
Infrastructure & Drainage Strategy

Tier 1 – Desktop intelligence

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

Client: **Sample Client**
Reference: 999-DEMO-2026 -PFCO-REP-DrainageStrategy-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 site occupies Flood Zone 1, the lowest-risk category, at approximately 97 m AOD on the valley-side position well above the River Sid floodplain.

Report	Drainage Strategy
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 Abbreviations

Abbreviation	Definition
AD H	Approved Document H — drainage and waste disposal (Building Regulations)
AEP	Annual Exceedance Probability
CIRIA C753	CIRIA SuDS Manual
DCG	Design and Construction Guidance (Water UK Sewerage Sector Guidance Appendix C)
EA	Environment Agency
FWMA	Flood and Water Management Act 2010
LLFA	Lead Local Flood Authority
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance — Flood Risk and Coastal Change
S104	Water Industry Act 1991 s104 sewer adoption agreement
S106	Water Industry Act 1991 s106 connection right
SAB	SuDS Approving Body (FWMA Schedule 3 — uncommenced in England)
SSG	Sewerage Sector Guidance (Water UK)
SuDS	Sustainable Drainage Systems

3 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.

3.1 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.

3.2 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.

3.3 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.

3.4 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: Drainage

This drainage assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a detailed drainage design or SuDS strategy. No infiltration testing or ground investigation has been undertaken. It is based on Environment Agency flood data, LLFA published guidance, BGS infiltration mapping, and water company sewer records. 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 drainage engineer. For formal planning submission, this assessment should be verified by a Chartered Civil Engineer (MICE CEng) or Chartered Member of CIWEM (C.WEM MCIWEM). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

4 Introduction

The site occupies Flood Zone 1, the lowest-risk category, at approximately 97 m AOD on the valley-side position well above the River Sid floodplain.

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-DrainageStrategy-R01
Report Date	10 May 2026

5 Policy Framework

LPA SFRA / LLFA / Critical Drainage Area position

LPA SFRA reviewed	true
SFRA reference	LPA flooding-policy hooks reviewed via the LPA profile at Tier 1 desktop stage. The full Strategic Flood Risk Assessment must be reviewed manually before formal planning submission to confirm the site is not flagged as a Critical Drainage Area, rapid-response catchment, or surface water hotspot.
LLFA	East Devon District Council
Critical Drainage Area	Not within a declared CDA

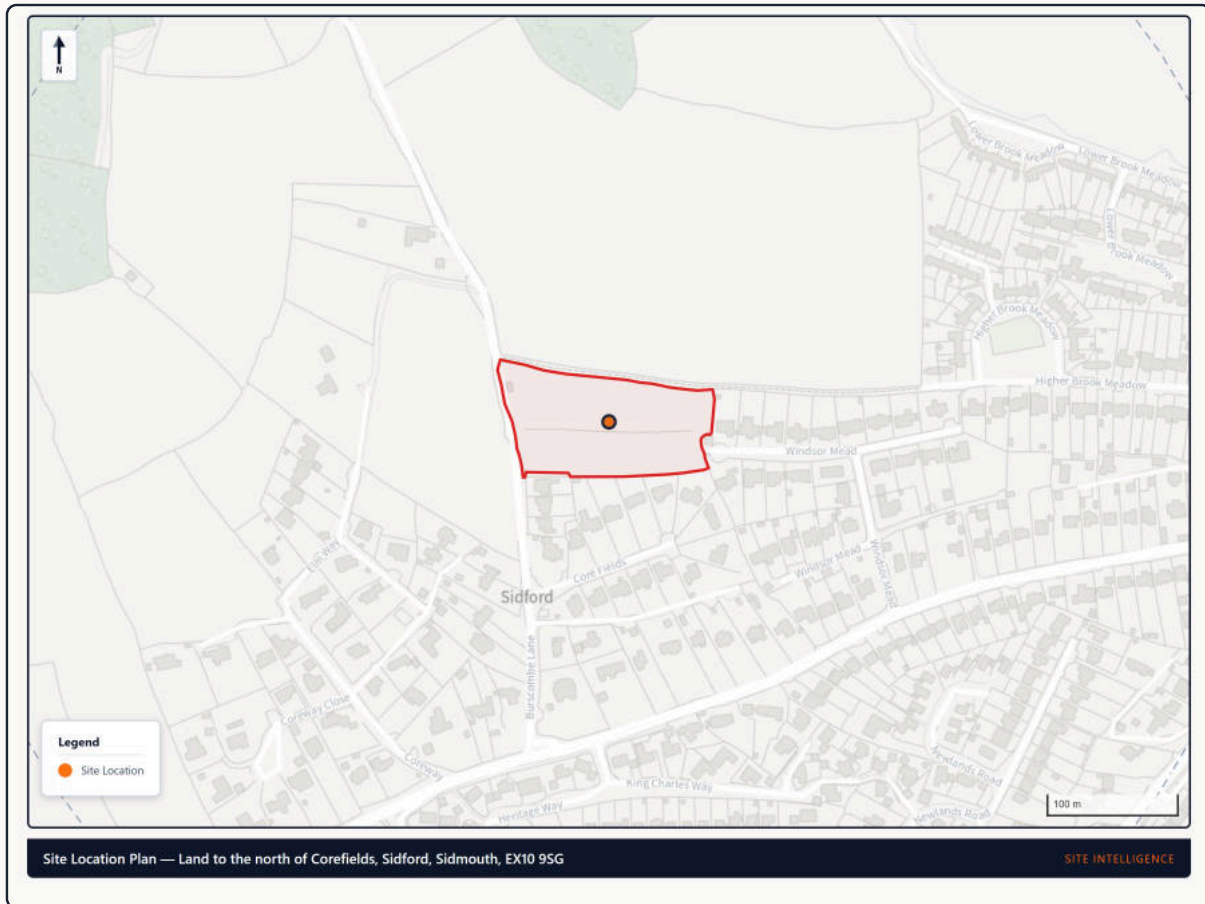
Phase 13.1D1: flood_context shared with the Flood Risk Assessment via lpa_sfra_lookup.py SSoT. SFRA / LLFA / CDA position must be consistent between this report and the FRA in the same client pack.

The drainage strategy has been prepared in accordance with the following policy and guidance framework.

Document	Relevance
NPPF (December 2024)	Chapter 14: Meeting the challenge of climate change, flooding and coastal change. Registry-verified paragraphs: 174 (Sequential Test), 181 (flood risk not increased elsewhere), 182 (SuDS for ALL development). Exception Test methodology at PPG Flood Risk §027. FRA threshold at PPG Flood Risk §030.
Planning Practice Guidance	Flood risk and coastal change; Water supply, wastewater and water quality
National SuDS Standards	DEFRA National Standards for Sustainable Drainage Systems (19 June 2025) — S1 runoff destinations, S2 interception (first 5mm), S3 extreme rainfall (1 in 100yr greenfield), S4 water quality, S5 amenity, S6 biodiversity, S7 lifetime maintenance
Building Regulations Part H	Drainage and waste disposal — hierarchy for surface water disposal
Sewers for Adoption (7th Ed.)	Water UK + WSRG design standards for adoptable foul and surface water sewers under Water Industry Act 1991 s104
CIRIA C753 — The SuDS Manual	Industry standard — four pillars: water quantity / water quality / amenity / biodiversity
LLFA Guidance	East Devon District Council Lead Local Flood Authority requirements (statutory consultee per NPPF Dec 2024 paragraph 182)

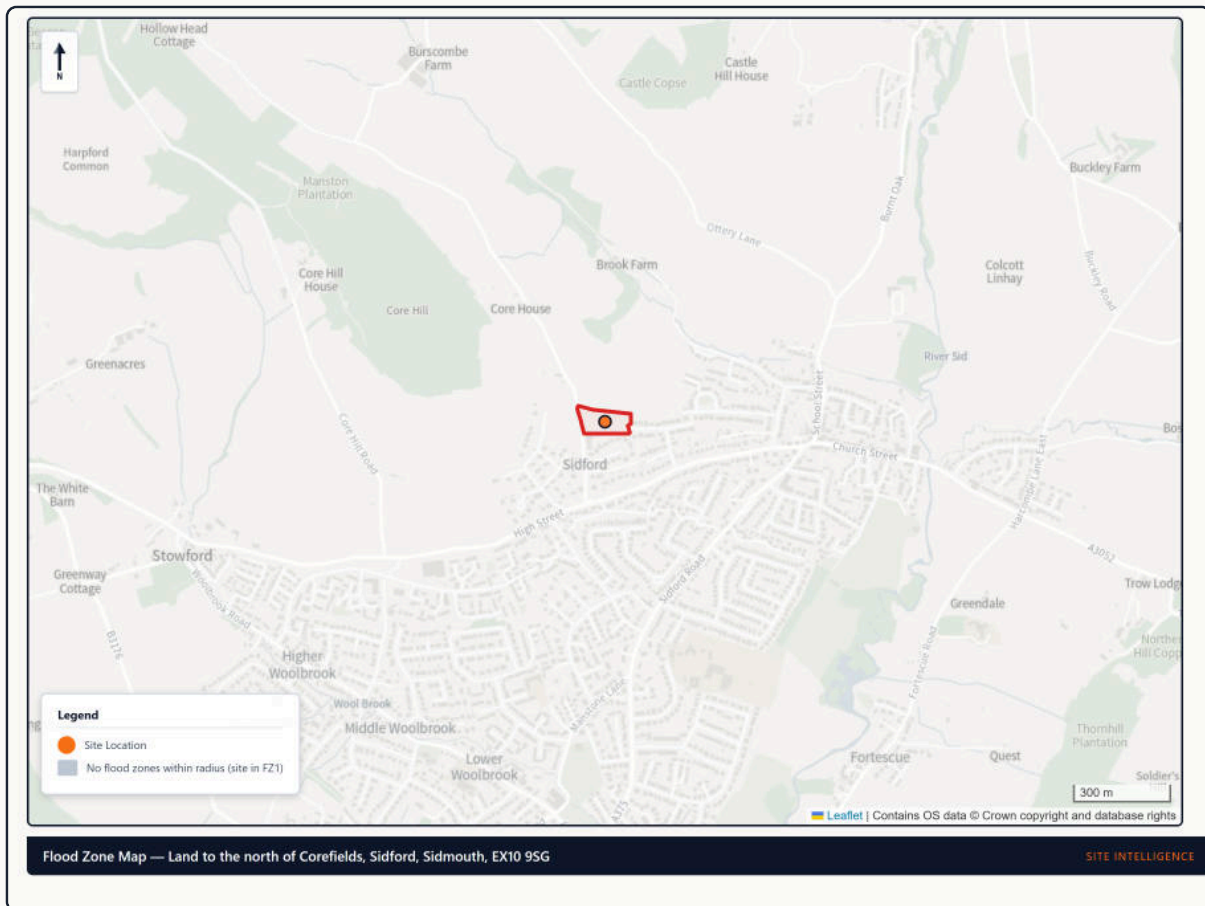
Building Regulations Approved Document H establishes the hierarchy for surface water disposal: (1) infiltration to ground; (2) discharge to a watercourse; (3) discharge to a surface water sewer; (4) discharge to a combined sewer. Each option must be investigated in order, and the preferred option is the highest available in the hierarchy.

6 Site Description



Site Location Plan — red-line boundary with centroid marker
 Contains OS data © Crown copyright and database rights

Desktop map finding: The red-line site boundary is shown at Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG (postcode EX10 9SG). Where present, the orange dot is the site centroid / approximate site marker only; the red-line boundary is the authoritative extent. Both are confirmed against OS mapping at the date of issue.



EA Flood Map for Planning — fluvial / tidal flood zones
 Contains OS data © Crown copyright and database rights

Desktop map finding: The red-line site is shown within EA Flood Zone 1 (low probability of fluvial flooding). No mapped Flood Zone 2 or 3 extent intersects the site at this scale. This is a desktop mapping check only and must be verified through topographical survey and detailed drainage design at Tier 2. Surface-water flow paths are addressed in a separate map below.

EA Risk of Flooding from Surface Water (RoFSW) — desktop check

The EA Risk of Flooding from Surface Water (RoFSW) layer has been screened against the red-line as part of this Tier-1 desktop study. No RoFSW polygon is reproduced on this page because no material surface-water risk is shown across the site at the screening scale; the desktop classification is recorded as “Very Low” in the flood-risk context table. The RoFSW layer must be re-checked once finished levels and impermeable extent are confirmed at Tier 2, and an LLFA pre-application enquiry will normally request a site-specific RoFSW exceedance route before validation.



BGS GeoIndex Context Map — Bedrock and Borehole Screen
 Contains OS data © Crown copyright and database rights

Desktop map finding: BGS GeoIndex mapping identifies the underlying bedrock context. This is a context screen rather than a site-specific geology layer; the map does not provide a site-specific infiltration rate. BRE Digest 365 percolation testing is required before infiltration drainage can be accepted or discounted at detailed design.

Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Ward	Sidmouth Rural
Site Area	1.08 ha
Elevation	97m AOD
Topography	Sloping
Existing Land Use	Agricultural field
Existing Drainage	Data not available

7 Existing Drainage

The existing drainage arrangements have been assessed from desktop analysis including water company sewer records and Ordnance Survey mapping.

Item	Tier 1 status	Reason	Next evidence
Foul Sewer	Not confirmed at Tier 1	No water-company asset plan obtained at Tier 1	Wessex Water (or relevant undertaker) asset plan + pre-development enquiry
Surface Water Sewer	Not confirmed at Tier 1	Public asset data limited; sewer catchment boundaries are not publicly mapped	Wessex Water asset plan + LLFA enquiry; confirm receiving network
Combined Sewer	Not confirmed at Tier 1	Public asset data limited; legacy combined networks may not be plotted	Wessex Water asset plan; confirm whether site discharges to a combined sewer
Watercourse	Not confirmed at Tier 1	Ordinary watercourse mapping not consistently published; OS / EA review only at Tier 1	EA Main River map + ordinary watercourse check; LLFA flood-asset register
Water Company	Not confirmed at Tier 1	Water-company asset records require a paid pre-development enquiry	Submit Wessex Water (or undertaker-of-record) pre-development enquiry
Impermeable Area (existing)	Not confirmed at Tier 1	No proposed layout or measured topographic survey at Tier 1	Architect layout + measured site plan; greenfield baseline check

8 Ground Conditions

Ground conditions are a key determinant of drainage strategy, particularly for infiltration-based SuDS. The following geology data has been obtained from the BGS GeolIndex; infiltration indication is desktop-only and requires BRE Digest 365 percolation testing for definitive determination.

Bedrock Geology	Sidmouth Mudstone Formation
Bedrock Age	Not specified in BGS data
Superficial Deposits	
Made Ground	Not recorded at this location
Indicative Infiltration Suitability (Tier 1 desktop)	Low — clay/mudstone bedrock typically $<1 \times 10^{-6}$ m/s; infiltration-based SuDS unlikely viable without site testing
Ground Risk Screening	LOW (Desk-based screening only — site-specific geotechnical investigation required to confirm.)

Low-permeability bedrock indicated (mudstone / clay / shale). Infiltration-based SuDS are unlikely to be feasible without BRE Digest 365 percolation testing confirming otherwise. Surface water disposal hierarchy (per National SuDS Standard S1) suggests prioritising discharge to a watercourse or surface water sewer with attenuation, rather than infiltration. Soakaway testing is recommended to confirm.

8.1 Source Protection Zone (Groundwater Protection)

The site has been assessed against the EA's Source Protection Zone (SPZ) dataset. SPZ designations protect groundwater abstractions used for public drinking water supply per the Environment Agency Groundwater Protection Policy + Position Statement G1.

Within SPZ	No — site lies outside any designated Source Protection Zone
Infiltration Restricted by SPZ	No — no SPZ-driven restriction on infiltration
Drainage Constraint	NONE

The site lies outside any EA-designated Source Protection Zone. Groundwater protection is therefore not a primary constraint on the drainage strategy; standard CIRIA C753 treatment train still applies to protect downstream receiving waters.

9 Flood Risk Context

Flood Zone	1
Surface Water Risk	Very Low
Historic Flooding	No recorded events
Reservoir Risk	Data gap
Groundwater Risk	Low

The site is within Flood Zone 1, indicating a low probability of fluvial flooding. The drainage strategy focuses on managing surface water runoff to ensure no increase in flood risk downstream.

10 Foul Drainage Strategy

The preferred foul drainage route is connection to the public foul sewer network in accordance with the Building Regulations Part H hierarchy, subject to confirmation of sewer availability, point of connection, capacity and any reinforcement requirements through a formal pre-development enquiry.

Preferred Disposal Route	Connection to public foul sewer (subject to confirmation)
Connection Point	Data not available
Pipe Diameter (indicative)	150mm minimum (Part H)
Gradient (indicative)	1:80 minimum for 150mm pipe
Pumping Required	Data not available
Water Company Pre-Application	Required — not yet undertaken
Capacity Confirmed	No — pre-development enquiry required

Critical-path commercial risk: foul sewer connection unconfirmed. The point of connection, sewer availability and capacity headroom have not been confirmed at this Tier-1 desktop stage. A formal pre-development enquiry to the relevant sewerage undertaker is required to confirm:

- availability of a public foul sewer within reasonable distance;
- capacity at the receiving point and the relevant treatment works;
- any reinforcement or off-site works obligation (Section 98 / 101A);
- whether a Grampian condition restricting occupation is likely.

Deferred discovery of a capacity constraint or pumped-connection requirement can add 6-18 months to delivery programme and will affect viability.

Wastewater Treatment Works — Proximity Assessment

The following treatment works have been identified as the nearest to the site from the Environment Agency's Consent Register. Sewer catchment boundaries are not publicly available — the actual serving works may differ. A formal pre-development enquiry to the water company is required to confirm.

Important — proximity does not confirm sewer catchment or capacity

The "nearest" treatment works in the table below is a desktop proximity calculation only. It is not a confirmation that the site discharges to that works, and it is not a confirmation that the works has capacity for the proposed development. Both must be confirmed by a formal pre-development enquiry to the sewerage undertaker.

Treatment Works	Water Company	Distance	DWMP Status
SIDMOUTH SEWAGE TREATMENT WKS	South West Water	0.8 km	Not assessed in DWMP
SALCOMBE REGIS WWTW CSO	South West Water	2.5 km	Not assessed in DWMP
FLUXTON WASTEWATER TREATMENT WORKS	South West Water	4.6 km	Not assessed in DWMP

Moderate wastewater capacity risk. The local planning authority is in a known wastewater capacity constraint area. A pre-development enquiry to the water company is strongly recommended before submitting a planning application, to confirm capacity at the serving treatment works.

At 15 dwellings, this scheme triggers statutory water company consultation (major development threshold). Estimated foul flow: ~5625 litres/day (~375 l/day per dwelling at 2.5 persons, 150 l/person/day).

Data sources: EA Consent Register (downloaded 2026-04-04), DWMP constraints (2026-04-04), sewage hotspots (2026-04-04). Constraint status is based on the water company's own published assessment. Independent verification via pre-development enquiry is recommended.

11 Surface Water Strategy

The surface water drainage strategy follows the SuDS hierarchy and aims to manage surface water runoff as close to source as possible, mimicking natural drainage processes and providing water quality, amenity, and biodiversity benefits alongside flood risk management.

Disposal Hierarchy Position	Per National SuDS Standard S1 hierarchy: (1) non-potable use → (2) infiltration → (3) surface water bodies → (4) surface water sewer → (5) combined sewer (last resort)
Greenfield Runoff Rate	Indicative 5 l/s/ha per IH-124 — subject to FEH13 confirmation at detailed design
Proposed Discharge Rate	Greenfield equivalent rate (typically 5 l/s/ha for lowland sites) — subject to LLFA pre-application engagement
Climate Change Allowance	Central 2080s peak rainfall +30% per EA Climate Change Allowances (residential 100-year design lifetime)
Design Storm Return Period	1 in 100 year + climate change for whole-site attenuation; 1 in 30 year design event per National SuDS Standard S3

12 SuDS Selection

The following SuDS components have been assessed for suitability at this site, considering ground conditions, site constraints, and the development layout.

SuDS Type	Tier-1 Desktop Indicator	Reason / Indicative Capacity
Infiltration (soakaways / infiltration basin)	FALLBACK	Low-permeability bedrock indicated by BGS GeoIndex; infiltration unlikely viable without BRE Digest 365 confirmation
Permeable Paving	LIKELY	Lined permeable construction suits low-permeability bedrock; unlined construction suits permeable bedrock subject to BRE 365
Swales	POTENTIAL	Subject to layout, levels and discharge rate agreement with LLFA
Rain Gardens / Bioretention	POTENTIAL	Useful for water quality + amenity; sizing subject to detailed drainage design
Attenuation Tank (tanked storage)	LIKELY	Conventional fallback when infiltration unsuitable; sized to greenfield runoff at detailed design
Green Roofs	ASSESS	Architect-led decision — requires structural capacity confirmation and roof form review
Detention Basin (above-ground storage)	POTENTIAL	Subject to available land take, topography and discharge rate

Tier-1 desktop indicators only. The “LIKELY / POTENTIAL / FALLBACK / NOT PERMITTED / ASSESS” bands are derived from BGS GeoIndex bedrock classification, EA Source Protection Zone status, and EA Flood Zone mapping. They do not replace site-specific BRE Digest 365 infiltration testing, hydraulic modelling (FEH13), or LLFA pre-application engagement, all of which are required at detailed design.

A credible drainage strategy exists at desktop stage, contingent on infiltration testing and a SW Water capacity check.

13 Attenuation Design

Where infiltration is not feasible for the full design storm, attenuation storage is required to restrict the discharge rate to the greenfield runoff rate. The attenuation volume is calculated for the 1 in 100 year storm event plus the appropriate climate change allowance.

Attenuation Volume Required	Indicative only — no site-specific attenuation volume is calculated at Tier-1 because impermeable area, finished levels, discharge point and infiltration rate are unconfirmed. Sensitivity scenarios (e.g. 40% / 60% / 80% impermeable coverage with greenfield runoff restriction) should be modelled at detailed design via FEH13 critical-storm analysis (1 in 100 year + central 2080s peak rainfall +30% climate-change event per EA Climate Change Allowances).
Proposed Storage Method	Detention basin, oversized pipe storage, or combination — to be confirmed at detailed design based on site topography and groundwater levels
Flow Control Device	Hydrobrake or orifice plate sized to greenfield equivalent discharge rate
Exceedance Route	Surface flow path designed to convey overland flow safely off-site without entering buildings, per CIRIA C635 Designing for Exceedance

Detailed attenuation calculations should be undertaken using industry- standard software (e.g., MicroDrainage / InfoDrainage) once the site layout and discharge point are confirmed.

14 Adoption & Maintenance

The long-term maintenance and adoption arrangements for the drainage system are a material planning consideration and must be secured before occupation.

Foul Sewer Adoption	Water Industry Act 1991 s104 adoption agreement with the local sewerage undertaker, built to Sewers for Adoption 7th edition standard
Surface Water Adoption	Water Industry Act 1991 s104 adoption agreement with the local sewerage undertaker (where surface water sewers are proposed) — alternatively retained in private ownership where not pursued for adoption
Highway Drainage Adoption	Highways Act 1980 s38 adoption agreement with the highway authority (where new estate roads are proposed)
SuDS Adopting Body	SuDS features (swales, basins, rain gardens, permeable paving) typically NOT adopted by water company under s104 — long-term maintenance secured by management company under a binding maintenance plan required as a planning condition; alternatively LLFA adoption / s106 / s278 / IDB where applicable
Maintenance Schedule	Lifetime management plan covering construction, operation, maintenance, decommissioning and structural integrity per National SuDS Standard 7 (CIRIA C753 lifetime maintenance guidance) — to be prepared at detailed design stage and secured by planning condition

15 Utilities & Infrastructure Capacity

This section assesses the availability and capacity of utility infrastructure serving the proposed development, covering electricity supply, gas supply, water supply, foul drainage connections, and telecommunications. It identifies capacity constraints or diversion requirements that may affect delivery.

15.1 Electricity Supply

Distribution Network Operator	National Grid Electricity Distribution
Nearest Primary Substation	Substation data not publicly available from National Grid Electricity Distribution
Substation Capacity RAG	AMBER — moderate constraint
Substation Headroom (MVA)	0.0 MVA — substation reported full at this DNO refresh; pre-application engagement required
Proposed Development Load (kW, diversified)	66.6 kW
Connection Risk	Moderate — capacity constrained, formal enquiry essential
Recommended Next Action	Formal DNO connection enquiry to confirm point of connection, capacity and cost (allow 12-24 months for any reinforcement)

Substation capacity is constrained. A formal connection enquiry to National Grid Electricity Distribution should be submitted at the earliest opportunity to confirm the available capacity and connection cost.

15.2 Gas Supply

Gas supply data not yet assessed. A gas connection enquiry should be submitted to the relevant Gas Distribution Network (GDN) to confirm supply availability and connection costs.

The Future Homes and Buildings Standards commence on 24 March 2027 per Building Circular 01/2026 (HRB-related provisions on 24 September 2027), and are expected to remove fossil-fuel heating from new dwellings on that date subject to transitional provisions. Heat pump or district heating alternatives should be preferred to gas connections for any new-build development that will not have completed before that date.

15.3 Water Supply

Water supply data not yet assessed. A pre-development enquiry should be submitted to the local water undertaker to confirm capacity and connection arrangements.

15.4 Telecommunications

Telecommunications data not yet assessed. Check broadband availability via the Openreach network and mobile coverage via Ofcom.

15.5 Utility Diversion Requirements

Utility diversion data not yet assessed. Request C3 asset plans from all statutory undertakers to identify apparatus crossing the site.

15.6 Utilities Capacity Summary

Utility	RAG Status	Key Issue
Electricity	AMBER	DNO: National Grid Electricity Distribution
Gas	ASSESS	Future Homes Standard may preclude gas
Water	ASSESS	—
Foul Drainage	ASSESS	Check nutrient neutrality
Telecommunications	ASSESS	—

16 Constraint Analysis

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

17 Policy Analysis

17.1 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.

17.2 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.

18 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.

19 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.

20 Conclusions

The FRA must show: finished floor levels set above the design event with freeboard; safe access and egress in the design event; no increase in flood risk off-site; and safe management for the development lifetime.

Infrastructure & Drainage Strategy Summary

The site is within Flood Zone 1. The preferred foul drainage route is connection to the public sewer network, subject to confirmation of sewer availability, point of connection, capacity and any reinforcement requirements through formal water company pre-development enquiry. Surface water should be managed through a SuDS-based approach, with the preferred disposal method to be confirmed following BRE Digest 365 infiltration testing. Attenuation storage should be provided where infiltration cannot manage the full design event, restricting discharge to greenfield-equivalent rates for the 1 in 100 year storm plus climate-change allowance, subject to FEH13 critical-storm modelling at detailed design.

The following actions are recommended prior to detailed design:

- BRE 365 infiltration testing to confirm the drainage hierarchy position
- Pre-development enquiry with the water company for foul connection
- Detailed MicroDrainage / InfoDrainage modelling for attenuation sizing
- Confirmation of SuDS adoption arrangements
- Formal DNO connection application to confirm electricity supply capacity
- Pre-development enquiries with all statutory undertakers for connection costs

21 General Desktop Limitations

21.1 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

21.2 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

21.3 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

21.4 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)

21.5 Changes That Would Require Update

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

- National Standards for SuDS updated (current: November 2025)
- Water company publishes revised sewer capacity data
- LLFA publishes updated surface water management plan
- Site layout changes affecting impermeable area calculations
- Climate change allowances updated
- BRE 365 infiltration test results received (where not yet available)
- Barratt v Welsh Water [2009] — sewer connection rights case law developments
- Menston Action Group [2016] EWCA Civ 796 — SuDS no-increase standard case law developments

- Manchester Ship Canal [2024] UKSC 22 — watercourse discharge quality liability case law developments
- Marcic [2003] UKHL 66 — sewer capacity assumption risk case law developments

22 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.

22.1 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.

22.2 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 NPPF Chapter 14 and PPG Flood Risk and Coastal Change, including the Environment Agency Flood Map for Planning, Risk of Flooding from Surface Water, Historic Flood Map, reservoir flood-risk service and climate-change allowances; cross-read against the LPA Strategic Flood Risk Assessment, LLFA records, BGS geology, EA LIDAR and watercourse context; map review performed against the OS basemap
- Chartered-practitioner sign-off (CIWEM, ICE CEng MICE, or other chartered drainage engineer); Tier 2 add-on, not undertaken for this desktop product

22.3 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 Infrastructure & Drainage Strategy

- Environment Agency Flood Map for Planning
- Environment Agency Risk of Flooding from Surface Water
- Environment Agency Climate Change Allowances
- Local Planning Authority Strategic Flood Risk Assessment (SFRA)
- Lead Local Flood Authority (LLFA) drainage validation list
- BGS 1:50,000 Geology + Hydrogeology
- BGS Source Protection Zones
- Environment Agency LIDAR
- Sewerage undertaker / public sewer availability screening — formal asset plan and capacity confirmation NOT obtained at Tier 1
- DNO Long-Term Development Statement (utilities Part B)
- Gas distribution network records (utilities Part B)
- OS Open Map Local + watercourse context
- CIRIA C753 SuDS Manual
- DEFRA National Standards for Sustainable Drainage Systems (June 2025)

Wider project intelligence datasets queried but not materially relied upon

- PTAL Public Transport Accessibility
- ONS Housing Affordability Ratio
- DfT Traffic Counts
- HM Land Registry Price Paid

- EPC Domestic + Non-Domestic
- Planning Application History (LPA Portal)
- National Heritage List for England

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

23 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.

24 Update Triggers

Validity Period: 6 months from date of issue.

Infrastructure & Drainage Strategy 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.

- National Standards for SuDS updated (current: November 2025)
- Water company publishes revised sewer capacity data
- LLFA publishes updated surface water management plan
- Site layout changes affecting impermeable area calculations
- Climate change allowances updated
- BRE 365 infiltration test results received (where not yet available)
- Barratt v Welsh Water [2009] — sewer connection rights case law developments
- Menston Action Group [2016] EWCA Civ 796 — SuDS no-increase standard case law developments
- Manchester Ship Canal [2024] UKSC 22 — watercourse discharge quality liability case law developments
- Marcic [2003] UKHL 66 — sewer capacity assumption risk 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.

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Product-Specific Note

This Infrastructure & Drainage Strategy 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

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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