
Construction Management Desktop Strategy

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

Construction phasing, traffic, hours, dust and amenity protection below.

Report	Construction Management Plan
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
BS 5228-1	BS 5228-1:2009+A1:2014 Construction noise
BS 5228-2	BS 5228-2:2009+A1:2014 Construction vibration
CCS	Considerate Constructors Scheme
CDM 2015	Construction (Design and Management) Regulations 2015
CEMP	Construction Environmental Management Plan
CLOCS	Construction Logistics and Community Safety Standard
CLP	Construction Logistics Plan (TfL pattern)
CMP	Construction Management Plan
FORS	Fleet Operator Recognition Scheme
HSE	Health and Safety Executive
IAQM	Institute of Air Quality Management — Construction Dust Guidance 2014
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
PD	Principal Designer (CDM 2015 dutyholder)
PC	Principal Contractor (CDM 2015 dutyholder)
S61	Control of Pollution Act 1974 s61 prior consent

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: Construction Management

This construction management assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This is an outline Construction Management Plan only. It is not a detailed Construction Phase Plan as required by CDM 2015. It is based on published road network data, site context analysis, and standard construction management practice. 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 construction manager. For formal planning submission, this plan should be verified by a Member of the Chartered Institute of Building (MCIOB) or equivalent. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

4 Introduction

This Construction Management Plan (CMP) has been prepared by Site Intelligence (a service of PF & Co Holdings Ltd) on behalf of ~~Sample Client~~ for the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG.

The plan sets out the measures to be implemented during the construction phase to minimise the impact on neighbouring properties, the local environment, and the highway network. It addresses the requirements of East Devon District Council and relevant environmental legislation.

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
Principal Contractor	Data not available
Document Reference	999-DEMO-2026 -PFCO-REP-ConstructionMgmtPlan-R01
Report Date	10 May 2026

5 Site Context

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Ward	Sidmouth Rural
Site Area	1.08 ha
Existing Use	Agricultural field
Adjacent Uses	Residential
Conservation Area	No
AQMA	No
Flood Zone	1

6 CDM 2015

The Construction (Design and Management) Regulations 2015 apply to all construction projects in Great Britain. This section identifies the duty holders and their principal responsibilities for this development.

Client	Sample Client
Principal Designer	To be appointed (pre-commencement condition)
Principal Contractor	To be appointed (pre-commencement condition)
CDM Notification	Required (project exceeds 30 working days with > 20 workers, or > 500 person-days)

6.1 Client Duties (Regulation 4)

The Client must make suitable arrangements for managing the project, including allocating sufficient time and resources. The Client must ensure that a construction phase plan is drawn up before the construction phase begins, and that adequate welfare facilities are provided from the start of the construction phase.

6.2 Principal Designer Duties (Regulation 9)

The Principal Designer must plan, manage, and monitor the pre-construction phase, identify and eliminate or control foreseeable risks, and ensure designers comply with their duties. A health and safety file must be prepared and maintained.

6.3 Principal Contractor Duties (Regulation 12)

The Principal Contractor must plan, manage, and monitor the construction phase, ensure the construction phase plan is appropriately implemented, and coordinate cooperation between contractors. Site induction, consultation with workers, and welfare provision are mandatory.

7 Construction Programme

The anticipated construction programme is outlined below. The programme is subject to change depending on weather conditions, material availability, and site conditions encountered during the works.

Construction programme phases not yet defined. A site-specific programme will be issued once the contractor sequencing is confirmed with the appointed PM and structural engineer.

8 Site Setup & Compound

The site compound will be established to provide secure storage, welfare facilities, and office accommodation for site personnel. The compound location will be selected to minimise visual impact and disturbance to neighbours.

Element	Provision
Site Compound Location	Data not available
Site Hoarding	2.4m high timber hoarding to all boundaries (decorative in conservation area)
Welfare Facilities	Portacabin with WC, drying room, canteen
Material Storage	Secure compound with lockable containers
Wheel Washing	Wheel wash facility at site exit point
Lighting	Directional lighting — no light spill to neighbouring properties
Security	24-hour CCTV and secure perimeter fencing

9 Working Hours

Construction activities will be restricted to the following hours unless otherwise agreed in writing with East Devon District Council Environmental Health.

Day	Working Hours
Monday to Friday	08:00 to 18:00
Saturday	08:00 to 13:00
Sunday & Bank Holidays	No working

Deliveries will be restricted to working hours. No piling, concrete breaking, or other high-noise activities will take place outside the core hours of 09:00 to 17:00 Monday to Friday without prior agreement.

10 Access & Deliveries

Construction traffic will access the site via the designated route to minimise disruption to local residents and avoid sensitive areas such as schools and hospitals.

Construction Access Point	Data not available
Delivery Route	Data not available
Maximum Vehicle Size	Rigid vehicle / articulated (subject to route survey)
Banksman	Required for all vehicle movements on site
Delivery Booking	All deliveries pre-booked to avoid congestion

11 Traffic Management

A traffic management strategy will be implemented to minimise the impact of construction traffic on the local highway network.

Measure	Detail
Delivery scheduling	Avoid school drop-off/pick-up times (08:00–09:00, 15:00–16:00)
Vehicle routing	Designated route to avoid residential streets where possible
Wheel washing	All vehicles to pass through wheel wash before leaving site
Road sweeping	Regular road sweeping of adjacent highways
Banksman	Trained banksman for all deliveries and vehicle movements
Speed limit	5 mph on site
Parking	No construction vehicles to park on public highway

12 Dust & Air Quality

Dust mitigation measures will be implemented in accordance with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2014).

Measure	Detail
Dust suppression	Water spraying of haul roads and stockpiles in dry conditions
Covering loads	All vehicles carrying loose material to be sheeted

Measure	Detail
Stockpile management	Stockpiles located away from site boundaries, dampened or covered
Speed control	5 mph speed limit to reduce dust generation
Monitoring	Visual monitoring of dust levels — additional suppression if required
Cutting / grinding	Wet cutting methods used for masonry and concrete

13 Noise & Vibration

Noise and vibration from construction activities will be controlled in accordance with BS 5228-1:2009+A1:2014 (Code of Practice for Noise and Vibration Control on Construction and Open Sites — Part 1: Noise) and BS 5228-2:2009+A1:2014 (Part 2: Vibration).

Measure	Detail
Working hours	Restricted to approved hours (see Section 5)
Equipment selection	Use of low-noise plant and equipment
Silencers	All plant fitted with appropriate silencers/mufflers
Piling	If required, use CFA or auger methods (avoid impact piling)
Screening	Acoustic barriers around high-noise activities where needed
Monitoring	Noise monitoring at nearest sensitive receptors if required
Complaints	All complaints investigated within 24 hours

14 Waste Management

Construction waste will be managed in accordance with the waste hierarchy (prevention, reuse, recycling, recovery, disposal). A Site Waste Management Plan (SWMP) will be maintained for the duration of the works.

Waste Type	Management Approach
Excavated soil	Reuse on site where possible; off-site disposal to licensed facility
Concrete / masonry	Crushed for reuse as aggregate where feasible

Waste Type	Management Approach
Timber	Segregated for recycling; untreated timber for biomass
Metals	Segregated for recycling
Packaging	Segregated for recycling; suppliers encouraged to take back
General mixed waste	Sorted at waste transfer station; minimum 90% diversion from landfill
Hazardous waste	Segregated, stored securely, and disposed of via licensed contractor

15 Environmental Protection

The following environmental protection measures will be implemented to prevent pollution incidents and protect sensitive ecological and environmental receptors.

Measure	Detail
Fuel / oil storage	Double-bunded containers, minimum 10m from watercourses
Spill kits	Spill kits available at all fuel storage and refuelling points
Surface water	Settlement tanks / silt fencing to prevent sediment-laden runoff
Foul drainage	Temporary foul drainage connection or serviced portable WC
Tree protection	Root Protection Areas fenced in accordance with BS 5837:2012
Ecological protection	Pre-commencement ecological check; timing restrictions for vegetation clearance

16 Community Liaison

Effective community liaison is essential to maintain good relations with neighbours and minimise complaints during the construction period.

Measure	Detail
Neighbour notification	Written notification 2 weeks before works commence

Measure	Detail
Contact details	Site manager contact number provided to all neighbours
Newsletter	Monthly update to neighbours on construction progress
Complaints procedure	All complaints logged, acknowledged within 24 hours, resolved within 5 working days
Community noticeboard	Information board at site entrance with contact details
School liaison	If adjacent to school — coordinate deliveries outside school times

17 Emergency Procedures

Emergency procedures will be established and communicated to all site personnel. The following key procedures will be in place.

Emergency	Response
Fire	Fire risk assessment; extinguishers at all hot work locations; assembly point designated
Pollution incident	Spill kits deployed immediately; EA notified on 0800 80 70 60 if watercourse affected
Structural collapse	Site evacuated; emergency services called; HSE notified under RIDDOR
Flooding	Flood warning plan; plant and materials moved to high ground; EA flood warnings monitored
Utility strike	All personnel withdrawn; utility company notified; area secured
Medical emergency	First aiders on site at all times; nearest A&E location identified

18 Constraint Analysis

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

19 Policy Analysis

19.1 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.

19.2 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.

20 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.

21 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.

22 Monitoring & Compliance

Monitoring and compliance procedures will be implemented to ensure that the measures set out in this CMP are followed throughout the construction period.

Monitoring Activity	Frequency	Responsibility
Dust monitoring	Daily visual check; continuous if AQMA	Site Manager
Noise monitoring	As required by condition or complaint	Acoustic Consultant
Waste records	Weekly waste transfer notes audit	Site Manager
Tree protection	Weekly inspection of tree protection fencing	Arboriculturalist
Environmental inspection	Weekly site walkover	Environmental Clerk of Works
Community complaints log	Continuous — reviewed weekly	Site Manager
CMP review	Monthly or following significant incident	Project Manager

Construction Management Plan

This CMP sets out a comprehensive framework for managing the construction impacts of the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. The plan should be treated as a live document and updated as the construction programme develops. All site personnel should be briefed on the contents of this plan during site induction.

23 General Desktop Limitations

23.1 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

23.2 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

23.3 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

23.4 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)

23.5 Changes That Would Require Update

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

- Construction phasing changes materially
- Site access arrangements change
- New sensitive receptors emerge (e.g. adjacent site now occupied)
- Highway authority imposes new routing restrictions
- Working hours need to change from those approved
- Contractor changes and methodology differs from that approved
- CDM prosecution case law developments (HSE v Humphries [2018] precedent)
- Power v Shah [2023] — party wall notice case law developments

24 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.

24.1 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.

24.2 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

25 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.

26 Update Triggers

Validity Period: Valid for the approved scheme; update if construction methodology changes.

Construction Management Desktop Strategy is valid for Valid for the approved scheme; update if construction methodology changes. 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.

- Construction phasing changes materially
- Site access arrangements change
- New sensitive receptors emerge (e.g. adjacent site now occupied)
- Highway authority imposes new routing restrictions
- Working hours need to change from those approved
- Contractor changes and methodology differs from that approved
- CDM prosecution case law developments (HSE v Humphries [2018] precedent)
- Power v Shah [2023] — party wall notice case law developments

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.

27 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 construction-management-plan 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 Valid for the approved scheme; update if construction methodology changes 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 Construction Management Desktop Strategy 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

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PREPARED FOR **Sample Client**

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Site Intelligence

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Date of Issue: **10 May 2026**
Document Ref: ^{999-DEMO-2026} **-PFCO-REP-
ConstructionMgmtPlan-R01**
Revision: **R01**

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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