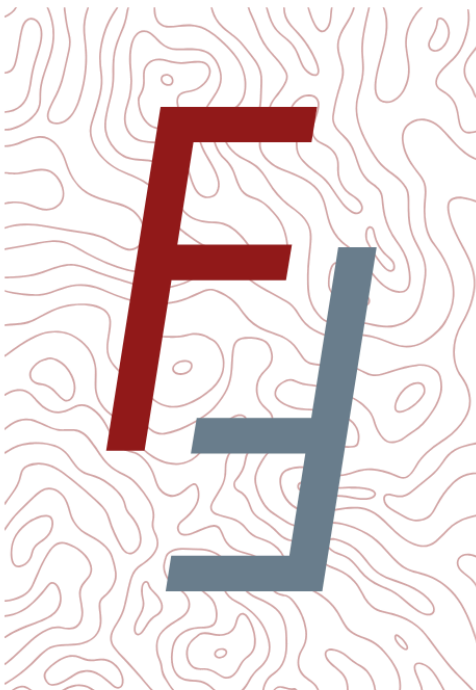


First Feasibility

Lower Hay Street Farm Solar Park

Opportunity Profile

27/06/2026



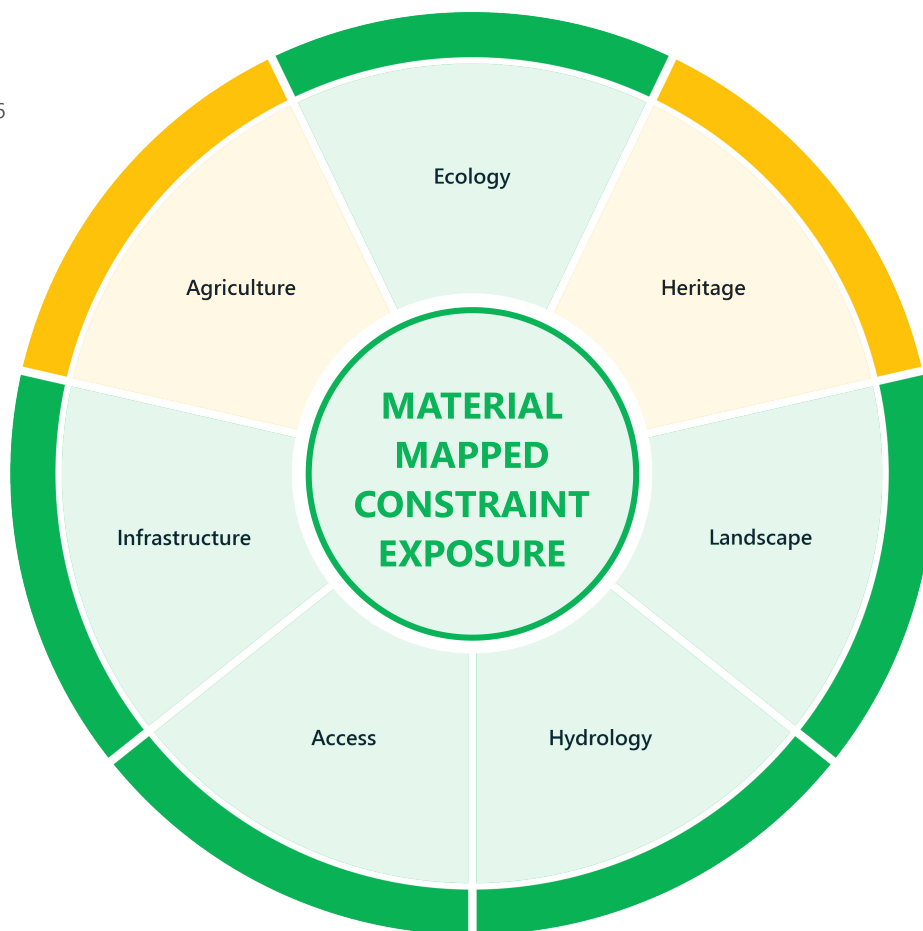
OPPORTUNITY PROFILE

Site Name: Lower Hay Street Farm

Site Area: 2.34 ha

Report Date: 21 July 2026

Project Type: Solar PV



OPPORTUNITIES & INDICATORS

- ✓ Potential opportunity: mapped renewable-energy development or proposal recorded nearby.
- ✓ Strategic road context: A37 lies approximately 744m west of the site.
- ✓ 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.

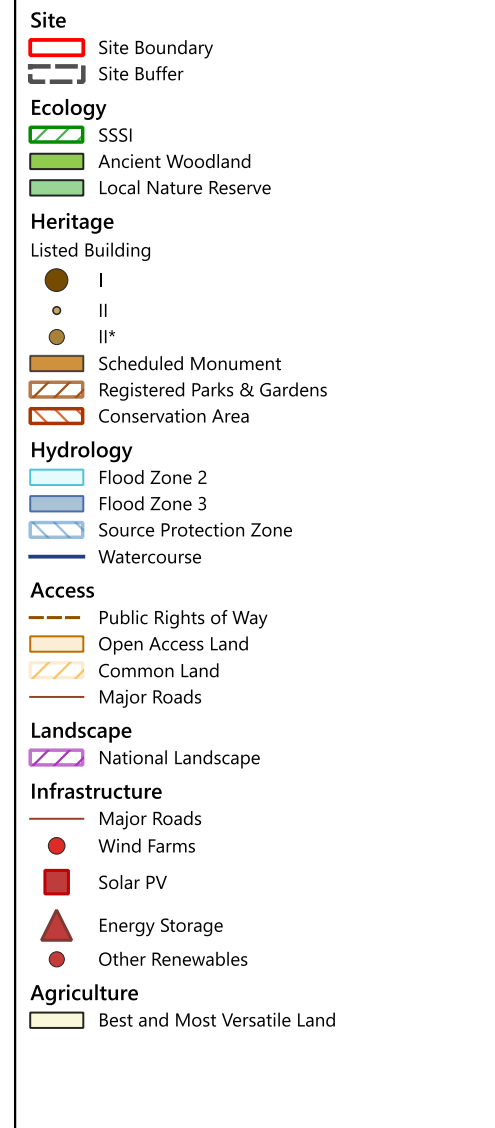
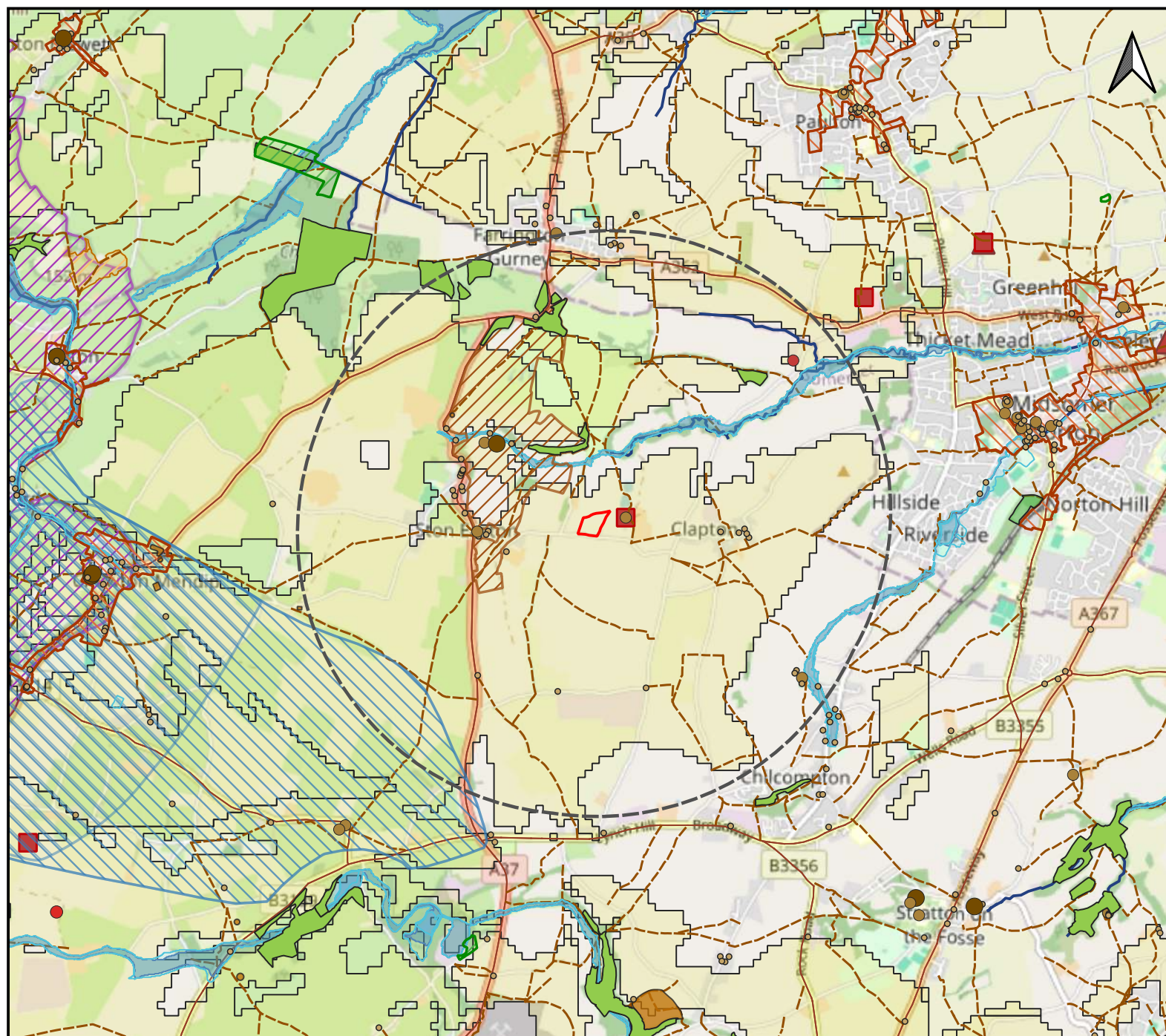
SCREENING SUMMARY

Material mapped matters have been identified that may influence layout, cost, programme or consenting strategy. The main opportunity identified is mapped renewable-energy development or proposal recorded nearby. The main constraints are BMV agricultural land across 100.00% of the site and heritage setting sensitivity. The identified matters may influence the indicative lower-constraint area, layout options, consenting strategy and programme. Early agricultural land and heritage review is recommended.

NEXT STEPS

1. Verify agricultural land classification and review BMV implications, including layout optimisation.
2. Complete a proportionate heritage setting and visibility review before layout design is advanced.

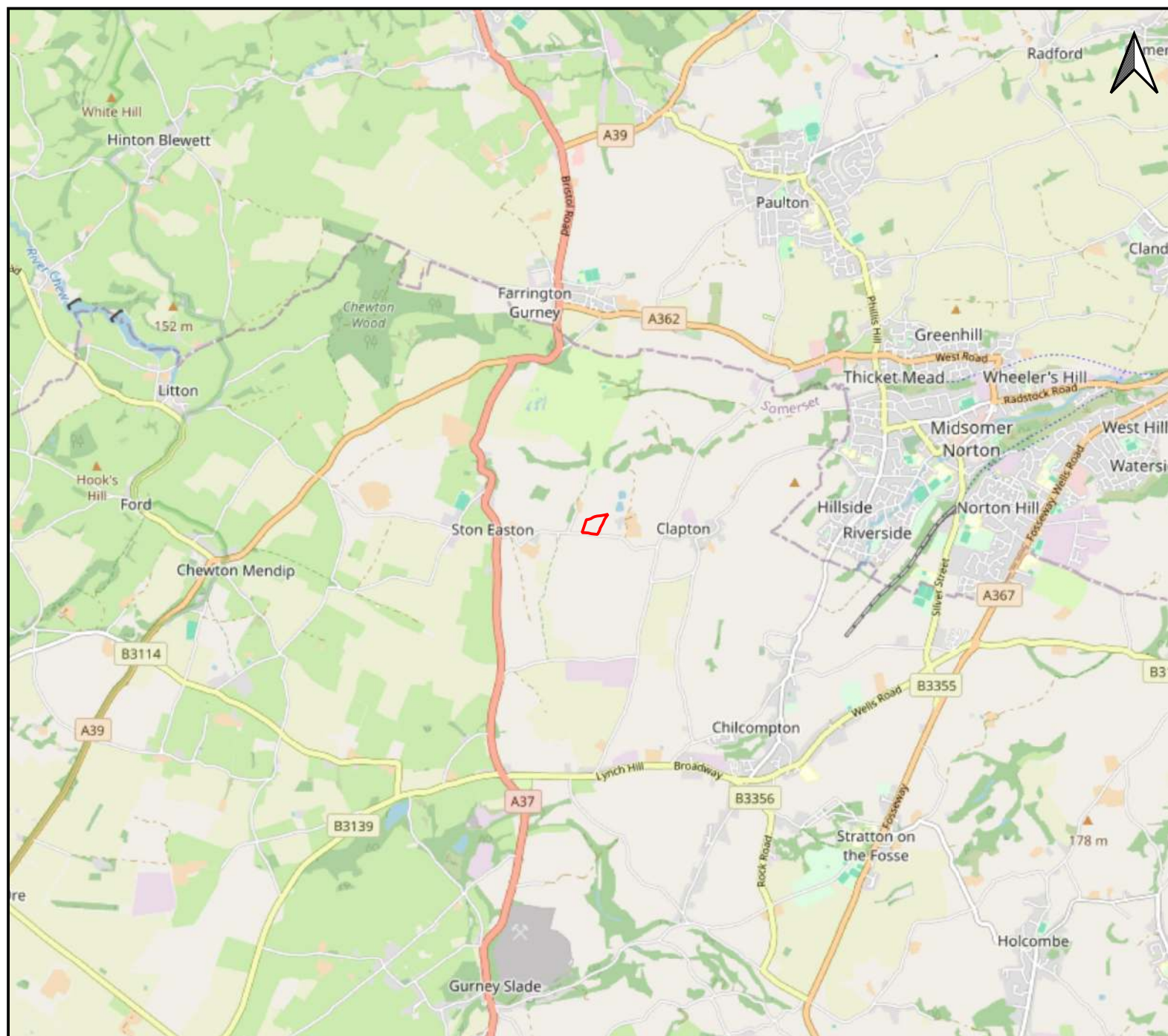
Figure 1: Overall Constraints Plan



Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 1
 Grid Ref: 363205, 153507

First
 Feasibility

Figure 2: Site Location Plan



Site

Site Boundary

Project: Solar
Site: Lower Hay Street Solar Park
Site Area: 2.31 ha
Figure: Figure 2
Grid Ref: 363205, 153507

First
Feasibility

Figure 3: Aerial Context Plan

0 0.5 1 km

Site
Site Boundary



Contains OpenStreetMap data.
For illustrative purposes only.

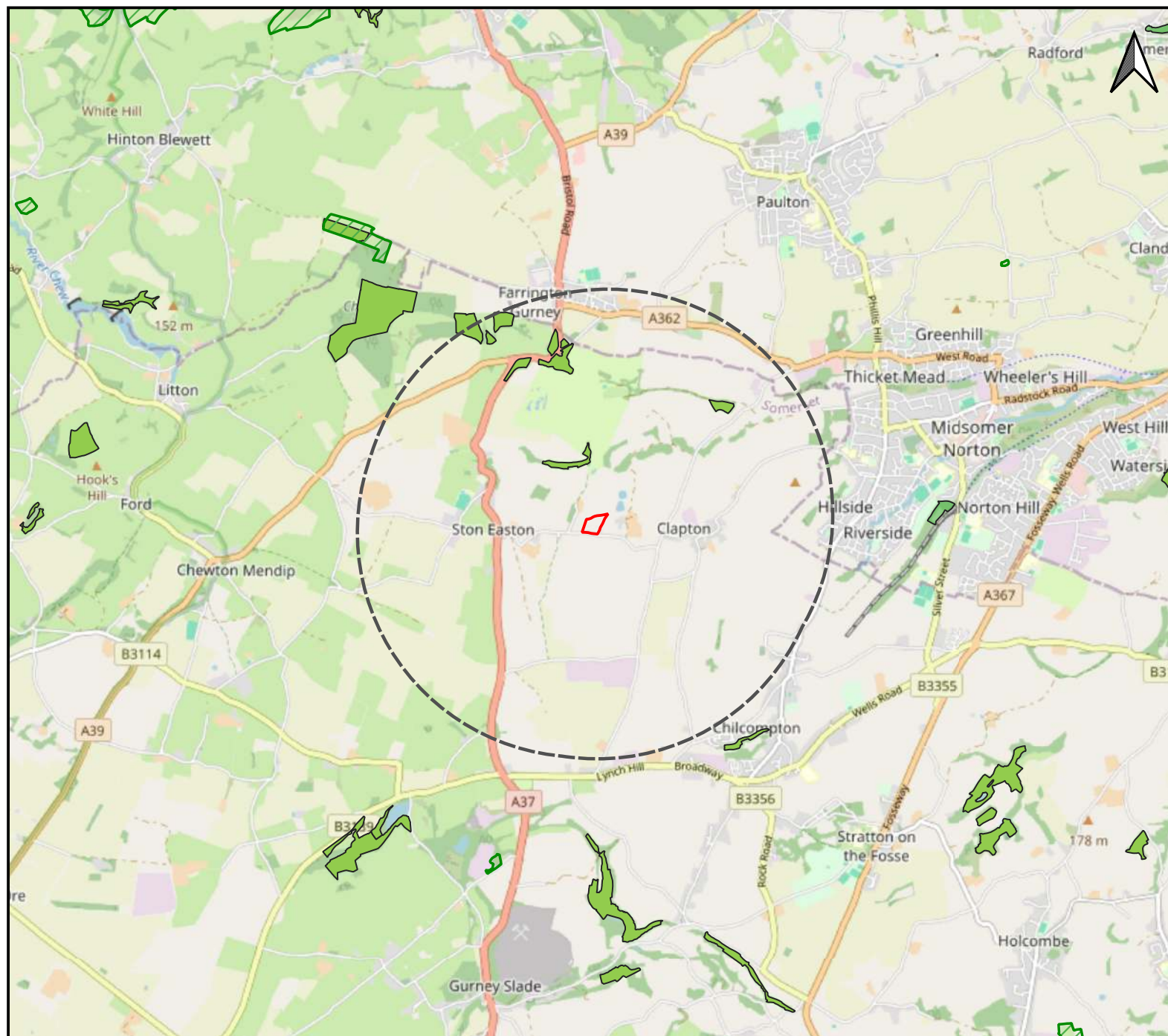
Date: 27 June 2026

Project: Solar
Site: Lower Hay Street Solar Park
Site Area: 2.31 ha
Figure: Figure 3
Grid Ref: 363205, 153507

First
Feasibility

Figure 4: Ecology Constraints Plan

0 1 2 km

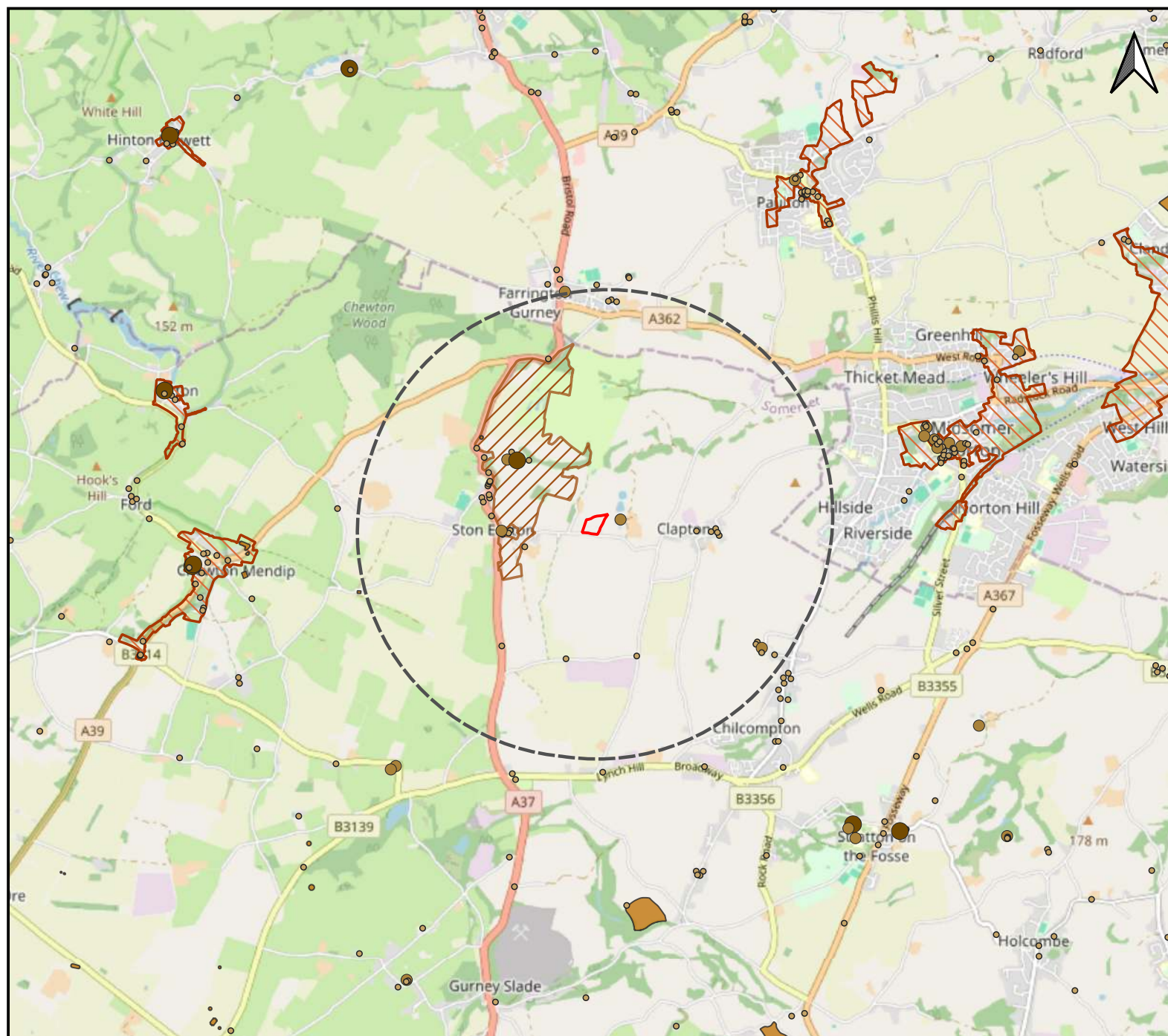


- Site**
- ▬ Site Boundary
 - - - Site Buffer
- Ecology**
- ▨ SSSI
 - Ancient Woodland
 - Local Nature Reserve

Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 4
 Grid Ref: 363205, 153507

First
 Feasibility

Figure 5: Heritage Constraints Plan



Contains OpenStreetMap data.
For illustrative purposes only.

0 1 2 km

- Site**
- Site Boundary
 - Site Buffer
- Heritage**
- Listed Building
- I
 - II
 - II*
- Scheduled Monument
 - Registered Parks & Gardens
 - Conservation Area

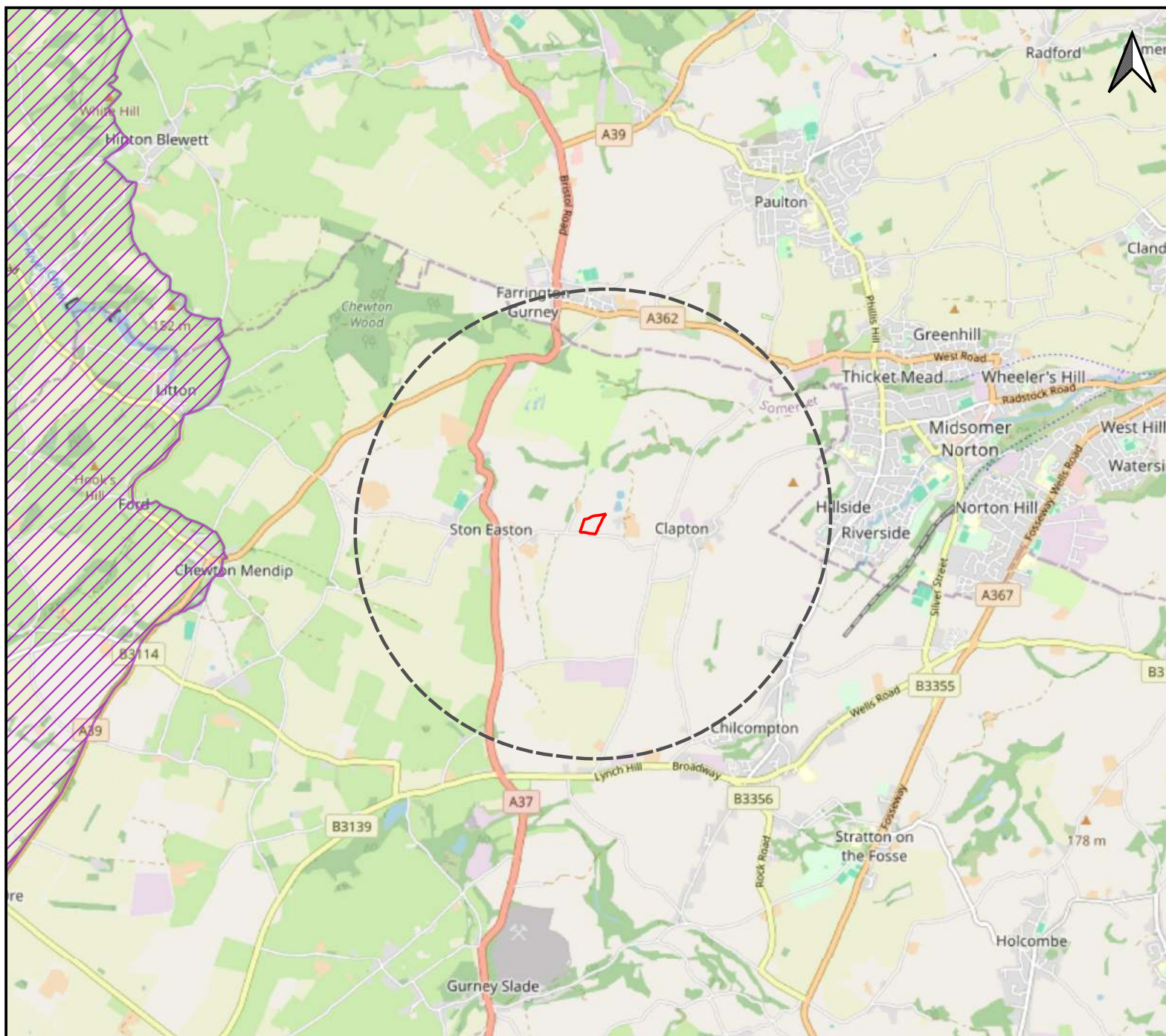
Project: Solar
Site: Lower Hay Street Solar Park
Site Area: 2.31 ha
Figure: Figure 5
Grid Ref: 363205, 153507

First
Feasibility

Date: 27 June 2026

Figure 6: Landscape & Visual Constraints Plan

0 1 2 km



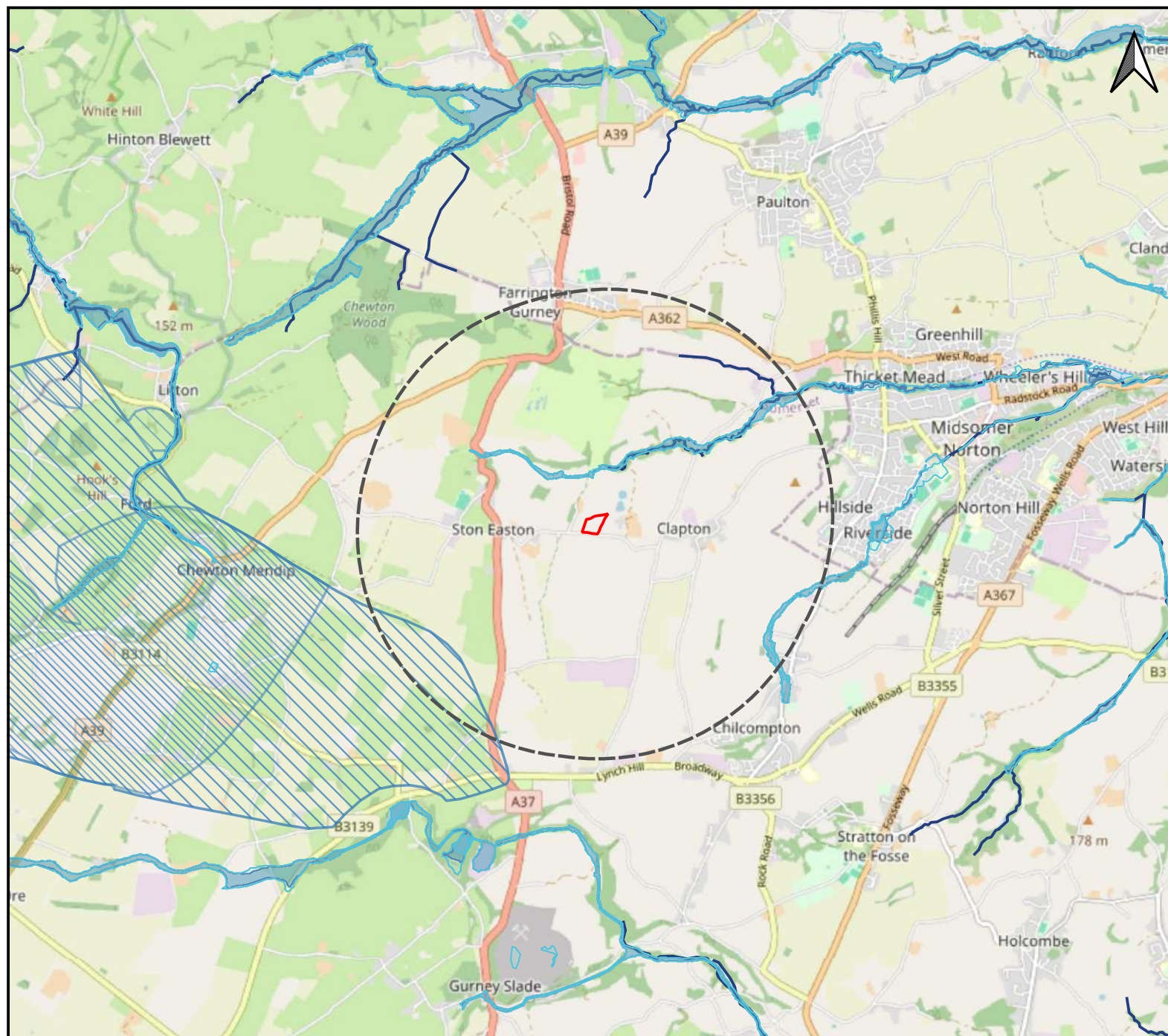
- Site**
- Site Boundary
 - Site Buffer
- Landscape**
- National Landscape

Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 6
 Grid Ref: 363205, 153507

First
 Feasibility

Figure 7: Flood Risk & Hydrology Plan

0 1 2 km



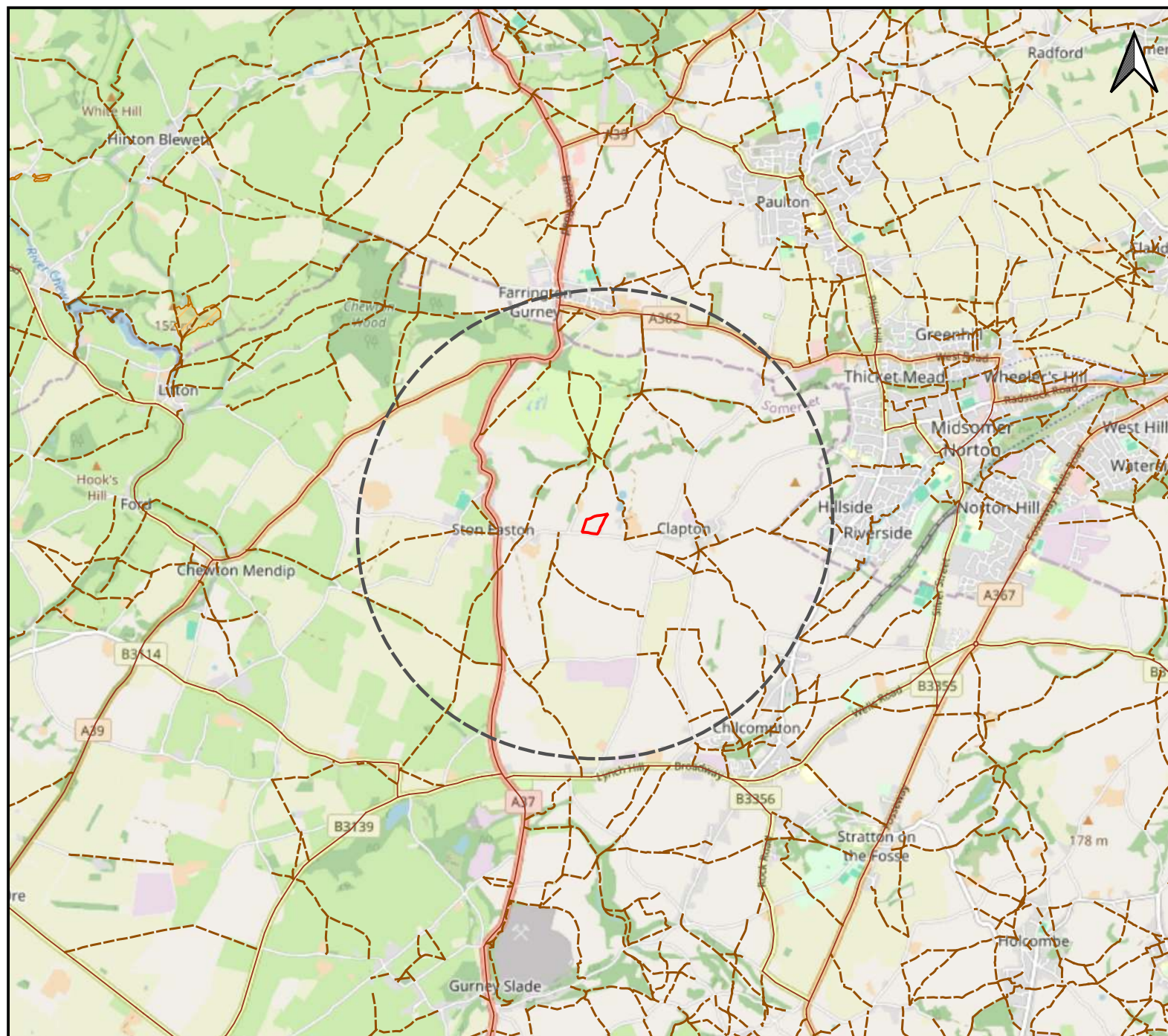
- Site**
- ▬ Site Boundary
 - - - Site Buffer
- Hydrology**
- ▬ Flood Zone 2
 - ▬ Flood Zone 3
 - ▨ Source Protection Zone
 - ▬ Watercourse

Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 7
 Grid Ref: 363205, 153507

First
 Feasibility

Figure 8: Access Constraints Plan

0 1 2 km



Site

- Site Boundary
- Site Buffer

Access

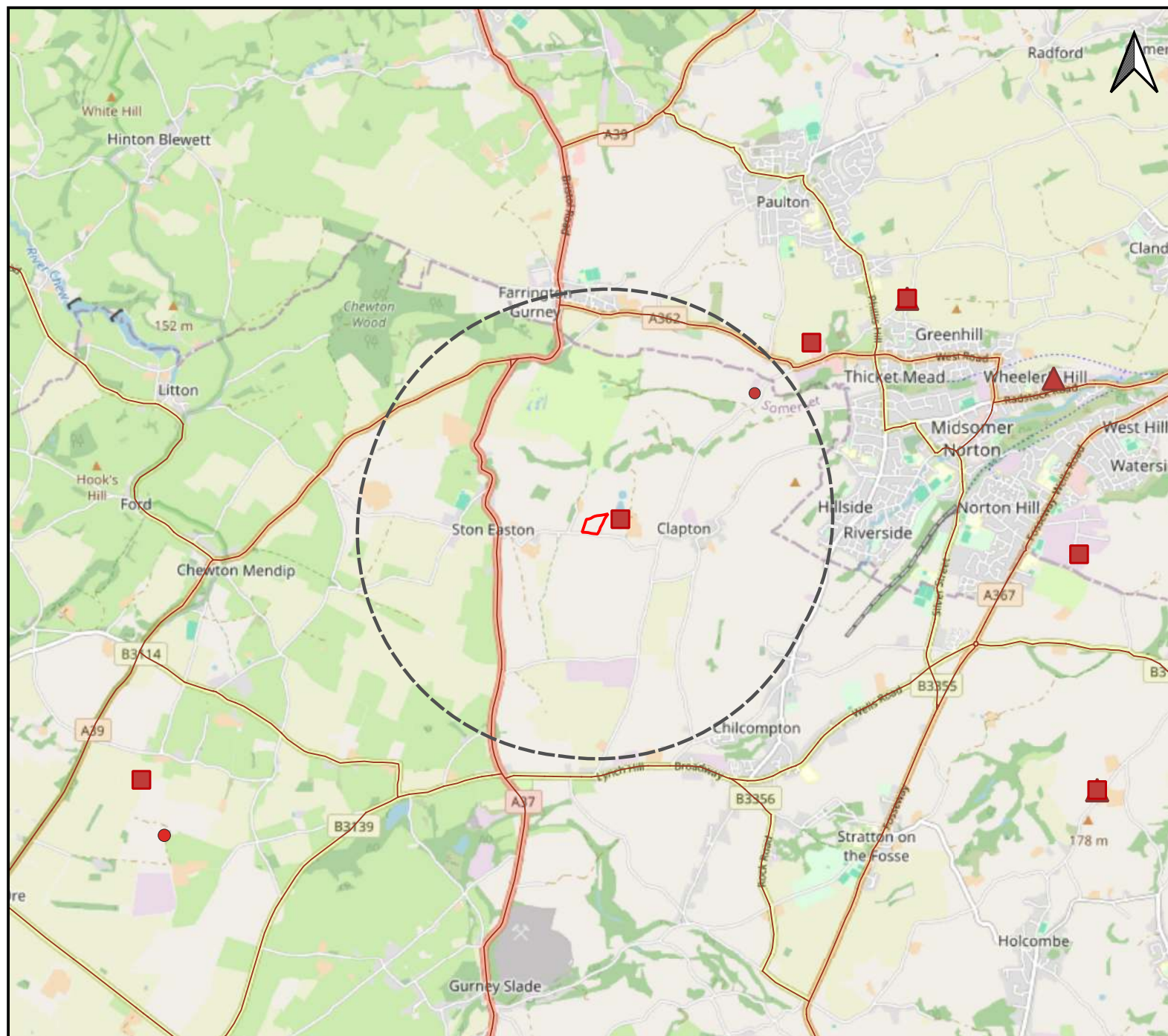
- Public Rights of Way
- Open Access Land
- Common Land
- Major Roads

Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 8
 Grid Ref: 363205, 153507

First
 Feasibility

Figure 9: Infrastructure Constraints Plan

0 1 2 km



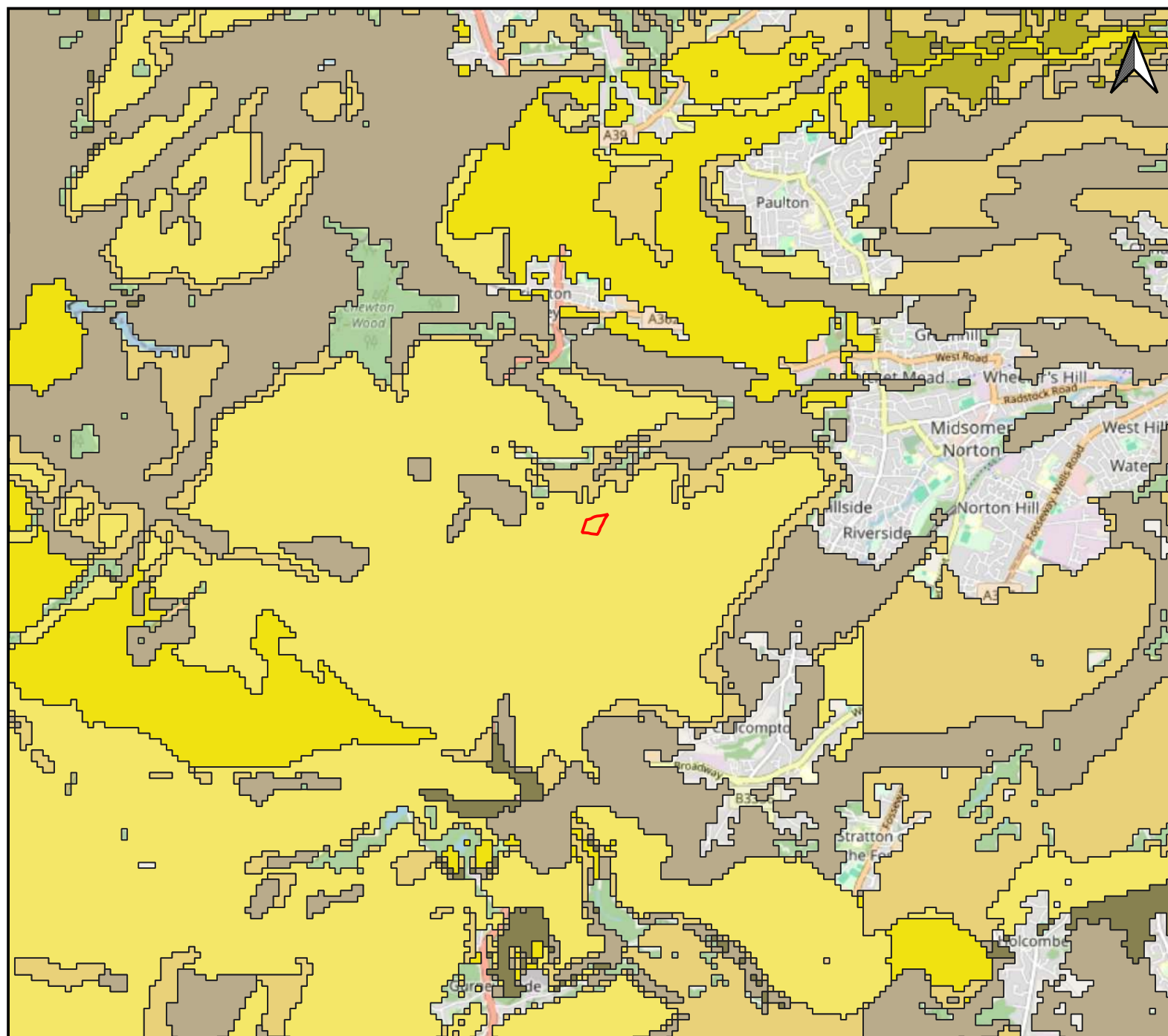
- Site**
- Site Boundary
 - Site Buffer
- Infrastructure**
- Major Roads
 - Wind Farms
 - Solar PV
 - ▲ Energy Storage
 - Other Renewables

Project: Solar
 Site: Lower Hay Street Solar Park
 Site Area: 2.31 ha
 Figure: Figure 9
 Grid Ref: 363205, 153507

First
Feasibility

Figure 10: Agricultural Constraints Plan

0 1 2 km



Site

Site Boundary

Agriculture

Agricultural Land Classification

- 1
- 2
- 3a
- 3b
- 4
- 5

Project: Solar
Site: Lower Hay Street Solar Park
Site Area: 2.31 ha
Figure: Figure 10
Grid Ref: 363205, 153507

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