
CIL Liability Assessment

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. This CIL Liability Assessment estimates the indicative Community Infrastructure Levy charge for the proposed scheme using the LPA's adopted charging schedule, current indexation, and applicable reliefs. 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.

Report	CIL Liability 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.

Contents

1	Executive Summary	2
1.1	Introduction	4
1.2	Site & Proposal Summary	4
1.3	CIL Charging Schedule	5
1.4	Liability Calculation	6
1.5	Surcharge Exposure	7
1.6	Neighbourhood Allocation	7
1.7	Neighbouring Authority Comparison	7
1.8	Recommendations	8
1.9	Site Context	8
2	General Desktop Limitations	9
2.1	What This Report Does NOT Assess	9
2.2	Data Gaps	9
2.3	Key Assumptions	9
2.4	Specialist Investigation Required	10
2.5	Changes That Would Require Update	10
3	Data Assurance Summary	11
3.1	Internal Data Coverage Summary	11
3.2	Quality Assurance Checklist	11
4	Anticipated Consultee Queries	11
5	Update Triggers	11
6	Important: Limitations, Disclaimers and Conditions of Use	13
7	Constraint Analysis	18
8	Policy Analysis	19
8.1	National policy (NPPF Dec 2024)	19
8.2	Local policy (East Devon District Council Local Plan)	19
9	Risk Assessment	19
10	Recommended Next Steps	19

Desktop Intelligence: CIL Liability

This cil liability assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment provides an indicative CIL liability estimate. CIL calculations are subject to indexation and may change between the date of this assessment and the date of planning permission. It is based on the LPA's published CIL charging schedule, BCIS All-in Tender Price Index, and the CIL Regulations 2010 (as amended). 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. The definitive CIL liability will be confirmed by the charging authority upon the grant of planning permission. Applicants should confirm the current charging schedule with the LPA. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

1.1 Introduction

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.

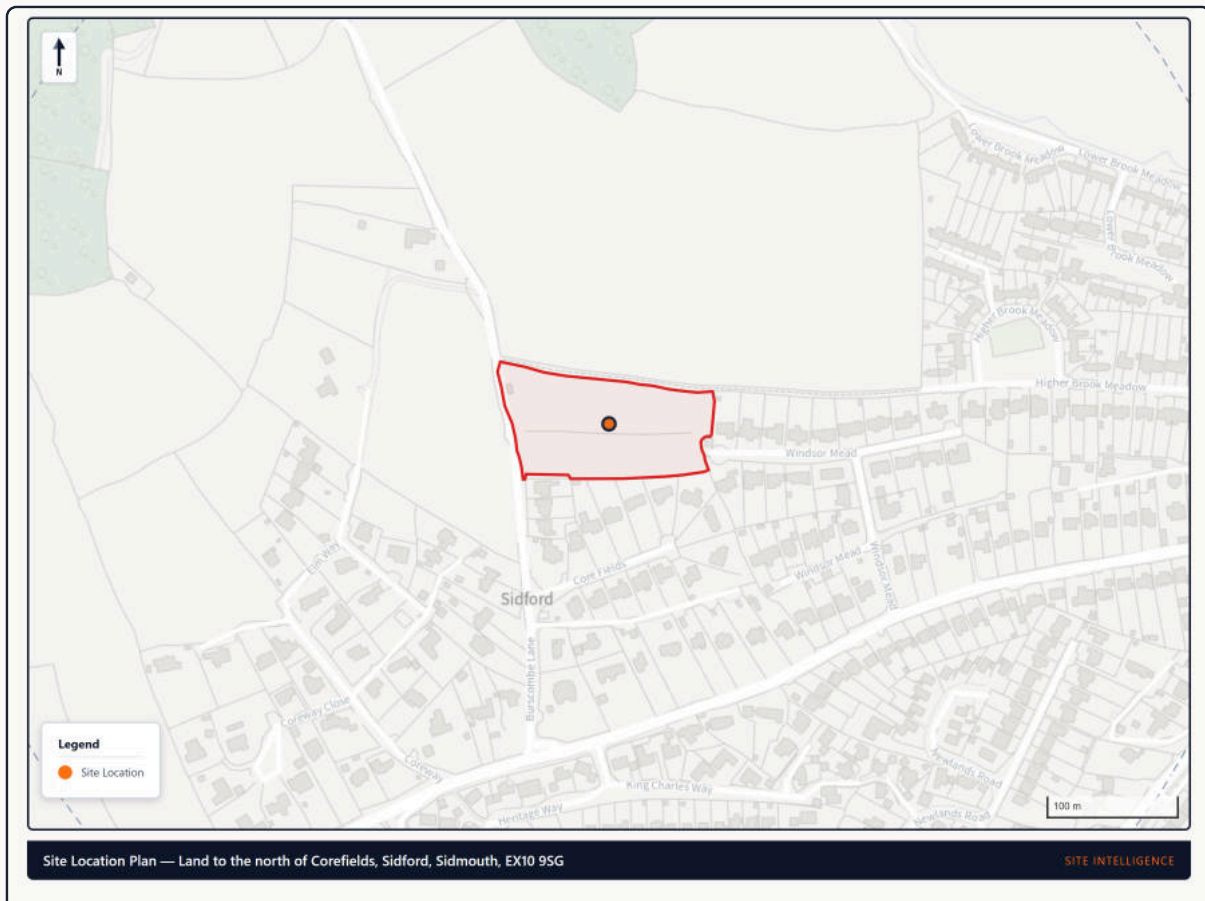
1.2 Site & Proposal Summary

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Local Planning Authority	East Devon District Council
Proposal	Residential development for up to 15 dwellings
Proposed Units	15
Proposed GIA	1,275 sqm
Existing GIA (Lawful Use)	Data not available
Net Additional Floor Area	1,275 sqm

1.3 CIL Charging Schedule

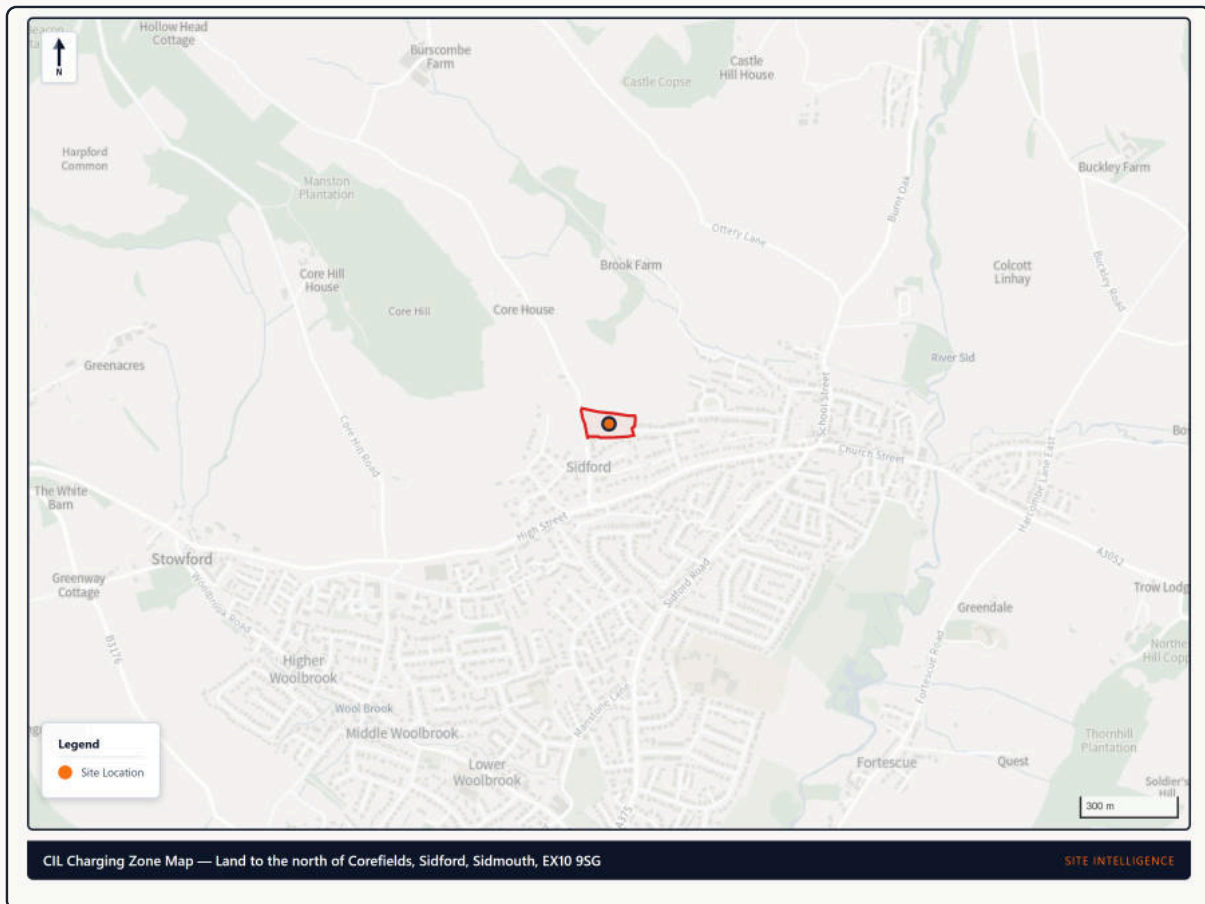
Charging Authority	East Devon District Council
Charging Schedule Date	Revised CIL Charging Schedule, effective 1 February 2021
CIL Zone	Data not available
Base Rate	To be confirmed from charging schedule
BCIS Index (Current / Base)	395 / 378
Indexation Factor	× 1.045
Indexed Rate	£0/sqm

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.



Site Location

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CIL Charging Zone

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1.4 Liability Calculation

Proposed GIA	1,275 sqm
Less: Existing GIA (lawful use deduction)	- 0 sqm
Net Chargeable Area	1,275 sqm
CIL Rate (East Devon District Council)	£0/sqm
BCIS Indexation (395 / 378)	× 1.045
Indexed Rate	Not assessed
Gross CIL Liability	Not assessed
Less: Existing Lawful Use Deduction (0 sqm)	Not assessed
Net CIL Liability	Not assessed

Calculation: Net GIA × CIL Rate × (BCIS Index Current ÷ BCIS Index Base)

NET CIL LIABILITY Not assessed	NEIGHBOURHOOD PORTION (15%) £0	CIL PER UNIT £0
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1.5 Surcharge Exposure

CIL surcharges may apply if procedural requirements are not met. The following table shows the potential additional liability under each surcharge scenario.

Surcharge Type	Trigger	Rate	Potential Liability
Form 2 (Assumption of Liability)	Not submitted before commencement	5%	£0
Form 6 (Commencement Notice)	Not submitted before commencement	5% (min £2,500)	£2,500
Late Payment	Not paid within 60 days of demand	5% + 2.5%/month	£0 (first 60 days)

Recommendation: Submit CIL Form 2 (Assumption of Liability) with the planning application and Form 6 (Commencement Notice) before any works begin on site to avoid surcharges.

1.6 Neighbourhood Allocation

Neighbourhood Plan Made?	No — 15% neighbourhood portion
Neighbourhood Portion Rate	15%
Neighbourhood Portion Amount	£0
Strategic CIL (Remainder)	£0

1.7 Neighbouring Authority Comparison

CIL rates vary significantly between neighbouring authorities. The table below provides context for the liability calculation by showing residential CIL rates in the surrounding area.

Charging position

The Community Infrastructure Levy is adopted by East Devon District Council, charged under the schedule effective 1 February 2021. The site falls in the Rest of District (Sidmouth, Coast and Rural) zone. The residential rate there is £125 per square metre at the base date.

Indexation

The levy is index-linked to the BCIS All-In Tender Price Index. The indexed liability is the base rate of £125 multiplied by the ratio of the current index to the base-date index. The current and base index values are not held in our desktop data. The next action is to obtain the council's latest annual CIL rate summary to confirm the indexed rate before fixing the cost plan.

Reliefs and procedural compliance

Liability applies to net additional gross internal floorspace, so it depends on the confirmed floor schedule. Affordable-housing floorspace qualifies for social-housing relief and is exempt, provided relief is claimed correctly. Procedural discipline is critical. In *R(Heronslea) v SSHCLG* [2022] EWHC 96 (Admin), failure to submit the CIL Commencement Notice before starting work caused loss of social housing relief. The Commencement Notice should be submitted at least one day before any work begins. In *R (Stonewater (2) Ltd) v Wealden District Council* [2021] EWHC 2750 (Admin), the court confirmed a council may treat Section 106 terms as relevant evidence when determining a social housing relief claim. The CIL charge is carried within total development cost as a fixed charge, not a deduction from profit. Self-build exemption is unlikely to apply to a promoted 15-home scheme.

1.8 Recommendations

CIL Rate: To Be Confirmed

East Devon District Council has adopted CIL but the exact charging rate for this location has not been confirmed from the published charging schedule. The net chargeable area is 1,275 sqm. CIL liability will be calculated once the applicable zone rate is verified. Submit CIL Form 1 and Form 2 with the planning application regardless.

1.9 Site Context

Conservation Area	No
Green Belt	No
Flood Zone	1
Bedrock Geology	Sidmouth Mudstone Formation

2 General Desktop Limitations

2.1 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

2.2 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

2.3 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

2.4 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)

2.5 Changes That Would Require Update

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

- LPA publishes revised CIL Charging Schedule
- Annual CIL indexation applied (BCIS index update)
- Existing lawful use floorspace changes
- Scheme floorspace changes from that assessed
- Social Housing Relief or Charitable Relief eligibility changes
- Self-build exemption eligibility changes

3 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.

3.1 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.

3.2 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

4 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.

5 Update Triggers

Validity Period: 6 months from date of issue.

CIL Liability Assessment 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.

- LPA publishes revised CIL Charging Schedule
- Annual CIL indexation applied (BCIS index update)
- Existing lawful use floorspace changes
- Scheme floorspace changes from that assessed
- Social Housing Relief or Charitable Relief eligibility changes
- Self-build exemption eligibility changes

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.

6 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.

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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 cil-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.

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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 CIL Liability Assessment 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-CILAssessment-R01**
 Revision: **R01**

FOR AND ON BEHALF OF

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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.

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7 Constraint Analysis

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

8 Policy Analysis

8.1 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.

8.2 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.

9 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.

10 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.