
Risk Summary Sheet

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

Per-category risk ratings (LOW / MEDIUM / HIGH / FAVOURABLE) and £-impact ranges follow in Section 4. Use this sheet to prioritise pre-application surveys, scope specialist instructions and frame lender / IC briefings. Desktop assessment only — specialist verification required before reliance.

Report	Risk Summary Sheet
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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2 Site Overview

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Local Planning Authority	East Devon District Council
Proposed Dwellings	15
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3 Key Statistics

PROPOSED UNITS

15

HOUSING LAND SUPPLY

2.97 years

GDV (CENTRAL)

£8.6m

4 Risk Assessment Summary

Traffic light ratings below summarise the assessed risk level for each category based on desktop analysis. Specialist surveys may refine these assessments.

Category	Level	Finding	£-impact	Mitigation
Flood Risk	LOW	Flood Zone 1	Nil	Standard SuDS strategy
Heritage	HIGH	Scheduled monument in proximity	£3-15k + design constraints	Heritage Impact Assessment by IHBC-accredited specialist
Ecology	HIGH	11 SAC, 7 SPA within search area	£15-40k + HRA	HRA + nutrient/Phosphate credits + mitigation strategy
Green Belt	LOW	Site not within Green Belt	Nil	Standard policy approach
Contamination	LOW	Subject to Phase 1 desk study	£500-2k (Phase 1)	Phase 1 desk study only
Transport	MEDIUM	PTAL 1a (Accessibility Index: 2.19)	£3-12k/unit (\$278 + parking)	Transport Statement + parking standards review
Planning Policy	VOURAB	Tilted balance engaged (2.97 years HLS)	Tilted balance unlocks viability	Cite NPPF Dec 2024 paragraph 11(d) tilted balance + HLS shortfall
Settlement	MEDIUM	Settlement boundary status: data not available — verify against LPA boundary	Pre-app required; design review	Pre-application advice; verify boundary status

5 2026 Regulatory Exposure

Live regulatory positions affecting this site under 2024-2026 policy / statutory shifts. Each item carries status, financial impact, and mitigation. Engaged + applies items belong in the IC paper / lender pre-screen.

2026 REGULATORY EXPOSURE

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

ID	Item	Status	Impact	Mitigation
REG-001	NPPF Dec 2024 — 5YHLS status	OTENTIA	5YHLS data not publicly available at date of assessment — verify via LPA AMR	Pre-application advice; cite HDT as fallback regulatory anchor
REG-004	BNG (Biodiversity Net Gain) — mandatory 10% gain	APPLIES	Site ≥ 0.2 ha — onsite-first hierarchy; offsite credits £20-30k/unit market or £42k+ statutory; 30-year HMMP	Baseline metric assessment + onsite delivery plan; offsite credit market check; conservation covenant heads of terms
REG-006	Building Safety Levy (from 1 October 2026)	APPLIES	≥ 10 dwellings (or ≥ 30 PBSA bedspaces) — Building Safety Levy applies from 1 Oct 2026. Phased / linked permissions count cumulatively. AH exempt; mixed-tenure schemes pay only on the market-tenure dwellings	Levy rate per LA published from August 2026; budget per dwelling in TDC. AH-led schemes should isolate market-tenure exposure
REG-007	Future Homes Standard 2025 (Part L)	APPLIES	+£4,350/dwelling = £65,250 total. Heat pump + PV + fabric improvements + MVHR per DLUHC Impact Assessment	Energy Statement compliant with Part L 2025; air-source heat pump + PV roof allocation; SAP 10 calculations
REG-009	AHP Grant — SAHP 2026-2036 inclusion in GDV	OTENTIA	Homes England Social and Affordable Homes Programme 2026-2036 grant rates — typically lift policy-compliant RLV by 8-15% on borderline sites. Grant forms part of GDV per PPG paragraph 012 (16 Dec 2025)	Confirm grant rate via Homes England panel partner OR registered provider partner; include grant in viability appraisal RLV
REG-010	AONB / National Landscape — major-development test (NPPF Dec 2024)	APPLIES	Site within or adjacent to AONB AND scheme is 'major' (≥ 0.5 ha or ≥ 6 dwellings) — National Landscape major-development test applies; refused unless exceptional circumstances	Demonstrate exceptional circumstances per the NPPF Dec 2024 National Landscape major-development test (need; alternatives; environmental moderation); landscape-led design; reduce density if possible (typical 40-60% reduction)

Sources cited per row. Verify against current LPA AMR / DEFRA / Homes England / Natural England registers before commitment. Generated 2026-05-05T21:48:16.307074+00:00.

Cross-Domain Risk Cascades

The following constraint interactions have been identified where multiple site factors compound to create amplified risk or value effects:

Type C — 2 constraints compress buildable area/density

Type D — 1 constraint(s) ADD value to the scheme

6 Scope and Limitations

- This summary is derived from a Stage 1 desktop intelligence report using publicly available data sources. It does not include site-specific surveys, intrusive investigations, or specialist field work.
- The findings reflect conditions and information available at the date of preparation. Conditions may change, and this summary should be reviewed if there is a material change in circumstances or after 12 months, whichever is sooner.
- This summary should be read alongside the full technical reports for detailed methodology, evidence, and caveats. Specialist professional advice should be sought for specific matters.

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PREPARED FOR **Sample Client**

PREPARED BY

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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