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# Landscape & Visual Impact Assessment

Tier 1 – Desktop intelligence

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

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

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# 1 How to Read This Report

This section explains how the report is structured, how risk ratings are presented, and what action you should take based on the findings.

## 1.1 Reading Order

We recommend the following reading order:

1. **Executive Summary.** A one-page overview of the key findings and overall risk rating. Start here if you are short on time.
2. **Main body sections.** Detailed analysis of each topic area, presented in a logical sequence from site context through to recommendations.
3. **Recommendations.** Specific actions required before, during, or after the planning process.
4. **Limitations and Disclaimers.** Important caveats on the scope of the assessment and the conditions under which the findings are valid.

## 1.2 Report Structure

Every technical section of this report follows a consistent structure:

- **Context.** What the section covers and why it matters to the development proposal.
- **Data and Evidence.** The factual information drawn from public datasets, authoritative public data sources, and client-supplied information.
- **Analysis.** Our professional assessment of what the data means for the site.
- **Risk Rating.** A traffic-light classification (where applicable) summarising the level of concern.
- **Recommendation.** What action, if any, is required.

## 1.3 Traffic-Light Key

Risk ratings throughout this report use a three-colour system:

<b>LOW</b>	<b>Low risk.</b> No significant constraint identified. Standard design measures are sufficient. No specialist investigation is likely to be required.
<b>MEDIUM</b>	<b>Moderate risk.</b> A constraint or data gap has been identified that requires attention. Further investigation, a design response, or a planning condition may be needed.
<b>HIGH</b>	<b>High risk.</b> A significant constraint or issue has been identified. Specialist investigation, a specific design solution, or early engagement with the relevant statutory body is strongly recommended before submission.

## 1.4 What to Do Next

1. Review the Executive Summary for an overview of all findings.
2. Focus on any items rated **MEDIUM** or **HIGH**; these require action before or during the planning process.
3. Check the **Recommendations** section for a prioritised list of next steps.
4. Review the **Update Triggers** section to understand when this report should be refreshed.
5. Contact Site Intelligence if you have questions about any finding or wish to commission follow-up specialist work.

### Desktop Intelligence: Landscape and Visual Impact

This landscape and visual impact assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not compliant with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3, 2013). No site visit or field-based visual assessment has been undertaken. It is based on published National Character Area profiles, local landscape character assessments, OS terrain data, and aerial imagery. 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 landscape architect. For formal planning submission, this assessment should be verified by a Chartered Member of the Landscape Institute (CMLI). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

### Scope and Limitations — Landscape and Visual

- Landscape character baseline draws on the published National Character Area profile and any LPA-level landscape character assessment. Site-specific field-survey of landscape condition is outside the scope of this desktop assessment.
- Visual receptor mapping uses OS mapping, ZTV principles by terrain, and public-viewpoint inference. Formal ZTV modelling, photomontages, and GLVIA3-compliant LVIA field verification are recommended for detailed-consent stages.
- Where the site lies in an AONB / National Landscape, the "conserve and enhance" duty is the governing test — NPPF Dec 2024 paragraph 189(Dec 2024) attaches great weight to conserving and enhancing landscape and scenic beauty in such designated areas. Great-weight policy thresholds are flagged, not subjectively balanced by this report.
- Seasonal variation (hedgerow/leaf cover) is considered qualitatively. Winter-condition visibility from specific receptors should be verified on site.
- This assessment is desktop-only and is not a substitute for a qualified landscape architect's signed LVIA at reserved-matters / determination stage.

## 2 Executive Summary

This Landscape & Visual Impact Assessment (LVIA) has been prepared by Site Intelligence (a service of PF & Co Holdings Ltd) on behalf of ~~Sample Client~~ in support of a planning application for the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG.

The assessment has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3, 2013), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

<b>Site Address</b>	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
<b>Postcode</b>	EX10 9SG
<b>Local Planning Authority</b>	East Devon District Council
<b>Proposal</b>	Residential development for up to 15 dwellings
<b>Proposed Units</b>	15
<b>AONB / National Landscape</b>	Yes
<b>Green Belt</b>	No
<b>Document Reference</b>	999-DEMO-2026 -PFCO-REP-LVIA-R01
<b>Report Date</b>	10 May 2026

The site is within or adjacent to an Area of Outstanding Natural Beauty (AONB) / National Landscape. NPPF Dec 2024 paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in these areas, which have the highest status of protection.

### 3 Methodology

This LVIA follows the methodology set out in **Guidelines for Landscape and Visual Impact Assessment, 3rd edition** (GLVIA3, Landscape Institute and IEMA, 2013) and the Landscape Institute **Technical Guidance Note 06/19 — Visual Representation of Development Proposals**. The assessment distinguishes between landscape effects (changes to the landscape as a resource) and visual effects (changes to views and visual amenity experienced by people). The significance of effects is determined by combining the sensitivity of the receptor with the magnitude of change.

#### 3.1 Statutory and Policy Anchors

The legal and policy framework for this assessment is:

- **NPPF December 2024 paragraph 187** — the chapter-15 opener requiring the planning system to contribute to and enhance the natural and local environment.
- **NPPF December 2024 paragraph 189** — great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and National Landscapes (formerly AONBs).
- **NPPF December 2024 paragraph 190** — applications for major development within National Parks, the Broads, and National Landscapes refused other than in exceptional circumstances and where it can be demonstrated they are in the public interest.
- **NPPF December 2024 paragraph 191** — protection commensurate with statutory status applied to areas with valued landscape attributes that are not designated.
- **NPPF December 2024 paragraph 212** — heritage cross-reference (where designated heritage assets affect landscape character).
- **Countryside and Rights of Way Act 2000, section 85** — duty on public bodies to have regard to the purposes of National Landscape designation when discharging functions affecting AONBs.
- **Levelling-up and Regeneration Act 2023, sections 245–247** — renames AONBs as National Landscapes and clarifies the duty.
- **European Landscape Convention (Florence, 2000) — ratified by the UK 2007** — the underpinning international anchor for landscape character assessment.

PINS appeal precedent: Inspectors have repeatedly held that landscape harm cannot be discounted simply because a site is undesignated; the test is the value of the landscape attributes (paragraph 191), not the designation status alone.

#### 3.2 Significance Matrix

[]

	High Magnitude	Medium	Low	Negligible
High Sensitivity	MAJOR	MAJOR-MOD	MODERATE	MINOR
Medium	MAJOR-MOD	MODERATE	MINOR-MOD	MINOR
Low	MODERATE	MINOR-MOD	MINOR	NEGLIGIBLE
Negligible	MINOR	MINOR	NEGLIGIBLE	NEGLIGIBLE

Effects of Moderate significance and above are generally considered “significant” in EIA terms.

## 4 Baseline Landscape Character

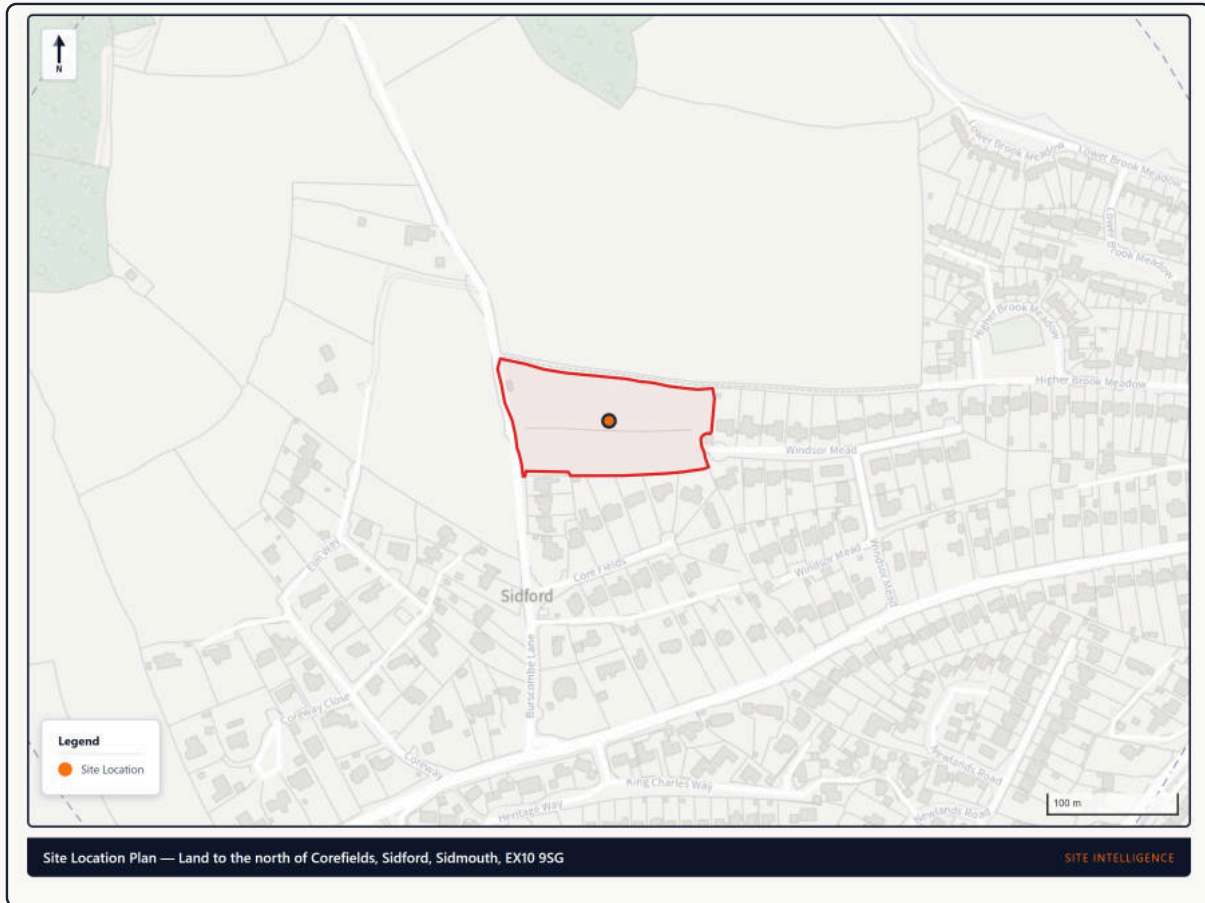
National Character Area	147: Blackdowns
Landscape Character	

### National and local character context

Land to the N of Corefields sits within National Character Area 147 Blackdowns, as defined by Natural England. This NCA is characterised by long dark ridges, deep pastoral valleys and a medieval field pattern of small irregular fields. Dense, species-rich hedgebanks with hedgerow trees create an enclosed, tranquil setting. The area carries strong time-depth. Iron Age hillforts such as Sidbury Castle, recorded approximately 870m to the NE, reinforce that historic grain. The local vernacular follows the geology: cob and thatch, chert with red-brick detailing and slate roofs. At the local scale, the site lies within landscape character type LCT 3B, Lower Rolling Farmed and Settled Valley Slopes, on the East Devon Central Ridge. The Sid Valley dominates, with elevated greensand ridges, wooded slopes and high scenic quality. The East Devon landscape character assessment should confirm these published characteristics during Tier 2 work.

### Site-level character

The 1.08-hectare site is an actively farmed agricultural field on the valley slope. Mature hedgebanks and boundary trees bound it, confirmed in desktop data. It reads as part of the soft rural edge between Sidford and the open countryside beyond. Burscombe Lane, a sinuous hedgebanked lane typical of this character type, runs along the western edge.



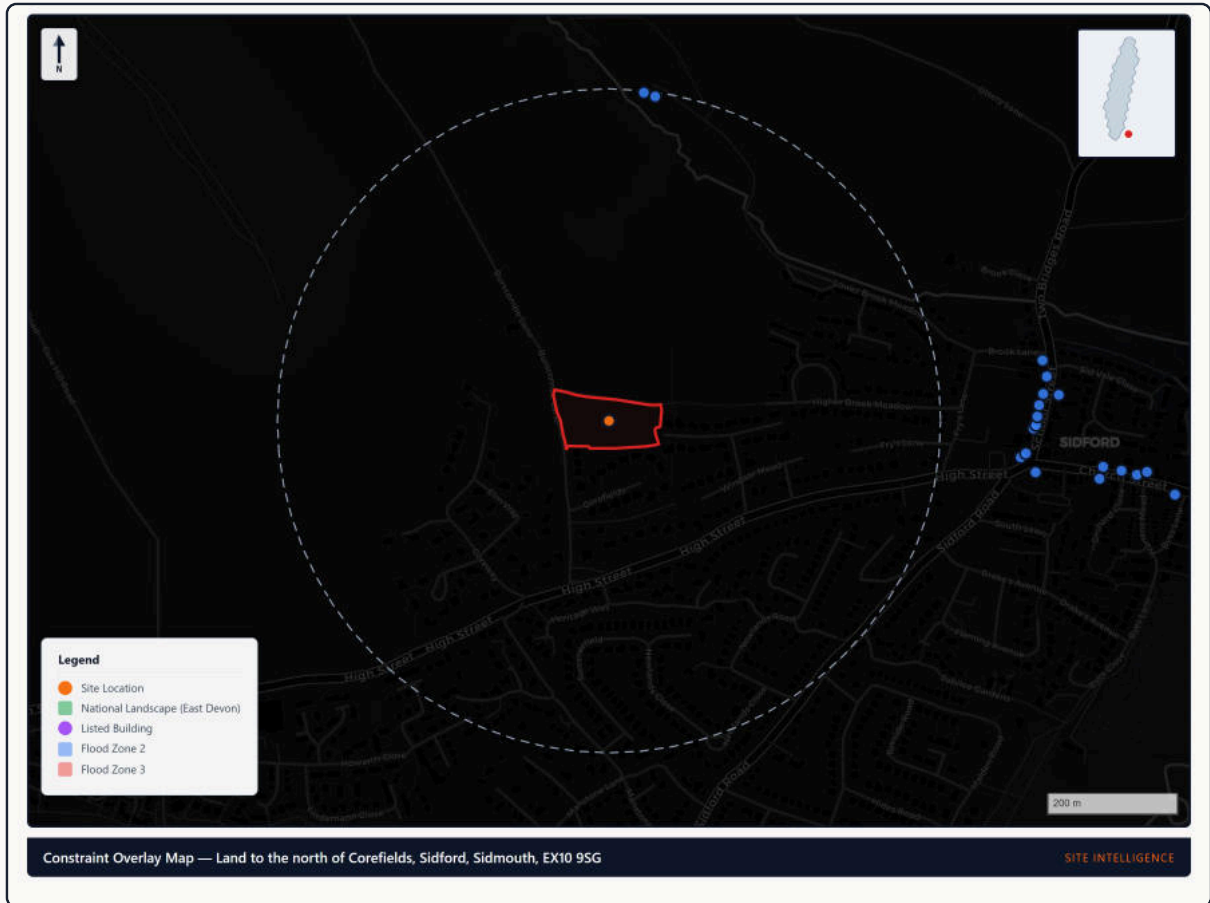
### Site Location

Contains OS data © Crown copyright and database rights



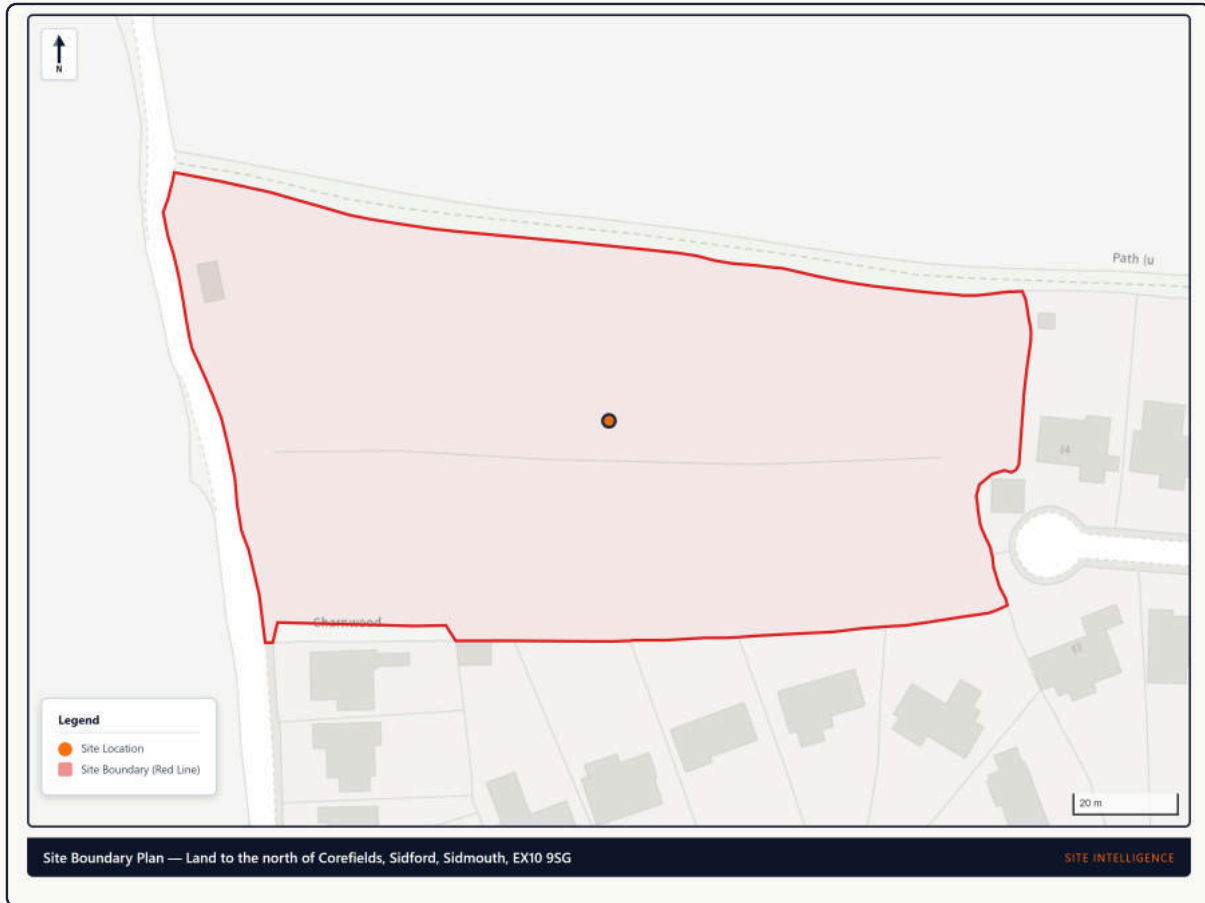
### Aerial Context

Contains OS data © Crown copyright and database rights



### Landscape Designations

Contains OS data © Crown copyright and database rights



Site Boundary Plan

Contains OS data © Crown copyright and database rights

## 5 Designated Landscapes & Sites

Designation	Status
AONB / National Landscape	YES
Green Belt	NO
SSSI	6
TPO Trees	NO
Ancient Woodland	NO

### 5.1 High-Grade Heritage Assets in Study Area

The following Grade I and Grade II\* listed buildings lie within the search radius and have been considered for visual and setting effects. Statutory great weight (NPPF Dec 2024 paragraph 212, Dec 2024) applies to any harm to their significance.

Asset	Grade	NHLE Ref	Distance
MANSTONE OLD HOUSE	II*	1287980	702m

Source: Historic England NHLE. Standard Grade II assets are addressed in the heritage statement.

## 6 Visual Baseline

The visual baseline describes the existing views and visual amenity of the site and its surroundings. The extent of visibility has been determined through desk study and analysis of the Zone of Theoretical Visibility (ZTV).

### Zone of Theoretical Visibility

A ZTV should be generated using DTM data to identify the theoretical extent of visibility of the proposed development. Representative viewpoints should be selected from locations where the development is likely to be visible, covering a range of receptor types, distances, and directions.

## 7 Representative Viewpoint Assessment

The following representative viewpoints have been identified for assessment. Each viewpoint is assessed in terms of the sensitivity of the visual receptor, the magnitude of visual change, and the resulting significance of effect.

Landscape value here is High. The site sits within the East Devon National Landscape, where NPPF December 2024 attaches great weight to conserving and enhancing scenic beauty.

This is a Tier 1 desktop assessment. Detailed viewpoint photography and photomontage work requires a site visit and is recommended as part of any formal LVIA submission.

## 8 Landscape Effects Assessment

### Sensitivity assessment

Based on desktop assessment and subject to field verification, landscape sensitivity is judged High. Under GLVIA3, sensitivity combines landscape value with susceptibility to the specific change proposed. Landscape value here is High. The site sits within the East Devon National Landscape, where NPPF December 2024 attaches great weight to conserving and enhancing scenic beauty. Susceptibility to residential development is judged Medium to High, reflecting the intimate, small-scale, hedge-enclosed valley-slope character described in LCT 3B.

### Magnitude of change

The magnitude of landscape change is assessed as Medium. The development would introduce built form onto an open pastoral field on the valley slope, a noticeable alteration to immediate character. The geographical extent is localised within the wider character area. The change is long-term and largely irreversible, occurring at the settlement fringe where some urbanising influences already exist.

### Indicative significance

Combining High sensitivity with Medium magnitude, the indicative significance of landscape effect on LCT 3B is Moderate to Major Adverse at Year 1. This would reduce toward Moderate Adverse by Year 15 as boundary mitigation establishes. The Court of Appeal in Preston New Road Action Group v SSCLG confirmed that landscape and visual judgments are matters of evaluation for the decision-maker. These remain desktop judgements. A full GLVIA3 LVIA is required to confirm them. The planning author should carry the landscape effect as a technical finding into the Planning Statement.

### Landscape Effects

Desktop landscape character analysis has been completed using published National Character Area profiles and local landscape character assessments. The site falls within the character area identified above. A detailed landscape effects assessment, including field-based evaluation of effects on landscape features, designations, and temporal effects through construction to maturity, is recommended to support the planning application.

## 9 Visual Effects Assessment

### Visual receptors

The visual envelope cannot be modelled accurately at desktop stage because EA LIDAR returned no coverage for this location. The candidate viewpoints below are therefore indicative and must be confirmed with viewpoint photography through a full GLVIA3 LVIA. The principal visual receptors are road users and walkers on Burscombe Lane, residents at the Corefields edge to the south, recreational and heritage visitors at the elevated Sidbury Castle hillfort to the NE, and walkers on Sid Valley footpaths.

### Receptor character

Residential receptors and recreational users in a designated landscape are of High susceptibility. Burscombe Lane users are of Medium to High susceptibility, given the scenic, hedgebanked character of the lane. The elevated Sidbury Castle vantage offers long valley views, with the site forming part of the settlement-edge foreground. Intervening hedgerows and built development moderate visibility from that position.

### Appeal context

Desktop data records zero public-rights-of-way; OS mapping must be checked for footpaths offering views into the site. An inspector at South Oxfordshire (APP/Q3115/W/20/3265861, appeal allowed) concluded that a site in a less attractive part of an National Landscape, with limited wider visibility, could be acceptable in landscape terms. That reasoning underlines the importance of evidenced viewpoint analysis here. No significance conclusion in this section is final; each requires field verification before submission.

### Visual Effects

Visual receptor sensitivity has been assessed from desktop sources including OS mapping, aerial photography, and published rights of way data. A site-based visual effects assessment with representative viewpoint photography is recommended to confirm the magnitude of visual change for each identified receptor group.

## 10 Cumulative Effects

Landscape value here is High. The site sits within the East Devon National Landscape, where NPPF December 2024 attaches great weight to conserving and enhancing scenic beauty.

### Cumulative Assessment

The cumulative effects assessment should identify other developments in the area and assess the combined and sequential landscape and visual effects. Nearby planning applications can be identified from the enrichment planning data.

## 11 Mitigation & Enhancement

### Landscape-led design principles

Within the East Devon National Landscape, a landscape-led design is the route to managing effects. Embedded mitigation should retain all boundary hedgebanks and hedgerow trees, adopt a low density reflecting the valley-slope character, and use the local vernacular: chert, red-brick detailing, slate and natural materials. Layout and massing should follow the landform rather than imposing on it, keeping built form below the wooded ridge skyline. The Sidford-to-Sidbury separation must be protected to address Sid Valley Neighbourhood Plan Policy 3 on coalescence.

### Planting and management

Additional native planting of local provenance should be secured, including reinforced hedgebanks, hedgerow trees and a soft, layered settlement edge. Planting maturation takes time. Effects assessed as Moderate to Major Adverse at Year 1 would reduce toward Moderate or Minor Adverse by Year A Landscape and Ecological Management Plan should secure long-term management. A BS 5837:2012 tree survey is recommended to position and categorise every tree influencing layout.

**Dark skies and tranquillity**

The National Landscape is sensitive to light spill and erosion of tranquillity. Lighting should follow ILP GN01/21 Environmental Zone E1 principles: full cut-off luminaires, warm colour temperature, curfews and minimal uplighting. The planning author should incorporate these technical landscape findings into the Planning Statement. A full GLVIA3 LVIA is required before submission.

Measure	Purpose	Timing
Structural planting on site boundaries	Screen views and integrate with landscape	Pre-completion
Native species planting	Reinforce local landscape character	Completion
Retention of existing trees/hedgerows	Maintain landscape structure	Design stage
Sensitive building heights and massing	Reduce visual prominence	Design stage
Material palette sympathetic to context	Visual integration	Design stage
Green infrastructure / open space	Landscape enhancement	Completion

**12 Residual Effects**

Residual effects are those that remain after the proposed mitigation measures have been implemented and had time to establish (assessed at Year 15 maturity).

**Residual Effects Summary**

Residual effects at Year 15 will be determined following completion of the detailed landscape and visual effects assessment with viewpoint photography. The mitigation strategy identified above is expected to reduce effects over time as planting matures. Effects of Moderate significance or above are generally considered significant in EIA terms.

## 13 Constraint Analysis

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

## 14 Policy Analysis

### 14.1 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.

### 14.2 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.

## 15 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.

## 16 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.

## 17 Conclusions

### Landscape-led design principles

Within the East Devon National Landscape, a landscape-led design is the route to managing effects.

### Dark skies and tranquillity

The National Landscape is sensitive to light spill and erosion of tranquillity.

### LVIA Assessment

The site is within or adjacent to an AONB / National Landscape. Great weight must be given to conserving and enhancing landscape and scenic beauty. The detailed landscape and visual effects assessment should be completed with viewpoint photography and the significance of

effects confirmed. Mitigation through sensitive design and structural planting will be essential to minimise landscape and visual harm.

## 18 Known Limitations and Assumptions — LVIA-Specific

This Tier 1 desktop landscape and visual impact screening does NOT include the following items.

- GLVIA3 full landscape and visual impact assessment by a chartered landscape architect
- Site walkover with documented viewpoint photography
- Zone of Theoretical Visibility (ZTV) modelling from a digital terrain model
- Verified photomontages or wirelines from agreed viewpoints
- Landscape character assessment beyond NCA-level published profiles
- Townscape, seascape or skyline assessment (where applicable)
- Cumulative impact assessment with consented + pending nearby development
- Night-time / lighting impact assessment
- Detailed landscape mitigation design (planting schedule, boundary treatment)
- Tree-tag survey or veteran-tree assessment to BS 5837

## 19 General Desktop Limitations

### 19.1 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

### 19.2 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

### 19.3 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

## 19.4 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)

## 19.5 Changes That Would Require Update

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

- GLVIA3 guidance updated
- Scheme massing, height, or materials change from those assessed
- Landscape designations change (AONB boundary, local landscape designation)
- New development on adjacent sites changes visual baseline
- Mitigation planting assumptions change
- Seasonal photography needed for assessment not yet obtained
- Monkhill [2021] EWCA Civ 74 — AONB great weight case law developments
- CEG Land Promotions [2018] — valued landscape wider context case law developments

- Stroud [2015] — AONB major development definition case law developments
- Forge Field [2014] EWHC 1895 — ordinary meaning test for AONB major development case law developments
- Mevagissey [2013] EWHC 3684 — exceptional circumstances rarity standard case law developments

## 20 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.

### 20.1 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.*

### 20.2 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

## 21 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.

## 22 Update Triggers

**Validity Period: 6 months from date of issue (seasonal photography may need updating).**

Landscape & Visual Impact Assessment is valid for 6 months from date of issue (seasonal photography may need updating). 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.

- GLVIA3 guidance updated
- Scheme massing, height, or materials change from those assessed
- Landscape designations change (AONB boundary, local landscape designation)
- New development on adjacent sites changes visual baseline
- Mitigation planting assumptions change
- Seasonal photography needed for assessment not yet obtained
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- Mevagissey [2013] EWHC 3684 — exceptional circumstances rarity standard case law developments

To request an update, contact Site Intelligence quoting the document reference shown on the cover page. Updates are provided at a reduced fee where the original data remains substantially current.

## 23 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 lvia 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 date of issue (seasonal photography may need updating) 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 Landscape & Visual Impact Assessment 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 <a href="https://flood-map-for-planning.service.gov.uk">https://flood-map-for-planning.service.gov.uk</a>	Environment Agency	Flood zones, surface water risk, historic floods	2024 Q4 / Quarterly	2026-04-11
National Heritage List for England <a href="https://historicengland.org.uk/listing/the-list">https://historicengland.org.uk/listing/the-list</a>	Historic England	Listed buildings, scheduled monuments, registered parks	Continuously updated / Continuous	2026-04-11
MAGIC Interactive Map <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Natural England / DEFRA	SSSIs, SACs, SPAs, Ramsar sites, NNRS	Continuously updated / Continuous	2026-04-11
Multi-source constraint detection <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Various (38 datasets, deduped to 36 + Flood Zone)	Green Belt, AONB, conservation areas, TPOs, flood zones	Mixed (see per-dataset) / Mixed	—
Census 2021 <a href="https://www.ons.gov.uk/census">https://www.ons.gov.uk/census</a>	Office for National Statistics	Population, demographics, housing tenure, travel patterns	2021 / Every 10 years	2026-04-11
PTAL Calculation (TfL TN14) <a href="https://data.london.gov.uk/dataset/public-transport-accessibility-levels">https://data.london.gov.uk/dataset/public-transport-accessibility-levels</a>	Site Intelligence™ (TfL methodology)	Public transport accessibility index and grade	TN14 methodology (2015+) / Per retrieval (timetable-live)	2026-04-11
OpenStreetMap / Overpass <a href="https://www.openstreetmap.org">https://www.openstreetmap.org</a>	OpenStreetMap Contributors	Amenity proximity: schools, GPs, shops, transport stops	Continuously updated / Continuous	2026-04-11
BGS Geology of Britain <a href="https://mapapps.bgs.ac.uk/geologyofbritain/home.html">https://mapapps.bgs.ac.uk/geologyofbritain/home.html</a>	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
<a href="https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads">https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads</a>				
<b>ONS Housing Affordability</b> <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/housing">https://www.ons.gov.uk/peoplepopulationandcommunity/housing</a>	Office for National Statistics	Affordability ratios, private rents, house prices	Latest annual release / Annual	2026-04-11
<b>Agricultural Land Classification</b> <a href="https://magic.defra.gov.uk">https://magic.defra.gov.uk</a>	Natural England	Provisional ALC grade, best & most versatile status	Provisional (1960s-80s baseline) / Very infrequent	2026-04-11
<b>National Character Area Profiles</b> <a href="https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making">https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</a>	Natural England	Landscape character assessment and key characteristics	2013 (NCA profile set) / Very infrequent	2026-04-11
<b>DfT Road Traffic Statistics</b> <a href="https://roadtraffic.dft.gov.uk">https://roadtraffic.dft.gov.uk</a>	Department for Transport	Annual average daily traffic counts	Annual (latest available) / Annual	2026-04-11
<b>STATS19 Road Accident Data</b> <a href="https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data">https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data</a>	Department for Transport	Road traffic collisions and casualties	Annual (latest available) / Annual	2026-04-11
<b>DEFRA Background Air Quality</b> <a href="https://uk-air.defra.gov.uk/data/laqm-background-maps">https://uk-air.defra.gov.uk/data/laqm-background-maps</a>	DEFRA	Background NO2, PM10, PM2.5 concentrations	Annual map set (latest modelled year) / Annual	2026-04-11
<b>DEFRA AQMA Boundaries</b> <a href="https://uk-air.defra.gov.uk/aqma/maps">https://uk-air.defra.gov.uk/aqma/maps</a>	DEFRA	Air Quality Management Area designations	Continuously updated / Continuous	2026-04-11
<b>EA LIDAR Data</b> <a href="https://environment.data.gov.uk/DefraDataDownload/?Mode=survey">https://environment.data.gov.uk/DefraDataDownload/?Mode=survey</a>	Environment Agency	Terrain elevation, DSM/DTM coverage	LIDAR Composite (latest available tile) / Per acquisition programme	2026-04-11
<b>DNO Long Term Development Statement</b> Contact provider for verification	Distribution Network Operator	Electrical grid capacity and connection assessment	Latest LTDS (per DNO) / Annual	2026-04-11
<b>LPA Planning Portal</b> 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	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
Planning Practice Guidance	DLUHC	Online (continuously updated)	<a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a>
Planning (Listed Buildings and Conservation Areas) Act 1990	UK Parliament	As amended	<a href="https://www.legislation.gov.uk/ukpga/1990/9/contents">https://www.legislation.gov.uk/ukpga/1990/9/contents</a>

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 &amp; Co Holdings Ltd

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FOR AND ON BEHALF OF

**Site Intelligence™**

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