
Pre-Construction Design Review

Tier 1 – Desktop intelligence

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

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-PreConstructionReview-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 for 15 dwellings at Corefields is capable of delivering high-quality, landscape-led design within the East Devon National Landscape.

Report	Pre-Construction Design Review
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: Construction Management

This construction management assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This is an outline Construction Management Plan only. It is not a detailed Construction Phase Plan as required by CDM 2015. It is based on published road network data, site context analysis, and standard construction management practice. 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 construction manager. For formal planning submission, this plan should be verified by a Member of the Chartered Institute of Building (MCIOB) or equivalent. This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

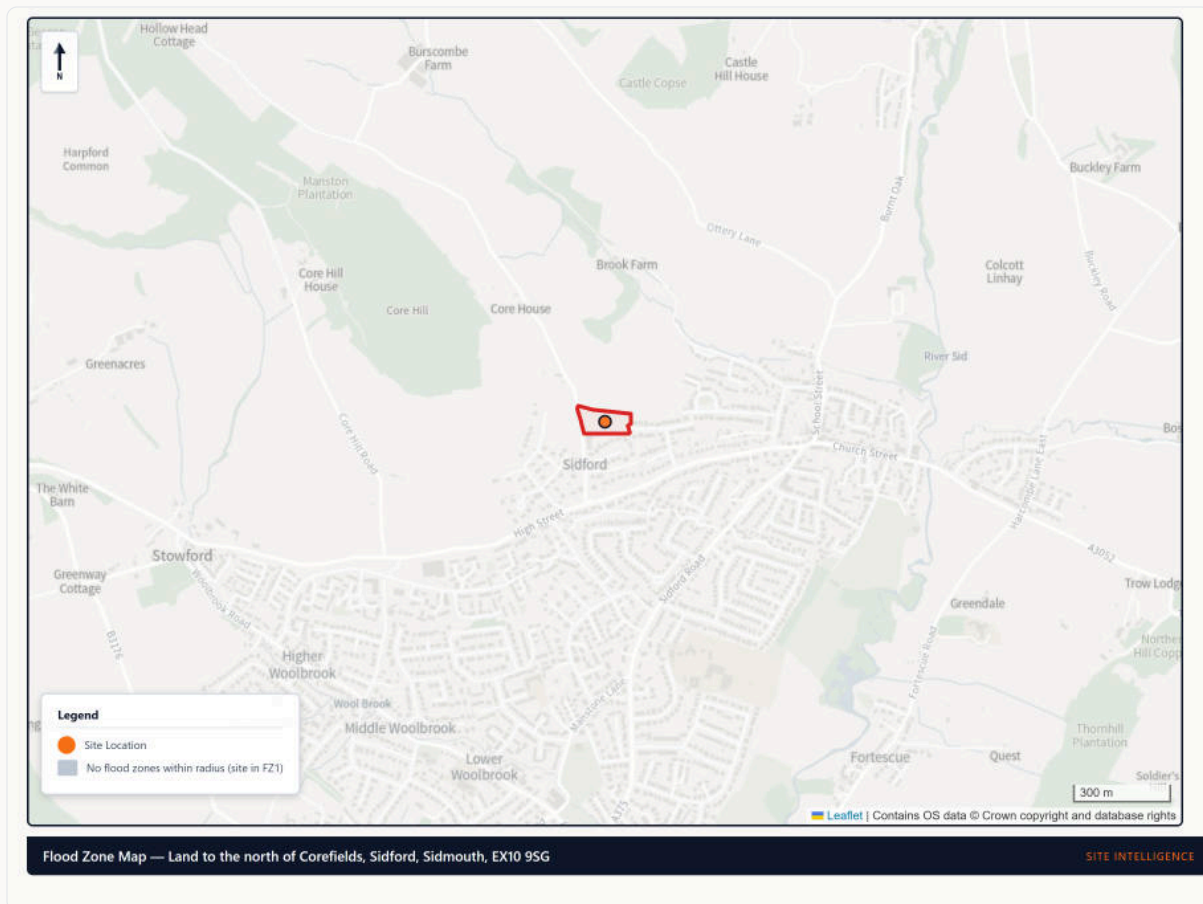
3 Introduction

Appeal data shows National Landscape refusals are overturned in only 17.5% of cases, underlining the weight of this duty. Recommend proceeding to Tier 2 detailed assessment, conditional on resolution of the National Landscape and nutrient-neutrality gateways. The site lies within a Natural England SSSI Impact Risk Zone. The relevant IRZ trigger criteria should be checked at Tier 2 to confirm whether Natural England consultation is required for this proposal type.

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Postcode	EX10 9SG
Local Planning Authority	East Devon District Council
Proposal	Residential development for up to 15 dwellings
Proposed Units	15
Document Reference	999-DEMO-2026 -PFCO-REP-PreConstructionReview-R01
Report Date	10 May 2026



Constraint Overlay



Flood Zone Map

Design quality will be the decisive test because the land lies within the East Devon National Landscape.

4 Statutory and Policy Anchors

Pre-construction design review sits within an overlapping framework of statutory obligation, technical standard, and adopted policy:

- **Construction (Design and Management) Regulations 2015 (SI 2015/51)**. Reg 4 client duties, Reg 8 designer + principal-designer duties, Reg 13 principal-contractor duties. The review supports the Principal Designer in discharging the design-stage CDM duty.
- **Building Regulations 2010 (SI 2010/2214)** — Approved Documents A (structure), B (fire), C (site preparation and resistance to contaminants and moisture), F (ventilation), L (conservation of fuel and power, 2021 + Future Homes Standard transition), M (access and use), P (electrical), S (electric vehicle charging from June 2022), and Part T (toilet accommodation, where engaged).
- **Eurocodes BS EN 1990 to BS EN 1999** — design framework for all structural elements.
- **NHBC Standards (current edition)** — typical warranty-provider technical reference for residential schemes.
- **Town and Country Planning Act 1990, sections 73 and 96A** — statutory routes for any non-material or section-73 amendment to permission triggered by buildability findings in this review.
- **NPPF December 2024 paragraph 134** — development that is not well-designed should be refused, especially where it fails to reflect local design policies; the design-stage review surfaces buildability issues that could compromise the design intent.

- **Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO 2015) — Article 9** — the DAS framework cross-references this review where Stage 3 design risks are identified.
- **Equality Act 2010 + Building Regulations Part M** — statutory basis for inclusive-access provision in the design review.

This review is a Stage 2 design appraisal in RIBA terminology. Its output is buildability-grade, not contractor-tendered. Output anchors the Principal Designer's design-risk register at the next stage.

5 Design Review Scope

This review covers the following design disciplines and considerations. Each section provides a desktop assessment based on available project data and enrichment sources.

Discipline	Scope
Structural Design	Superstructure form, loadpaths, lateral stability
Ground Conditions	Geology, ground risk, contamination
Foundation Design	Foundation type, bearing capacity, settlement
Flood Risk	Flood zone, surface water, mitigation
Drainage Design	Foul and surface water strategy
Utilities & Grid	Grid capacity, connections, diversions
Building Regulations	Part A-P compliance review
CDM	Principal Designer duties, design risk management

6 Structural Design

The structural design review considers the proposed superstructure form, load paths, lateral stability system, and compliance with relevant Eurocodes and British Standards.

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

7 Ground Conditions

Ground conditions are assessed using BGS geological data from the Site Intelligence data sources. This desktop assessment should be verified by a site investigation prior to detailed foundation design.

Bedrock Geology	Sidmouth Mudstone Formation
Superficial Deposits	None recorded at this location
Made Ground	Not recorded
Shrink-Swell Hazard	Data not available

8 Foundation Design

Foundation design recommendations are based on the desktop ground conditions assessment. The final foundation design must be confirmed following a site investigation and geotechnical assessment.

Foundation Design

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

9 Flood Risk Considerations

Flood risk data from the Site Intelligence data sources is used to assess design implications for finished floor levels, flood resilience measures, and drainage design.

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

10 Drainage Design

The drainage design review considers both foul and surface water drainage strategies, including SuDS compliance, attenuation requirements, and connection points.

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

11 Utilities & Grid

Grid capacity and utility connection requirements are assessed using DNO data from the Site Intelligence data sources.

Distribution Network Operator	National Grid Electricity Distribution
Nearest Substation	Substation data not publicly available from National Grid Electricity Distribution
Substation RAG	amber
Demand Headroom	66.6

12 Building Regulations Compliance

The following table provides a high-level review of Building Regulations compliance considerations relevant to the proposed development. Detailed compliance should be confirmed at Building Regulations application stage.

Part	Subject	Key Consideration	Status
A	Structure	Structural design in accordance with Eurocodes	DESIGN STAGE
B	Fire Safety	Means of escape, fire resistance, access for fire service	DESIGN STAGE
C	Site Preparation	Contamination, moisture, subsoil drainage	DESIGN STAGE
F	Ventilation	Background and purge ventilation, MVHR consideration	DESIGN STAGE
L	Conservation of Energy	SAP calculations, U-values, thermal bridging	DESIGN STAGE
M	Access	M4(2) accessible and adaptable dwellings	DESIGN STAGE
O	Overheating	TM59 assessment for new-build residential	DESIGN STAGE
S	EV Charging	One charge point per dwelling with associated parking	DESIGN STAGE

13 CDM Considerations

Under the Construction (Design and Management) Regulations 2015, the Principal Designer must ensure that foreseeable risks are eliminated or reduced through design decisions. The following design risk considerations have been identified.

CDM Design Risk Considerations

- Working at height during construction — consider off-site fabrication
- Excavation risks — particularly in areas of made ground or contamination
- Temporary works requirements during construction
- Demolition hazards if existing structures are present
- Proximity to live services and highways
- Ground stability during excavation for foundations and drainage

14 Design Risk Register

The following risk register identifies key design risks, their likelihood and impact, and recommended mitigation measures.

Risk	Likelihood	Impact	Mitigation
Unforeseen ground conditions	MEDIUM	HIGH	Commission ground investigation prior to construction
Grid capacity constraint	LOW	HIGH	Early DNO engagement and budget for reinforcement
Flood risk exceeding desktop assessment	LOW	MEDIUM	Commission site-specific FRA and hydraulic modelling
Service diversions required	MEDIUM	MEDIUM	Request C3 asset plans from all statutory undertakers
Building Regulations non-compliance	LOW	MEDIUM	Early engagement with Building Control body

15 Design Review Checklist

The following review checklist captures the RIBA Stage 3 (Spatial Coordination) touchpoints assessed in this design review. Each row records the discipline scope, the relevant statutory or regulatory anchor, and the current status. The checklist is a coordination instrument — it is not a substitute for the discipline-specific assessments that sit behind each row.

Review Item	Scope / Reference	Status
Design Intent	RIBA Stage 3 design intent vs Stage 2 concept; cross-discipline coordination of architectural, structural, MEP and landscape proposals	REVIEWED

Review Item	Scope / Reference	Status
Planning Compliance	Consented parameters, conditions discharge schedule, NPPF Dec 2024 §134 (well-designed places), adopted local plan policies and SPDs	REVIEWED
Building Regulations — Part B (Fire)	Means of escape, compartmentation, external wall systems, fire-service access; Approved Document B Volume 1 (dwellings) and Volume 2 where engaged	REVIEWED
Building Regulations — Part L (Energy)	SAP/SBEM target compliance, fabric efficiency, primary energy, thermal-bridging strategy; AD L 2021 + Future Homes Standard transition	REVIEWED
Building Regulations — Part M (Access)	M4(1)/M4(2)/M4(3) provision in line with planning condition; entrance approach, internal circulation, sanitary accommodation	REVIEWED
Accessibility & Inclusive Design	Equality Act 2010 anticipatory duty, BS 8300 reasonable adjustments, lifetime-homes principles where adopted	REVIEWED
Sustainability	Operational and embodied carbon strategy, water efficiency (110 l/p/d), overheating (Part O / TM59), biodiversity net gain coordination	REVIEWED
Cost-Plan Alignment	Design proposals reconciled against latest cost plan; value-engineering opportunities flagged without compromising consented quality	REVIEWED

16 Key Drawings List

The following drawings list records the key design information relied upon for this review, with revision and status against BS EN ISO 19650-2:2018 suitability codes. Where the project carries a live drawing register, the list below is bound to that register; otherwise the indicative scope is shown so that the design team can populate the register at the next stage.

Drawing No.	Title	Revision	Status
(SK)10-001	Site Location Plan	P01	S2 — For Information
(SK)10-002	Proposed Site Plan	P02	S2 — For Information
(SK)20-001	Proposed General Arrangement — Ground Floor	P01	S2 — For Information
(SK)20-002	Proposed General Arrangement — Upper Floors	P01	S2 — For Information
(SK)30-001	Proposed Elevations	P01	S2 — For Information
(SK)30-002	Proposed Sections	P01	S2 — For Information
(SK)40-001	External Works and Drainage Strategy	P01	S2 — For Information
(SK)50-001	Foundation Concept Layout	P01	S2 — For Information

No live drawings register was supplied with the project data. The list above is indicative of the key drawings expected at RIBA Stage 3 and should be replaced by the project-specific register prior to the next design freeze. Suitability codes follow BS EN ISO 19650-2:2018 (S2 — For Information, S3 — For Review and Comment, S4 — For Stage Approval, A — Authorised).

The National Landscape duty under the NPPF is the principal constraint against which the supply benefit must be weighed at determination, pending the GLVIA3 assessment. Heritage (cross-reference).

17 Constraint Analysis

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

18 Policy Analysis

18.1 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.

18.2 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.

19 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.

20 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.

21 Conclusions

This Pre-Construction Design Review has assessed the design proposals for the development at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG across structural, geotechnical, flood risk, drainage, utilities, Building Regulations, and CDM considerations.

Design Review Outcome

The design review has identified the key risks and considerations that should be addressed prior to construction commencement. The design risk register should be maintained as a live document and updated as the design progresses through detailed design and construction stages.

22 General Desktop Limitations

22.1 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

22.2 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

22.3 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

22.4 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)

22.5 Changes That Would Require Update

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

- Design progresses to next RIBA stage
- Building Regulations change (structural, fire, accessibility)
- Specialist sub-contractor design information received
- Value engineering changes from reviewed design
- CDM Principal Designer issues revised Pre-Construction Information
- Building Safety Act regulations or Gateway process updated
- Grenfell Phase 2 recommendations implemented in new approved documents
- RRO liability — immediate landlord only, but licensing still criminal

(Rakusen v Jepsen [2023] UKSC 9)

- Concealment/unauthorised conversion — enforcement risk

(Welwyn Hatfield BC v SSCLG [2011] UKSC 15)

- Building control owes no tortious duty for pure economic loss — DPA 1972/BSA 2022 is the remedy

(Murphy v Brentwood DC [1991] UKHL 2)

23 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.

23.1 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.

23.2 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

24 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.

25 Update Triggers

Validity Period: Valid until construction commences; update at RIBA Stage 4.

Pre-Construction Design Review is valid for Valid until construction commences; update at RIBA Stage 4. 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.

- Design progresses to next RIBA stage
- Building Regulations change (structural, fire, accessibility)
- Specialist sub-contractor design information received
- Value engineering changes from reviewed design
- CDM Principal Designer issues revised Pre-Construction Information
- Building Safety Act regulations or Gateway process updated
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(Welwyn Hatfield BC v SSCLG [2011] UKSC 15)

- Building control owes no tortious duty for pure economic loss — DPA 1972/BSA 2022 is the remedy

(Murphy v Brentwood DC [1991] UKHL 2)

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.

26 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 pre-construction-design-review 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 Valid until construction commences; update at RIBA Stage 4 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 Pre-Construction Design Review 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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This report was prepared using AI-assisted data collation and analysis under internal quality-control procedures, in line with emerging professional-body guidance on the responsible use of AI in surveying and planning practice. All data sources are listed above with retrieval dates and verification URLs. A named professional remains responsible for reviewing and approving the contents of this report before issue. The analytical methodology and due diligence records are available on request.

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PREPARED FOR **Sample Client**

PREPARED BY

Site Intelligence

PF & Co Holdings Ltd

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FOR AND ON BEHALF OF

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