
Technical Summary

Constraints Checklist & Survey Requirements

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

Client: **Sample Client**
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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 Technical Summary is a Tier-1 desktop constraints checklist that scopes the specialist surveys triggered by the site — including ground risk (Phase 1 desk study), drainage (FRA where flood-zoned), ecology (PEA), highways, arboriculture (BS 5837), heritage and utilities — and identifies the specialist sign-offs required before pre-application or planning submission. The proposal for 15 dwellings at Corefields is capable of delivering high-quality, landscape-led design within the East Devon National Landscape.

Report	Technical 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.

Assessment Summary

ITEMS ASSESSED

8

RED FLAGS

1

AMBER ITEMS

4

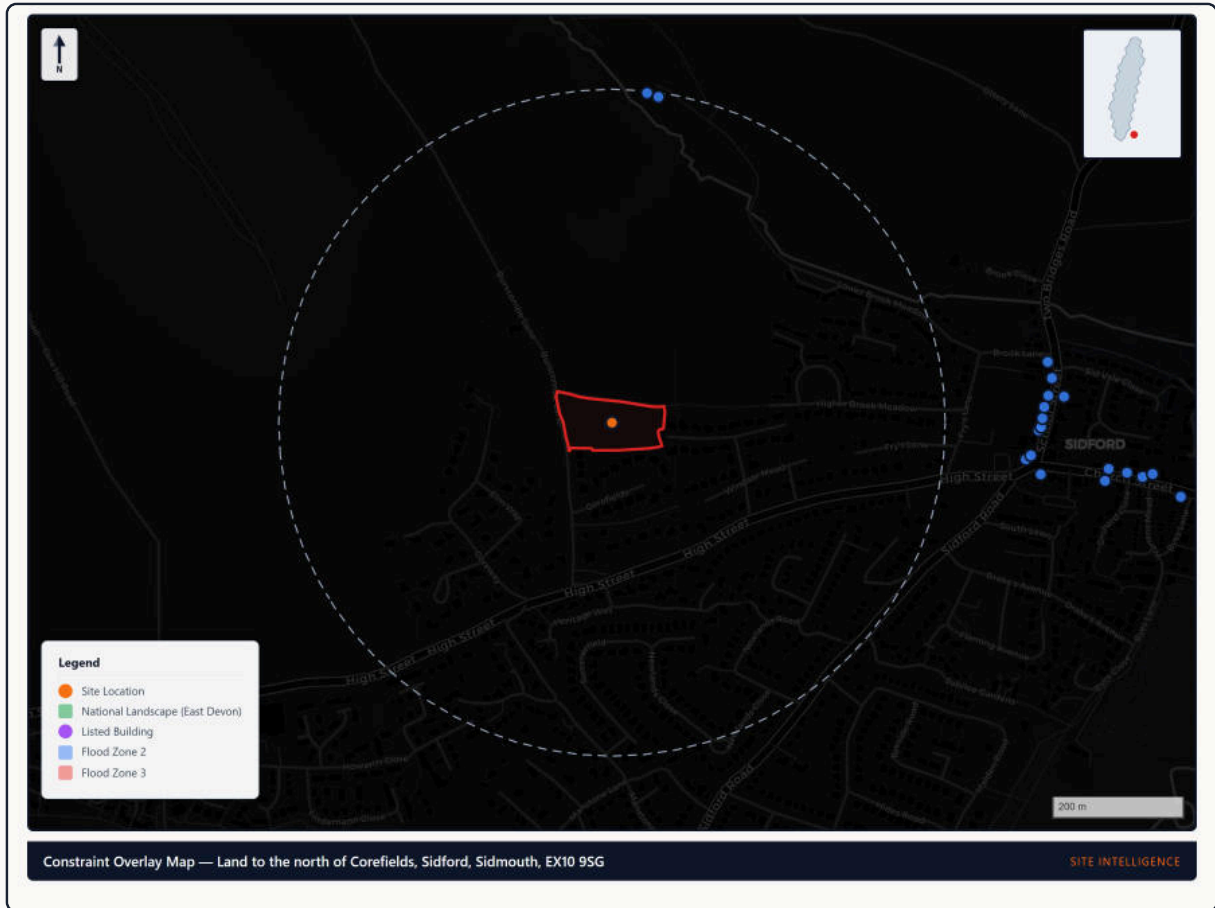
GREEN / CLEAR

3

Constraints & Survey Checklist

Each constraint has been assessed against published data sources (BGS, EA, Historic England, Natural England, DfT, ONS). Items flagged RED or AMBER require specialist investigation before planning submission.

Category	Finding	RAG	Action Required	Survey
Ground Conditions	Bedrock: Sidmouth Mudstone (Mudstone) Formation	GREEN	Risk: LOW	Standard — no investigation needed
Flood Risk	Flood Zone 1	GREEN	No flood constraint	None required
Flood Risk	Surface water: Very Low	GREEN	SuDS strategy required for all development	Drainage Strategy
Ecology	101 designated, 18 European (SPA/SAC)	AMBER	HRA screening + mitigation contributions likely	Preliminary Ecological Appraisal + BNG Assessment
Heritage	25 heritage assets. Nearest: BROOK FARMHOUSE (Gr II, 493m); OUTBUILDING OF BROOK FARMHOUSE TO WEST (Gr II, 497m); CORNERWAYS (Gr II, 623m)	AMBER	Heritage Impact Assessment + setting analysis required	Heritage Statement
Transport	PTAL 1a (Accessibility Index: 2.19)	AMBER	Full parking provision required	Transport Statement
Airport Safeguarding	Exeter — inner zone	AMBER	Aerodrome safeguarding consultation required for buildings exceeding height thresholds	Aerodrome Safeguarding Assessment
Landscape	AONB / National Landscape	RED	Major development test (NPPF 190) — landscape-led design	LVIA (GLVIA3 methodology)



Constraint Overlay Map
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Ground Conditions

Ground conditions at Land to the N of Corefields, Sidford do not present a fatal constraint to residential development. The site is underlain by the Sidmouth Mudstone Formation with no superficial deposits or recorded made ground. Foundations are likely to comprise conventional strip or trench-fill bearing onto weathered or competent mudstone, with depth governed by any shrinkable horizon and boundary trees per NHBC Standards 2026. Contamination risk profile is mixed-moderate (CSM-001 + CSM-003 at moderate-low, CSM-002 at moderate); the site is a long-standing agricultural field with no recorded historic landfill within 2km, no former industrial use, and no high-risk source-pathway-receptor linkage identified. No BGS borehole records fall within the 500m search radius, so ground conditions are characterised from regional 1:50,000 mapping. Strata thickness, weathering depth, rockhead level and bearing parameters cannot be confirmed at desktop stage. A slope-stability flag is recorded for this valley-side setting at approximately 97 m AOD and requires Phase 2 confirmation per BS 5930:2015+A1:2020. The potentially gypsiferous mudstone requires sulphate assessment (BRE Special Digest 1) to confirm concrete specification. Full radon protective measures are required under Approved Document C — a Building Regulations design matter, not a development constraint. Phase 2 ground investigation, targeted contamination sampling under LCRM, and sulphate testing are recommended to close remaining data gaps.

Foundation abnormal cost: Worcester project hit 'not in mapping' — estimated impact: +£25/sqm

Flood Risk & Drainage

The site occupies Flood Zone 1, the lowest-risk category, at approximately 97 m AOD on the valley-side position well above the River Sid floodplain.

Ecology & Biodiversity

The site comprises improved grassland of low ecological distinctiveness.

Note: 101 designated sites identified within the search radius (18 European). The ecological appraisal indicates impacts are manageable through standard mitigation measures (SANG/SAMM contributions, seasonal survey windows, 10% BNG).

Heritage

The site lies outside any Conservation Area and is surrounded by 25 designated heritage assets, comprising 24 listed buildings and one scheduled monument, all more than 490m distant. The section 66(1) duty applying to listed buildings can be satisfied on the desktop evidence, though final discharge requires a Heritage Impact Assessment with on-site setting analysis. The section 72(1) Conservation Area duty is not directly engaged, as the site lies outside any designated area and Sidford Conservation Area, approximately 571m distant, shows no obvious character or appearance effect.

Transport & Access

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Note: PTAL grade 1a indicates low public transport accessibility (shown as AMBER in the checklist). Full parking provision will be required. A Transport Statement should assess trip generation and highway capacity.

Cross-Domain Alerts

Compound effects identified by cross-referencing multiple data sources. These are insights that would not be visible from any single specialist assessment.

2 constraints compress buildable area/density

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

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

Indicative Abnormal Cost Summary

ABNORMAL PREMIUM

+£55/sqm

PER-DWELLING EXTRAS

+£12,000

Indicative desktop estimates based on cross-domain analysis. Confirm all figures with specialist quantity surveyor and relevant consultants before budgeting. Cost premiums from heritage materials and AONB vernacular specification are percentage-based and not included in the per-sqm figure above.

Abnormals Matrix — £/unit (Tier 1 desktop)

Eight industry-standard abnormals categories with central £/unit estimate

1. confidence range, named Tier-2 specialist, and instruction-to-deliverable

lead time. Confirm each line with the relevant specialist before bid commitment.

ABNORMALS PER DWELLING — TIER 1 DESKTOP ESTIMATE Central

Eight industry-standard categories. Confirm with Tier-2 specialist investigation before bid commitment. £44k

Range £23k – £69k

ID	Category	Status	£/unit (central + range)	Tier-2 specialist	Lead
ABN-001	Flood Risk / SuDS Engineering	LOW/NIL	£0 £0-£0	Drainage Engineer (CIRIA C753)	6 wks
ABN-002	Ground Conditions / Foundations	LOW/NIL	£3k £500-£5k	Geotechnical Engineer (BS 8002 / BRE 365)	8 wks
ABN-003	Drainage / SuDS / S104 Adoption	APPLIES	£5k £2k-£6k	Drainage Engineer + Water Authority pre-dev	6 wks
ABN-004	Off-site Utility Reinforcement	APPLIES	£5k £2k-£8k	Utility Co. pre-development teams (DNO / WSP / GTC)	8 wks
ABN-005	Highways / S278 Mitigation	APPLIES	£9k £3k-£12k	Transport Consultant + LHA pre-app	6 wks
ABN-006	Archaeology / Ecology Mitigation	ENGAGED	£12k £8k-£20k	Archaeologist (CifA) + Ecologist (CIEEM)	8 wks
ABN-007	BNG (offsite credits / market)	APPLIES	£8k £4k-£12k	Ecologist (CIEEM) + BNG broker	6 wks
ABN-008	FHBS 2027 / Part L (heat pump + PV + fabric)	APPLIES	£4k £4k-£6k	M&E Consultant + SAP Assessor (Part L 2021/2023 interim)	4 wks

Programme implication. Longest single lead time among triggered abnormals: **8 weeks** (specialist instruction-to-deliverable cycle). Build cost premium of **£44k/dwelling** (× 15 units = **£665k total**) folds into the abnormals line of the residual land value appraisal — see Risk and Cost callouts on the Decision Pack one-pager.

2026 Regulatory Exposure

Live policy / statutory positions affecting the technical scope, fees, and programme. Each item carries status, financial impact, and mitigation.

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	POTENTIAL	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	POTENTIAL	Homes England Social and Affordable Homes Programme 2026-2036 grant rates — typically lift policy-compliant RLV by 8-15% on borderline sites. Grant forms part of GDV per PPG paragraph 012 (16 Dec 2025)	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.

Tier-2 Specialist Scope-of-Works

Procurement schedule — discipline, deliverable, industry-anchored fee range, instruction-to-deliverable lead time, dependencies. Sequence by the dependency column where indicated.

POTENTIAL DOWNSTREAM SPECIALIST INPUTS

Tier-1 desktop output — third-party specialist inputs that may be required across the project lifetime. 9 likely required at this constraint profile; 4 optional based on further triggers. Final scope is set by each specialist on instruction.

Indicative third-party specialist envelope
£24k – £69k

Discipline	Deliverable	Fee range	Lead time	Dependencies
Phase 1 Contaminated Land Desk Study	BS 8576 / Land Contamination Risk Management report	£2k–£4k	4-6 weeks	None — runs first; informs Phase 2 GI scope
Drainage Strategy + S104 / S106 negotiation	Sewerage Adoption Code-compliant strategy + utility liaison	£4k–£8k	6-10 weeks	Phase 2 GI infiltration tests if SuDS-relevant
Transport Statement / Assessment	Transport Statement (small) or Transport Assessment (≥80 dwellings)	£3k–£12k	6-8 weeks	LHA pre-application advice; runs parallel to drainage
Preliminary Ecological Appraisal	PEA + extended Phase 1 habitat + protected species walkover	£2k–£4k	4-6 weeks (seasonal — see survey windows)	None — runs parallel; outputs feed BNG metric
Heritage Statement / Heritage Impact Assessment	GPA3-compliant statement + setting analysis	£2k–£6k	4-6 weeks	Pre-application heritage officer engagement
Habitat Regulations Assessment (HRA)	HRA screening + appropriate assessment	£3k–£8k	6-10 weeks	PEA must complete first; nutrient credits if catchment moratorium
Landscape and Visual Impact Assessment	GLVIA3-compliant LVIA + photomontages	£4k–£12k	6-10 weeks	Topographic survey + arboricultural survey
BNG Metric + 30-yr HMMP	Statutory Biodiversity Metric + Habitat Management & Monitoring Plan	£4k–£10k	6-8 weeks	PEA must complete; offsite credit market check
Energy Statement (Future Homes Standard 2025)	Part L 2025 SAP 10 calcs + heat-pump + PV strategy	£2k–£5k	4 weeks	Architect's Stage 2-3 design

Optional disciplines (constraint not currently triggered):

Phase 2 Ground Investigation · Flood Risk Assessment · Arboricultural Impact Assessment · Building Safety Act Gateway 2 Pack

Procurement note. Fee ranges are industry-anchored (CifA, CIEEM, RTPI, ICE, BSR published rates 2025-26). Sequence per the dependency column — dependencies that block downstream work should be instructed first. Lead times assume start-on-instruction; LPA / LHA / utility pre-application response timelines run in parallel.

Recommended Specialist Investigations

- **Drainage Strategy:** Triggered by Surface water: Very Low. SuDS strategy required for all development.
- **Preliminary Ecological Appraisal + BNG Assessment:** Triggered by 101 designated, 18 European (SPA/SAC). HRA screening + mitigation contributions likely.
- **Heritage Statement:** Triggered by 25 heritage assets. Nearest: BROOK FARMHOUSE (Gr II, 493m); OUTBUILDING OF BROOK FARMHOUSE TO WEST (Gr II, 497m); CORNERWAYS (Gr II, 623m). Heritage Impact Assessment + setting analysis required.
- **Transport Statement:** Triggered by PTAL 1a (Accessibility Index: 2.19). Full parking provision required.
- **Aerodrome Safeguarding Assessment:** Triggered by Exeter — inner zone. Aerodrome safeguarding consultation required for buildings exceeding height thresholds.
- **LVIA (GLVIA3 methodology):** Triggered by AONB / National Landscape. Major development test (NPPF 190) — landscape-led design.

Supporting Documents

- Planning Statement — full NPPF policy analysis and planning balance
- Flood Risk Assessment — Sequential/Exception Test, SuDS, climate change
- Heritage Statement — significance, setting analysis, NPPF Chapter 16 (Conserving and enhancing the historic environment, Dec 2024)
- Transport Statement — accessibility, trip generation, NPPF Dec 2024 paragraph 115 (assessing sites) and paragraph 116 (highways acceptability)
- Preliminary Ecological Appraisal — designated sites, species, BNG
- Geotechnical Desk Study — ground conditions, foundation recommendations
- LVIA — landscape character, visual impact, mitigation strategy
- Development Finance Summary — viability with cross-domain cost analysis

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- 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.
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PREPARED FOR **Sample Client**

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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