

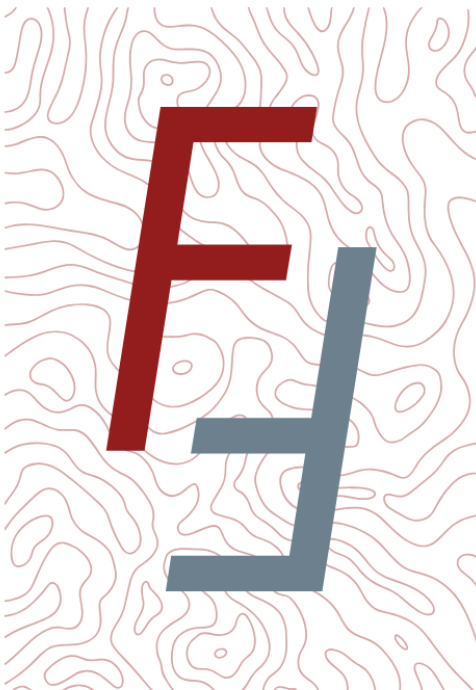
First Feasibility

Lower Hay Street Farm

Example Client

Site Assessment Pack

21st September 2026



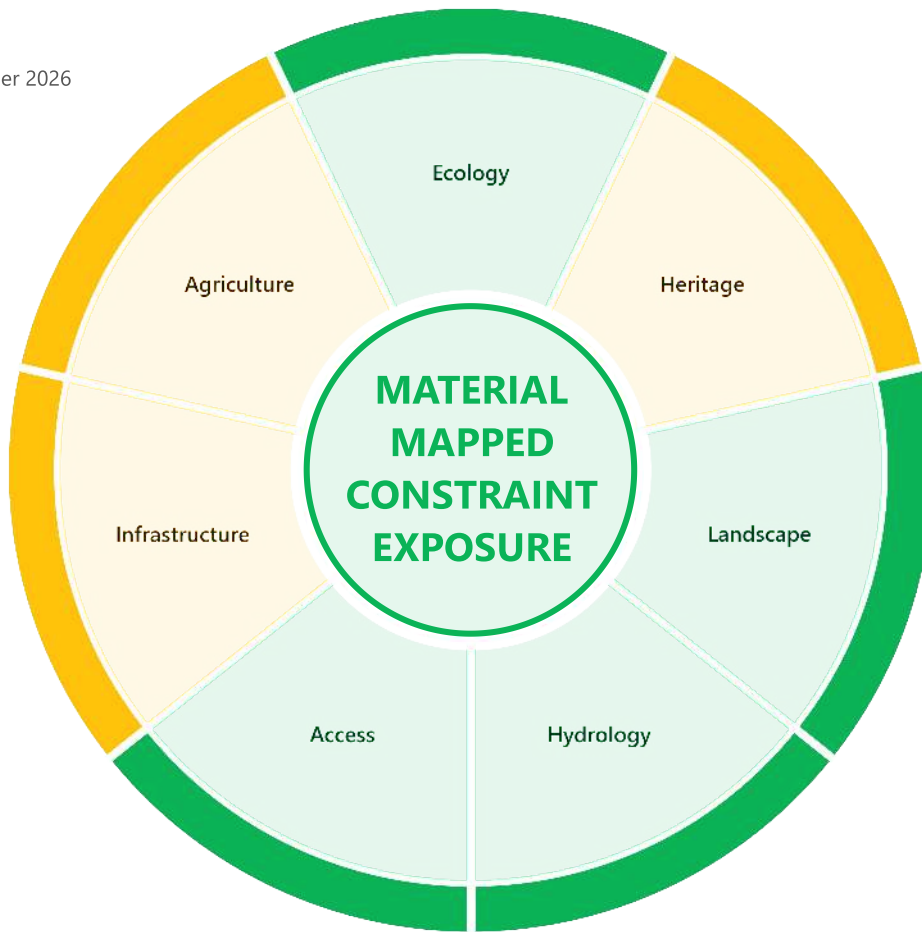
ASSESSMENT OVERVIEW

Site Name: Lower Hay Street Farm Solar

Site Area: 2.34 ha

Report Date: 21 September 2026

Project Type: Solar PV



OPPORTUNITIES & INDICATORS

- ✓ Potential access context: A37, 744m W; connecting route and junction suitability unverified.
- ✓ No principal mapped hydrological finding identified within this review.

MATTERS FOR REVIEW

- ⚠ BMV agricultural land is indicated across 100.00% of the site.
- ⚠ Heritage setting considerations include Whitchurch Farmhouse (Listed Building) 122m east and Ston Easton Park (Registered Parks & Gardens) 227m north-west of the site.

SCREENING SUMMARY

The mapped findings identify matters requiring targeted investigation for this proposal. A37 is recorded 744m W from the site; the connecting route, junction and access rights need verification. BMV agricultural land is indicated across 100.00% of the site. Heritage setting considerations include Whitchurch Farmhouse (Listed Building) 122m east and Ston Easton Park (Registered Parks & Gardens) 227m north-west of the site. The next checks should focus on land-quality implications for the proposed footprint and potential effects on heritage settings. Recorded SSSI IRZ review outcome: CONSULT NATURAL ENGLAND.

NEXT STEPS

Recommended Review: Targeted Early Review

1. Verify the mapped agricultural land quality and assess the proposed land take; no land outside the mapped BMV area is identified within this boundary.
2. Review the setting and potential visibility relationships of WHITCHURCH FARMHOUSE and STON EASTON PARK with the proposal before advancing the layout.
3. Check the route between the site and the mapped road, including junction suitability and access rights for the intended vehicles.

Lower Hay Street Farm Solar Park

Constraints and Context Review

This review provides a concise professional interpretation of the principal site constraints, opportunities and matters requiring further investigation identified through First Feasibility's desktop assessment.

Site: Lower Hay Street Farm Solar Park, Hay Street, Ston Easton, Somerset

Proposal: Solar PV

Site Area: 2.34 ha

1. Site and proposal

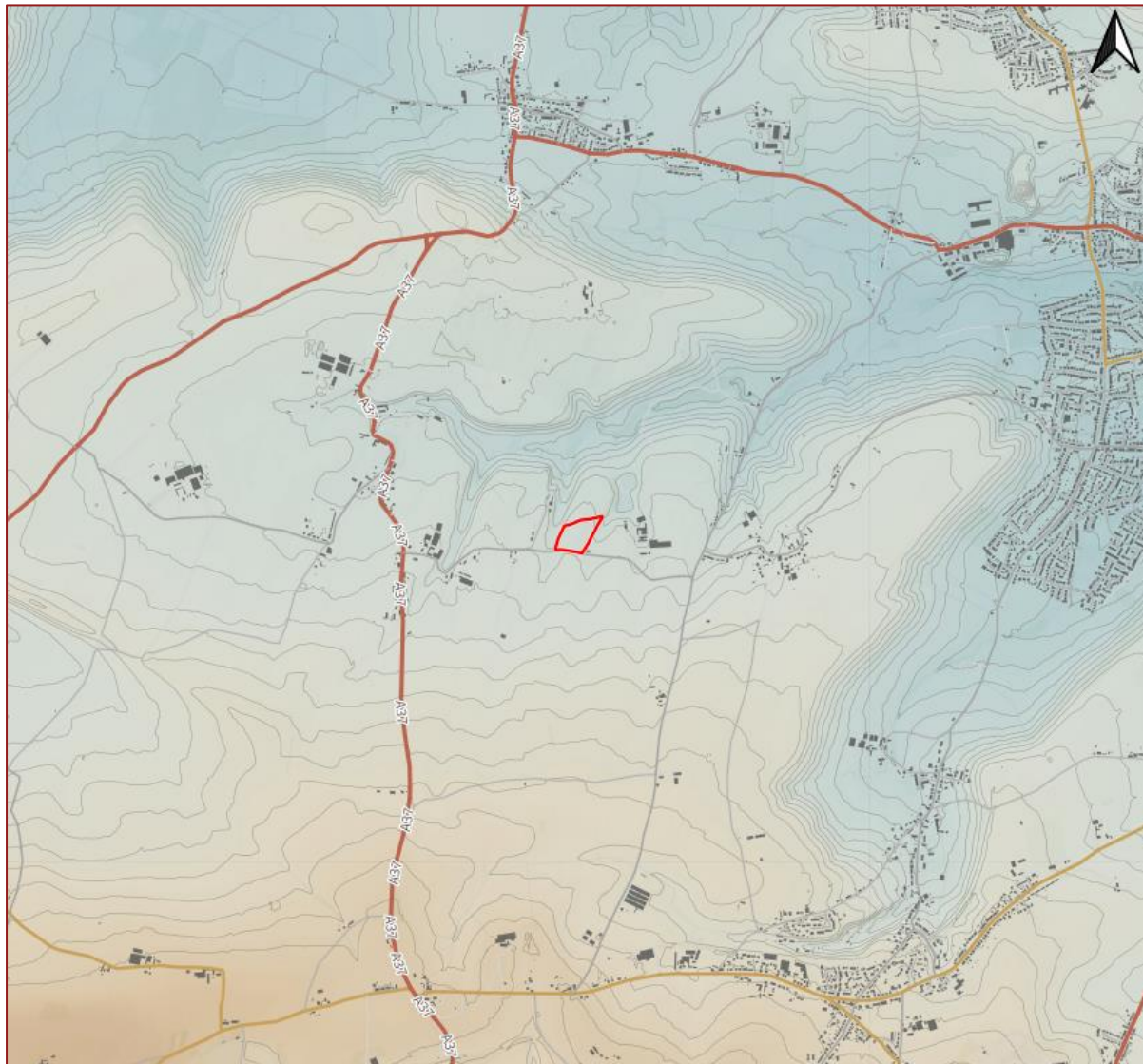
- 1.1 The site comprises approximately 2.34 ha of land at Hay Street, Ston Easton, Somerset. The current First Feasibility assessment identifies the site within a predominantly rural context, with agricultural land, local roads and existing energy infrastructure forming the immediate mapped setting.
- 1.2 Current First Feasibility mapping identifies Whitchurch Farm Solar Park approximately 121 m east of the site, Langleys Lane Electricity Generation Plant approximately 1.69 km to the north-east and Shooters Bottom Wind Park approximately 4.59 km to the south-west.
- 1.3 This existing renewable-energy context, together with nearby public routes and the rural landscape setting, should be considered when reviewing potential landscape, amenity and cumulative effects.

2. Site context and access

- 2.1 First Feasibility mapping identifies the A37 (High Street) approximately 744 m west of the site, with the A39 approximately 1.57 km north-west and the A362 approximately 1.77 km north. These routes provide the wider highway context, but the suitability of the site access point and local route for construction traffic would still require site-specific confirmation.
- 2.2 No mapped strategic-road constraint prevents further review at this stage. If the project progresses, access geometry, visibility, HGV manoeuvring, land control and the suitability of the local road network should be checked through a proportionate transport review or construction traffic assessment.

3. Topography and ground

- 3.1 The wider setting is described as an undulating rural agricultural landscape. Site elevations range from approximately 144 m to 150 m AOD. Mean slope is 2.1 degrees (median 1.9 degrees), with 86.6% of the site below 3 degrees, 10.3% between 3 and 5 degrees, 2.6% between 5 and 10 degrees, 0.4% between 10 and 15 degrees, and 0.0% at 15 degrees or above.



Topography & Slope Plan – see Figure 12

4. Grid and infrastructure

- 4.1 A separate site-specific infrastructure map check identified a 33 kV overhead electricity line approximately 30 m from the site boundary and Radstock 132/33 kV Substation approximately 1.7 km to the north-east. This quick infrastructure check sits outside the standard mapped context schedule and is provided as early-stage context only; it does not establish that a viable connection is available.
- 4.2 Connection capacity, cost, route, land rights and programme remain unconfirmed and would require formal engagement with the relevant network operator. Grid proximity should therefore be treated as an opportunity for further investigation rather than evidence of a secured connection.

5. Planning and land-use context

- 5.1 The current First Feasibility mapped screening identifies no Green Belt interaction at the site, no National Landscape within 3 km, no National Park within 5 km, no Local Landscape Designation within 1 km, no Heritage Coast within 3 km and no Country Park within 1 km. These are mapped screening results only and do not replace a detailed planning policy appraisal.
- 5.2 Agricultural Land Classification mapping identifies Grade 3a land across the full 2.34 ha site, with Best and Most Versatile agricultural land also mapped across 100% of the site. This is an important early-stage consideration and should be verified through appropriate site-specific agricultural land assessment where reliance on the classification is material to progression.
- 5.3 A detailed review of the current development plan, emerging policy and planning history has not been undertaken as part of the standard mapped assessment. Those matters should be checked before further reliance is placed on the planning position.

6. Ecology

- 6.1 No Priority Habitat is mapped within the site. No Site of Special Scientific Interest is identified within the configured 2 km search area, and no Local Nature Reserve is identified within 500 m. Ston Easton Park Copse Ancient Woodland is mapped approximately 460 m north. Within the wider 15 km European-site search, the nearest mapped Special Area of Conservation is Mells Valley approximately 6.09 km south-east, and Chew Valley Lake Special Protection Area is approximately 7.24 km north-west.
- 6.2 The mapped results do not identify a direct statutory ecology interaction at the site, but the absence of a mapped feature should not be treated as confirmation that ecological constraints are absent. Habitat condition, boundary features and protected-species potential would require site-specific review if the project progresses.
- 6.3 A Preliminary Ecological Appraisal and any subsequently required protected-species surveys would provide the appropriate next-stage evidence. Opportunities for biodiversity enhancement should be developed in response to the site-specific ecological baseline.

7. Landscape, heritage and receptors

- 7.1 The site lies within the mapped Bristol, Avon Valleys and Ridges Landscape Character Area. No National Landscape is identified within 3 km and no Local Landscape Designation within 1 km. Existing renewable-energy development is also present in the surrounding area, including Whitchurch Farm Solar Park approximately 121 m east of the site.
- 7.2 No designated heritage asset is mapped within the site. The Grade II* Whitchurch Farmhouse is approximately 122 m east and Ston Easton Park Registered Park and Garden approximately 227 m north-west. A scheduled bowl barrow is mapped approximately 1.17 km north-west, with numerous listed buildings also present within the wider 1 km heritage search area.
- 7.3 Four Public Rights of Way are mapped within 250 m of the site: CL 19/6 approximately 134 m north-east, CL 19/5/1 approximately 171 m north, CL 19/26 approximately 205 m south-west and CL 19/7 approximately 241 m east. Potential views from these routes will depend on landform, intervening vegetation and the eventual scheme layout.
- 7.4 Landscape and heritage setting are therefore matters for design and further assessment rather than automatic barriers to progression. The relationship with nearby Public Rights of Way, Whitchurch Farmhouse, Ston Easton Park and existing renewable development should be tested through proportionate landscape, visual and heritage review. Depending on the final design and receptor relationship, glint and glare may also require specialist review.

8. Flooding and water

- 8.1 The current First Feasibility screening records no mapped Flood Zone 2 or Flood Zone 3 interaction at the site, no mapped Main River / Watercourse within the configured 250 m search area and no Source Protection Zone interaction at the site.
- 8.2 These are positive early-stage screening results, but they do not remove the need for site-specific drainage review. Surface-water pathways, ordinary watercourses and drainage features not captured by the mapped screening should be checked if the project progresses.

9. Key constraints

- Potential landscape and visual effects in relation to nearby mapped Public Rights of Way and the surrounding renewable-energy context.
- Potential heritage-setting effects associated with the Grade II* Whitchurch Farmhouse approximately 122 m east and Ston Easton Park Registered Park and Garden approximately 227 m north-west.
- Grade 3a agricultural land and Best and Most Versatile land mapped across 100% of the site, subject to site-specific verification where required.
- Grid capacity and connection viability remain unknown despite the nearby infrastructure identified through the separate site-specific infrastructure check.

- Ecological survey requirements remain to be confirmed despite no Priority Habitat being mapped on site and no SSSI being identified within the configured 2 km search area.

10. Key opportunities

- No Priority Habitat is mapped within the site, no SSSI is identified within the configured 2 km search area, and no National Landscape is identified within 3 km.
- No mapped Flood Zone 2 or Flood Zone 3 interaction is identified at the site.
- The separate infrastructure map check identifies a nearby 33 kV overhead line and Radstock substation, providing a basis for further grid investigation.
- The A37 is mapped approximately 744 m west, providing relatively close access to the wider strategic road network subject to confirmation of the local construction route.
- Topography is generally gentle: site elevations are approximately 144-150 m AOD and 86.6% of the site is below 3 degrees slope.
- The mapped screening identifies no Green Belt interaction at the site and no National Landscape, National Park or Local Landscape Designation within the configured search areas; detailed planning policy review remains a separate next-stage task.

11. Professional conclusion and next actions

- 11.1 On the basis of the current First Feasibility assessment, Lower Hay Street Farm appears capable of progressing to the next stage of feasibility review. The identified issues are principally matters requiring confirmation, design response or specialist assessment rather than mapped constraints that currently appear to prevent further investigation in principle.
- 11.2 The strongest positive characteristics are the gentle topography, absence of mapped Flood Zone 2 or 3 exposure, absence of an on-site Priority Habitat interaction, lack of nearby major landscape designations within the configured search areas, relatively close strategic-road access and the nearby electricity infrastructure identified through the separate site-specific check. The main matters to resolve are grid viability, Grade 3a / BMV agricultural land, landscape and visual effects, heritage setting and ecological survey requirements.

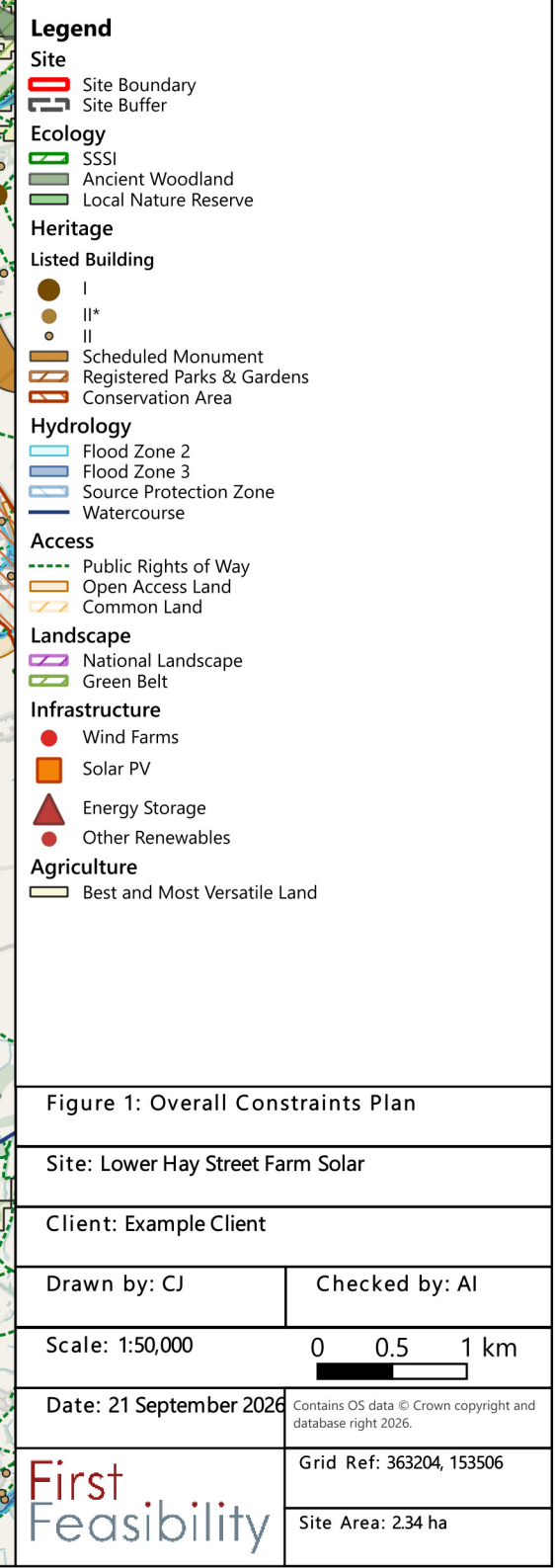


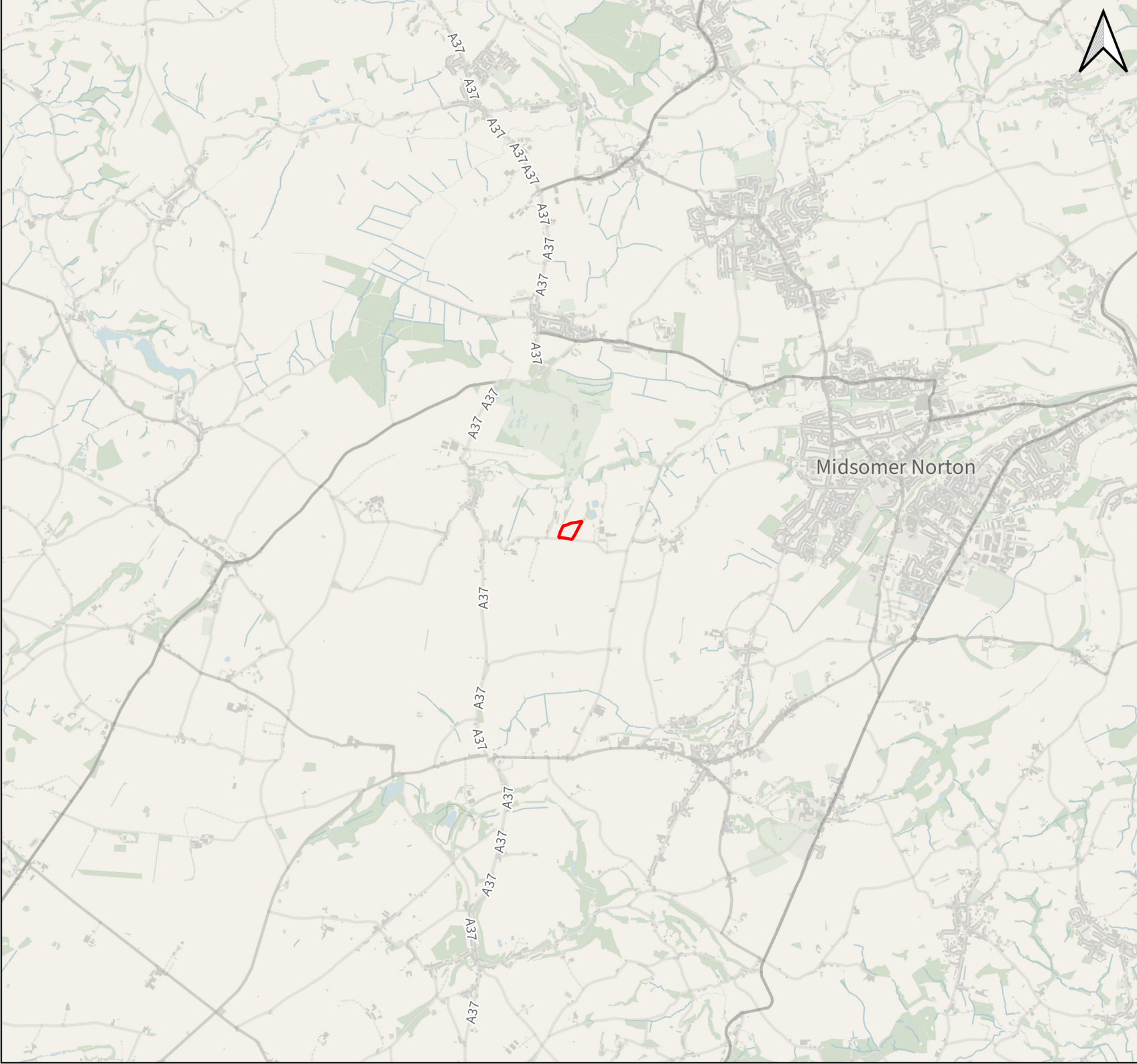
Recommended next actions

1. Submit a formal DNO grid connection enquiry and investigate a realistic connection route.
2. Undertake a Preliminary Ecological Appraisal and any protected species surveys identified as necessary.
3. Confirm the mapped Grade 3a / Best and Most Versatile agricultural land position through a site-specific Agricultural Land Classification survey where required.
4. Undertake proportionate heritage assessment focused on the setting of nearby designated assets.
5. Undertake a landscape and visual appraisal, including the mapped Public Rights of Way within 250 m and the relationship with nearby existing renewable development.
6. Review the site access point, visibility, HGV suitability and the local route to the A37.
7. Undertake a current planning policy and planning-history review before relying on the planning position.
8. Consider pre-application engagement with Somerset Council once the principal technical unknowns have been narrowed.

Review basis and limitations

This document is a desktop constraints and context review intended to support early-stage decision-making. It does not constitute a planning application document, technical design, legal due diligence or specialist environmental assessment. The review reflects the desktop information considered for this assessment. Matters identified for confirmation should be checked against current information before further reliance is placed on the conclusions.





Legend

- Site
- Site Boundary

Figure 2: Site Location Plan

Site: Lower Hay Street Farm Solar

Client: Example Client

Drawn by: CJ	Checked by: AI
--------------	----------------

Scale: 1:50,000	0 0.5 1 km
-----------------	------------------

Date: 21 September 2026	Contains OS data © Crown copyright and database right 2026.
-------------------------	---

First Feasibility	Grid Ref: 363204, 153506
	Site Area: 2.34 ha



Legend

Site

 Site Boundary

Figure 3: Aerial Context Plan

Site: Lower Hay Street Farm Solar

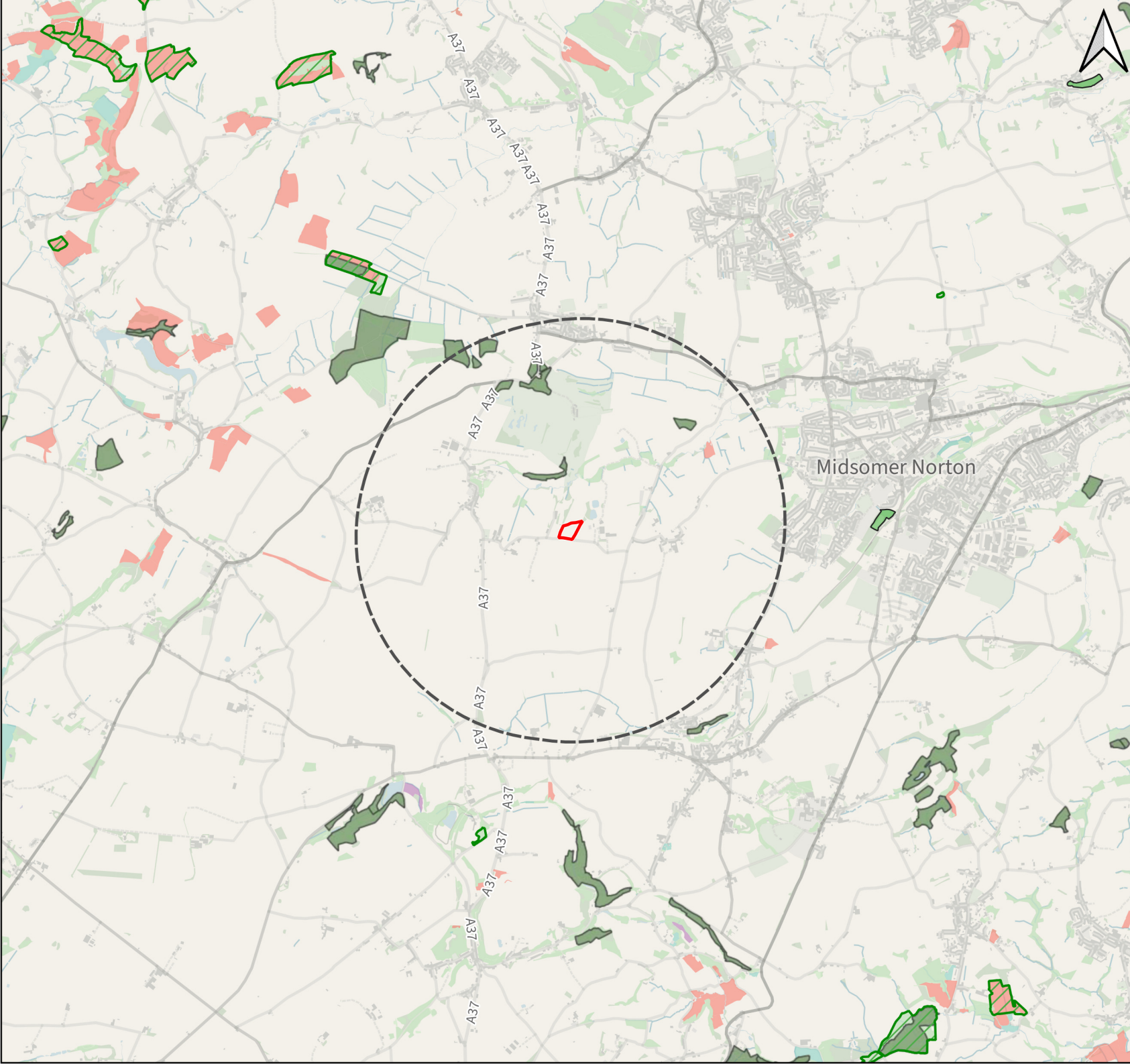
Client: Example Client

Drawn by: CJ	Checked by: AI
--------------	----------------

Scale: 1:20,000	0 0.2 0.4 km
-----------------	--------------

Date: 21 September 2026	Contains OS data © Crown copyright and database right 2026.
-------------------------	---

First Feasibility	Grid Ref: 363204, 153506
	Site Area: 2.34 ha



Legend

Site

-  Site Boundary
 Site Buffer

Ecology

-  SSSI
-  Ancient Woodland
-  Local Nature Reserve

Priority Habitat

- Additional Habitat Only
■ Freshwater
■ Grassland & Meadows
■ Traditional Orchard
■ Wet Grassland & Marsh
■ Woodland

Figure 4: Ecology Constraints Plan

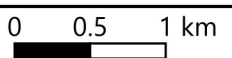
Site: Lower Hay Street Farm Solar

Client: Example Client

Drawn by: CJ

Checked by: AI

Scale: 1:50,000



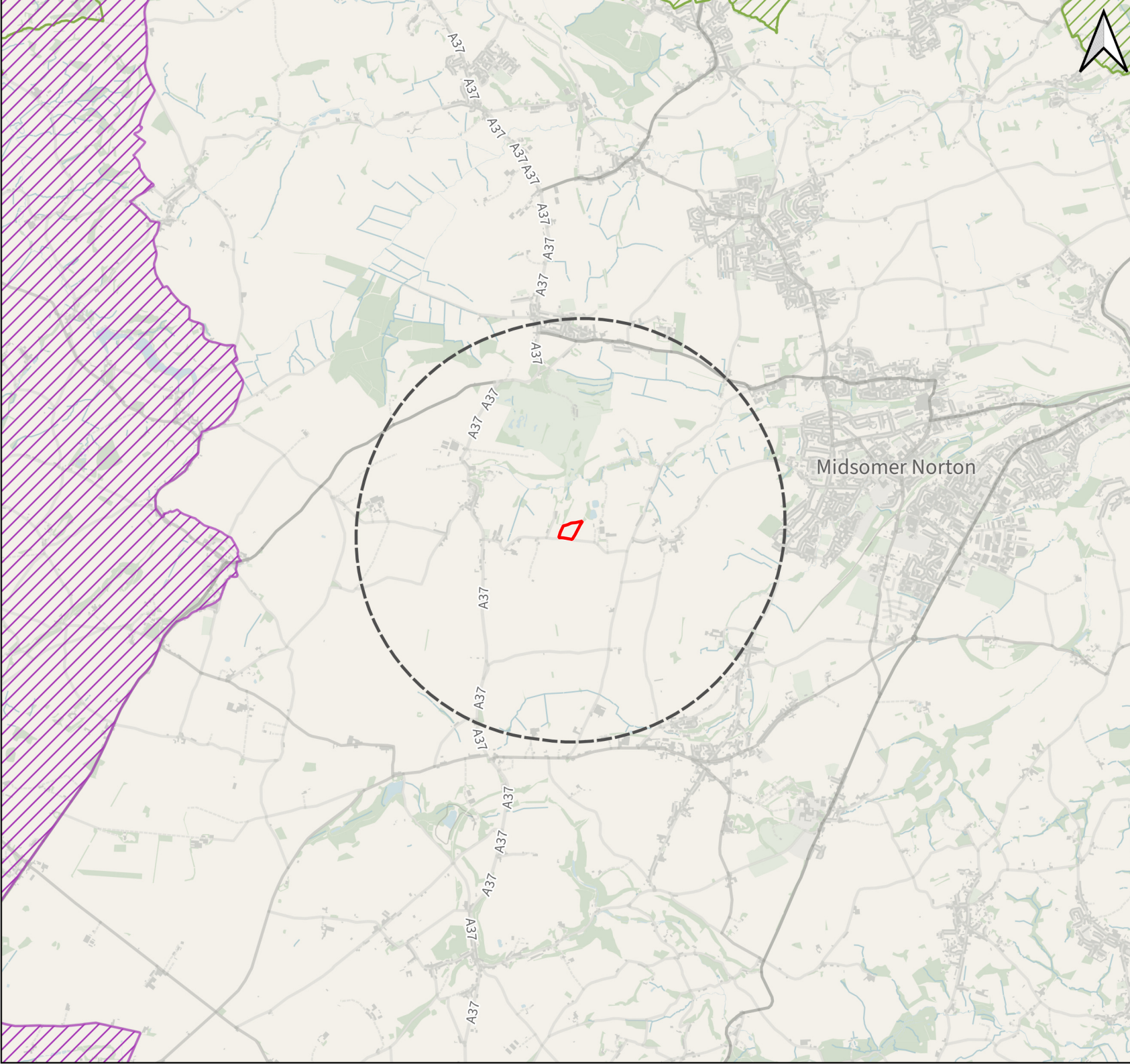
Date: 21 September 2026

Contains OS data © Crown copyright and database right 2026.

First Feasibility

Grid Ref: 363204, 153506

Site Area: 2.34 ha



Legend

Site

 Site Boundary

 Site Buffer

Landscape

 National Landscape

 Green Belt

Figure 6: Landscape Constraints Plan

Site: Lower Hay Street Farm Solar

Client: Example Client

Drawn by: CJ

Checked by: AI

Scale: 1:50,000

0 0.5 1 km

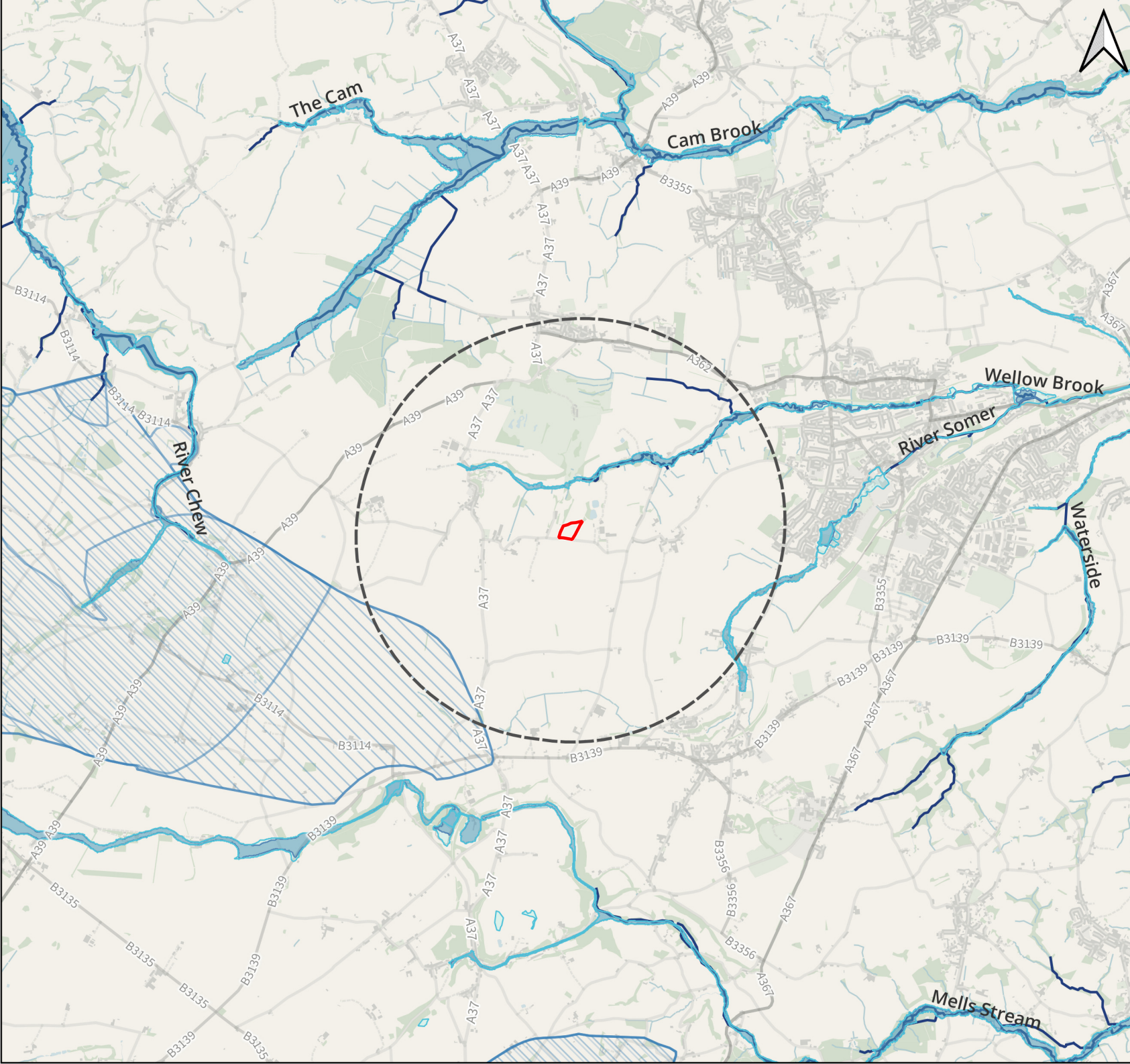
Date: 21 September 2026

Contains OS data © Crown copyright and database right 2026.

First
Feasibility

Grid Ref: 363204, 153506

Site Area: 2.34 ha



Legend

Site

-  Site Boundary
-  Site Buffer

Hydrology

-  Flood Zone 2
-  Flood Zone 3
-  Source Protection Zone
-  Watercourse

Figure 7: Flood Risk & Hydrology Plan

Site: Lower Hay Street Farm Solar

Client: Example Client

Drawn by: CJ

Checked by: AI

Scale: 1:50,000

0 0.5 1 km

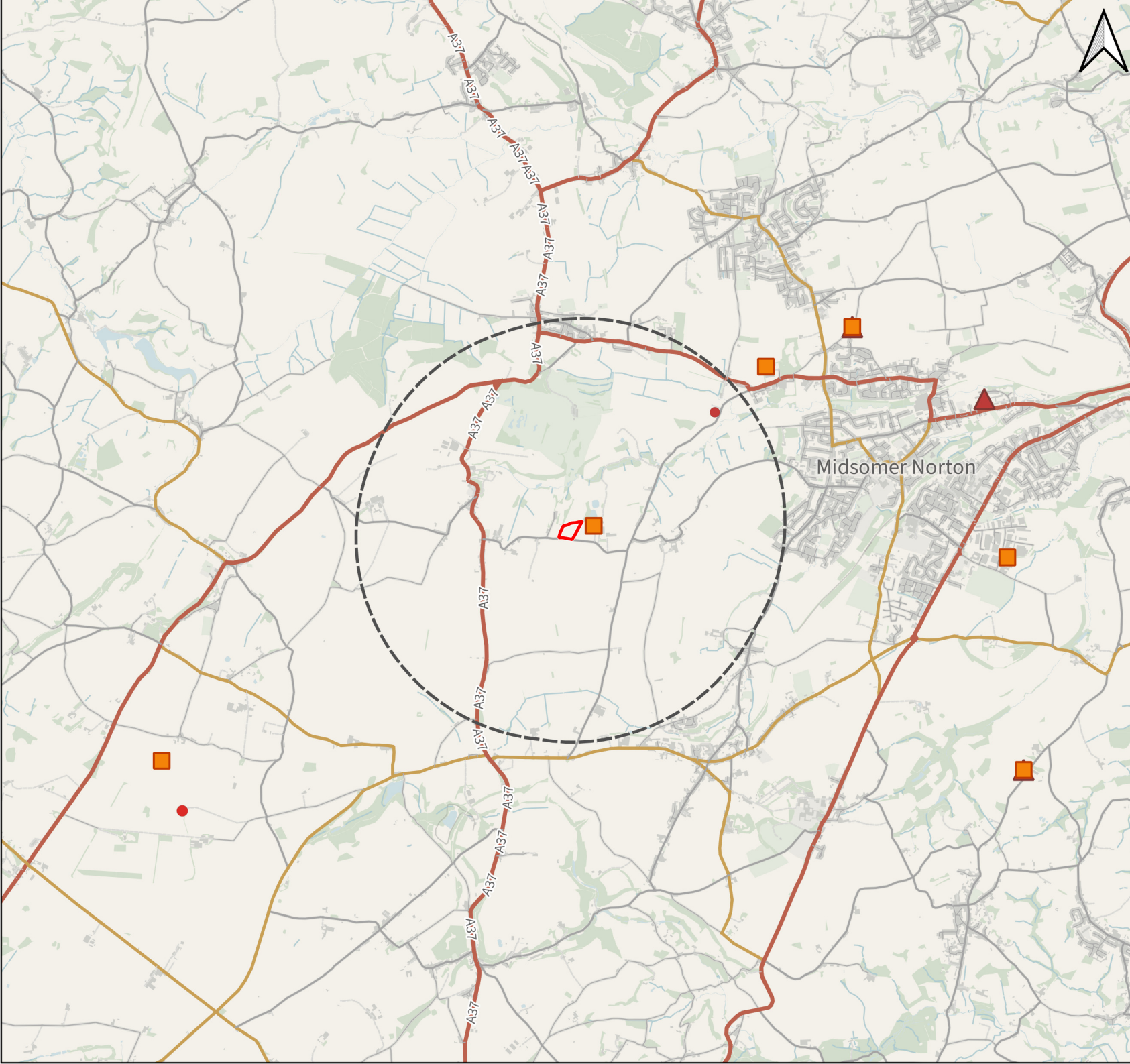

Date: 21 September 2026

Contains OS data © Crown copyright and
database right 2026.

First
Feasibility

Grid Ref: 363204, 153506

Site Area: 2.34 ha



Legend
Site
Site Boundary
Site Buffer
Infrastructure
Wind Farms
Solar PV
Energy Storage
Other Renewables
Roads
A Road
B Road
Other Classified

Figure 9: Infrastructure & Grid Context Plan

Site: Lower Hay Street Farm Solar

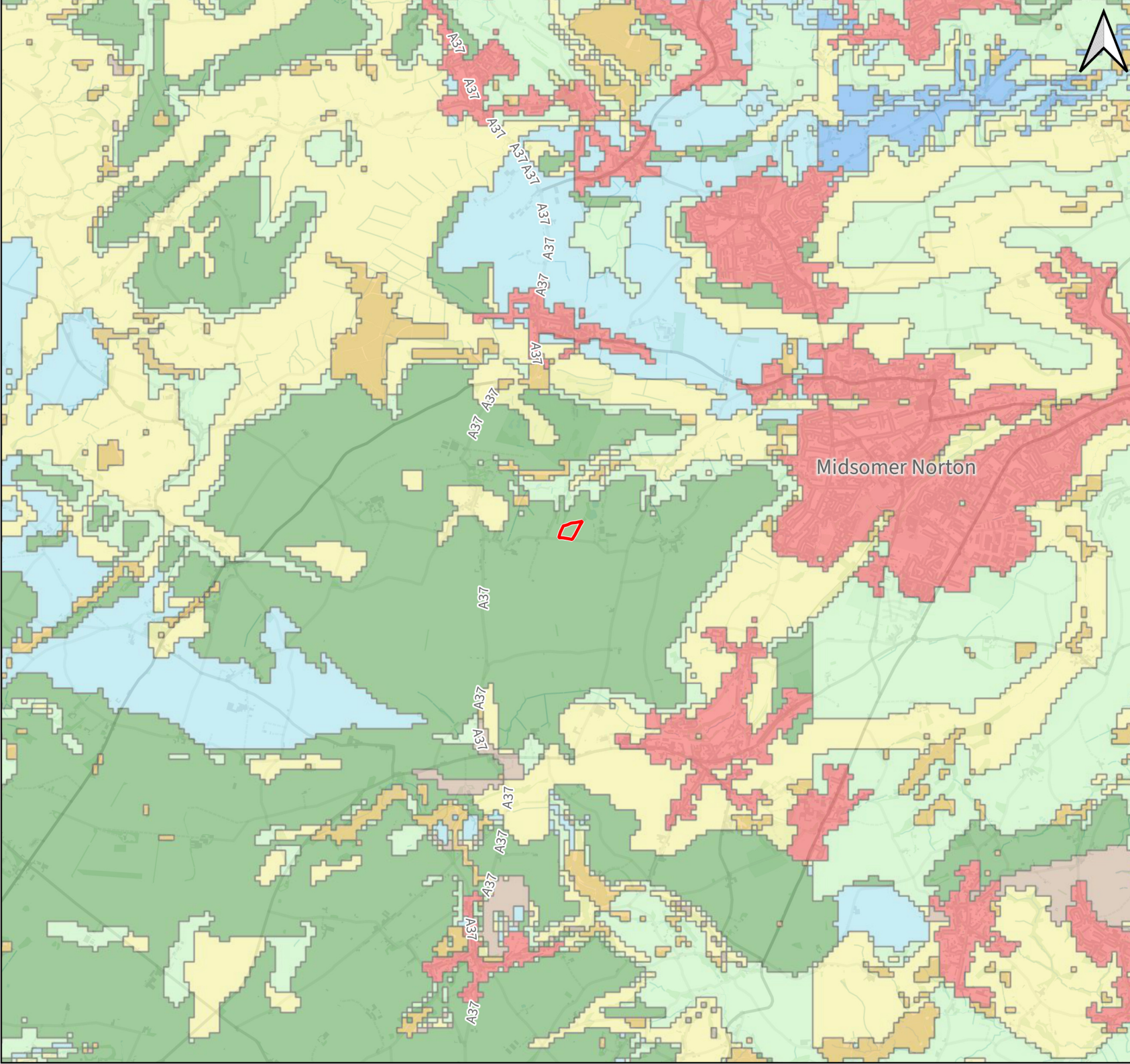
Client: Example Client

Drawn by: CJ	Checked by: AI
--------------	----------------

Scale: 1:50,000	0 0.5 1 km
-----------------	------------

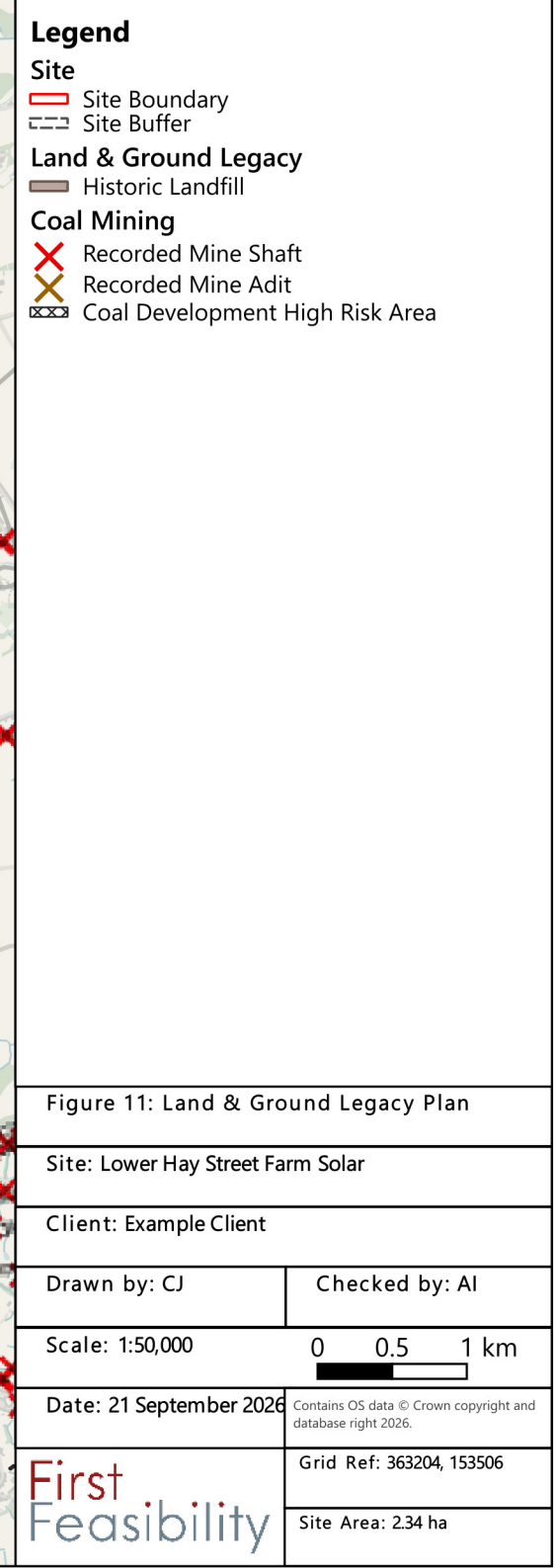
Date: 21 September 2026	Contains OS data © Crown copyright and database right 2026.
-------------------------	---

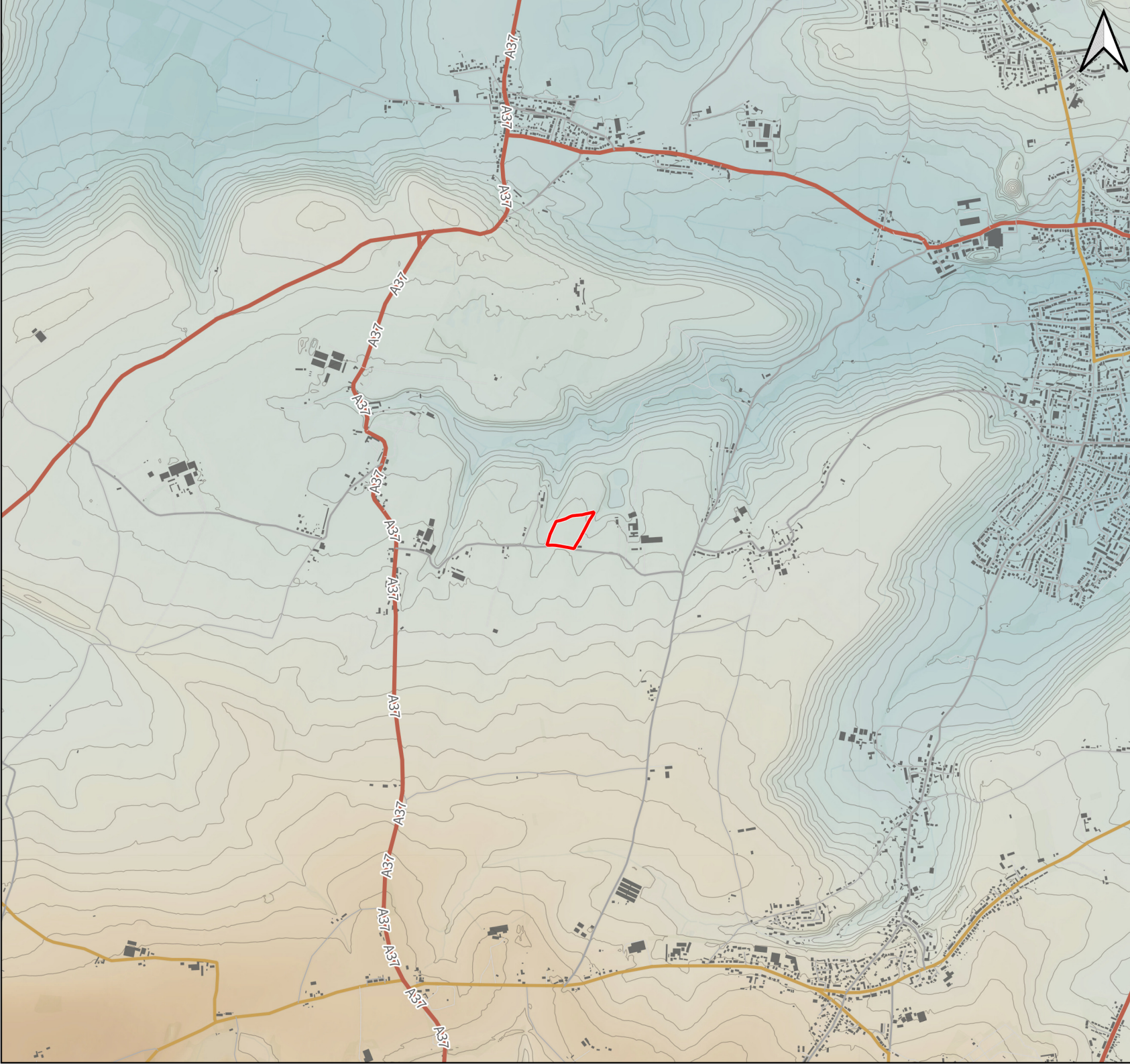
First Feasibility	Grid Ref: 363204, 153506
	Site Area: 2.34 ha



Legend
Site
Site Boundary
Agriculture
Agricultural Land Classification
1
2
3a
3b
4
5
Not Assessed
Urban

Figure 10: Agricultural Constraints Plan	
Site: Lower Hay Street Farm Solar	
Client: Example Client	
Drawn by: CJ	Checked by: AI
Scale: 1:50,000	0 0.5 1 km
Date: 21 September 2026	Contains OS data © Crown copyright and database right 2026.
First Feasibility	Grid Ref: 363204, 153506
	Site Area: 2.34 ha





Site Boundary

Contours (5 m)

Elevation (m AOD)

Elevation range

262 m

65 m

North Arrow

Figure 12: Topography & Slope Plan

Site: Lower Hay Street Farm Solar

Client: Example Client

Drawn by: CJ

Checked by: AI

Scale: 1:25,000

0

0.3

0.5 km

Date: 21 September 2026

Contains OS data © Crown copyright and database right 2026.

First

Feasibility

Grid Ref: 363204, 153506

Site Area: 2.34 ha

MAPPED SITE CONTEXT SCHEDULE

Lower Hay Street Farm Solar

Project reference	Lower_Hay_Solar_Park
Client	Example Client
Project type	Solar PV
Jurisdiction	England
Site area	2.34 ha
Schedule date	21 September 2026

Purpose

This schedule provides a neutral factual inventory of mapped planning, environmental, access, landscape, agricultural, land and infrastructure information identified for the site and within the configured search areas. It is intended to support professional review by a planner or other suitably qualified adviser.

No RAG scoring, planning significance, development judgement or recommendation is applied in this schedule. Distances and mapped interactions are presented as spatial evidence only.

Theme	Datasets screened	Mapped entries
Ecology & Nature Conservation	8	6
Cultural Heritage	6	28
Hydrology & Flood Risk	4	0
Access & Movement	5	7
Landscape & Designations	7	1
Infrastructure & Existing Development	9	3
Agricultural Land	2	2
Land & Ground	2	3

ECOLOGY & NATURE CONSERVATION

Ancient Woodland Search: 500 m | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
STON EASTON PARK COPSE	Outside site	460 m	N	-

Special Area of Conservation Search: 15 km | 4 mapped entries

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Mells Valley	Outside site	6.09 km	SE	-
North Somerset & Mendip Bats	Outside site	9.40 km	W	-
Mendip Woodlands	Outside site	9.80 km	SE	-
Bath & Bradford on Avon Bats	Outside site	14.48 km	NE	-

Special Protection Area Search: 15 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Chew Valley Lake	Outside site	7.24 km	NW	-

CULTURAL HERITAGE

Listed Building Search: 1 km | 26 mapped entries

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
WHITCHURCH FARMHOUSE	Outside site	122 m	E	Grade: II*
HAY STREET FARMHOUSE	Outside site	521 m	W	Grade: II
STABLES TO REAR OF MANOR FARMHOUSE	Outside site	636 m	W	Grade: II
MANOR FARMHOUSE	Outside site	650 m	W	Grade: II
WILLIAM MILES MONUMENT IN THE CHURCHYARD ADJACENT TO NORTH CHAPEL OF CHURCH OF ST MARY THE VIRGIN	Outside site	699 m	W	Grade: II
GULIELMI J STEPHENS MONUMENT IN THE CHURCHYARD, ABOUT 20 METRES SOUTH OF SOUTH CHAPEL, CHURCH OF ST MARY THE VIRGIN	Outside site	704 m	W	Grade: II
CHURCH OF ST MARY THE VIRGIN	Outside site	713 m	W	Grade: II*
JOHN BLACKER MONUMENT IN THE CHURCHYARD ADJACENT TO TOWER OF CHURCH OF ST MARY THE VIRGIN	Outside site	722 m	W	Grade: II
ORNAMENTAL BRIDGE IN PLEASURE GROUNDS AT REAR OF STON EASTON PARK	Outside site	737 m	NW	Grade: II
Clapton War Memorial	Outside site	803 m	E	Grade: II
STON EASTON PARK	Outside site	814 m	NW	Grade: I
Ston Easton War Memorial including walls and dwarf railing to the enclosure	Outside site	816 m	W	Grade: II
MIDWAY HOUSE AND BARN	Outside site	873 m	W	Grade: II
STABLES TO STON EASTON PARK	Outside site	886 m	NW	Grade: II*
STABLE ADJACENT TO NORTH OF MIDWAY HOUSE	Outside site	887 m	W	Grade: II
ORNAMENTAL BRIDGE INCORPORATING BLINDER WALL TO KITCHEN GARDEN AND GARDENER'S COTTAGE IN PLEASURE GROUNDS AT REAR OF STON EASTON PARK	Outside site	899 m	NW	Grade: II
DOWER COTTAGE DOWER HOUSE DOWER HOUSE COTTAGE	Outside site	917 m	W	Grade: II
1, HIGH STREET	Outside site	924 m	W	Grade: II
4, HIGH STREET	Outside site	924 m	W	Grade: II
2, HIGH STREET	Outside site	925 m	W	Grade: II
5, HIGH STREET	Outside site	925 m	NW	Grade: II
CLAPTON FARMHOUSE	Outside site	932 m	E	Grade: II
DOWER LODGE	Outside site	940 m	W	Grade: II
MILEPOST AT NGR ST 6226 5397 ON ROADSIDE	Outside site	968 m	NW	Grade: II
OLD FARMHOUSE	Outside site	968 m	E	Grade: II
ORCHARD VIEW	Outside site	988 m	E	Grade: II

Registered Park and Garden Search: 3 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
STON EASTON PARK	Outside site	227 m	NW	-

Scheduled Monument Search: 2 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Bowl barrow 100m north east of Home Farm Cottage	Outside site	1.17 km	NW	Reference: 1016296

ACCESS & MOVEMENT

Public Right of Way Search: 250 m | 4 mapped entries

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
CL 19/6	Outside site	134 m	NE	-
CL 19/5/1	Outside site	171 m	N	-
CL 19/26	Outside site	205 m	SW	-
CL 19/7	Outside site	241 m	E	-

Strategic Road Search: 2 km | 3 mapped entries

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
A37 - High Street	Outside site	744 m	W	Class: A Road Primary route: True Trunk road: False
A39	Outside site	1.57 km	NW	Class: A Road Primary route: False Trunk road: False
A362	Outside site	1.77 km	N	Class: A Road Primary route: False Trunk road: False

LANDSCAPE & DESIGNATIONS

Landscape Character Area Search: Site | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Bristol, Avon Valleys and Ridges	Site lies within mapped character area	-	-	-

INFRASTRUCTURE & EXISTING DEVELOPMENT

Other Renewable Development Search: 5 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Langleys Lane - Electricity Generation Plant	Outside site	1.69 km	NE	-

Solar Development Search: 2 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
SOLAR PARK - WHITCHURCH FARM	Outside site	121 m	E	-

Wind Development Search: 5 km | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Shooters Bottom Wind Park	Outside site	4.59 km	SW	-

AGRICULTURAL LAND

Agricultural Land Classification Search: Site | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
3a	Intersects / applies to site	-	-	2.34 ha / 100.0% of site

Best and Most Versatile Land Search: Site | 1 mapped entry

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Best and Most Versatile Land	Intersects / applies to site	-	-	2.34 ha / 100.0% of site

LAND & GROUND

Historic Landfill Search: 2 km | 3 mapped entries

Mapped feature / result	Relationship	Distance	Dir.	Mapped detail / coverage
Ston Easton Park	Outside site	1.00 km	NW	Reference: EAHLD08526 First input: 1987-11-19 Last input: 1989-11-30
Disused Railway Cutting	Outside site	1.77 km	N	Reference: EAHLD09847 Last input: 1982-05-31
Land Near Pillsbridge Cottages	Outside site	1.96 km	NE	Reference: EAHLD09112 First input: 1980-11-18 Last input: 1992-11-20

DATASETS WITH NO MAPPED FEATURE IDENTIFIED

The datasets below were screened using the stated schedule search area and returned no mapped feature or mapped site interaction. This is a factual screening result only and should not be interpreted as confirmation that the issue is absent.

Theme	Dataset	Search area
Ecology & Nature Conservation	Local Nature Reserve	500 m
Ecology & Nature Conservation	National Nature Reserve	2 km
Ecology & Nature Conservation	Priority Habitat	Site
Ecology & Nature Conservation	Ramsar Site	15 km
Ecology & Nature Conservation	Site of Special Scientific Interest	2 km
Cultural Heritage	Conservation Area	2 km
Cultural Heritage	Registered Battlefield	3 km
Cultural Heritage	World Heritage Site	5 km
Hydrology & Flood Risk	Flood Zone 2	Site
Hydrology & Flood Risk	Flood Zone 3	Site
Hydrology & Flood Risk	Main River / Watercourse	250 m
Hydrology & Flood Risk	Source Protection Zone	Site
Access & Movement	Common Land	Site
Access & Movement	National Trail	500 m
Access & Movement	Open Access Land	Site
Landscape & Designations	Country Park	1 km
Landscape & Designations	Green Belt	Site
Landscape & Designations	Heritage Coast	3 km
Landscape & Designations	Local Landscape Designation	1 km
Landscape & Designations	National Landscape	3 km
Landscape & Designations	National Park	5 km
Infrastructure & Existing Development	Canal	250 m
Infrastructure & Existing Development	Energy Storage Development	2 km
Infrastructure & Existing Development	Hydro Development	1 km
Infrastructure & Existing Development	Overhead Line	5 km
Infrastructure & Existing Development	Railway	500 m
Infrastructure & Existing Development	Substation	20 km
Land & Ground	Coal Development High Risk Area	Site

IMPORTANT INFORMATION

Purpose and interpretation

The schedule is a desktop spatial evidence inventory. It does not rank, score or determine the planning significance of the mapped matters and does not provide a recommendation on whether the site should progress.

Scope

The schedule is based primarily on mapped datasets available to First Feasibility at the recorded schedule date and information supplied for the current instruction. It does not replace a planning appraisal, site visit, technical survey, statutory consultation, legal review, title review or specialist assessment.

Search areas

Search distances are dataset-specific screening parameters used to organise mapped context. They are not universal zones of influence, significance thresholds or consultation distances.

Data limitations

Third-party spatial datasets may contain omissions, inaccuracies, generalisation or information that is subsequently updated. The absence of a mapped feature from this schedule should not be treated as confirmation that the feature or issue is absent.

Professional review

The schedule is intended to assist a planner or other suitably qualified adviser in deciding what matters warrant further investigation. Planning significance depends on the proposal, policy context, site circumstances, impact pathways and specialist evidence.

Reliance

This output should be read with the accepted Terms of Engagement governing the instruction, permitted reliance and liability.

IMPORTANT INFORMATION

Purpose of this Assessment

This assessment provides an early-stage desktop appraisal of the principal mapped planning, environmental, access, agricultural and infrastructure considerations affecting the identified site. It is intended to support initial decision-making by identifying mapped constraint exposure and matters that may warrant further review before significant time or financial resources are committed.

Scope

The assessment is based primarily on publicly available spatial datasets, recognised mapping sources and any information supplied by the client. It reflects the defined scope and the information available on the recorded assessment date.

Unless expressly stated otherwise, the assessment does not include a site visit, detailed planning policy appraisal, technical survey, statutory consultation, design assessment, valuation, legal review or verification of land ownership, title or site boundaries.

Unless expressly included within the commissioned scope, the assessment does not constitute an underground utilities search, statutory undertaker enquiry, grid capacity or connection assessment, or confirmation of the presence or absence of utility infrastructure.

The report provides preliminary planner-led commentary and should not be treated as a substitute for a full planning appraisal or detailed specialist advice.

Data

Reasonable care has been taken in preparing this report. However, the information presented is derived from third-party sources available at the recorded assessment date. These sources may contain omissions, inaccuracies or information that is subsequently updated, corrected or superseded.

The absence of a feature from the report should not be treated as confirmation that the feature is absent from the site or its surroundings. Findings should be verified through subsequent site-specific investigation where appropriate.

Planning and Development Status

This assessment does not constitute planning permission, a formal planning opinion, or a guarantee of development potential, site suitability or planning outcome.

Any proposal will remain subject to detailed site assessment, applicable planning policy, technical evidence, consultation responses and determination by the relevant planning authority.

Specialist Advice

Where mapped constraint exposure, uncertainty or a potential interaction is identified, targeted or specialist review may be appropriate before a progression decision is made.

This may include advice relating to ecology, landscape, heritage, flood risk, drainage, highways, agriculture, noise, grid connection, utilities or other relevant matters.

Reliance and Liability

This report has been prepared for the named client, identified site and stated purpose. It should be read alongside the accepted Terms of Engagement, which govern the scope of the instruction, permitted reliance and liability.

The report should not be relied upon by third parties, or used for another site or purpose, without the prior written agreement of First Feasibility. Any permitted sharing of the report does not create a duty of care to the recipient unless expressly agreed in writing.

Interpretation of Assessment Outcomes

The Mapped Constraint Exposure category and Recommended Review status are early-stage screening outputs produced through the First Feasibility assessment framework. They do not represent a determination of development potential, probability of planning consent, or a recommendation to acquire, dispose of or progress the site. They should be read alongside the mapped evidence and supporting commentary.

A background image of a topographic map with green contour lines. The word 'First' is in red and 'Feasibility' is in blue, both in a serif font. The 'Feasibility' part has a horizontal line underneath it.

First Feasibility

Independent site assessment and early-stage development advice



Request a quotation: info@firstfeasibility.co.uk

Visit: firstfeasibility.co.uk