
Development Finance Summary

Tier 1 – Desktop intelligence

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

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

1 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 confirms that economics does not constrain delivery of full policy contributions.

Report	Development Finance 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.

Contents

1	Executive Summary	2
2	How to Read This Report	4
2.1	Reading Order	4
2.2	Report Structure	4
2.3	Traffic-Light Key	4
2.4	What to Do Next	4
3	Introduction	6
4	Site Value Context	8
	Financial Assumptions Register	9
	Appraisal Logic	11
5	Development Costs	11
	TDC Band – Low / Central / High	11
5.1	Construction Cost Intelligence	12
6	Revenue Analysis	13
7	Cash Flow Summary	13
8	Sensitivity Analysis	14
9	Infrastructure Costs	14
10	Constraint Cost Impacts	14
11	Location Value Factors	14
11.1	Transport Accessibility	15
11.2	Amenity Provision	15
12	Key Financial Metrics	15
13	Conclusions	15
14	General Desktop Limitations	17
14.1	What This Report Does NOT Assess	17
14.2	Data Gaps	17
14.3	Key Assumptions	17
14.4	Specialist Investigation Required	18
14.5	Changes That Would Require Update	18
15	Data Assurance Summary	19
15.1	Internal Data Coverage Summary	19
15.2	Quality Assurance Checklist	19
16	Anticipated Consultee Queries	19
17	Update Triggers	20
18	Important: Limitations, Disclaimers and Conditions of Use	21

2 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.

2.1 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.

2.2 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.

2.3 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.

2.4 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.

What this costing is, and isn't

This is a high-level cost plan built from BCIS Q1 2026 regional rates, intent multipliers and any applicable abnormals, at the data-confidence band shown above. It is right for early-stage feasibility, viability, and choosing between options. It is not a substitute for an RICS-grade cost plan from a qualified quantity surveyor, and it should not be used as a tender document, an unconditional offer to a vendor, or the basis for a fixed-price contract.

Before fixing your numbers, commission: (a) a full QS cost plan once design intent is locked; (b) any abnormals investigation we have flagged (ground conditions, drainage, services, heritage); (c) supplier quotes for items we have estimated rather than priced.

This costing does not create an advisory relationship and is not a substitute for legal, planning, or valuation advice. It is provided to the client identified in our engagement letter only. No third-party reliance is permitted. The terms of our engagement contract govern in the event of any inconsistency. Decisions you take on the basis of this costing remain yours. PF & Co Holdings Ltd does not accept liability for outcomes arising from reliance on this output beyond the cap set in the engagement contract.

Desktop Intelligence: Development Finance

This development finance assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a RICS Red Book valuation and does not constitute a quantity surveyor-prepared cost estimate. All figures are indicative and intended for feasibility screening only. Comparable sales data is sourced from HM Land Registry Price Paid data, which HMLR publishes under the Open Government Licence with an explicit disclaimer that it is provided 'as is' without warranty of accuracy. Property types, sale prices, and dates shown are as recorded by HMLR and have not been independently verified. This market analysis does not constitute a RICS Red Book valuation and should not be relied upon as such. It is subject to the data gaps, assumptions and limitations stated in this report.

Site Intelligence is prepared to have this assessment reviewed and verified by a suitably qualified valuation surveyor. For formal planning submission or investment decisions, this assessment should be verified by a Member of the Royal Institution of Chartered Surveyors (MRICS) with demonstrable competence in development appraisal. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

FINANCIAL POSITION — DESKTOP CENTRAL CASE

GDV (CENTRAL)

£8.6m

TDC (CENTRAL)

£3.8m

RLV

£3.1m

PROFIT ON COST

45.4%

NET YIELD

0%

TDC range: £3.5m (low) — £4.2m (high). Central case used elsewhere in this report.

CRITICAL UNKNOWNNS — DESKTOP STAGE

- Affordable transfer assumptions (RP value, tenure mix, AHP grant)
- Final GIA + QS cost plan (current TDC is BCIS-rate desktop estimate)
- Access / highways feasibility (visibility, geometry, capacity)
- CIL / s106 / BNG quantum (none included in headline TDC)
- Ecology / HRA mitigation cost envelope
- Utility capacity (DNO connection, water / wastewater allowances)

INDICATIVE ONLY — NOT A RED BOOK VALUATION, NOT A VALUATION OR LENDING ADVICE

The figures in this Development Finance Summary are indicative desktop-stage estimates produced by Site Intelligence (a service of PF & Co Holdings Ltd). They are NOT a Red Book valuation under RICS PS 1 / VPGA 10, are NOT a formal lending valuation and must NOT be relied upon as one. A regulated Red Book valuation requires a RICS Registered Valuer and a separate engagement. Where a lender, investor or counterparty requires a regulated valuation, one must be commissioned independently of this report.

CIL / s106 / BNG NOT INCLUDED IN HEADLINE TDC

The TDC central figure on the dashboard is build cost, fees, and contingency only. It does not include Community Infrastructure Levy (CIL), section 106 obligations, or Biodiversity Net Gain (BNG) offsetting where these apply. These are LPA-specific policy costs that should be quantified at pre-application; on a residential scheme they can move the TDC by 5 - 15% and the RLV by a corresponding amount. The CIL / s106 working figures are addressed in the Constraint Cost Impacts section below; the headline above must be re-tested once those are confirmed.

GIA / GDV / product alignment — desktop assumption

Assumed GIA: 1,275 sqm. The GIA used in the cost stack must match the dwelling mix the GDV stack is built on. If the architect's measured layout returns a materially different GIA, or the buyer archetype implies a different floor area per dwelling, the GDV and TDC must both be re-tested before any procurement commitment. The single GIA assumption ties the Concept Feasibility, Development Finance Summary and Market Intelligence reports to one number — desk-stage drift across the three is the single biggest cause of headline-figure inconsistency at decision stage.

3 Introduction

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

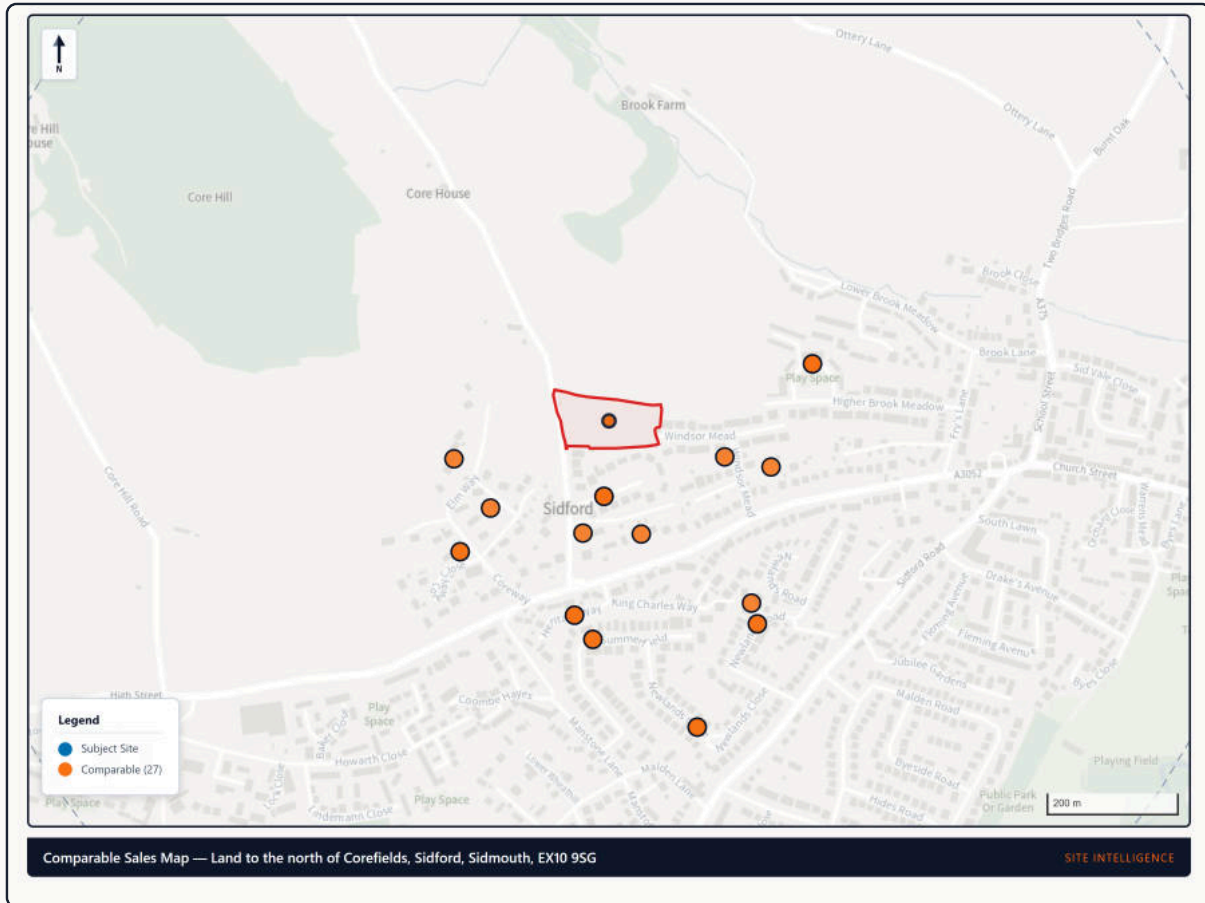
assumptions. Construction-cost inflation remains a principal pressure. All figures are ledger-instructed and indicative. A RICS Red Book valuation and detailed quantity-surveyor cost plan are required before submission. The Community Infrastructure Levy indexed rate must be confirmed via the council's latest annual rate summary.

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
Document Reference	999-DEMO-2026 -PFCO-REP-DevFinanceSummary-R01
Report Date	10 May 2026



Site Location

Contains OS data © Crown copyright and database rights



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

4 Site Value Context

The site value context is informed by the current use value, comparable land transactions, and the residual land value derived from the development appraisal.

Area Assumption Reconciliation

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

Metric	Value	Note
Red-line area	1.08 ha	Total site under the red line per the proposal description.
Buildable footprint	1.09 ha	Net developable area after constraint set-backs, access strip, ecology buffers and SuDS reserve.
Gross Floor Area (GFA)	1,275 sqm	External-measure floor area (RICS IPMS 1 / external footprint × storeys). Used for planning policy density checks.
Gross Internal Area (GIA)	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.
GIA as % of GFA	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.
Per dwelling (GIA)	85 sqm	GIA ÷ dwelling count. Compare against the buyer-archetype floor area expectation in the Market Intelligence report.
Per dwelling (GFA)	85 sqm	GFA ÷ dwelling count. Higher than the GIA per-dwelling figure by the GFA / GIA ratio above.
Density (gross)	13.9 dph (gross – on full red-line area)	Dwellings ÷ red-line area. Used for settlement-scale comparison and policy density-target tests.
Density (net developable)	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.

The residual method deducts total development cost and a competitive developer return from gross development value to derive residual land value. Sensitivity testing has been applied at Tier-1 desktop stage as a +/- 10% range on GDV and a +/- 10% range on TDC, consistent with PPG paragraph 010 (Reference ID 10-010-20190509). The residual land value remains positive across this sensitivity band on current desktop evidence; Tier-2 verification at appraisal stage will narrow the band using site-specific cost inputs.

Financial Assumptions Register

Source-of-truth register for every financial input the central case relies on. Each row carries a named source (BCIS Q1 2026 / comparable evidence / regional default / client confirmed / desktop assump-

tion) and an explicit-basis sentence. Rows in amber (Estimated) will refine after a QS cost plan; rows in green (Confirmed) are locked.

Parameter	Value	Source	Basis	Status
—	0.07% pa	client_confirmed	—	AWAITING DATA
—	1.5–2.0% of facility	regional_default	—	AWAITING DATA
—	1.0% of GDV	regional_default	—	AWAITING DATA
—	5.0% of build cost	regional_default	—	AWAITING DATA
—	65–70%	regional_default	—	AWAITING DATA
—	18–24 months	regional_default	—	AWAITING DATA
—	10.0–12.5% of build cost	regional_default	—	AWAITING DATA
—	5.0–8.0% of build cost	regional_default	—	AWAITING DATA
—	Included in TDC at prevailing rate	regional_default	—	AWAITING DATA
—	Zero-rated new build (residential)	regional_default	—	AWAITING DATA
—	Subject to LPA charging schedule + s106 negotiation	regional_default	—	AWAITING DATA
—	1.5–2.0% of GDV	regional_default	—	AWAITING DATA
—	RLV residual (back-solve from GDV minus TDC minus profit)	regional_default	—	AWAITING DATA

Appraisal Logic

The order of operations the appraisal follows. Knowing how profit is calculated, where SDLT lands, and how RLV is back-solved is what separates a defensible appraisal from a number on a page.

Appraisal Logic — Order of Operations

1. Profit on cost is calculated BEFORE land acquisition — land is the residual.
2. RLV (Residual Land Value) is calculated AFTER developer profit and AFTER finance cost.
3. Finance cost is included in TDC and deducted before profit-on-cost is computed.
4. SDLT is included in TDC at the prevailing rate; developer responsibility on acquisition.
5. CIL + s106 contributions are confirmed at pre-application and may sit outside the headline TDC band shown in this report.
6. VAT — new-build residential is zero-rated; developer reclaims input VAT via standard process.
7. Sales agent + legal fees are deducted from gross GDV before net GDV / RLV are calculated.

5 Development Costs

TDC Band — Low / Central / High

Total Development Cost band. The central case is what the rest of this report uses; low and high reflect the asymmetric cost-overrun spread typical of UK residential development at desktop stage. Refine after QS cost plan once architect drawings are available.

Scenario	TDC	Δ vs Central	Driver
Low	£3.5m	-8%	Tight spec, single-trade economy, no scope creep
Central	£3.8m	—	BCIS-rate central case at desktop stage
High	£4.2m	+10%	Asymmetric cost-overrun envelope; abnormals + scope creep

Central case is used in the body of this report and in the RLV / profit calculations. The low and high scenarios reflect typical UK residential cost-overrun spread at desktop stage; the band tightens after QS cost plan once architect drawings are available.

Development costs are based on BCIS construction cost data, professional fees, and infrastructure contributions. Costs are presented across low, central, and high scenarios.

TDC — QS Override Applied

Total Development Cost of **£3.8m** reflects a client-supplied QS / reportConfig override. The component breakdown below is the pre-override BCIS reference sum of **£4.1m**. The resulting delta of **£-276618** represents QS-reviewed judgement — for example, procurement advantage, site-specific contingency, or abnormal-cost adjustments that are not captured by benchmark cost models. Both figures are shown deliberately; the displayed central TDC takes precedence.

Cost Item	Low	Central	High
Construction Cost	£2m	£2.2m	£2.5m
External Works	£296k	£329k	£378k
Professional Fees	£197k	£219k	£252k
Contingency	£247k	£274k	£315k
Finance Costs	£106k	£118k	£135k
Marketing & Sales	£217k	£241k	£278k
Legal Fees	£72k	£80k	£93k
CIL	£167k	£167k	£167k
Abnormal Costs	£185k	£205k	£236k
QS Override Adjustment	<i>Not fixed at this stage</i>	£-25213	<i>Not fixed at this stage</i>
Total Development Cost (TDC)	£3.5m	£3.8m	£4.2m

Build cost basis: £1,845/sqm (BCIS median for region and building type).

5.1 Construction Cost Intelligence

MEDIUM

Construction cost intelligence: New housing construction output prices rose 3.9% year-on-year (2025 Q1). Timber prices up 11.5% YoY.

Cost Risk Factors

- Timber prices up 11.5% YoY — watch for viability impact

New Housing Output Index	0%
All New Work Output Index	0%

Material	Price Index	Annual Change
Concrete	156.3	0%
Plastics	146.4	0%
Timber	172	0%

Source: ONS Construction Output Price Indices / BEIS Material Price Index.

6 Revenue Analysis

Revenue is assessed based on comparable sales evidence, projected rental income, and the GDV range established in the market intelligence analysis.

GDV (LOW)	GDV (CENTRAL)	GDV (HIGH)
£8.4m	£8.6m	£8.8m

GDV per Unit (blended)	£576k
GDV Basis	Comparable sales evidence

7 Cash Flow Summary

The cash flow summary shows the projected expenditure and income profile for the development, including peak funding requirement and interest costs.

Peak Funding Requirement	£3.4m
Finance Cost	£141k
Interest Rate Assumed	7.5% (indicative)
Construction Period	18-24 months (major)
Sales Period	9-18 months

Interest rate basis: Indicative senior development debt at 7.5% (SONIA + 4.5% margin, May 2026 small-major residential market). Confirm at finance broker term sheet.

8 Sensitivity Analysis

The sensitivity analysis tests the impact of variations in key assumptions across low, central, and high scenarios.

How to read the table. GDV is the variable held at the heart of the test because it is the single largest source of price uncertainty between desktop and exit. TDC is held fixed because the cost stack is set by the BCIS / RICS indices used in this report. RLV (Residual Land Value) is the figure the developer can pay for the site after deducting build costs and a target margin; if RLV falls below Benchmark Land Value (BLV — the amount the landowner needs to release) the scheme is unviable at the assumed land cost. Profit on Cost is the build margin; 20% is the conventional minimum for a residential development to clear finance and contingency.

Scenario	GDV	TDC	Profit	RLV
Base Case	£8.6m	£3.8m	£1.7m	£3.1m
GDV -10%	£7.8m	£3.8m	£1.6m	£2.4m
TDC +10%	£8.6m	£4.2m	£1.7m	£2.7m
Combined Stress	£7.8m	£4.2m	£1.6m	£2m

9 Infrastructure Costs

Infrastructure costs include grid connections, utility diversions, and off-site works. Grid capacity data from our enrichment sources informs the electricity connection cost estimate.

DNO	National Grid Electricity Distribution
Nearest Substation	Substation data not publicly available from National Grid Electricity Distribution
Grid Capacity Status	Watch — capacity tightening; check at design stage
Est. Connection Cost	Budget estimate required from National Grid Electricity Distribution — typical small-major rural connection £30k – £100k

10 Constraint Cost Impacts

Site-specific constraints may generate abnormal costs not captured in standard BCIS build cost data. The following cost impacts have been identified from the desktop assessment.

No material constraint cost impacts identified from desktop assessment.

11 Location Value Factors

Location value is influenced by transport accessibility and amenity provision, both of which affect achievable sales values and rental income.

11.1 Transport Accessibility

PTAL GRADE

1a

ACCESSIBILITY INDEX

2.19

11.2 Amenity Provision

AMENITY SCORE

47

AMENITY GRADE

D

The amenity grade of D reflects the proximity to local services, which directly influences buyer/tenant demand and achievable values. Higher amenity grades correlate with stronger market performance.

12 Key Financial Metrics

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.

▲ Indicative figures only — based on assumed GIA of 1,275 sqm. TDC, RLV, and profit figures will be confirmed when floor areas are finalised by the design team.

RESIDUAL LAND VALUE

£3.1m

PROFIT ON COST

45.4%

NET YIELD

0%

GDV PER UNIT

£576k

13 Conclusions

This Development Finance Summary has assessed the financial viability of the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG, covering costs, revenue, sensitivity analysis, and location value factors.

Planning gate watch — finance verdict is subject to planning consent. The Planning Strategy Advisory records the planning route as watch (route is testable but not yet de-risked). The finance verdict below is conditional on the route clearing pre- application advice and a supportable evidence base being assembled.

Viable Development — Subject to Planning Consent

The development shows strong viability with profit on cost of 45.4% and residual land value at or above the benchmark. The financial metrics support progression to the next stage of development, subject to the planning route clearing pre- application advice and a supportable consent being secured.

14 General Desktop Limitations

14.1 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

14.2 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

14.3 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

14.4 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)

14.5 Changes That Would Require Update

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

- BCIS general building cost or tender price index is updated (quarterly release)
- New comparable sales or rental transactions emerge in the local market
- Bank of England base rate moves or senior debt margins shift materially
- PPG Viability or RICS Financial Viability in Planning guidance is revised
- VAT treatment of conversion, demolition, or new-build elements changes (HMRC Notice 708)
- CIL Charging Schedule, indexation, or s106 obligations change for the LPA
- Affordable housing policy threshold or tenure split changes from that modelled
- Build cost or programme assumptions change following tender returns or specification updates

- Benchmark Land Value or Existing Use Value evidence is updated by transaction or expert opinion

15 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.

15.1 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.

15.2 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

16 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.

17 Update Triggers

Validity Period: 6 months from date of issue.

Development Finance Summary 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.

- BCIS general building cost or tender price index is updated (quarterly release)
- New comparable sales or rental transactions emerge in the local market
- Bank of England base rate moves or senior debt margins shift materially
- PPG Viability or RICS Financial Viability in Planning guidance is revised
- VAT treatment of conversion, demolition, or new-build elements changes (HMRC Notice 708)
- CIL Charging Schedule, indexation, or s106 obligations change for the LPA
- Affordable housing policy threshold or tenure split changes from that modelled
- Build cost or programme assumptions change following tender returns or specification updates
- Benchmark Land Value or Existing Use Value evidence is updated by transaction or expert opinion

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.

18 Important: Limitations, Disclaimers and Conditions of Use

1. Named Client and Reliance Restriction

This report has been prepared by Site Intelligence™ (a service of PF & Co Holdings Ltd) for the sole and exclusive use of **Sample Client** ('the Client') in connection with the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. No other party may rely upon, reproduce, or distribute this report or its findings without the prior written consent of Site Intelligence. Any unauthorised use or reliance by third parties is entirely at their own risk, and Site Intelligence accepts no responsibility or liability in such circumstances.

2. Purpose Limitation

This report has been prepared solely for the purpose stated herein. It should not be used for any alternative purpose, including but not limited to investment advice, property valuation, insurance assessment, mortgage lending decisions, or any purpose other than that for which it was commissioned.

3. Third-Party Exclusion

This report does not confer any rights or benefits on any third party under the Contracts (Rights of Third Parties) Act 1999 or otherwise. No third party may enforce any term of this report.

4. Information Reliance

The findings in this report are based on information provided by the Client, publicly available data sources, and desktop research. Site Intelligence has not independently verified the accuracy or completeness of information provided by the Client or third parties.

5. Limitations of Investigation

The scope of this report is limited to a Stage 1 desktop development-finance-summary undertaken on the date of this report. The findings reflect conditions and information available at the date of investigation. Conditions may change over time, and the report should not be relied upon beyond the validity period stated.

6. Professional Advice Caveat

This report provides professional opinion based on the information available at the time of preparation. It does not constitute legal advice, and specialist professional advice should be sought for specific matters including but not limited to structural engineering, surveying, ecology, archaeology, and contaminated land investigation.

7. No Guarantee of Outcome

Site Intelligence provides no guarantee as to the outcome of any planning application, building control submission, or statutory process. Planning and regulatory decisions are made by the relevant authorities at their sole discretion.

8. Data Completeness Caveat

While every effort has been made to identify relevant constraints and information, the absence of a recorded constraint does not guarantee that no constraint exists. Public data sources may contain gaps, errors, or omissions. The absence of a record does not guarantee the absence of a constraint.

9. Limitation of Liability

The total aggregate liability of Site Intelligence (PF & Co Holdings Ltd) under or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed the lesser of £1,000,000 or ten times the professional fee paid for this instruction. Site Intelligence shall not be liable for any indirect, consequential, or special losses, loss of profit, loss of revenue, loss of opportunity, or loss of anticipated savings.

10. Copyright and Intellectual Property

Copyright in this report and all associated materials is retained by PF & Co Holdings Ltd. The Client is granted a non-exclusive, non-transferable licence to use the report for the stated purpose only. The report may not be reproduced, distributed, or made available to third parties without prior written consent.

11. Statutory Authority Submission Note

Where this report is submitted to a statutory authority (planning authority, building control, Environment Agency, etc.), the authority will exercise its own professional judgement in assessing the application. Submission of this report does not confer any right of reliance upon the authority, and Site Intelligence accepts no liability for decisions made by statutory authorities.

12. Mortgage / Valuation / Purchaser Exclusion

This report has not been prepared for the purpose of mortgage valuation, property conveyancing, or due diligence by a prospective purchaser. Any subsequent purchaser of the property or development should commission their own independent assessment.

13. Report Validity Period

This report is valid for a period of 6 months from the date of issue. After this period, the report should be reviewed and updated to reflect any changes in site conditions, planning policy, or available data. Update triggers are documented in the preceding section.

14. Governing Law and Jurisdiction

This report and any dispute arising from it shall be governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales shall have exclusive jurisdiction.

15. Not Financial / QS / Valuation Advice

Any cost estimates, development appraisals, or financial information contained in this report are preliminary and indicative only. They do not constitute quantity surveying advice, professional valuation, or financial advice. All cost estimates should be verified by a qualified quantity surveyor or cost consultant before being relied upon for investment or procurement decisions.

16. Terms of Engagement

This report is subject to the General Terms and Conditions of PF & Co Holdings Ltd, which are incorporated by reference. A copy is available on request.

Product-Specific Note

This Development Finance Summary is a desktop assessment. It does not include site-specific survey, intrusive investigation, or specialist field work. The findings are based on publicly available data and should be read in conjunction with the Known Limitations section of this report.

Data Sources & Verification

The table below identifies the principal datasets used or flagged for verification. Where a source carries a verification URL it can be checked independently; where a source is marked “contact provider for verification” or “awaiting retrieval”, reliance should not be placed on that item until its status is updated to retrieved/verified. Data retrieval dates are recorded for audit purposes.

Wider platform datasets queried (audit log)

The table below lists every enrichment dataset queried by Site Intelligence’s platform during the production of this client pack. Not every dataset is materially relied upon by this specific report — see the Data Source Relevance section above for the flood-specific split. The full audit log is kept for completeness and source-provenance traceability.

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
EA Flood Map for Planning https://flood-map-for-planning.service.gov.uk	Environment Agency	Flood zones, surface water risk, historic floods	2024 Q4 / Quarterly	2026-04-11
National Heritage List for England https://historicengland.org.uk/listing/the-list	Historic England	Listed buildings, scheduled monuments, registered parks	Continuously updated / Continuous	2026-04-11
MAGIC Interactive Map https://magic.defra.gov.uk	Natural England / DEFRA	SSSIs, SACs, SPAs, Ramsar sites, NNRS	Continuously updated / Continuous	2026-04-11
Multi-source constraint detection https://magic.defra.gov.uk	Various (38 datasets, deduped to 36 + Flood Zone)	Green Belt, AONB, conservation areas, TPOs, flood zones	Mixed (see per-dataset) / Mixed	—
Census 2021 https://www.ons.gov.uk/census	Office for National Statistics	Population, demographics, housing tenure, travel patterns	2021 / Every 10 years	2026-04-11
PTAL Calculation (TfL TN14) https://data.london.gov.uk/dataset/public-transport-accessibility-levels	Site Intelligence™ (TfL methodology)	Public transport accessibility index and grade	TN14 methodology (2015+) / Per retrieval (timetable-live)	2026-04-11
OpenStreetMap / Overpass https://www.openstreetmap.org	OpenStreetMap Contributors	Amenity proximity: schools, GPs, shops, transport stops	Continuously updated / Continuous	2026-04-11
BGS Geology of Britain https://mapapps.bgs.ac.uk/geologyofbritain/home.html	British Geological Survey	Bedrock, superficial deposits, made ground	Periodically updated / Annual+	2026-04-11
HM Land Registry Price Paid Data	HM Land Registry	Comparable property sale prices and transactions	Continuously updated / Monthly	2026-04-11

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads				
ONS Housing Affordability https://www.ons.gov.uk/peoplepopulationandcommunity/housing	Office for National Statistics	Affordability ratios, private rents, house prices	Latest annual release / Annual	2026-04-11
Agricultural Land Classification https://magic.defra.gov.uk	Natural England	Provisional ALC grade, best & most versatile status	Provisional (1960s-80s baseline) / Very infrequent	2026-04-11
National Character Area Profiles https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making	Natural England	Landscape character assessment and key characteristics	2013 (NCA profile set) / Very infrequent	2026-04-11
DfT Road Traffic Statistics https://roadtraffic.dft.gov.uk	Department for Transport	Annual average daily traffic counts	Annual (latest available) / Annual	2026-04-11
STATS19 Road Accident Data https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data	Department for Transport	Road traffic collisions and casualties	Annual (latest available) / Annual	2026-04-11
DEFRA Background Air Quality https://uk-air.defra.gov.uk/data/laqm-background-maps	DEFRA	Background NO2, PM10, PM2.5 concentrations	Annual map set (latest modelled year) / Annual	2026-04-11
DEFRA AQMA Boundaries https://uk-air.defra.gov.uk/aqma/maps	DEFRA	Air Quality Management Area designations	Continuously updated / Continuous	2026-04-11
EA LIDAR Data https://environment.data.gov.uk/DefraDataDownload/?Mode=survey	Environment Agency	Terrain elevation, DSM/DTM coverage	LIDAR Composite (latest available tile) / Per acquisition programme	2026-04-11
DNO Long Term Development Statement Contact provider for verification	Distribution Network Operator	Electrical grid capacity and connection assessment	Latest LTDS (per DNO) / Annual	2026-04-11
LPA Planning Portal Contact provider for verification	Local Planning Authority	Nearby planning application history and decisions	Continuously updated / Continuous	2026-04-11

Vintage = publication date of the underlying dataset. Refresh = upstream update cadence. Retrieved = when Site Intelligence fetched the record used in this report.

Policy & Legislative Sources

Document	Published By	Edition	URL
National Planning Policy Framework	DLUHC	December 2024	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance	DLUHC	Online (continuously updated)	https://www.gov.uk/government/collections/planning-practice-guidance
Planning (Listed Buildings and Conservation Areas) Act 1990	UK Parliament	As amended	https://www.legislation.gov.uk/ukpga/1990/9/contents

Local Plan: **East Devon Local Plan 2013-2031 (Adopted)** (East Devon District Council). Neighbourhood Plan: Sid Valley Neighbourhood Plan (Made November 2019).

AI-Assisted Analysis — Reference Statement

This report was prepared using AI-assisted data collation and analysis under internal quality-control procedures, in line with emerging professional-body guidance on the responsible use of AI in surveying and planning practice. All data sources are listed above with retrieval dates and verification URLs. A named professional remains responsible for reviewing and approving the contents of this report before issue. The analytical methodology and due diligence records are available on request.

Report generated by Site Intelligence™, PF & Co Holdings Ltd. Data sources queried automatically from public datasets. Verification URLs link to the authoritative public data source where the underlying data can be independently confirmed.

PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

PF & Co Holdings Ltd

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

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

Company No. 16649319 — Registered 2 Queens Drive, Guildford, Surrey, GU2 9PP — England-only operations

Authored by Site Intelligence. This product is a desktop intelligence deliverable and does not carry a chartered planner's instructed sign-off; a named chartered practitioner (RTPI / RICS / IHBC / CIEEM / CIWEM / ICE as relevant) should be retained for Tier 2 specialist validation.

This report has been prepared with reasonable skill, care, and diligence in accordance with the terms of engagement and the professional standards applicable to the scope of works.

Compliance Statement. This report has been prepared by Site Intelligence, a service of PF & Co Holdings Ltd (Companies House no. 16649319, registered 2 Queens Drive, Guildford, Surrey, GU2 9PP). The firm operates exclusively on sites in England.

Professional indemnity and liability. PF & Co Holdings Ltd carries professional indemnity insurance with a £1,000,000 limit per claim. Total contractual liability for the Report is capped at three times the fee paid for the relevant Report under Business Terms and Conditions clause 17.2. Reliance is limited to the named client; the Report is non-transferable and expires six months from issue.

Authorship and chartered review. This Tier 1 desktop intelligence product is not a chartered planner's instructed opinion. Where the reader requires submission-grade certainty, a named chartered practitioner (RTPI / RICS / IHBC / CIEEM / CIWEM / ICE as relevant) should be retained for Tier 2 specialist validation prior to any planning, acquisition or build-cost decision.

Technology and AI disclosure. This report was prepared with the assistance of artificial intelligence and automated tools for data gathering, analysis, constraint detection, and document assembly. Outputs are reviewed and verified prior to issue. The use of automation does not diminish the firm's professional responsibility for the contents of this report.

Confidentiality. This document is confidential and intended solely for the use of the named client. Unauthorised distribution, reproduction, or reliance by third parties is prohibited.

© 2026 PF & Co Holdings Ltd. All rights reserved.