
Desktop Heritage Setting Screen

Tier 1 – Desktop intelligence

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

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

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1 Abbreviations

Abbreviation	Definition
AAP	Area of Archaeological Priority
CA	Conservation Area
CAAA	Conservation Area Appraisal and Assessment
DBA	Desk-Based Assessment (heritage / archaeological)
GPA3	Historic England Good Practice Advice 3 — The Setting of Heritage Assets
HE	Historic England
HER	Historic Environment Record
LBC	Listed Building Consent
LPA	Local Planning Authority
NDH	Non-Designated Heritage Asset
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
RPG	Registered Park or Garden
SM	Scheduled Monument
WHS	World Heritage Site

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: Heritage

This heritage assessment presents desktop intelligence compiled from authoritative public data sources available at the date of review. This assessment is not a Heritage Impact Assessment as defined by Historic England's Good Practice Advice Note 3 (GPA3) — The Setting of Heritage Assets. It is based on Historic England NHLE data, local authority HER records, and published conservation area appraisals. 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 heritage consultant. For formal planning submission, this assessment should be verified by a member of the Institute of Historic Building Conservation (IHBC) or Chartered Institute for Archaeologists (CIfA). This represents the desktop strategy stage of a staged delivery process; specialist sign-off should follow before submission.

3 Introduction

This report has been prepared by Site Intelligence (PF & Co Holdings Ltd) on behalf of Sample Client in respect of Land north of Corefields, Sidford — Outline for 15 Dwellings, EX10 9SG.

Site	Land north of Corefields, Sidford — Outline for 15 Dwellings
Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Client	Sample Client
LPA	East Devon District Council
Proposal	Residential development for up to 15 dwellings
Document Reference	999-DEMO-2026 -PFCO-REP-HeritageStatement-R01
Date	10 May 2026
Revision	R01

This Heritage Statement has been prepared to accompany a planning application for the proposed development. It assesses the significance of heritage assets that may be affected by the proposal, in accordance with NPPF (December 2024) Chapter 16 (Conserving and enhancing the historic environment, paragraphs 215–234) and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 Executive Summary

The proposal for 15 dwellings on land to the N of Corefields, Sidford does not constrain heritage significance on current desktop evidence. The site lies outside any Conservation Area and is surrounded by 25 designated heritage assets, comprising 24 listed buildings and one scheduled monument, all more than 490m distant. The nearest asset, Brook Farmhouse (Grade II), stands roughly 493m north; the highest-grade asset, Manstone Old House (Grade II*), lies around 702m to the south. No harm to the significance of any designated asset is identified at this stage. Substantial harm tests are not engaged. The section 66(1) duty applying to listed buildings can be satisfied on the desktop evidence, though final discharge requires a Heritage Impact Assessment with on-site setting analysis. The section 72(1) Conservation Area duty is not directly engaged, as the site lies outside any designated area and Sidford Conservation Area, approximately 571m distant, shows no obvious character or appearance effect. Housing delivery and 25% on-site affordable housing (four affordable homes) are material benefits, but their weight against any heritage harm is a Tier-2 judgment. A Heritage Impact Assessment informed by site visit is required before the submission strategy is finalised.

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
Conservation Area	No
Listed Buildings (incl. subject)	24
Scheduled Monuments	1
Total Heritage Assets	25
Document Reference	999-DEMO-2026 -PFCO-REP-HeritageStatement-R01
Report Date	10 May 2026

5 Statutory Framework

The section 66(1) duty is engaged because listed buildings, including Brook Farmhouse (Grade II) and Manstone Old House (Grade II*), lie within the study area, and the site falls within the broad zone in which their setting could in principle be affected. The duty requires the decision-maker to have special regard to the desirability of preserving the buildings and their settings, giving that desirability considerable importance and weight. This heightened weight was established in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137. At Tier-1 desktop stage no harm to setting is identified, so the desktop evidence indicates the duty can be satisfied. Final discharge requires a Heritage Impact Assessment with on-site setting analysis. The section 72(1) duty is not directly engaged, because the site lies outside any Conservation Area and Sidford Conservation Area is approximately 571m distant. no Tier-1 desktop effect identified on its character or appearance is apparent on the desktop evidence. This position should be confirmed once the Conservation Area Character Appraisal is obtained from East Devon District Council. A site visit is recommended to verify the setting assessment before these statutory duties are treated as discharged at Tier 2.

6 Site Description

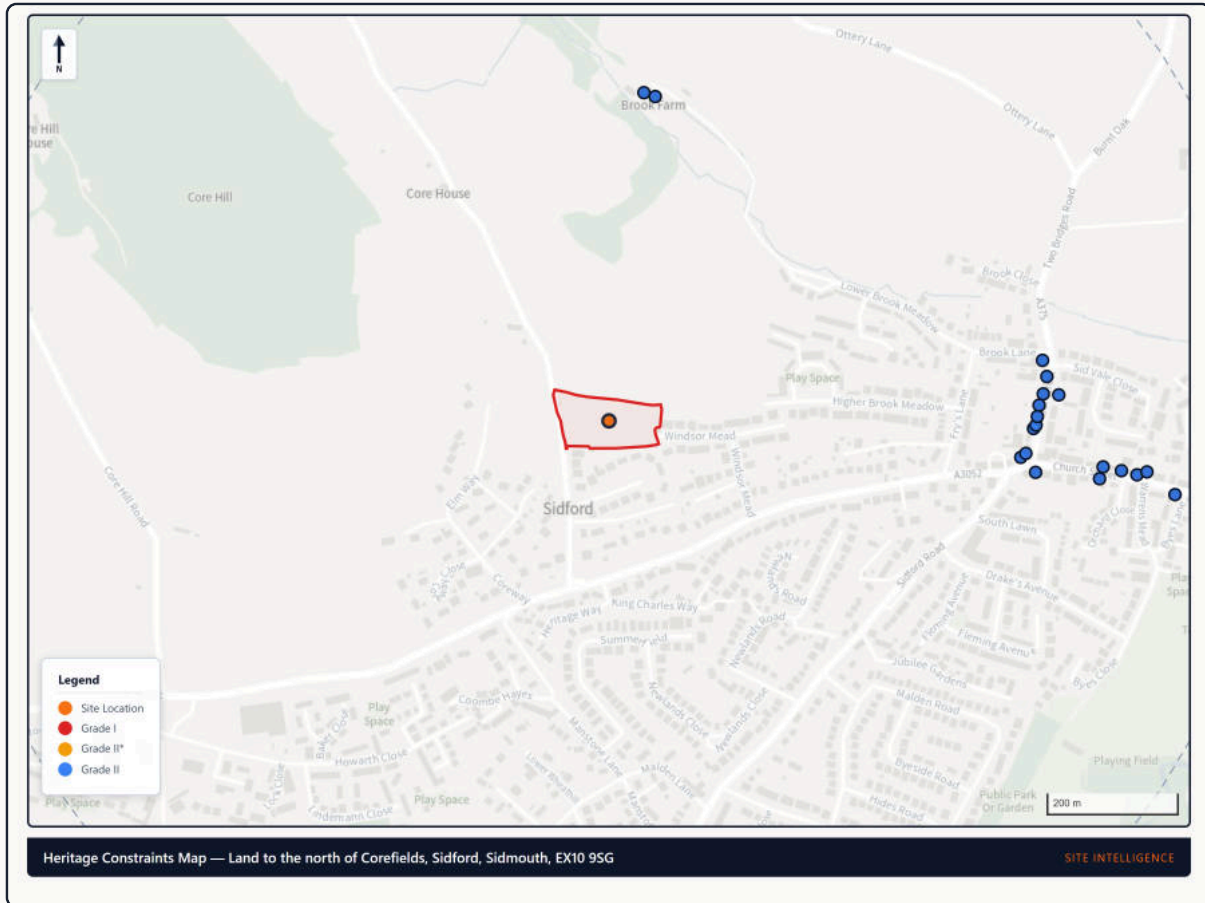
Site Address	Land to the north of Corefields, Sidford, Sidmouth, EX10 9SG
Ward	Sidmouth Rural
Site Area	1.08 ha
Existing Use	Agricultural field
Topography	Sloping

No designated heritage assets have been identified within the application boundary from the initial constraint check. The wider 1km desk study below confirms the surrounding heritage context.



Site Location

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Heritage Assets Context — Listed Buildings + Scheduled Monuments

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Site Boundary Plan

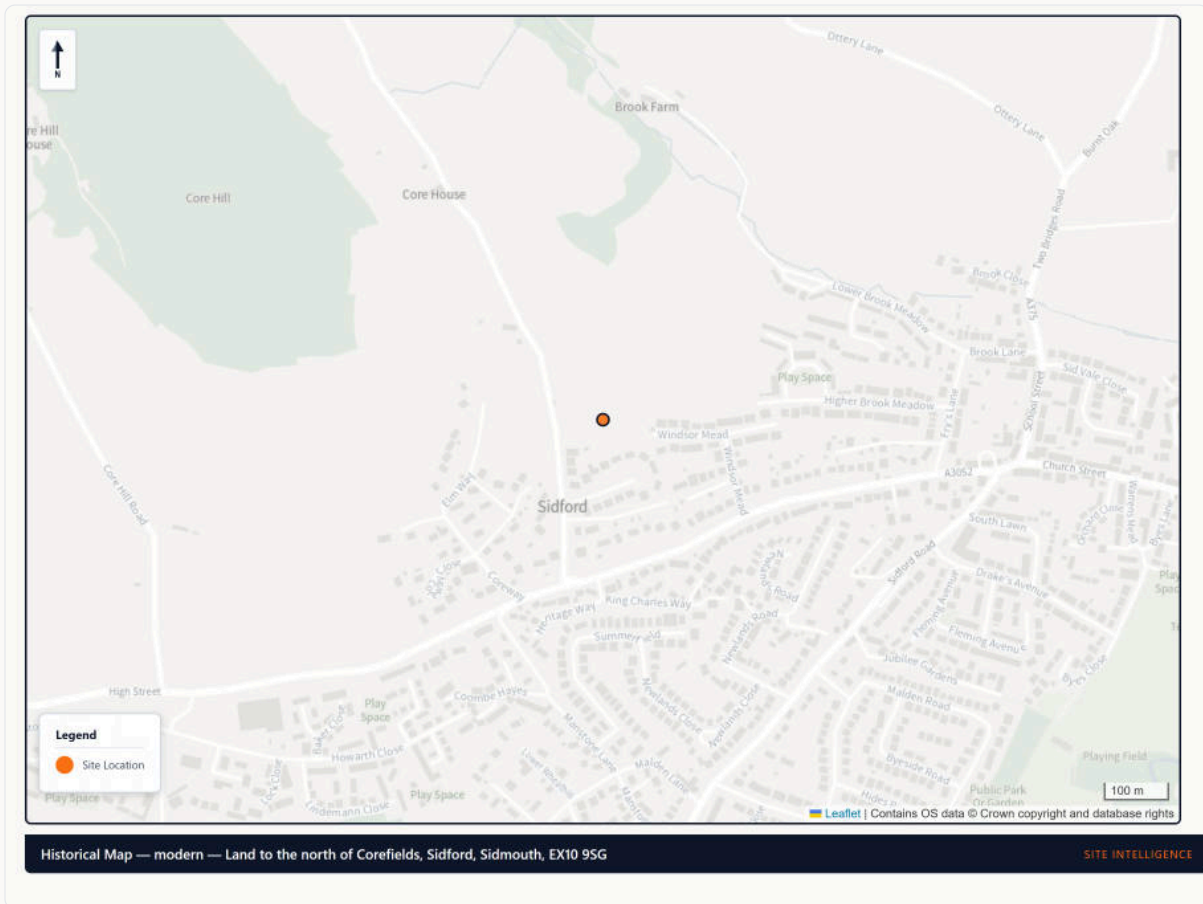
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Aerial Context

Mapping and Data Interpretation Note. The mapping in this Stage 1 desktop report supports early spatial understanding of designated heritage assets and their relationship to the application site. Listed buildings are shown using NHLE point records (the marker identifies the recorded asset location and should not be read as the full physical extent of the asset, its curtilage, or its setting). Scheduled monuments, conservation areas and registered parks/gardens are shown as polygon extents where polygon geometry is available from public datasets. Where only point data is available, this is noted in the legend. Flood zones, Green Belt and other non-heritage planning constraints are not heritage designations; they are not shown on the heritage maps in this report and are addressed in the wider planning pack.

7 Heritage Asset Identification



Heritage Context — Designated Asset Summary

The National Heritage List for England records 25 designated heritage assets within 1km of the land to the N of Corefields, Sidford. These comprise 24 listed buildings (23 at Grade II and one at Grade II*) and one scheduled monument. data pending lies on the application site, and the site falls outside any Conservation Area. Brook Farmhouse, a Grade II listed farmhouse (NHLE 1212663), stands approximately 493m north of the site. A Grade II outbuilding to its west (NHLE 1333780) sits at about 497m. The only Grade II* asset in the study area is Manstone Old House (NHLE 1287980), recorded approximately 702m to the south. The scheduled Sidford packhorse bridge (NHLE 1020417) lies around 995m to the east, the sole scheduled monument within the radius. A cluster of Grade II assets lines School Street and the historic village core to the east, between approximately 620m and 860m away. Cornerways (NHLE 1287613) lies 623m east. The Rising Sun Public House (NHLE 1216519) is recorded 630m east. Sidford Farmhouse (NHLE 1216536) lies approximately 679m to the east. Warren's Farmhouse (NHLE 1333809, Grade II) occupies a position about 860m east. Primley House (NHLE 1227823) with its garden wall and gate piers sits around 815m south. No asset within the search radius appears on the Heritage at Risk Register. Sidford Conservation Area lies approximately 571m from the site. This baseline is a desktop record and requires verification by site visit before submission.

Conservation Area	No
Listed Buildings (incl. subject)	24
Scheduled Monuments	1
Registered Parks & Gardens	0
Total Heritage Assets	25

7.1 Heritage Asset Gazetteer — Listed Buildings

Name	Grade	NHLE Ref	Distance	Direction
BROOK FARMHOUSE	II	1212663	493m	N
OUTBUILDING OF BROOK FARMHOUSE TO WEST	II	1333780	497m	N
CORNERWAYS	II	1287613	623m	E
THE RISING SUN PUBLIC HOUSE	II	1216519	630m	E
CROSSWAYS COTTAGE	II	1287605	640m	E
12, SCHOOL STREET	II	1216515	643m	E
8-11, SCHOOL STREET	II	1287602	645m	E
NUMBERS 1-3 AND 4, ORCHARD TERRACE	II	1097988	647m	E
BRITISH LEGION HALL	II	1216271	648m	E
3-7, SCHOOL STREET	II	1216270	655m	E
FLATS 1, 2 AND 3 COUNTRY HOUSE	II	1216267	659m	E
1 AND 2, SCHOOL STREET	II	1216269	663m	E
SIDFORD FARMHOUSE	II	1216536	679m	E
MANSTONE OLD HOUSE	II*	1287980	702m	S
1-5 PORCH COTTAGES	II	1213014	744m	E

Source: Historic England NHLE. 24 listed buildings identified within 1km search radius.

<p>GRADE I</p> <p>0</p>	<p>GRADE II*</p> <p>1</p>	<p>GRADE II</p> <p>23</p>
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7.2 Scheduled Monuments

Name	NHLE Ref	Distance	Description
Sidford packhorse bridge, Church Street	1020417	995m	Scheduled Monument

Source: Historic England NHLE. 1 scheduled monument identified in search area.

8 Significance Assessment

NPPF December 2024 paragraph 220 requires applicants to describe the significance of any heritage asset affected, in proportion to its importance. Significance derives from archaeological, architectural, artistic and historic interest, including the contribution made by setting—the surroundings in which the asset is experienced. Brook Farmhouse (Grade II, NHLE 1212663, approximately 493m north) derives significance principally from its architectural interest as a vernacular Devon farmhouse and from its historic interest as evidence of dispersed agricultural settlement. The asset holds illustrative historical value reflecting the farming economy and aesthetic value in its vernacular form. Its contributing setting is the immediate farmstead group, not the application field at distance. Manstone Old House (Grade II*, NHLE 1287980, approximately 702m south) carries high significance; the Grade II* designation marks it as of more than special interest. Its evidential and historical value reflect a substantial early house, with aesthetic value attaching to its principal elevations. Its significance is experienced primarily through its immediate grounds and the southern village edge, separated from the site by built development. The scheduled Sidford packhorse bridge (NHLE 1020417, approximately 995m east) holds high archaeological and historic interest as a rare surviving crossing of the River Sid. Its significance is tied to its riverside context and historic routeway, approximately 995m east of the application land.

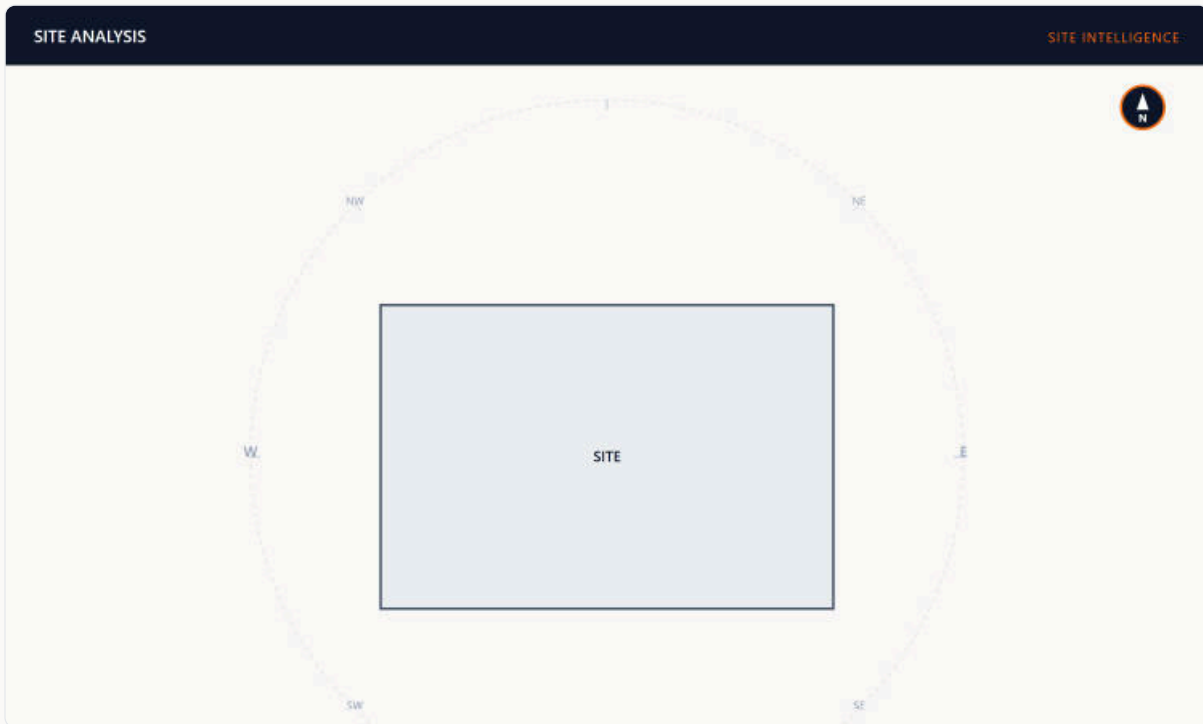
8.1 Significance & Impact Summary

The following matrix summarises the significance, setting contribution, and assessed harm level for each heritage asset affected by the proposal.

Asset	Designation	Significance	Setting Contribution	Harm Level	NPPF Para
Brook Farmhouse	Listed building (Grade II)	Vernacular Devon farmhouse; architectural and historic interest illustrating dispersed agricultural settlement.	Contributing setting is the immediate farmstead group, not the distant application field.	NO DESKTOP E	207
Manstone Old House	Listed building (Grade II*)	Higher-grade early house of more than special interest; evidential, historical and aesthetic value.	Significance experienced through immediate grounds and southern village edge; site separated by built development.	NO OBVIOUS H	207
Sidford packhorse bridge	Scheduled Monument	Rare surviving crossing of the River Sid; high archaeological and historic interest.	Significance tied to riverside context and historic routeway, around 995m east.	NO CREDIBLE I	207

LTSH = Less Than Substantial Harm (NPPF Dec 2024 paragraph 215). Significance assessed against four interests: archaeological, architectural, artistic, historic.

9 Setting Assessment



Site Context & Setting Analysis (architect-supplied)



Aerial Context

This assessment applies the Historic England GPA3 five-step approach at desktop level. Setting comprises the surroundings in which a heritage asset is experienced; it extends beyond views alone. The Court of Appeal in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137 confirmed that harm to setting attracts considerable importance and weight under the statutory duty. Assessment of that setting remains a matter of planning judgment, as confirmed in *Steer v Shepway District Council* [2017] EWHC 1895 (Admin). Step 1 — Identify the heritage assets which may be affected

The screening covers all 24 listed buildings and the scheduled monument within 1km. Every asset lies more than 490m from the site. Step 2 — Assess the contribution of setting to significance

The setting of a listed building can extend beyond its curtilage, as recognised in *R (Midcounties Co-operative Ltd) v Wyre Forest District Council* [2009] EWHC 964 (Admin). For the eastern village group, including Sidford Farmhouse (approximately 679m east) and the School Street terraces, significance is experienced within the historic village core. The agricultural field beyond the western edge makes little or no contribution to how these assets are understood. For Brook Farmhouse (approximately 493m north), the contributing setting is the farmstead itself, not the distant field. Step 3.

Assess the effect of the development on setting

Manstone Old House (Grade II*, approximately 702m south) is separated from the site by intervening built development and landform. A 15-dwelling scheme at this distance would not enter its key views. No desktop evidence of an effect on its setting is apparent. Brook Farmhouse (Grade II, approximately 493m north) would continue to be read against its own farmstead; no obvious harm pathway is identified. Sidford packhorse bridge (Scheduled Monument, approximately 995m east) sits in its riverside context, well removed from the site; no credible impact on its significance is apparent. The eastern Grade II village group, including Cornerways and The Rising Sun Public House, would continue to be experienced within the village core; no setting effect is identified at this distance. Step 4.

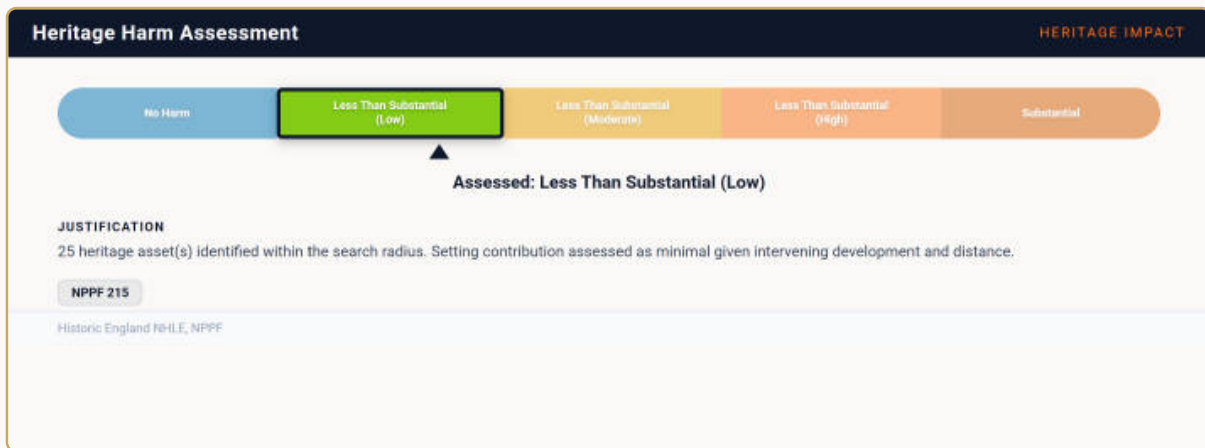
Maximise enhancement and avoid or minimise harm

The outline access-only layout offers scope to retain boundary hedgerows and trees, conserving the rural edge that frames assets to the north and east. Sensitive scale, materials and landscaping should be developed at Tier 2 to better reveal that rural character. Step 5.

Document the decision

On current desktop evidence, no obvious harm pathway to the setting of any named asset is identified. This is a screening position only. A Heritage Impact Assessment with on-site intervisibility analysis is required to discharge residual uncertainty.

10 Impact Assessment



NPPF Heritage Harm Assessment Scale

On current desktop evidence, no harm to the significance of the designated heritage assets is identified. This conclusion is qualified because the nearest asset, Brook Farmhouse, lies at approximately 493m, marginally below the 500m threshold for an unqualified desktop position. Substantial harm is rarely found through setting change alone and usually involves physical loss. The distinction between substantial and a desktop-stage finding is a matter of planning judgment, as confirmed in *Steer v Shepway District Council* [2017] EWHC 1895 (Admin). No serious or considerable effect arises from a residential scheme at these separation distances. NPPF December 2024 paragraphs 213 and 214 are not engaged on the desktop evidence. No a desktop-stage finding to any designated asset is identified at this stage. The receptor of concern is the setting of nearby listed buildings, principally Brook Farmhouse and Manstone Old House. A GPA3 Step 3 to 5 setting analysis, with intervisibility photography from viewpoints near those two assets, is the specific next step to discharge residual uncertainty. A site visit is recommended to verify this setting screening before submission.

11 Listed Building Assessment

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

11.1 Identified Listed Buildings

Name	Grade	NHLE Ref	Distance	Direction
BROOK FARMHOUSE	II	1212663	493m	N
OUTBUILDING OF BROOK FARMHOUSE TO WEST	II	1333780	497m	N
CORNERWAYS	II	1287613	623m	E
THE RISING SUN PUBLIC HOUSE	II	1216519	630m	E
CROSSWAYS COTTAGE	II	1287605	640m	E
12, SCHOOL STREET	II	1216515	643m	E
8-11, SCHOOL STREET	II	1287602	645m	E
NUMBERS 1-3 AND 4, ORCHARD TERRACE	II	1097988	647m	E
BRITISH LEGION HALL	II	1216271	648m	E
3-7, SCHOOL STREET	II	1216270	655m	E

11.2 Setting Analysis

Listed Building Setting

The nearest listed building (BROOK FARMHOUSE) is situated 493m from the application site. Intervening built form is anticipated to provide visual separation; intervisibility is to be confirmed by site walkover. A site-specific setting assessment per HE GPA3 is recommended if required by the Local Planning Authority.

12 Heritage Balance

Because no harm to designated heritage significance is identified on the desktop evidence, no heritage weighing exercise is engaged at this stage. NPPF December 2024 paragraph 212 directs that great weight be given to the conservation of designated heritage assets when a proposal affects them, irrespective of the level of any harm. This is a predicate that the Tier-2 author will apply if harm is later identified. On current desktop evidence no such harm is apparent. Housing delivery and 25% on-site affordable housing (four affordable homes from 15 dwellings) are material benefits. Their weight against any heritage harm is a Tier-2 judgment, not a Tier-1 conclusion. Tier 2 work is required before the submission strategy is fixed.

13 Conclusions

Conclusion on Heritage Position

The desktop assessment identifies 24 listed buildings and 1 scheduled monument within 1km of the application site. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is addressed through the absence of identified harm pathways at this desktop level, subject to confirmation through site walkover and any further heritage advice required by the LPA.

Archaeology

No designated archaeological asset lies within the application boundary or within close proximity. Recommended Tier 1 next steps: Historic Environment Record consultation with the LPA archaeological adviser, with an archaeological desk-based assessment or watching brief condition under NPPF paragraph 217 to be considered if requested following HER consultation.

Recommendation

Heritage is not identified as a fundamental barrier at desktop level. Site walkover and verified intervisibility analysis are recommended before formal submission or detailed design reliance. Before formal submission, confirm with the local planning authority whether a proportionate Heritage Statement, Historic Environment Record search and/or archaeological desk-based assessment is required.

- 24 listed buildings identified within 1km of the application site
- 1 scheduled monument identified within 1km of the application site
- No designated heritage assets identified within the application boundary

Heritage Assessment

Desktop analysis has identified heritage assets within the search area. The significance of each asset and the contribution of setting has been assessed above where data permits. Subject to the heritage balance under NPPF paragraphs 213 and 215, the proposed development may

be acceptable in heritage terms provided that any harm is clearly outweighed by the public benefits of the proposal. A site visit is recommended to confirm the desktop assessment.

Case Officer / Conservation Officer — Anticipated Questions

Q. Which methodology has been applied to significance assessment?

A. Historic England Good Practice Advice Note 3 (GPA3, 2017) five-step methodology: (1) identify heritage assets affected, (2) assess contribution of setting to significance, (3) assess effect of the proposal, (4) maximise enhancement / mitigation, (5) document balance. This is the current Historic England-endorsed framework.

Q. How is the NPPF Dec 2024 paragraph 214/ 215 heritage-harm balance applied?

A. Where harm is less than substantial (LTSH), NPPF Dec 2024 paragraph 215(Dec 2024) requires the harm to be weighed against the public benefits of the proposal, including securing the optimum viable use. Where harm is substantial, paragraph 214 applies the higher 'substantial public benefits' test — permission should be refused unless substantial public benefits outweigh the harm (or one of the limited exceptions applies). Non-designated heritage assets are dealt with at paragraph 216.

Q. Why has the Barnwell Manor principle been invoked?

A. R (Barnwell Manor) v East Northamptonshire DC [2014] EWCA Civ 137 established that 'considerable importance and weight' must be given to the desirability of preserving the setting of listed buildings under section 66(1) of the Listed Buildings Act 1990. This is the binding interpretation of statutory duty.

Q. Has the setting been assessed per HE's Setting advice (GPA3 / HEAN 12)?

A. Yes. Setting contribution follows GPA3 five-step; visual, experiential, and cultural contribution are each considered. Where relevant, Historic England Advice Note 12 (Statements of Heritage Significance) frames the significance narrative.

Q. What weight has the presumption in favour of heritage conservation attracted?

A. NPPF Dec 2024 paragraph 212(Dec 2024) attributes 'great weight' to conservation of designated heritage assets. This great weight is applied even where the harm would be less than substantial (R (James Hall and Co Ltd) v City of Bradford MDC [2019] EWHC 2899 (Admin), HHJ Belcher). In earlier NPPF editions this provision was at paragraphs 193 (2019), 199 (2021), and 205 (Dec 2023); the James Hall judgment interprets the principle, not the paragraph number.

14 Known Limitations and Assumptions — Heritage-Specific

This Stage 1 desktop heritage assessment does NOT include the following items unless separately commissioned. Where intervisibility, setting analysis or archaeological response is required by the local planning authority, those items should be commissioned as Tier 2 / specialist add-ons before formal submission.

- Site walkover or asset-viewpoint photography
- Verified intervisibility / Zone of Theoretical Visibility (ZTV) modelling
- Formal Historic Environment Record (HER) search obtained from the County Archaeologist
- Historic map regression beyond available public OS sources
- Archaeological desk-based assessment (DBA) prepared per ClfA Standard and Guidance
- Geophysical survey or trial trenching
- Conservation officer pre-application consultation
- Verified photomontages or Landscape and Visual Impact Assessment (LVIA)
- Statement of Heritage Significance to HEAN 12 standard
- Primary documentary research at archives or county record office
- Chartered IHBC / ClfA sign-off

15 General Desktop Limitations

15.1 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

15.2 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

15.3 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

15.4 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)

15.5 Changes That Would Require Update

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

- New heritage assets designated (listing, scheduling, CA designation)
- Conservation Area Appraisal published or updated
- Historic England updates setting assessment guidance
- Scheme design changes affect assessed impact on heritage assets
- New archaeological evidence discovered on or near site
- Local List of non-designated heritage assets updated

16 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.

16.1 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.

16.2 Quality Assurance Checklist

- Automated constraint detection (38-flag desktop constraint analysis, deduped to 36 + Flood Zone)
- Source provenance recording (every data point traced to origin)
- Cross-report consistency check (automated financial figure stamping and constraint reconciliation)
- Domain cross-check against the National Planning Policy Framework Chapter 16, Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic England Good Practice Advice in Planning Note 3 (Setting), including the five-step setting assessment methodology and harm-gradient framing; map review performed against the OS basemap
- Chartered-practitioner sign-off (IHBC, MCIfA, or other chartered heritage / archaeology specialist as applicable); Tier 2 add-on, not undertaken for this desktop product

17 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.

18 Update Triggers

Validity Period: 6 months from date of issue.

Desktop Heritage Setting Screen 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.

- New heritage assets designated (listing, scheduling, CA designation)
- Conservation Area Appraisal published or updated
- Historic England updates setting assessment guidance
- Scheme design changes affect assessed impact on heritage assets
- New archaeological evidence discovered on or near site
- Local List of non-designated heritage assets updated

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.

19 Important: Limitations, Disclaimers and Conditions of Use

1. Named Client and Reliance Restriction

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

2. Purpose Limitation

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Data Sources & Verification

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Wider platform datasets queried (audit log)

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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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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

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FOR AND ON BEHALF OF

Site Intelligence™

PF & Co Holdings Ltd

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