SITE INTELLIGENCE

Geotechnical Desk Study

Tier 1 — Desktop intelligence

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

Client:	Sample Client
Reference:	999-DEMO-2026 -PFCO-REP-GeotechDeskStudy-R01
Date:	6 June 2026
Revision:	R01

Contents

1 Abbreviations

Abbreviation	Definition
AGS	Association of Geotechnical and Geoenvironmental Specialists (AGS 4.2 data-transfer format)
AOD	Above Ordnance Datum (UK survey datum)
BGS	British Geological Survey
BR 211	BRE Report 211: Radon — Guidance on protective measures for new buildings
BRE	Building Research Establishment
BRE 365	BRE Digest 365: Soakaway design
BRE SD1	BRE Special Digest 1: Concrete in aggressive ground
BS	British Standard
CDM 2015	Construction (Design and Management) Regulations 2015
CGM	Conceptual Ground Model (strata + groundwater + made ground summary)
CIRIA	Construction Industry Research and Information Association
CON29M	Local-search query covering coal-mining and brine subsidence
CSM	Conceptual Site Model (LCRM Stage 1 source-pathway-receptor)
DHRA	Development High Risk Area (Mining Remediation Authority designation)
EA	Environment Agency (England)
Eurocode 7	BS EN 1997-1:2024 + BS EN 1997-2:2024 — Geotechnical design
GI	Ground Investigation (Phase 2 intrusive site investigation)
INNS	Invasive Non-Native Species (e.g. Japanese knotweed, giant hogweed)
kPa	Kilopascal (pressure unit; 1 kPa = 1 kN/m²)
LCRM	Land Contamination Risk Management (Environment Agency framework)
MRA	Mining Remediation Authority (rebranded from Coal Authority, Nov 2024)
NHBC	National House-Building Council (Standards 2026 edition)
PI	Plasticity Index (laboratory soil-classification parameter)
PRA	Preliminary Risk Assessment (Phase 1 contamination desk study output)
SI	Site Investigation (synonym for GI in Phase 2 context)
SPT	Standard Penetration Test (BS EN ISO 22476-3 in-situ soil test)
SPZ	Source Protection Zone (Environment Agency groundwater designation)
SuDS	Sustainable Drainage Systems

Abbreviation	Definition
UXO	Unexploded Ordnance (residual WW2 ordnance risk; CIRIA C681 framework)
VCP	Volume Change Potential (NHBC shrink-swell hazard category for clay soils)
WMS	Web Map Service (OGC standard for serving spatial map layers)
Approved Document C	Building Regulations Part C — Site preparation and resistance to contaminants and moisture

2 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.

2.1 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.

2.2 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.

2.3 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.

2.4 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: Geotechnical

This geotechnical assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a ground investigation compliant with BS 5930, BS EN 1997-2, or BS 10175. No boreholes, trial pits, or in-situ testing have been undertaken. It is based on published BGS mapping, historical borehole records, and Ordnance Survey data. 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 geotechnical engineer. For formal planning submission, this assessment should be verified by a Fellow of the Geological Society (FGS) or Member of the Institution of Civil Engineers (MICE). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

3 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. Ground conditions at Land to the N of Corefields, Sidford are favourable for residential development. The site is underlain by the Sidmouth Mudstone Formation, a member of the Mercia Mudstone Group, with no superficial deposits and no recorded made ground. Foundations are likely to comprise conventional strip or trench-fill bearing onto weathered or competent mudstone (NHBC Standards 2026 Chapter 4.3), with depth governed by any shrinkable horizon and by boundary trees per Chapter 4.2. Indicative bearing pressure is not available at desk-study stage and must not be used for design. A slope-stability flag for this valley-side setting, and the potentially gypsiferous mudstone (BRE Special Digest 1 sulphate assessment), should be confirmed by Phase 2 ground investigation per BS 5930:2015+A1:2020. Full radon protective measures are required as a Building Regulations matter.

BEDROCK	MADE GROUND	FLOOD ZONE
Sidmouth Mudstone Formation	Not recorded by BGS — confirm Phase 2	1

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Local Planning Authority	East Devon District Council
Proposal	Residential development for up to 15 dwellings
Proposed Units	15
Client / Applicant	Sample Client
Document Reference	999-DEMO-2026-PFCO-REP-GeotechDeskStudy-R01
Report Date	6 June 2026

4 Site Description

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Ward	Sidmouth Rural
Site Area	1.08 ha
Elevation	97m AOD
Topography	Sloping
Existing Land Use	Agricultural field
Previous Land Use	Historic OS / aerial review recommended at Phase 2 if intrusive history is suspected

5 Geology

The geotechnical baseline is the Sidmouth Mudstone Formation, a member of the Mercia Mudstone Group, of Anisian to Carnian age. It comprises red-brown mudstones and siltstones, with a softer weathered (Class IV-V) upper profile typical of the formation and a more competent horizon at depth. No superficial deposits and no made ground are recorded, simplifying the founding sequence. The mudstone can be locally gypsiferous, so an aggressive-ground assessment (ACEC/Design Sulphate class per BRE Special Digest 1) should inform concrete specification. Weathering depth, rockhead and bearing parameters require confirmation by Phase 2 ground investigation per BS 5930:2015+A1:2020; no design bearing figure is available at desktop stage.

5.1 Bedrock Geology

Formation	Sidmouth Mudstone Formation
Age	Anisian to Carnian Age (Middle to early Late Triassic)
Lithology	Mudstone
Typical Bearing Capacity	See §9 Preliminary Foundation Assessment for indicative range — context only, not for design

5.2 Superficial Deposits

No superficial deposits recorded by BGS at this location.

5.3 Made Ground

No made ground is recorded by BGS at this location. This should be confirmed by the ground investigation, particularly if the site has a history of development or earthworks.

5.4 BGS Borehole Records

No BGS borehole records fall within the 500m search radius.

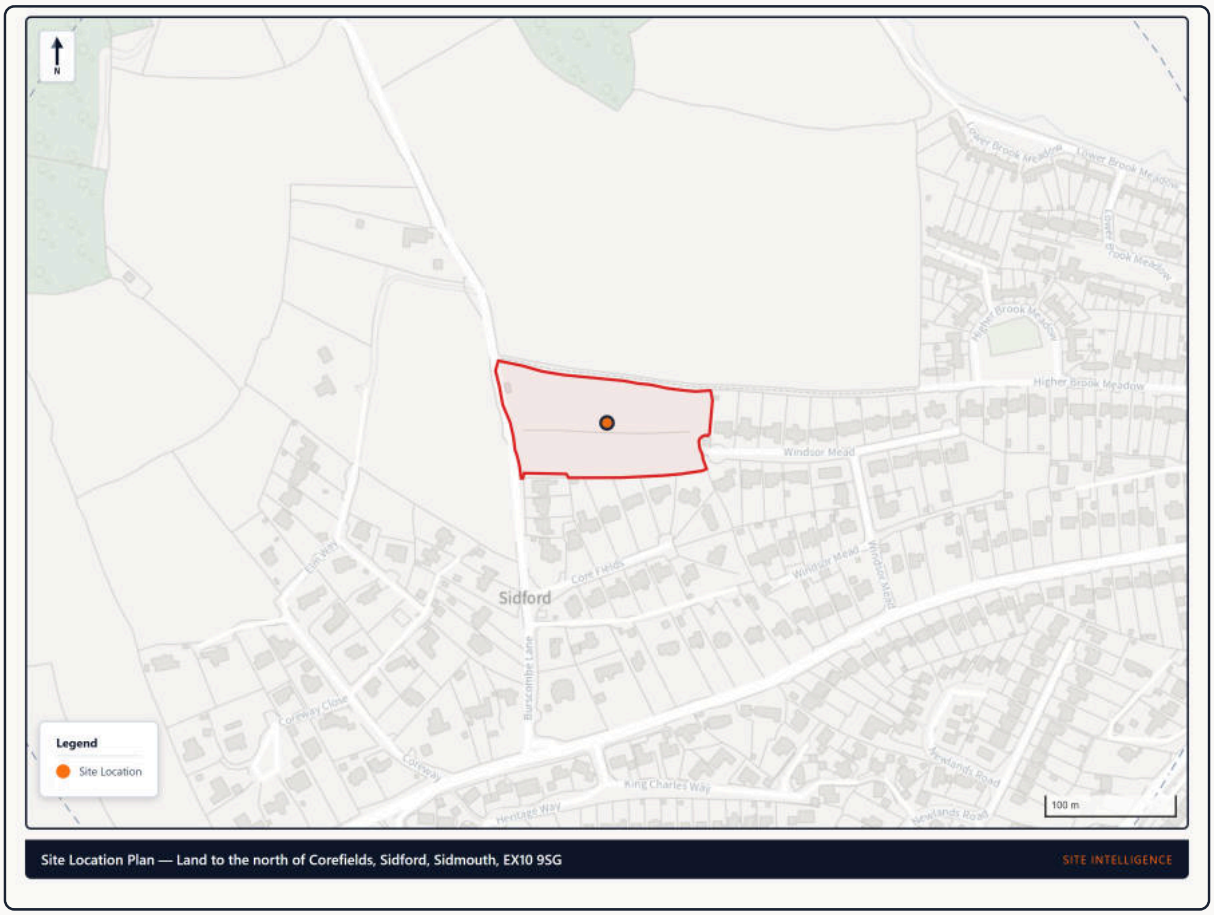

Figure 1: Site Location Plan and Local Search Radius

Contains OS data © Crown copyright and database rights

> No published BGS borehole records were identified within the default 500m search radius. The Site Location map above defines the project boundary; a separate borehole-location map has been omitted because it would render the same extent with an empty legend. A wider-radius (1km / 2km) BGS SOBI search and / or historic ground-investigation report search via Landmark Envirocheck is recommended at Phase 2 scoping.

No BGS borehole records were identified within 500m of the site.

6 Hydrogeology

Groundwater conditions are relevant to foundation design, excavation stability, and the potential for groundwater flooding.

Aquifer Classification	Non-Aquifer / Aquitard (inferred from bedrock)
Groundwater Vulnerability	Low (low-permeability bedrock)
Source Protection Zone	Not within an SPZ
Groundwater Flood Risk	Low
Anticipated Water Table	To be confirmed by ground investigation

7 Mining & Quarrying

Historical mining and quarrying activity can create subsurface voids that pose a ground stability risk. The following desktop sources have been consulted.

Coal Authority Area	Outside Mining Remediation Authority (formerly Coal Authority) defined area
Coal Mining Risk	Not applicable — site not within a coal mining area
Brine Extraction	Not recorded
Quarrying	Not recorded
Other Mining	No records identified

8 Ground Stability

Ground stability hazards including shrink-swell clays, landslide risk, dissolution features, and compressible ground are assessed from BGS GeoSure data.

Topographic Indicator	Value
Site topography (project record)	Sloping
Site elevation (approx.)	97 AOD
EA LIDAR coverage	No EA LIDAR coverage at this location — site-specific topographic survey recommended

Slope angle and dominant aspect have not been derived numerically at desk-study stage. Where ground gradient exceeds 1:5 (≈11°) or where slope-stability concern is identified, a chartered-engineer walkover plus a site-specific topographic survey are recommended before Phase 2 scoping.

Hazard	Risk Rating
Shrink-Swell Clay	LOW
Landslide	VERY LOW
Dissolution (soluble rocks)	VERY LOW
Compressible Ground	VERY LOW
Collapsible Deposits	VERY LOW
Running Sands	VERY LOW

9 Preliminary Foundation Assessment

Foundations will likely comprise conventional strip or trench-fill bearing onto weathered or competent Sidmouth Mudstone, in line with NHBC Standards 2026 Chapter 4.3. The Sidmouth Mudstone Formation exhibits moderate shrink-swell potential where clay-rich, so foundation depth on shrinkable horizons and near boundary trees and hedgerows must follow NHBC Chapter 4.2. BGS GeoSure shrink-swell, landslide and compressibility data are unavailable at this location. These hazards are inferred from parent lithology and require Phase 2 confirmation. Indicative bearing pressure cannot be determined at desk-study stage and is subject to Phase 2 investigation; no figure should be used for design.

Slope stability

A slope-stability flag applies to this valley-side setting (~97 m AOD). Regional landslide hazard differs from site-specific slope and cut-and-fill uncertainty; Phase 2 ground investigation per BS 5930:2015+A1:2020 must assess both. The Sidmouth Mudstone Formation may be locally gypsiferous, requiring ACEC/Design Sulphate classification (BRE Special Digest 1) with the chemical suite to confirm concrete specification. These are routine design considerations, not development constraints.

Foundation Option	Suitability	Indicative Depth
Strip Footings	LIKELY	0.6–1.0m (subject to investigation)
Trenchfill Footings	LIKELY	0.6–1.5m (subject to investigation)
Piled Foundations	SUITABLE	Into competent bearing stratum
Raft Foundation	POSSIBLE	Ground-bearing — subject to investigation

Foundations will likely comprise conventional strip or trench-fill bearing onto weathered or competent Sidmouth Mudstone, in line with NHBC Standards 2026 Chapter 4.3.

9.1 Indicative Bearing Pressure Ranges

These ranges are indicative typical values for the named stratum, drawn from BS 8004:2015+A1:2020 and supporting references. They MUST NOT be used for foundation design. Phase 2 ground investigation per BS 5930:2015+A1:2020 is required to confirm allowable bearing pressure before any design commitment.

Stratum	Indicative bearing (kPa)	Indicative depth (m)	Strip viable?	Source
Sidmouth Mudstone Formation (Mudstone, Anisian Age)	200–400	0.6–1.5	LIKELY	BS 8004:2015+A1:2020 §8; BRE Special Digest 1:2005

9.2 Conceptual Ground Model (vertical strata column)

Strata depths are not committed at desk-study stage. The column below shows the BGS unit sequence and the per-stratum settlement-risk band; actual depths and engineering parameters are confirmed by Phase 2 Ground Investigation per BS 5930:2015+A1:2020.

Sidmouth Mudstone Formation (Mudstone, Anisian Age)

Settlement risk: LOW
Foundations: strip, trench-fill, raft

Indicative bearing: **200–400 kPa**
Indicative founding depth: **0.6–1.5 m** (subject to Phase 2)
Strip foundations: LIKELY (subject to Phase 2 confirmation)

Source: BS 8004:2015+A1:2020 §8; BRE Special Digest 1:2005

Strata sequence rendered top-down (made ground first, where present; then superficial deposits; then bedrock). Inter-stratum contact depths are not shown — BGS desk-study data does not commit a depth to rockhead or to the base of made ground without intrusive evidence.

10 Geotechnical Risk Assessment

10.1 Geotechnical Risk Register

The following risk register summarises the geotechnical hazards identified at the site and their assessed risk level based on the desktop study. Risk levels should be reviewed and updated following the ground investigation.

Hazard	Risk Level	Comment
Made Ground / Variable Fill	UNCONFIRMED	Not recorded by BGS — confirm by Phase 2 trial pits
Shrink-Swell Clay	LOW	Foundation depth may need to account for clay shrinkage
Groundwater	LOW	Monitor during investigation
Slope Stability	LOW	Requires site-specific assessment — topographic survey recommended
Contamination	LOW	See separate Phase 1 Contaminated Land Desk Study

10.2 Geo-environmental Desk Screens

The following geo-environmental screens are included for coordination with the companion Phase 1 Contaminated Land Desk Study. They are not intended to replace that report or provide standalone contaminated land reliance.

The following Tier 1 desk screens are derived from publicly-available data per BS 10175:2026, CIRIA C733:2014 (asbestos-in-soil) and CIRIA C801:2024 (ground gas). All risk tiers are indicative only; specialist assessment is required for any tier marked Elevated, High, or Specialist-Required.

Screen	Tier 1 risk	Note
UXO desk-screen	NEGLIGIBLE	WW2 bombing tier: tier-4
Asbestos in soil (CIRIA C733:2014)	LOW	Confirm at Phase 2
Knotweed / INNS	SPECIALIST-REQUIRED	Site walkover required (May–October growing season)
EA Historic Landfill	NONE	No EA-registered historic landfill on-site
EA Source Protection Zone	NONE	Not within EA Source Protection Zone
EA Pollution Incidents	DATA GAP	No public EA spatial API — commission Landmark Envirocheck or Groundsure SiteSolutions for incident-level coverage

10.3 Preliminary Conceptual Site Model

The following source–pathway–receptor linkages are inferred from this desk study per LCRM Stage 1 and BS 10175:2026. Linkages cannot be closed off as broken without Phase 2 intrusive investigation. Qualitative risk ratings reflect desk-study evidence only.

ID	Source	Pathway	Receptor	Qual. risk
CSM-001	EA pollution incidents (no public spatial API — DATA GAP)	Migration via groundwater / surface water (cannot be ruled out from desk study)	Future site occupants (residential) and controlled waters	MODERATE-LOW
CSM-002	Elevated radon potential (moderate, up to 10.0% of homes above action level)	Inhalation of radon gas through ground floor / sub-floor void	Future site occupants (residential)	MODERATE
CSM-003	Knotweed / INNS — DATA GAP (specialist site walkover required)	Cannot be ruled out from desk study	Adjacent properties + ecological designations	MODERATE-LOW

This is a Tier 1 Conceptual Site Model. All linkages and qualitative risks are inferred from desk-study data. Phase 2 intrusive investigation is required before any source–pathway–receptor linkage is closed off as broken. No quantitative risk assessment is implied.

11 Recommendations for Ground Investigation

11.1 Recommended Phase 2 Scope

Based on the findings of this desk study, a ground investigation is recommended to confirm the ground conditions, refine the geotechnical risk assessment, and provide design parameters for the foundation design.

Investigation Element	Scope	Purpose
Trial Pits	3–5 No. to 3.0m depth	Shallow ground conditions, made-ground profiling, soakaway prep
Boreholes (cable percussion or rotary)	2–3 No. to 8–15m or competent stratum	Deep strata, groundwater regime, sample recovery
In-situ SPT	Continuous SPT through superficials + at 1m intervals into bedrock	Strength and stiffness profile per BS EN ISO 22476-3 / Eurocode 7
Window Sampling (alternative)	Where access constrained — 3–5 No. windows to 6m	Disturbed sample recovery in restricted-access areas
Soakaway Testing	2–3 No. BRE 365 tests	Infiltration rates for SuDS design
Laboratory Testing (Geotechnical)	Classification (Atterbergs, PSD), moisture content, BS 1377 compaction, CBR	Geotechnical design parameters
Laboratory Testing (Chemical)	Soil + water suite: heavy metals, hydrocarbons (TPH/PAH), pH, sulphate (water-soluble + acid-soluble), asbestos-screen (CIRIA C733)	Contamination risk per LCRM Stage 2 + BRE Special Digest 1 sulphate
Ground Gas Monitoring	3–6 No. rounds via standpipes/ gas-wells over a 3-month period — CIRIA C665 / BS 8485:2015+A1:2019	Methane / CO2 / O2 / VOC characterisation
Groundwater Monitoring	Standpipe piezometers (2 No. min) + 3 monthly monitoring rounds	Groundwater level + seasonal variation; piezometric profile

Ground Investigation Recommendation

A ground investigation in accordance with BS 5930:2015+A1:2020 and BS EN 1997-2:2024 (Eurocode 7 Part 2 — Ground investigation and testing) is recommended. The investigation should be undertaken before detailed foundation design and should be designed by a suitably qualified geotechnical engineer. The scope above is indicative and should be refined based on the proposed building layout and loading.

11.2 Phase 2 Ground Investigation — Indicative Cost Band

The cost band below is indicative of typical Phase 2 ground-investigation scope for a minor site at low overall risk per the Site Intelligence cost schedule. Final scope, programme and quote depend on the building layout, loading and any specialist requirements identified in the Outstanding Information Requirements worklist.

Medium (£15,000–£30,000)

Indicative range
BS 5930:2015+A1:2020 + EC7

Scale tier: **MINOR** · Overall risk: **LOW**

Indicative Phase 2 cost split

Typical proportions per Site Intelligence cost schedule. Actual proportions vary with site complexity and any specialist surveys. **The shares below sum to greater than 100% because gas monitoring and reporting overlap with installation and lab work — they are indicative cost-line shares, not a normalised pie.**

Component	Typical share	Indicative cost
Trial pits	20%	£3000–£6000
Boreholes	30%	£4500–£9000
Lab analysis	25%	£3750–£7500
Gas monitoring	10%	£1500–£3000
Reporting / AGS 4.2 deliverable	15%	£2250–£4500

Indicative Phase 2 GI cost per Site Intelligence cost schedule (reference-data/gi-cost-schedule.json). Final scope and quote depend on the proposed building layout, loading, and any specialist requirements identified in the Outstanding Information Requirements worklist. Subject to Phase 2 scoping.

Cost-schedule ladder: Low (£6–12k) / Medium (£15–30k) / High (£25–60k) / Very High (£50k+)

12 Conclusions

Foundations will likely comprise conventional strip or trench-fill bearing onto weathered or competent Sidmouth Mudstone, in line with NHBC Standards 2026 Chapter 4.3.

13 Known Limitations and Assumptions — Geotechnical-Specific

This Stage 1 desktop geotechnical / geo-environmental screening does NOT include the following items.

- Phase 2 intrusive ground investigation (boreholes, trial pits, soil sampling)
- Phase 2 geo-environmental assessment (contamination testing to AGS 4.2)
- Detailed slope stability or bearing capacity calculations
- Radon protective measures design (BR 211)
- Mining shaft survey or coal mining risk assessment
- Verified BGS borehole log review beyond available public records
- Asbestos in soils screening (UKAS-accredited)
- Ground gas (CO2 / CH4) monitoring per CIRIA C665 / BS 8485
- Foundation design or piling viability assessment
- Structural engineering of any existing structures on-site

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:

- Site walkover or visual inspection — this is a desk-only Tier 1 assessment based on published data; a chartered-engineer walkover is recommended before Phase 2 scoping
- Intrusive site investigation (boreholes, trial pits, soil sampling)
- In-situ ground testing (SPT, CPT, plate-load, permeability)
- Allowable bearing pressure as a design figure — only indicative ranges are quoted
- Specific foundation depth beyond an indicative range subject to investigation
- Quantitative slope stability or settlement analysis
- Detailed contamination remediation strategy (LCRM Stage 2 onwards)
- Topographic or measured building survey
- Structural assessment of existing buildings or retaining structures
- Detailed arboricultural survey to BS 5837:2012
- Archaeological field evaluation (geophysical survey, trial trenching)
- Detailed drainage design or hydraulic modelling

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 on or adjacent to the site
- Ground investigation data — no published BGS borehole logs were identified within the search radius
- Site walkover observations — vegetation, evidence of made ground, slope anomalies, signs of seepage
- Detailed topographic survey data (EA LIDAR used where available; site-specific levels survey recommended)

- Historic land use records prior to available OS mapping epochs (Landmark Envirocheck recommended)
- Phase 2 chemical and geotechnical lab results

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:

- BGS publishes revised geological or hydrogeological mapping
- New borehole data becomes available on BGS GeoIndex
- Mining Remediation Authority (formerly Coal Authority) updates Development High Risk Area boundaries

- Adjacent site investigation reveals unexpected ground conditions
- Proposed foundation design changes materially from desk study assumptions
- New contamination data identified from Environmental Health records

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 Desk-top 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 (ICE CEng, FGS, or other chartered geotechnical specialist); Tier 2 add-on, not undertaken for this desktop product

15.3 Data Source Relevance

The aggregated counts above reflect the breadth of Site Intelligence's platform query against this site. Not every dataset is materially relied upon for this specific report. The following split distinguishes sources central to this assessment from wider project intelligence queried for related reports in the same pack.

Sources directly relied upon for this Geotechnical Desk Study

- BGS 1:50,000 Geology
- BGS Single Onshore Borehole Index (SOBI)
- BGS GeoSure (shrink-swell, landslide, dissolution, compressible, collapsible, running sand)
- BGS Lithostratigraphy
- BGS Hydrogeology
- Coal Authority Development High Risk Areas
- Environment Agency Source Protection Zones
- Environment Agency Flood Map for Planning
- UKRadon / UKHSA Indicative Atlas
- OS Open Map Local
- OS Terrain 50 (where slope context is required)

Wider project intelligence datasets queried but not materially relied upon

- Natural England MAGIC ecology layers
- PTAL Public Transport Accessibility
- ONS Housing Affordability Ratio
- HM Land Registry Price Paid
- EPC Domestic + Non-Domestic
- Planning Application History (LPA Portal)

Reference data versions used in this assessment:

regulatory-data-store 1.0.0 • domain-specific-limitations 1.1.0 • report-data-source-relevance 1.0.0

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.

Geotechnical Desk Study 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.

- BGS publishes revised geological or hydrogeological mapping
- New borehole data becomes available on BGS GeoIndex
- Mining Remediation Authority (formerly Coal Authority) updates Development High Risk Area boundaries
- Adjacent site investigation reveals unexpected ground conditions
- Proposed foundation design changes materially from desk study assumptions
- New contamination data identified from Environmental Health records

> 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 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 geotechnical-desk-study 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

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 Geotechnical Desk Study 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: 6 June 2026
Document Ref: 999-DEMO-2026 -PFCO-REP-GeotechDeskStudy-R01
Revision: R01

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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