
Phase 1 Contaminated Land Desk Study

Tier 1 – Desktop intelligence

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

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-ContamLand-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:

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

1.4 What to Do Next

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

Desktop Intelligence: Contaminated Land

This contaminated land assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a Phase 1 Preliminary Risk Assessment compliant with BS 10175:2011+A2:2017. No site walkover or intrusive investigation has been undertaken. It is based on published BGS data, Environment Agency records, historical Ordnance Survey mapping, and local authority contaminated land registers. 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 contaminated land specialist. For formal planning submission, this assessment should be verified by a Specialist in Land Condition (SiLC) or qualified member of the Association of Geotechnical and Geoenvironmental Specialists (AGS). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

Planning Submission Status — Contaminated Land

This is a Tier-1 Phase 1 contaminated land desk study based on the published environmental, geological and regulatory record. It supports early-stage planning-risk decisions and informs the next-stage scope (Phase 2 site investigation / chemical testing). It is not a Phase 2 ground investigation, intrusive investigation, or chemical analysis report.

Proposal Basis for this Desktop Screen

Proposal: Residential development for up to 15 dwellings

Indicative dwelling count: 15

Site area: 1.08 ha

Red-line source: Indicative red-line supplied by client; OS-aligned

Not yet known (Tier-1 boundary):

- Final foundation type and depth (strip / piled / raft)
- Service-trench routes and excavation depth
- Drainage / attenuation excavation depth
- Topsoil-stripping extent and any imported fill specification
- Whether soakaway-based SuDS are proposed (Source Protection Zone risk)

2 Executive Summary

TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. Contamination risk at Land to the N of Corefields, Sidford is low at desk-study stage. The site is a long-standing agricultural field with no recorded historic landfill within 2km, no former industrial use, and no contaminative land use identified in the screening. The preliminary Conceptual Site Model identifies only minor diffuse agricultural sources, with future residential occupiers as the sensitive receptors; no high-risk source-pathway-receptor linkage is established, and one low data-gap remains. Radon is BGS Band 4 (5 to 10%), so full radon protective measures are required under Approved Document C — a Building Regulations

design matter, not a development constraint. A targeted Phase 2 chemical investigation under Land Contamination Risk Management (LCRM) — Environment Agency 2020 is recommended.

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
Client / Applicant	Sample Client
Document Reference	999-DEMO-2026 -PFCO-REP-ContamLand-R01
Report Date	10 May 2026

3 Site Description

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Ward	Sidmouth Rural
Site Area	1.08 ha
Elevation	97m AOD
Current Use	Agricultural / greenfield land, understood from desktop review — to be confirmed by site walkover
Proposed Use	Residential development for up to 15 dwellings

4 Geology & Hydrogeology

For contamination purposes, the relevant geology is the Sidmouth Mudstone Formation, a member of the Mercia Mudstone Group, with no superficial deposits and no recorded made ground at the site. Mudstone is typically of low permeability, which limits vertical contaminant migration and tends to perch shallow groundwater. The site is not within an Environment Agency Source Protection Zone, and surface-water flood risk is Very Low. An aquifer sensitivity flag is noted in the desktop data and should be confirmed against EA hydrogeology and groundwater-vulnerability mapping at Phase 2, given the low-permeability cover. Foundation behaviour and bearing parameters are addressed in the companion Geotechnical Desk Study rather than here.

4.1 Bedrock Geology

Bedrock Formation	Sidmouth Mudstone Formation
Lexicon Code	SIM-MDST
Age	Anisian to Carnian Age (Middle to early Late Triassic)

4.2 Superficial Deposits

Superficial Deposits	None recorded
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4.3 Hydrogeology

Bedrock Aquifer Designation	Non-Aquifer / Aquitard (inferred from bedrock)
Superficial Aquifer Designation	No superficial deposits recorded
Source Protection Zone	Not within SPZ

4.4 Made Ground

Made Ground	Not recorded by BGS
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4.5 BGS Borehole Records

No BGS borehole records fall within the 500m search radius. Ground conditions are characterised from BGS regional bedrock mapping at 1:50,000 scale rather than from local intrusive logs. Strata thickness, weathering depth, rockhead level and groundwater conditions cannot be confirmed at desktop stage. A site-specific Phase 2 ground investigation will establish these parameters and provide data for foundation and drainage design, in accordance with BS 5930:2015+A1:2020.

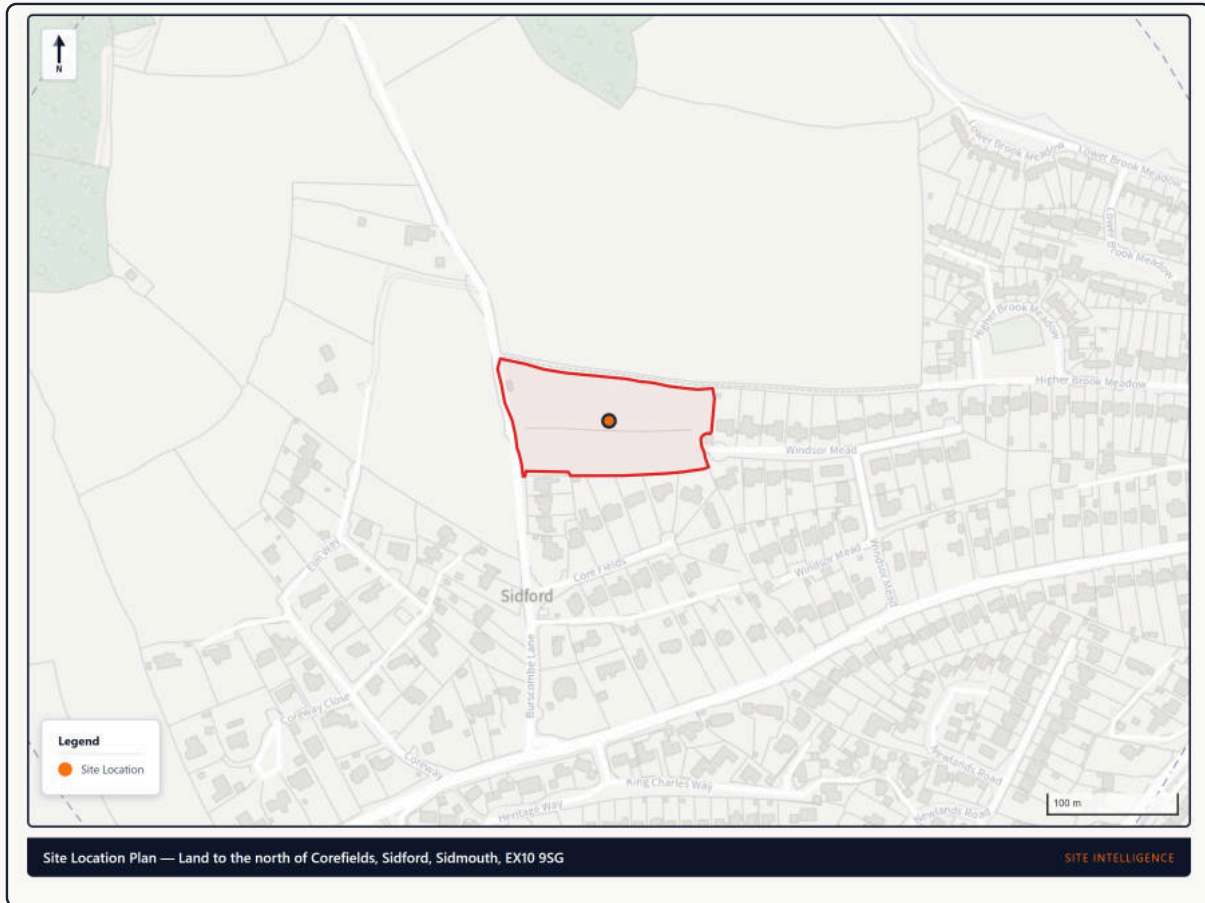


Figure 1: Site Location Plan and Local Search Radius
Contains OS data © Crown copyright and database rights

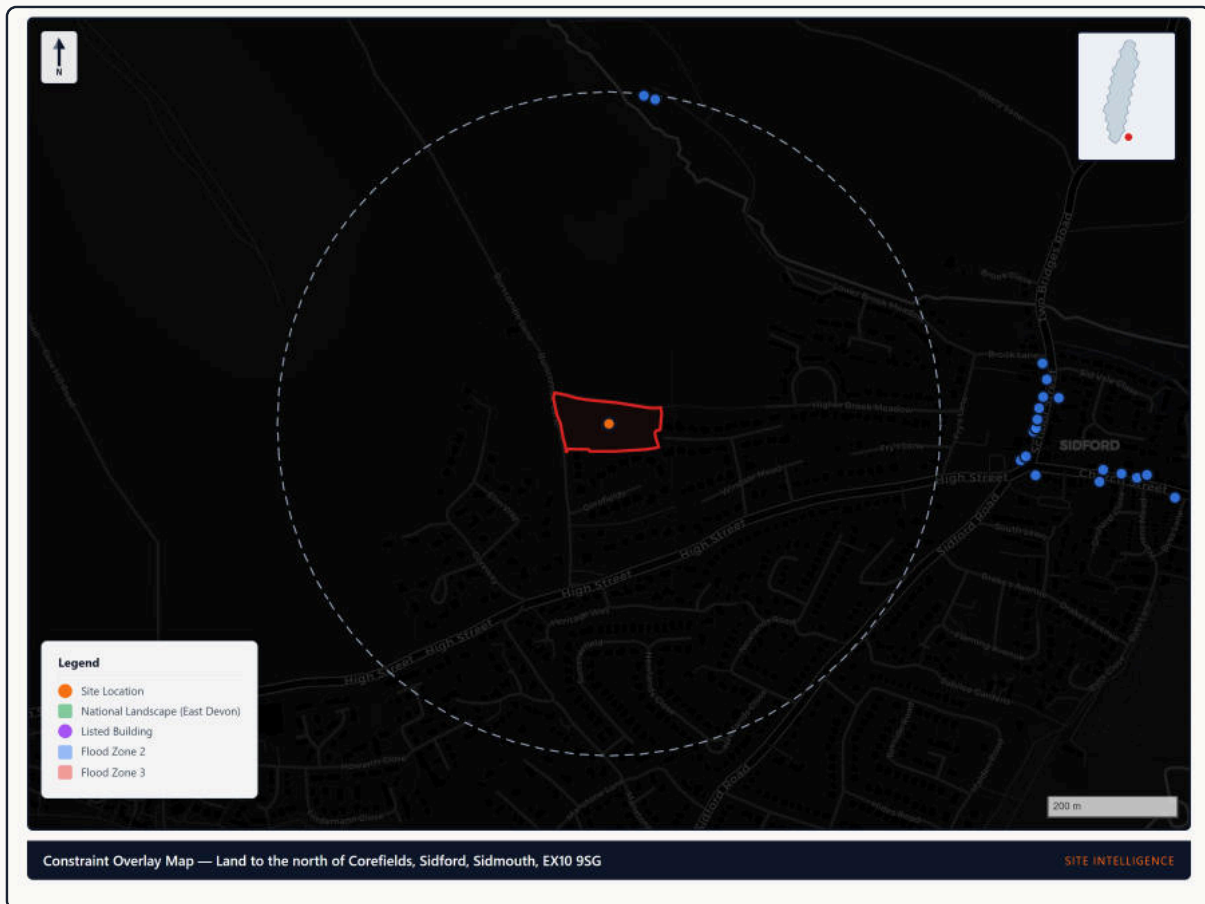


Figure 3: Environmental Constraint Overlay
 Contains OS data © Crown copyright and database rights

Mapping note. Constraint layers are derived from publicly available GIS datasets and may comprise point, line, or polygon geometries depending on the source dataset. Point markers indicate a dataset record location and do not necessarily represent the full spatial extent of a constraint. Where a constraint is material to the development, the original source polygon or record should be verified before design or planning reliance is placed on the mapped output.

5 Environmental Setting

5.1 Flood Risk

Flood Zone	1
Surface Water Risk	Very Low
Historic Flooding	No recorded events

5.2 Environmental Constraints

SSSI	Not within search area
SAC	Not within search area
Ancient Woodland	Not within search area

6 Regulatory Database Review

The following regulatory databases have been consulted as part of this desktop study. The results inform the identification of potential contamination sources in the vicinity of the site.

contamination risk profile is mixed-moderate (CSM-001 + CSM-003 at moderate-low, CSM-002 at moderate). The site has a long agricultural history with no recorded historic landfill within 2km, no former industrial use, and no contaminative land use identified in desktop screening. The applicant declares no known or suspected contamination. The preliminary Conceptual Site Model identifies only minor potential agricultural sources (occasional spreading, diffuse inputs) with future residential end-users as the most sensitive receptors. No high-risk source-pathway-receptor linkage exists at desk-study stage; one low data-gap remains for confirmation by targeted Phase 2 sampling. The developer is responsible for securing safe development under NPPF December 2024. Desktop screening does not engage Part IIA of the Environmental Protection Act 1990 contaminated-land regime. Phase 2 sampling under Land Contamination Risk Management (LCRM) — Environment Agency 2020 is recommended as standard practice.

7 Historical Land Use

A review of historical mapping and available aerial photography has been undertaken to identify past land uses that may have introduced contamination to the site or surrounding area.

The site has been agricultural field land throughout the available record. A full National Library of Scotland historic OS map epoch review (1880s, 1900, 1930, 1960 and 1990s editions) has not been commissioned at this desktop stage and is recommended as part of the Phase 1 contamination report. Desktop screening shows no historic landfill within 2km, no railway corridor or former industrial premises adjacent, and no recorded infilled features or near-surface tipping on or near the site. Devon minerals safeguarding applies to the wider area but does not indicate former extraction within the boundary. The honest position is that the agricultural use is low-risk, with formal map-regression confirmation deferred to Phase 2.

8 Potential Contamination Sources

The following table identifies potential contamination sources, pathways, and receptors that form the basis of the conceptual site model and risk assessment.

Source	Contaminant(s)	Pathway	Receptor
Current / historic land use	Metals, hydrocarbons, asbestos	Direct contact, ingestion, inhalation	Future site users
Made ground (if present)	Variable fill materials	Direct contact, leachate migration	Future site users, controlled waters
Adjacent land uses	Vapour migration, lateral migration	Migration through permeable strata	Future site users, buildings
Naturally occurring	Radon, elevated metals in geology	Ingress through floor slab	Future site users

9 Conceptual Site Model

The conceptual site model (CSM) summarises the identified pollution linkages — the relationship between contamination sources, migration pathways, and potential receptors. A viable pollution linkage requires all three elements to be present.

9.1 Identified Receptors

Human Health — Future Site Users	Residents, construction workers, visitors
Controlled Waters	Groundwater (aquifer classification), surface water courses
Property / Buildings	Proposed residential structures, services, landscaping
Ecology	Protected habitats and species (if applicable)

9.2 Identified Pathways

Direct Contact	Dermal contact with contaminated soils
Ingestion	Incidental ingestion of soil / dust
Inhalation	Dust, vapour, and gas inhalation
Leaching / Migration	Leaching of contaminants to groundwater
Lateral Migration	Off-site migration through permeable strata

10 Risk Assessment

The following risk assessment is based on the conceptual site model and uses a qualitative risk matrix in accordance with CIRIA C552 guidance. The risk classification considers the probability of a pollution linkage being realised and the potential severity of the consequence.

Pollution Linkage	Receptor	Probability	Risk
Made ground → direct contact	Future residents	Low	LOW
Historic land use → soil contamination	Future residents	Low	LOW
Leachate migration → groundwater	Controlled waters	Low	LOW
Radon — inherent geological potential	Future residents	Medium-High	MEDIUM-HIGH
Radon — residual risk after Approved Document C compliant protection	Future residents	Low	LOW

Note on radon rating. Inherent radon potential reflects the BGS band classification at desktop stage. The residual risk rating assumes Building Regulations Approved Document C compliant radon protection (radon-resistant barrier, sealed perimeter and service penetrations, sub-floor depressurisation provision per BR 211) is incorporated into the final design. Residual risk does not constitute a development constraint.

11 Recommendations for Further Investigation

A proportionate Phase 2 contamination scope is recommended to close the single data gap and confirm the low-risk desktop position, consistent with BS 10175:2026+A2:2017 and Land Contamination Risk Management (LCRM) — Environment Agency 2020:

- General soft-landscape and garden sampling across the developable area, with a basic chemical suite (TPH-CWG, PAH, metals/metalloids, and pH). - A visual/analytical asbestos screen of near-surface soils and any imported material encountered. - A precautionary ground-gas screen only if made ground or buried organics are encountered during intrusive works. - Radon protection by design under BRE Report 211 (full protective measures) — a Building Regulations matter rather than a contamination remediation. - A construction watching brief, with a CL:AIRE Materials Management Plan and verification of any imported clean cover. Responsibility for securing safe development rests with the developer under NPPF December 2024 ; the screening does not currently engage the Part IIA of the Environmental Protection Act 1990 contaminated-land regime.

Low Risk — Phase 2 Investigation Advisory

The desktop assessment has not identified significant contamination sources. The overall risk to human health and controlled waters is assessed as low. A Phase 2 intrusive investigation may still be required by East Devon District Council as a condition of planning permission to confirm the desktop findings.

As a minimum, geotechnical investigation for foundation design should include chemical testing of soil samples to confirm the absence of contamination.

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 Known Limitations and Assumptions — Contaminated-Land-Specific

This Tier 1 Phase 1 Contaminated Land Desk Study does NOT include the following items. Foundation design, bearing capacity, shrink-swell, and slope stability are addressed in the companion Geotechnical Desk Study.

- Phase 2 intrusive contamination investigation (trial pits, soil and groundwater sampling)
- Laboratory chemical analysis to LQM/CIEH S4UL or generic assessment criteria
- Site walkover or unrestricted-access visual inspection (LCRM Stage 1 Section 3.2)
- Quantitative risk assessment (DQRA / GQRA) — requires Phase 2 analytical data
- Asbestos in soils sampling and UKAS-accredited identification
- Ground gas monitoring per CIRIA C665 (minimum 6 visits over 3 months)
- Petroleum hydrocarbons fingerprinting / source apportionment
- Detailed remediation strategy or Materials Management Plan (CL:AIRE Code of Practice)
- Verification (validation) testing of clean cover or imported soils
- Statutory consultation with the local authority contaminated land officer or Environment Agency
- Specialist Land Condition (SiLC) sign-off or formal Phase 1 PRA reliance certificate

13 General Desktop Limitations

13.1 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

13.2 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

13.3 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

13.4 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)

13.5 Changes That Would Require Update

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

- BGS publishes revised lithostratigraphy, hydrogeology, or borehole records for the search radius
- Environment Agency pollution incident records or historic landfill register are updated for the area
- Land Registry title register reveals a change in ownership history, easements, or restrictive covenants since assessment
- LPA contaminated land register updated or a Part 2A determination is issued for the site or an adjoining parcel
- BS 10175 or LCRM (Land Contamination Risk Management) guidance is revised
- Discharge of a contamination-related planning condition reveals findings inconsistent with the desk-based conceptual site model
- Adjacent intrusive investigation, demolition, or remediation reveals unexpected ground conditions or contaminants

- Proposed end use changes to a more sensitive receptor (residential, school, allotment, or care setting)
- Groundwater Source Protection Zone or principal aquifer designation is revised by the Environment Agency

14 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.

14.1 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.

14.2 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

14.3 Data Source Relevance

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

Sources directly relied upon for this Phase 1 Contaminated Land Desk Study

- BGS 1:50,000 Geology
- BGS Single Onshore Borehole Index (SOBI)
- BGS Lithostratigraphy
- Environment Agency Flood Map for Planning
- Environment Agency Historic Landfill Sites
- Environment Agency Pollution Incidents
- Environment Agency Source Protection Zones
- Natural England MAGIC (designated sites + ecology)
- Natural England Ancient Woodland Inventory
- UKRadon / UKHSA Indicative Atlas
- National Library of Scotland Historic OS Maps
- OS Open Map Local
- OS Open Zoomstack
- Local Authority Contaminated Land Register (Part 2A)
- Historic England Conservation Areas
- Coal Authority Development High Risk Areas (where applicable)

Wider project intelligence datasets queried but not materially relied upon

- PTAL Public Transport Accessibility
- ONS Housing Affordability Ratio

- DfT Traffic Counts
- STATS19 Road Safety
- HM Land Registry Price Paid
- EPC Domestic + Non-Domestic
- Planning Application History (LPA Portal)
- BNG Habitat Baseline Estimates

Reference data versions used in this assessment:

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

15 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.

16 Update Triggers

Validity Period: 6 months from date of issue.

Phase 1 Contaminated Land Desk Study is valid for 6 months from date of issue. After this period, or if any of the following trigger conditions occur, the report should be reviewed and updated before reliance is placed upon its findings.

- BGS publishes revised lithostratigraphy, hydrogeology, or borehole records for the search radius
- Environment Agency pollution incident records or historic landfill register are updated for the area
- Land Registry title register reveals a change in ownership history, easements, or restrictive covenants since assessment
- LPA contaminated land register updated or a Part 2A determination is issued for the site or an adjoining parcel
- BS 10175 or LCRM (Land Contamination Risk Management) guidance is revised
- Discharge of a contamination-related planning condition reveals findings inconsistent with the desk-based conceptual site model

- Adjacent intrusive investigation, demolition, or remediation reveals unexpected ground conditions or contaminants
- Proposed end use changes to a more sensitive receptor (residential, school, allotment, or care setting)
- Groundwater Source Protection Zone or principal aquifer designation is revised by the Environment Agency

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.

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

6. Professional Advice Caveat

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

7. No Guarantee of Outcome

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

8. Data Completeness Caveat

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

9. Limitation of Liability

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

10. Copyright and Intellectual Property

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 Phase 1 Contaminated Land Desk Study is a desktop assessment. It does not include site-specific survey, intrusive investigation, or specialist field work. The findings are based on publicly available data and should be read in conjunction with the Known Limitations section of this report.

Data Sources & Verification

The table below identifies the principal datasets used or flagged for verification. Where a source carries a verification URL it can be checked independently; where a source is marked "contact provider for verification" or "awaiting retrieval", reliance should not be placed on that item until its status is updated to retrieved/verified. Data retrieval dates are recorded for audit purposes.

Wider platform datasets queried (audit log)

The table below lists every enrichment dataset queried by Site Intelligence's platform during the production of this client pack. Not every dataset is materially relied upon by this specific report — see the Data Source Relevance section above for the flood-specific split. The full audit log is kept for completeness and source-provenance traceability.

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
EA Flood Map for Planning https://flood-map-for-planning.service.gov.uk	Environment Agency	Flood zones, surface water risk, historic floods	2024 Q4 / Quarterly	2026-04-11
National Heritage List for England https://historicengland.org.uk/listing/the-list	Historic England	Listed buildings, scheduled monuments, registered parks	Continuously updated / Continuous	2026-04-11
MAGIC Interactive Map https://magic.defra.gov.uk	Natural England / DEFRA	SSSIs, SACs, SPAs, Ramsar sites, NNRS	Continuously updated / Continuous	2026-04-11
Multi-source constraint detection https://magic.defra.gov.uk	Various (38 datasets, deduped to 36 + Flood Zone)	Green Belt, AONB, conservation areas, TPOs, flood zones	Mixed (see per-dataset) / Mixed	—
Census 2021 https://www.ons.gov.uk/census	Office for National Statistics	Population, demographics, housing tenure, travel patterns	2021 / Every 10 years	2026-04-11
PTAL Calculation (TfL TN14) https://data.london.gov.uk/dataset/public-transport-accessibility-levels	Site Intelligence™ (TfL methodology)	Public transport accessibility index and grade	TN14 methodology (2015+) / Per retrieval (timetable-live)	2026-04-11
OpenStreetMap / Overpass https://www.openstreetmap.org	OpenStreetMap Contributors	Amenity proximity: schools, GPs, shops, transport stops	Continuously updated / Continuous	2026-04-11
BGS Geology of Britain https://mapapps.bgs.ac.uk/geologyofbritain/home.html	British Geological Survey	Bedrock, superficial deposits, made ground	Periodically updated / Annual+	2026-04-11
HM Land Registry Price Paid Data	HM Land Registry	Comparable property sale prices and transactions	Continuously updated / Monthly	2026-04-11

Source / verification URL	Authority	Scope	Vintage / refresh	Retrieved
https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads				
ONS Housing Affordability https://www.ons.gov.uk/peoplepopulationandcommunity/housing	Office for National Statistics	Affordability ratios, private rents, house prices	Latest annual release / Annual	2026-04-11
Agricultural Land Classification https://magic.defra.gov.uk	Natural England	Provisional ALC grade, best & most versatile status	Provisional (1960s-80s baseline) / Very infrequent	2026-04-11
National Character Area Profiles https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making	Natural England	Landscape character assessment and key characteristics	2013 (NCA profile set) / Very infrequent	2026-04-11
DfT Road Traffic Statistics https://roadtraffic.dft.gov.uk	Department for Transport	Annual average daily traffic counts	Annual (latest available) / Annual	2026-04-11
STATS19 Road Accident Data https://www.data.gov.uk/dataset/cb7ae6f0-4be6-4935-9277-47e5ce24a11f/road-safety-data	Department for Transport	Road traffic collisions and casualties	Annual (latest available) / Annual	2026-04-11
DEFRA Background Air Quality https://uk-air.defra.gov.uk/data/laqm-background-maps	DEFRA	Background NO2, PM10, PM2.5 concentrations	Annual map set (latest modelled year) / Annual	2026-04-11
DEFRA AQMA Boundaries https://uk-air.defra.gov.uk/aqma/maps	DEFRA	Air Quality Management Area designations	Continuously updated / Continuous	2026-04-11
EA LIDAR Data https://environment.data.gov.uk/DefraDataDownload/?Mode=survey	Environment Agency	Terrain elevation, DSM/DTM coverage	LIDAR Composite (latest available tile) / Per acquisition programme	2026-04-11
DNO Long Term Development Statement Contact provider for verification	Distribution Network Operator	Electrical grid capacity and connection assessment	Latest LTDS (per DNO) / Annual	2026-04-11
LPA Planning Portal Contact provider for verification	Local Planning Authority	Nearby planning application history and decisions	Continuously updated / Continuous	2026-04-11

Vintage = publication date of the underlying dataset. Refresh = upstream update cadence. Retrieved = when Site Intelligence fetched the record used in this report.

Policy & Legislative Sources

Document	Published By	Edition	URL
National Planning Policy Framework	DLUHC	December 2024	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance	DLUHC	Online (continuously updated)	https://www.gov.uk/government/collections/planning-practice-guidance
Planning (Listed Buildings and Conservation Areas) Act 1990	UK Parliament	As amended	https://www.legislation.gov.uk/ukpga/1990/9/contents

Local Plan: **East Devon Local Plan 2013-2031 (Adopted)** (East Devon District Council). Neighbourhood Plan: Sid Valley Neighbourhood Plan (Made November 2019).

AI-Assisted Analysis — Reference Statement

This report was prepared using AI-assisted data collation and analysis under internal quality-control procedures, in line with emerging professional-body guidance on the responsible use of AI in surveying and planning practice. All data sources are listed above with retrieval dates and verification URLs. A named professional remains responsible for reviewing and approving the contents of this report before issue. The analytical methodology and due diligence records are available on request.

Report generated by Site Intelligence™, PF & Co Holdings Ltd. Data sources queried automatically from public datasets. Verification URLs link to the authoritative public data source where the underlying data can be independently confirmed.

PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

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