
Affordable Housing Statement

Tier 1 – Desktop intelligence

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

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

1 Executive Summary

VERDICT

TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. The proposal triggers the major-development affordable housing requirement under NPPF December 2024 paragraph 65, as it comprises 15 dwellings and extends to approximately 1.08 hectares, satisfying both limbs. The applicable policy is Strategy 34 of the East Devon Local Plan 2013-2031, which requires 25% on-site provision for developments of 10 or more dwellings (the major-development threshold per NPPF para 65). The scheme delivers 4 affordable homes, meeting this requirement in full. An indicative tenure split of approximately 75% rented (Social Rent and affordable rent) and 25% shared ownership is proposed, subject to confirmation against the East Devon HEDNA and LPA agreement. This rented-led weighting responds to acute local affordability pressure, with workplace affordability ratio of 9.86 and social rented stock at only 10.3% of households. On-site delivery is proposed, consistent with NPPF paragraph 64 default and the adopted Local Plan requirement for pepper-potted integration. A Section 106 agreement would secure the affordable homes through specified heads of terms including tenure mix, phasing trigger at 50% market-housing completion, nominations protocol, viability review, and staircasing restrictions capped at 80%. No viability case is required; desktop appraisal indicates positive residual position at 25% provision. Affordable housing qualifies for mandatory CIL social housing relief. Proceed to detailed design and Section 106 negotiation, with tenure mix confirmed against HEDNA before submission.

Report	Affordable Housing Statement
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: Affordable Housing

This affordable housing assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is an indicative affordable housing analysis based on published policy requirements and viability indicators. It is not a Financial Viability Assessment (FVA) compliant with the RICS guidance note on Financial Viability in Planning (2021). It is based on adopted local plan affordable housing policies, NPPF (December 2024) requirements, ONS affordability data, and published LPA monitoring reports. 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 viability surveyor. For formal planning submission, this assessment should be verified by a Member of the Royal Institution of Chartered Surveyors (MRICS) with demonstrable competence in development viability. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

3 Introduction

Affordable housing summary

The scheme at Land to the N of Corefields, Burscombe Lane, Sidford triggers the major-development affordable housing requirement and proposes 25% on-site, delivering 4 affordable homes from 15 dwellings. The applicable policy is Strategy 34 of the East Devon Local Plan 2013-2031. The NPPF December 2024 paragraph 65 threshold is engaged on both the dwelling-count and site-area limbs.

Delivery and securing mechanism

On-site delivery is the default under NPPF December 2024 paragraph 64 and is proposed here. A Section 106 agreement would secure the affordable homes through specified heads of terms — tenure mix, phasing trigger, nominations protocol, viability review and staircasing restrictions. Affordable housing attracts mandatory CIL social housing relief, so the affordable element is excluded from the £125 per sqm charge.

Deliverability contingencies for Tier 2

Several active site constraints bear on whether, and how, the affordable homes can be delivered, and must be resolved before submission strategy is fixed:

- National Landscape: the site lies within the East Devon National Landscape (formerly AONB), where the [NPPF citation removed — out of domain range] major development test applies. Whether the proposal can be advanced at all is a Tier 2 matter that conditions affordable delivery.
- Nutrient neutrality: the site is within the river Axe phosphates catchment. This is a pre-determination legal gateway under the Habitats Regulations, not a condition; affordable and market homes alike cannot be permitted until an Appropriate Assessment is consistent with no adverse effect on European site integrity.
- European site proximity and ecology: HRA screening is required given Sidmouth to West Bay SAC (approximately 2,697m) and the wider designated network; protected-species and ecological sensitivity surveys are needed.
- Scheduled monument and listed building proximity: setting impacts require heritage assessment.
- Slope stability, radon (Class 4), airport safeguarding (Exeter inner zone) and sewage capacity (SW Water) all require Tier 2 verification. These contingencies affect the phasing and timing of affordable delivery, which

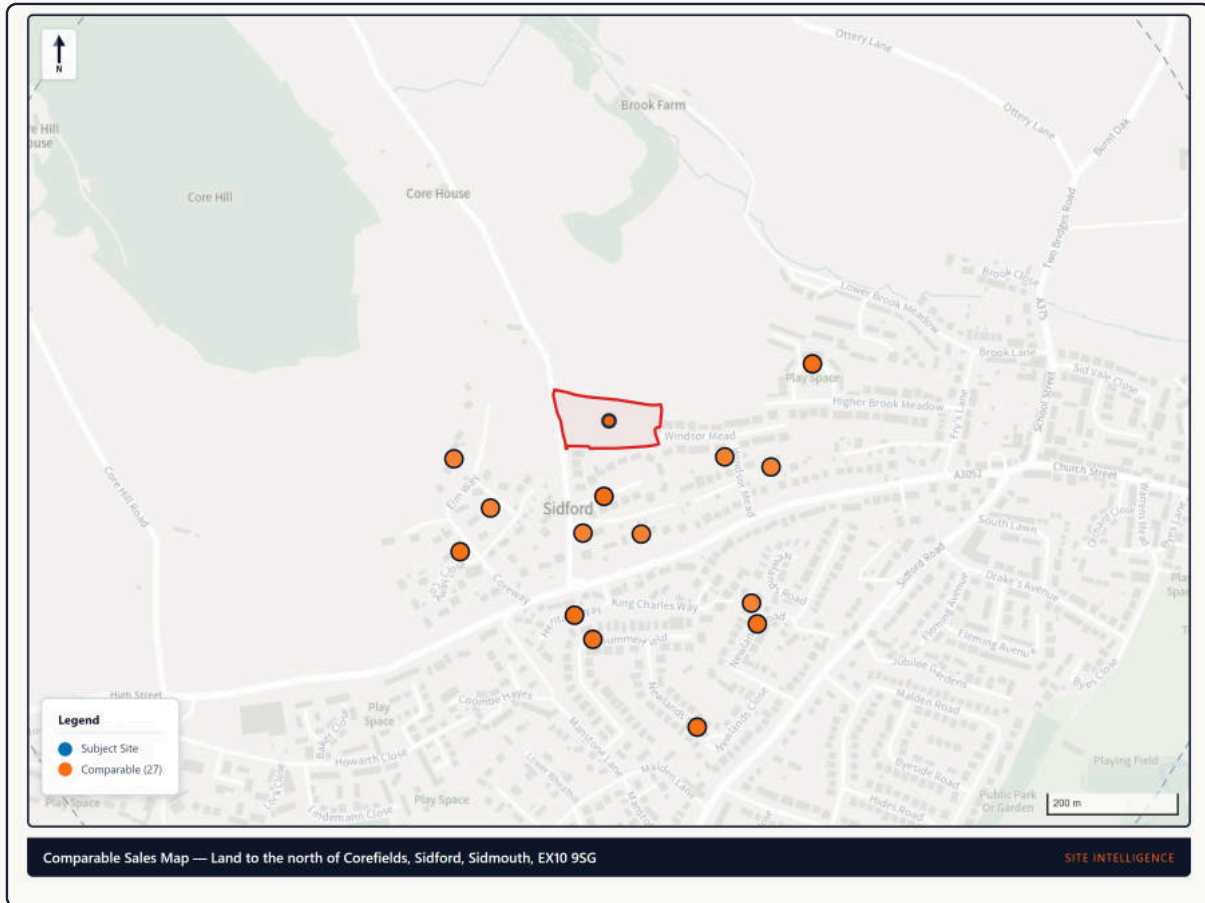
the Section 106 review mechanism is designed to accommodate. On current desktop evidence, a credible affordable-housing route exists, contingent on Tier 2 work. Tier 2 work is required before submission strategy is fixed. Tenure mix must be confirmed against the East Devon HEDNA and the Council housing team. This affordable housing position is subject to a formal viability appraisal and valuation should any below-policy provision later be contemplated.

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-AffordableHousing-R01
Report Date	10 May 2026



Site Location

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Local Property Market

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4 Policy Framework

4.1 National Policy

The National Planning Policy Framework (NPPF) requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community. Paragraph 64 states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership.

4.2 Local Policy

The local affordable housing policy for East Devon District Council should be consulted to determine the applicable affordable housing threshold, percentage requirement, and preferred tenure split.

5 Housing Need

5.1 Census Tenure Data

Census 2021 data for the local area provides the following tenure breakdown, which informs the assessment of housing need and the appropriate affordable housing mix.

Owner Occupied	72.2%
Private Rented	16%
Social Rented	10.3%
Shared Ownership	Data not available
Living Rent Free	Data not available

OWNER OCCUPIED

72.2%

PRIVATE RENTED

16%

SOCIAL RENTED

10.3%

5.2 Demographic Profile

Total Population	150,821
Total Households	66,788
Average Household Size	0
Population Density (per ha)	0

6 Affordability Analysis

This section analyses local affordability using ONS data to demonstrate the extent of housing need and the case for affordable housing provision.

6.1 Affordability Ratios

WORKPLACE AFFORDABILITY RATIO

9.86

RESIDENCE AFFORDABILITY RATIO

Data not available

The workplace-based affordability ratio of 9.86 indicates that median house prices are 9.86 times median workplace earnings. This is above the national average and indicates affordability pressure in the local housing market, supporting the case for affordable housing provision.

6.2 Median Rents

Median Monthly Rent	£785
Lower Quartile Rent	£625
Upper Quartile Rent	£975
Data Period	

Local median rents of £785 per month provide context for assessing the affordability of market housing and the level of affordable rent that would be appropriate in this area.

7 Proposed Affordable Housing Mix

The proposed affordable housing mix has been determined having regard to the Census 2021 tenure profile, ONS affordability data, and the local planning authority's affordable housing policy requirements.

The 4 affordable homes should be split to prioritise rented affordable housing, with an intermediate component for first-step ownership. An indicative split is approximately 75% rented (a mix of Social Rent and affordable rent) and 25% shared ownership, subject to confirmation. This weighting responds to acute local affordability pressure. East Devon records a workplace affordability ratio of 9.86, with social rented stock at only 10.3% of households. These figures support a rented-led mix. NPPF December 2024 paragraph 64 requires the type of affordable housing — including the minimum proportion of Social Rent — to be met on-site. The precise tenure breakdown must be evidenced by the East Devon HEDNA and anticipated based on desktop analysis before submission. Strategy 34 of the East Devon Local Plan 2013-2031 (adopted 28 January 2016) governs the headline requirement; verify its current status with the LPA. First Homes remain a permitted tenure under NPPF December 2024 paragraph 68. The previous national 25% First Homes mandate was removed in December 2024, so no national First Homes proportion is imposed here.

8 Tenure Split

The proposed tenure split reflects the identified need for different forms of affordable housing in the local area and accords with the local planning authority's preferred tenure mix.

The tenure split has been informed by the local housing need analysis, affordability evidence, and adopted policy requirements set out in the preceding sections. The December 2024 NPPF revision removed the previous mandatory 25% First Homes requirement; tenure split is now at the discretion of the local planning authority.

9 Viability Considerations

The NPPF (paragraph 58) and PPG on Viability confirm that the weight to be given to a viability assessment is a matter for the decision-maker. Affordable housing requirements should not undermine the deliverability of the plan or make development unviable.

The proposal delivers the policy-compliant 25% on-site requirement. No viability-based reduction is sought, and no grant assumption is required to justify the level of provision. The affordable homes can be delivered at the full policy figure. If the applicant later relies on viability to support below-policy provision, the financial appraisal must include Affordable Homes Programme or Social and Affordable Homes Programme grant within GDV. This follows PPG Viability Paragraph: 012 (last updated 16 December 2025), which treats affordable housing grant as part of GDV. Excluding grant would artificially depress affordable housing value and bias the outcome. Published grant rates for the SW indicate a weighted figure of roughly £67,000 per affordable home, against Homes England programme benchmarks. Any future viability case must benchmark grant against prevailing programme rates rather than excluding it.

Financial basis: Desktop estimate. GDV, TDC, and RLV figures are based on BCIS construction costs and comparable sales analysis (assumed GIA: 1,275 sqm). These will be refined when architect drawings confirm floor areas and quantity surveyor provides verified costs.

10 Delivery Mechanism

Affordable housing will be secured by a section 106 agreement between the applicant and East Devon District Council. The agreement will set out the quantum, tenure, timing of delivery, and occupancy criteria for the affordable housing units.

Delivery Mechanism	Section 106 Agreement
Registered Provider	Data not available
Delivery Trigger	Prior to occupation of [X]% of market units
Nominations Agreement	To be agreed with East Devon District Council
Cascade Mechanism	Marketing period → alternative RP → commuted sum

Early engagement with registered providers is recommended to ensure that the proposed affordable housing units meet their design standards and can be absorbed into their management portfolios.

11 Constraint Analysis

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

12 Policy Analysis

12.1 National policy (NPPF Dec 2024)

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

12.2 Local policy (East Devon District Council Local Plan)

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

13 Risk Assessment

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

14 Recommended Next Steps

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

15 Conclusions

Affordable delivery would be secured through a Section 106 agreement with specific heads of terms. The required heads of terms are as follows. - Tenure mix: fix the tenure breakdown of the 4 affordable homes, including the minimum proportion of Social Rent, indicatively 75% rented and 25% shared ownership, subject to HEDNA confirmation. - Phasing and trigger: deliver affordable units no later than 50% market-housing completion, tied to an occupation trigger. - Nominations protocol: the LPA holds first-cascade nomination rights for rented units, with secondary cascade to a Registered Provider. - Review mechanism: viability review triggered at 50% completion, or 24 months from commencement, whichever is earlier. - Staircasing restrictions: where shared ownership applies, cap staircasing (typically 80%) in line with the Capital Funding Guide to retain affordable housing in perpetuity. - Affordability covenants: index rents to formula rent or LHA as appropriate. Affordable housing qualifies for mandatory social housing relief from CIL under the CIL Regulations, so the affordable element is excluded from the £125 per sqm charge.

- The proposal is for 15 dwellings at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
- The workplace affordability ratio of 9.86 confirms significant local housing need

- Census data shows 10.3% social rented tenure in the local area

Recommendation

The proposed affordable housing provision is appropriate to meet the identified local need and accords with the requirements of national and local planning policy. The tenure split reflects the affordability pressures identified in the ONS and Census data analysis.

16 General Desktop Limitations

16.1 What This Report Does NOT Assess

This is a desktop intelligence report forming part of the Site Intelligence advisory pack. It does not include intrusive investigation, measured survey, statutory consultation, or formal consultant sign-off unless expressly commissioned. The following are outside the scope of this assessment:

- Intrusive site investigation (boreholes, trial pits, soil sampling)
- Topographic or measured building survey
- Structural assessment of existing buildings or retaining structures
- Detailed ecological survey (Phase 2 habitat surveys, protected species surveys)
- Detailed arboricultural survey to BS 5837
- Archaeological field evaluation (geophysical survey, trial trenching)
- Noise, vibration, or air quality monitoring
- Detailed drainage design or hydraulic modelling
- Legal title review or boundary verification

16.2 Data Gaps

The following data was not available at the time of this assessment:

- Site-specific infiltration test results (BRE Digest 365)
- As-built drainage records for existing development
- Ground investigation data (if no published BGS borehole logs are available for the site)
- Detailed topographic survey data (EA LIDAR used where available)
- Historic land use records prior to available OS mapping epochs

16.3 Key Assumptions

This report has been prepared on the basis of the following assumptions:

- Information provided by the client is accurate and complete

- Public dataset boundaries (flood zones, conservation areas, etc.) are current at the date of this report
- The proposed development is as described in the project brief and does not materially change in scale, layout, or use class
- No contamination, ground instability, or other hazard exists beyond that identified in publicly available records
- Planning policy documents referenced are current at the date of this report

16.4 Specialist Investigation Required

The following specialist investigations may be required depending on the constraints identified in this report:

- Site-specific ground investigation (where contamination or geotechnical risk is identified)
- Phase 2 ecological surveys (where Phase 1 identifies potential for protected species)
- Detailed arboricultural impact assessment (where TPO trees or significant vegetation is present)
- Detailed noise impact assessment (where the site is adjacent to significant noise sources)
- Heritage impact assessment by a conservation-accredited professional (where designated heritage assets are affected)

16.5 Changes That Would Require Update

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

- Affordable housing policy threshold or percentage changes
- First Homes or shared ownership eligibility criteria updated
- Viability assessment inputs change materially (build costs, sales values)
- Dwelling mix changes from that assessed
- Registered Provider requirements or preferences change
- S106 affordable housing clauses change from those assumed
- Parkhurst Road [2018] EWHC 991 — BLV policy-compliance viability case law developments
- Old Hunstanton [2015] EWHC 1958 — rural exception settlement-specific need case law developments

17 Data Assurance Summary

Site Intelligence applies a rigorous data assurance process to every report. This section documents the breadth of data coverage, confidence levels, and quality assurance stages applied.

17.1 Internal Data Coverage Summary

Metric	This Report	Typical Stage 1 Desktop Scope
Data sources consulted	15	3 – 8
Constraint categories checked	38	5 – 10
Data sources queried	15	0 – 2
Provenance entries recorded	15	0

Indicative comparison only. Reflects typical early-stage desktop scope rather than a formal industry benchmark; a wider technical due diligence instruction may consult more datasets at any tier.

17.2 Quality Assurance Checklist

- Automated constraint detection (38-flag desktop constraint analysis, deduped to 36 + Flood Zone)
- Source provenance recording (every data point traced to origin)
- Cross-report consistency check (automated financial figure stamping and constraint reconciliation)
- Domain cross-check against the relevant chapter of the National Planning Policy Framework, planning-practice guidance and the chartered-practitioner methodology applicable to this technical area; map review performed against the OS basemap
- Chartered-practitioner sign-off (RICS, RTPI, IHBC, CIWEM, CIEEM, ICE or other chartered specialist as applicable); Tier 2 add-on, not undertaken for this desktop product

18 Anticipated Consultee Queries

Standard statutory consultees will be notified in accordance with the Development Management Procedure Order. Site-specific consultee requirements are identified in the relevant technical reports.

19 Update Triggers

Validity Period: 6 months from date of issue.

Affordable Housing Statement 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.

- Affordable housing policy threshold or percentage changes
- First Homes or shared ownership eligibility criteria updated
- Viability assessment inputs change materially (build costs, sales values)
- Dwelling mix changes from that assessed
- Registered Provider requirements or preferences change
- S106 affordable housing clauses change from those assumed
- Parkhurst Road [2018] EWHC 991 — BLV policy-compliance viability case law developments
- Old Hunstanton [2015] EWHC 1958 — rural exception settlement-specific need 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.

20 Important: Limitations, Disclaimers and Conditions of Use

1. Named Client and Reliance Restriction

This report has been prepared by Site Intelligence™ (a service of PF & Co Holdings Ltd) for the sole and exclusive use of ~~Sample Client~~ ('the Client') in connection with the proposed development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG. No other party may rely upon, reproduce, or distribute this report or its findings without the prior written consent of Site Intelligence. Any unauthorised use or reliance by third parties is entirely at their own risk, and Site Intelligence accepts no responsibility or liability in such circumstances.

2. Purpose Limitation

This report has been prepared solely for the purpose stated herein. It should not be used for any alternative purpose, including but not limited to investment advice, property valuation, insurance assessment, mortgage lending decisions, or any purpose other than that for which it was commissioned.

3. Third-Party Exclusion

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 affordable-housing-statement 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 Affordable Housing Statement 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).

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PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

PF & Co Holdings Ltd

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

FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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