



SiteVerdict

Know the noise risk before you commit

SAMPLE DESK REVIEW REPORT

Pre-acquisition site screening | Green / Amber / Red verdict

Project	Proposed Drive-Thru Coffee Unit
Site	Edge-of-Town Retail Park, Example Location
Prepared for	Example Client
Report date	[Insert date]
AMBER Proceed with caution	The site appears potentially suitable, but early risk indicators should be reviewed before committing further cost. Further checks are recommended before progressing too far into legal, design or planning work.

Purpose of this sample report

This sample shows the type of clear, concise output a client would receive from a SiteVerdict Desk Review. It is designed to support early commercial decision-making before a site becomes expensive, delayed or difficult to change.



SiteVerdict Desk Review - Sample

Traffic-light summary

● GREEN No obvious showstoppers identified. Proceed while allowing for normal project checks.	● AMBER The site may still work, but further advice, monitoring or mitigation should be considered early.	● RED High likelihood of cost, delay, complaints or approval issues. Pause before committing.
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Key risk indicators

Indicator	Comment	Initial view
Nearby receptors	Residential properties appear to be located close enough to influence site design, servicing and operating hours.	Amber
Proposed use	A drive-thru operation may include customer vehicles, order points, doors, deliveries and external plant.	Amber
Operating hours	Early morning or evening use may increase sensitivity and should be considered before commitment.	Amber
Plant location	External plant should be positioned away from sensitive boundaries wherever possible.	Amber

What we reviewed

- Site location and surrounding land use
- Proximity of nearby sensitive receptors
- Likely development type and operational use
- Obvious constraints that could affect site viability
- Planning context available at desk-review stage

No site visit or baseline monitoring has been undertaken as part of this desk review.



Sample output - Practical recommendation

SiteVerdict comment

This site appears workable, but not risk-free. The biggest mistake would be progressing too far before understanding how nearby receptors, operating hours and external plant could affect cost, programme and future complaints. The recommended position is to continue investigating the site, but to obtain further information before committing significant design, legal or planning expenditure.

Practical next steps

1	Do not reject the site at this stage, but proceed with caution.
2	Review the proposed layout early, especially plant, ordering points, delivery areas and customer circulation.
3	Consider measured screening if the client intends to progress the site.
4	Allow a provisional mitigation budget for plant screening, equipment selection or operational controls.
5	Seek formal specialist advice if the site proceeds toward planning submission.

What this report is not

- It is not a formal technical assessment.
- It is not suitable for planning submission.
- It does not guarantee planning approval or site viability.
- It does not replace advice prepared by a suitably qualified consultant where formal reporting is required.

Important note

This report is a preliminary commercial screening document only. It is designed to support early site decision-making and does not replace formal technical assessment. It should not be submitted as part of a planning application unless reviewed and prepared by a suitably qualified consultant.



The clearer way to judge site risk before costs, delays or complaints become an issue.

To request a review, email: james@siteverdict.co.uk