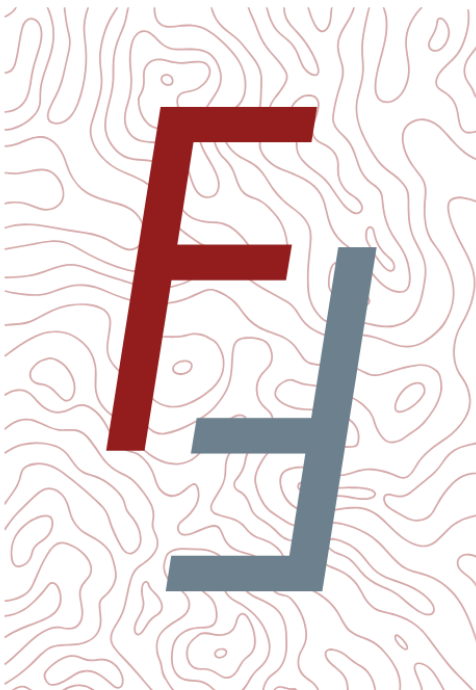


First Feasibility

10-Site Portfolio

Portfolio Screening

21 July 2026

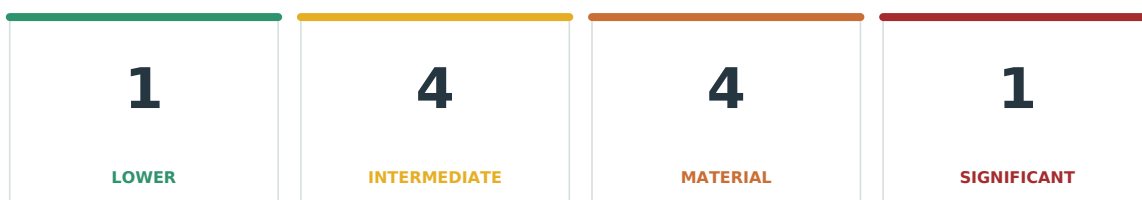


Executive summary

A clear comparison of mapped exposure, review priority and the matters behind each position

Neroche Farm is first in the current relative review order.

10 sites screened | All runs complete



What the screening revealed

- 01 1 site requires specialist review**
 Selected high-sensitivity mapped matters should be interpreted before a progression decision.
- 02 Neroche Farm leads the relative review order**
 It records Lower mapped exposure and priority for further review.
- 03 4 of 10 sites record Intermediate mapped exposure**
 Intermediate is the most common mapped exposure category in this portfolio.
- 04 Heritage is the most recurrent Amber theme**
 It appears as an early review matter across 9 of the 10 assessed sites.

Theme comparison

The seven core themes show where mapped matters begin to concentrate across the portfolio

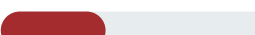
SITE	ECO	HER	LAN	HYD	ACC	INF	AGR	PRINCIPAL MATTER
Neroche Farm Lower	G	G	G	G	A	G	G	A public right of way is present approximately 42 m east of the site.
Witcomb Solar Intermediate	G	A	G	G	G	G	G	Listed Building: Whitcombe Farmhouse, 97 m SW.
Pesh Farm BESS Intermediate	G	A	G	G	G	A	A	Best and Most Versatile agricultural land is indicated across 98.53% of the site.
Trawden Farm Intermediate	A	A	G	G	A	G	G	A public right of way crosses or adjoins the site.
School Road Solar Intermediate	A	A	R	G	A	G	G	Landscape: Site lies within South Devon Heritage Coast, National Landscape: South Devon.
Lower Hay Material	G	A	G	G	G	G	A	Best and Most Versatile agricultural land is indicated across 100.00% of the site.
Warren Way Material	G	A	G	G	A	G	A	Best and Most Versatile agricultural land is indicated across 100.00% of the site.
Burgess Fields Solar Material	R	A	R	G	A	G	A	Danesfield Copse (Ancient Woodland) 10 m north-west.
Sporham Solar Material	R	A	G	R	G	G	A	River Wensum (SAC) 6.8 m north-west and River Wensum (SSSI) 6.8 m north-west.
Foston Ash Farm Significant	R	A	R	G	G	G	G	Direct overlap with Cotswold Beechwoods (SAC), Cotswold Commons and Beechwoods designations and Workmans Wood (Ancient Woodland).

G means no principal mapped finding identified in this review. A means a matter for focused early review. R means a material or high-sensitivity mapped matter.

ECO Ecology | HER Heritage | LAN Landscape | HYD Hydrology | ACC Access | INF Infrastructure | AGR Agriculture

Relative review order

Exposure category and Recommended Review determine the sequence before the Comparative Screening Index

RANK / SITE	INDEX	RECOMMENDED REVIEW
1. Neroche Farm BESS Lower	 82	Priority for Further Review
2. Witcomb Solar Solar PV Intermediate	 83	Further Review Recommended
3. Pesh Farm BESS BESS Intermediate	 76	Further Review Recommended
4. Trawden Farm Solar PV + BESS Co-location Intermediate	 74	Further Review Recommended
5. School Road Solar Solar PV Intermediate	 65	Further Review Recommended
6. Lower Hay Solar PV Material	 62	Targeted Early Review
7. Warren Way Solar PV + BESS Co-location Material	 60	Targeted Early Review
8. Burgess Fields Solar Solar PV Material	 51	Targeted Early Review
9. Sporham Solar Solar PV Material	 50	Targeted Early Review
10. Foston Ash Farm Solar PV Significant	 33	Specialist Review Before Progression Decision

The index is a relative comparison aid within this portfolio. It is not a probability of consent, a viability score or an investment rating.

Site summaries

Concise context, principal mapped matter and the recommended next check for each site

1	Neroche Farm	INDEX 82	
	BESS 12.17 ha		
	Lower Mapped Constraint Exposure	Priority for Further Review	
	CONTEXT Comparatively lower mapped constraint burden across the core themes; higher priority for further review subject to project-specific checks.	MATTER FOR REVIEW A public right of way is present approximately 42 m east of the site.	NEXT CHECK Confirm project-specific access matters during the next review.
2	Witcomb Solar	INDEX 83	
	Solar PV 17.1 ha		
	Intermediate Mapped Constraint Exposure	Further Review Recommended	
	CONTEXT Comparatively lower mapped constraint burden across most core themes; further review appears warranted subject to targeted checks.	MATTER FOR REVIEW Listed Building: Whitcombe Farmhouse, 97 m SW.	NEXT CHECK Complete focused heritage review before committing further time and cost.
3	Pesh Farm BESS	INDEX 76	
	BESS 2.47 ha		
	Intermediate Mapped Constraint Exposure	Further Review Recommended	
	CONTEXT Walham 400 kV substation lies approximately 1.42 km south-east and provides a potential grid-led BESS context.	MATTER FOR REVIEW Best and Most Versatile agricultural land is indicated across 98.53% of the site.	NEXT CHECK Complete focused heritage, infrastructure and agriculture review before committing further time and cost.
4	Trawden Farm	INDEX 74 AREA 93.89%	
	Solar PV + BESS Co-location 13.8 ha		
	Intermediate Mapped Constraint Exposure	Further Review Recommended	
	CONTEXT Mapped renewable-energy development or proposal recorded nearby.	MATTER FOR REVIEW A public right of way crosses or adjoins the site.	NEXT CHECK Complete focused ecology, heritage and access review before committing further time and cost.

Site summaries continued

5	School Road Solar	INDEX 65
Solar PV 2.66 ha		
Intermediate Mapped Constraint Exposure		Further Review Recommended
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
Strategic road context: A379 lies approximately 336 m south-east of the site.	Landscape: Site lies within South Devon Heritage Coast, National Landscape: South Devon.	Complete focused landscape review before committing further time and cost.

6	Lower Hay	INDEX 62
Solar PV 2.34 ha		
Material Mapped Constraint Exposure		Targeted Early Review
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
Mapped renewable-energy development or proposal recorded nearby.	Best and Most Versatile agricultural land is indicated across 100.00% of the site.	Prioritise early heritage and agriculture review before layout or progression work.

7	Warren Way	INDEX 60
Solar PV + BESS Co-location 19.41 ha		
Material Mapped Constraint Exposure		Targeted Early Review
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
Strategic road context: A44 lies approximately 38 m south-east of the site.	Best and Most Versatile agricultural land is indicated across 100.00% of the site.	Prioritise early heritage, access and agriculture review before layout or progression work.

Site summaries continued

8	Burgess Fields Solar	INDEX 51
Solar PV 24.33 ha		
Material Mapped Constraint Exposure		Targeted Early Review
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
Strategic road context: B4001 adjoins the site.	Danesfield Copse (Ancient Woodland) 10 m north-west.	Prioritise early ecology and landscape review before layout or progression work.

9	Sporham Solar	INDEX 50 AREA 50.67%
Solar PV 20.55 ha		
Material Mapped Constraint Exposure		Targeted Early Review
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
Strategic road context: A1067 adjoins the site.	River Wensum (SAC) 6.8 m north-west and River Wensum (SSSI) 6.8 m north-west.	Prioritise early ecology and hydrology review before layout or progression work.

10	Foston Ash Farm	INDEX 33 AREA 67.51%
Solar PV 4.79 ha		
Significant Mapped Constraint Exposure		Specialist Review Before Progression Decision
CONTEXT	MATTER FOR REVIEW	NEXT CHECK
In light of the selected high-sensitivity mapped matters, minor contextual opportunities have not been promoted in this portfolio view.	Mapped direct overlap is indicated with Cotswold Beechwoods (SAC), Cotswold Commons and Beechwoods (SSSI and National Nature Reserve) and Workmans Wood (Ancient Woodland).	Obtain specialist advice on ecology and landscape before deciding whether to progress.

Priority action plan

The immediate review route and next check for each site

SITE	REVIEW ROUTE	NEXT CHECK
1. Neroche Farm	Priority for Further Review	Confirm project-specific access matters during the next review.
2. Witcomb Solar	Further Review Recommended	Complete focused heritage review before committing further time and cost.
3. Pesh Farm BESS	Further Review Recommended	Complete focused heritage, infrastructure and agriculture review before committing further time and cost.
4. Trawden Farm	Further Review Recommended	Complete focused ecology, heritage and access review before committing further time and cost.
5. School Road Solar	Further Review Recommended	Complete focused landscape review before committing further time and cost.
6. Lower Hay	Targeted Early Review	Prioritise early heritage and agriculture review before layout or progression work.
7. Warren Way	Targeted Early Review	Prioritise early heritage, access and agriculture review before layout or progression work.
8. Burgess Fields Solar	Targeted Early Review	Prioritise early ecology and landscape review before layout or progression work.
9. Sporham Solar	Targeted Early Review	Prioritise early ecology and hydrology review before layout or progression work.
10. Foston Ash Farm	Specialist Review Before Progression Decision	Obtain specialist advice on ecology and landscape before deciding whether to progress.

Method and scope

A transparent early-stage comparison designed to guide the next review rather than replace it

How the screening works

1. Mapped evidence Consistent public and recognised datasets are reviewed.	2. Theme review Seven themes are recorded using Green, Amber and Red classes.	3. Exposure Theme findings are combined into a mapped exposure category.	4. Review route Sites are ordered for proportionate further review.
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Key terms

Mapped Constraint Exposure	A comparative description of mapped constraint burden across the reviewed themes.
Recommended Review	The proportionate next review route indicated by the mapped findings.
Comparative Screening Index	A relative comparison aid within this portfolio, not a consent, viability or investment prediction.
Area outside selected principal mapped constraints	A desktop mapping measure based on selected direct area layers. It is not developable area.

Scope and limitations

This Assessment provides an early-stage desktop appraisal of the principal mapped planning, environmental, access, agricultural and infrastructure considerations affecting the identified sites. It supports initial decision-making and identifies matters requiring further investigation before significant time or financial resources are committed.

The Assessment is based primarily on publicly available statutory datasets and nationally recognised mapping sources. Unless expressly stated otherwise, it does not include a site visit, detailed policy appraisal, technical survey, statutory consultation or design assessment.

The findings do not constitute planning permission, a guarantee of development potential or a prediction of planning outcome. Data availability, accuracy and published designations may change and should be verified through site-specific investigation where appropriate.

Where material constraints or uncertainties are identified, proportionate specialist advice should be obtained before a progression decision is made.

This report has been prepared for the named client and identified portfolio. It should not be relied upon by third parties, or for another purpose, without the prior written agreement of First Feasibility.