SITE INTELLIGENCE

# Flood Risk & Drainage Desktop Assessment

## Tier 1 — Desktop intelligence

Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG — Tier 1 Desktop FRA Screening

| | |
|---|---|
| Client: | Sample Client |
| Reference: | 999-DEMO-2026 -PFCO-REP-FloodRisk-R01 |
| Date: | 10 May 2026 |
| Revision: | R01 |

# Contents

# 1 Abbreviations

| Abbreviation | Definition |
|---|---|
| AEP | Annual Exceedance Probability |
| AOD | Above Ordnance Datum |
| BRE 365 | Building Research Establishment Digest 365 — soakaway design / infiltration testing |
| CIRIA C753 | CIRIA SuDS Manual |
| EA | Environment Agency |
| FEH | Flood Estimation Handbook (rainfall and runoff methods) |
| FRA | Flood Risk Assessment |
| FWMA | Flood and Water Management Act 2010 |
| FZ | Flood Zone |
| LLFA | Lead Local Flood Authority |
| LIDAR | Light Detection and Ranging (EA elevation dataset) |
| NPPF | National Planning Policy Framework |
| PPG | Planning Practice Guidance — Flood Risk and Coastal Change |
| Qbar | Mean annual flood (greenfield runoff rate proxy) |
| SAB | SuDS Approving Body (FWMA Schedule 3 — uncommenced in England) |
| SFRA | Strategic Flood Risk Assessment |
| SoP | Standard of Protection |
| SuDS | Sustainable Drainage Systems |

# 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: Flood Risk & Drainage Screening**

This flood risk & drainage screening assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a site-specific Flood Risk Assessment (FRA) as defined by the NPPF and Planning Practice Guidance. It is based on Environment Agency published flood zone mapping, surface water flood data, historic flood records, and LLFA data. 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 flood risk engineer. For formal planning submission, this assessment should be verified by a Chartered Member of CIWEM (C.WEM MCIWEM) or Chartered Civil Engineer (MICE CEng). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

# 3 Executive Summary

TIER-1 DESKTOP REPORT — LIMITATION & SCOPE NOTICE: This Tier-1 desktop report is suitable for early client-side decision-making and consultant briefing. It is NOT a formal submission document and must be verified or replaced by the relevant qualified specialist report where required by the LPA or statutory consultees. The overall pack recommendation set out in the cover letter is the controlling instruction; this report is one input within that recommendation. The proposal for 15 dwellings is acceptable in flood risk terms. 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. Fluvial, tidal and reservoir risks are negligible; surface water risk is Very Low with no medium or high flow paths recorded across the developable area. The Sequential Test and Exception Test are not engaged, as the site already sits in the lowest-risk flood zone and the More Vulnerable residential use is compatible with Flood Zone 1 without exception. Climate change is addressed through drainage design rather than flood-zone steering. The FRA must apply Environment Agency peak-rainfall allowances for the SW River Basin District, with indicative uplifts of around 25 per cent central to 40 per cent upper-end for the 2050s–2070s epochs, pending management-catchment confirmation. Mitigation is deliverable: sustainable drainage with source control, finished floor levels above ground, and exceedance routing away from dwellings. Four safe-development limbs must be demonstrated in the detailed FRA: freeboard above design event, safe access and egress, no off-site flood-risk increase, and safe lifetime management. Proceed to detailed FRA stage, with topographic survey, BRE 365 infiltration testing, SW Water capacity check and Lead Local Flood Authority engagement.

| FLOOD ZONE | SURFACE WATER RISK | OVERALL RATING |
|---|---|---|
| Zone 1 | Very Low | Low |

| | |
|---|---|
| **Site Address** | Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG |
| **Postcode** | EX10 9SG |
| **Local Planning Authority** | East Devon District Council |
| **Proposal (assessed)** | Residential development for up to 15 dwellings |
| **Proposed Units** | Up to 15 dwellings |
| **Client / Applicant** | Sample Client |
| **Document Reference** | 999-DEMO-2026 -PFCO-REP-FloodRisk-R01 |
| **Report Date** | 10 May 2026 |

The site is within **Flood Zone 1** (low probability of flooding). The annual probability of river or sea flooding is less than 0.1% (1 in 1,000). A site-specific FRA is required for developments over 1 hectare in Flood Zone 1 or where there are known drainage or surface water issues (NPPF Dec 2024 footnote 63).

## Planning implication

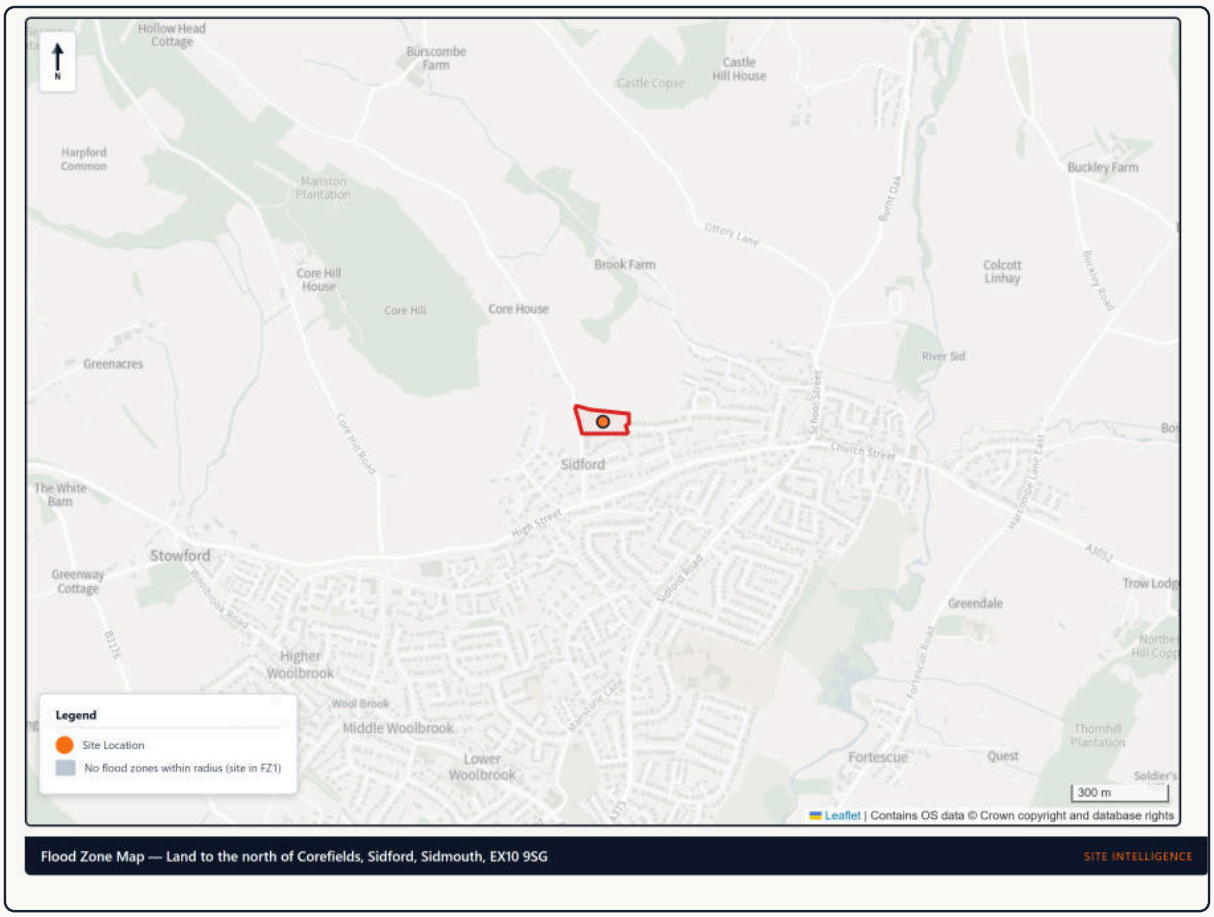
Site is in Flood Zone 1 with low surface water risk at desktop stage. Because the site exceeds 1 ha, NPPF Dec 2024 footnote 63 still requires a site-specific FRA. The key planning task is a **proportionate FRA + drainage strategy** demonstrating greenfield runoff control, climate change allowance, exceedance routing and SuDS hierarchy compliance.

# 4 Site Description

| | |
|---|---|
| **Site Address** | Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG |
| **Ward** | Sidmouth Rural |
| **Site Area** | 1.08 ha |
| **Elevation** | 97m AOD |
| **Existing Use** | Agricultural field |
| **Topography** | Sloping |

> EA LIDAR coverage data was not available for this grid square at the time of assessment. LIDAR DSM/DTM datasets can be obtained from environment.data.gov.uk/survey.

# 5 Sources of Flooding




Flood Zones & Surface Water Risk

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The site lies within Flood Zone 1, the Environment Agency's lowest-probability category for river and sea flooding. At approximately 97 m AOD on the valley side, the land sits well above the River Sid floodplain. Sidford has experienced flooding historically, but that risk concentrates in the valley bottom downstream and does not affect this elevated parcel. NPPF flood zones address fluvial and tidal risk only. All other sources require separate screening and are addressed below.

### Sources of flood risk

Fluvial (rivers): Low/negligible. The site is Flood Zone 1; the River Sid corridor lies in the valley bottom, well below site level. Tidal: Negligible. The land is inland at approximately 97 m AOD, around 1.5 miles from Sidmouth coast. Surface water: Very Low per the Environment Agency Risk of Flooding from Surface Water map. No medium or high surface water flow paths cross the developable area. Groundwater: To be assessed at FRA stage. An aquifer underlies the greensand ridge and a slope-stability flag is recorded; groundwater behaviour requires verification. Reservoir: Negligible. No reservoir inundation footprint reaches the site. Sewer: Capacity risk. SW Water capacity is flagged AMBER; a pre-development enquiry is required. Canal / artificial waterway: data pending present. No fatal Tier-1 flood issue arises from any source. Groundwater and sewer matters proceed to Tier 2 rather than resolution at desktop stage. A topographic survey is recommended, as Environment Agency LIDAR returned no coverage here and finished-floor levels must be set against verified ground levels.

| Source of Flooding | Risk Level | Rating |
|---|---|---|
| Fluvial (Rivers) | Low | LOW |
| Pluvial (Surface Water) | Very Low | VERY LOW |
| Groundwater | Low | LOW |
| Sewer Flooding | Data gap | DATA GAP |
| Reservoir Flooding | Data gap | DATA GAP |

# 6 EA Flood Map Data

The following data has been obtained from the Environment Agency Flood Map for Planning and associated datasets.

| | |
|---|---|
| **EA Flood Zone** | Zone 1 |
| **Surface Water Risk** | Very Low |
| **Historic Flooding** | No recorded events within search radius |
| **Reservoir Flood Risk** | Data gap — see Reservoir Flood Risk Screen below |
| **Defended Flood Zone** | Data not available |
| **Flood Defences** | None recorded |

## 6.1 Reservoir Flood Risk Screen

DATA GAP — TIER 1 DESKTOP

**Reservoir Flood Risk Screen — Manual Verification Pending**

Reservoir flood risk has not yet been screened in this Tier 1 desktop assessment. The Environment Agency long-term flood risk service requires manual verification for multi-address postcodes (the postcode page returns an address picker that cannot be machine-parsed). Manual verification before formal planning submission is required.

| | |
|---|---|
| **Dataset** | EA Flood Map for Planning long-term flood risk service |
| **Result** | Manual verification pending |
| **Next-stage action** | Senior planner to verify the reservoir flood-risk position via the EA long-term flood-risk service before formal planning submission. |
| **Confidence** | Desktop — data gap pending verification |

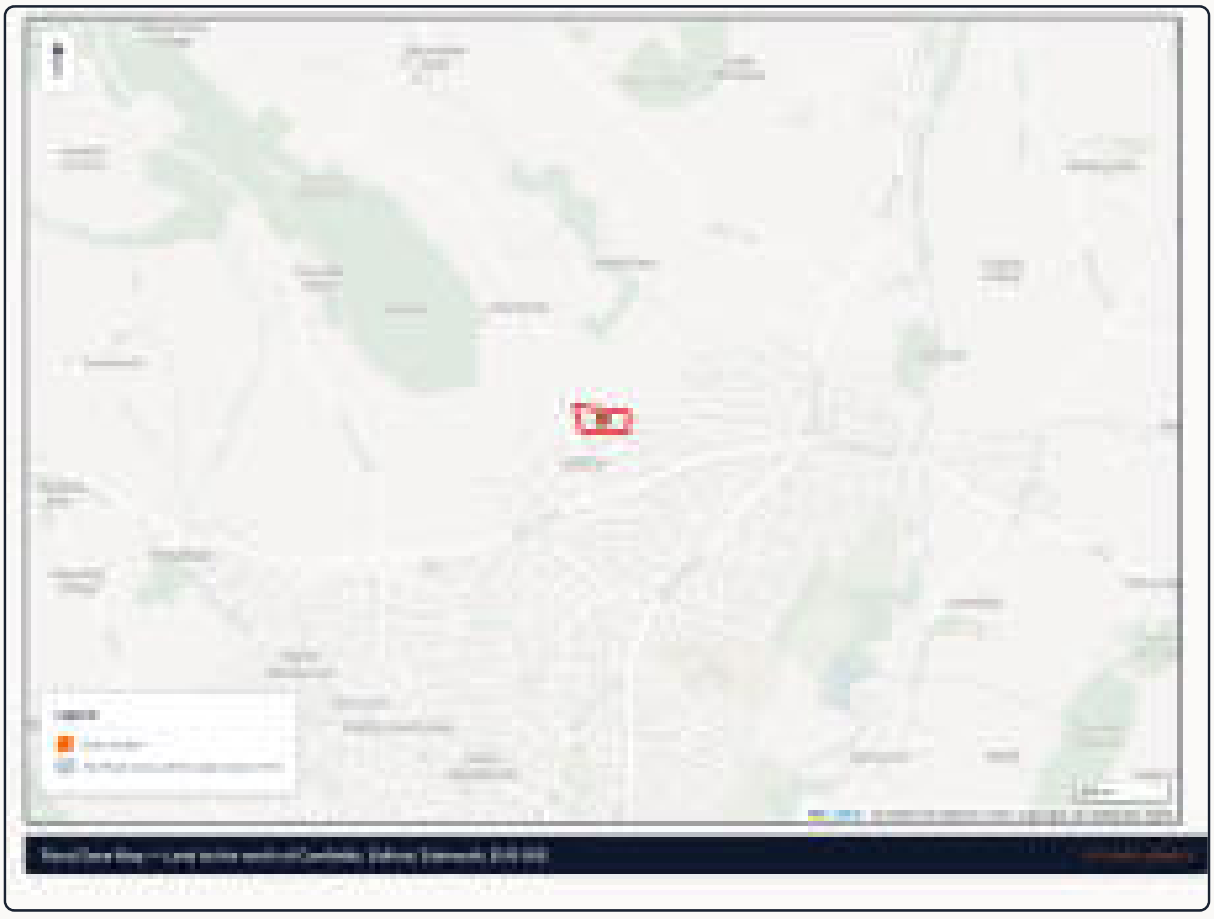
## 6.2 Strategic Flood Risk Assessment (SFRA) and LLFA Cross-Check

The Strategic Flood Risk Assessment (SFRA) prepared by East Devon District Council is the local-level flood-risk evidence base for development decisions. Where the SFRA identifies elevated flood risk beyond the EA Flood Map for Planning, the SFRA position takes precedence (NPPF Dec 2024 paragraph 175; PPG Flood Risk and Coastal Change paragraph 7-022).

| | |
|---|---|
| **LPA SFRA reviewed** | Reviewed at Tier 1 desktop stage via the LPA flooding-policy profile — policy hooks identified below. Manual cross-check against the adopted SFRA recommended before formal planning submission. |
| **Critical Drainage Area / surface water hotspot** | Not flagged at Tier 1 desktop stage — verify against the LPA SFRA Critical Drainage Area maps and any LLFA pre-application advice. |
| **LPA flooding policy references** | EN21 (River and Coastal Flooding); EN22 (Surface Run-Off Implications of New Development) |
| **Sustainable drainage requirements** | SuDS required for major development per national policy; LPA-specific drainage validation list to be checked |

Source: _lpa-profiles/east-devon.json + LPA SFRA (manual cross-check recommended)

> Recommended next step: confirm against the current adopted SFRA, the LPA's drainage validation list, and any LLFA pre-application advice that the EA Flood Zone position and surface water risk band derived from the desktop datasets are not contradicted by local-level evidence (e.g. a Critical Drainage Area, rapid-response catchment, or local surface water hotspot).



EA Flood Zone Map

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EVIDENCE: NO INTERSECTION

### Surface Water Flood Risk Map — Evidence Panel

The site is screened as **Very Low** against the Environment Agency Risk of Flooding from Surface Water dataset. No mapped surface-water flood extent intersects the application site at Tier 1 desktop stage. This evidence panel is rendered in lieu of a full risk-band map because no on-site mapped extent exists to depict — the canonical screen result is the no-intersection statement above.

| | |
|---|---|
| **Dataset** | EA Risk of Flooding from Surface Water (NaFRA2) |
| **Result** | Very Low risk band, no on-site mapped extent |
| **Next-stage action** | Verify at check-long-term-flood-risk.service.gov.uk before formal planning submission. Re-screen at detailed design when finished floor levels are known. |
| **Confidence** | Tier 1 desktop — high (EA dataset is the planning-grade source for surface water flood risk) |

DATA GAP — TIER 1 DESKTOP

### Topography / Overland Flow Direction Plan — Evidence Panel

A LIDAR-derived contour and overland-flow plan is the right drainage-design evidence for this report. EA LIDAR coverage is **not** available for this grid square at the Tier 1 desktop stage, so a topographic survey at detailed design is required to confirm low-points, overland flow exit routes and exceedance pathways.

| | |
|---|---|
| **Dataset** | EA LIDAR (no coverage at this grid square) |
| **Result** | Data gap — full topography / overland flow plan to be prepared at detailed design |
| **Next-stage action** | Topographic survey + overland flow analysis at detailed design. The drainage engineer should derive low-points, slope arrows, exceedance flow exit corner and finished-floor-level datum from the topographic survey. |
| **Confidence** | Tier 1 desktop — DATA GAP |


Site Location

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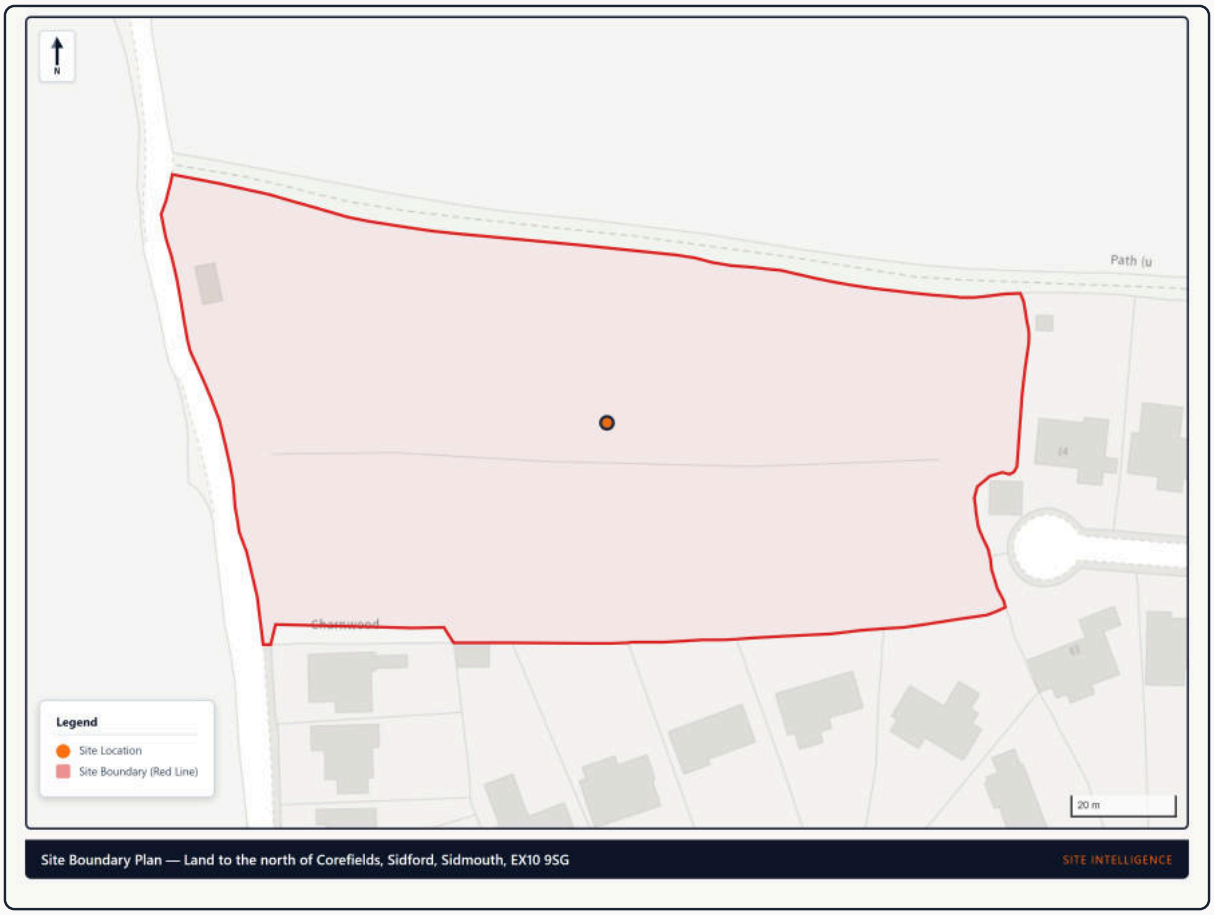


Site Boundary Plan

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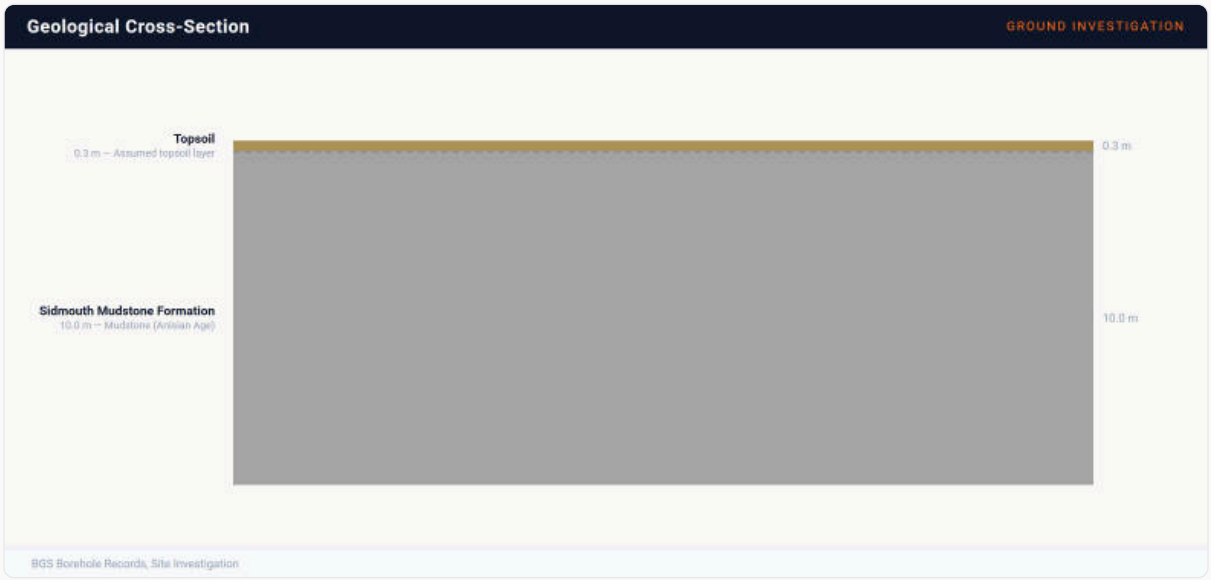
# 7 Geology & Ground Conditions




Geological Cross-Section


BGS Borehole Locations

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The underlying geology and ground conditions are relevant to flood risk assessment as they influence infiltration rates, groundwater levels, and the feasibility of SuDS techniques.

| | |
|---|---|
| **Bedrock Geology** | Sidmouth Mudstone Formation |
| **Superficial Deposits** | None recorded at this location |
| **Made Ground** | No made ground present |
| **Permeability** | Data not available |

The geology data is relevant to the design of SuDS features. Permeable geology may support infiltration-based systems, while impermeable geology will require attenuation and controlled discharge.

## 8 Climate Change Allowances

Surface water management incorporates the EA Climate Change Allowances central 2080s peak rainfall +30% uplift, with appropriate sensitivity testing applied to design return periods. Climate change is addressed through drainage design rather than flood-zone steering, because the site sits in Flood Zone 1 above the River Sid floodplain. The relevant fluvial flood level does not reach the parcel even under future-epoch allowances; the design question is surface water runoff under more intense rainfall.

### Allowance basis

The residential lifetime is 100 years, so the FRA and drainage strategy must apply Environment Agency peak-rainfall allowances for the relevant management catchment under the 2022-onward methodology. The Environment Agency management-catchment field returned null in the desktop data; the catchment (River Sid, within the SW River Basin District) must be confirmed from the Environment Agency allowances tool before figures are fixed. Peak-rainfall uplifts of around 25 per cent central rising to around 40 per cent upper-end are typical for SW catchments at the 2050s and 2070s rainfall epochs. These figures are indicative pending management-catchment confirmation and must not be treated as final. Storage will be sized for the 1 in 100-year event plus the confirmed climate-change allowance. The pre-2022 river-basin-district framing is superseded; allowances are management-catchment specific. SW Water's Drainage and Wastewater Management Plan records that more intense rainfall is already exceeding storm-storage capacity locally, underlining the need to design conservatively here.

| | |
|---|---|
| **Management catchment** | Data gap — Phase 13.1B1 catchment resolver returned no match; per-catchment CC values pending Phase 13.1B1-FULL expansion |
| **Development lifetime assumed** | 100 years (residential, EA minimum) |
| **Percentile band for design** | Tier 1 conservative envelope: Upper End (95th percentile) for design space planning. Higher Central (70th percentile) may be the appropriate detailed-design value subject to drainage engineer review of EA management-catchment guidance |
| **Allowance epoch** | 2080s for residential 100-year lifetime; 2050s for 60-year lifetime |
| **Design flood event for attenuation** | 1 in 100 year + climate change (peak rainfall intensity) |
| **Exceedance-flow check event** | 1 in 1,000 year — overland flow routing |

| Parameter | Central Estimate | Upper End |
|---|---|---|
| Peak River Flow (2080s) | +35% | +50% |
| Peak Rainfall Intensity (2080s) | +20% | +40% |
| Sea Level Rise (2100) | Data gap — pending EA management-catchment lookup (Phase 13.1B1) | Data gap — pending EA management-catchment lookup (Phase 13.1B1) |

> The climate change allowances shown above are taken from the EA's management-catchment-specific allowances framework (which superseded the older river-basin-district framework in May 2022). The management-catchment value, the percentile band selected for design, and the development lifetime should all be confirmed against the EA **Flood risk assessments: climate change allowances** page at detailed-design stage. Site-specific hydraulic modelling is required for sites in Flood Zone 2, 3a or 3b.

As the site is within Flood Zone 1, the primary climate-change consideration is the increase in peak rainfall intensity and the impact on surface water management. At Tier 1 stage, drainage space

planning should allow for the **Upper End** peak rainfall allowance as a conservative envelope, unless the drainage engineer confirms a lower allowance is appropriate under the current EA management-catchment-specific guidance for the site's catchment.

## 8.1 Flood Vulnerability & Compatibility

NPPF Annex 3, Table 2 classifies development types by flood vulnerability. The compatibility of the proposed use with the site's flood zone determines whether the Sequential and/or Exception Test is required.

| | Zone 1 | Zone 2 | Zone 3a | Zone 3b |
|---|---|---|---|---|
| Essential Infrastructure | ✓ | ✓ | ET | ET |
| Highly Vulnerable | ✓ | ET | ✗ | ✗ |
| ▸ More Vulnerable | ✓ | ✓ | ET | ✗ |
| Less Vulnerable | ✓ | ✓ | ✓ | ✗ |
| Water-Compatible | ✓ | ✓ | ✓ | ✓ |

✓ = Appropriate. ET = Exception Test required. × = Not appropriate. This proposal is classified as **More Vulnerable** in **Flood Zone 1**. Source: NPPF Annex 3, Table 2 (December 2024).

# 9 Mitigation Strategy

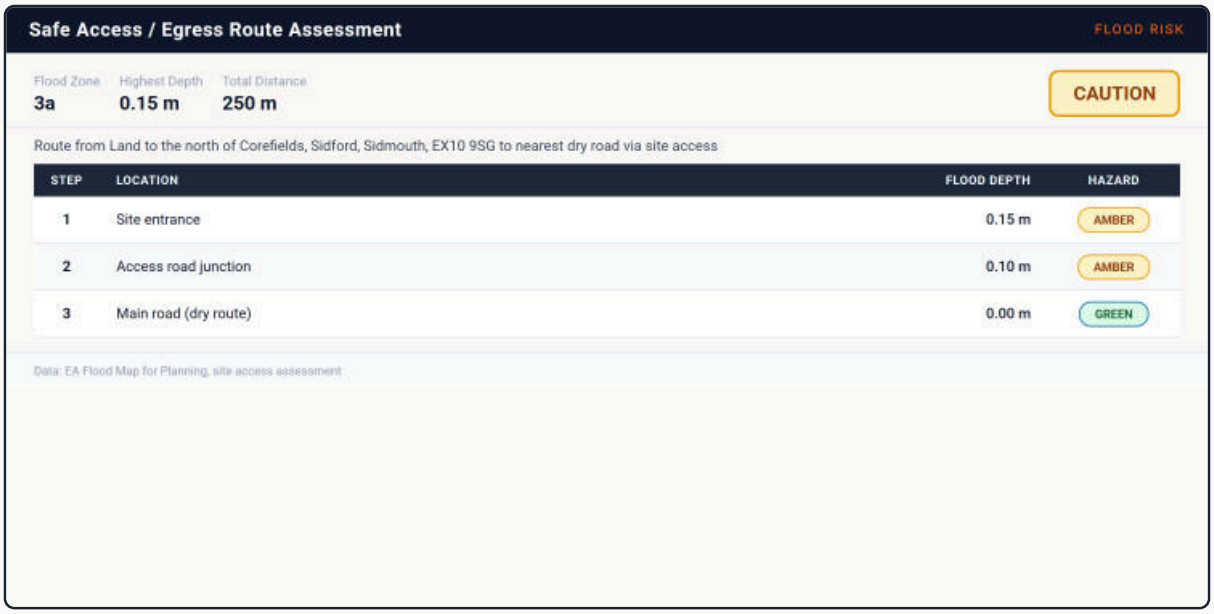
SuDS adoption pathway: surface-water drainage features will be adopted by the LLFA where designed to its requirements, or by a management company under a binding maintenance plan secured by sA condition discharge plan will set out responsible body and maintenance schedule before occupation. Mitigation is straightforward for a Flood Zone 1 site, but four safe-development limbs must still be demonstrated in the FRA. NPPF December 2024 requires that flood risk is not increased elsewhere. 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.

### Measures

Sustainable drainage to attenuate and treat surface water, mimicking greenfield behaviour. Finished floor levels set above adjacent ground, confirmed against a topographic survey (Environment Agency LIDAR returned no coverage here). Source-control features at the point of runoff, with attenuation sized for the 1 in 100-year plus climate-change event. Exceedance routing kept away from dwellings and directed to soft landscaping. Finished floor levels cannot be fixed at desktop stage without verified ground levels; a topographic survey is the next action. On current desktop evidence the mitigation package is deliverable, contingent on the FRA, infiltration testing and Lead Local Flood Authority agreement at Tier 2.

### Flood Zone 1 — Standard Mitigation

The site is in Flood Zone 1 and the primary flood risk is from surface water. Standard SuDS measures should be incorporated to manage surface water runoff to greenfield rates. No specific fluvial flood mitigation is required.




Safe Access & Egress Route



# 10 SuDS Strategy

**DATA GAP — TIER 1 DESKTOP**

### SuDS Opportunity / Drainage Constraints Plan — Evidence Panel

A SuDS Opportunity / Drainage Constraints Plan is the right drainage-design evidence for this report. A dedicated generator (carrying low-points, watercourse context, drainage opportunity zones, and easement constraints) is a Phase 2 deliverable in development from 2026-05-05. Until that generator ships, the drainage opportunities and constraints are described in the SuDS Design Briefing table (above) and must be confirmed by the drainage engineer at detailed design once a topographic survey has been completed.

| | |
|---|---|
| **Dataset** | Multi-source: EA LIDAR (low-points / overland flow), OS / EA watercourse context, sewerage undertaker easements, BGS hydrogeology (infiltration potential) |
| **Result** | Drainage opportunities + constraints to be plotted at detailed design |
| **Next-stage action** | At detailed design: prepare a SuDS opportunity / drainage constraints plan layering low-points (LIDAR-derived), watercourse context (OS / EA), nearest ordinary watercourse, drainage easements (sewerage undertaker), and infiltration-potential zones (BGS + BRE 365 testing). |
| **Confidence** | Tier 1 desktop — DATA GAP |

SuDS design addresses all four CIRIA C753 / National Standards 2025 pillars: water quantity (peak flow attenuation to greenfield rates), water quality (treatment train sized for the catchment risk class), amenity (open green-space integration where geometry allows), and biodiversity (planting schedule supports pollinator and insectivore species). A credible drainage strategy exists at desktop stage, contingent on infiltration testing and a SW Water capacity check. The Lead Local Flood Authority (Devon County Council) is a statutory consultee on major development under the Flood and Water Management Act 2010 and the development management procedure order, so early engagement is recommended.

### Surface water hierarchy

The surface water strategy follows the CIRIA C753 (The SuDS Manual) discharge hierarchy: (1) infiltration to ground; (2) discharge to a watercourse; (3) discharge to a surface water sewer; (4) discharge to a combined sewer as a last resort. Infiltration is the preferred first step on the greensand ridge, but feasibility must be confirmed by BRE 365 in-situ testing. An aquifer underlies the site — a 1978 rejection of a nearby scheme cited groundwater pollution risk — so infiltration design must protect groundwater quality. Where infiltration proves impractical, the strategy defaults to attenuation with restricted discharge to a watercourse.

### Greenfield runoff

As a greenfield site, post-development runoff rate must not exceed the existing greenfield rate per the Defra Non-statutory technical standards for sustainable drainage systems (March 2015). The QBAR greenfield rate (the mean annual flood runoff) will be derived using the IH124 or FEH method at detailed design and used to set the discharge limit.

### Foul drainage and capacity

Forecast foul flow is approximately 5,625 litres per day. The right to connect foul flow to the public sewer arises under section 106 of the Water Industry Act 1991, with the nearest works being Sidmouth sewage treatment works around 0.8km away. SW Water capacity is flagged AMBER, so a pre-development enquiry (allow 10-21 working days) is required before submission. Any off-plot foul or surface-water sewers intended for adoption would be delivered via a Water Industry Act 1991 section 104 agreement with SW Water. On-site SuDS in England are secured by planning condition and the local validation list, as Schedule 3 of the Flood and Water Management Act 2010 has not been commenced in England. Highway-bound surface-water drains would be adopted via a Highways Act 1980 section 38 agreement. Nutrient neutrality (River Axe catchment, phosphates) is a pre-determination Habitats Regulations gateway for the ecology workstream; its drainage relevance is the foul discharge pathway and is noted here for coordination only.

### Statutory and case-law context

The developer determines the sewer connection point and the undertaker cannot refuse on capacity grounds. Barratt Homes Ltd v Dwr Cymru (Welsh Water) [2009] UKSC 13, under WIA 1991 s.106 the developer determines the connection point; capacity reinforcement is the undertaker's responsibility. An unaddressed Lead Local Flood Authority drainage objection is capable of justifying refusal, so the SuDS strategy must satisfy the Lead Local Flood Authority. Frackman v Secretary of State [2022] EWHC 1804 (Admin), an unaddressed LLFA drainage objection can justify refusal.

| SuDS Technique | Hierar-chy | Suitability | Notes |
|---|---|---|---|
| Infiltration (soakaways, permeable paving) | 1st | UNLIKELY | Low permeability Mudstone — infiltration unlikely |
| Rainwater harvesting | 1st | SUITABLE | Source control — reduced potable water demand |
| Green roofs | 2nd | SUITABLE | Source control at building level; reduces peak runoff |
| Rain gardens / bioretention | 2nd | SUITABLE | Plot-level treatment and attenuation |
| Swales / filter strips | 3rd | SUITABLE | Conveyance and treatment; subject to gradient |
| Detention basins / ponds | 3rd | SUITABLE | Site-level attenuation with biodiversity benefit |
| Below-ground attenuation (tanks, crates) | 4th | SUITABLE | Required if surface features not feasible |
| Controlled discharge to watercourse | 5th | SUITABLE | Subject to EA / LLFA consent; last resort |

**SuDS design briefing, maintenance / adoption arrangements, and the detailed flood-risk and drainage risk register are presented in the accompanying Drainage Strategy report**, which is the canonical owner of on-site drainage design content for major-development schemes (10+ dwellings). This Flood Risk Assessment retains its focus on external flood-risk policy evidence (Sequential / Exception Test, all-source flood screening, climate change allowances, residual risk) and references the Drainage Strategy where the SuDS engineering decisions are documented.

## 10.1 Assumptions and Data Gaps

The following assumptions and data gaps underpin the conclusions in this Tier 1 desktop assessment. Each item should be revisited as scheme design progresses.

| | |
|---|---|
| **Proposal basis** | Residential development for up to 15 dwellings |
| **Layout** | No fixed scheme layout available at desktop stage |
| **Impermeable area** | Proposed impermeable area schedule not available at desktop stage |
| **Finished floor levels** | Finished floor levels not available at desktop stage |
| **Topographic survey** | EA LIDAR coverage not confirmed at desktop stage; topographic survey required at detailed design |
| **Infiltration testing (BRE 365)** | BRE 365 infiltration testing not yet undertaken — infiltration feasibility unconfirmed |
| **Groundwater flood risk** | Low-permeability bedrock limits the groundwater pathway; groundwater flood risk is judged Low at desktop stage. Soakaway feasibility likely constrained — attenuation with controlled discharge expected to be the primary drainage strategy. |
| **LPA SFRA / LLFA pre-app** | To be confirmed against current adopted SFRA and LLFA pre-application advice |

## 11 Residual Risk

The residual risk is the remaining flood risk after all mitigation measures have been implemented. This section considers the consequences of a flood event exceeding the design standard.

> The residual risk to the development is **low**. The site is in Flood Zone 1 and the proposed SuDS strategy will manage surface water to greenfield rates. In the event of an exceedance event, surface water should be routed away from buildings via overland flow paths.

## 12 Recommendations

- Incorporate SuDS to manage surface water runoff to greenfield rates
- Carry out infiltration testing (BRE Digest 365) to confirm SuDS feasibility
- Submit drainage strategy to the LLFA for approval

### Overall Flood Risk Assessment

Based on the Tier 1 desktop evidence reviewed, the site is in Flood Zone 1 with a low probability of flooding from all sources. Subject to confirmation of the LPA SFRA / LLFA position,

confirmation of the historic flood map result at formal submission stage, and preparation of a suitable SuDS / drainage strategy at detailed design, the proposed development is unlikely to be unacceptable in flood-risk terms under NPPF Chapter 14.

**Case Officer / LLFA — Anticipated Questions**

**Q. Which Flood Zone applies and how has it been determined?**

A. Zone per Environment Agency Flood Map for Planning, cross-checked against any LPA Strategic Flood Risk Assessment (SFRA). If the LPA SFRA identifies elevated risk beyond the EA map, the SFRA takes precedence for development decisions per NPPF Dec 2024 paragraph 181(site-specific flood risk assessment).

**Q. Does the Sequential Test apply?**

A. NPPF Dec 2024 paragraph 174sets the sequential test. The FRA-required trigger for development in FZ1 sites of 1 hectare or more (or in critical drainage areas) is at footnote 63. The sequential test applies to development in Flood Zone 2, Flood Zone 3, or FZ1 sites flagged by the SFRA or the FZ-plus-climate-change layer. FZ1 sites under one hectare not within the plus-CC layer or flagged by the SFRA are exempt from the full sequential exercise.

**Q. Why is an Exception Test / Sequential Test not required here?**

A. Where the site is wholly within Flood Zone 1 and the SFRA has not identified elevated risk, neither test applies. The full reasoning and vulnerability classification is set out in the main body.

**Q. What vulnerability classification has been used?**

A. Per NPPF Annex 3 Table 2 / PPG Flood Risk and Coastal Change Table 2. Residential (C3) development is 'More Vulnerable'. Sheltered and extra-care C2/C3 are flagged separately where relevant.

**Q. How has climate change been accounted for?**

A. EA climate change allowances applied to the scheme's anticipated lifetime (residential = 100 years; commercial = 60 years), using the 'upper end' central allowance for Sequential Test / Exception Test, and 'peak rainfall' for surface water / SuDS design.

## 12.1 Map Evidence Inventory

The following map evidence is registered for this report. Each required map is either rendered as a full image or accompanied by a structured evidence panel naming the dataset, the reason absent, and the next-stage action.

| | |
|---|---|
| Site Location Plan | RENDERED |
| Site Boundary Plan | RENDERED |
| EA Flood Zone Map | RENDERED |
| Surface Water Flood Risk Map | EVIDENCE PANEL |
| Historic Flooding Map | EVIDENCE PANEL |
| Reservoir Flood Risk Screen | EVIDENCE PANEL |
| Topography / Overland Flow Direction Plan | EVIDENCE PANEL |
| BGS Geology / Borehole Context | RENDERED |
| SuDS Opportunity / Drainage Constraints Plan | EVIDENCE PANEL |

Inventory status: **PASS**. Rendered: 4 / Evidence panel: 5 / Missing: 0. Source: Site Intelligence map-evidence audit.

# 13 Known Limitations and Assumptions — Flood-Risk-Specific

This Stage 1 desktop flood risk assessment does NOT include the following items.

- On-site infiltration testing to BRE Digest 365
- Hydraulic modelling of the surface water network
- Detailed drainage strategy and SuDS design
- Bespoke flood modelling beyond available EA flood maps
- Historic flood event verification beyond EA published records
- Riparian responsibilities and watercourse maintenance regime
- Building Regulations Part H drainage compliance design
- Pluvial flood risk modelling of the wider catchment
- Reservoir / dam-break flood risk verification
- Climate-change uplift modelling beyond EA-published guidance

# 14 General Desktop Limitations

## 14.1 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

## 14.2 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

## 14.3 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

## 14.4 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)

## 14.5 Changes That Would Require Update

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

- Environment Agency publishes revised flood zone mapping for the area (Flood Map for Planning or Risk of Flooding from Surface Water)
- EA Standing Advice for FRAs is revised (current version: October 2025)
- NPPF flood-risk paragraphs (Chapter 14, paragraphs 173-185 in Dec 2024) are revised in a future NPPF update
- PPG Flood Risk and Coastal Change is revised (current version: 17 September 2025)
- Climate change allowances are updated by the Environment Agency (peak river flow by management catchment, peak rainfall epochs, sea level rise)
- Site layout changes that alter impermeable area by more than 10%
- Drainage design materially changes from that assessed (SuDS hierarchy, attenuation volumes, discharge rates or destinations)

- New development upstream or downstream materially changes the flood risk profile
- LLFA publishes revised local flood risk data or updated SFRA Level 1 / Level 2
- Critical Drainage Area designation is added or removed for the site
- Sewerage undertaker DG5 register or s.45 enquiry response materially changes
- Reservoirs Act 1975 register changes affecting any large raised reservoir (>25,000 m³) upstream of the site
- BGS geology or infiltration SuDS suitability mapping is updated for the area
- Sequential Test or Exception Test case law materially clarifies methodology (e.g. Mead Realisations Ltd v SoSLUHC [2024] EWHC 279 (Admin) and [2025] EWCA Civ 32 — verified BAILII citations)
- Commencement of Schedule 3 of the Flood and Water Management Act 2010 in England (Schedule 3 is currently uncommenced in England as at April 2026; in force in Wales since 7 January 2019)

# 15 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.

## 15.1 Internal Data Coverage Summary

| Metric | This Report | Typical Stage 1 Desk-top 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.*

## 15.2 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 C.WEM MCIWEM, ICE MICE CEng, or other chartered flood-risk / drainage engineer as applicable); Tier 2 add-on, not undertaken for this desktop product

## 15.3 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 Flood Risk & Drainage Desktop Assessment**

- Environment Agency Flood Map for Planning (OGC Features)
- Environment Agency Risk of Flooding from Surface Water (NaFRA2)
- Environment Agency Historic Flood Map
- Environment Agency Spatial Flood Defences
- Environment Agency Flood Monitoring Stations
- Environment Agency Climate Change Allowances (management-catchment-specific, May 2022 framework)
- GOV.UK Long-Term Flood Risk Service (reservoir + cross-check)
- Local Planning Authority Strategic Flood Risk Assessment (SFRA)
- Lead Local Flood Authority (LLFA) drainage validation list + pre-application advice
- BGS 1:50,000 Geology (bedrock + superficial)
- BGS Hydrogeology (aquifer designation + Source Protection Zones)
- Environment Agency LIDAR (where coverage is available)

- OS Open Map Local + watercourse context
- Sewerage undertaker / public sewer availability screening — formal asset plan and capacity confirmation NOT obtained at Tier 1

**Wider project intelligence datasets queried but not materially relied upon**

- PTAL Public Transport Accessibility
- ONS Housing Affordability Ratio
- DfT Traffic Counts
- DEFRA Background Air Quality
- HM Land Registry Price Paid
- EPC Domestic + Non-Domestic
- Planning Application History (LPA Portal)
- National Heritage List for England
- DNO Long-Term Development Statement
- Census 2021 demographic profile

*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

# 16 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.

# 17 Update Triggers

**Validity Period: 6 months from date of issue.**

Flood Risk & Drainage Desktop Assessment 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.

- Environment Agency publishes revised flood zone mapping for the area (Flood Map for Planning or Risk of Flooding from Surface Water)
- EA Standing Advice for FRAs is revised (current version: October 2025)
- NPPF flood-risk paragraphs (Chapter 14, paragraphs 173-185 in Dec 2024) are revised in a future NPPF update
- PPG Flood Risk and Coastal Change is revised (current version: 17 September 2025)
- Climate change allowances are updated by the Environment Agency (peak river flow by management catchment, peak rainfall epochs, sea level rise)
- Site layout changes that alter impermeable area by more than 10%
- Drainage design materially changes from that assessed (SuDS hierarchy, attenuation volumes, discharge rates or destinations)
- New development upstream or downstream materially changes the flood risk profile
- LLFA publishes revised local flood risk data or updated SFRA Level 1 / Level 2
- Critical Drainage Area designation is added or removed for the site
- Sewerage undertaker DG5 register or s.45 enquiry response materially changes
- Reservoirs Act 1975 register changes affecting any large raised reservoir (>25,000 m³) upstream of the site
- BGS geology or infiltration SuDS suitability mapping is updated for the area
- Sequential Test or Exception Test case law materially clarifies methodology (e.g. Mead Realisations Ltd v SoSLUHC [2024] EWHC 279 (Admin) and [2025] EWCA Civ 32 — verified BAILII citations)
- Commencement of Schedule 3 of the Flood and Water Management Act 2010 in England (Schedule 3 is currently uncommenced in England as at April 2026; in force in Wales since 7 January 2019)

> 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.

# 18 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 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.

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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 flood-risk-assessment 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

### 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 Flood Risk & Drainage Desktop Assessment is a desktop product. It does not include site-specific survey, intrusive investigation, or specialist field work. The findings are based on publicly available data and should be read in conjunction with the Known Limitations section of this report.

# Data Sources & Verification

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

## Wider platform datasets queried (audit log)

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

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

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

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

## Policy & Legislative Sources

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

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

### AI-Assisted Analysis — Reference Statement

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

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

PREPARED FOR Sample **Client**

PREPARED BY

## Site Intelligence

PF & Co Holdings Ltd

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

FOR AND ON BEHALF OF

## Site Intelligence™

PF & Co Holdings Ltd

Company No. 16649319 — Registered 2 Queens Drive, Guildford, Surrey, GU2 9PP — England-only operations

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