

# First Feasibility

## Sample Renewables Site A

Site Constraints Mapping

14/05/2026





**Project:** Sample Renewables Site A

**Location:** XXXXXX

**Client:** Demonstration Project

**Prepared by:** First Feasibility

**Date:** 14/05/2026

**Version:** 1.0

---

## **DISCLAIMER**

This report is a desktop-based site constraints mapping report only. No site visit has been undertaken and no intrusive surveys have been completed. All findings are based on publicly available datasets and professional judgement.

This report does not constitute planning permission, legal advice, or engineering design. All conclusions are indicative and subject to further detailed technical assessment.

---

## Mapping Package Summary

**Site Area:** 62.1 ha

### **Key Opportunities**

- Existing site access identified.
- Two substations within study area.
- Existing solar development in locality.
- No major flood constraints affecting the site.

### **Key Constraints**

- Ancient Woodland within study area.
- Multiple heritage assets in wider setting.
- Ecological designations within 2km.

This GIS Mapping Package provides a high-level review of environmental, heritage, hydrological and infrastructure constraints within and surrounding the Site. The package is intended to support early-stage development appraisal by identifying key opportunities and constraints using publicly available datasets.

Figure 1: Site Location Plan



Site

Site Boundary



First  
Feasibility



Project: Sample Site Mapping

Site: Sample Site A

Site Area: 62.1 ha

Drawing No: Figure 1

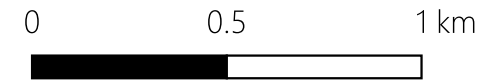
Grid Ref: XX XXXX XXXX

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 2: Aerial Context Plan

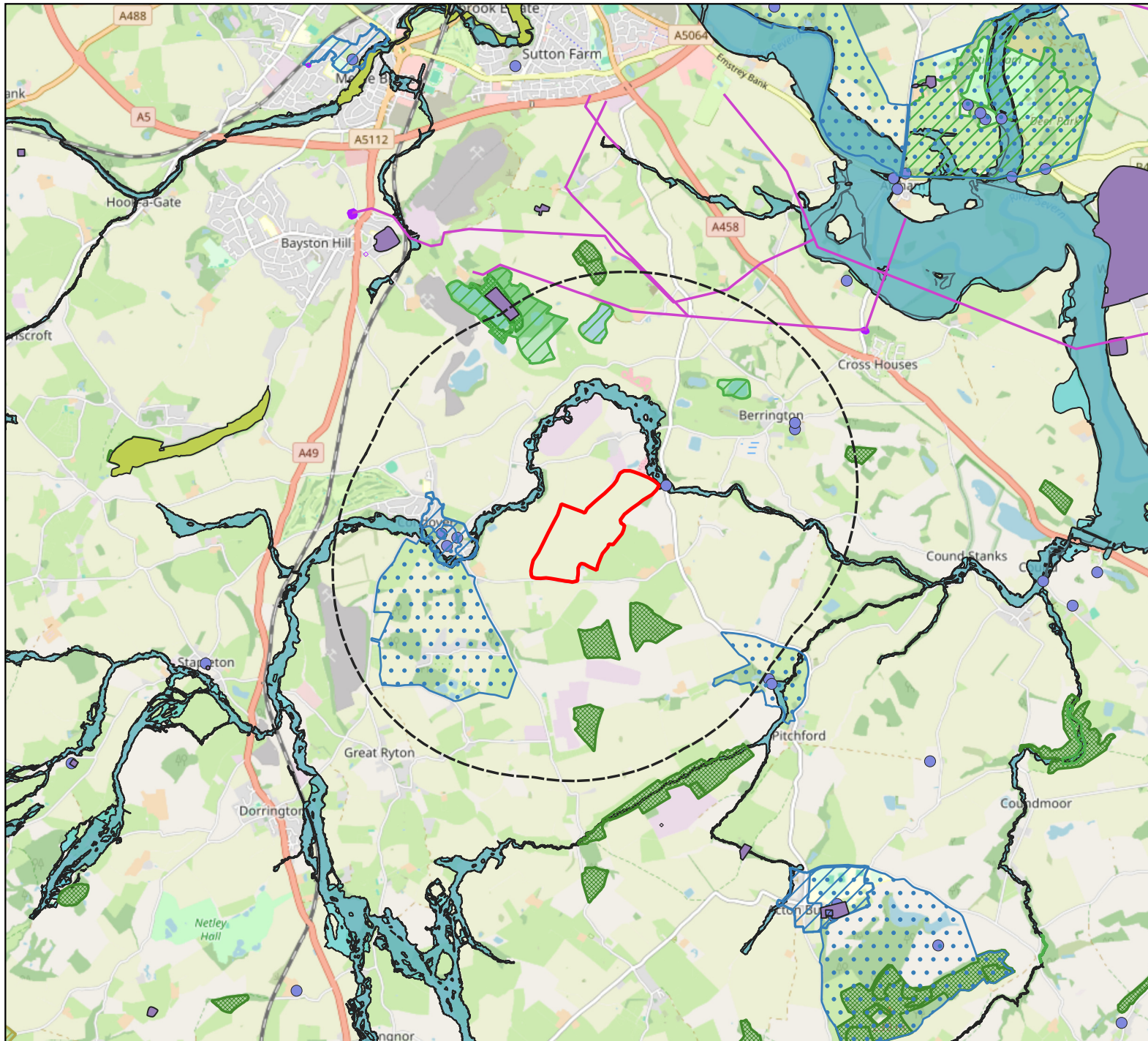


Site  
Site Boundary



Project: Sample Site Mapping  
Site: Sample Site A  
Site Area: 62.1 ha  
Drawing No: Figure 2  
Grid Ref: XX XXXXX XXXXX

Figure 3: Opportunities & Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Heritage Constraints**

- Scheduled Monuments
- Conservation Areas
- Parks & Gardens
- Listed Building Grade I & Grade II\*

**Ecological Constraints**

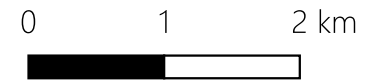
- Sites of Special Scientific Interest
- National Nature Reserves
- Ramsar
- Local Nature Reserves
- Special Protection Areas
- Special Areas of Conservation
- Ancient Woodland
- Country Parks

**Hydrological Constraints**

- Flood Zone 3
- Flood Zone 2

**Infrastructure**

- Power Lines
- Substation



Project: Sample Site Mapping

Site: Sample Site A

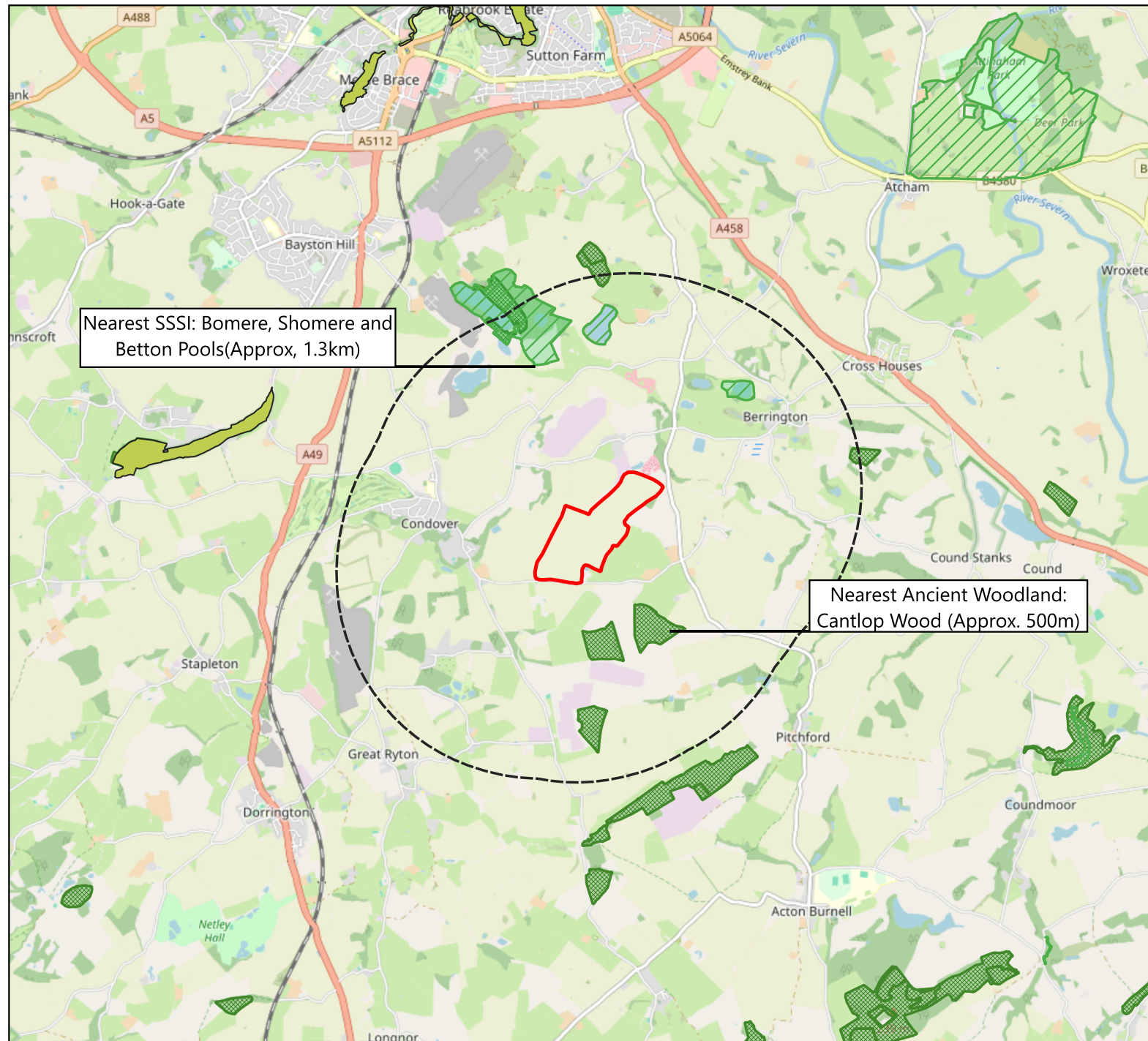
Site Area: 62.1 ha

Drawing No: Figure 3

Grid Ref: XX XXXX XXXX

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 4: Ecology Constraints Plan



Nearest SSSI: Bomere, Shomere and Betton Pools(Approx, 1.3km)

Nearest Ancient Woodland: Cantlop Wood (Approx. 500m)

**Site**

- Site Boundary
- 2km Buffer

**Ecological Constraints**

- Sites of Special Scientific Interest
- National Nature Reserves
- Ramsar
- Local Nature Reserves
- Special Protection Areas
- Special Areas of Conservation
- Ancient Woodland



Project: Sample Site Mapping

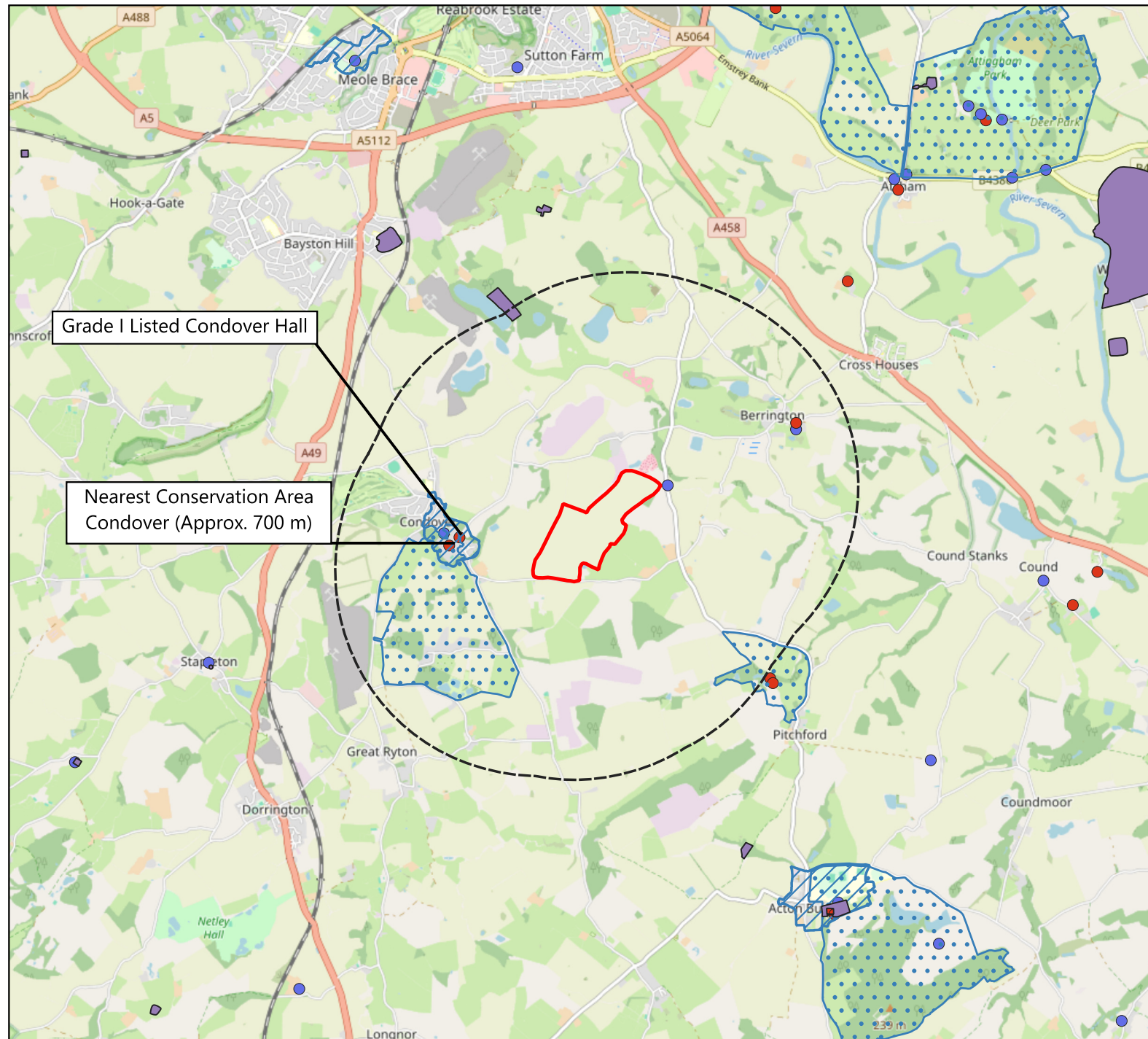
Site: Sample Site A

Site Area: 62.1 ha

Drawing No: Figure 4

Grid Ref: XX XXXXX XXXXX

Figure 5: Heritage Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Heritage Constraints**

- Scheduled Monuments
- Conservation Areas
- Parks & Gardens

**Listed Building**

- I
- II\*



Project: Sample Site Mapping

Site: Sample Site A

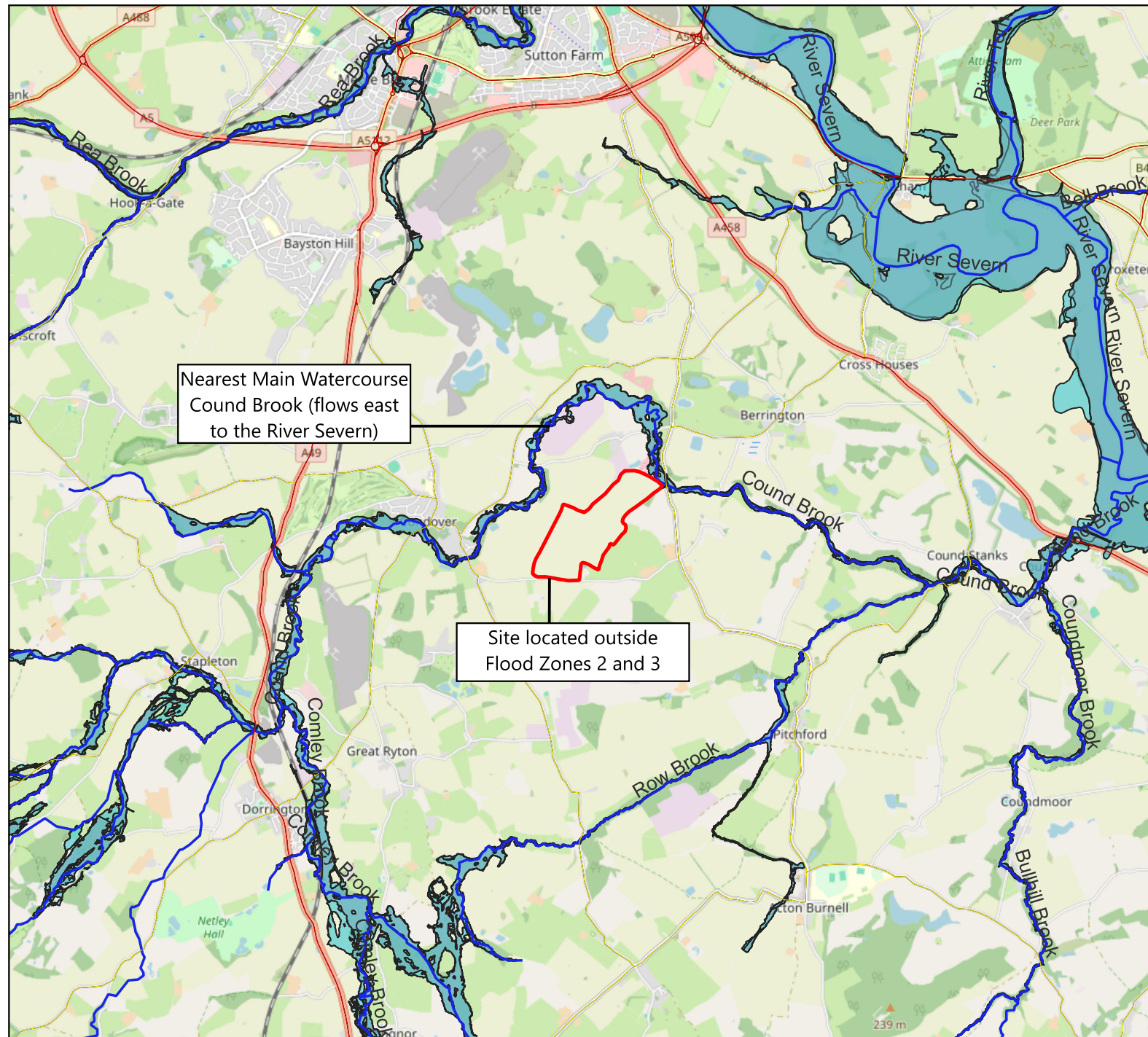
Site Area: 62.1 ha

Drawing No: Figure 5

Grid Ref: XX XXXXX XXXXX

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 6: Flood Risk and Hydrology Constraints



Nearest Main Watercourse  
Cound Brook (flows east  
to the River Sever)

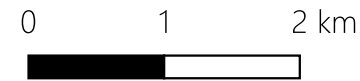
Site located outside  
Flood Zones 2 and 3

**Site**

- Site Boundary
- 2km Buffer

**Hydrological Constraints**

- Flood Zone 3
- Flood Zone 2
- Watercourse



Project: Sample Site Mapping

Site: Sample Site A

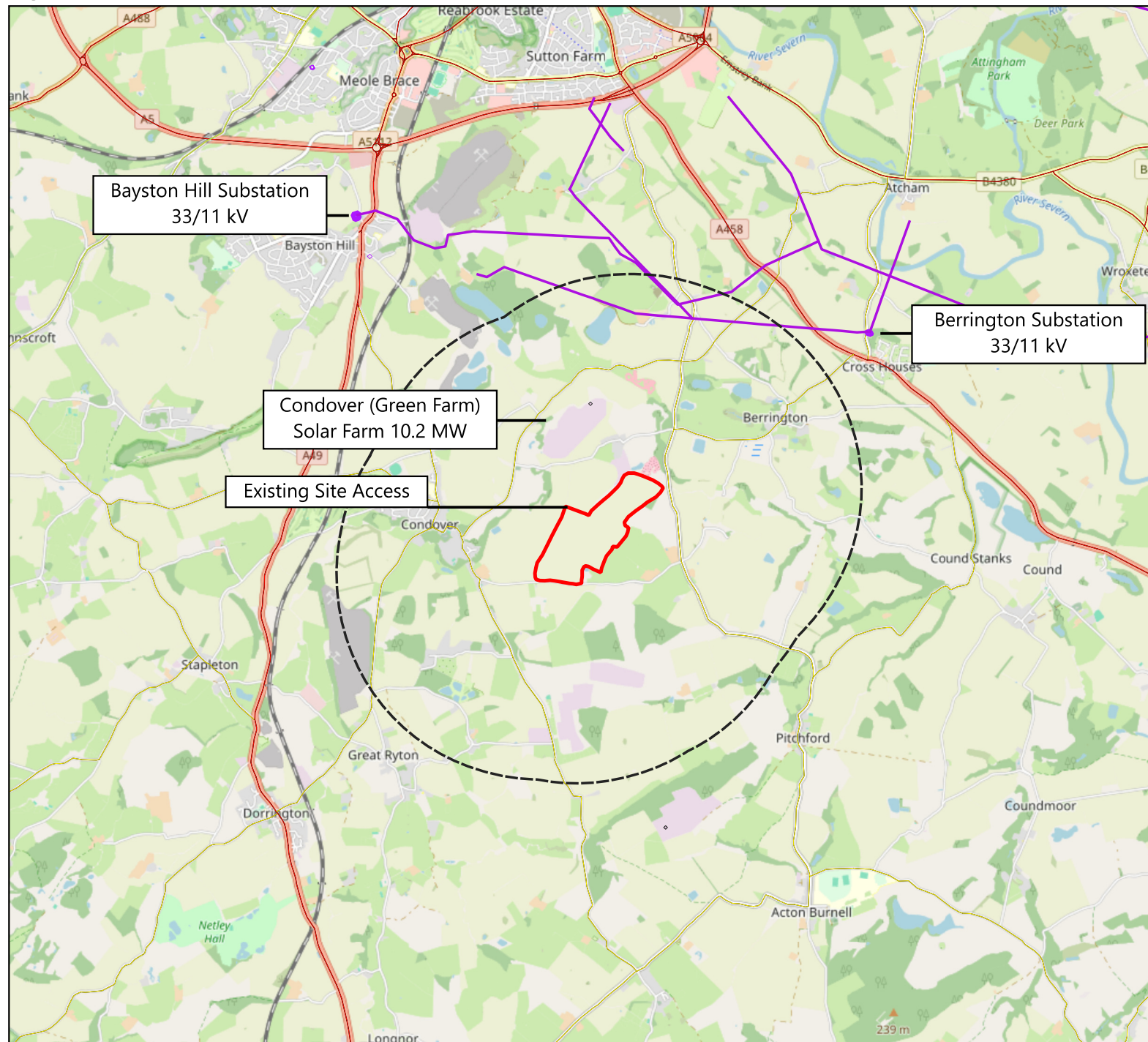
Site Area: 62.1 ha

Drawing No: Figure 6

Grid Ref: XX XXXX XXXX

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 7: Access and Infrastructure Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

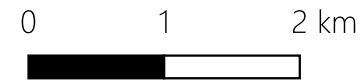
**Infrastructure**

- Power Line
- Substation

**Access**

**Road network**

- A Road
- B Road
- Primary Local Road



Project: Sample Site Mapping

Site: Sample Site A

Site Area: 62.1 ha

Drawing No: Figure 7

Grid Ref: XX XXXXX XXXX

Contains OpenStreetMap data.  
For illustrative purposes only.




## Disclaimer

- This mapping package provides a desktop GIS review only and does not constitute a planning, environmental or technical assessment.
- Distances stated within this document are approximate and measured from the Site boundary using desktop GIS analysis. Distances are provided for indicative purposes only and should not be relied upon as surveyed measurements.
- Any generation capacity estimates contained within this report are indicative only and have been derived from high-level desktop assessment using typical solar development land-take assumptions. Capacity estimates do not constitute a design, layout, yield assessment or grid feasibility study and should not be relied upon for investment or development decisions.

## Data Sources

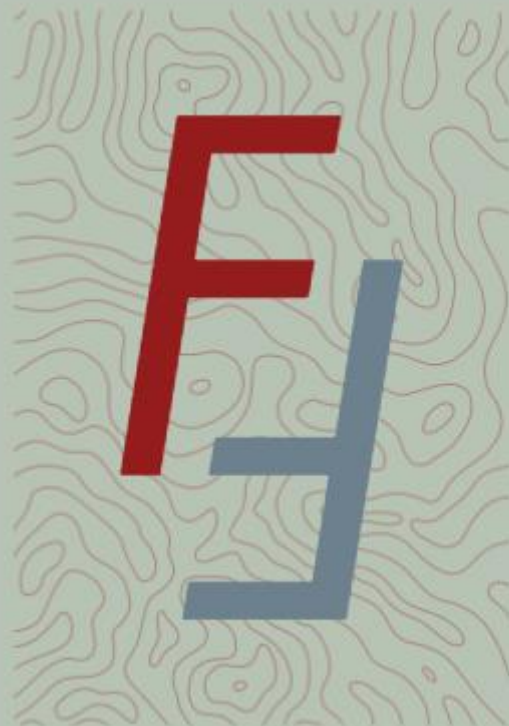
- Natural England Open Data
- Historic England
- Environment Agency
- OpenStreetMap
- Local Authority Mapping
- National Grid / OSM Infrastructure

Mapping datasets were current at the time of assessment and may be updated by data providers without notice.



# First Feasibility

Feasibility Studies • Site Screening • Constraints Mapping



Request a quotation: [info@firstfeasibility.co.uk](mailto:info@firstfeasibility.co.uk)

Visit: [firstfeasibility.co.uk](http://firstfeasibility.co.uk)