal strategy, not on hope of a change of mind.

Recommended Route

Indicative programme assuming the gates above can be progressed. Durations are nominal; actual programme depends on LPA response times and consultant lead-in.

RECOMMENDED ROUTE

Pre-app + landscape-led full application

Indicative Stages

- | | |
|------|------------|
| 1. — | Week 0–2 |
| 2. — | Week 2–4 |
| 3. — | Week 4–6 |
| 4. — | Week 6–10 |
| 5. — | Week 10–16 |
| 6. — | Month 4 |

Spend-Control Ladder

Five-stage authorisation ladder. Each stage is gated by a specific decision rule — do not unlock the next stage until the rule is satisfied. The decision rules connect back to the gate table on the previous pages.

Stage	Trigger / Decision Rule	Spend Cap	Duration	Output
Brief & desktop intelligence	Authorised unconditionally as part of this Strategic Decision Summary.	<£3,500	—	—
Architect massing + access sketch	Authorise only if the panel verdict is not 'Don't proceed' and Gate 1 (planning route plausibility) is not blocking.	£2,500– £6,000	—	—
Ecology / HRA walkover + survey scoping	Authorise only if Gate 3 (ecology / HRA cost exposure) is not blocking; if blocking, commission cost-quantification before any survey spend.	£1,500– £3,500	—	—
Pre-application pack — consultant prep	Consultant time to assemble the question pack, supporting drawings (where appropriate) and policy commentary. Authorise only after Gate 5 (pre-app supportiveness) has been characterised AND the GDV stress envelope at Gate 4 remains positive. Statutory LPA fee is a separate line below.	£2,500– £5,000	—	—
LPA pre-application fee (statutory)	Statutory LPA fee — varies by authority and proposal scale; confirm against the LPA's published fee schedule before instruction. Paid alongside Stage 4; not optional.	£500– £1,500 (LPA-set)	—	—
Full application drafting + submission	Authorise only after a supportive (or workable) pre-app response and an updated QS cost plan confirms the central case still survives a 10% GDV reduction.	£15,000– £40,000+	—	—

Spend caps are indicative UK consultant fees and exclude statutory application fees, planning obligations and any LPA-specific pre-application charges. Each stage is authorised only when the trigger rule has been satisfied — do not unlock the next stage on the assumption that the previous gate will clear.

Site Decision — One Page CLIENT DECISION PACK

Land north of Corefields, Sidford — Outline for 15 Dwellings
 Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG

Client
 Sample Client
 10 May 2026

RECOMMENDATION
PROCEED CAUTIOUSLY

PROCEED CAUTIOUSLY — the desktop assessment identifies one or more watch gates. Clear those gates via the next-spend recommendations on the SDS before authorising stage-3 (architect) or stage-4 (pre-application) work. Recommended route: *Pre-app + landscape-led full application*.

THE FIVE NUMBERS

<p>WALK-AWAY PRICE</p> <p>£3.3m</p> <p>Bid ceiling</p>	<p>GDV (CENTRAL)</p> <p>£8.6m</p> <p>Range £8.4m–£8.8m</p>	<p>TOTAL DEV COST</p> <p>£3.8m</p> <p>Excl. land</p>	<p>PROFIT ON COST</p> <p>45.4%</p> <p>Lender ≥ 17.5%</p>	<p>RLV (CENTRAL)</p> <p>£3.1m</p> <p>Land surplus</p>
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THE THREE CALLOUTS

<p>OPPORTUNITY</p> <p>Site-specific opportunity to be confirmed at pre-application — see Detail Appendix Section 3 (Options Analysis).</p>	<p>CRITICAL RISK</p> <p>Critical risk to be confirmed against constraint cascade — see Detail Appendix Section 4 (Risk Assessment).</p>	<p>BINDING CONDITION</p> <p>Bid subject to 4-week pre-application clarification on planning route + utilities capacity.</p>
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WHAT WE STILL DON'T KNOW (and what it costs to find out)

Gap	Confidence	Cost / time to resolve
Affordable transfer	LOW	£1.5-3k / 4 wks
Highways / access	MEDIUM	£3-6k / 4-6 wks
Drainage / SuDS	MEDIUM	£0-2k / 4-6 wks
Pre-app LPA fee (statutory)	MEDIUM	£500-£1,500 / 3-4 wks
Pre-app consultant prep	MEDIUM	£2,500-£5,000 / 2-3 wks
Ground conditions (Phase 2 GI)	MEDIUM	£3-6k / 6-8 wks

DECISION ASKED

Approve · Approve-with-conditions · Decline · Defer

Sign-off needed by Signed

Confirm at exclusivity / deal pipeline _____

Detail and evidence in the appendix that follows. This one-page summary is the decision-record document; the appendix is the audit trail. Final investment decisions remain a matter for the client's IC / partner judgment.

2026 Regulatory Exposure

Live policy / statutory positions affecting this site. The Risk and Cost callouts on the one-pager opposite are conditioned on these items. Each row carries status, financial impact, and mitigation — IC papers / lender pre-screens should reference this table directly.

2026 REGULATORY EXPOSURE

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

ID	Item	Status	Impact	Mitigation
REG-001	NPPF Dec 2024 — 5YHLS status	OTENTIA	5YHLS data not publicly available at date of assessment — verify via LPA AMR	Pre-application advice; cite HDT as fallback regulatory anchor
REG-004	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	Baseline metric assessment + onsite delivery plan; offsite credit market check; conservation covenant heads of terms
REG-006	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	Levy rate per LA published from August 2026; budget per dwelling in TDC. AH-led schemes should isolate market-tenure exposure
REG-007	Future Homes Standard 2025 (Part L)	APPLIES	+£4,350/dwelling = £65,250 total. Heat pump + PV + fabric improvements + MVHR per DLUHC Impact Assessment	Energy Statement compliant with Part L 2025; air-source heat pump + PV roof allocation; SAP 10 calculations
REG-009	AHP Grant — SAHP 2026-2036 inclusion in GDV	OTENTIA	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)	Confirm grant rate via Homes England panel partner OR registered provider partner; include grant in viability appraisal RLV
REG-010	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	Demonstrate exceptional circumstances per the NPPF Dec 2024 National Landscape major-development test (need; alternatives; environmental moderation); landscape-led design; reduce density if possible (typical 40-60% reduction)

Sources cited per row. Verify against current LPA AMR / DEFRA / Homes England / Natural England registers before commitment.
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What We Don't Know — and What It Costs to Find Out

Honest priced gap register. The conditions on the one-pager Decision card are **blockers** drawn from this list — they must close before commitment. **Material** gaps tighten the financial range but don't change the verdict. **Advisory** gaps are nice-to-have pre-purchase.

WHAT WE DON'T KNOW — AND WHAT IT COSTS TO FIND OUT

Honest priced gap register. IC reviewer / lender / partner reads this to decide which gaps must close before commitment.

Open gaps

8

Gap	Critical-ity	Confidence today	Cost £	Time	How to resolve
Pre-application LPA officer position on planning route + density	BLOCKER	MEDIUM	£600	3-4 weeks	Pre-application meeting + written advice. Confirms officer's planning route (s.78 / s.73 / fresh outline / prior approval), density appetite, and whether allocation / 5YHLS / grey belt arguments will be material at committee.
Water and wastewater capacity confirmation from utility provider	BLOCKER	LOW	£0	4-6 weeks	Pre-development enquiry to the named water company. Confirms hydraulic capacity at the connection point + identifies any reinforcement requirement. Per Severn Trent / Thames Water guidance, schemes that skip this step risk LPA refusal recommendation.
Verified ground conditions (Phase 2 GI if Phase 1 amber)	MATERIAL	MEDIUM	£3-6k	6-8 weeks	Phase 2 boreholes + trial pits + lab analysis (BS 5930 / BS 8576 / BRE 365). Required where Phase 1 desk study flags elevated geohazard risk OR where foundations may need engineered solutions. Tightens abnormal £/unit estimate from desktop range to ±10%.
Heritage statement officer position	MATERIAL	MEDIUM	£1.2-2.5k	4 weeks	Heritage statement (NPPF Dec 2024 paragraph 200 + officer engagement on setting / character impact. Required where conservation area / listed building setting is engaged. Confirms whether harm assessment lands at "less than substantial" or higher.
BNG offsite credit availability + price	DVISOR	LOW	£20-30k/unit market	4-6 weeks	Onsite-first hierarchy still applies — but where onsite shortfall is identified, market price for offsite credits varies £20-30k/unit (current market) or £42k+/credit (statutory fallback). Confirms residual offsite premium at site-acquisition stage.
Sales comparable verification (3 nearest, dated)	MATERIAL	MEDIUM	£0-500	1-2 weeks	Three dated sales comparables (Land Registry / Rightmove price-paid / EPC-matched) within 800 m of the site. Confirms £/sqft GDV input — single biggest sensitivity in the residual land value model.

AHP grant rate confirmation (where AH ≥ 10%)			£0	2-4 weeks	Homes England SAHP 2026-2036 grant rate for the relevant tenure mix. Per PPG Viability paragraph 012 (16 Dec 2025), grant forms part of GDV — typically lifts policy-compliant RLV by 8-15%. Required where the deal is borderline at central RLV.
Verified neighbour-window survey (BRE 209 Tier-2)			£8-15k	8-12 weeks	Tier-2 verified daylight & sunlight survey (IES VE / ClimateStudio / Honeybee+ / Radiance) — required where Tier-1 receptor schedule flags MEDIUM or HIGH risk. Confirms VSC / NSL / APSH compliance position before submission.

How to read this register. Blockers must close before commitment — they are the conditions baked into the CONDITIONAL verdict on the one-pager. **Material** gaps tighten the financial range but don't change the verdict. **Advisory** gaps are nice-to-have pre-purchase but the deal can be priced and underwritten without them. The total cost to close every gap is typically **£10-25k** for an SME residential scheme — much less than the cost of buying a site at the wrong price.

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 Executive Summary

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.

SITE

Land to the north of Core-fields, Sidford, Sidmouth, EX10 9SG

PROPOSED UNITS

15

STRATEGY

4 Options

2.1 Market Context

The Sid Valley sits within a high-value, supply-constrained East Devon market. The EX10 postcode district recorded a median sale price of £400,000 across 375 transactions in the rolling year. Detached homes — the predominant local type — show a district median of £606, The National Landscape setting at the Burscombe Lane site, together with Sidmouth's coastal desirability, typically supports a value premium of 10% to 25% over inland comparators. Gross development value for the 15-home scheme is assessed at £8,634,625 central, within a range of £8,448,700 to £8,820,550. These figures are ledger-instructed and require verification by a RICS Red Book valuation before submission. Comparable evidence supports the central position.

3 Decision Required

Development Decision

A decision is required on the development strategy for Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. The following options have been assessed based on planning risk, financial viability, and programme considerations.

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Local Planning Authority	East Devon District Council
Client / Applicant	Sample Client
Decision Deadline	<i>Not confirmed by client</i>

4 Options Analysis

Option	Description	Risk	Cost	Recommended
1	Strongest policy compliance. 8 units, family mix. Policy score: 55%. RLV: £1,246,032.	LOW	RLV £1246k · 8 units @ 9 dph	YES
2	Below Major threshold (9 units). 8-week determination, no committee. RLV: £390,292.	MEDIUM	RLV £390k · 9 units @ 10.2 dph	—
3	Upper-envelope density test (17 units, btr_apartments_bigger mix). Included to show the highest-yield route before post-process planning, affordable-housing and programme risk adjustment. Not the preferred commercial route after risk weighting — the post-process residual below may rank below the policy-compliant route once the affordable-housing levy and finance cost are applied. RLV: £196,912.	HIGH	RLV £197k · 17 units @ 19.2 dph	—
4	The applicant proposes 15 units. family mix, policy AH (25%). RLV: £1,593,085.	HIGH	RLV £1593k · 15 units @ 16.9 dph	—

4.1 Option 1: Recommended Route

Strongest policy compliance. 8 units, family mix. Policy score: 55%. RLV: £1,246,032.

4.2 Option 2: Fast Track

Below Major threshold (9 units). 8-week determination, no committee. RLV: £390,292.

4.3 Option 3: Maximum Yield Tested

Upper-envelope density test (17 units, btr_apartments_bigger mix). Included to show the highest-yield route before post-process planning, affordable-housing and programme risk adjustment. Not the preferred commercial route after risk weighting — the post-process residual below may rank below the policy-compliant route once the affordable-housing levy and finance cost are applied. RLV: £196,912.

4.4 Option 4: Applicant's Scheme

The applicant proposes 15 units. family mix, policy AH (25%). RLV: £1,593,085.

→ For the full appeal intelligence analysis, see the Planning Strategy Advisory Report.

→ For the full Housing Delivery Test intelligence analysis, see the Housing Needs Assessment.

→ For the full LPA planning performance analysis, see the Planning Strategy Advisory Report.

East Devon District Council has a workplace-based affordability ratio of 9.86, above the national average of 8.28.

For the full affordability intelligence analysis, see the Market Intelligence Report.

→ *For the full committee risk assessment analysis, see the Planning Strategy Advisory Report.*

5 Risk Assessment

A detailed risk assessment has not been commissioned for this decision point. Key risks are addressed qualitatively in the constraints and options analysis above. Contact Site Intelligence to commission a formal risk register.

6 Financial Summary

GDV (Central) (per dwelling)	£8.6m
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Basis of figures. The £ figures above are quoted per dwelling. Land value, statutory application fees, §106 / CIL obligations and abnormal-development costs are excluded unless stated otherwise. Reciprocal scheme-total / per-unit figures (at 15 dwellings) should be derived by the recipient against the dwelling count carried on the Site Identification page; do not assume figures are convertible without confirming the basis.

Financial basis: Desktop estimate. GDV, TDC, and RLV figures are based on BCIS construction costs and comparable sales analysis (assumed GIA: 1,275 sqm). These will be refined when architect drawings confirm floor areas and quantity surveyor provides verified costs.

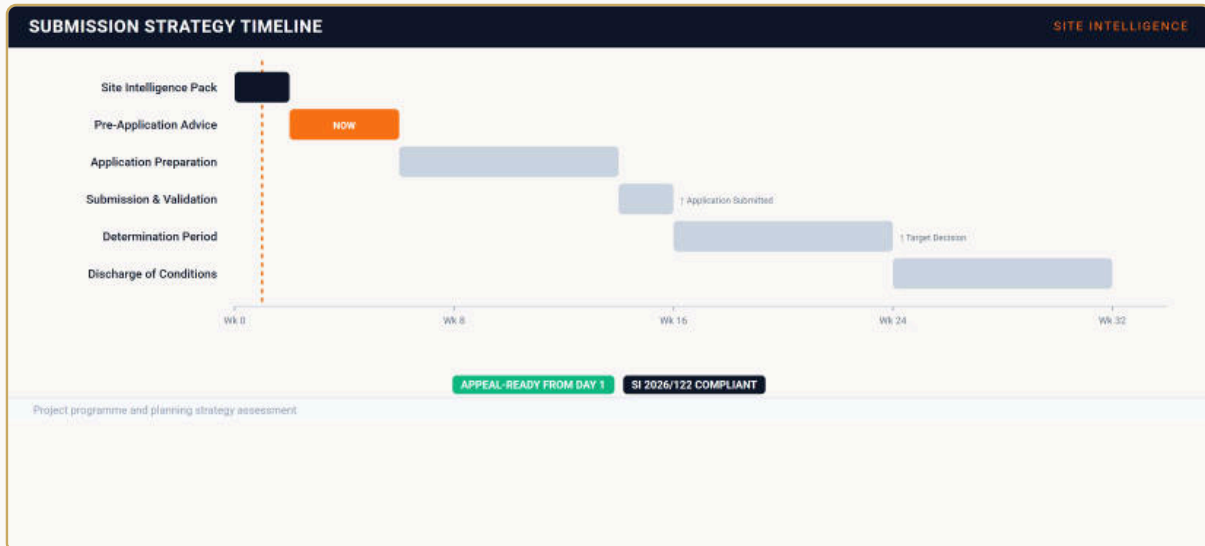
7 Constraints Impact

No major planning constraints identified. The decision can focus on commercial and strategic factors rather than planning risk.

8 Recommended Option

Recommended: Option 1 – Recommended Route

This option is recommended based on the balance of planning risk, financial return, and programme certainty.



Submission Timeline

9 Next Steps

1. Client to confirm preferred option
2. Site Intelligence to prepare the required reports and submissions
3. Commission specialist surveys as identified
4. Submit pre-application / planning application as appropriate

10 Cross-Domain Risk & Value Analysis

Site Intelligence has identified 2 cross-domain interactions where multiple site constraints or characteristics combine to create compounding effects. These are summarised below for decision-making.

Key Risk Cascades

- 2 constraints compress buildable area/density

Value Enhancements

- 1 constraint(s) ADD value to the scheme

11 General Desktop Limitations

11.1 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

11.2 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

11.3 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

11.4 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)

11.5 Changes That Would Require Update

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

- Any upstream report is updated or reissued
- Planning policy position changes materially
- Market conditions change (values, costs, rates)
- New constraints or opportunities identified
- Pre-application feedback received from LPA

12 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.

12.1 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.

12.2 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

13 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.

14 Update Triggers

Validity Period: 6 months from date of issue.

Client Decision Pack 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.

- Any upstream report is updated or reissued
- Planning policy position changes materially
- Market conditions change (values, costs, rates)
- New constraints or opportunities identified
- Pre-application feedback received from LPA

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Wider platform datasets queried (audit log)

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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).

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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

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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