
Developer Summary

Cross-Domain Site Intelligence

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

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-DeveloperSummary-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 Developer Summary distils the planning risk, capital exposure, walk-away triggers, and route options for the proposed scheme on a desktop evidence basis. This confirms that economics does not constrain delivery of full policy contributions.

Report	Developer Summary
Site	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Client	Sample Client
Issue date	10 May 2026

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 Metrics

GDV (CENTRAL) <h3 style="margin: 0;">£8.6m</h3>	ABNORMAL PREMIUM <h3 style="margin: 0; color: orange;">+£55/sqm</h3>	CROSS-DOMAIN ALERTS <h3 style="margin: 0;">2</h3>
HLS <h3 style="margin: 0;">3 years</h3>		

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.

Walk-Away Price and Sensitivity

WALK-AWAY PRICE

£3.3m

Bid above this price destroys profit. Comfort zone is £3.1m (central RLV); upside ceiling is £3.3m (high-RLV scenario). Walk-away applies at policy-compliant mix, BCIS-anchored build cost, and central abnormalities — the sensitivity panel below shows which variables swing the deal hardest.

Sensitivity tornado — what swings the deal

Variable	Swing	Low impact	Tornado	High impact
Sales price £/sqft	±10%	-£863k	<div style="width: 100%; height: 15px; background: linear-gradient(to right, red, green);"></div>	+£863k
Affordable Housing %	±10pp	+£345k	<div style="width: 100%; height: 15px; background: linear-gradient(to right, green, red);"></div>	-£345k
Build cost £/sqft	±10%	+£0		+£0

Abnormals (£/unit, est. 15% of build) ±50% +£0 +£0

How to read this. Each bar shows how the residual land value moves when one variable swings while the others hold central. Variables with the longest bars are the deal's biggest exposures; if the high-impact column shows a £-figure equal to or larger than the central RLV (£3.1m), then the deal is one variable away from breaking even or losing money. **Top variable in this site = top question to pre-screen** (pre-application advice, sales-comparable verification, Phase-2 GI, AHP grant rate confirmation per PPG paragraph 012).

2026 Regulatory Exposure

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.

Key Findings

- **Flood Zone 1** — lowest risk, no Sequential Test required.
- **Bedrock: Sidmouth Mudstone Formation** (Mudstone). Ground risk: LOW. Abnormal foundation cost: +£25/sqm.
- **Heritage: 25 heritage assets. Nearest: BROOK FARMHOUSE (Gr II, 493m); OUTBUILDING OF BROOK FARMHOUSE TO WEST (Gr II, 497m); CORNERWAYS (Gr II, 623m).** Heritage impact identified (No harm identified on current desktop evidence (screening-level, subject to Tier-2 confirmation).). Heritage-grade materials and design sensitivity may be required — see Abnormals schedule for cost premiums.
- **Ecology: 101 designated sites** (18 European). HRA screening required. SANG/SAMM contributions likely. Survey windows: bats May-Sept, newts March-June.

- **PTAL Grade 1a** — very low public transport access — full parking provision required.
- **Housing Land Supply: 3 years** — tilted balance engaged under NPPF 11(d).

Gross Development Value & Market Evidence

GDV Low	£8,448,700
GDV Central	£8,634,625
GDV High	£8,820,550

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Cross-Domain Cost Analysis

Abnormal costs identified by cross-referencing ground conditions, flood risk, heritage, ecology, transport, and landscape data — insights a single-discipline consultant typically would not identify in isolation.

Cost Item	Estimated Impact	RAG
Foundation abnormal cost	+£25/sqm	AMBER
HRA screening + species mitigation — Sidmouth to West Bay	+£500/dwelling	GREEN
Biodiversity Net Gain (10% mandatory)	+£500/dwelling	GREEN
S106 sustainable transport contribution likely	+£3,000/dwelling	AMBER
Vernacular materials premium (AONB)	+10% build cost	AMBER
Nutrient neutrality mitigation (phosphates)	+£8,000/dwelling	RED
Slope stability / geotechnical assessment	+£30/sqm	RED

Total Estimated Abnormal Premium

+£55/sqm + £12,000/dwelling extras.
 Build cost premiums: +10% Vernacular materials premium (AONB)
 Indicative desktop estimates — confirm with specialist quantity surveyor.

Cross-Domain Cascade Alerts

Cascade effects occur when constraints from different disciplines compound each other — the insights that differentiate cross-domain assessment from traditional single-discipline reports.

Type C: Design Compression

2 constraints compress buildable area/density

- AONB/National Landscape (40-60% density reduction)
- Full parking requirement (site area consumption)

Lower achievable density = fewer units = lower GDV. Verify viability at constrained density.

Type D: Value Enhancement

1 constraint(s) ADD value to the scheme

- AONB location sales premium (+15%)

Heritage/landscape designations can increase sales values by 5-25%. Factor into GDV.

Programme Risks

Risk	Est. Delay	RAG
Habitats Regulations Assessment	2 months	AMBER
Protected species survey windows	Schedule risk	AMBER
Sewage capacity constraint (South West Water)	12 months	RED
Nutrient neutrality Appropriate Assessment	3 months	AMBER

Planning Context

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).

Housing Land Supply	3 years — tilted balance engaged
Flood Zone	1
PTAL Grade	1a (Accessibility Index: 2.19)
Heritage Assets	25 heritage assets — impact: No harm identified on current desktop evidence (screening-level, subject to Tier-2 confirmation).
Designated Ecology	101 sites (18 European)
Bedrock	Sidmouth Mudstone Formation (Mudstone)
Ground Risk	LOW

Value Enhancements

Not all constraints reduce value — some designations actively increase residential sales values.

AONB location sales premium — +15% premium

AONB/National Landscape designation typically adds 10-20% to residential values

Recommended Next Steps

1. **Commission specialist surveys** — confirm ground conditions (trial pits/boreholes), flood risk (FRA if FZ2+), ecology (PEA + protected species within seasonal windows).
2. **Instruct RICS Red Book valuation** — desktop comparable evidence provides indicative GDV; formal valuation confirms pricing per sqm.
3. **Pre-application engagement** — submit pre-application to the LPA to de-risk the planning route. Focus on heritage setting, landscape impact, and housing mix.
4. **Quantity surveyor cost plan** — confirm abnormal cost allowances against a detailed design.
5. **Review full technical reports** — this summary is a cross-domain overview. Detailed reports are listed below.

Supporting Documents

- **Heritage Statement** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.
- **Flood Risk Assessment** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.
- **Planning Statement** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.
- **Preliminary Ecological Appraisal** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.
- **Geotechnical Desk Study** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.
- **Development Finance Summary** — TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing.

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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

Date of Issue: **10 May 2026**
Document Ref: 999-DEMO-2026 -PFCO-REP-
DeveloperSummary-R01
Revision: R01

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