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# Concept Feasibility Report

## Tier 1 – Desktop intelligence

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

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

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# 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:

<b>LOW</b>	<b>Low risk.</b> No significant constraint identified. Standard design measures are sufficient. No specialist investigation is likely to be required.
<b>MEDIUM</b>	<b>Moderate risk.</b> A constraint or data gap has been identified that requires attention. Further investigation, a design response, or a planning condition may be needed.
<b>HIGH</b>	<b>High risk.</b> 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 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-ConceptFeasibility-R01
Date	10 May 2026
Revision	R01

This Concept Feasibility Report assesses the development potential of the site, identifying constraints, opportunities, and indicative scheme parameters to inform the client's decision on whether to progress a planning application.

### 2.1 Statutory and Policy Anchors

Concept feasibility sits within an overlapping framework of national policy, statutory tests, and adopted local-plan policy:

- **NPPF December 2024 paragraph 11** — the presumption in favour of sustainable development; paragraph 11(d) tilted balance applies where the LPA cannot demonstrate a five-year supply or relevant policies are out of date.
- **NPPF December 2024 paragraph 60** — significantly boosting the supply of homes; the headline strategic objective.
- **NPPF December 2024 paragraph 78** — five-year housing land supply test; if the LPA is in shortfall this materially affects the weight of housing benefits in the planning balance.
- **NPPF December 2024 paragraph 153** — Green Belt purposes (where the site is in the Green Belt) and the test of inappropriate development.
- **Town and Country Planning Act 1990, section 38(6)** — the development plan has primacy unless material considerations indicate otherwise; this is the s.38(6) decision rule.
- **Town and Country Planning Act 1990, section 70(2)** — duty to have regard to the development plan and material considerations.
- **Planning and Compulsory Purchase Act 2004, section 38(6)** — affirms the development-plan-led system.
- **Equality Act 2010, section 149** — public-sector equality duty applies to LPA decision-making.
- **Environment Act 2021, Schedule 7A** — Biodiversity Net Gain (10% minimum) applies where the development is consented under the Town and Country Planning Act 1990 from 12 February 2024.
- **Conservation of Habitats and Species Regulations 2017** — the HRA framework; LSE / AA tests apply where the site lies within the Zone of Influence of a European protected site.

This Concept Feasibility Report identifies which of these tests are engaged for the site and what evidence will be needed at full application stage.

### 3 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. The 15-dwelling scheme is robustly viable on current desktop evidence. Gross development value is £8,634,625 central, with total development cost of £3,801,094, yielding a residual land value of £2,892,206 substantially above any realistic agricultural benchmark. This confirms that economics does not constrain delivery of full policy contributions. The scheme supports full policy-compliant affordable housing. East Devon's Strategy 34 requires 25% on-site provision, resolving to 4 affordable homes. The substantial residual land value confirms the scheme can deliver this requirement without viability reduction. There is no evidence-based case for falling below the 25% on-site target. 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. Comparable evidence comprises 27 transactions with a median of £550,000, consistent with the desirable location. Market activity is cooling with a 33% volume contraction and 10% year-on-year price decline, reinforcing the case for prudent value assumptions. Construction-cost inflation remains a principal pressure. All figures are ledger-instructed and indicative. A RICS Red Book valuation and detailed quantity-surveyor cost plan are required before submission. The Community Infrastructure Levy indexed rate must be confirmed via the council's latest annual rate summary.

PROPOSED UNITS

**15**

GDV (CENTRAL)

**£8.6m**

PTAL GRADE

**1a**

BUILDABILITY

*Requires specialist verification*

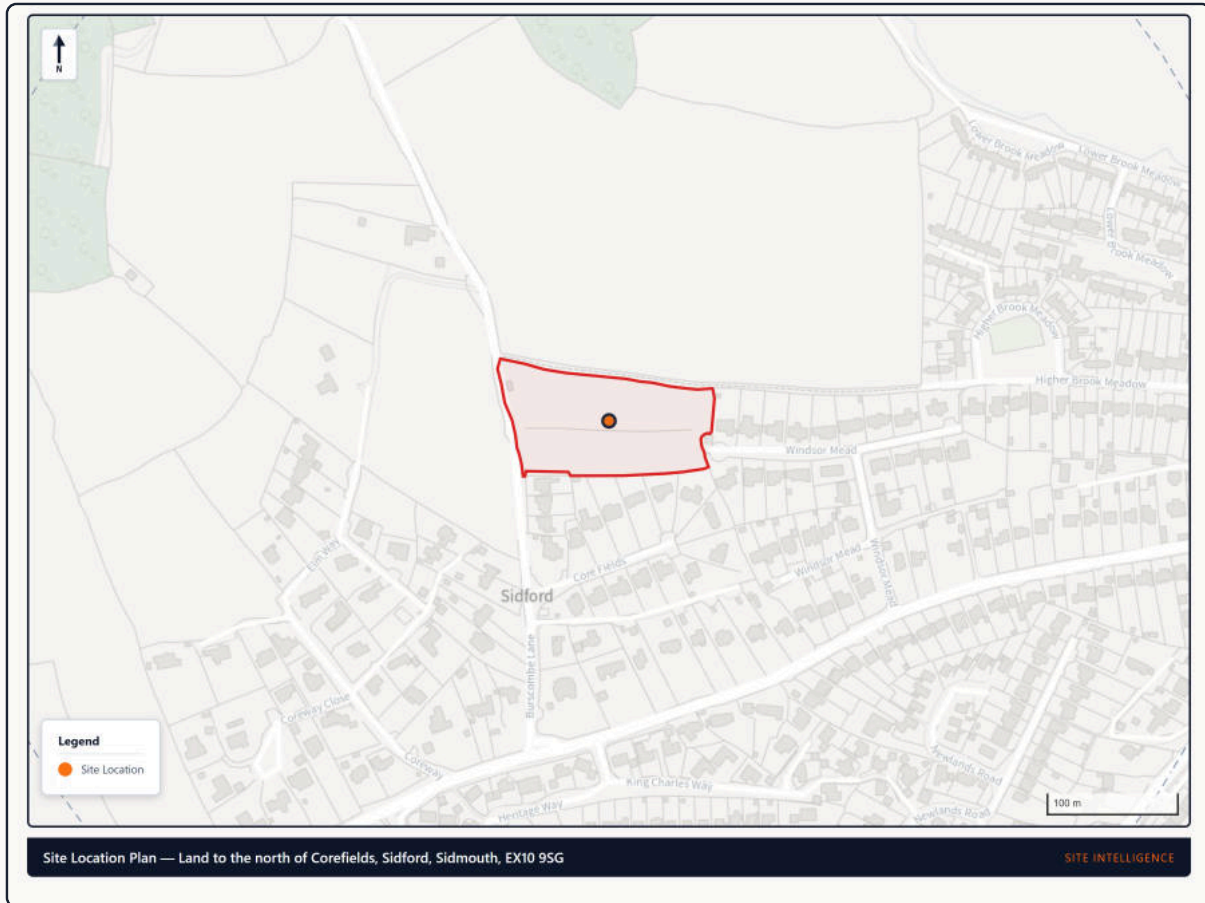
## 4 Site Profile

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

### Area Assumption Reconciliation

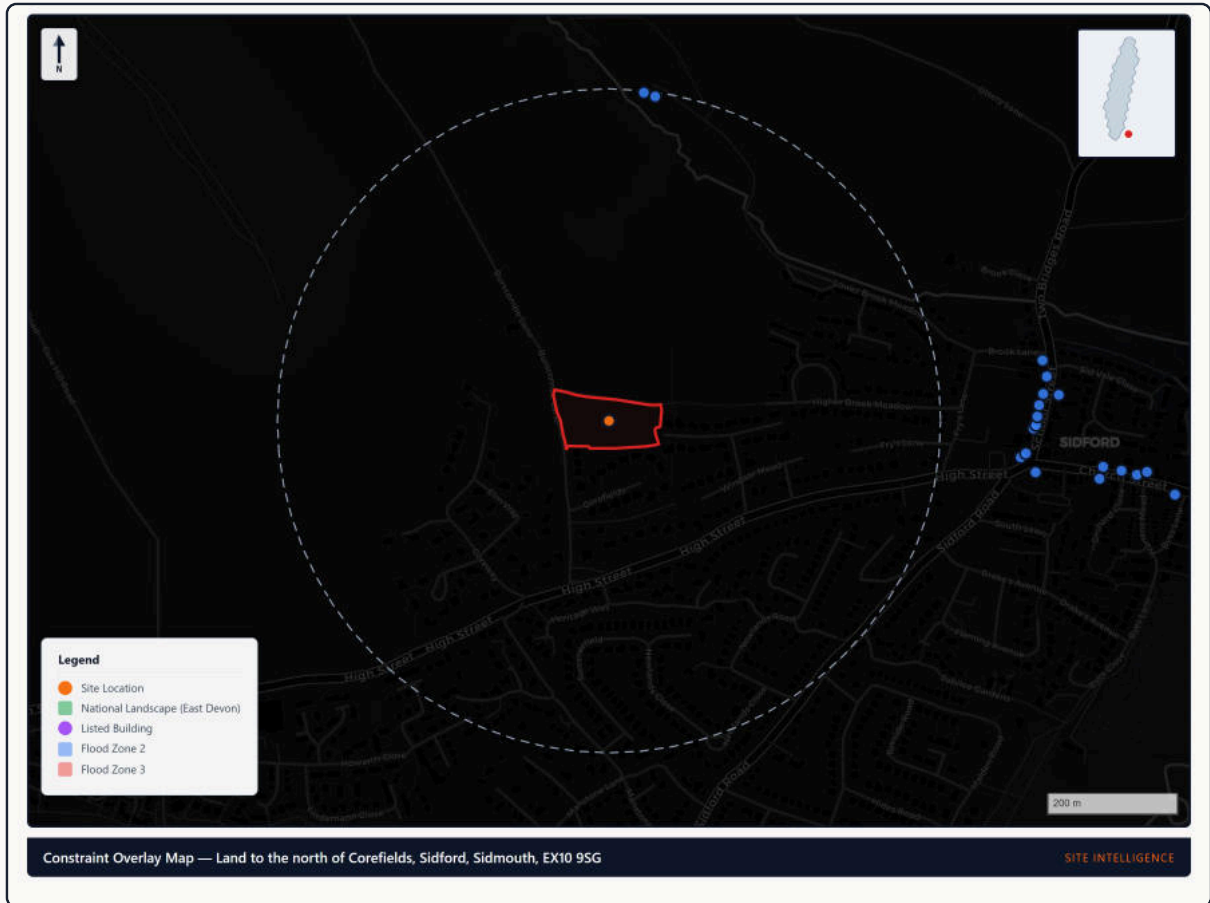
*Single source for the four area metrics referenced across the bundle.*

Metric	Value	Note
<b>Red-line area</b>	1.08 ha	Total site under the red line per the proposal description.
<b>Buildable footprint</b>	1.09 ha	Net developable area after constraint set-backs, access strip, ecology buffers and SuDS reserve.
<b>Gross Floor Area (GFA)</b>	1,275 sqm	External-measure floor area (RICS IPMS 1 / external footprint × storeys). Used for planning policy density checks.
<b>Gross Internal Area (GIA)</b>	1,275 sqm	Internal-measure floor area (RICS IPMS 2). Used for BCIS build-cost stack and GDV / sqm comparisons. Typically 80-90% of GFA on residential.
<b>GIA as % of GFA</b>	100% of GFA	Sense-check: residential schemes typically sit between 80% and 90%. A figure outside this band indicates either an unusual layout or a measurement-basis mismatch.
<b>Per dwelling (GIA)</b>	85 sqm	GIA ÷ dwelling count. Compare against the buyer-archetype floor area expectation in the Market Intelligence report.
<b>Per dwelling (GFA)</b>	85 sqm	GFA ÷ dwelling count. Higher than the GIA per-dwelling figure by the GFA / GIA ratio above.
<b>Density (gross)</b>	13.9 dph (gross – on full red-line area)	Dwellings ÷ red-line area. Used for settlement-scale comparison and policy density-target tests.
<b>Density (net developable)</b>	13.8 dph (net – on buildable footprint) else [Net developable area not computed at Tier 1; resolve at Tier 2 against survey-confirmed buildable footprint]	Dwellings ÷ buildable footprint (after access strip, ecology buffers, SuDS reserve). Used for masterplan + per-plot yield analysis. ALWAYS higher than the gross figure on constrained sites.



### Site Location

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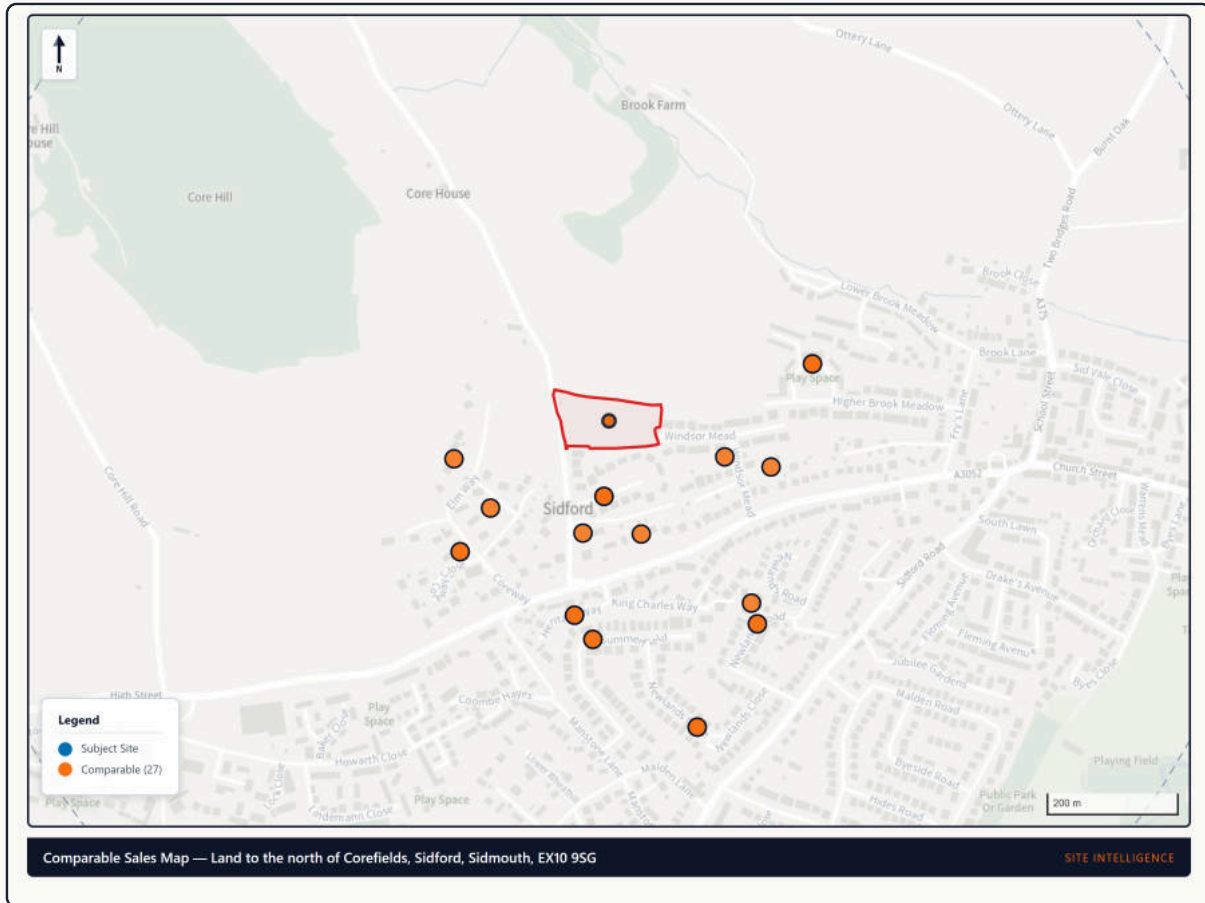
### Site Constraints

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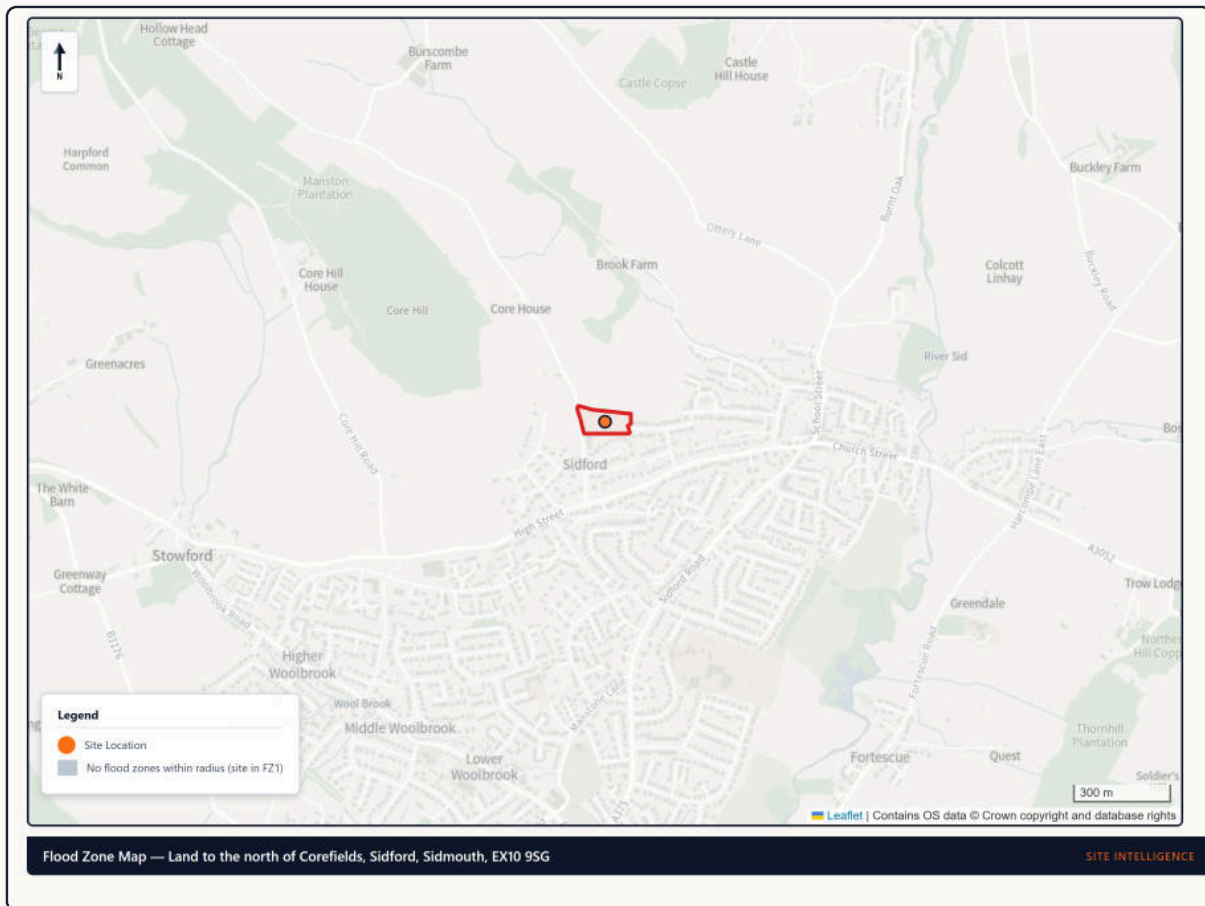


### Site Boundary Plan

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



EA Flood Zone Map

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## 5 Site Context

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.

## 6 Scheme Description

The proposed development comprises Residential development for up to 15 dwellings.

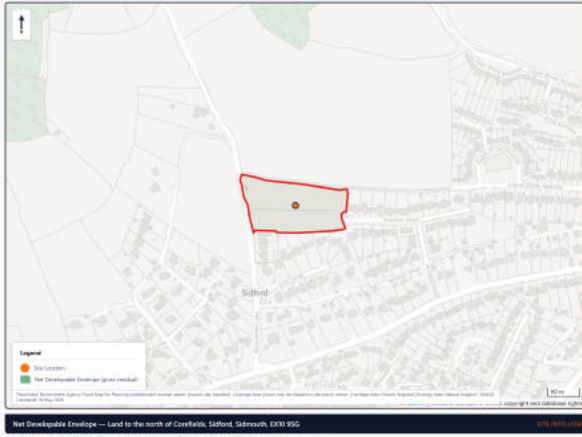
<b>Development Type</b>	Outline — residential development
<b>Use Class</b>	C3
<b>Number of Dwellings</b>	15
<b>Gross Floor Area</b>	1,275 m <sup>2</sup>
<b>Maximum Storeys</b>	2
<b>Site Area</b>	1.08 ha

## 7 Constraints Assessment

### 7.1 Net Developable Envelope

#### Net Developable Envelope

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



Map 6: Net Developable Envelope map — exclusions overlay over site boundary

Exclusion class	Hectares	Anchor
Gross site area	1.0881 ha	
<b>Gross-residual area before Tier 2 exclusions</b>	<b>1.0881 ha (gross)</b>	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.**

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Constraint	Status
Conservation Area	NO
Green Belt	NO
Listed Building	PROXIMITY – BROOK FARMHOUSE (GR II, 493M)
AONB / National Landscape	YES
SSSI	NO
TPO Trees	NO
Flood Zone	ZONE 1
AQMA	NO
Ancient Woodland	NO
Article 4 Direction	YES

## 8 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.

### 8.1 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.

### 8.2 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.

### 8.3 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](https://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](https://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.

## 9 Transport & Accessibility (PTAL)

PTAL GRADE <b>1a</b>	ACCESSIBILITY INDEX <b>2.19</b>	PUBLIC TRANSPORT STOPS <b>1</b>
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The site achieves a PTAL grade of 1a, indicating very poor public transport accessibility.

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

**Public Transport Accessibility**
TRANSPORT & ACCESS

PTAL 1a

VERY POOR

Accessibility Index **2.2**

TIL PTAL methodology (national adaptation)

**STOP INVENTORY**

TYPE	NAME	DIST.	WALK	SVC/HR	EDF
BUS	Burscombe Lane	332 m	4.2 min	4	2.19

**1** bus stops within 640m (4 svc/hr)
**0** rail within 960m (0 svc/hr)

PTAL Score Panel

## 10 Amenity Provision

AMENITY SCORE <b>47/100</b>	AMENITY GRADE <b>D</b>
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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

Category	Nearest	Distance	Walk Time	Rating
GP Surgery	Beacon Medical Centre	1,119m	14 min	FAIR
Dentist	Merrifield Dental Practice	3,278m	41 min	POOR
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	—	—	—

### Local Amenity Scorecard

AMENITY & SERVICES

D

50

/100  
Amenity Accessibility Score

CATEGORY	NEAREST FACILITY	WALK. DIST.	RATING	DETAIL
Primary School	Sidmouth Church of England (VA) Primary School (Manstone Avenue site)	1.1 km	AMBER	—
Secondary School	Sidmouth College	1.1 km	GREEN	—
GP Surgery	Beacon Medical Centre	1.1 km	AMBER	—
Dentist	Merrifield Dental Practice	3.3 km	RED	—
Pharmacy	Boots	1.5 km	AMBER	—
Post Office	Sidford Post Office	916 m	AMBER	—
Supermarket	Waitrose Ltd	883 m	AMBER	FHRS: 5/5
Convenience Store	Spar	926 m	RED	FHRS: 5/5

Amenity Scorecard

## 11 Ground Conditions

<b>Bedrock Geology</b>	Sidmouth Mudstone Formation
<b>Superficial Deposits</b>	None recorded at this location
<b>Made Ground</b>	No made ground present
<b>Radon</b>	<i>No public dataset identified</i>

## 12 Flood Risk

FLOOD ZONE

**Zone 1**

SURFACE WATER RISK

**Very Low**

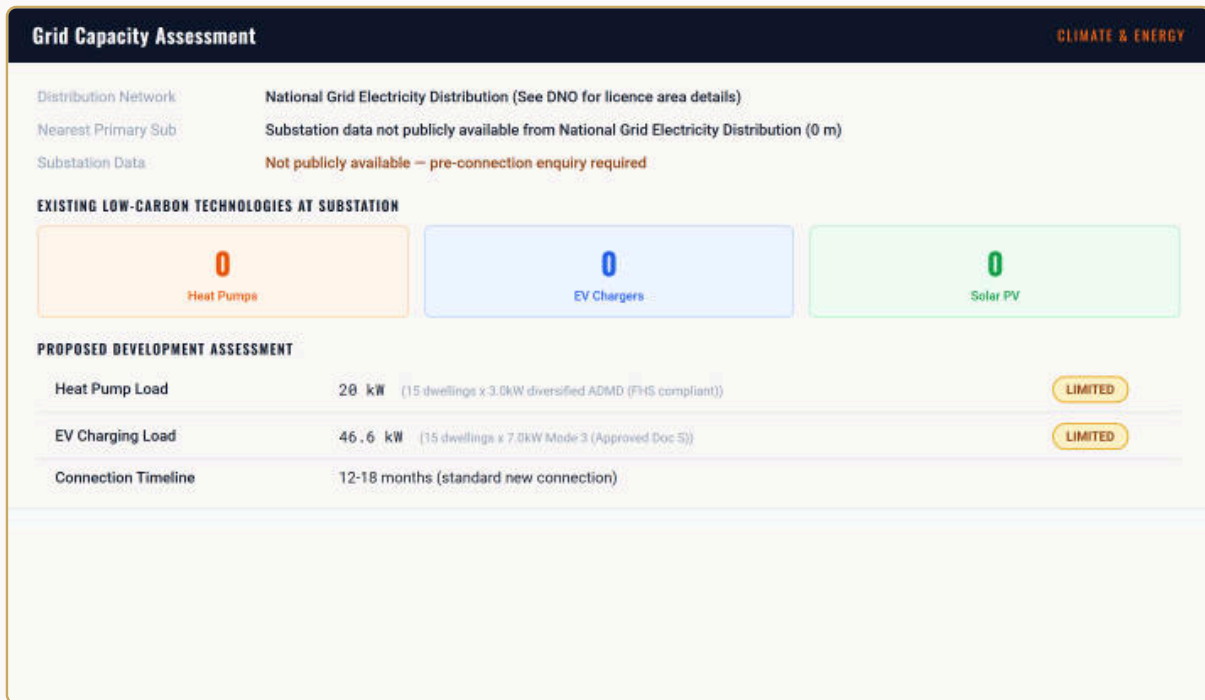
<b>Flood Zone</b>	1
<b>Surface Water Risk</b>	Very Low
<b>Historic Flooding</b>	No recorded events

The site is in Flood Zone 1 (low risk). No flood-related constraints on development are anticipated. A site-specific drainage strategy will be required at detailed design stage.

## 13 Grid Capacity

<b>Distribution Network Operator</b>	National Grid Electricity Distribution
<b>Nearest Substation</b>	Substation data not publicly available from National Grid Electricity Distribution
<b>Substation RAG</b>	amber
<b>Network Demand Headroom</b>	Not publicly available — pre-connection enquiry with DNO recommended

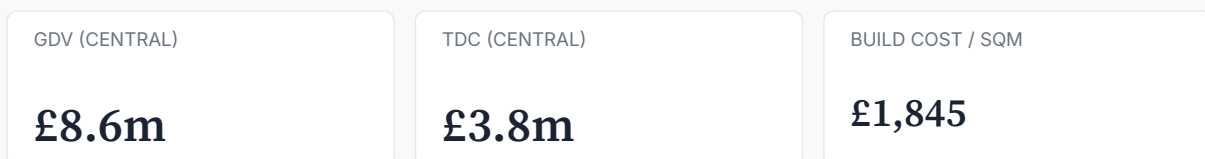
Grid capacity is moderate. Connection should be achievable but may require reinforcement depending on the scale of demand. Budget provision for connection costs is recommended.



Grid Capacity Panel

## 14 Development Economics

The appraisal follows the RICS Professional Standard: Financial Viability in Planning: Conduct and Reporting (2019, reissued 2023) and the RICS Guidance Note: Assessing Viability in Planning under the NPPF (2019, revised 2021). The residual method deducts total development cost and a competitive developer return from gross development value to derive residual land value. That residual is then tested against benchmark land value on an existing-use-value-plus basis, consistent with Planning Practice Guidance on viability. Input figures are ledger-instructed. This is a Tier 1 desktop screen subject to formal valuation and a detailed quantity-surveyor cost plan before submission. The Court of Appeal in Secretary of State for Housing, Communities and Local Government v Redhill Aerodrome Ltd [2024] EWCA Civ 1 confirmed that site-specific viability sits within the wider plan-viability framework. This appraisal is calibrated accordingly.



**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.

## 14.1 Comparable Sales Evidence

Address	Type	Price	Date
4, COREFIELDS, SIDMOUTH	unknown	£577k	2025-06-19
10, COREFIELDS, SIDMOUTH	unknown	£550k	2025-03-28
6, COREFIELDS, SIDMOUTH	unknown	£555k	2024-12-18
2, COREFIELDS, SIDMOUTH	unknown	£750k	2024-05-24
FLAT 4, THE HEIGHTS, 70, SIDFORD HIGH STREET, SIDMOUTH	unknown	£285k	2025-04-11
BEACONHILL, BURSCOMBE LANE, SIDMOUTH	unknown	£490k	2025-12-16
14, WINDSOR MEAD, SIDMOUTH	unknown	£680k	2025-07-03
THE ORCHARD, WINDSOR MEAD, SIDMOUTH	unknown	£660k	2024-12-16

Showing 8 of 27 comparable transactions. Source: HM Land Registry Price Paid Data.

## Concept Options Matrix

Four canonical concept-stage options. Each is scored on planning risk, commercial upside, programme risk, consultant spend before the next decision and probability of success. The recommendation column flags the option(s) with the strongest risk-adjusted route on the desktop evidence; the Feasibility Verdict on the next page synthesises across the matrix.

Option	Planning Route	Plan-ning Risk	Com-mercial Upside	Programme Risk	Con-sultant Spend	Success	Recommendation
—	—	<b>HIGH</b>	<b>MEDIUM</b>	<b>MEDIUM</b>	£8k-£18k before submission	—	—
—	—	<b>MEDIUM</b>	<b>MEDIUM</b>	<b>MEDIUM</b>	£10k-£22k including pre-app + heritage / landscape evidence	—	—
—	—	<b>MEDIUM</b>	<b>HIGH</b>	<b>HIGH</b>	£15k-£40k+ over a 3-5 year promotion	—	—
—	—	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	£0 (or £1k-£3k for an alternative-site scoping study)	—	—

Risk badges follow the standard traffic-light convention. Recommended options are highlighted with a green panel and bold option label. Indicative consultant spend bands reflect typical UK fees as at the date of this report and exclude planning application fees, statutory consultation costs and any LPA-specific pre-application charges.

## Preferred Route Hierarchy

The matrix above tests four options. The hierarchy below is the short-form recommendation — the route to take if the client elects to pursue the site. Pre-application engagement should follow the route review, not precede it.

1. Strategic options review first — confirm whether any plausible Green Belt / exception / replacement / infill route exists before further consultant spend.
2. Test the replacement / village infill route under NPPF Dec 2024 paragraph 154 only as a route to evidence, not as a conclusion that the route applies. A chartered planner should confirm the test before any commitment.
3. Local Plan promotion only if the client is willing to accept a 3-5 year programme and is open to land-promotion as a strategy, not a development application.
4. Land-bank / sell / alternative-site strategy is always available and may be the lowest-risk outcome for a site where the brief is not supportable on the current route.

**NPPF Dec 2024 paragraph 154 — ROUTE TO TEST, NOT A CONCLUSION**

Where this report flags a paragraph 154 replacement / village infill / previously-developed-land route as a recommended option, this is a recommended **line of testing**. It is not a conclusion that the route applies. A chartered planner must confirm the site-specific facts (proper definition of openness, the existing use, the development plan position, any relevant case-law on the LPA's own policies) before the route is relied on.

## Feasibility Verdict

Four sub-verdicts (planning / physical / commercial / delivery) plus an overall recommendation. The overall recommendation matches the one carried into the Strategic Decision Summary at the front of the pack so the concept report, the Strategic Decision Summary and the Planning Strategy Advisory cannot disagree.

### PLANNING



### PHYSICAL / SITE



### COMMERCIAL



### DELIVERY



## Overall Feasibility Verdict — —

### Architect handover notes

*What the architect should consider before any concept drawing.*

- AONB / National Landscape — landscape-led design; the architect should prepare massing studies that demonstrate the great-weight test (NPPF Dec 2024 paragraph 189 before commitment).
- Access position and visibility splays require highways input before the access location is fixed in any concept layout.
- GDV assumption depends on premium detached product qualities — see the Market Intelligence Report Buyer Profile and Design Implications sections for the value drivers the architect should hit.
- Architect should test massing, scale, siting and the relationship to settlement edge — not produce a fixed layout — until the route is selected.
- Minimum bedroom count, garage / outbuilding and energy specification expectations are identified in the Market Intelligence Report; these are commercial minimums for the buyer archetype, not architectural prescriptions.

## Minimum Viable Next Step

Concrete, costed actions to authorise BEFORE the gate review at the front of the bundle. Each item is independent of which option ultimately wins — these are the spends that improve the information state regardless of route.

### PRE-APPLICATION SEQUENCING

Pre-application engagement should follow the strategic options review, not precede it. Where the Decision Framework reports a blocking gate, the pre-app fee should be deferred until a chartered planner has confirmed a plausible route and the architect has prepared sufficient concept material to put a real question to the LPA. Otherwise the LPA fee is paid for an indicative "no" rather than usable evidence.

- 1 Topographical survey and boundary verification**  
*Spend: £1,200–£2,500*
- 2 Ecology walkover + Phase 1 habitat survey**  
*Spend: £1,500–£3,500*
- 3 Pre-application meeting and written officer response**  
*Spend: £500–£2,000 (LPA fee + £500–£1,500 prep)*

### GIA estimated — architect handover required before procurement

The Gross Internal Area used in this report is an estimate based on dwelling-count × archetype median floor area. It is not a measured layout. Commission an architect for a measured concept layout before relying on the GIA figure for procurement, QS cost plan, lender appraisal or planning submission. The current GIA is fit for desktop-stage strategy and feasibility decisions only; it is not fit for fixing trade packages, sizing utility connections or finalising the cost plan.

## 15 Buildability Assessment

### Density and character fit

This low density is appropriate to an edge-of-settlement location within the East Devon National Landscape.

## 16 Affordable Housing

As a major development of 15 dwellings, affordable housing provision will be required in accordance with local plan policy. The following assessment is based on the LPA's adopted affordable housing threshold and tenure split requirements.

Policy Requirement	25%
Indicative AH Units	4
Tenure Split	65% social rent / 35% intermediate
First Homes	25% of affordable as First Homes

## 17 Phasing

For a development of this scale, a phased delivery approach may be appropriate. The following indicative phasing reflects market absorption rates and construction programme considerations.

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.

## 18 Recommendations

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).

### Feasibility: Favourable

The site presents no fundamental constraints to development. The key recommendation is to proceed to detailed feasibility, prepare a pre-application submission, and commission specialist surveys as identified in this report.

## 19 General Desktop Limitations

### 19.1 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

### 19.2 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

### 19.3 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

## 19.4 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)

## 19.5 Changes That Would Require Update

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

- Build cost indices update
- Sales values change materially in local market
- Planning policy changes affecting viability (affordable housing, CIL)
- Scheme description changes
- New site constraints identified
- Interest rate or finance cost changes

## 20 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.

### 20.1 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.*

### 20.2 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

## 21 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.

## 22 Update Triggers

**Validity Period: 6 months from date of issue.**

Concept Feasibility Report 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.

- Build cost indices update
- Sales values change materially in local market
- Planning policy changes affecting viability (affordable housing, CIL)
- Scheme description changes
- New site constraints identified
- Interest rate or finance cost changes

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.

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### 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.

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### 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 concept-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.

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## 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 Concept Feasibility Report 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 <a href="https://flood-map-for-planning.service.gov.uk">https://flood-map-for-planning.service.gov.uk</a>	Environment Agency	Flood zones, surface water risk, historic floods	2024 Q4 / Quarterly	2026-04-11
National Heritage List for England <a href="https://historicengland.org.uk/listing/the-list">https://historicengland.org.uk/listing/the-list</a>	Historic England	Listed buildings, scheduled monuments, registered parks	Continuously updated / Continuous	2026-04-11
MAGIC Interactive Map <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Natural England / DEFRA	SSSIs, SACs, SPAs, Ramsar sites, NNRS	Continuously updated / Continuous	2026-04-11
Multi-source constraint detection <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Various (38 datasets, deduped to 36 + Flood Zone)	Green Belt, AONB, conservation areas, TPOs, flood zones	Mixed (see per-dataset) / Mixed	—
Census 2021 <a href="https://www.ons.gov.uk/census">https://www.ons.gov.uk/census</a>	Office for National Statistics	Population, demographics, housing tenure, travel patterns	2021 / Every 10 years	2026-04-11
PTAL Calculation (TfL TN14) <a href="https://data.london.gov.uk/dataset/public-transport-accessibility-levels">https://data.london.gov.uk/dataset/public-transport-accessibility-levels</a>	Site Intelligence™ (TfL methodology)	Public transport accessibility index and grade	TN14 methodology (2015+) / Per retrieval (timetable-live)	2026-04-11
OpenStreetMap / Overpass <a href="https://www.openstreetmap.org">https://www.openstreetmap.org</a>	OpenStreetMap Contributors	Amenity proximity: schools, GPs, shops, transport stops	Continuously updated / Continuous	2026-04-11
BGS Geology of Britain <a href="https://mapapps.bgs.ac.uk/geologyofbritain/home.html">https://mapapps.bgs.ac.uk/geologyofbritain/home.html</a>	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
<a href="https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads">https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads</a>				
<b>ONS Housing Affordability</b> <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/housing">https://www.ons.gov.uk/peoplepopulationandcommunity/housing</a>	Office for National Statistics	Affordability ratios, private rents, house prices	Latest annual release / Annual	2026-04-11
<b>Agricultural Land Classification</b> <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Natural England	Provisional ALC grade, best & most versatile status	Provisional (1960s-80s baseline) / Very infrequent	2026-04-11
<b>National Character Area Profiles</b> <a href="https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making">https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</a>	Natural England	Landscape character assessment and key characteristics	2013 (NCA profile set) / Very infrequent	2026-04-11
<b>DfT Road Traffic Statistics</b> <a href="https://roadtraffic.dft.gov.uk">https://roadtraffic.dft.gov.uk</a>	Department for Transport	Annual average daily traffic counts	Annual (latest available) / Annual	2026-04-11
<b>STATS19 Road Accident Data</b> <a href="https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data">https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data</a>	Department for Transport	Road traffic collisions and casualties	Annual (latest available) / Annual	2026-04-11
<b>DEFRA Background Air Quality</b> <a href="https://uk-air.defra.gov.uk/data/laqm-background-maps">https://uk-air.defra.gov.uk/data/laqm-background-maps</a>	DEFRA	Background NO2, PM10, PM2.5 concentrations	Annual map set (latest modelled year) / Annual	2026-04-11
<b>DEFRA AQMA Boundaries</b> <a href="https://uk-air.defra.gov.uk/aqma/maps">https://uk-air.defra.gov.uk/aqma/maps</a>	DEFRA	Air Quality Management Area designations	Continuously updated / Continuous	2026-04-11
<b>EA LIDAR Data</b> <a href="https://environment.data.gov.uk/DefraDataDownload/?Mode=survey">https://environment.data.gov.uk/DefraDataDownload/?Mode=survey</a>	Environment Agency	Terrain elevation, DSM/DTM coverage	LIDAR Composite (latest available tile) / Per acquisition programme	2026-04-11
<b>DNO Long Term Development Statement</b> Contact provider for verification	Distribution Network Operator	Electrical grid capacity and connection assessment	Latest LTDS (per DNO) / Annual	2026-04-11
<b>LPA Planning Portal</b> 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	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
Planning Practice Guidance	DLUHC	Online (continuously updated)	<a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a>
Planning (Listed Buildings and Conservation Areas) Act 1990	UK Parliament	As amended	<a href="https://www.legislation.gov.uk/ukpga/1990/9/contents">https://www.legislation.gov.uk/ukpga/1990/9/contents</a>

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 &amp; Co Holdings Ltd

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FOR AND ON BEHALF OF

**Site Intelligence™**

PF &amp; Co Holdings Ltd

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