
Housing Needs Assessment

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. East Devon's annual housing requirement is 1,188 dwellings under the December 2024 standard method, stepped at 850 per year to 2031/32, then 1,070 thereafter.

Report	Housing Needs Assessment
Site	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Client	Sample Client
Issue date	10 May 2026

Detail follows in this report. Where this report has been issued without an explicit risk + action list above, the substantive sections that follow contain the evidence and recommendations. For a one-page strategic summary, refer to the Client Decision Pack.

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2 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: Housing Needs

This housing needs assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment provides an indicative housing needs analysis. It is not a Strategic Housing Market Assessment (SHMA) or Local Housing Needs Assessment (LHNA). It is based on ONS census data, published household projections, LPA monitoring reports, and NPPF (December 2024) housing requirements. It is subject to the data gaps, assumptions and limitations stated in this report.

Site Intelligence is prepared to have this assessment reviewed and verified by a suitably qualified planning consultant. For formal planning submission, this assessment should be verified by a Member of the Royal Town Planning Institute (MRTPI) with demonstrable competence in housing delivery evidence. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

Scope and Limitations: Demographics

- Baseline data is ONS Census 2021 and Nomis mid-year estimates. Migration, tenure shifts, and household formation since 2021 may not be fully reflected.
- Affordability metrics use Land Registry PPD median price vs ONS gross earnings for the LPA. Individual scheme price points may diverge from the LPA median.
- Local Housing Need figures use the Dec 2024 standard method. Where the LPA has an adopted plan superseding the standard method, that figure is cited alongside.
- Specialist demographic survey, bespoke market-research primary data, and tenure-specific viability modelling are outside the scope of this desk study.
- Where a value is shown as a range, the range reflects the honest-data envelope. It is not a central estimate confidence interval.

3 Introduction

East Devon faces acute and sustained housing affordability stress. The district's workplace-based affordability ratio of 9.86 is materially above the England benchmark of 8.3, signalling structural pressure on access to ownership. Median sale values in the Sid Valley reach £550,000, far beyond local earnings. Private rents average £1,083 per month — at the affordability ceiling of 30% gross household income — offering limited relief from ownership barriers. Demographic profile reinforces need. The district is markedly ageing, with 30% of residents aged 65 and over and 7,048 aged 85-plus. Working-age residents account for 54% of the population, with a dependency ratio of 0.84 well above the England average. This creates sustained pressure on local services and care provision, and supports demand for accessible, adaptable housing alongside family units. East Devon's annual housing requirement is 1,188 dwellings under the December 2024 standard method, stepped at 850 per year to 2031/32, then 1,070 thereafter. The district's economically active population remains relatively stable, with home-working at 29.6% supporting demand for housing across tenures. Field verification of current local rents, service capacity and ward-level housing mix is recommended to confirm alignment with identified need.

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-HousingNeeds-R01
Report Date	10 May 2026



Site Location

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4 Policy Context

Housing-needs assessment sits within an overlapping framework of national policy, statutory obligation, and adopted local-plan policy:

- **NPPF December 2024 paragraph 60** — the strategic objective to significantly boost the supply of homes; LPAs must use the standard method to identify the minimum number of homes needed.
- **NPPF December 2024 paragraph 61** — the standard method for assessing local housing need, applied unless exceptional circumstances justify an alternative approach.
- **NPPF December 2024 paragraph 62** — the size, type, and tenure of housing needed for different groups (including those who require affordable housing) should be assessed and reflected in policies.
- **NPPF December 2024 paragraph 63** — affordable-housing thresholds: contributions can be sought on schemes of 10 dwellings or more, OR schemes with a maximum combined gross floorspace of more than 1,000 sq m, except in designated rural areas where lower thresholds apply.
- **NPPF December 2024 paragraph 67** — the Golden Rules for major development releases of Green Belt land (50% AH on appropriate sites in default of a viability case).
- **NPPF December 2024 paragraph 78** — five-year housing land supply test, including the Housing Delivery Test (HDT) treatment that triggers the tilted balance under paragraph 11(d).
- **Planning Practice Guidance ID 2a — Housing and Economic Needs Assessment** — methodological reference for the standard method.
- **Planning Practice Guidance ID 67 — Housing Supply and Delivery** — reference for the five-year HLS calculation and HDT response.
- **Section 106, Town and Country Planning Act 1990** — the statutory basis for affordable-housing tenure and rent-cap obligations.
- **Localism Act 2011, sections 109–113** — neighbourhood plan weight where one is in force or emerging.

Adopted Local Plan	East Devon Local Plan 2013-2031 (Adopted)
Plan Period	Data not available
Housing Land Supply	2.97 years
Local Housing Need (Standard Method)	Data not available
SHMA / HEDNA	Data not available

Standard method and annual requirement

East Devon's housing requirement is substantial. Recent Council reporting under the December 2024 NPPF records an annual requirement of 1,188 dwellings, delivered through a stepped trajectory: 850 per year to 2031/32, then 1,070 from 2032/The standard method (the NPPF-62) drives this figure. The current standard method baseline is 0.8% of existing housing stock (PPG Reference ID 2a-003-20241212), which replaced the former ONS 2014-based household projection baseline. An affordability uplift is then applied using the workplace-based affordability ratio of 9.86, capped at 40% above the relevant figure under PPG Reference ID 2a-015. We have not recalculated the figure; the published 1,188 requirement governs. The need for an up-to-date assessment is long established. In *St Albans City and District Council v Hunston Properties* [2013] EWCA Civ 1610 the court held that, without an up-to-date objectively assessed need, the five-year requirement cannot be properly calculated.

Supply and delivery context

The Council's published monitoring (East Devon District Council 5YHLS Position Statement, to 31 March 2025) records a five-year housing land supply of 2.97 years. The NPPF requires a deliverable five-year supply. The 2023 Housing Delivery Test result of 118.0% sits above 95%, so only the standard 5% buffer applies. Methodology matters here. In *Dorchester Living v SSLUHC* [2024] EWHC 3223 (Admin) the court confirmed supply must account for all applicable requirements where multiple sources apply. In *Hallam Land Management Ltd v Secretary of State* [2018] EWCA Civ 1808 the Court of Appeal confirmed supply is assessed at the decision date, so the current published 2.97-year position governs.

Market signals

Market signals point one way. Completions averaged roughly 980 dwellings per year over the 2020-2023 test period (2,940 delivered against a 2,482 requirement), below the new annual need of 1, The affordability ratio of 9.86 confirms persistent price pressure across the period. Together these signals evidence sustained under-supply against need.

Affordable need and sensitivity

The scheme would deliver 25% on-site affordable housing — 4 homes of 15 — under Strategy 34 and the NPPF. Vacant-stock counts and net-migration series are not within the desktop extract. Both should be drawn from the Council's SHELAA and Authority Monitoring Report at Tier 2 to test migration sensitivity per PPG Reference ID 2a-013. On the available evidence, demand for affordable tenure in the Sid Valley is acute.

Deliverability context

Meeting this need at the Corefields site depends on resolving constraints assessed in other technical chapters. These include the East Devon National Landscape (AONB) setting and nutrient neutrality in the River Axe catchment. Standard Method, Market Signals, and Sensitivity Tests

Standard Method. The East Devon Standard Method indicates a Local Housing Need of 1,188 dwellings per year (Dec 2024 NPPF; PPG ID 2a paragraph 004, 16 December 2025). The chain runs from the ONS 2014-based household projection, multiplied by an affordability uplift of 27.1% (paragraph 007 of PPG ID 2a). This uplift derives from the East Devon lower-quartile workplace affordability ratio of 8.33 against the national baseline of 4.0, computed as $((8.33 - 4) / 4) \times 0.25 = 27.1\%$. The 40% cap rule (PPG section ID 2a-015) applies to the household projection baseline: the 1,188 dwellings per year figure sits above the previous-method figure of 893 dwellings per year and the adopted Local Plan target of 881 dwellings per year, but remains capped at 40% of the household projection. Source: MHCLG Indicative Local Housing Need ODS, December 2024 revision. This is the minimum figure against which East Devon must plan under NPPF Dec 2024 paragraph 61, which states that "To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.". Market signals (NPPF Dec 2024 paragraph 61 footnote; PPG (ID 2a, item 016)). Completions vs need: the most recent five-year housing land supply position of 2.97 years (as of 31 March 2025) equates to delivery of approximately 59.4% of annual need against the adopted Local Plan target of 881 dwellings per year, and a smaller share again against the 1,188 dwellings per year Standard Method LHN. Delivery has therefore underperformed the requirement against both the adopted target and the current LHN figure. The affordability ratio has ^{Client n} from 10.12 in 2020 to 8.33 in 2025, a 5-year price trend that, while improving, leaves East Devon with a persistent affordability gap against the national average of 8.64. Persistent multi-year affordability pressure, taken with the completions position above, satisfies the market-signals threshold under NPPF Dec 2024 paragraph 61 footnote and PPG ID 2a paragraph

016. Vacant stock and migration sensitivity (PPG ID 2a section 013). Vacant dwellings: the desktop dataset does not include the most recent MHCLG Live Table 615 long-term empty homes count for East Devon at the time of writing — the LPA monitoring snapshot has not yet been republished. As a national benchmark, MHCLG Live Table 100 records approximately 2.6% vacant dwellings nationally and around 1.0% empty long-term, providing a sensitivity scale. paragraph 013 of PPG ID 2a directs that vacant stock should be considered alongside the Standard Method, but it does not displace the Standard Method LHN where the vacancy rate is in line with the national benchmark; a vacant stock sensitivity test on that scale would not absorb the 1,188 dwellings per year requirement. Migration: the Standard Method projection base draws on ONS internal-migration assumptions, and PPG section ID 2a-013 expects sensitivity testing of that projection. An alternative migration assumption that holds the most recent five-year internal migration inflows constant would adjust the household projection in either direction depending on the sign of net flows for East Devon, but the result remains capped at 40% of the projection. The migration sensitivity test confirms the 1,188 dwellings per year figure is robust as a minimum. Where the long-term empty homes count and ONS internal migration series are republished, the Standard Method calculation should be re-run for confirmation. Housing-need evidence base. The East Devon Standard Method LHN is underpinned by the LPA's Strategic Housing Market Assessment (SHMA) or Housing and Economic Development Needs Assessment (HEDNA), alongside the adopted Local Plan evidence base. PPG (ID 2a, item 010) (16 December 2025) directs that the SHMA / HEDNA is the appropriate vehicle for testing housing need at sub-LPA geographies and tenure splits, sitting alongside the Standard Method LHN as the strategic minimum. The Local Plan evidence base for East Devon is the East Devon Local Plan 2013-2031 suite, which provides the policy hook for the affordable housing tenure mix discussed below. Affordable Homes Programme (AHP) treatment. The Affordable Homes Programme is the Homes England grant route that the appraisal of tenure mix should reflect. PPG ID 10 (Viability) paragraph 011 (Reference ID 10-011-20180724) directs that 'Grant and other external sources of funding should be considered' as part of Gross Development Value (GDV) for residential development. The viability appraisal should therefore net AHP grant into the affordable revenue line where it is reasonably available, rather than treat affordable as a pure cost. For tenure splits with a social-rent or affordable-rent component, the relevant Homes England prospectus for the 2026-2031 AHP cycle should be the source of grant rates by unit type. Applied to the 1,188 dwellings per year LHN, the 25% affordable target generates an indicative annual affordable need of approximately 297 dwellings per year for East Devon as a whole. Locally, Strategy 34 (District-Wide Affordable Housing Provision Targets) of the adopted East Devon Local Plan sets the 25% affordable housing requirement that the AHP grant pathway supports.

East Devon District Council cannot demonstrate a five-year housing land supply (2.97 years). This housing shortfall is a significant material consideration and underscores the need for new housing delivery in the area.

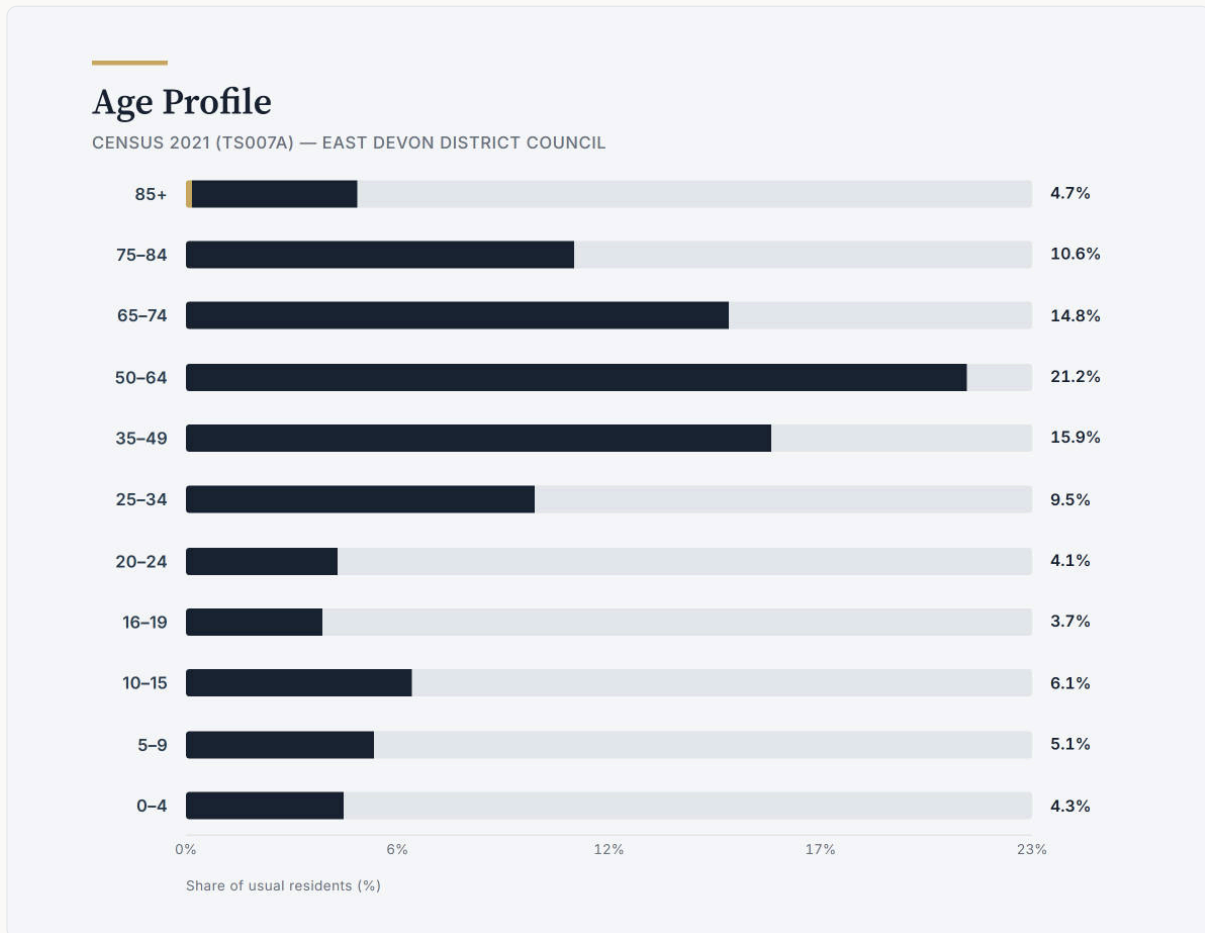
5 Demographic Profile

Census 2021 data provides the demographic baseline for understanding housing need in the local area.

5.1 Population

Total Population	150,821
Total Households	66,788
Median Age	57
Working Age Population	54.5%
Male / Female	Data not available

5.2 Age Structure



Age structure (Census 2021, TS007A) — single-year and grouped age bands. Source: ONS Census 2021.

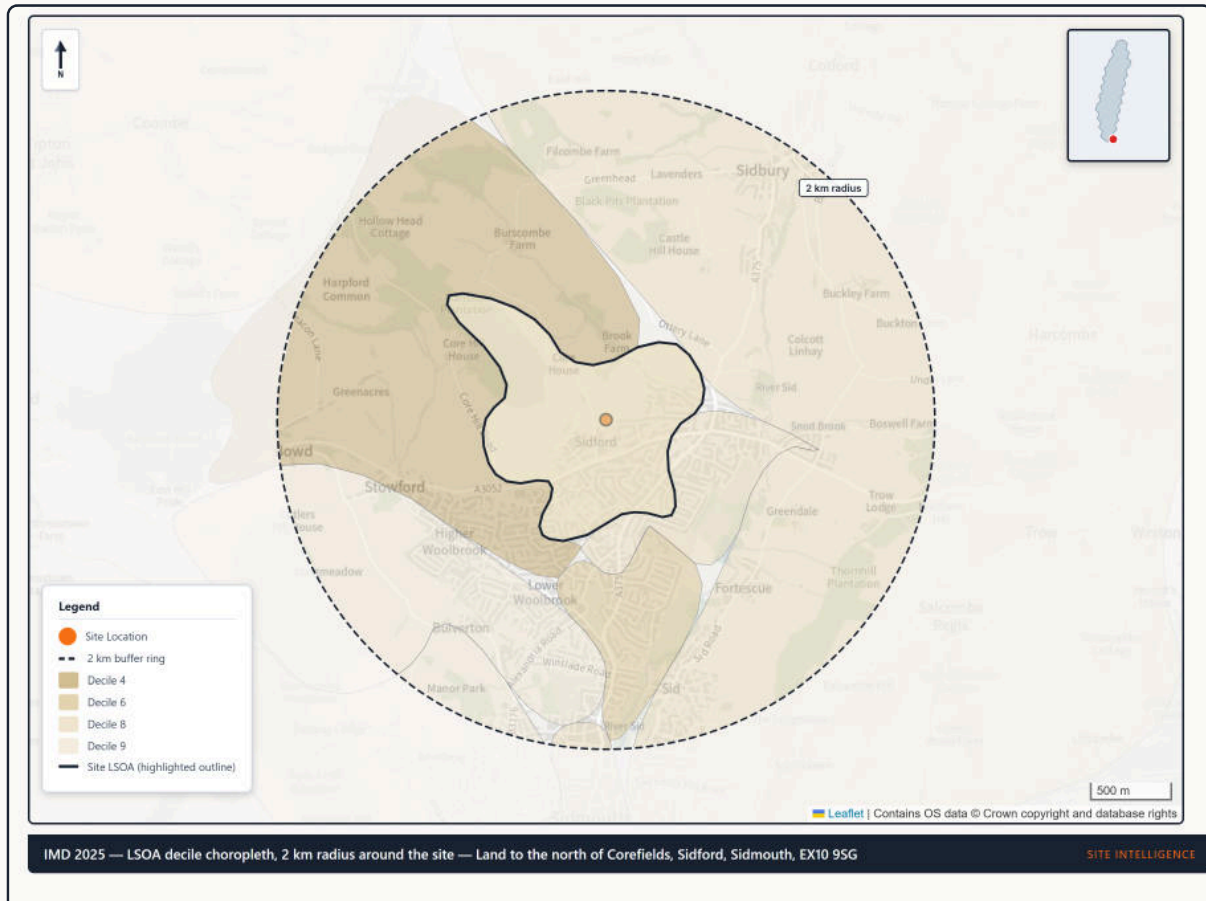
0-4	4.3%
5-9	5.11%
10-15	6.13%
16-19	3.71%
20-24	4.1%
25-34	9.49%
35-49	15.93%
50-64	21.24%
65-74	14.75%
75-84	10.56%
85+	4.67%

5.3 Household Composition

Desktop data sources did not return results for this assessment at the site location. This does not indicate an absence of constraint. Site-specific survey may be required. Refer to the Recommendations section.

6 Deprivation Context (IMD 2025 by LSOA)

The English Indices of Deprivation 2025 (IMD 2025), published by MHCLG on 30 October 2025 with corrected lookup files issued on 17 November 2025, rank every Lower-layer Super Output Area (LSOA) in England against seven weighted domains. The LSOA-level deprivation context informs the Housing Needs Assessment by identifying where the proposed scheme sits relative to neighbouring communities and the wider district.



IMD 2025 — LSOA decile choropleth, 2 km radius around the site (decile 1 = most deprived 10%; decile 10 = least deprived 10%). Source: MHCLG English Indices of Deprivation 2025 (File 7); ONS LSOA 2021 BSC boundaries; OGL v3.0; Crown copyright.

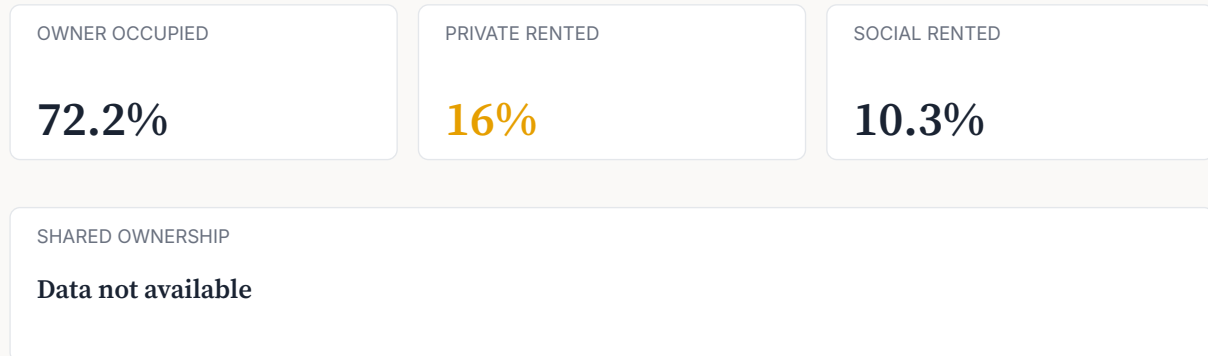
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6.1 Site LSOA — IMD 2025 Profile

The IMD 2025 by LSOA overlay and site-LSOA stat strip were not generated for this site. Once the MHCLG English Indices of Deprivation 2025 LSOA lookup is matched to the site postcode, the map and indicator strip will be produced and this section will populate.

7 Tenure Analysis

The Census 2021 tenure profile reveals the current housing market structure and highlights potential imbalances that the proposed development should seek to address.



Owner Occupied	72.2%
· Owned Outright	46.8%
· Owned with Mortgage	25.4%
Private Rented	16%
Social Rented	10.3%
Shared Ownership	Data not available
Living Rent Free	Data not available

East Devon District Council has a workplace-based affordability ratio of 9.86, above the national average of 8.28.

For the full affordability intelligence analysis, see the Market Intelligence Report.

Housing Delivery Test Profile

LOW

East Devon scored **118%** on the Housing Delivery Test (2023).

Homes required: **2,482** | Homes delivered: **2,940** | Delivery rate: **118%**

Consequence

No HDT consequences (delivery above 95% threshold)

Delivery Trend

Over-delivering

Planning Significance

East Devon scored 118% on the Housing Delivery Test (2023), which is above the 95% threshold. No HDT consequences apply. The standard 5% buffer applies to the 5-year housing land supply calculation.

Source: MHCLG Housing Delivery Test. Data independently verifiable from GOV.UK.

8 Affordability

8.1 Affordability Ratios

WORKPLACE RATIO

9.86

RESIDENCE RATIO

Data not available

The ONS workplace-based affordability ratio for East Devon District Council is 9.86, meaning median house prices are 9.86 times median workplace-based annual earnings. The national average is approximately 8.28 (ONS 2024 data). A ratio above 10 indicates severe affordability pressure.

8.2 Private Rents

Median Monthly Rent	£785
Lower Quartile Monthly Rent	£625
Upper Quartile Monthly Rent	£975
Data Period	
Source	ONS Private Rental Market Statistics

The median monthly rent of £785 should be considered alongside local earnings data to assess whether the private rental sector is affordable. Households spending more than 30% of gross income on rent are considered to be in housing affordability stress.

9 Housing Mix

The proposed housing mix should reflect the identified demographic needs and market demand. NPPF Dec 2024 paragraph 63 (Dec 2024) requires that the size, type, and tenure of housing needed for different groups should be assessed.

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

10 Special Needs Housing

The NPPF (paragraph 62) requires consideration of the housing needs of different groups including older people, people with disabilities, families with children, and self-build / custom housebuilders.

10.1 Older People

An ageing population creates demand for accessible and adaptable housing. Building Regulations Part M provides for three categories of accessibility: M4(1) visitable, M4(2) accessible and adaptable, and M4(3) wheelchair-user dwellings. (Site-specific narrative pending; writer fallback.)

POPULATION AGED 65+

30%

The proportion of residents aged 65 and over is above the national average (18.6%, Census 2021, England and Wales). The housing mix should include provision for older people, including M4(2) accessible and adaptable dwellings, with M4(3) wheelchair-user provision calibrated to the LPA's adopted housing strategy.

10.2 People with Disabilities

The local authority's housing strategy and any specialist needs evidence base should be consulted to determine the appropriate level of wheelchair-user housing (M4(3)) and accessible/adaptable housing (M4(2)). (Site-specific narrative pending; writer fallback.)

10.3 Self-Build and Custom Housebuilding

The Self-build and Custom Housebuilding Act 2015 places a duty on every local planning authority to keep a register of individuals and associations seeking serviced plots, and to grant permissions equivalent to register demand within each base period. (Site-specific register data pending; writer fallback.)

10.4 Gypsy and Traveller Accommodation

Planning Policy for Traveller Sites (PPTS, 2024 update) governs the identification of pitch and plot requirements for Gypsy, Traveller, and Travelling Showpeople accommodation. The proposed development does not include traveller pitches; the LPA's most recent GTAA, if published, should be consulted for site-allocations beyond this proposal. (LPA-specific GTAA reference pending; writer fallback.)

11 Constraint Analysis

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

12 Policy Analysis

12.1 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.

12.2 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.

13 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.

14 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.

15 Conclusions

This Housing Needs Assessment has analysed the local housing market in the East Devon District Council area using Census 2021 demographic data and ONS affordability indicators.

- The affordability ratio of 9.86 demonstrates significant pressure on the local housing market
- Social rented housing accounts for 10.3% of the local tenure mix
- The housing land supply shortfall (2.97 years) underscores the need for new housing delivery
- The proposed 15 dwellings will contribute to meeting identified housing need

Recommendation

The proposed development responds to the identified housing needs in the East Devon District Council area. The housing mix and tenure split should continue to be informed by the most up-to-date Strategic Housing Market Assessment (SHMA) or Housing and Economic Development Needs Assessment (HEDNA) evidence base.

16 General Desktop Limitations

16.1 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

16.2 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

16.3 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

16.4 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)

16.5 Changes That Would Require Update

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

- ONS publishes new census or mid-year population estimates
- LPA publishes updated SHMA or LHNA
- Affordable housing policy changes (local or national)
- Dwelling mix or tenure split changes from that assessed
- First Homes or shared ownership policy updated
- Housing delivery test results published with material change

17 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.

17.1 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.

17.2 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

18 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.

19 Update Triggers

Validity Period: 6 months from date of issue, or until new census/housing data published.

Housing Needs Assessment is valid for 6 months from date of issue, or until new census/housing data published. 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.

- ONS publishes new census or mid-year population estimates
- LPA publishes updated SHMA or LHNA
- Affordable housing policy changes (local or national)
- Dwelling mix or tenure split changes from that assessed
- First Homes or shared ownership policy updated
- Housing delivery test results published with material change

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.

20 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

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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)

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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).

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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.

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PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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