
Development Strategy Report

Tier 1 – Desktop intelligence

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

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

Contents

1	How to Read This Report	4
1.1	Reading Order	4
1.2	Report Structure	4
1.3	Traffic-Light Key	4
1.4	What to Do Next	4
2	Executive Summary	5
3	Site Assessment	6
4	Constraints	9
5	Market Context	10
6	Infrastructure	10
6.1	Grid Capacity	10
6.2	Ground Conditions	11
7	Flood Risk	11
8	Development Options	11
9	Financial Appraisal	11
10	Constraint Analysis	12
11	Policy Analysis	12
11.1	National policy (NPPF Dec 2024)	12
11.2	Local policy (East Devon District Council Local Plan)	12
12	Risk Assessment	13
13	Recommended Next Steps	13
14	Recommended Strategy	13
	Decision Gates	14
	Indicative Programme	16
	Spend-Control Strategy	16
	First Four Weeks – Action Plan	18
	Architect Role and Handover	18
	Reassessment Triggers	19
	Do Not Commission Yet	19
15	General Desktop Limitations	20
15.1	What This Report Does NOT Assess	20
15.2	Data Gaps	20
15.3	Key Assumptions	20
15.4	Specialist Investigation Required	21
15.5	Changes That Would Require Update	21
16	Data Assurance Summary	22
16.1	Internal Data Coverage Summary	22
16.2	Quality Assurance Checklist	22

17 Anticipated Consultee Queries 22

18 Update Triggers 22

19 Important: Limitations, Disclaimers and Conditions of Use 24

1 How to Read This Report

This section explains how the report is structured, how risk ratings are presented, and what action you should take based on the findings.

1.1 Reading Order

We recommend the following reading order:

1. **Executive Summary.** A one-page overview of the key findings and overall risk rating. Start here if you are short on time.
2. **Main body sections.** Detailed analysis of each topic area, presented in a logical sequence from site context through to recommendations.
3. **Recommendations.** Specific actions required before, during, or after the planning process.
4. **Limitations and Disclaimers.** Important caveats on the scope of the assessment and the conditions under which the findings are valid.

1.2 Report Structure

Every technical section of this report follows a consistent structure:

- **Context.** What the section covers and why it matters to the development proposal.
- **Data and Evidence.** The factual information drawn from public datasets, authoritative public data sources, and client-supplied information.
- **Analysis.** Our professional assessment of what the data means for the site.
- **Risk Rating.** A traffic-light classification (where applicable) summarising the level of concern.
- **Recommendation.** What action, if any, is required.

1.3 Traffic-Light Key

Risk ratings throughout this report use a three-colour system:

LOW	Low risk. No significant constraint identified. Standard design measures are sufficient. No specialist investigation is likely to be required.
MEDIUM	Moderate risk. A constraint or data gap has been identified that requires attention. Further investigation, a design response, or a planning condition may be needed.
HIGH	High risk. A significant constraint or issue has been identified. Specialist investigation, a specific design solution, or early engagement with the relevant statutory body is strongly recommended before submission.

1.4 What to Do Next

1. Review the Executive Summary for an overview of all findings.
2. Focus on any items rated **MEDIUM** or **HIGH**; these require action before or during the planning process.
3. Check the **Recommendations** section for a prioritised list of next steps.
4. Review the **Update Triggers** section to understand when this report should be refreshed.
5. Contact Site Intelligence if you have questions about any finding or wish to commission follow-up specialist work.

Desktop Intelligence: development strategy

This development strategy assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is a desktop-level review only. No site visit or specialist survey has been undertaken. It is based on authoritative public data sources and published guidance relevant to this domain. 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 planning consultant. For formal planning submission, this assessment should be verified by a suitably qualified planning consultant. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

2 Executive Summary

Executive Verdict: PAUSE — Tier 2 route testing required before detailed design, submission or significant consultant spend — 9-dwelling site-led route is desktop-supportable but blocked by the major-development test for the East Devon National Landscape (NPPF Chapter 15 — see LVIA for the specific paragraph anchor); do not progress to full design or submission until Tier-2 strategic options + LPA pre-app confirm a defensible route. TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. Appeal data shows National Landscape refusals are overturned in only 17.5% of cases, underlining the weight of this duty. Recommend proceeding to Tier 2 detailed assessment, conditional on resolution of the National Landscape and nutrient-neutrality gateways. The site lies within a Natural England SSSI Impact Risk Zone. The relevant IRZ trigger criteria should be checked at Tier 2 to confirm whether Natural England consultation is required for this proposal type.

PROPOSED UNITS

15

GDV (CENTRAL)

£8.6m

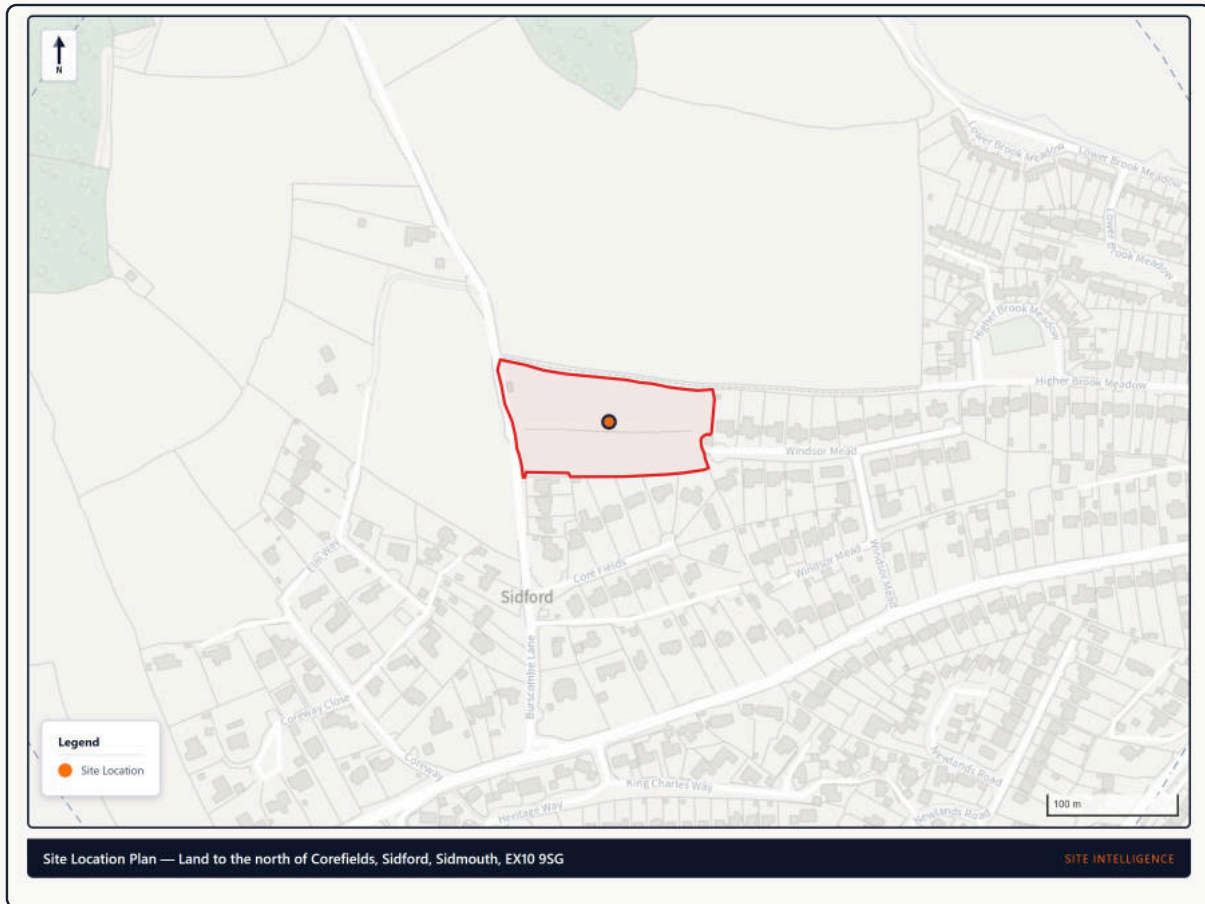
TDC (CENTRAL)

£3.8m

PROFIT ON COST

45.4%

3 Site Assessment



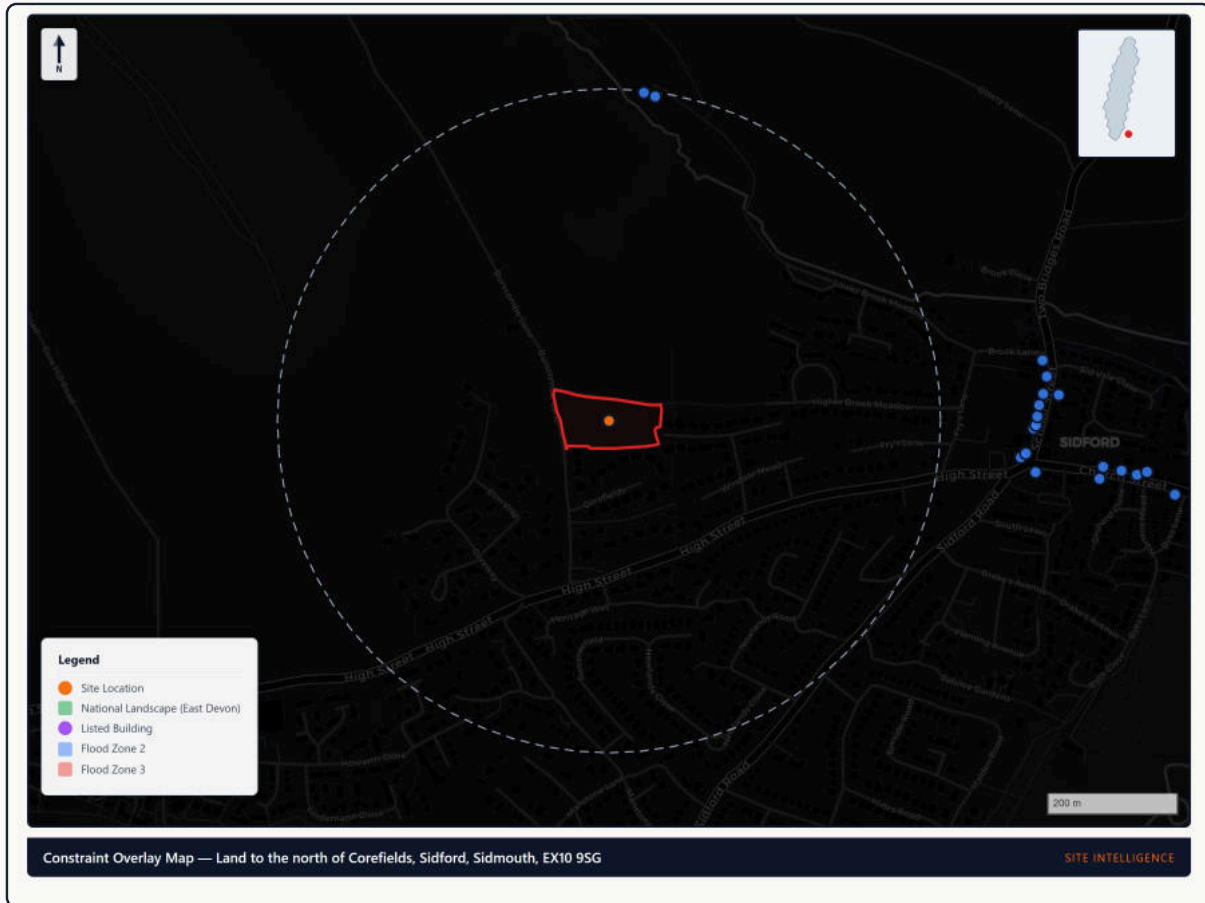
Site Location

Contains OS data © Crown copyright and database rights



Site Boundary Plan

Contains OS data © Crown copyright and database rights



Site Constraints

Contains OS data © Crown copyright and database rights

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
Gross Floor Area	1,275 sqm
Site Area	1.08 ha

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.

4 Constraints

Active constraints: AONB / National Landscape. These constraints will influence the development strategy, design approach, and cost assumptions.

5 Market Context

MEDIAN £550k	MEAN £510k	DETACHED £550k
------------------------	----------------------	--------------------------

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.

6 Infrastructure

6.1 Grid Capacity

Distribution Network Operator	National Grid Electricity Distribution
Nearest Substation	Substation data not publicly available from National Grid Electricity Distribution
Substation RAG	amber
Demand Headroom	66.6

6.2 Ground Conditions

Bedrock Geology	Sidmouth Mudstone Formation
Superficial Deposits	None recorded at this location
Made Ground	Not recorded

7 Flood Risk

Flood Zone	1
Surface Water Risk	Very Low
Historic Flooding	No recorded events

8 Development Options

The recommended scheme for this site has been derived through the Site Intelligence scheme optimisation process, which calculates achievable density based on site area, area type, and active planning constraints. The full analysis is set out in the Scheme Recommendation Report.

9 Financial Appraisal

Item	Low	Central	High
Gross Development Value (GDV)	£8.4m	£8.6m	£8.8m
Total Development Cost (TDC)	£3.8m	£3.8m	£3.8m
Residual Land Value	£3m	£3.1m	£3.3m

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.

PROFIT ON COST

45.4%

BUILD COST / SQM

£1,845

This LPA presents moderate appeal risk, with a 30.7% overturn rate across 626 appeals. This informs the strategic risk profile for this development.

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

East Devon scored **118%** on the Housing Delivery Test, with no HDT consequences. This is a material consideration for housing delivery proposals at this location.

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

East Devon has a 9.7% refusal rate, below the national average of 12.4%. This context informs the risk assessment for this development.

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

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

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

At 15 dwellings, this is a major application likely to be determined by planning committee. As a major application, committee determination is likely. Pre-application engagement should address common member concerns.

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

The residual method deducts total development cost and a competitive developer return from gross development value to derive residual land value.

10 Constraint Analysis

Constraint	Status	Statutory anchor / NPPF
AONB / National Landscape	Engaged	NPPF 189-191
Scheduled Monument	Engaged	Ancient Monuments Act 1979

11 Policy Analysis

11.1 National policy (NPPF Dec 2024)

The substantive sections of this report apply the relevant NPPF Dec 2024 paragraphs to the site context — refer to in-text citations and the bibliography for the full list of paragraphs relied on.

11.2 Local policy (East Devon District Council Local Plan)

Local plan policy analysis is provided in the substantive sections where each policy is engaged. The full list of East Devon District Council Local Plan policies relevant to this proposal is set out in the bibliography.

12 Risk Assessment

Risk register not yet populated for this report. The substantive sections that follow contain risk-relevant evidence. A consolidated risk register is provided in the **Risk Summary Sheet** (where bundled) or can be commissioned as an add-on.

13 Recommended Next Steps

Specific next steps for this report are set out in the Conclusions section. For a consolidated cross-bundle action list, see the **Next Steps** report (where bundled) or commission as an opt-in add-on.

14 Recommended Strategy

Proceed Cautiously — Clear Watch Gates Before Material Spend

The Decision Framework identifies one or more WATCH gates. The recommended strategy is to clear those gates through the next-spend recommendation listed against each before authorising stage-3 (architect) or stage-4 (pre-application) work. Strong viability raises the prize but does not change the route.

Decision Gates

Five gates governing whether further consultant spend is justified. Status is OPEN, WATCH, or BLOCKING; evidence is drawn from the desktop intelligence base; next-spend bands are indicative UK consultant fees as at the date of this report. The full framework — including stop / proceed criteria — is rendered at the front of the bundle in the Strategic Decision Summary.

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

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

Indicative Programme

Indicative programme that follows from the recommended route at the front of the bundle. Durations are nominal; actual programme depends on LPA response times and consultant lead-in. When any Decision Gate above is BLOCKING, the route inverts to a strategic- options review rather than a planning-application sequence.

RECOMMENDED ROUTE

Pre-app + landscape-led full application

Indicative Stages

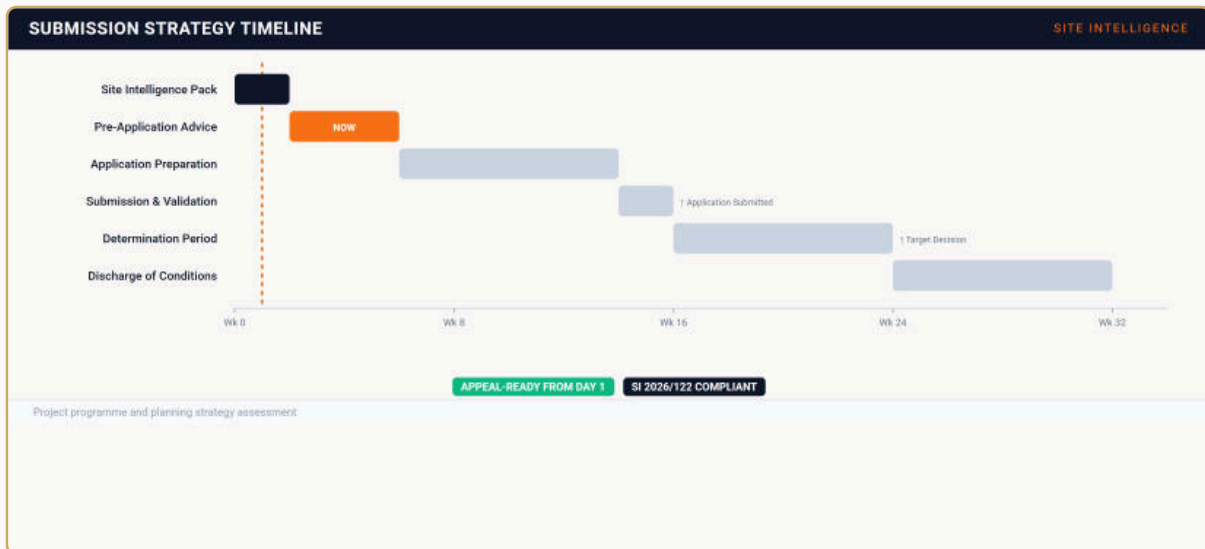
- | | |
|------|------------|
| 1. — | Week 0–2 |
| 2. — | Week 2–4 |
| 3. — | Week 4–6 |
| 4. — | Week 6–10 |
| 5. — | Week 10–16 |
| 6. — | Month 4 |

Spend-Control Strategy

Five-stage authorisation ladder. Each stage is gated by a specific decision rule that names the gate(s) that must clear before authorising the next stage of consultant spend. This is the delivery-side companion to the Decision Gate table — gates frame what is unknown; the spend-control ladder frames what to spend next, and how much, to clear each gate.

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

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



Submission Timeline

First Four Weeks – Action Plan

The actions below set out what the project team should commission in the four weeks following issue of this report. The plan follows from the Decision Framework verdict on the previous page; if the planning gate is blocking, the spine of the plan is route resolution and a pre-application question pack, not architect appointment. The architect remains the lead designer; this report does not produce layouts or sketches.

Week 1	<p>Brief the planning consultant.</p> <p>Confirm the route is testable and identify the watch-gate evidence required to clear it.</p>
Week 2	<p>Assemble pre-application question pack and instruct the surveys identified by the consultant as load-bearing for pre-app.</p>
Week 3	<p>Hold the LPA pre-application meeting.</p> <p>Architect can be appointed in parallel for an early constraint workshop, NOT for layout design.</p>
Week 4	<p>Reconcile pre-app feedback against the watch-gate evidence.</p> <p>Re-test the route assumption; commit only when the gate clears.</p>

Architect Role and Handover

The architect is the lead designer and remains the author of every layout, massing study and concept sketch on this project. This report is a desktop intelligence pack issued before concept design starts;

it does not produce sketches, layouts, or massing options, and nothing in it should be interpreted as a fixed design instruction. The architect should be appointed against a constraint-led brief — the briefing notes in the Planning Strategy Advisory are written to be handed to the architect at appointment.

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.

Reassessment Triggers

The recommendation above is conditional on the desktop evidence available at the date of issue. The list below names the evidence that, if it surfaces, should trigger a re-assessment. If any of these arrives during the action plan above, the project team should pause and re-run the recommendation.

- LPA confirms a different policy route at pre-application than the route assumed in this report.
- A site-specific survey returns a constraint that the desktop datasets did not capture (e.g. a non-statutory ecological designation, a contaminated-land flag).
- Comparable evidence updates materially (e.g. a new local sale at a higher price band; a Land Registry New Build Premium series update).
- A material change in the brief — different dwelling count, different typology, different tenure mix — re-opens the appraisal.
- A revised cost pack from a QS materially shifts TDC outside the low-high band on the Strategic Decision Summary.
- Affordable-housing or s106 / CIL position shifts (e.g. LPA re-adopts a charging schedule or revises the AH percentage).

Do Not Commission Yet

The action plan above sets out what the project team should commission in the four weeks following issue. Equally important is naming what **not** to commission until the planning route is confirmed and the finance case has been verified. Premature spend on the items below is the most common way a Green Belt site bleeds money before the decision question has even been answered.

- ✗ Full planning drawings — wait for the route review to confirm the brief is supportable before instructing.
- ✗ Full planning application suite (DAS / Planning Statement / Heritage / Transport / Drainage / etc.) — these stack to £40-100k+ and are wasted if the route is wrong.
- ✗ Detailed engineering / civils design — desktop concept sketches are sufficient for the strategic options review.
- ✗ Land acquisition based on the central RLV until a QS cost plan and MRICS / agent GDV verification have been completed.
- ✗ Bidding on the assumption that the tilted balance (HLS or HDT) overrides Green Belt VSC harm — it does not (NPPF Dec 2024 para 11(d)(i) footnote 7).
- ✗ Pre-application engagement until the route question is properly framed and the strategic options review is complete — otherwise the LPA fee buys an indicative officer 'no' rather than a route-test.

15 General Desktop Limitations

15.1 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

15.2 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

15.3 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

15.4 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)

15.5 Changes That Would Require Update

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

- Market conditions change materially
- Planning policy or guidance changes
- New site constraints identified
- Delivery route or phasing changes
- Funding or finance structure changes
- Pre-application feedback received

16 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.

16.1 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.

16.2 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

17 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.

18 Update Triggers

Validity Period: 6 months from date of issue.

Development Strategy 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.

- Market conditions change materially
- Planning policy or guidance changes
- New site constraints identified
- Delivery route or phasing changes
- Funding or finance structure changes
- Pre-application feedback received

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.

19 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-strategy 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 Strategy 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 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-
DevelopmentStrategy-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.