
HRA / Nutrient Neutrality Desktop Screening Note

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

The proposal for 15 dwellings is subject to mandatory statutory consultation with Natural England under the SSSI Impact Risk Zone protocol. The nearest SSSI, Sidmouth to Beer Coast SSSI, lies 2,697 m to the south-east; Ladram Bay to Sidmouth SSSI lies 4,619 m to the south. Desktop assessment identifies no direct hydrological or functional connectivity to either SSSI, with the site draining north-east away from coastal designations. The site comprises 1.08 hectares of Improved Grassland (Low distinctiveness, Poor to Fairly Poor condition) bounded by species-rich hedgerows (Medium to High distinctiveness, Fairly Good condition). No Section 41 priority habitats are recorded on-site. Protected species records indicate moderate ecological sensitivity; bat surveys are required to assess roosting potential in hedgerows and field margins, following BCT Good Practice Guidelines. The derogation tests under the Habitats Regulations 2017 are capable of being met subject to survey confirmation. Biodiversity Net Gain of 10% is mandatory. The baseline value is 2.16 units, requiring a post-development total of at least 2.38 units. Nutrient neutrality in the River Axe phosphate catchment must be demonstrated before determination. Mitigation includes retention of hedgerows, a 15 m precautionary buffer from ancient woodland, bat-sensitive lighting, and reptile-friendly boundary treatments. The application should proceed to Appropriate Assessment and detailed ecological survey.

Report	HRA / Nutrient Neutrality Screening
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: Nutrient Neutrality

This nutrient neutrality assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a full Habitats Regulations Assessment (HRA) as required under the Conservation of Habitats and Species Regulations 2017. It is based on Natural England published nutrient neutrality guidance, Environment Agency water quality data, and catchment-level nutrient budget methodologies. 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 CIEEM (MCIEEM) with demonstrable competence in HRA and nutrient neutrality calculations. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

Planning Submission Status – HRA / Nutrient Neutrality

This is a Tier-1 desktop screening note that establishes whether the site sits within a Natural England affected nutrient catchment and signals whether wider Habitats Regulations Assessment screening is likely. It is not a Natural England nutrient-budget calculator run, an Appropriate Assessment, or a formal HRA report. It does not displace the LPA's duty as competent authority under Regulation 63.

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

Not yet known (Tier-1 boundary):

- Receiving Wastewater Treatment Works and current treatment standard
- Foul-drainage route (mains vs package treatment vs cesspool)
- Final occupancy (NE default 2.4 persons / dwelling assumed)
- Water-efficiency standard adopted (110 l/p/d optional vs 125 l/p/d default)
- Existing-use nutrient baseline if site has agricultural history

3 Introduction

East Devon District Council cannot demonstrate a five-year housing land supply, currently standing at 2.97 years against a requirement of five years. This is a high bar for refusal. Substantial weight attaches to delivery of 15 dwellings including 4 affordable homes (25% on-site), directly addressing acute housing need. The adopted Local Plan's settlement boundary policies are out of date for housing purposes given the supply shortfall. The emerging East Devon Local Plan 2020-2040, at examination stage, includes a proposed allocation for residential development at Sidford (Sidm_31) for up to 15 dwellings, precisely matching this proposal and carrying material weight. The site lies within the East Devon National Landscape and is subject to nine active constraints. A Landscape and Visual Impact Assessment (GLVIA3 methodology) is essential to demonstrate compliance with NPPF paragraph 212 and address anticipated landscape harm. Conditions will address detailed design, ecological mitigation, and infrastructure provision. The site lies within a Natural England SSSI Impact Risk Zone.

The relevant IRZ trigger criteria should be checked at Tier 2 to confirm whether Natural England consultation is required for this proposal type.

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-HRANutrient-R01
Report Date	10 May 2026

4 Legislative Framework

4.1 Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose the requirements of the EU Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC) into domestic law. Under Regulation 63, a competent authority must carry out an Appropriate Assessment of any plan or project that is likely to have a significant effect on a European site, either alone or in combination with other plans or projects.

Where a European designated site is in unfavourable condition due to excessive nutrient loading, any development that would add to the nutrient burden must demonstrate nutrient neutrality — that is, the development will not result in a net increase in nutrient input to the affected catchment.

Legislation / Guidance	Relevance
Conservation of Habitats Regulations 2017	Regulation 63 — Appropriate Assessment requirement
Levelling Up and Regeneration Act 2023	Nutrient mitigation provisions and nutrient credit schemes
Natural England Guidance	Nutrient neutrality methodology and calculators
NPPF (December 2024)	Paragraph 186: Appropriate weight to designated sites
Water Environment (WFD) Regulations 2017	Water quality objectives for receiving waters

The Levelling Up and Regeneration Act 2023 introduced provisions for nutrient mitigation schemes. Local planning authorities in affected catchments may operate nutrient credit schemes or accept alternative mitigation. Check the current position with East Devon District Council before submission.

5 Affected SAC / SPA / Ramsar Sites

No nutrient-sensitive European designated sites identified within the published Natural England affected nutrient catchment for this site. This screening considers only nutrient-affected catchments under the Habitats Regulations 2017. European designated sites (SAC / SPA / Ramsar) may still be present at wider ecological search distances and could trigger separate HRA screening on grounds other than nutrient loading — see the Ecological Desktop Constraints Appraisal for the full European-site schedule. Confirm the LPA's position in writing at pre-application stage.

Data Sources — HRA / Nutrient Neutrality

Dataset	Publisher	Version / Date	Scope
NE affected nutrient catchment maps	Natural England	Latest published	Site overlay
DEFRA MAGIC designated sites	DEFRA / Natural England	Live API	20 km buffer
EA water company permit data	Environment Agency	Where mapped	WwTW catchment
LPA nutrient-neutrality guidance	East Devon District Council	Latest LPA position	Adopted policy
NE nutrient calculator methodology	Natural England	Current version	Reference only

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 — HRA / Nutrient

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
Nutrient-affected catchment status	HIGH	LOW	Confirm position with LPA in writing
Wider HRA / European-site screening	MEDIUM	MEDIUM	HRA screening matrix likely (separate from nutrient screen)
Wastewater treatment route	LOW	MEDIUM	Confirm receiving WwTW + treatment standard with water company
Existing-use nutrient baseline	LOW	LOW	If agricultural history relevant, agronomic input

6 Nutrient Sensitivity

Nutrient neutrality requirements are triggered where a designated site is in unfavourable condition due to excessive nutrient loading (nitrogen and/or phosphorus). Natural England has identified the affected catchments and published nutrient budget calculators for each.

Site not in a Natural England affected nutrient catchment. Nutrient neutrality is unlikely to be required for this development on nutrient grounds. This finding does not displace the wider Habitats Regulations Assessment duty under Regulation 63 where European sites may be affected on grounds other than nutrient loading; the Ecological Desktop Constraints Appraisal lists European sites within the wider search area. The LPA should confirm both points in writing at pre-application stage.

East Devon District Council cannot demonstrate a five-year housing land supply — the current position is 2.97 years (EDDC Housing Monitoring Update to 31 March 2025).

Benefits of the Proposal

Substantial weight attaches to the delivery of 15 dwellings, including 4 affordable homes (25% on-site). The acute housing need in East Devon is evidenced by the 2.97-year supply shortfall. The delivery of market and affordable housing directly addresses this need and contributes to the NPPF December 2024 objective of delivering a sufficient supply of homes (paragraph 60). The affordable housing component (4 dwellings at 25% on-site) is a significant benefit, addressing identified local need in a district where housing affordability is severely constrained. Considerable weight attaches to the emerging allocation Sidm_31 in the East Devon Local Plan 2020-2040. The allocation is at examination stage and carries moderate weight per NPPF December 2024 paragraph 48. The allocation directly supports the proposal and indicates the LPA's strategic intent to deliver housing at this location. Moderate weight attaches to economic benefits. The construction phase will generate temporary employment and local spending on materials and services. The completed development will generate ongoing economic activity through council tax and local spending by residents. As confirmed in *Bewley Homes PLC v Secretary of State for Levelling Up, Housing and Communities* [2024] EWHC 1166 (Admin), economic benefits must be assessed by reference to their nature and extent, these are typical benefits for a scheme of this scale and are material, though not exceptional.

Adverse Impacts and Harms

Moderate weight attaches to the impact on the National Landscape. The site lies within the East Devon National Landscape, subject to the great-weight duty at NPPF December 2024 paragraph 212 (as set out in the heritage statement, which addresses the Chapter 16 heritage tests in detail). However, the proposal is not major development in the context of the designation. 15 dwellings on approximately 1.08 hectares represents modest infill development. Subject to appropriate design and a GLVIA3-compliant LVIA, the impact on landscape character and scenic beauty can be managed to acceptable levels. The anticipated refusal reason of harm to National Landscape character and appearance is addressed through landscape-led design, retention of boundary vegetation, and a LVIA demonstrating acceptable impact.

7 Constraint Analysis

Constraint	Status	Statutory anchor / NPPF
AONB / National Landscape	Engaged	NPPF 189-191

8 Policy Analysis

8.1 National policy (NPPF Dec 2024)

The substantive sections of this report apply the relevant NPPF Dec 2024 paragraphs to the site context — refer to in-text citations and the bibliography for the full list of paragraphs relied on.

8.2 Local policy (East Devon District Council Local Plan)

Local plan policy analysis is provided in the substantive sections where each policy is engaged. The full list of East Devon District Council Local Plan policies relevant to this proposal is set out in the bibliography.

9 Risk Assessment

Risk register not yet populated for this report. The substantive sections that follow contain risk-relevant evidence. A consolidated risk register is provided in the **Risk Summary Sheet** (where bundled) or can be commissioned as an add-on.

10 Recommended Next Steps

Specific next steps for this report are set out in the Conclusions section. For a consolidated cross-bundle action list, see the **Next Steps** report (where bundled) or commission as an opt-in add-on.

11 Conclusions

This hra / nutrient neutrality desktop screening note has screened the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG against the Natural England affected-catchment dataset and the wider Habitats Regulations Assessment context.

Nutrient Neutrality Not Triggered

Desktop screening of Natural England's affected-catchment dataset does not place the site in a nutrient-sensitive catchment. No nutrient neutrality is required. The LPA should be asked to confirm this in writing at pre-application stage so the position is on record.

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.

12 General Desktop Limitations

12.1 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

12.2 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

12.3 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

12.4 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)

12.5 Changes That Would Require Update

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

- Natural England updates nutrient neutrality methodology
- New European site designations or boundary changes
- Dwelling count or occupancy assumptions change
- Mitigation strategy changes (credits, wetlands, treatment)
- Water company treatment works upgrade programme changes
- In-combination development pipeline changes materially
- CG Fry [2025] UKSC 35: if reserved matters or condition discharge stage, re-assess whether fresh AA required for SAC/SPA; note Ramsar sites are policy-protected only

13 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.

13.1 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.

13.2 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 hard-rule QA (statutory citations, methodology compliance, paragraph-density format) and image-aware expert-reviewer pass
- 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

14 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.

15 Update Triggers

Validity Period: 6 months from date of issue.

HRA / Nutrient Neutrality Desktop Screening Note 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.

- Natural England updates nutrient neutrality methodology
- New European site designations or boundary changes
- Dwelling count or occupancy assumptions change
- Mitigation strategy changes (credits, wetlands, treatment)
- Water company treatment works upgrade programme changes
- In-combination development pipeline changes materially
- CG Fry [2025] UKSC 35: if reserved matters or condition discharge stage, re-assess whether fresh AA required for SAC/SPA; note Ramsar sites are policy-protected only

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.

16 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 hra-nutrient-neutrality undertaken on the date of this report. The findings reflect conditions and information available at the date of investigation. Conditions may change over time, and the report should not be relied upon beyond the validity period stated.

6. Professional Advice Caveat

This report provides professional opinion based on the information available at the time of preparation. It does not constitute legal advice, and specialist professional advice should be sought for specific matters including but not limited to structural engineering, surveying, ecology, archaeology, and contaminated land investigation.

7. No Guarantee of Outcome

Site Intelligence provides no guarantee as to the outcome of any planning application, building control submission, or statutory process. Planning and regulatory decisions are made by the relevant authorities at their sole discretion.

8. Data Completeness Caveat

While every effort has been made to identify relevant constraints and information, the absence of a recorded constraint does not guarantee that no constraint exists. Public data sources may contain gaps, errors, or omissions. The absence of a record does not guarantee the absence of a constraint.

9. Limitation of Liability

The total aggregate liability of Site Intelligence (PF & Co Holdings Ltd) under or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed the lesser of £1,000,000 or ten times the professional fee paid for this instruction. Site Intelligence shall not be liable for any indirect, consequential, or special losses, loss of profit, loss of revenue, loss of opportunity, or loss of anticipated savings.

10. Copyright and Intellectual Property

Copyright in this report and all associated materials is retained by PF & Co Holdings Ltd. The Client is granted a non-exclusive, non-transferable licence to use the report for the stated purpose only. The report may not be reproduced, distributed, or made available to third parties without prior written consent.

11. Statutory Authority Submission Note

Where this report is submitted to a statutory authority (planning authority, building control, Environment Agency, etc.), the authority will exercise its own professional judgement in assessing the application. Submission of this report does not confer any right of reliance upon the authority, and Site Intelligence accepts no liability for decisions made by statutory authorities.

12. Mortgage / Valuation / Purchaser Exclusion

This report has not been prepared for the purpose of mortgage valuation, property conveyancing, or due diligence by a prospective purchaser. Any subsequent purchaser of the property or development should commission their own independent assessment.

13. Report Validity Period

This report is valid for a period of 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 HRA / Nutrient Neutrality Desktop Screening Note 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

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**

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Date of Issue: **10 May 2026**
Document Ref: **999-DEMO-2026 -PFCO-REP-
HRANutrient-R01**
Revision: **R01**

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

Company No. 16649319

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