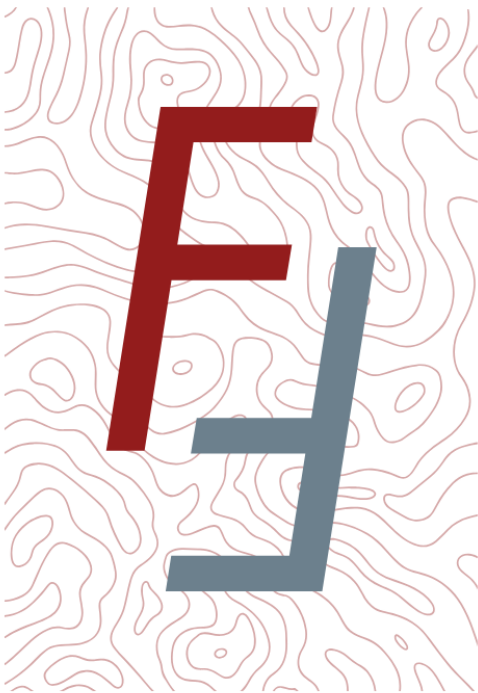


# First Feasibility

## Sample Solar Park B

Desktop Feasibility Assessment

01/06/2026





### **Sample Report Notice**

This report has been prepared as a sample document for illustrative and marketing purposes.

To preserve the anonymity of landowners, clients and project stakeholders, certain site-specific information has been redacted or generalised, including site names, property names, grid references, infrastructure references and other location-specific identifiers.

The technical methodology, assessment approach, mapping outputs and conclusions presented within this report remain representative of the services provided by First Feasibility.

Redactions are marked with:





**Project:** Sample Solar Park B

**Location:** [REDACTED]

**Client:** [REDACTED]

**Prepared by:** First Feasibility

**Date:** 01/06/2026

**Version:** 1.0

---

## DISCLAIMER

This report is a desktop-based feasibility assessment 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.

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## Contents

1. Executive Summary
2. Introduction
3. Appraisal Methodology
4. Local Policy Context
5. Desk-Based Appraisal
6. Key Risks
7. Conclusion



# 1. EXECUTIVE SUMMARY

## Overview

- 1.1 First Feasibility has undertaken a desktop feasibility assessment of land near [REDACTED] Farm, Strathkinness, Fife (“the Site”) in relation to the potential development of a solar energy scheme.
- 1.2 The Site comprises approximately 32.67 hectares of agricultural land located within a predominantly rural agricultural landscape. The Site occupies an elevated north-facing position overlooking the wider Eden Estuary area and benefits from existing access opportunities via the surrounding local road network. The nearest identified substation is located at Leuchars, approximately 3.8 km north of the Site.
- 1.3 This desktop assessment has reviewed the principal environmental, planning and technical constraints affecting the Site, including ecology, heritage, landscape and visual effects, flood risk, agricultural land capability, transport and access, planning policy and grid connection considerations.
- 1.4 No overriding environmental, planning or technical constraints have been identified that would preclude solar development in principle. The Site lies outside identified river and coastal flood risk extents, outside National Parks, National Scenic Areas and other major landscape designations, and benefits from a generally supportive planning policy framework through National Planning Framework 4 (NPF4) and FIFEplan.
- 1.5 Key considerations identified through this assessment include potential landscape and visual effects associated with the Site's elevated position, residential amenity considerations relating to nearby dwellings and holiday accommodation, ecological considerations associated with nearby Ancient Woodland and the Eden Estuary SPA, SAC, Ramsar Site and SSSI, the presence of areas of Prime Agricultural Land and confirmation of available electrical network capacity.
- 1.6 Subject to further technical assessment, ecological survey work, landscape appraisal and confirmation of grid connection feasibility, the Site is considered suitable to progress to the next stage of feasibility assessment.
- 1.7 Overall, the Site is considered potentially suitable for solar development and no fatal constraints have been identified through this desktop review.



Table 1: Executive Summary

Topic	Risk
Planning Policy	Low
Heritage	Low-Moderate
Landscape & Visual	Moderate
Flood Risk	Low
Ecology	Moderate
Access	Moderate
Agricultural Land Capability	Moderate
Residential Amenity	Moderate
Grid Connection	Moderate

**Overall Feasibility: Potentially Suitable**



## 2. INTRODUCTION

### Overview

- 2.1 First Feasibility has been appointed by Demonstration Project to undertake a desktop feasibility assessment of land near [REDACTED] Strathkinness, Fife (“the Site”), in relation to a proposed solar development. The purpose of this report is to assess the high-level environmental, planning and technical constraints affecting the Site and to provide an initial view on its suitability for development.

### Site Description

- 2.2 The Site is located at lands near [REDACTED] Strathkinness, located within the administrative area of Fife Local Authority.
- 2.3 The nearest settlements include:
- Strathkinness located 1.1 km to the Southeast
  - Blebo Craigs located 1.2 km to the Southwest
  - Guardbridge located 1.7km Northeast
  - Dairsie located 2.1 km to the West
- 2.4 The Site is in close proximity to the strategic road network with the A91 and B939 nearby. The Site is split into two separate land parcels, with [REDACTED] between the two parcels. The western portion is accessed via “High [REDACTED]” gate on the southernmost corner of the land, the eastern land parcel is accessed through a series of existing gates along the length of [REDACTED]
- 2.5 The Site comprises approximately 32.67 hectares of agricultural land spread across 4 fields and is generally regular in shape, bounded by established hedgerows and accessed directly from [REDACTED]. The Site location and surrounding context are illustrated on **Figures 2 and 3**. Based on the Site area, a solar photovoltaic development in the region of approximately 10-12 MW may be achievable, subject to layout design, infrastructure requirements and technical assessment.
- 2.6 The surrounding area is characterised by agricultural land with interspersed residential properties and isolated farmsteads. The River Eden runs from west to east and is located 500m northwest of the Site. The “[REDACTED] Holiday Park” is located 1km to the North.

#### Notable nearby infrastructure includes:

- Clayton Caravan Park Solar Farm (0.3 MW), located approximately 1.1 km to the north
- Leuchars 33 kV Substation, located approximately 3.8 km to the north-east
- Drumcarro Farmhouse Wind Turbines (2 x 24.8m turbines) 4.1km south



- 2.7 **Figure 8** illustrates the Site's relationship with nearby electrical infrastructure.
- 2.8 The presence of an operational solar development within the local area indicates that solar energy development has previously been found acceptable within the wider locality. However, any future proposal would be assessed on its own planning merits. In addition, cumulative landscape and visual effects may require consideration through future assessment.
-

## 3. APPRAISAL METHODOLOGY

### Study Area

- 3.1 The study area comprises a 5 km radius from the Site boundary unless stated otherwise. A 500 m - 2 km local buffer has been applied to assess potential effects on residential amenity, heritage assets, ecological receptors and local landscape features. Topic-specific extended study areas have been applied where appropriate, particularly in relation to statutory designated sites, landscape character assessment and cumulative development considerations.

### Data Sources

- 3.2 This appraisal has been informed by desktop GIS review using:
- NatureScot datasets (SSSI, SAC, SPA, Ramsar Sites, National Nature Reserves, Local Nature Reserves and Ancient Woodland Inventory);
  - Scottish Environment Protection Agency (SEPA) flood risk mapping and hydrological datasets;
  - Historic Environment Scotland datasets, including Scheduled Monuments, Listed Buildings, Conservation Areas, Gardens and Designed Landscapes and Historic Battlefields;
  - Fife Council planning policy documents and publicly available planning information;
  - Scottish Government Land Capability for Agriculture (LCA) mapping;
  - Ordnance Survey mapping, aerial imagery and OpenStreetMap basemapping.

### Assessment Approach

- 3.3 This assessment provides a high-level qualitative appraisal of environmental and planning constraints and opportunities. It is intended to inform early-stage feasibility and does not replace detailed technical or environmental impact assessments.
- 3.4 The Site has been assessed under the following topic areas:
- Natural Heritage
  - Cultural Heritage
  - Hydrology and Flood Risk
  - Land Use
  - Planning Policy
  - People (Residential Amenity, Noise, Visual Impacts)
  - Transport and Access
- 3.5 A qualitative RAG (Red, Amber, Green) framework has been applied to each topic area to provide a consistent basis for identifying and comparing environmental and planning constraints.



Table 2: RAG Appraisal Key

Rating	Definition
No Impact	No discernible environmental or planning effect identified.
Low Likelihood of Impact	Effects are unlikely or minor in nature and would not typically require mitigation or would be easily mitigated through standard design measures.
Moderate Likelihood of Impact	Effects may occur and could result in noticeable but not significant impacts. These would generally be capable of being mitigated through appropriate design, siting, or management measures.
High Likelihood of Impact	Effects are likely to be significant and may be difficult to avoid or mitigate without substantial design change, constraint avoidance, or potentially rendering development inappropriate in that form.

## Limitations

3.6 The limitations of this Feasibility Report are outlined below:

- Desktop assessment only
- No site visit undertaken
- Data may be subject to change or update
- No ground investigation or survey work undertaken
- The assessment does not confirm grid connection availability or capacity, which would require direct engagement with the Distribution Network Operator.



## 4. LOCAL POLICY CONTEXT

### Planning Policy Framework

#### Adopted Development Plan

- 4.1 The Site is located within the Fife Council administrative area. The statutory development plan applicable to the Site comprises:
- National Planning Framework 4 (NPF4) (Adopted 2023)
  - FIFEplan Local Development Plan (Adopted 2017)
- 4.2 National Planning Framework 4 forms part of the statutory development plan and establishes the principal planning policy framework for renewable energy development in Scotland. NPF4 supports the transition to a net zero economy and provides a strong policy basis for renewable energy generation where environmental and amenity impacts can be appropriately addressed.

#### Emerging Development Plan

- 4.3 Fife Council is currently preparing Fife Local Development Plan 2, which will ultimately replace FIFEplan. At the time of writing, the emerging plan remains under preparation and is afforded limited weight in planning decision-making. Its relevance will increase as it progresses through consultation, examination and adoption.

#### Policy Context Overview

- 4.4 National planning policy strongly supports the deployment of renewable energy infrastructure as part of Scotland's transition to a low-carbon economy. NPF4 confirms that significant weight should be given to the contribution renewable energy developments make towards reducing greenhouse gas emissions and achieving national climate change objectives.
- 4.5 Consequently, the planning assessment for the Site is principally concerned with balancing the benefits of renewable energy generation against any identified environmental, landscape, heritage, ecological, infrastructure and amenity constraints.
- 4.6 The Site comprises approximately 32.67 hectares of agricultural land located north of Strathkinness. The Site lies outside any National Park, National Scenic Area or Green Belt designation. No statutory ecological or heritage designations are located within the Site boundary. However, Ancient Woodland and the Eden Estuary SSSI are present within the wider study area and are likely to represent key environmental considerations in any future development proposals. These constraints do not necessarily preclude development but are likely to influence site layout, mitigation requirements and planning strategy.



- 4.7 Based on the findings of this feasibility assessment, the principal planning considerations for the Site are considered to be:
- Landscape and visual effects associated with the Site's elevated north-facing position and wider visibility;
  - Residential amenity effects, particularly in relation to nearby residential properties and holiday accommodation;
  - Ecological considerations associated with the proximity of Ancient Woodland and the Eden Estuary SSSI;
  - Cultural heritage considerations associated with nearby listed buildings and scheduled monuments;
  - Highway access and construction traffic management;
  - Grid connection feasibility and associated infrastructure requirements.
- 4.8 No overriding planning constraints have been identified at this stage that would preclude solar development in principle. However, landscape and visual effects, residential amenity and ecological considerations are likely to represent the key issues requiring further assessment should the Site progress through the planning process.

### Relevant Planning Policies

- 4.9 The following policies within National Planning Framework 4 are considered particularly relevant to future renewable energy proposals at the Site:
- Policy 3 – Biodiversity;
  - Policy 6 – Forestry, Woodland and Trees;
  - Policy 7 – Historic Assets and Places;
  - Policy 11 – Energy;
  - Policy 22 – Flood Risk and Water Management.
- 4.10 Relevant FIFEplan policies include those relating to renewable energy development, natural heritage, landscape character, cultural heritage, transport infrastructure, flood risk and community amenity.
- 4.11 Collectively, these policies seek to support renewable energy generation whilst ensuring that development protects environmental assets, conserves landscape character, safeguards biodiversity interests, respects cultural heritage, avoids unacceptable amenity impacts and provides suitable access arrangements.
-

## 5. DESK-BASED APPRAISAL

Table 3: RAG Appraisal

Topic	Sub-topic	Baseline Context (Site Specific)	Assessment (Findings & Interpretation)	Key Constraints / Opportunities	RAG Score
Ecology & Biodiversity	Statutory Designations	No statutory ecological designations occur within the Site boundary. The Eden Estuary SSSI, SAC, SPA and Ramsar Site are located approximately 440m north-west of the Site. Ancient Woodland associated with Nydie Wood lies immediately south of the Site boundary. Figure 4 illustrates ecological constraints.	No direct impacts on statutory ecological designations are anticipated due to the separation distances involved. However, proximity to the Eden Estuary designations and adjacent Ancient Woodland will require consideration through ecological assessment and site design.	Adjacent Ancient Woodland represents a notable ecological consideration. Ecological appraisal likely required.	Yellow
	Habitats & Field Boundaries	Agricultural fields bounded by hedgerows, woodland edges and field boundaries.	Existing boundary vegetation may provide ecological connectivity, screening and biodiversity enhancement opportunities.	Potential biodiversity enhancement opportunities.	Green
	Protected Species Potential	Rural agricultural landscape with nearby woodland, watercourses and field boundaries.	Potential for bats, breeding birds, badger and other protected species typical of the local landscape.	Ecological surveys likely required at planning stage.	Yellow
Landscape & Visual	Landscape Character	Open agricultural landscape on a north-facing slope overlooking the Eden Estuary and surrounding countryside. Landscape constraints illustrated on Figure 6.	The Site occupies an elevated position and may be visible from surrounding roads, settlements and recreational routes.	Landscape and visual effects likely to represent a key planning consideration.	Yellow
	Visual Receptors (residential /	Nearby residential properties, local roads, Core Paths and National Cycle	Potential views towards the Site from nearby receptors. Effects may be mitigated through	Potential visual effects on nearby receptors.	Yellow

	PRoW / viewpoints)	Network routes occur within the wider study area.	landscape-led design and planting.		
<b>Cultural Heritage</b>	Listed Buildings / Conservation Areas	Numerous listed buildings occur within the wider study area. The nearest listed building is Clatto House Stables (Category B) approximately 1.15 km south. Conservation Areas, Scheduled Monuments and Gardens & Designed Landscapes occur within the wider study area. Heritage constraints illustrated on Figure 5.	No designated heritage assets occur within the Site boundary. Heritage setting impacts are likely to be limited but would require consideration at planning stage.	Heritage assessment may be required.	
	Archaeological Potential	Agricultural land subject to long-term cultivation. No designated archaeological assets identified within the Site boundary.	Potential for previously unrecorded archaeological remains cannot be discounted.	Archaeological consultation may be required.	
<b>Hydrology &amp; Flood Risk</b>	Flood Zones	The Site lies outside identified river and coastal flood risk extents. Flood risk and hydrological features illustrated on Figure 7.	No significant flood risk constraints identified within the Site boundary. Flooding is associated with surrounding watercourses and the Eden Estuary.	Strong positive characteristic for development.	
	Surface Water Drainage	Watercourses occur within the wider landscape but do not appear to significantly constrain the Site.	Surface water management likely achievable through standard drainage measures. Localised overland flow pathways associated with the site's north-facing slope may require consideration through detailed drainage design.	Opportunity for SuDS and biodiversity enhancements.	
<b>Land Use &amp; Soils</b>	Agricultural Land Classification	The Site is located within land classified as both Class 2 and Class 3.2 under the Scottish Land Capability for	The Site contains areas of Prime Agricultural Land, particularly within the northern and north-western sections of the Site. Loss of Prime	Presence of Prime Agricultural Land within part of the Site may require further consideration	

		Agriculture classification system. Class 2 land is considered Prime Agricultural Land under NPF4, whilst Class 3.2 land is not.	Agricultural Land represents a material planning consideration under NPF4. However, the majority of the Site appears to comprise Class 3.2 land and solar development is generally reversible in nature.	during site design and planning. Opportunity exists to focus development within lower capability land where feasible.	
	Existing Land Use	Existing agricultural fields with existing access arrangements.	Existing land use is generally compatible with renewable energy development.	Potential for continued grazing and biodiversity management.	
<b>Transport &amp; Access</b>	Highway Access (HGV suitability)	Existing access points are present to both land parcels from the surrounding road network. The A91 lies approximately 1.3 km north of the Site. Access constraints illustrated on Figure 8.	Existing access available with no obvious third-party constraints or hedgerow removal requirements. However, upgrades and construction of a suitable access track would likely be required to accommodate construction traffic and operational access.	Existing access opportunities available.	
	Construction Traffic Impact	Rural road network serving Strathkinness, Guardbridge and surrounding settlements.	Construction traffic impacts likely to be temporary and manageable.	Construction Traffic Management Plan likely required.	
<b>People / Amenity</b>	Residential Proximity	[REDACTED] lies approximately 25 m west of the Site. Woodside Lodges are located approximately 160 m south.	Residential amenity is likely to represent a key consideration, particularly with respect to views, construction activity and operational effects.	Appropriate stand-offs and planting likely required.	
	Noise / Glint / Glare Potential	Nearby residential and holiday accommodation receptors present.	Typical solar effects are likely to be manageable through design and mitigation.	Glint and glare assessment may be required.	
<b>Planning Policy</b>	Policy Designations / Constraints	Site lies outside National Parks, National Scenic Areas and Green Belt. Planning framework comprises NPF4 and FIFEplan.	No overriding planning policy constraints identified. Landscape, ecology and residential amenity are likely to represent the principal considerations.	Generally supportive policy context.	
	Principle of Development	National and local planning policy support renewable	No fatal constraints identified through desktop review.	Strong policy support for	



		energy development in principle.		renewable energy generation.	
<b>Grid Connection</b>	Substation Proximity / Capacity Signals	Leuchars Substation located approximately 3.8 km north. No significant electricity infrastructure identified immediately adjacent to the Site. Access & Infrastructure constraints illustrated on Figure 8.	Grid connection feasibility remains unknown and can only be confirmed through a formal enquiry.	Formal grid connection assessment required.	

### Overall Site Feasibility

- 5.1 No fatal constraints have been identified through the desktop review. The principal development considerations relate to landscape and visual effects, residential amenity, agricultural land capability, ecological survey requirements and confirmation of available grid capacity.
- 5.2 Whilst the Site is partially located within Class 2 Prime Agricultural Land, the majority of the Site appears to comprise Class 3.2 land and no overriding planning, environmental or technical constraints have been identified at this stage.

**Subject to further assessment, stakeholder consultation and design development, the Site is considered suitable to progress to the next stage of feasibility assessment.**





## 6. KEY RISKS

6.1 Explored below are the key risks identified with this site following the desktop appraisal:

### Landscape & Visual Risk

#### Moderate

The Site occupies an elevated agricultural landscape on a north-facing slope overlooking the wider Eden Estuary area. Potential visibility of the proposed development may occur from nearby residential properties, local roads, Core Paths and National Cycle Network routes within the surrounding landscape. However, opportunities exist to minimise visual effects through sensitive layout design, retention of existing vegetation and supplementary landscape planting.

### Agricultural Land Risk

#### Moderate

The Site comprises a mixture of Land Capability for Agriculture (LCA) Class 2 and Class 3.2 land. Class 2 land is considered Prime Agricultural Land under National Planning Framework 4 and therefore represents a material planning consideration. Whilst the majority of the Site appears to comprise Class 3.2 land, the presence of Prime Agricultural Land may influence future planning considerations and site design.

### Heritage Risk

#### Low-Moderate

Numerous listed buildings, scheduled monuments, conservation areas and gardens and designed landscapes occur within the wider study area. No designated heritage assets have been identified within the Site boundary. Whilst direct impacts are unlikely, potential effects on the setting of nearby heritage assets should be considered through a proportionate heritage appraisal and visual assessment.

### Grid Connection Risk

#### Moderate

The nearest identified grid connection opportunity is understood to be associated with Leuchars Substation, located approximately 3.8 km north of the Site. Whilst this proximity is a positive indicator for development, network capacity, connection costs and programme implications remain unknown. A formal grid connection enquiry would be required to establish connection feasibility.



## Flood Risk

### Low

The Site lies outside identified river and coastal flood risk extents and is therefore considered to be at low risk of flooding. No significant flood risk constraints have been identified through this desktop assessment. Surface water management is expected to be achievable through standard Sustainable Drainage Systems (SuDS) measures, subject to detailed design.

## Ecology Risk

### Moderate

No statutory ecological designations occur within the Site boundary. However, the Site lies in proximity to the internationally and nationally designated Eden Estuary SPA, SAC, Ramsar Site and SSSI. Ancient Woodland associated with Nydie Wood is also located immediately adjacent to the southern Site boundary. Ecological surveys and appropriate mitigation measures are likely to be required to support any future planning application.

## Residential Amenity Risk

### Moderate

Nearby residential properties and holiday accommodation occur within close proximity to the Site, including [REDACTED] approximately 25 m west of the Site boundary and [REDACTED] approximately 160 m south. Residential amenity considerations, including visual effects, construction activity and potential glint and glare impacts, will require careful consideration through the design process.

- 6.2 Overall, no fatal constraints have been identified through this desktop feasibility assessment. The principal development risks relate to landscape and visual effects, residential amenity, ecological considerations, agricultural land capability and confirmation of available grid capacity.
- 6.3 Subject to further technical assessment, stakeholder consultation and design development, these risks are considered capable of being appropriately assessed and managed through the planning and design process. The Site is therefore considered suitable to progress to the next stage of feasibility assessment.
-

## 7. CONCLUSION

### Overall Assessment

#### ✓ Potentially Suitable (Amber – Positive)

for potential solar development based on the findings of this desktop feasibility assessment.

### Summary

- 7.1 The Site comprises approximately 32.67 hectares of agricultural land located near [REDACTED] Strathkinness, Fife. The Site benefits from a number of positive development characteristics, including its location outside National Parks, National Scenic Areas and other major landscape designations, its position outside identified flood risk extents, and its accessibility via the surrounding local road network.
- 7.2 No overriding environmental, planning or technical constraints have been identified that would prevent solar development in principle. The principal considerations identified through this assessment relate to landscape and visual effects, residential amenity, ecological considerations associated with nearby Ancient Woodland and the Eden Estuary designations, agricultural land capability and confirmation of available grid connection capacity.
- 7.3 These matters are typical considerations for solar developments of this nature and are not considered unusual or insurmountable at this stage. Subject to appropriate design, mitigation and supporting technical assessments, they are considered capable of being addressed through the planning process.

### Recommendation

- 7.4 Based on the findings of this desktop assessment, it is recommended that the Site progresses to the next stage of feasibility assessment.

### Next Steps

- 7.5 The following workstreams are recommended prior to any planning application:
- Formal grid connection enquiry with the relevant network operator;
  - Preliminary Ecological Appraisal and protected species surveys (if required);
  - Agricultural land capability review and confirmation of Land Capability for Agriculture classifications;

- Heritage appraisal;
- Landscape and Visual Appraisal;
- Residential amenity and glint and glare assessment;
- Access and transport review;
- Early engagement with Fife Council and relevant statutory consultees where appropriate.

7.6 Subject to satisfactory outcomes from the above assessments, the Site appears to present a reasonable opportunity for solar development. Whilst landscape, residential amenity, ecological considerations and grid connection feasibility will require further investigation, no fatal constraints have been identified through this desktop review.

## Site Opportunities and Constraints Summary

Table 4 Opportunities and Constraints Table

Opportunities	Constraints
Existing access available	Adjacent Ancient Woodland
Good road network connections	Nearby residential receptors
Outside flood risk areas	Elevated and visible landscape position
Outside major landscape designations	Partial Class 2 Prime Agricultural Land
Relatively close to Leuchars Substation	Grid capacity unknown
Supportive renewable energy policy context	Ecology assessment required

## Overall RAG Rating

 **Amber (Positive)**

7.7 The Site presents a generally favourable development opportunity with no identified fatal flaws. Further work is recommended in relation to landscape and visual effects, residential amenity, ecology, agricultural land capability and grid connection feasibility.

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## APPENDIX LIST

1. Figures (1-8)
2. Data Sources
3. Assumptions & Limitations

# First Feasibility

## Appendix 1: Figures

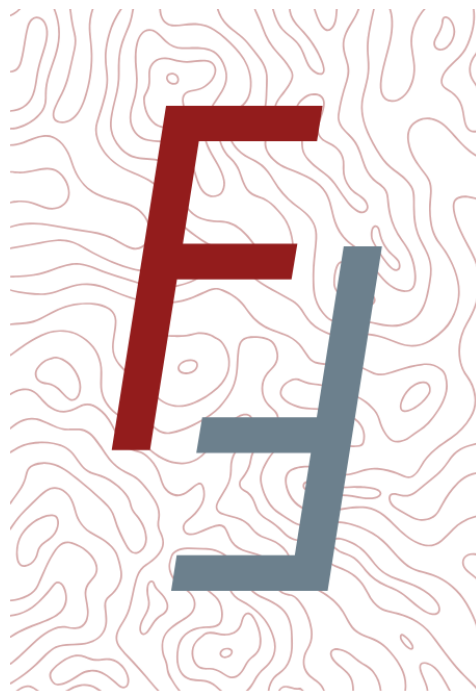
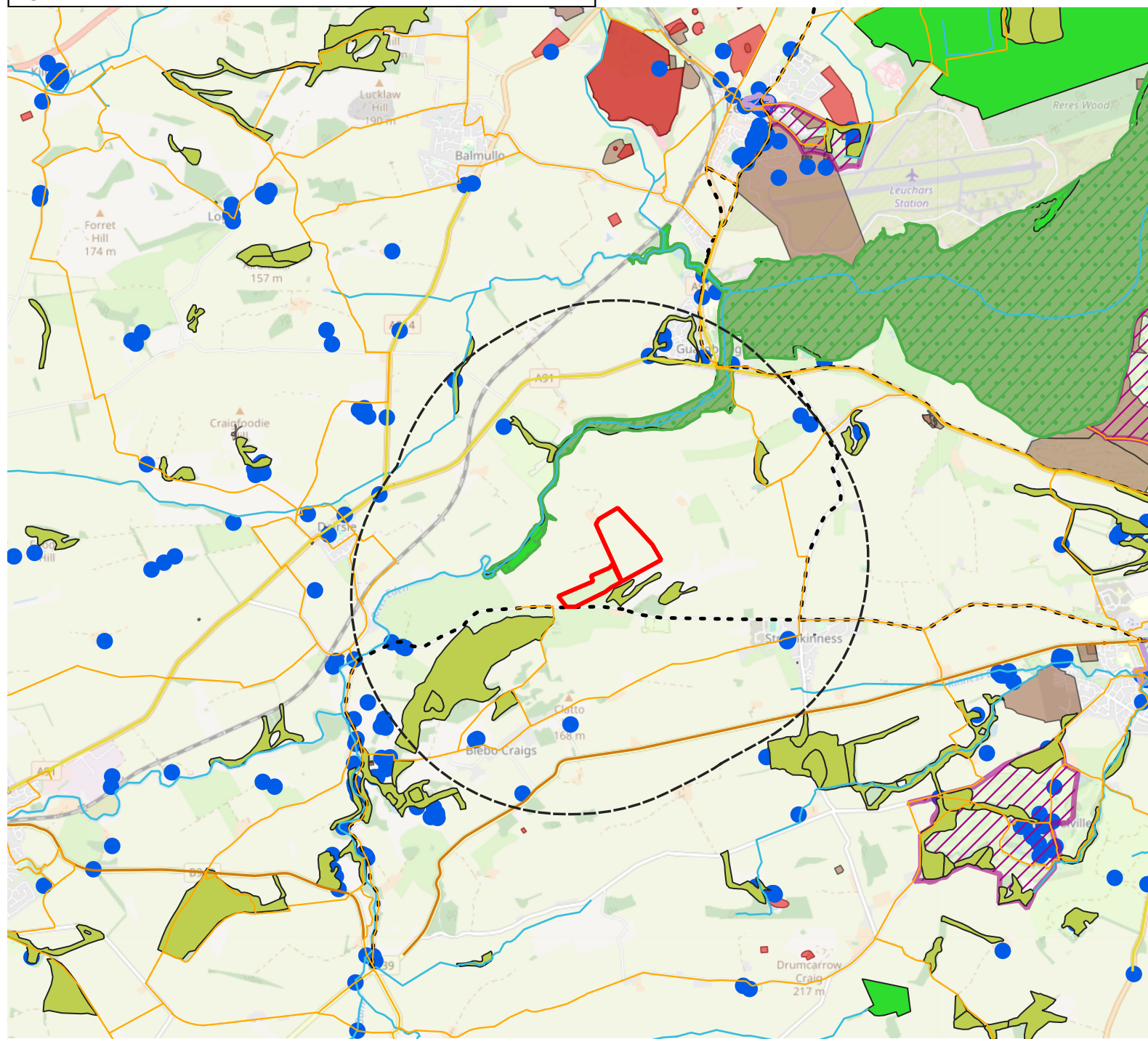


Figure 1: Overall Site Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Access**

- Core Paths
- National\_Cycle\_Network\_Public

**Roads**

- A91
- Secondary Roads

**Ecological Designations**

- Ramsar
- Local Nature Reserves
- SAC
- SPA
- Ancient Woodland
- SSSI-scotland

**Heritage Designations**

- Gardens and Designed Landscapes
- Conservation\_Areas
- Listed Buildings
- Scheduled Monuments

**Hydrogeology**

- WatercourseLink

0 1 2 km



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

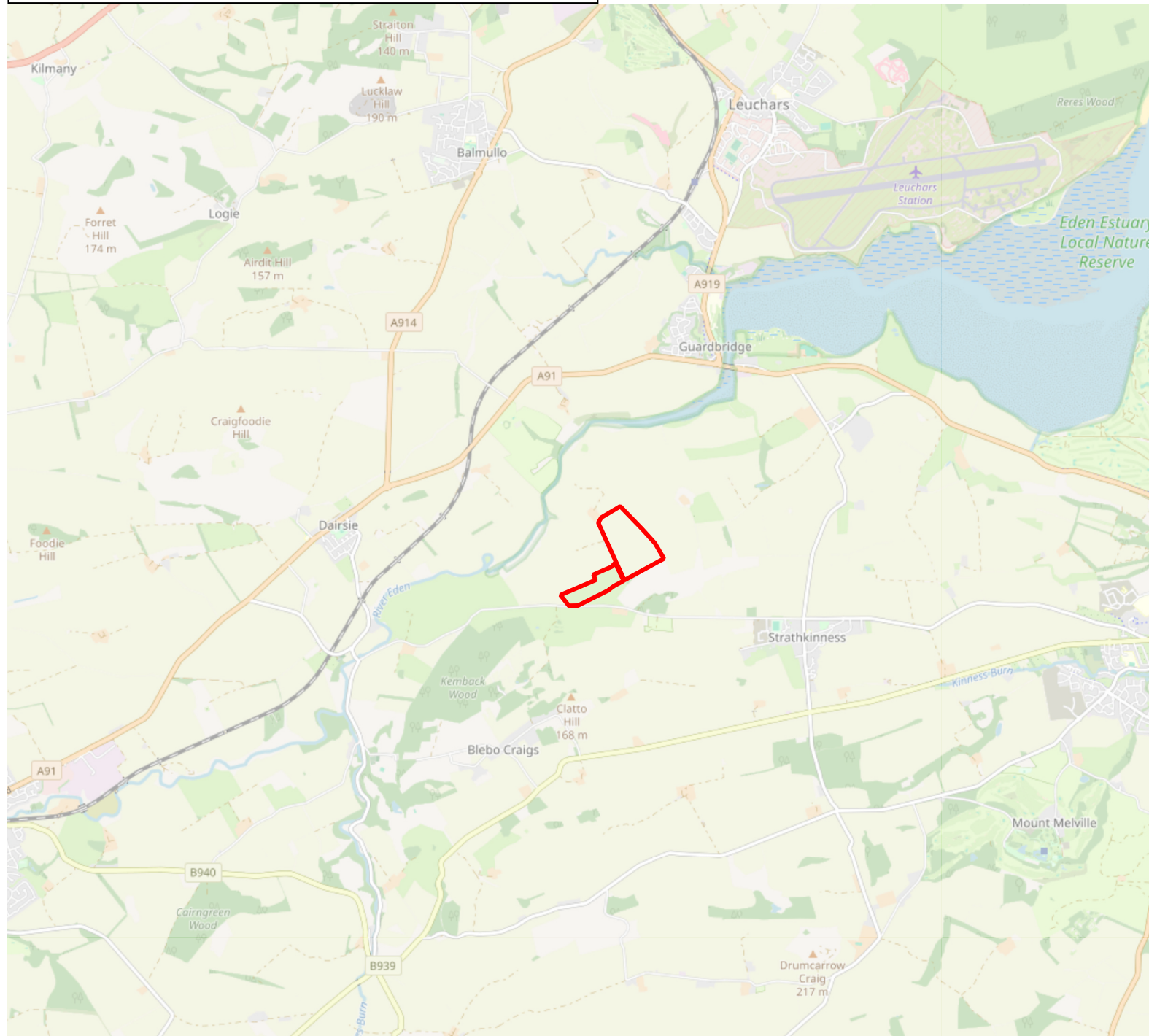
Site Area: 32.67 ha

Drawing No: Figure 1

Grid Ref: NO 44181 17190

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 2: Site Location Plan



Site  
[Red outline] Site Boundary




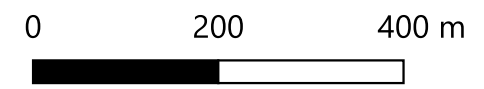
Project: Sample Solar Feasibility Study  
Site: Site B near Nydie Mains  
Site Area: 32.67 ha  
Drawing No: Figure 2  
Grid Ref: NO 44181 17190

Figure 3: Aerial Context Plan



Site

 Site Boundary



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

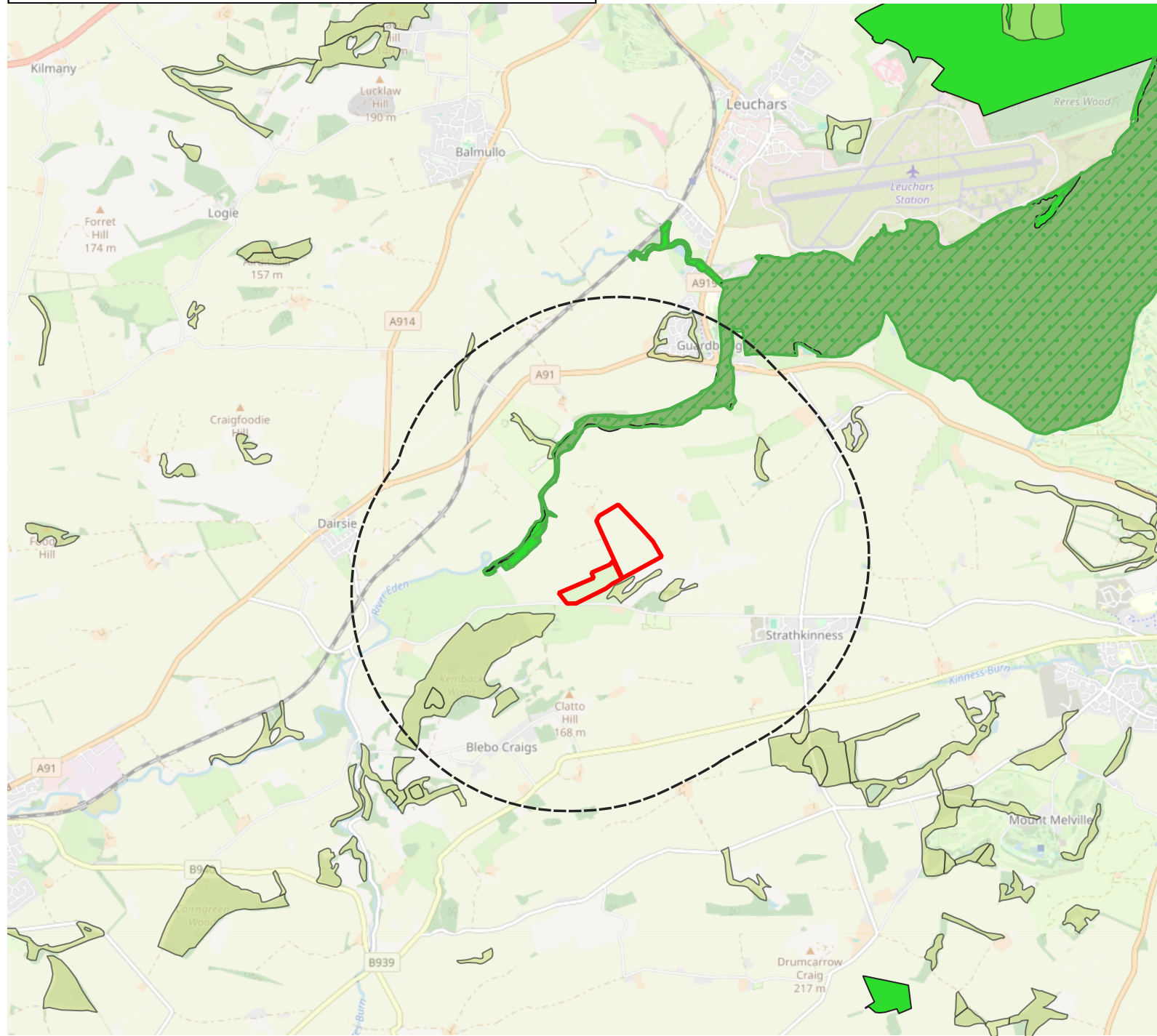
Site Area: 32.67 ha

Drawing No: Figure 3

Grid Ref: NO 44181 17190

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For illustrative purposes only.

Figure 4: Ecological Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Ecological Constraints**

- Ramsar
- Local Nature Reserves
- SAC
- SPA
- SSSI-scotland
- Ancient Woodland



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

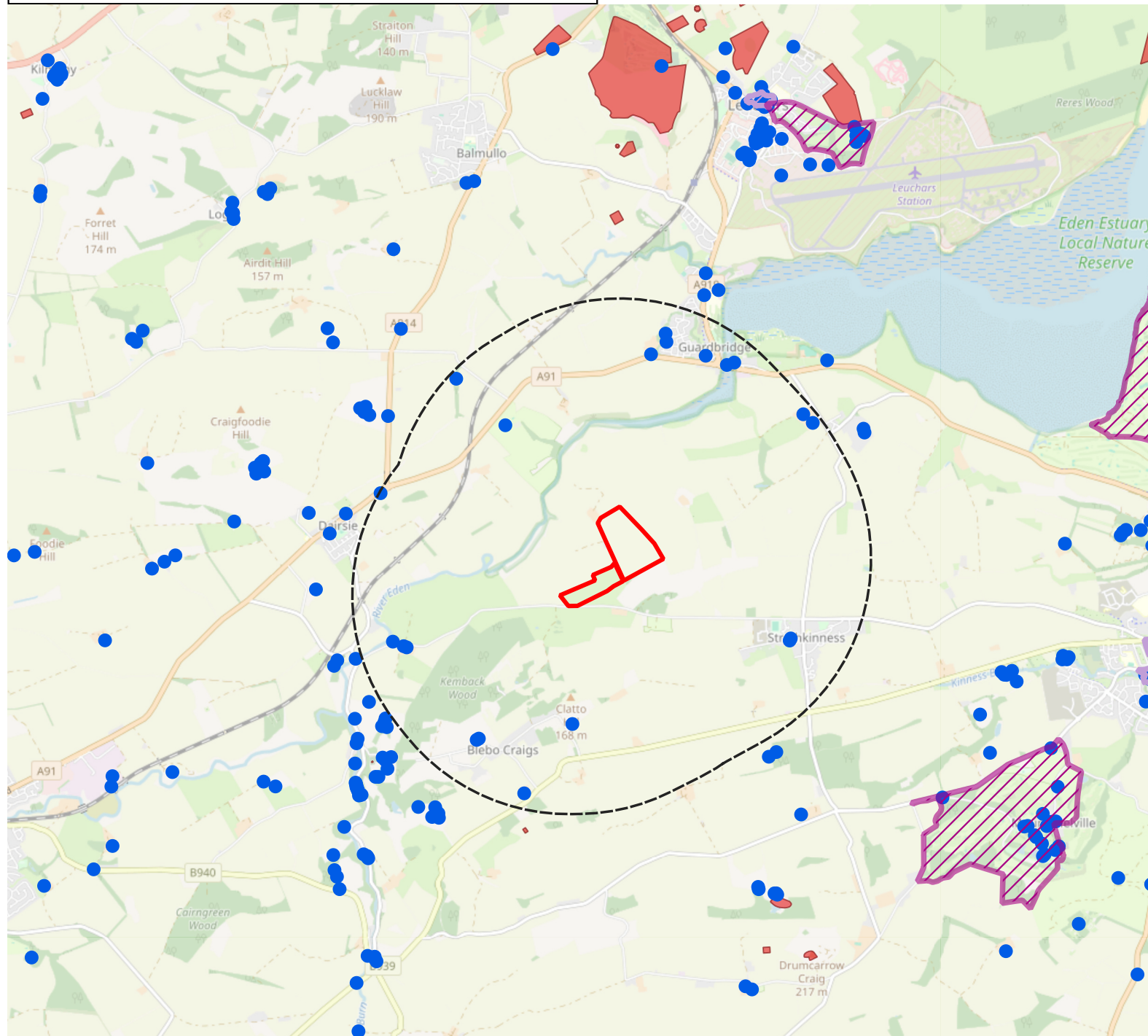
Site Area: 32.67 ha

Drawing No: Figure 4

Grid Ref: NO 44181 17190

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 5: Heritage Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Heritage Constraints**

- Gardens and Designed Landscapes
- Battlefields\_Inventory
- Conservation\_Areas
- Scheduled Monuments
- Listed Buildings



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

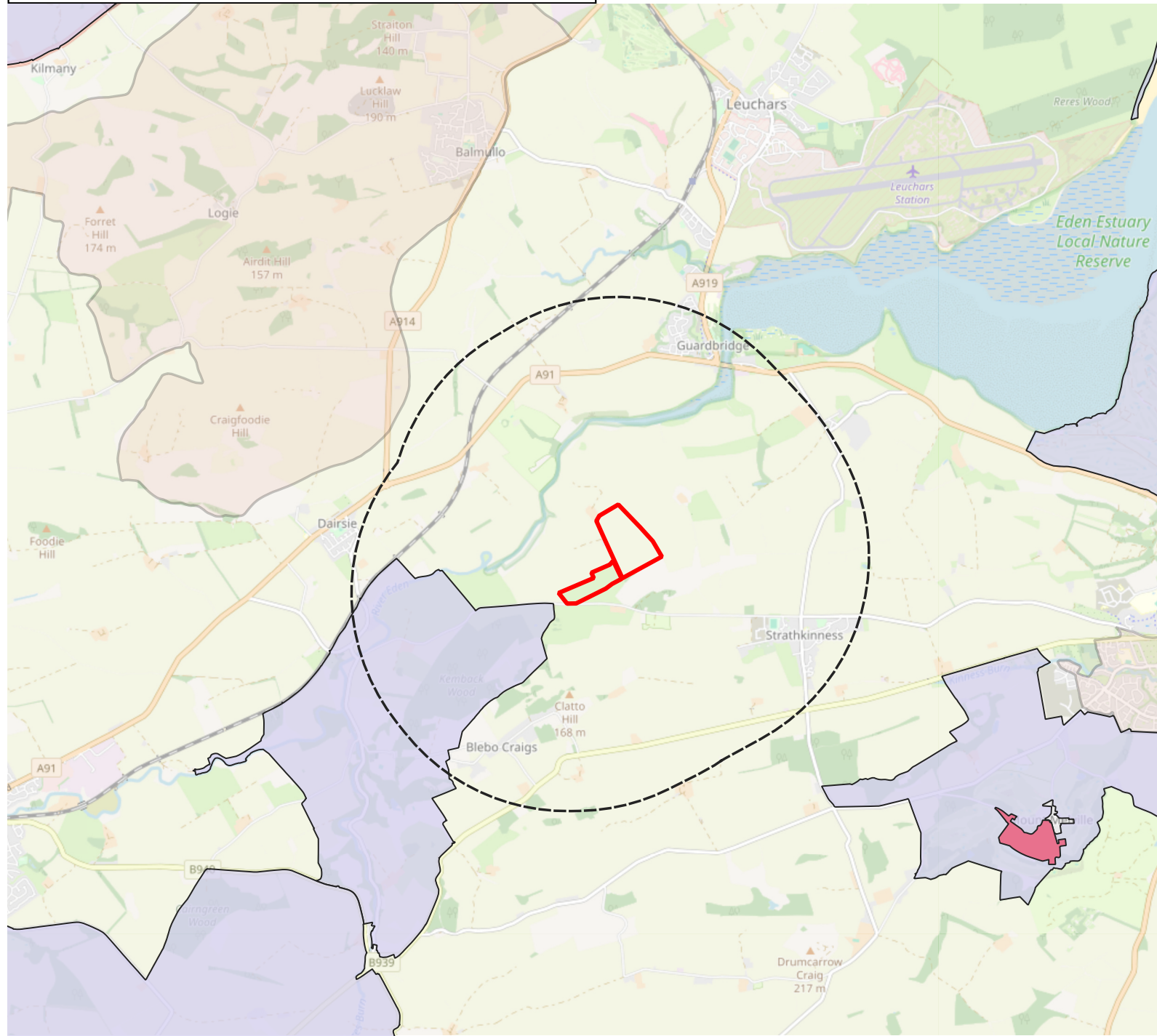
Site Area: 32.67 ha

Drawing No: Figure 5

Grid Ref: NO 44181 17190

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For illustrative purposes only.

Figure 6: Landscape & Visual Constraints Plan



Site

- Site Boundary
- 2km Buffer

Landscape Constraints

- Country Park
- LLA
- LCA



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

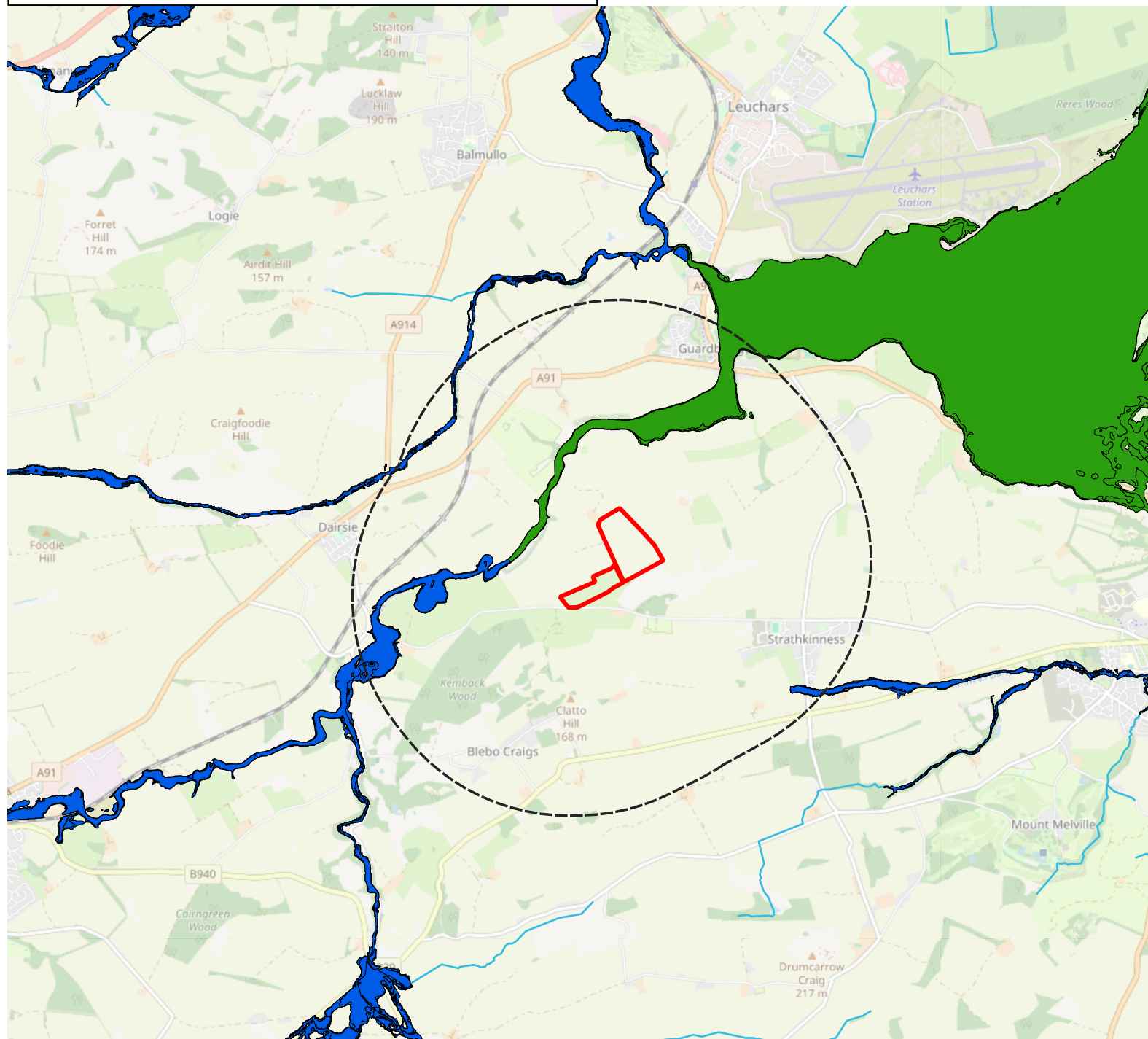
Site Area: 32.67 ha

Drawing No: Figure 6

Grid Ref: NO 44181 17190

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 7: Flood Risk & Hydrology Constraints Plan



Site

- Site Boundary
- 2km Buffer

Hydrology

- River Flood Risk
- Coastal Flood Risk
- Watercourses



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

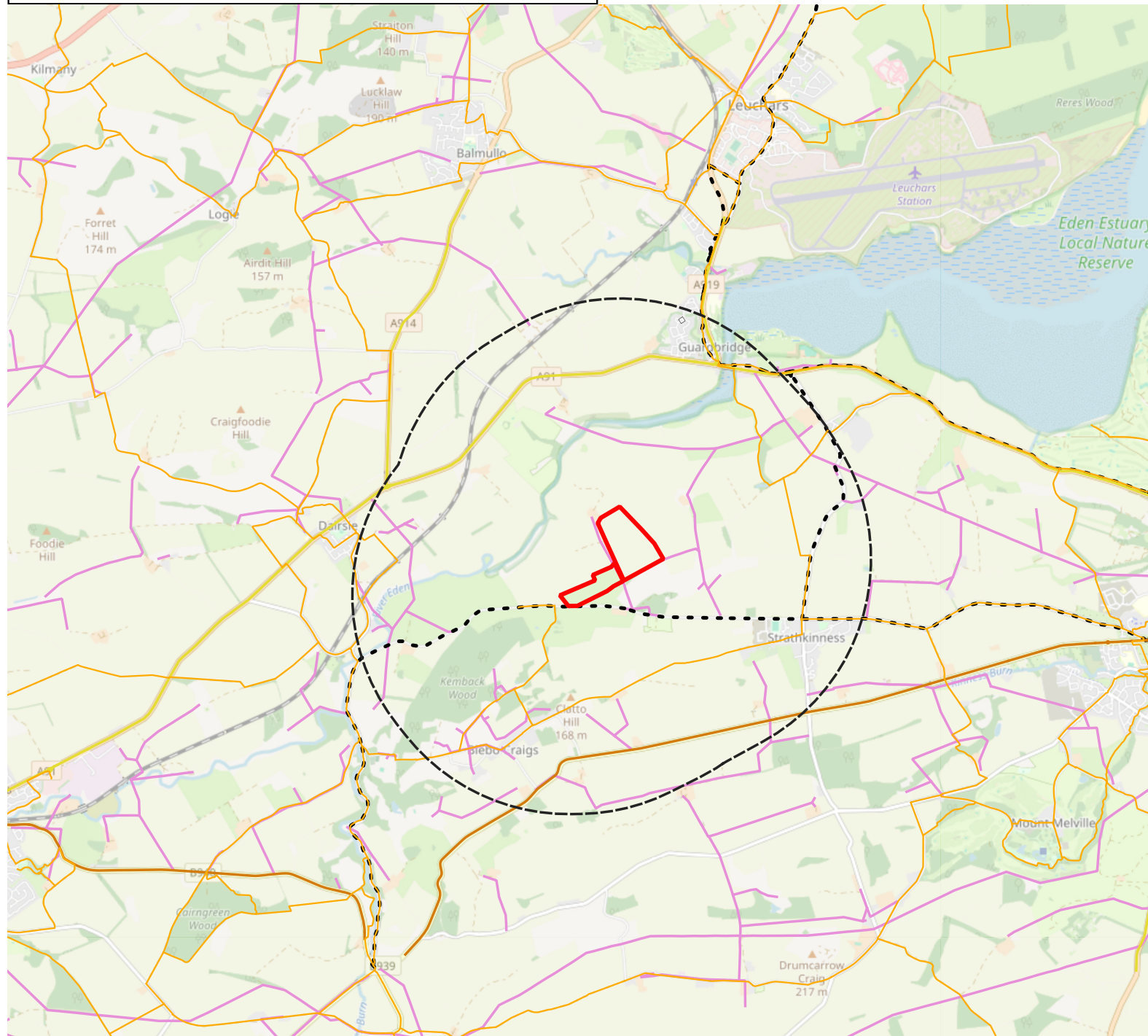
Site Area: 32.67 ha

Drawing No: Figure 7

Grid Ref: NO 44181 17190

Contains OpenStreetMap data.  
For illustrative purposes only.

Figure 8: Access & Infrastructure Constraints Plan



**Site**

- Site Boundary
- 2km Buffer

**Access & Connectivity**

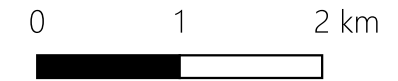
- Core Paths
- National Cycle Network
- Southern Upland Way

**Highways**

- A91
- Secondary Roads

**Infrastructure**

- Power Lines
- Substations



Project: Sample Solar Feasibility Study

Site: Site B near Nydie Mains

Site Area: 32.67 ha

Drawing No: Figure 8

Grid Ref: NO 44181 17190

Contains OpenStreetMap data.  
For illustrative purposes only.

# First Feasibility

## Appendix 2: Data Sources



# Data Sources:

## Base Mapping

- OpenStreetMap (OSM) Basemap
  - OpenStreetMap Contributors
  - Ordnance Survey Mapping and Aerial Imagery
- 

## Ecology & Biodiversity

- Sites of Special Scientific Interest (SSSI) – NatureScot
  - Special Areas of Conservation (SAC) – NatureScot
  - Special Protection Areas (SPA) – NatureScot
  - Ramsar Sites – NatureScot
  - National Nature Reserves (NNR) – NatureScot
  - Local Nature Reserves (LNR) – NatureScot
  - Ancient Woodland Inventory – NatureScot
  - Ancient Woodland Inventory Scotland – Scottish Forestry
- 

## Historic Environment

- Listed Buildings – Historic Environment Scotland
  - Scheduled Monuments – Historic Environment Scotland
  - Conservation Areas – Historic Environment Scotland / Fife Council
  - Gardens and Designed Landscapes – Historic Environment Scotland
  - Historic Battlefields Inventory – Historic Environment Scotland
- 

## Landscape & Visual

- National Scenic Areas (NSA) – NatureScot
  - National Parks – NatureScot
  - Landscape Character Assessment (LCA) – NatureScot
  - Core Paths – Fife Council
  - National Cycle Network – Sustrans
  - Ancient Woodland Inventory – NatureScot
-



## **Flood Risk & Hydrology**

- River Flood Risk Mapping – Scottish Environment Protection Agency (SEPA)
  - Coastal Flood Risk Mapping – Scottish Environment Protection Agency (SEPA)
  - Watercourses and Hydrological Features – SEPA / OpenStreetMap
- 

## **Transport & Infrastructure**

- Road Network – OpenStreetMap
  - Electricity Transmission and Distribution Infrastructure – OpenStreetMap (QuickOSM)
  - Electricity Substations – OpenStreetMap (QuickOSM)
  - National Cycle Network – Sustrans
  - Core Paths – Fife Council
- 

## **Planning & Land Use**

- Land Capability for Agriculture (LCA) Mapping – Scottish Government / The James Hutton Institute
  - National Planning Framework 4 (NPF4) – Scottish Government
  - FIFEplan Local Development Plan – Fife Council
  - Fife Local Development Plan 2 (Emerging) – Fife Council
- 

## **Additional Sources**

- Google Earth Aerial Imagery
- Publicly Available Planning Application Records
- Publicly Available Grid Infrastructure Information

### **Disclaimer:**

Data utilised within this assessment has been obtained from publicly available sources and is considered appropriate for a high-level desktop feasibility assessment. The accuracy, completeness and currency of third-party datasets cannot be guaranteed. This report should not be relied upon as a substitute for detailed technical surveys or statutory consultation.

# First Feasibility

## **Appendix 3: Assumptions & Limitations**





## **Scope of Assessment**

This report comprises a high-level desktop feasibility assessment prepared to identify potential planning, environmental and technical constraints associated with the Site.

The assessment is intended to provide an initial indication of development potential and should not be relied upon as a substitute for detailed technical surveys, planning applications or specialist consultant advice.

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## **Data Sources**

The assessment has been prepared using publicly available datasets, mapping services and published planning policy documents available at the time of writing.

Whilst every effort has been made to verify information, First Feasibility cannot guarantee the accuracy, completeness or currency of third-party datasets.

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## **Site Surveys**

No site visit has been undertaken as part of this assessment unless otherwise stated.

The assessment does not include:

- Ecological surveys;
- Arboricultural surveys;
- Heritage surveys;
- Archaeological investigations;
- Ground investigations;
- Topographical surveys;
- Flood Risk Assessments;
- Landscape and Visual Impact Assessments.

Further technical work may be required should the Site progress.

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## **Planning Position**

This report provides a professional planning appraisal only.

It does not constitute:

- Planning permission;
- Formal planning advice from the Local Planning Authority;
- Legal advice;
- A guarantee that planning permission will be granted.



Planning decisions remain at the discretion of the relevant Local Planning Authority and other statutory consultees.

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### **Grid Capacity**

Any commentary regarding grid infrastructure, substations or transmission assets is provided for contextual purposes only.

No formal grid capacity assessment has been undertaken and no conclusions should be drawn regarding available connection capacity without engagement with the relevant Distribution Network Operator (DNO) or National Grid.

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### **Report Reliance**

This report has been prepared solely for the stated client and project.

No responsibility is accepted to third parties who may rely upon the contents of this report.

### **Disclaimer:**

Data utilised within this assessment has been obtained from publicly available sources and is considered appropriate for a high-level desktop feasibility assessment. The accuracy, completeness and currency of third-party datasets cannot be guaranteed. This report should not be relied upon as a substitute for detailed technical surveys or statutory consultation.



# First Feasibility

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