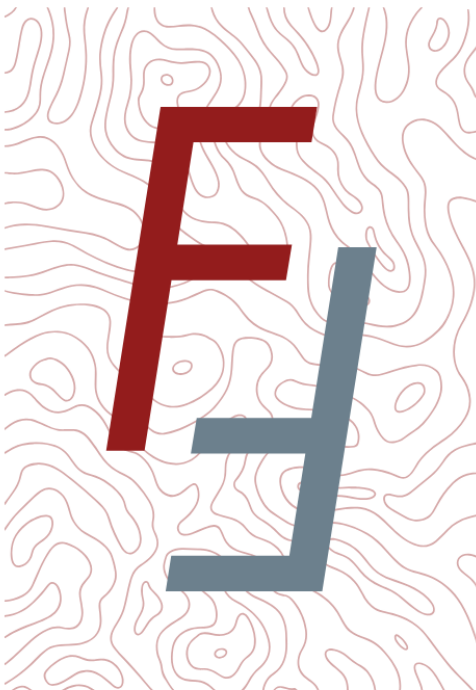


First Feasibility

School Road Solar Farm

Opportunity Profile

26/06/2026



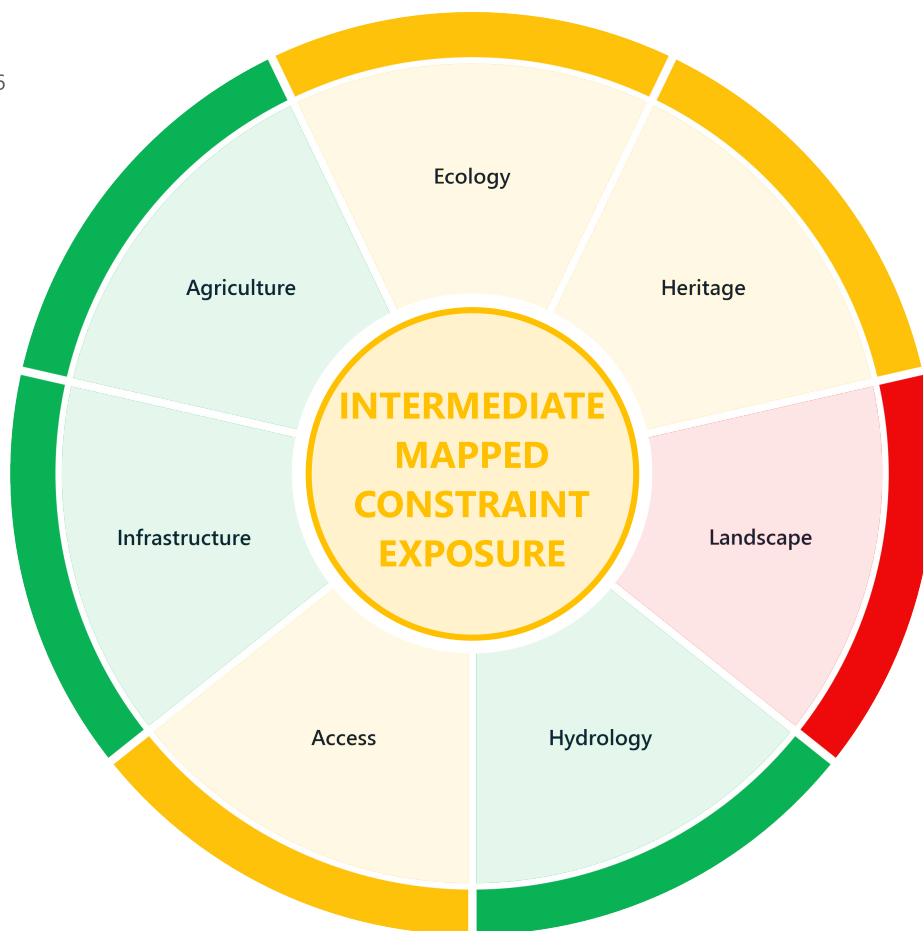
OPPORTUNITY PROFILE

Site Name: School Road Solar

Site Area: 2.66 ha

Report Date: 21 July 2026

Project Type: Solar PV



OPPORTUNITIES & INDICATORS

- ✓ Strategic road context: A379 lies approximately 336m south-east of the site.
- ✓ Potential opportunity: mapped renewable-energy development or proposal recorded nearby.
- ✓ No principal mapped hydrological finding identified within this review.

MATTERS FOR REVIEW

- ⚠ Landscape: Site lies within South Devon Heritage Coast, National Landscape: South Devon and National Landscape: South Devon
- ⚠ Lyme Bay and Torbay (SAC) 657m north-east.
- ⚠ Heritage setting considerations include Site of chapel at Manor Farm (Scheduled Monument) 206m south-east and Farwell House And East Farwell (Listed Building) 159m east of the site.

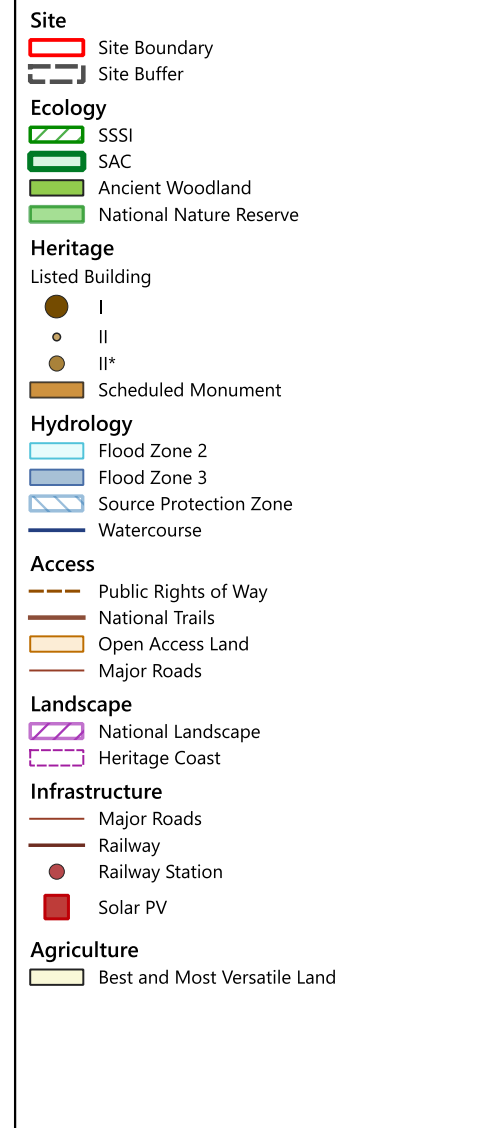
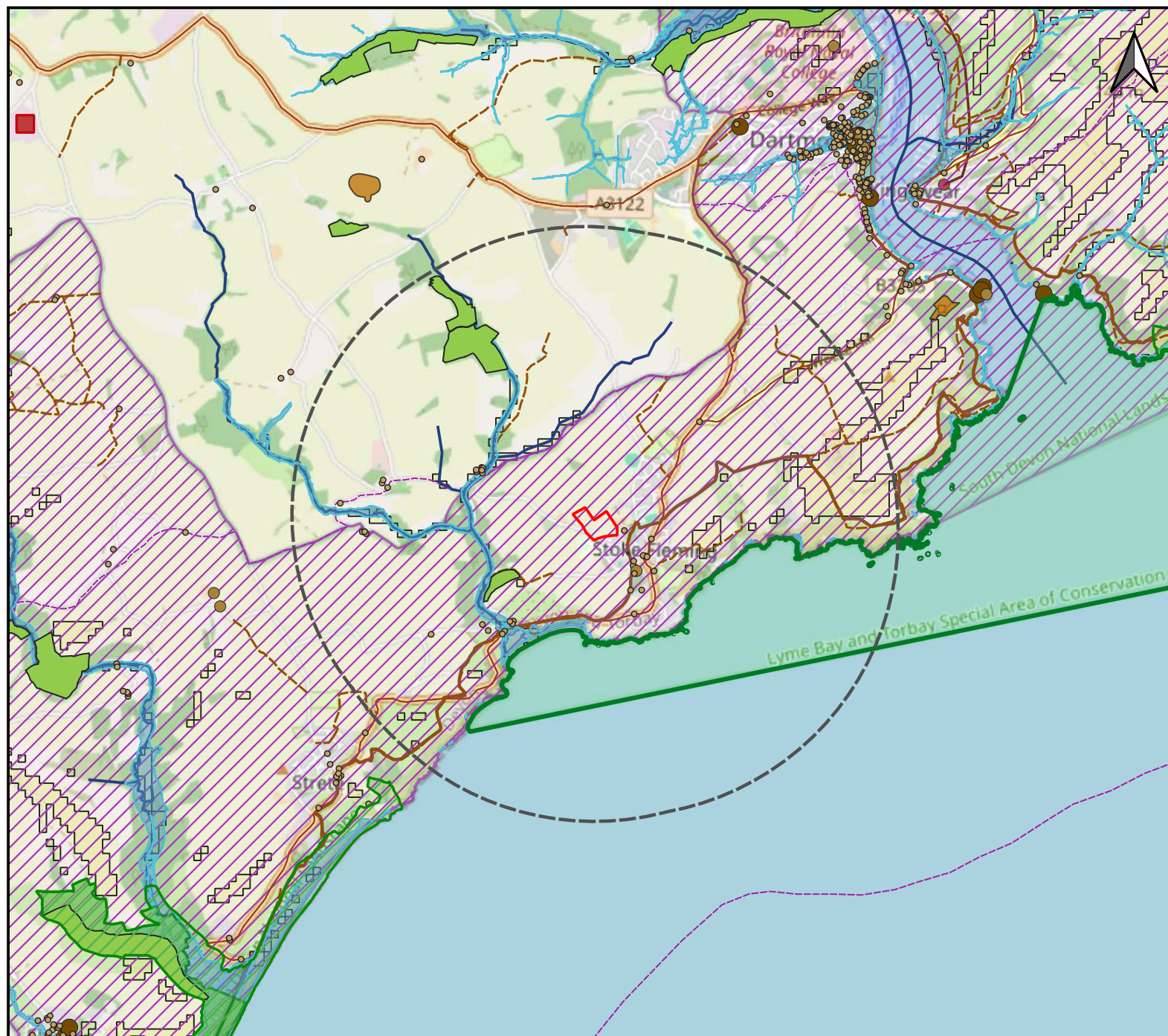
SCREENING SUMMARY

Some mapped matters are present, but no single matter or combination currently dominates the early-stage mapped position. The main opportunity identified is strategic road context: A379 lies approximately 336m south-east of the site. The main constraints are Landscape: Site lies within South Devon Heritage Coast, National Landscape: South Devon and National Landscape: South Devon, the selected immediate ecology and habitat constraints and heritage setting sensitivity. The identified matters may influence the indicative lower-constraint area, layout options, consenting strategy and programme. Early ecological, heritage and landscape review is recommended.

NEXT STEPS

1. Undertake an early landscape and visual review to inform layout, setbacks and mitigation.
2. Commission an ecological constraints review covering impact pathways, survey scope and appropriate designation or woodland buffers.
3. Complete a proportionate heritage setting and visibility review before layout design is advanced.

Figure 1: Overall Constraints Plan

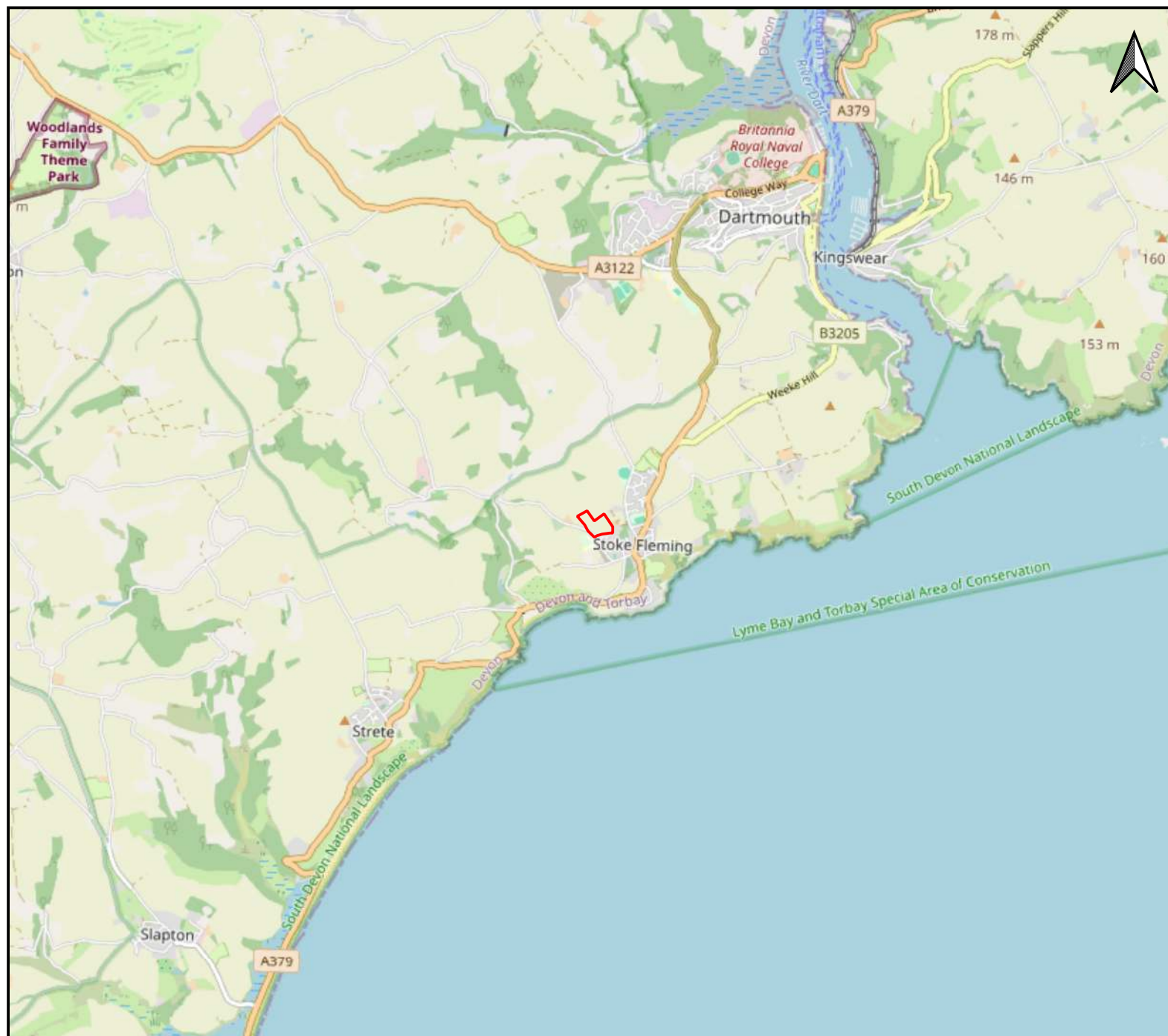


Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 1
 Grid Ref: 285918, 48641

First
 Feasibility

Figure 2: Site Location Plan

0 1 2 km



Site
Site Boundary

Project: Solar
Site: School Road Solar
Site Area: 3.95 ha
Figure: Figure 2
Grid Ref: 285918, 48641

First
Feasibility

Figure 3: Aerial Context Plan

0 0.5 1 km

Site
Site Boundary



Contains OpenStreetMap data.
For illustrative purposes only.

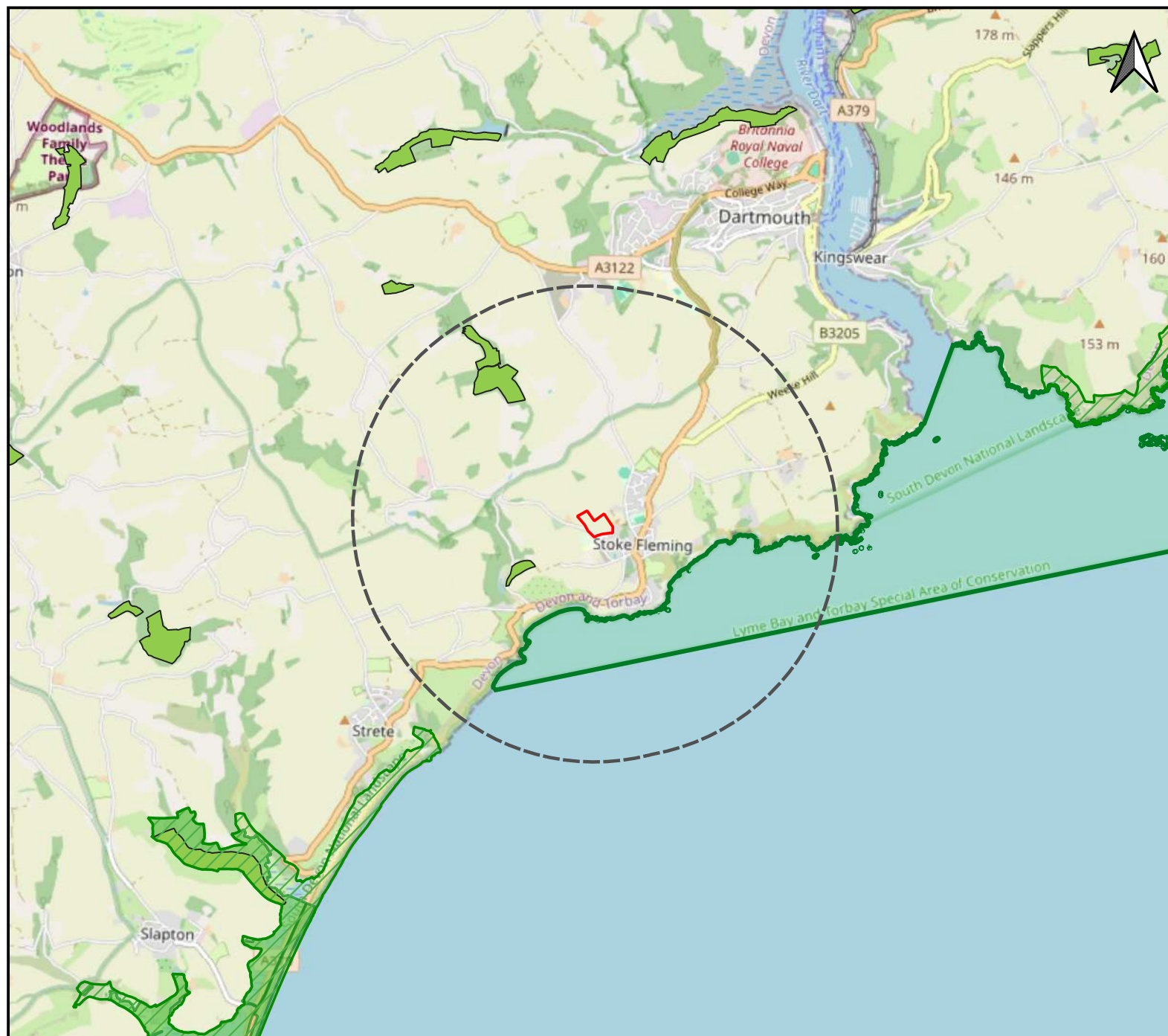
Date: 26 June 2026

Project: Solar
Site: School Road Solar
Site Area: 3.95 ha
Figure: Figure 3
Grid Ref: 285918, 48641

First
Feasibility

Figure 4: Ecology Constraints Plan

0 1 2 km



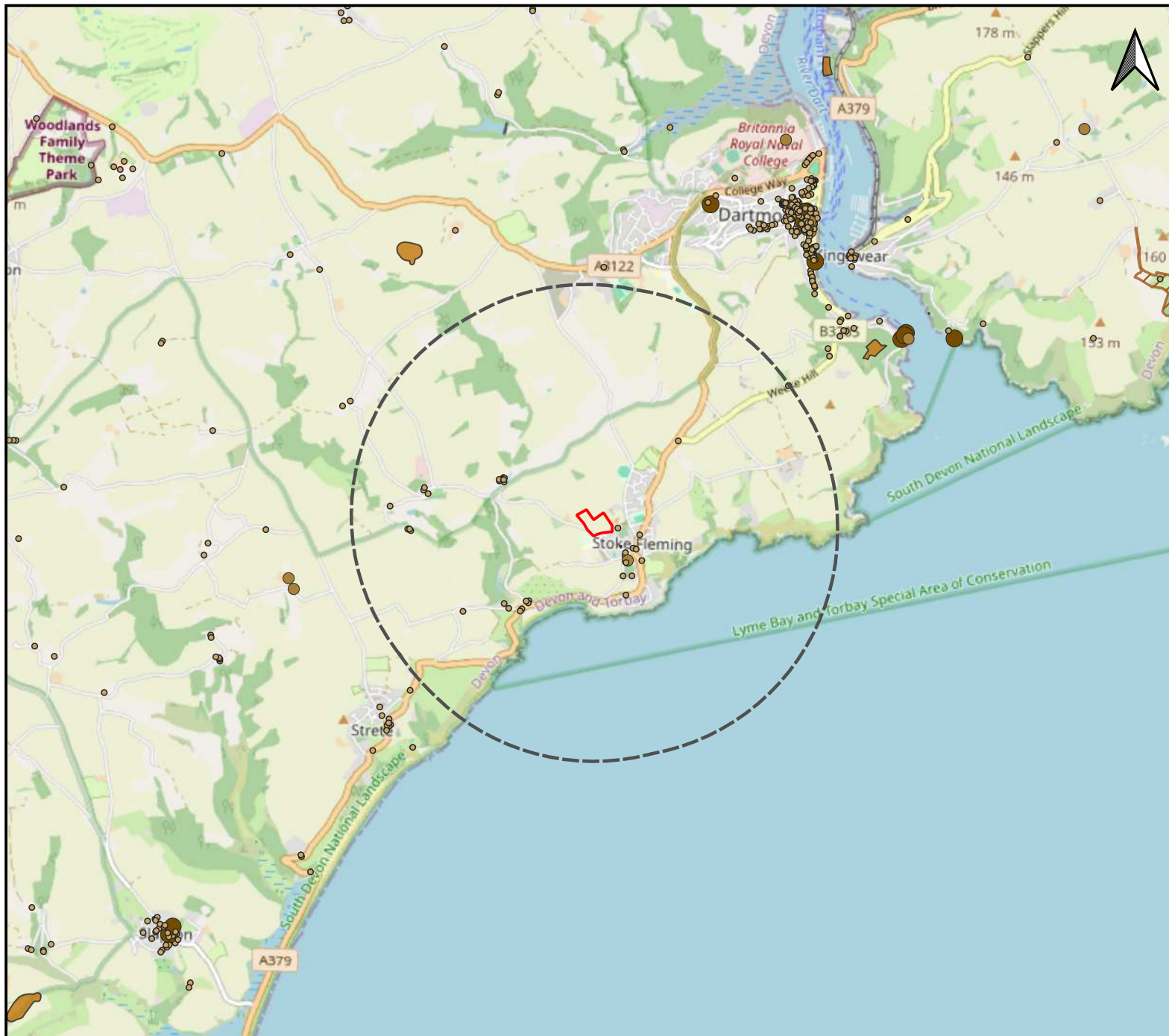
- Site**
- Site Boundary
 - Site Buffer
- Ecology**
- SSSI
 - SAC
 - Ancient Woodland
 - National Nature Reserve

Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 4
 Grid Ref: 285918, 48641

First
Feasibility

Figure 5: Heritage Constraints Plan

0 1 2 km



Site

- Site Boundary
- Site Buffer

Heritage

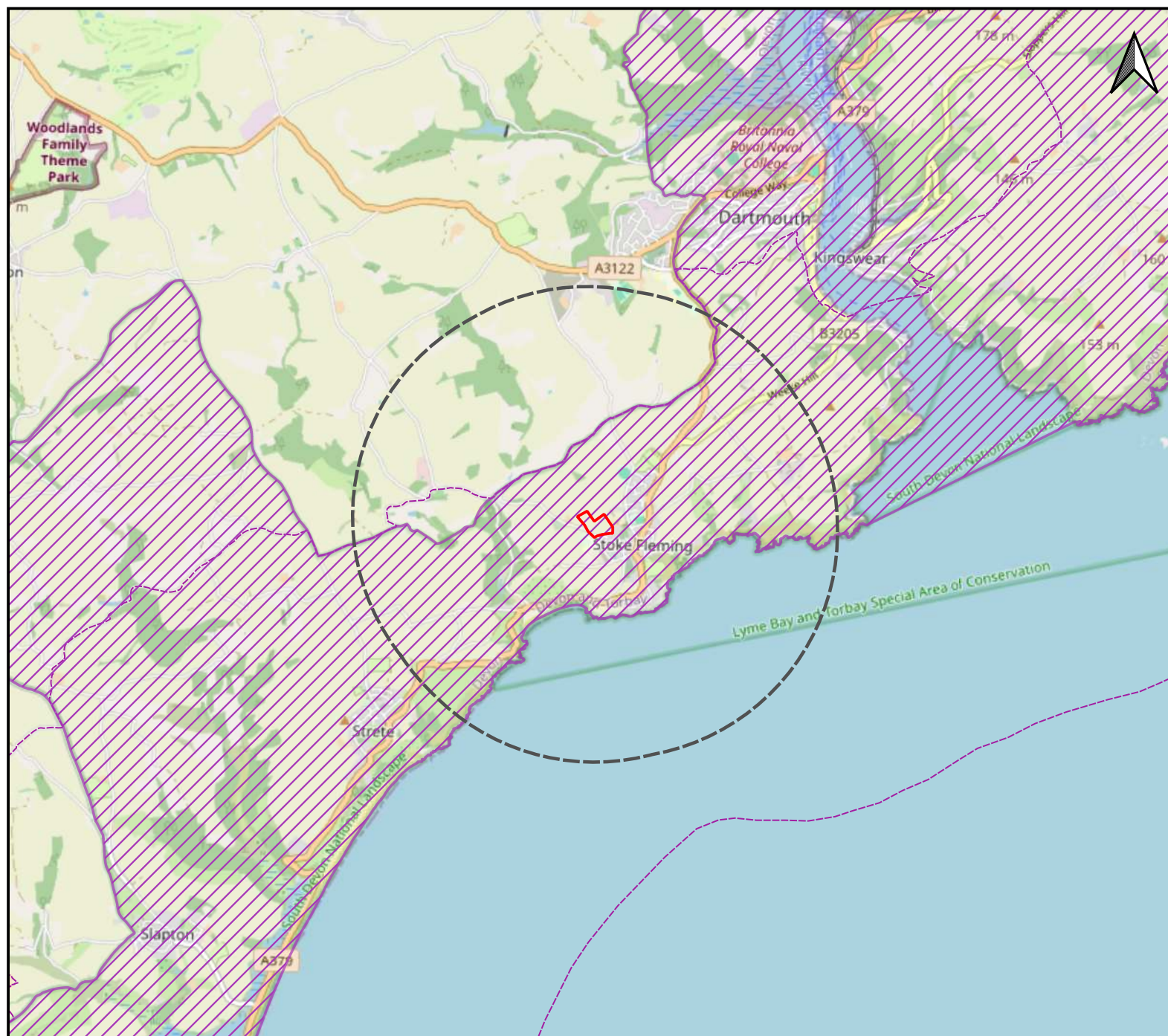
Listed Building

- I
- II
- II*
- Scheduled Monument
- Registered Parks & Gardens

Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 5
 Grid Ref: 285918, 48641

First
Feasibility

Figure 6: Landscape & Visual Constraints Plan



Contains OpenStreetMap data.
For illustrative purposes only.

Date: 26 June 2026

Site

- Site Boundary
- Site Buffer

Landscape

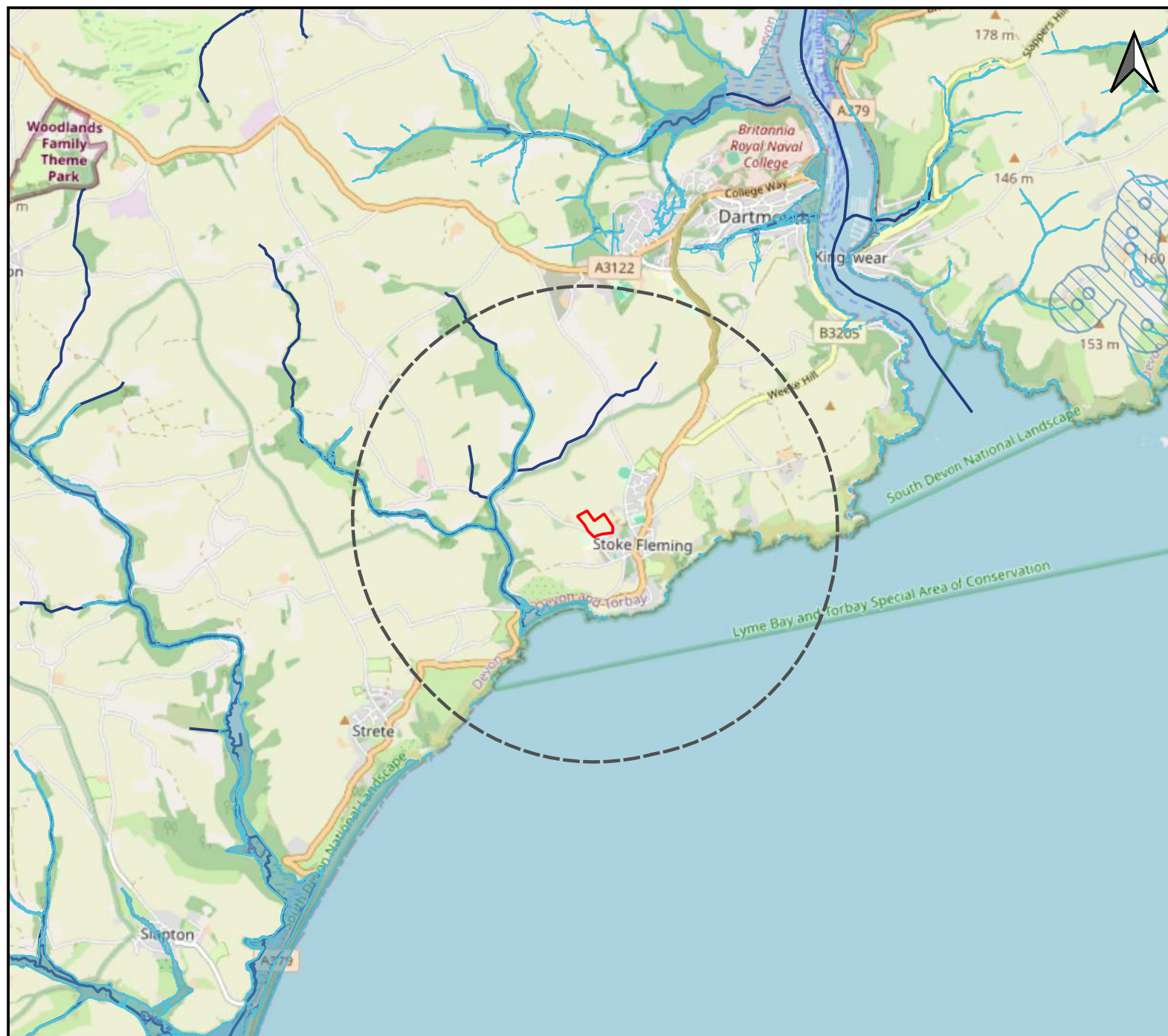
- National Landscape
- Heritage Coast

Project: Solar
Site: School Road Solar
Site Area: 3.95 ha
Figure: Figure 6
Grid Ref: 285918, 48641

First
Feasibility

Figure 7: Flood Risk & Hydrology Plan

0 1 2 km



Site

- ▬ Site Boundary
- - - Site Buffer

Hydrology

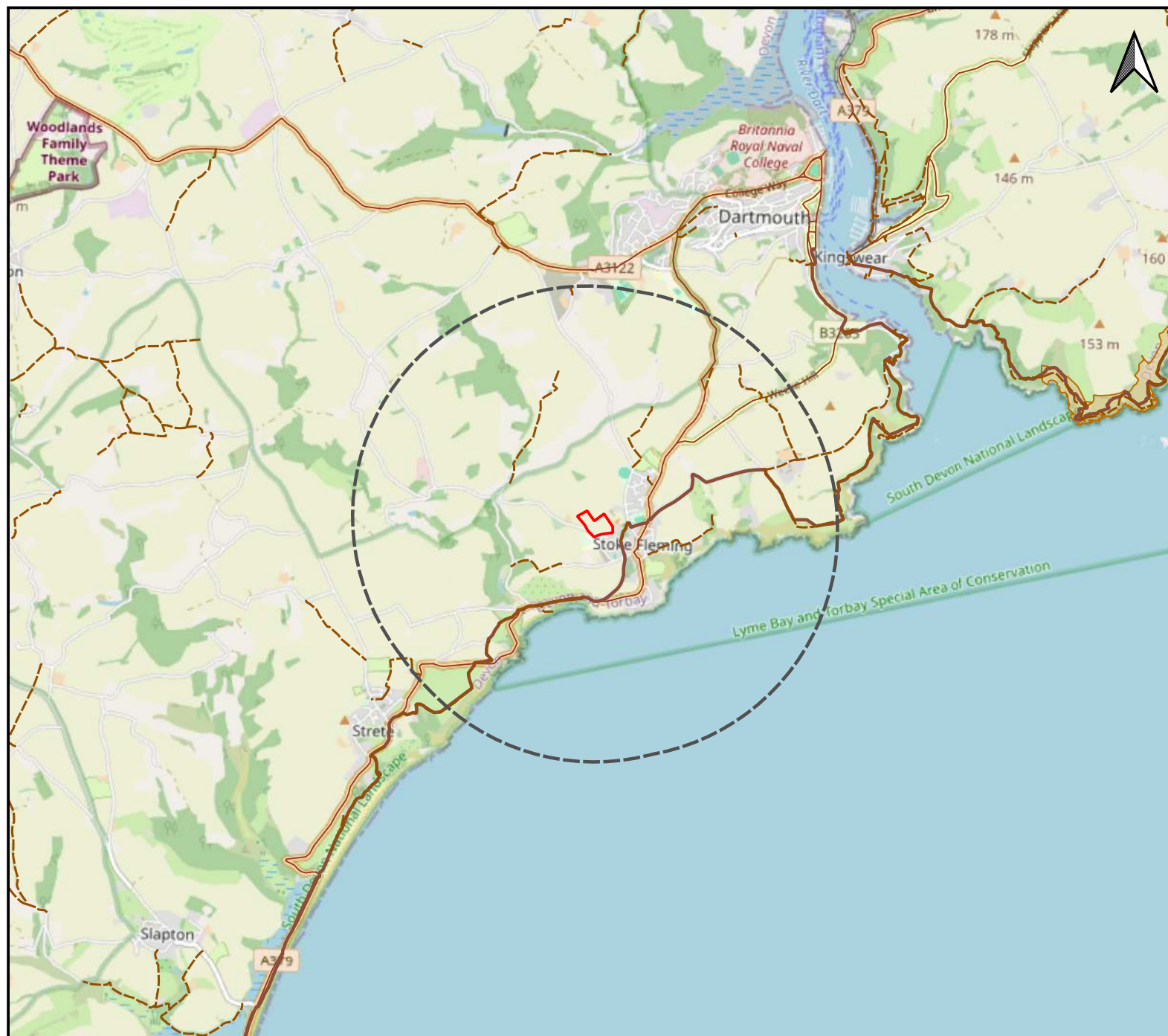
- ▬ Flood Zone 2
- ▬ Flood Zone 3
- ▨ Source Protection Zone
- ▬ Watercourse

Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 7
 Grid Ref: 285918, 48641

First
Feasibility

Figure 8: Access Constraints Plan

0 1 2 km



Site

- ▬ Site Boundary
- - - Site Buffer

Access

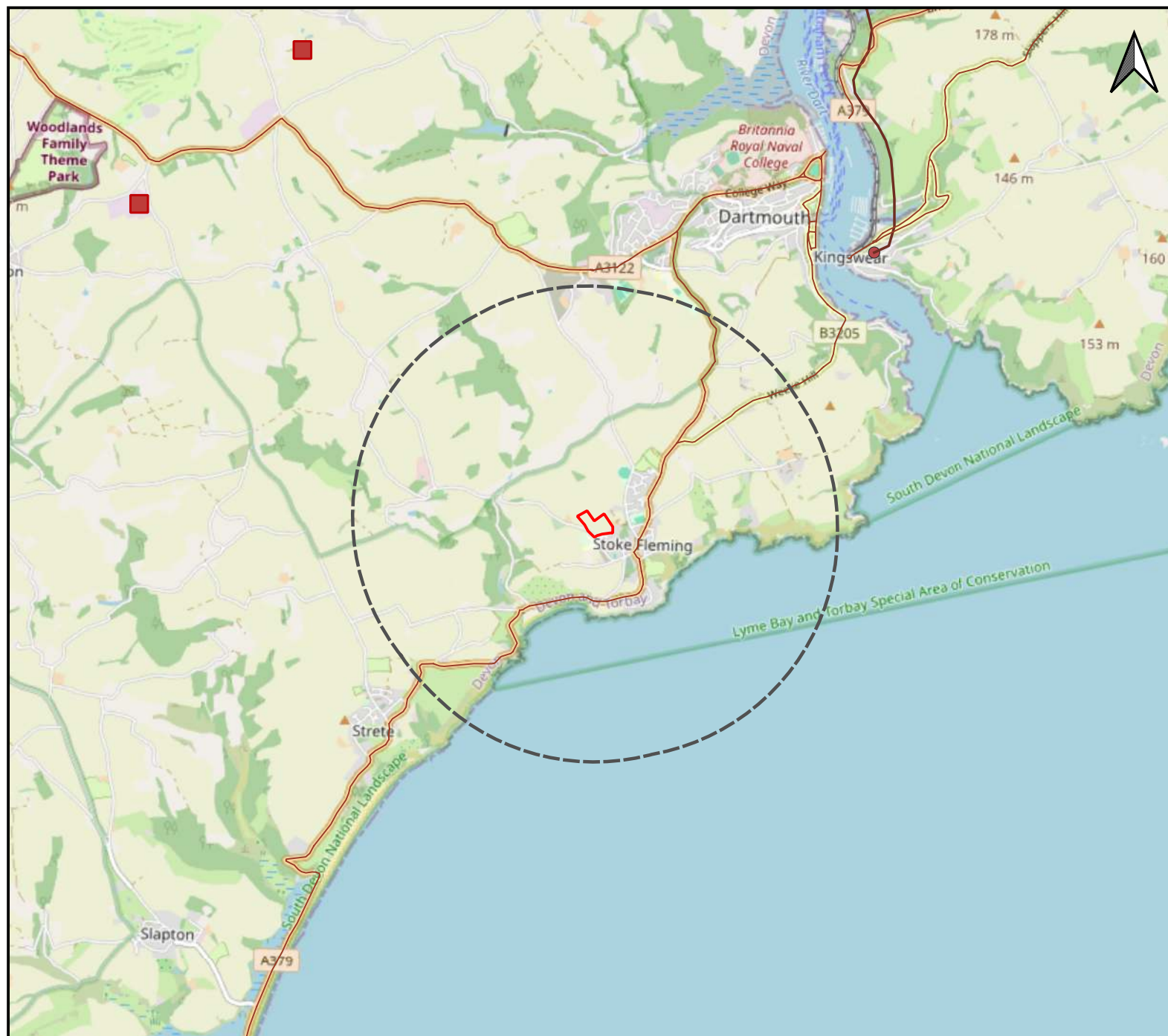
- - - Public Rights of Way
- ▬ National Trails
- ▬ Open Access Land
- ▬ Major Roads

Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 8
 Grid Ref: 285918, 48641

First
Feasibility

Figure 9: Infrastructure Constraints Plan

0 1 2 km

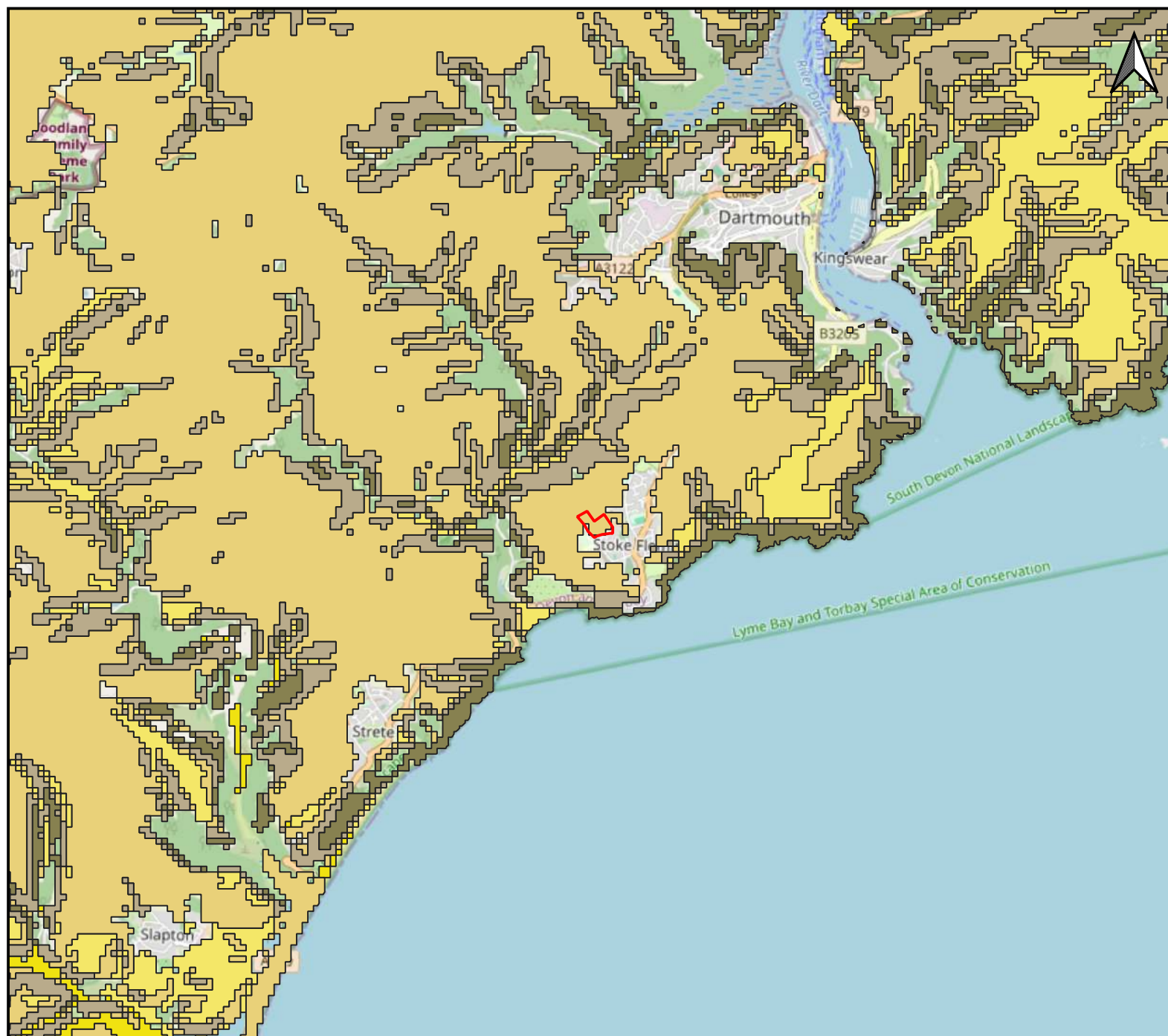


- Site**
- Site Boundary
 - Site Buffer
- Infrastructure**
- Major Roads
 - Railway
 - Railway Station
 - Solar PV

Project: Solar
 Site: School Road Solar
 Site Area: 3.95 ha
 Figure: Figure 9
 Grid Ref: 285918, 48641

First
 Feasibility

Figure 10: Agricultural Constraints Plan



Site

 Site Boundary

Agriculture

Agricultural Land Classification

-  2
-  3a
-  3b
-  4
-  5

Project: Solar
Site: School Road Solar
Site Area: 3.95 ha
Figure: Figure 10
Grid Ref: 285918, 48641

First
Feasibility

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 sans-serif font. The 'Feasibility' part is underlined.

First Feasibility

Independent site assessment and early-stage development advice



Request a quotation: hello@firstfeasibility.co.uk

Visit: firstfeasibility.co.uk

© First Feasibility 2026