
Ecological Desktop Constraints Appraisal

Tier 1 – Desktop intelligence

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

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-PrelimEcol-R01
Date: 10 May 2026
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1 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.

1.1 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.

1.2 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.

1.3 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.

1.4 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: Ecology

This ecology assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a Phase 1 Habitat Survey or Preliminary Ecological Appraisal as defined by CIEEM guidelines. No field survey has been undertaken. It is based on MAGIC/DEFRA designated site data, Natural England priority habitat inventories, and Living England habitat 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 ecologist. For formal planning submission, this assessment should be verified by a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

Note: ecological surveys are subject to seasonal constraints. Certain protected species surveys (e.g. great crested newt, bat activity) can only be undertaken during specific months. Early commissioning of field surveys is recommended.

Planning Submission Status – Ecology

This is a Tier-1 ecological desktop constraints appraisal. It supports early-stage planning-risk decisions on whether the site is likely to need a CIEEM Phase 1 / UKHab survey, protected species surveys, HRA screening, and a statutory BNG metric run. It is not a substitute for those formal surveys at validation.

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; OS-aligned

Not yet known (Tier-1 boundary):

- Final layout / built footprint
- Tree-removal extent
- Vegetation-clearance extent
- Foul-drainage route and treatment standard
- Excavation / groundworks depth

2 Executive Summary

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. The site comprises improved grassland of low ecological distinctiveness.

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
SSSI within Search Area	6
European designated sites	18 (11 SAC + 7 SPA + 0 Ramsar)
Document Reference	999-DEMO-2026 -PFCO-REP-PrelimEcol-R01
Report Date	10 May 2026

3 Methodology

This appraisal has been prepared with reference to the principles of CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal* (2nd edition) and the British Standards Institution BS 42020:2013. It does not, however, constitute a formal Preliminary Ecological Appraisal as defined by CIEEM guidance, because no site walkover, UKHab survey, or extended Phase 1 habitat survey has been undertaken. The desktop methodology comprises:

Component	Method
Desk Study	Review of designated sites (SSSI, SAC, SPA, Ramsar, LNR), ancient woodland, priority habitats, and ecological records within the search area
Aerial Photography	Review of current and historic aerial imagery to identify habitat types and boundary features
OS Mapping	Review of Ordnance Survey mapping to identify watercourses, woodland, hedgerows, and other ecological features
Habitat Assessment	Desk-based habitat classification using available data sources
Protected Species	Assessment of the likelihood of protected species based on habitat suitability and desk study data

This is a Tier 1 desktop appraisal. A Phase 1 habitat survey with extended Phase 2 surveys may be required to confirm the ecological baseline and inform the planning application. The scope of further surveys is set out in the recommendations.

Data Sources – Ecology

Dataset	Publisher	Version / Date	Scope
DEFRA MAGIC designated sites	DEFRA / Natural England	Live API	5 km buffer
Natural England SSSI Impact Risk Zones	Natural England	Live API	Site overlay
Priority Habitat Inventory (PHI)	Natural England	Live API	1 km buffer
Ancient Woodland Inventory	Natural England	Live API	1 km buffer
Living England habitat mapping	Natural England	v3 (2024)	Site + 250 m
OS MasterMap topographic layer	Ordnance Survey	Latest	Site
Aerial imagery (current)	OS / EDINA	Most recent	Site + 100 m

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 – Ecology

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
Statutory designations (SSSI/SAC/SPA/Ramsar)	HIGH	MEDIUM	HRA screening with NE consultation
Protected species (bats, GCN, badger, etc.)	Low-Medium	HIGH	Phase 1 / UKHab + species-specific surveys (seasonal)
Biodiversity Net Gain (statutory metric)	MEDIUM	HIGH	Yes — statutory metric required pre-determination
Ancient woodland	HIGH	LOW	No further action
Habitat baseline (UKHab classification)	LOW	MEDIUM	Field survey for BNG metric and trigger surveys
Invasive non-native species (INNS)	LOW	MEDIUM	Site walkover during Phase 1 survey

4 Desk Study

4.1 Designated Sites

- East Devon Heaths SPA. 5,234m. - Lyme Bay and Torbay SAC. 7,903m. - Beer Quarry & Caves SAC. 8,466m.

SSSIs and the Impact Risk Zone

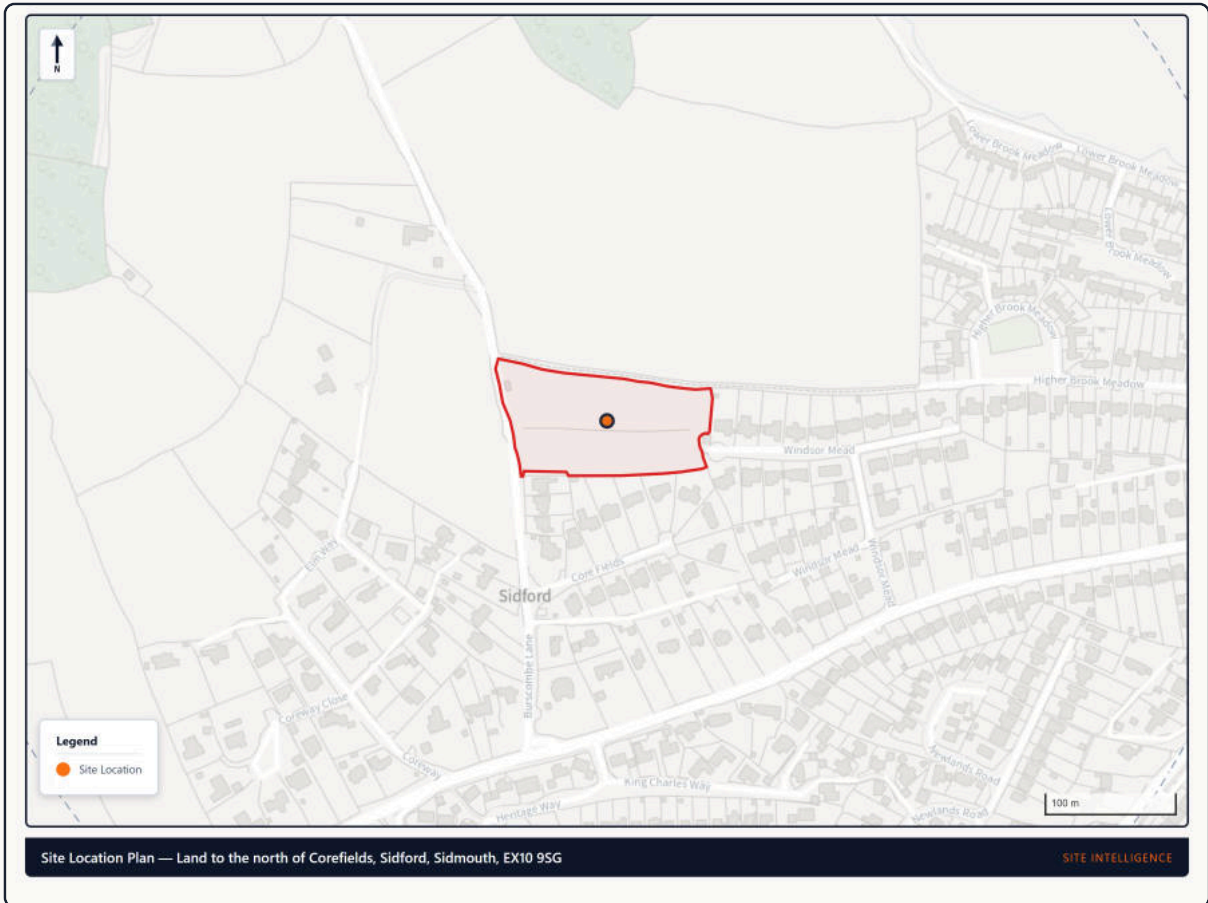
Two Sites of Special Scientific Interest require individual assessment. Sidmouth to Beer Coast SSSI lies 2,697m south. Ladram Bay to Sidmouth SSSI sits 4,619m to the south. NPPF December 2024 (b) provides that development likely to adversely affect an SSSI should not normally be permitted, so the screening position must be evidenced rather than assumed.

Conclusion

The designated receptors considered, five European sites, two coastal SSSIs and the Impact Risk Zone, are addressed on available desktop evidence.

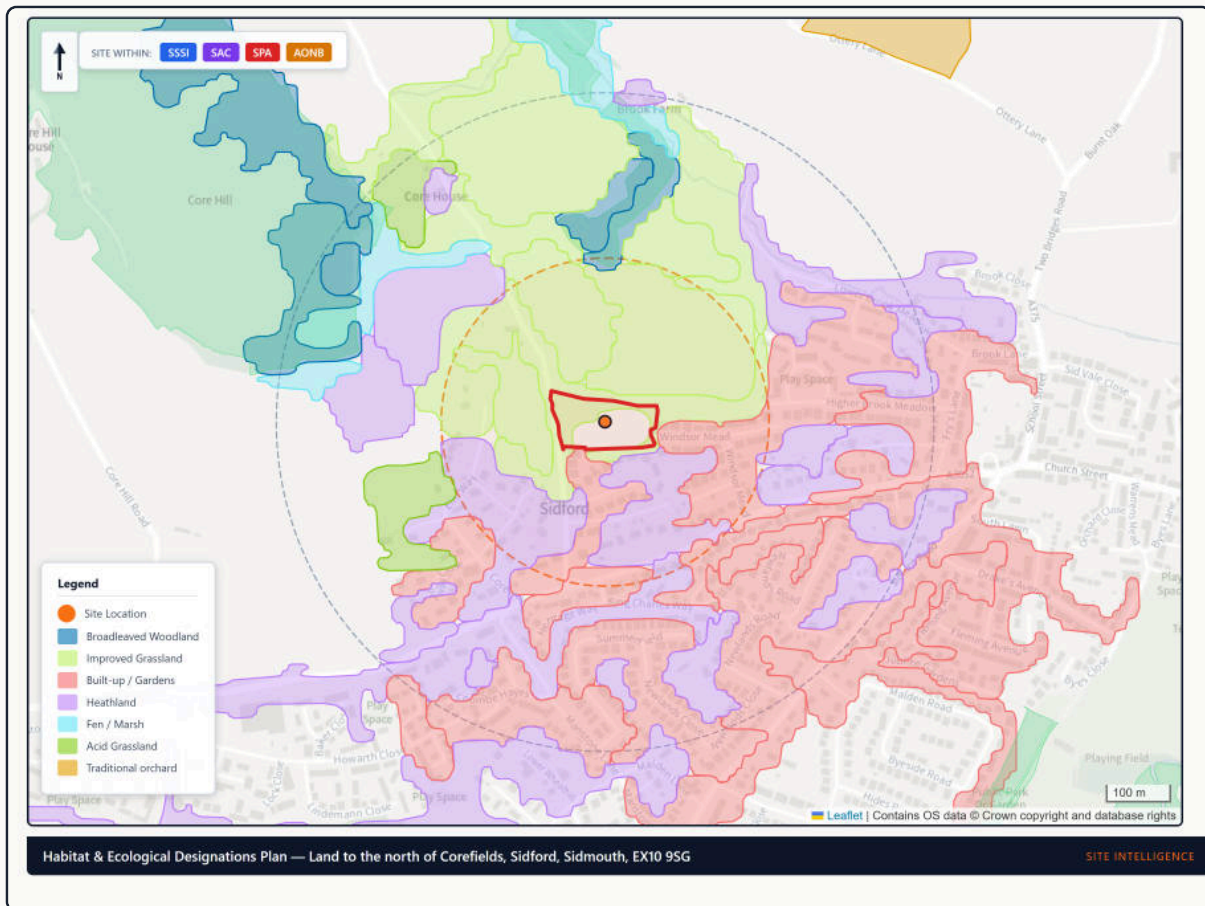
SSSI	6 within search area
SAC	11 within search area
SPA	7 within search area
Ramsar	0 within search area

European designated sites (SAC/SPA) are present within the search area. Habitats Regulations Assessment (HRA) screening is likely to be required to assess potential adverse effects on site integrity.

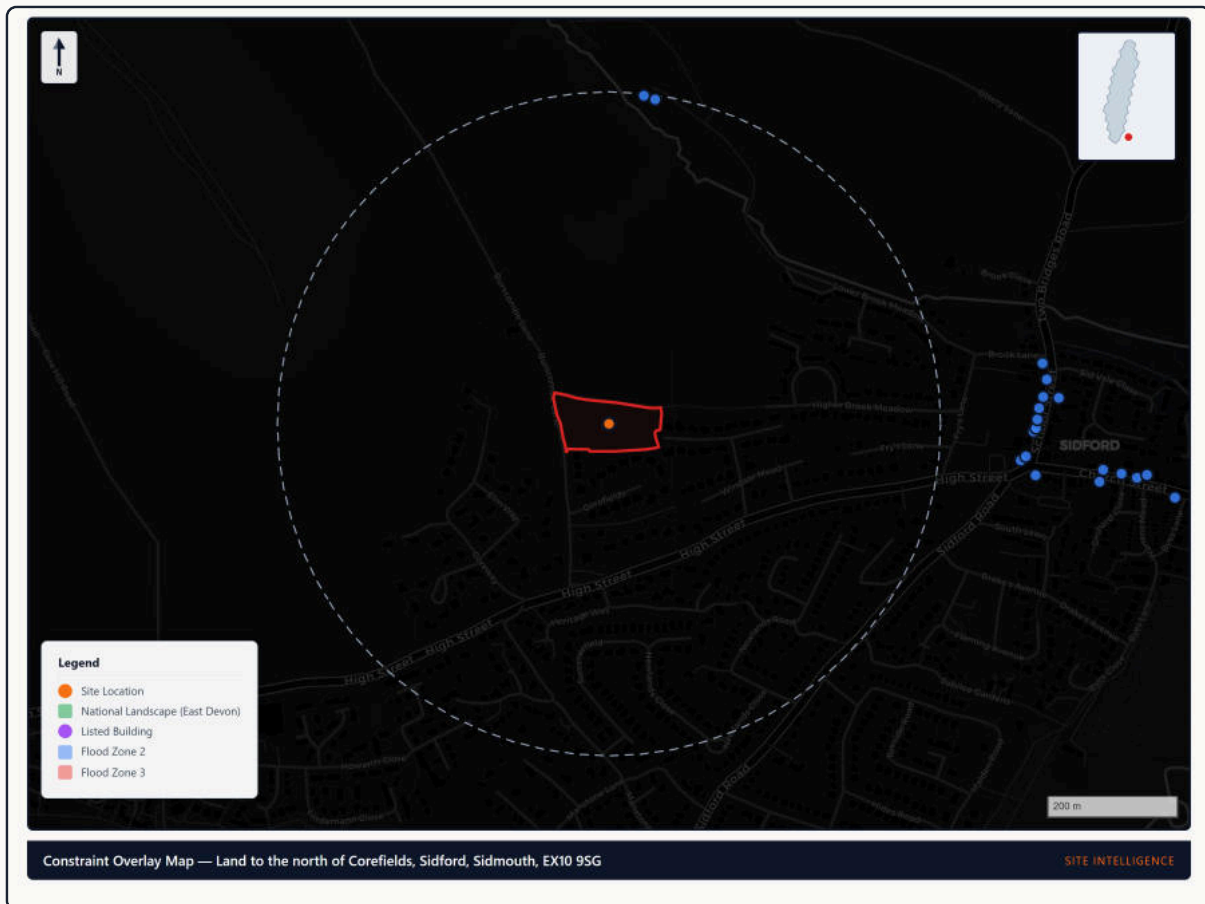


Site Location

Contains OS data © Crown copyright and database rights



Habitat & Designated Sites Plan
Contains OS data © Crown copyright and database rights



Ecological Designations

Contains OS data © Crown copyright and database rights

4.2 Ancient Woodland

No ancient woodland has been identified within the search area.

5 Landscape Character

National Character Area	147: Blackdowns
Landscape Character	

6 Habitat Survey Results

These are the most ecologically valuable features and are likely to be species-rich Devon hedgerows characteristic of National Character Area 147, the Blackdowns.

Field Survey Required

The habitat descriptions below are based on desk study analysis only. A Phase 1 habitat survey (or UKHab survey) should be carried out by a suitably qualified ecologist to confirm the habitat types, extents, and condition. This is required to inform the Biodiversity Metric calculation and any further species surveys.

7 Protected Species Assessment

The NBN Atlas desktop search returned protected-species records within the 2km radius, including reptiles, bats and amphibians. All five statutory protected-species categories are screened below. data pending presents a fatal Tier-1 constraint. Each is capable of being managed through standard survey, mitigation and licensing. A Preliminary Ecological Appraisal is required to scope the species-specific surveys. Schedule 1 birds (WCA 1981) — Absent within buffer on current records. The bird records returned (Client, blue tit, goldfinch, magpie, wren, blackcap, tawny owl, great tit, carrion crow) are protected under Part 1 of the Wildlife and Countryside Act 1981. data pending is a Schedule 1 species; tawny owl sits under Part 1, not Schedule 1. No additional Schedule 1 nest-disturbance protection is engaged on the desktop evidence. Bats (Conservation of Habitats & Species Regs 2017) — Present within buffer. Common pipistrelle (1.08km), lesser horseshoe bat (1.13km) and brown long-eared bat (1.31km) are recorded. These are European Protected Species. The boundary hedgerows and any cavity-bearing trees carry roosting, commuting and foraging potential. Bat activity surveys (May to September) and a Preliminary Roost Assessment of affected trees are recommended, following the BCT Good Practice Guidelines, 4th edition (2023). A sensitive lighting scheme designed to BCT Guidance Note GN08/23 should be secured. Great Crested Newts (Habitats Regs 2017). Not recorded, but suitable habitat is present. Common toad, palmate newt, smooth newt and common frog appear within 1km, indicating waterbodies in the wider area. Waterbodies within 250-500m must be screened by Habitat Suitability Index and eDNA survey (mid-April to June). District Level Licensing availability for East Devon should be confirmed, as it removes the seasonal survey constraint. NERC s.41 Species of Principal Importance. Present within buffer. Slow-worm, both a section 41 species and a reptile, is recorded at 460m, the closest protected-species record. Common toad is also a section 41 species. Hedgehog and other priority species cannot be ruled out. A reptile presence/absence survey (seven visits, April-June or September) is recommended where rough grassland or hedge-base refugia are affected. Badgers (Protection of Badgers Act 1992). No records returned, but the field-and-hedgerow mosaic is suitable for setts and foraging. A sett survey within 30m of the working area is required before works begin. Any sett locations identified will be withheld from public-facing documents.

Legal framework and appeal calibration

Where European Protected Species may be affected, R (Morge) v Hampshire County Council [2011] UKSC 2 requires the decision-maker to engage with the three derogation tests under the Habitats Directive. Survey evidence must therefore be sufficient. The risk of inadequate evidence is real: an inspector at East Devon (APP/U1105/W/22/3300692, appeal dismissed) concluded that insufficient survey evidence prevented proper assessment of bat impacts.

Species / Group	Likelihood	Survey Required
Bats (roosting)	Requires Preliminary Roost Assessment	SURVEY NEEDED
Bats (foraging / commuting)	Requires activity survey if suitable habitat	SURVEY NEEDED
Great Crested Newts	Requires eDNA or presence/absence survey	SURVEY NEEDED
Badgers	Requires walkover survey for setts	SURVEY NEEDED
Reptiles	Requires presence/absence survey if suitable habitat	SURVEY NEEDED
Breeding Birds	Assumed present	TIMING
Dormice	Requires nest tube survey if suitable habitat	SURVEY NEEDED
Water Voles	Requires riparian survey if watercourses present	SURVEY NEEDED
Otters	Requires riparian survey if watercourses present	SURVEY NEEDED

Breeding birds are assumed to be present. Vegetation clearance should be timed outside the bird nesting season (March to August inclusive) or preceded by a nesting bird check by a qualified ecologist.

8 Invasive Species

An assessment of invasive non-native species (INNS) should be carried out as part of the extended Phase 1 habitat survey. Key species to look for include Japanese Knotweed (*Reynoutria japonica*), Himalayan Balsam (*Impatiens glandulifera*), Giant Hogweed (*Heracleum mantegazzianum*), and New Zealand Pigmyweed (*Crassula helmsii*).

Invasive species assessment should be confirmed by field survey. If INNS are present, an eradication / management plan will be required. It is an offence under the Wildlife and Countryside Act 1981 to cause certain invasive species to grow in the wild.

9 Ecological Constraints & Opportunities

9.1 Constraints

- SSSI within search area — impact assessment required
- European designated sites (SAC/SPA) — HRA screening required
- Potential for protected species — further surveys may be required
- BNG mandatory — minimum 10% biodiversity net gain required

9.2 Opportunities

- Habitat creation and enhancement through landscaping scheme
- Native species planting to support local biodiversity
- Biodiversity net gain through on-site habitat delivery
- Wildlife-friendly features (bat boxes, bird boxes, hedgehog highways)
- SuDS features designed to provide ecological habitat
- Green corridors connecting existing ecological features

10 Mitigation Recommendations

Separate from statutory net-gain delivery, the wider biodiversity strategy may incorporate integrated habitat enhancement features within buildings and structures.

Measure	Timing	Priority
Avoid clearance during bird nesting season (March–August)	Pre-construction	HIGH
Pre-commencement check for nesting birds if clearance during season	Pre-construction	HIGH

Measure	Timing	Priority
Retain existing trees and hedgerows where possible	Design stage	HIGH
Install bat and bird boxes on new buildings	Construction	MEDIUM
Create hedgehog highways in boundary fences	Construction	MEDIUM
Native species planting in landscaping scheme	Post-construction	MEDIUM
Ecological management plan for retained / created habitats	Ongoing	MEDIUM

11 Further Survey Requirements

The following further surveys are recommended to complete the ecological assessment and inform the planning application. Survey timing constraints should be considered in the programme.

Survey	Season / Timing	Purpose
Phase 1 Habitat Survey	Any time (optimal April–September)	Confirm baseline habitats for BNG Metric
Bat Activity Survey	May–September (dusk/dawn)	Assess bat use of site and surroundings
Bat Roost Assessment	Any time (trees/buildings)	Assess potential for bat roosts
Great Crested Newt Survey	March–June (eDNA April–June)	Assess ponds within 500m
Reptile Survey	April–June / September	Assess suitable habitat for reptiles
Badger Survey	Any time (optimal November–April)	Assess for setts and activity
Breeding Bird Survey	March–June (minimum 3 visits)	If significant habitat present

12 Conclusions

This ecological desktop constraints appraisal has provided an initial desktop assessment of the ecological context of the site at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG and has identified the planning-risk constraints and opportunities most likely to bear on the proposed development at validation.

Tier-1 Ecological Outcome

Statutory ecological designations are present within the search area. Further ecological assessment is recommended, including a Phase 1 habitat survey, protected species surveys, and BNG Metric calculation. HRA screening may be required for European designated sites.

Case Officer / Natural England – Anticipated Questions

Q. Has the site been surveyed for protected species?

A. This is a Tier-1 ecological desktop constraints appraisal based on desk study only — no field walkover or species-specific survey has been undertaken. Species-specific surveys (bats, great crested newts, dormice etc.) are recommended only where habitat potential is indicated by the desktop evidence and should be confirmed by a qualified ecologist. The main body sets out the specific surveys recommended and the optimum season.

Q. How has Habitats Regulations Assessment been considered?

A. HRA screening applies where European sites (SAC / SPA / Ramsar) are within functional range. The desktop HRA screen uses DEFRA MAGIC + Natural England Impact Risk Zones. Where likely significant effects cannot be ruled out, an Appropriate Assessment is required, typically in consultation with Natural England.

Q. Does Biodiversity Net Gain apply?

A. Mandatory BNG (10%) applies to planning applications validated on or after 12 February 2024 (minor sites from 2 April 2024). Exemptions exist for de minimis, householder, and limited other cases. A BNG assessment using the statutory biodiversity metric is required pre-determination.

Q. Has NPPF chapter 15 (natural environment) been considered?

A. Yes. NPPF chapter 15 (paragraphs 187-201, December 2024) applies — the decision-taking list at paragraph 187 (including pollution 187(e)), biodiversity decision rules at paragraph 193 (including irreplaceable habitats at 193(c) and net-gain principle at 193(d)), habitats-site protection at paragraph 194, and protected-species obligations (section 40 NERC 2006) are addressed in turn.

Q. What Natural England standing advice has been applied?

A. Natural England standing advice for protected species is the default. Where the LPA requires bespoke advice (e.g. SSSI / SAC proximity triggering an IRZ), consultation is flagged. Ancient woodland is protected under Natural England + Forestry Commission joint standing advice.

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.

13 Known Limitations and Assumptions — Ecology-Specific

This Phase 1 desktop ecology screening does NOT include the following items.

- Phase 1 habitat survey to JNCC standards (on-site walkover)
- Phase 2 protected-species surveys (bat, badger, dormouse, GCN, etc.)
- Statutory consultation with Natural England
- Habitat Regulations Assessment (HRA) screening or Appropriate Assessment
- Biodiversity Net Gain (BNG) baseline metric calculation (statutory metric)
- Tree survey to BS 5837 standards
- Lichen / bryophyte / invertebrate survey
- Aquatic ecology survey (River Habitat Survey, MoRPh, fish survey)
- Designated-site impact pathway modelling (recreational disturbance, nutrient loading)
- Verified ecological mitigation / compensation / management plan

14 General Desktop Limitations

14.1 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

14.2 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

14.3 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

14.4 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)

14.5 Changes That Would Require Update

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

- Phase 1 habitat survey data older than 2 years
- Protected species survey data older than 1 breeding season
- New ecological designations within influence zone
- Natural England standing advice updated
- Site layout changes affecting ecological features
- Statutory Biodiversity Metric updated
- R (Morge) v Hampshire [2011] — EPS derogation case law developments

15 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.

15.1 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.

15.2 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 (CIEEM as applicable); Tier 2 add-on, not undertaken for this desktop product

16 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.

17 Update Triggers

Validity Period: 6 months from date of issue (species surveys valid for one breeding season).

Ecological Desktop Constraints Appraisal is valid for 6 months from date of issue (species surveys valid for one breeding season). 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.

- Phase 1 habitat survey data older than 2 years
- Protected species survey data older than 1 breeding season
- New ecological designations within influence zone
- Natural England standing advice updated
- Site layout changes affecting ecological features
- Statutory Biodiversity Metric updated
- R (Morge) v Hampshire [2011] — EPS derogation 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.

18 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 preliminary-ecological-appraisal 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.

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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 date of issue (species surveys valid for one breeding season) 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 Ecological Desktop Constraints 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

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

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FOR AND ON BEHALF OF

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