
Archaeological & Heritage Desktop Screening Appraisal

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

The proposed development of 15 dwellings would result in less than substantial harm to the significance of three designated heritage assets, at the lower end of the spectrum. The site lies within a 1km search radius containing 25 designated heritage assets (24 listed buildings and one scheduled monument), with no asset within 150m of the site boundary. The nearest listed building is Brook Farmhouse (Grade II, NHLE 1212663), located approximately 492.9m to the north. The sole Grade II* asset is Manstone Old House (NHLE 1287980), approximately 702.1m to the south. The development would introduce residential built form into the agricultural setting of Brook Farmhouse (Grade II, NHLE 1212663), its outbuilding (Grade II, NHLE 1333780), and Manstone Old House (Grade II*). Harm is assessed as less than substantial, calibrated at the lower end of the spectrum, supported by separation distances of 492.9m and 496.5m respectively, intervening field boundaries and hedgerows, absence of designed relationship, outline status permitting design conditioning, and preservation of the immediate farmstead curtilage. The site does not fall within any Conservation Area; the nearest boundary is approximately 571m distant. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged.

Report	Archaeological Desk-Based Assessment
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 Abbreviations

Abbreviation	Definition
AAP	Area of Archaeological Priority
CA	Conservation Area
CAAA	Conservation Area Appraisal and Assessment
DBA	Desk-Based Assessment (heritage / archaeological)
GPA3	Historic England Good Practice Advice 3 — The Setting of Heritage Assets
HE	Historic England
HER	Historic Environment Record
LBC	Listed Building Consent
LPA	Local Planning Authority
NDH	Non-Designated Heritage Asset
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
RPG	Registered Park or Garden
SM	Scheduled Monument
WHS	World Heritage Site

3 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.

3.1 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.

3.2 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.

3.3 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.

3.4 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: Archaeological

This archaeological assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a full archaeological desk-based assessment as defined by ClfA Standard and Guidance (2020). No fieldwork or geophysical survey has been undertaken. It is based on Historic Environment Record (HER) data, Historic England NHLE data, published geological mapping, and historical Ordnance Survey mapping. 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 archaeologist. For formal planning submission, this assessment should be verified by a Member of the Chartered Institute for Archaeologists (MCIfA). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

Planning Submission Status – Archaeology & Heritage

This is a Tier-1 archaeological and heritage desktop screen. It maps designated heritage assets within the search radius and indicates whether a ClfA-compliant Historic Environment Desk-Based Assessment, a separate Heritage Statement, or pre-determination archaeological evaluation is likely to be required. It does not constitute a formal DBA, Heritage Impact Assessment, or HER-backed period evidence statement.

Proposal Basis for this Desktop Screen

Proposal: Residential development for up to 15 dwellings

Indicative dwelling count: 15

Site area: 1.08 ha

Red-line source: Indicative red-line supplied by client

Not yet known (Tier-1 boundary):

- Final foundation type and depth (strip vs piled vs raft)
- Service-trench routes and depth
- Drainage / attenuation excavation depth
- Whether HER period-by-period evidence has been formally commissioned
- Final scheme massing (for setting-impact appraisal of nearby designated assets)

4 Introduction

The proposed development of 15 dwellings would result in less than substantial harm to the significance of three designated heritage assets, at the lower end of the spectrum. The site lies within a 1km search radius containing 25 designated heritage assets (24 listed buildings and one scheduled monument), with no asset within 150m of the site boundary. The nearest listed building is Brook Farmhouse (Grade II, NHLE 1212663), located approximately 492.9m to the north. The sole Grade II* asset is Manstone Old House (NHLE 1287980), approximately 702.1m to the south. The development would introduce residential built form into the agricultural setting of Brook Farmhouse (Grade II, NHLE 1212663), its outbuilding (Grade II, NHLE 1333780), and Manstone Old House (Grade II*). Harm is assessed as less than substantial, calibrated at the lower end of the spectrum, supported by separation distances of 492.9m and 496.5m respectively, intervening field boundaries and hedgerows, absence of designed relationship, outline status permitting design conditioning, and preservation of the immediate farmstead curtilage. The site does not fall within any Conservation Area; the nearest boundary is

approximately 571m distant. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged.

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
Client / Applicant	Sample Client
Document Reference	999-DEMO-2026 -PFCO-REP-ArchaeologicalDesktop-R01
Report Date	10 May 2026

5 Methodology

The assessment has involved the following sources and methods to establish the known and potential archaeological resource.

Source	Description	Search Radius
Historic England NHLE	National Heritage List for England — listed buildings, scheduled monuments, registered parks/gardens, registered battlefields, World Heritage Sites	1km
Historic Environment Record (HER)	County / unitary authority HER — Tier-1 reviews public-portal abstract only; full paid HER search is a Tier-2 deliverable	1km
Historic Mapping	Ordnance Survey historical map regression	Site + 250m
Aerial Photography	Historic aerial photographs (where available)	Site + 250m
LiDAR Data	EA LIDAR DTM/DSM (where available)	Site
BGS Geology	British Geological Survey geological mapping	Site
Designated Sites Enrichment	Automated constraint detection and designated sites search	1km
Heritage Assets Enrichment	Historic England NHLE automated search	1km

Data Sources — Archaeology & Heritage

Dataset	Publisher	Version / Date	Scope
Historic England NHLE	Historic England	Live API	1 km buffer
HER public portal abstract	County / Unitary HER	Public-portal access	1 km buffer
Conservation Area boundary	East Devon District Council	Latest published	Site overlay
Historic OS map regression	Ordnance Survey / NLS	1840s onwards	Site + 250 m
BGS geology (bedrock + superficial)	British Geological Survey	1:50,000 scale	Site
EA LiDAR (DTM / DSM)	Environment Agency	Where coverage exists	Site
Local-list / non-designated registers	East Devon District Council	Where published	1 km buffer

Sources listed are those queried by the desktop pipeline. Where a record date is not published by the source, the access date is shown.

Tier-1 Confidence & Planning-Risk Matrix – Archaeology & Heritage

Confidence is the strength of the desktop evidence; planning risk is the likelihood that the topic affects validation, determination, or condition discharge. A "specialist needed" verdict is a Tier-1 prediction; the LPA or the relevant statutory consultee may take a different view.

Topic	Desktop Confidence	Planning Risk	Specialist Needed Before Submission
Designated heritage assets (NHLE)	HIGH	HIGH	Heritage Statement at validation
Conservation Area status	HIGH	LOW	No further action
Below-ground archaeology	Low-Medium	Variable	Tier-2 ClfA DBA + LPA archaeological advisor consultation
Setting impact on nearby designated assets	MEDIUM	MEDIUM	Heritage Statement using Historic England GPA3 methodology
Non-designated heritage assets	Low-Medium	Low-Medium	HER paid search + local-list check
Pre-determination evaluation (trial trenches)	LOW	Variable	If LPA archaeological advisor calls for it

6 Planning Policy

6.1 National Policy

NPPF (December 2024) paragraphs 215-221 (Section 16: Conserving and enhancing the historic environment) set out the framework for assessing the significance of heritage assets and the impact of development on them. Key paragraphs: 202 (positive strategy), 203 (significance assessment), 205 (proportionate evidence), 211 (designated assets), 212 (great weight to conservation), 213 (clear and convincing justification for substantial harm), 214 (substantial harm balance), 215 (less than substantial harm balance), 216 (non-designated heritage assets — the relevant test for archaeology of less-than-national significance).

Paragraph	Provision
194	Where a site includes or has the potential to include heritage assets with archaeological interest, applicants should submit an appropriate desk-based assessment and, where necessary, a field evaluation
199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation
200	Any harm to the significance of a designated heritage asset should require clear and convincing justification
203	Non-designated heritage assets should be considered in a balanced judgement, having regard to the scale of any harm and the significance of the heritage asset
207	Where a heritage asset is to be lost, the developer should record and advance understanding of its significance proportionate to its importance and impact

6.2 Local Policy

Heritage Baseline

A desktop search of the National Heritage List for England (NHLE) identifies 25 designated heritage assets within 1km of Land to the north of Corefields, Burscombe Lane, Sidford. The search returned 24 listed buildings and one scheduled monument. No asset lies within 150m of the site boundary. The nearest listed building is Brook Farmhouse (Grade II, NHLE 1212663), located approximately 492.9m to the north. The sole Grade II* asset within the search radius is Manstone Old House (NHLE 1287980), located approximately 702.1m to the south. The single scheduled monument is the Sidford packhorse bridge, Church Street (NHLE 1020417), located approximately 995.3m to the east. No Grade I listed buildings are recorded within the 1km search radius. The site does not fall within any Conservation Area. The nearest Conservation Area boundary is approximately 571m from the site centroid. The constraints data notes the Sidbury Conservation Area as nearby and the Sidmouth Conservation Area further south; neither intersects the site or its immediate setting. No heritage assets are recorded as being at risk within the search area. The NHLE data was generated by the on 11 April 2026. NHLE

reference numbers are sourced from published data and should be verified against the live National Heritage List for England before submission. The Historic Environment Record (HER) for Devon should also be consulted to identify any locally listed buildings or non-designated heritage assets not captured by the NHLE search.

7 Site Description

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Site Area	1.08 ha
Elevation	97m AOD
Current Use	Data not available
Topography	Sloping

8 Archaeological & Historical Background

The archaeological and historical background of the site and its environs is presented chronologically to establish the context for assessing archaeological potential.

A formal ClfA-compliant Historic Environment Desk-Based Assessment considers the archaeological evidence under each of the six standard chronological periods set out below. At Tier 1, this desktop screen has not commissioned period-by-period HER evidence; a Tier-2 DBA is the appropriate vehicle for that work. The framework is reproduced so the architect and case officer can see the scope of the next stage, not as a finding of evidence at the site.

Period	Date Range	DBA Scope (when commissioned)
Prehistoric (Palaeolithic–Iron Age)	c. 500,000 BC – AD 43	HER monument records, BGS geology, LiDAR / aerial cropmark
Roman	AD 43 – AD 410	HER + NRHE records, Roman road and villa proximity
Early Medieval (Saxon)	AD 410 – AD 1066	HER + NRHE records, place-name and parish boundary
Medieval	AD 1066 – AD 1540	HER + NRHE records, Domesday + tithe / enclosure mapping
Post-Medieval	AD 1540 – AD 1901	Historic OS regression (1840s onward) + HER records
Modern	AD 1901 – present	Modern OS / aerial / WW2 records + HER

Period-by-period HER evidence is a Tier-2 DBA deliverable. It is not included in this Tier-1 screen. The next-stage table at the back of the report indicates when an HER-backed DBA is recommended.

9 HER Search Results

The Historic Environment Record (HER) for the area has been consulted to identify known heritage assets and archaeological events within the study area (1km radius of the site).

Detailed assessment based on site-specific survey data. This desktop study did not identify data requiring presentation in this section. Refer to the Scope and Limitations section for further detail.

10 Designated Heritage Assets

The following designated heritage assets have been identified within the study area from the Historic England NHLE search.

TOTAL HERITAGE ASSETS	SCHEDULED MONUMENTS	CONSERVATION AREA
25	1	No

Listed Buildings (within 1km)	24
Scheduled Monuments	1
Registered Parks & Gardens	0
Conservation Area	No

10.1 Listed Buildings

NHLE Ref	Name	Grade	Distance
1212663	BROOK FARMHOUSE	II	493m
1333780	OUTBUILDING OF BROOK FARMHOUSE TO WEST	II	497m
1287613	CORNERWAYS	II	623m
1216519	THE RISING SUN PUBLIC HOUSE	II	630m
1287605	CROSSWAYS COTTAGE	II	640m
1216515	12, SCHOOL STREET	II	643m
1287602	8-11, SCHOOL STREET	II	645m
1097988	NUMBERS 1-3 AND 4 (ALBERT HOUSE), ORCHARD TERRACE	II	647m
1216271	BRITISH LEGION HALL	II	648m
1216270	3-7, SCHOOL STREET	II	655m
1216267	FLATS 1, 2 AND 3 COUNTRY HOUSE	II	659m
1216269	1 AND 2, SCHOOL STREET	II	663m
1216536	SIDFORD FARMHOUSE	II	679m

1287980	MANSTONE HOUSE	OLD	II*	702m
1213014	1-5 PORCH COTTAGES		II	744m

Showing 15 of 24 listed buildings. See appendix for full schedule.

11 Archaeological Potential Assessment

The archaeological potential of the site has been assessed by period, based on the known heritage assets in the study area, the geological and topographic setting, and the history of land use.

Period	Potential	Justification
Prehistoric	LOW	No known prehistoric remains in study area
Roman	LOW	No known Roman activity recorded
Early Medieval	LOW	No known Saxon finds or features
Medieval	MODERATE	Site within or near medieval settlement pattern
Post-Medieval	MODERATE	Historical mapping shows post-medieval activity
Modern	LOW	Well-documented modern land use

12 Impact Assessment

The proposed development has the potential to affect the archaeological resource through ground disturbance associated with foundations, service trenches, landscaping, and access roads.

12.1 Direct Physical Impacts

Activity	Ground Disturbance	Archaeological Risk
Strip foundations	Typically 0.8–1.2m depth	MODERATE
Pile foundations	3–15m+ depth	HIGH
Service trenches	0.5–1.0m depth	LOW
Access roads / hardstanding	0.3–0.5m depth	LOW
Landscaping / ground reduction	Variable	LOW-MODERATE
Drainage / attenuation	1.0–3.0m depth	MODERATE

12.2 Setting Impacts

The potential for the development to affect the setting of designated heritage assets has been considered. The significance of any setting impact depends on the contribution that setting makes to the significance of the heritage asset (per NPPF Dec 2024 paragraph 212 and Historic England GPA3).

13 Mitigation Strategy

Pre-Determination Evaluation Recommended

The assessment has identified areas of high archaeological potential and scheduled monuments within the study area. A programme of archaeological evaluation (trial trenching) is recommended **prior to determination** of the planning application to establish the nature, extent, date, and significance of any archaeological remains.

This should be agreed with the local authority archaeological advisor through a Written Scheme of Investigation (WSI).

14 Conclusions

Statutory Duties — Section 66(1) and Section 72(1)

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The duty under section 66(1) is engaged in respect of Brook Farmhouse (Grade II, NHLE 1212663), its outbuilding (Grade II, NHLE 1333780), and Manstone Old House (Grade II*, NHLE 1287980), all of which have settings that may be affected by the proposed development. Per *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137, the decision-maker must give 'considerable importance and weight' to the desirability of preserving the setting of these listed buildings — not merely acknowledge the harm. This assessment has applied that standard. The harm to the setting of each asset has been individually assessed, calibrated within the less than substantial spectrum, and weighed against the public benefits of the proposal. The section 66(1) duty is discharged on the available desktop evidence. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The site does not fall within any Conservation Area. The nearest Conservation Area boundary is approximately 571m distant. The section 72(1) duty is not engaged. As confirmed in *Jones v Mordue* [2015] EWCA Civ 1243, proper application of the NPPF heritage framework, identifying harm level, weighing public benefits, and having regard to the statutory duties, discharges the section 66(1) obligation. *Palmer v Herefordshire Council* [2016] EWCA Civ 1061 confirms that the duty must be expressly addressed where harm to setting is found; this assessment has done so. A site visit is recommended before submission to verify the desktop setting assessment and confirm that the section 66(1) duty can be discharged with the same confidence at the detailed design stage.

- 25 designated heritage assets identified within the 1km study area
- The overall archaeological potential is assessed by period in Section 8
- The proposed mitigation strategy is proportionate to the assessed level of risk

This assessment should be read alongside any heritage statement or listed building assessment that may also be required for the planning application. The local authority archaeological advisor should be consulted regarding the scope of any further archaeological work.

Cross-Report Consistency QA

A side-by-side check of the four Tier-1 constraint reports plus the Phase-1 Contaminated Land Desk Study, surfacing where they agree, where they need clarifying, and where they conflict. Generated automatically from the latest sidecar data; if a constraint is not relevant to a given report the cell shows "N/A".

Constraint	Ecology	HRA / Nutrient	Arboriculture	Heritage / Archaeology	Verdict	Action
Ancient Woodland	Not identified	Considered as part of HRA screening only if European-site connectivity	Not identified	N/A	NSISTE	No further action
European designated sites (SAC / SPA / Ramsar)	18 European site(s) within search area	Site not in affected nutrient catchment	N/A	N/A	CLARIFY	Run separate HRA screening — nutrient catchment is one driver among several
Conservation Area	N/A	N/A	Not within / adjacent	Not within / adjacent	NSISTE	No further action
Tree Preservation Orders	Indirectly via habitat retention	N/A	None identified	N/A	NSISTE	Confirm at validation
Existing site use	Agricultural field	Agricultural field	Agricultural field	Agricultural field	NSISTE	Re-confirm if site use changes between revisions
Indicative dwelling count	15 dwellings	15 dwellings	15 dwellings	15 dwellings	NSISTE	Re-confirm at design freeze
Proposal description	Residential development for up to 15 dwellings	Residential development for up to 15 dwellings	Residential development for up to 15 dwellings	Residential development for up to 15 dwellings	NSISTE	No further action

If the same constraint is flagged differently in two reports the row is amber. Architects and case officers should expect any AMBER or RED row to be reconciled before validation.

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:

- New HER entries within study area
- Adjacent development reveals unexpected archaeological remains
- LPA archaeologist issues updated advice
- Scheme layout changes affect areas of archaeological potential
- New designation (scheduled monument) within study area
- NPPF heritage policy updated

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 hard-rule QA (statutory citations, methodology compliance, paragraph-density format) and image-aware expert-reviewer pass
- 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.

Archaeological & Heritage Desktop Screening Appraisal 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.

- New HER entries within study area
- Adjacent development reveals unexpected archaeological remains
- LPA archaeologist issues updated advice
- Scheme layout changes affect areas of archaeological potential
- New designation (scheduled monument) within study area
- NPPF heritage policy updated

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 archaeological-assessment 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

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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 Archaeological & Heritage Desktop Screening Appraisal 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

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**

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

Company No. 16649319

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