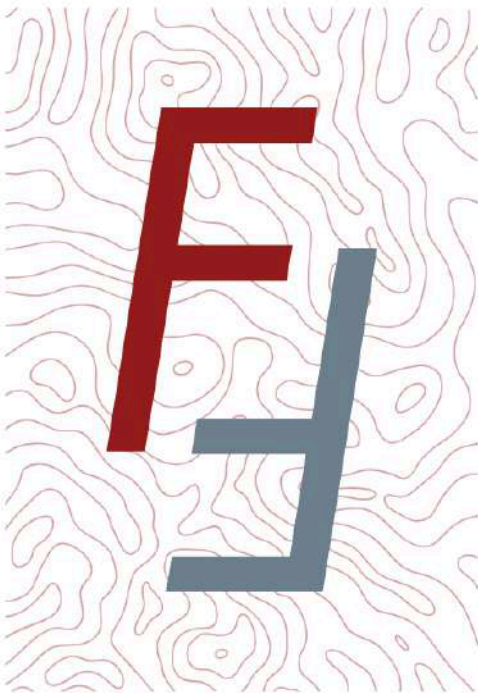


First Feasibility

Whiteway Solar

Opportunity Profile

21st July 2026



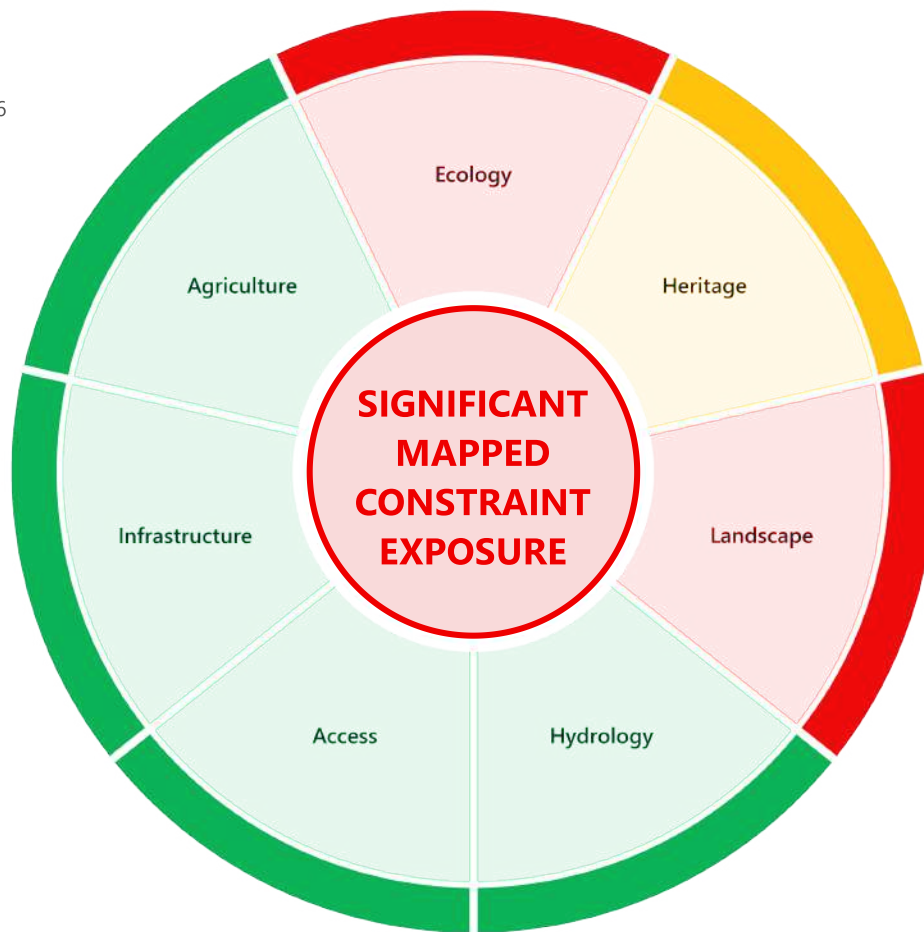
OPPORTUNITY PROFILE

Site Name: Whiteway Common
Solar

Site Area: 4.79 ha

Report Date: 21 July 2026

Project Type: Solar PV



OPPORTUNITIES & INDICATORS

In light of the selected high-sensitivity mapped matters, minor contextual opportunities have not been promoted on this one-page profile.

MATTERS FOR REVIEW

- ⚠ Mapped direct overlap is indicated with Cotswold Beechwoods (SAC), Cotswold Commons and Beechwoods (SSSI and National Nature Reserve) and Workmans Wood (Ancient Woodland).
- ⚠ National Landscape: Cotswolds
- ⚠ Listed Building: Foston's Ash Inn, 25m SE

SCREENING SUMMARY

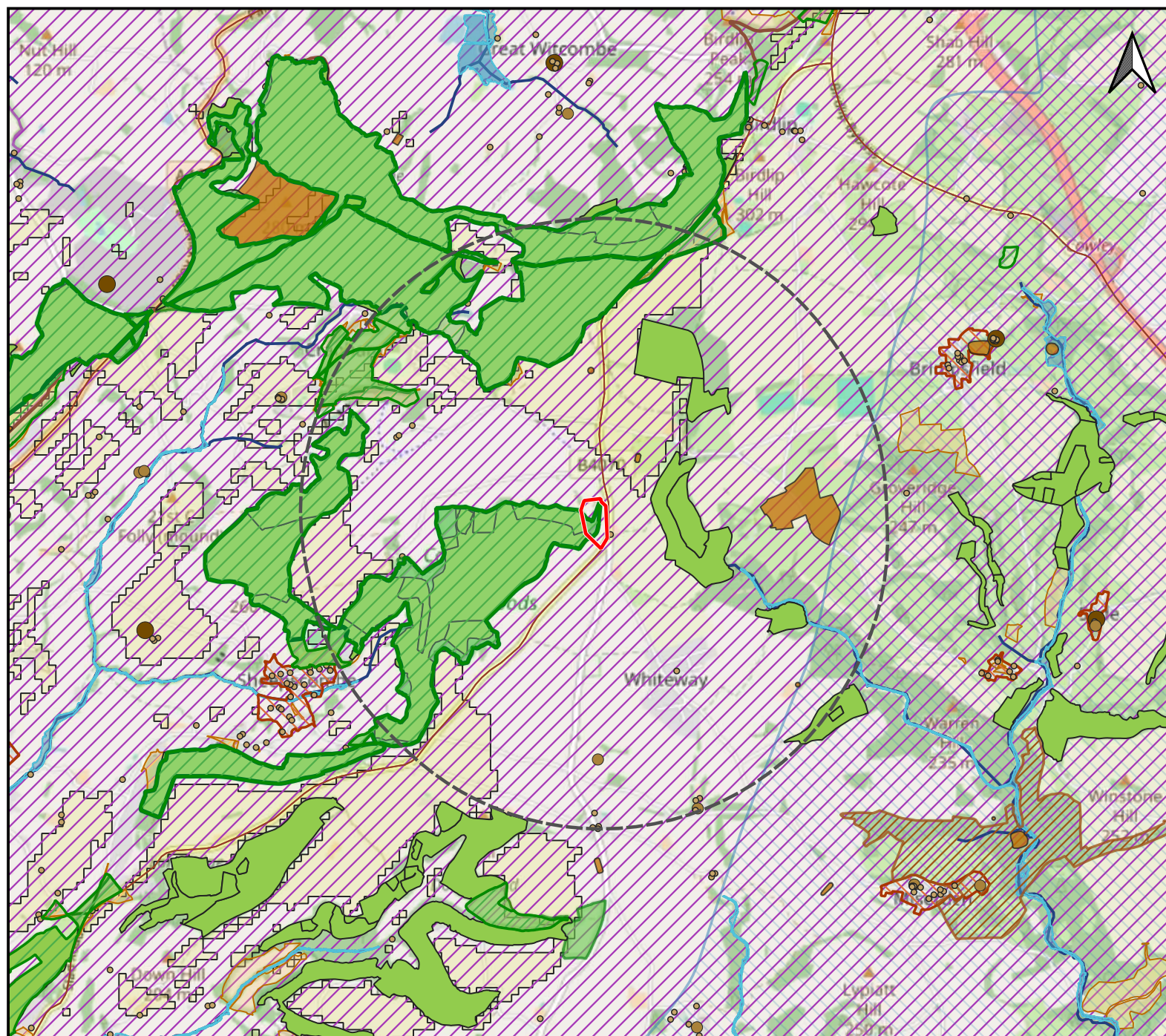
One or more significant mapped matters require specialist interpretation before the client makes a progression decision. The main constraints are direct overlap with Cotswold Beechwoods (SAC), Cotswold Commons and Beechwoods (SSSI and National Nature Reserve) and Workmans Wood (Ancient Woodland), National Landscape: Cotswolds 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

Recommended Review: Specialist Review Before Progression Decision

1. Obtain targeted ecological advice on the designation, Ancient Woodland and potential impact-pathway implications.
2. Undertake targeted specialist review before deciding whether to advance further layout work.
3. Review landscape and heritage setting implications as part of the targeted assessment if the site remains under consideration.

Figure 1: Overall Constraints Plan



- Site**
- Site Boundary
 - Site Buffer
- Ecology**
- SSSI
 - SAC
 - Ancient Woodland
 - National Nature Reserve
 - Local Nature Reserve
- Heritage**
- Listed Building
- I
 - II*
 - II
- Scheduled Monument
 - Registered Parks & Gardens
 - Conservation Area
- Hydrology**
- Flood Zone 2
 - Flood Zone 3
 - Source Protection Zone
 - Watercourse
- Access**
- National Trails
 - Open Access Land
 - Common Land
 - Major Roads
- Landscape**
- National Landscape
- Infrastructure**
- Major Roads
- Agriculture**
- Best and Most Versatile Land

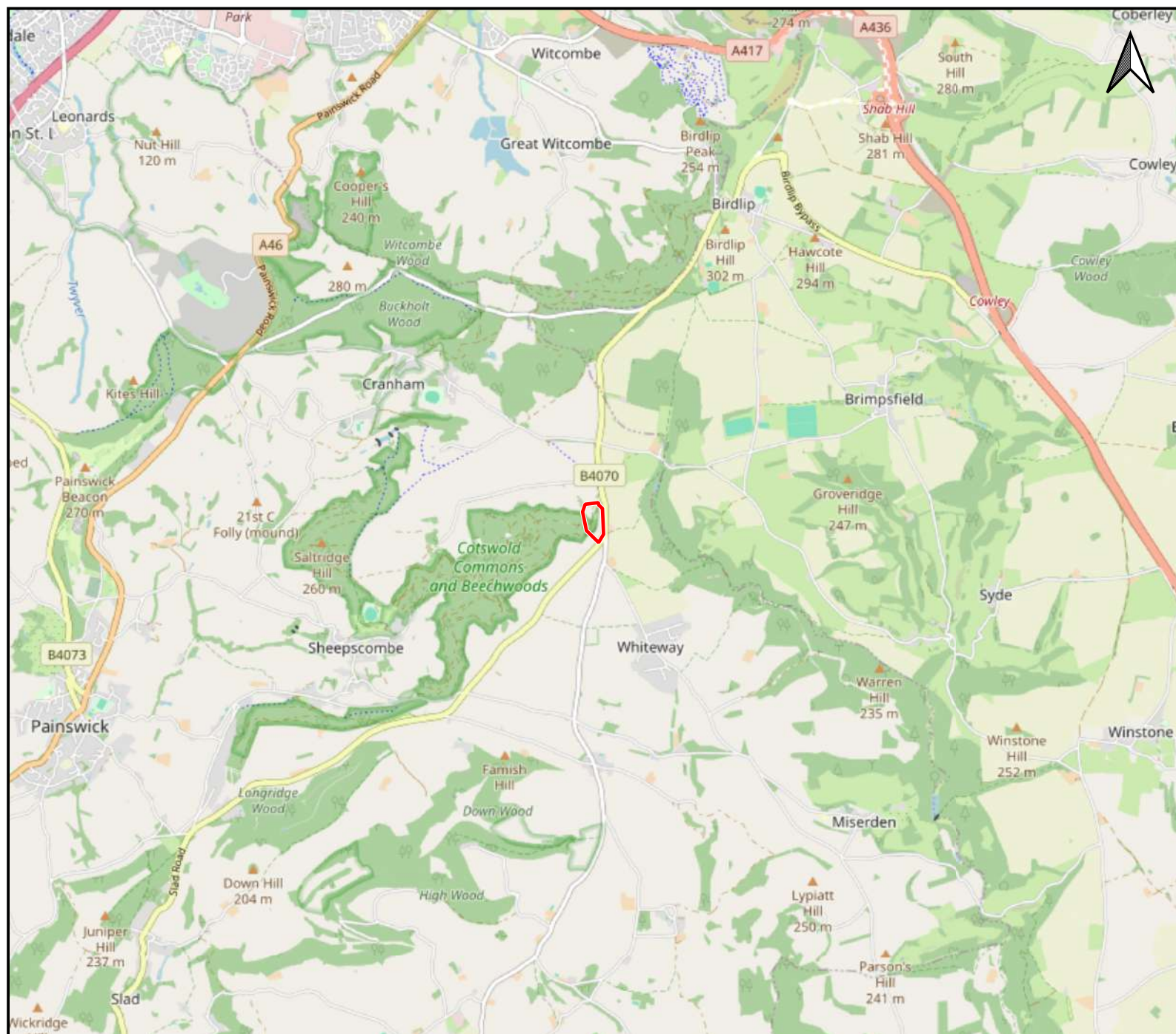
Project Type: Solar PV
 Site: Whiteway Common Solar
 Site Area: 4.79 ha
 Grid Ref: 391347, 211530

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Feasibility

Figure 2: Site Location Plan

0 1 2 km

Site
 Site Boundary



Project Type: Solar PV
 Site: Whiteway Common Solar
 Site Area: 4.79 ha
 Grid Ref: 391347, 211530

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Figure 3: Aerial Context Plan

0 0.5 1 km

Site
Site Boundary



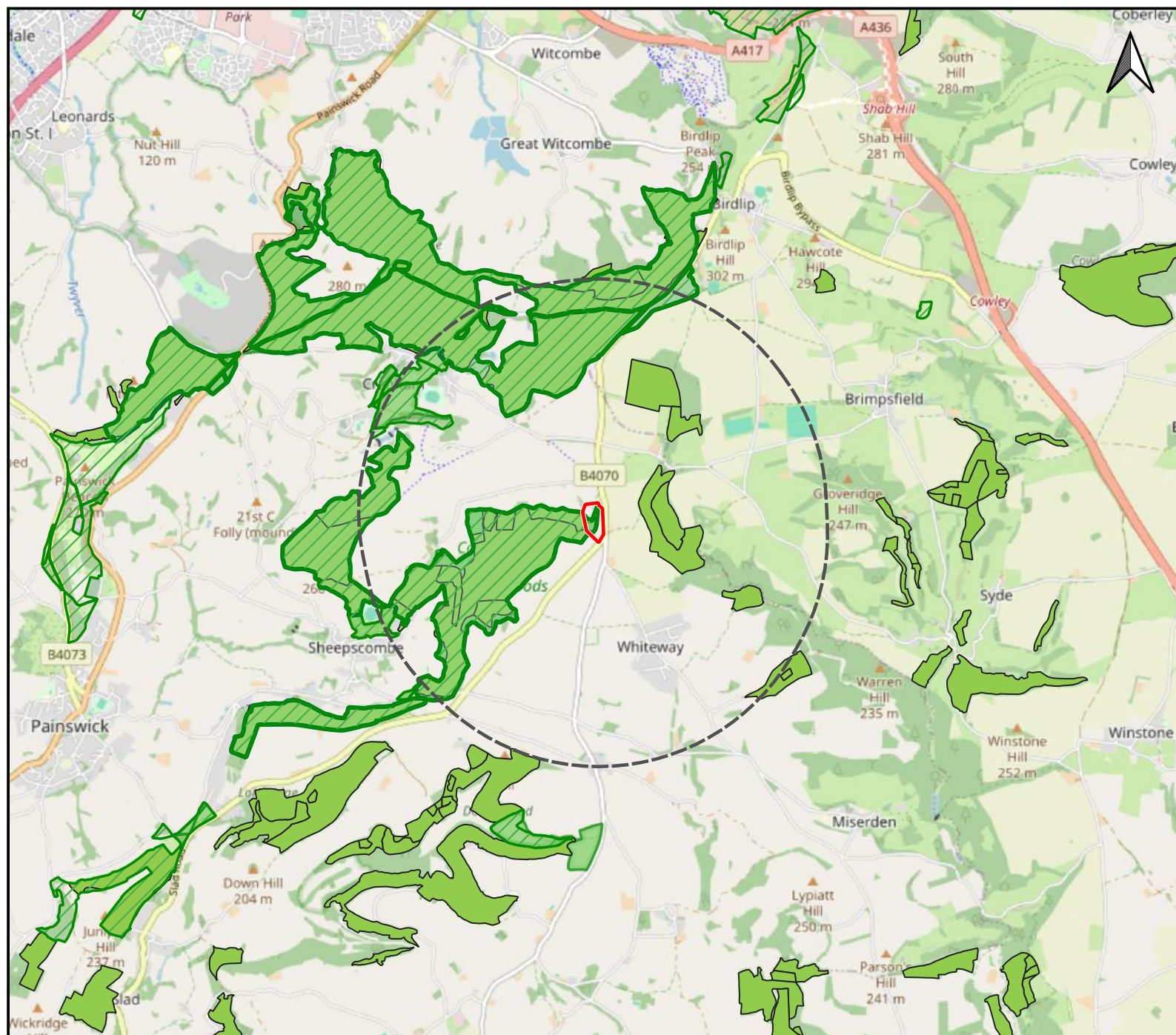
© OpenStreetMap contributors (ODbL). Data sources: see Methodology.

Date: 21 July 2026

Project Type: Solar PV
Site: Whiteway Common Solar
Site Area: 4.79 ha
Grid Ref: 391347, 211530

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Figure 4: Ecology Constraints Plan



Site

- Site Boundary
- Site Buffer

Ecology

- SSSI
- SAC
- Ancient Woodland
- National Nature Reserve
- Local Nature Reserve

Project Type: Solar PV

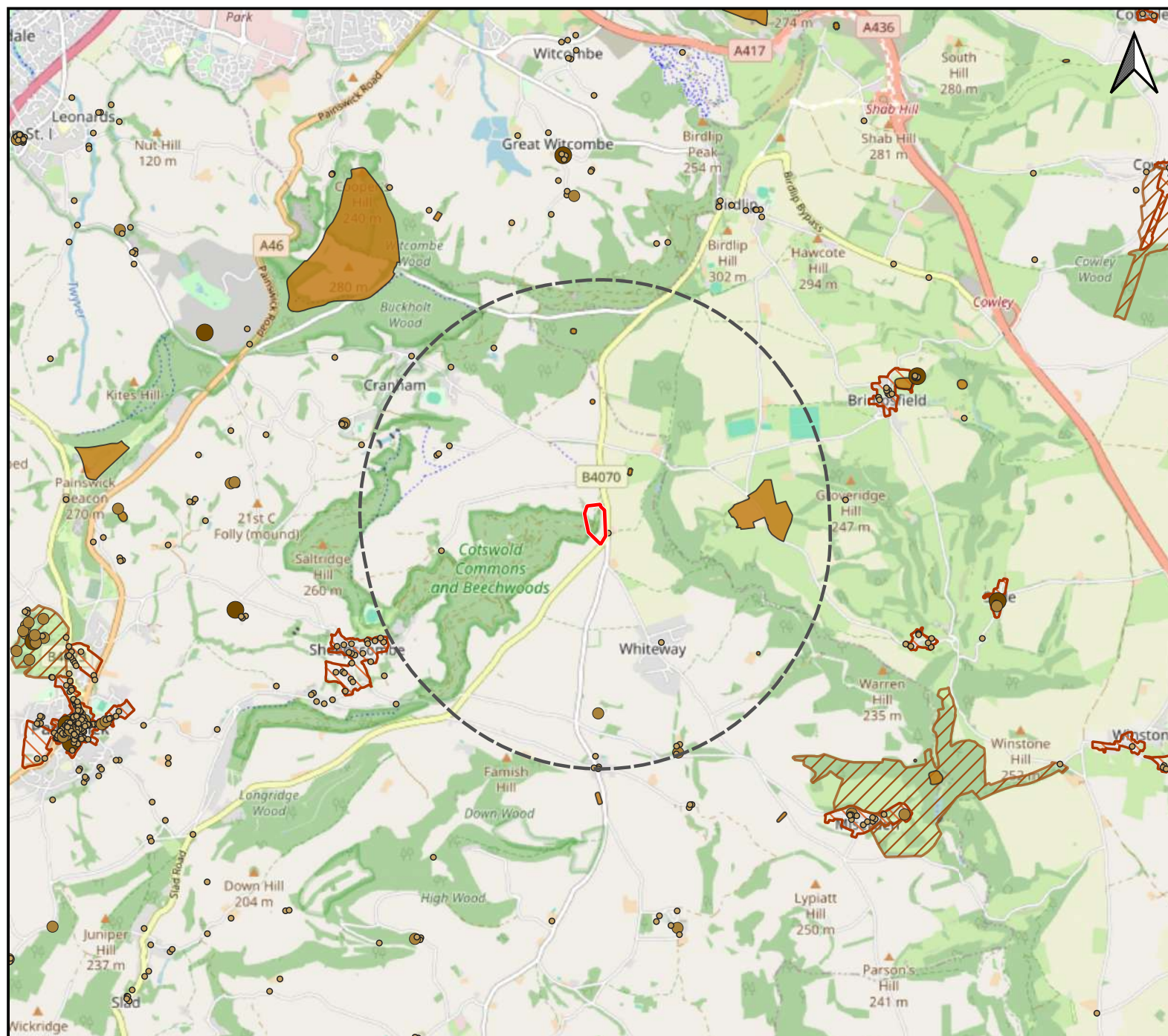
Site: Whiteway Common Solar

Site Area: 4.79 ha

Grid Ref: 391347, 211530

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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

Conservation Area

Project Type: Solar PV

Site: Whiteway Common Solar

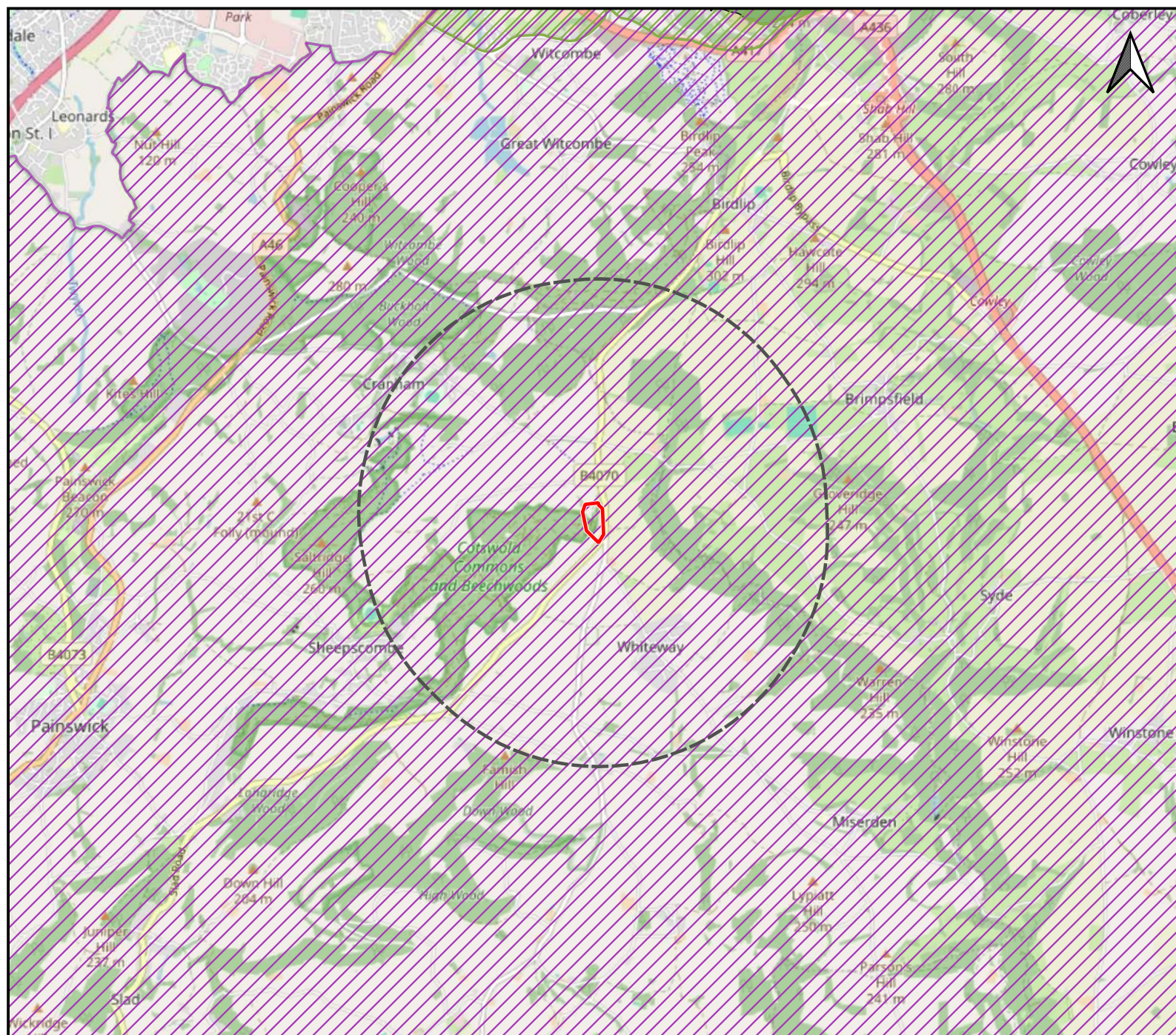
Site Area: 4.79 ha

Grid Ref: 391347, 211530

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Figure 6: Landscape Constraints Plan

0 1 2 km



Site

- Site Boundary
- Site Buffer

Landscape

- National Landscape
- Green Belt
- Country Park

Project Type: Solar PV

Site: Whiteway Common Solar

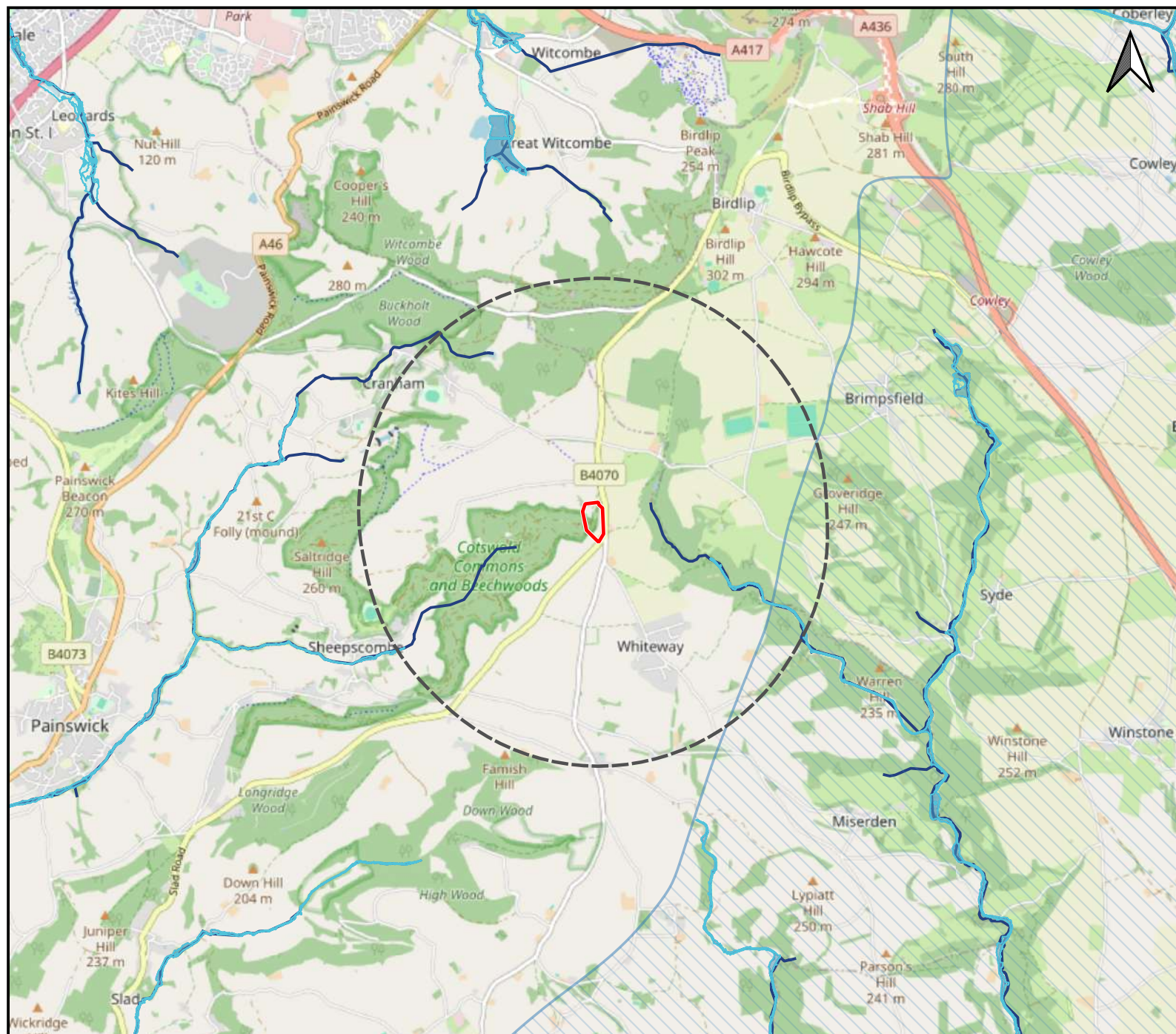
Site Area: 4.79 ha

Grid Ref: 391347, 211530

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Figure 7: Flood Risk & Hydrology Plan

0 1 2 km



Site

- Site Boundary
- Site Buffer

Hydrology

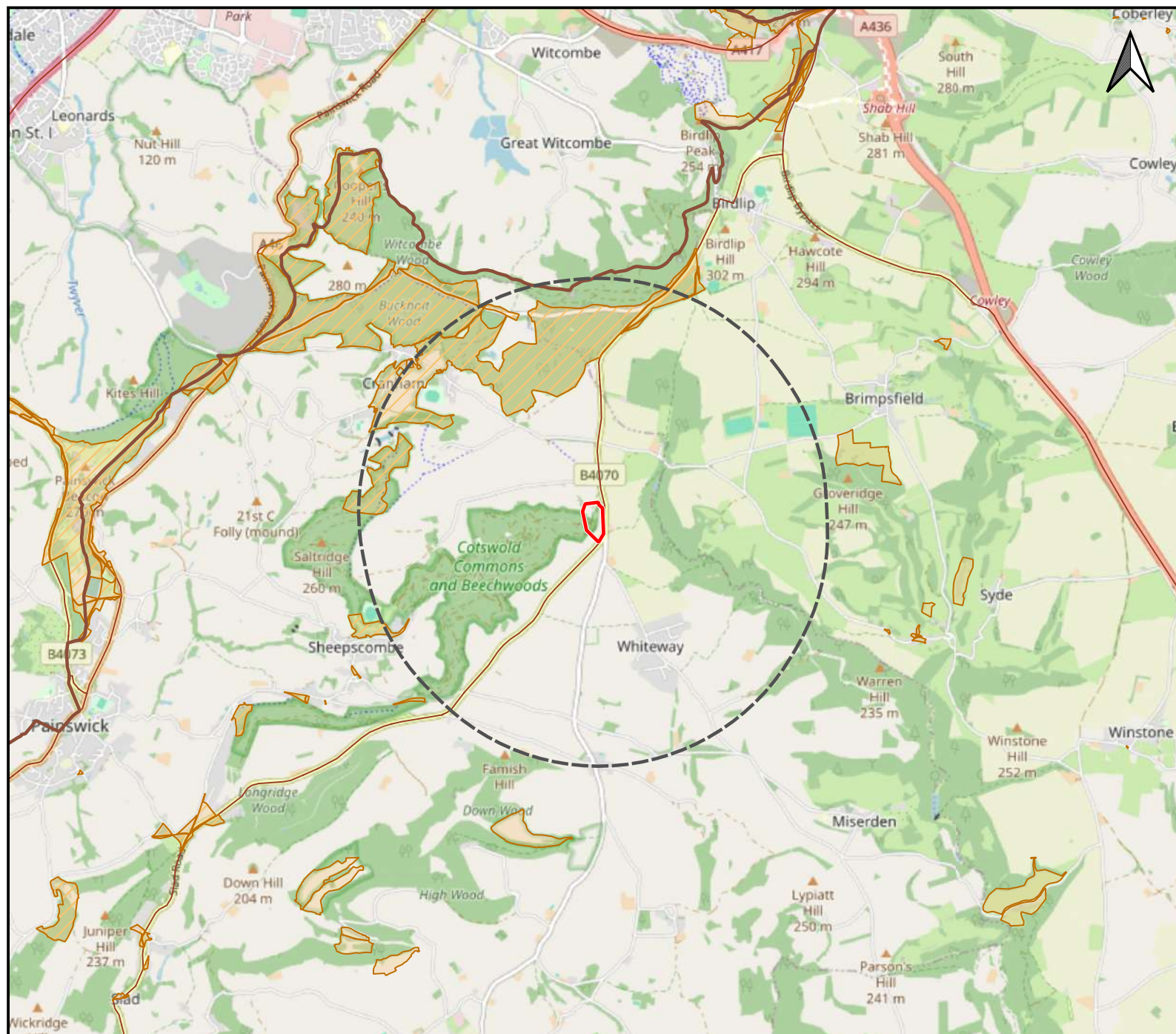
- Flood Zone 2
- Flood Zone 3
- Source Protection Zone
- Watercourse

Project Type: Solar PV
Site: Whiteway Common Solar
Site Area: 4.79 ha
Grid Ref: 391347, 211530

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Figure 8: Access Constraints Plan

0 1 2 km



Site

- Site Boundary
- Site Buffer

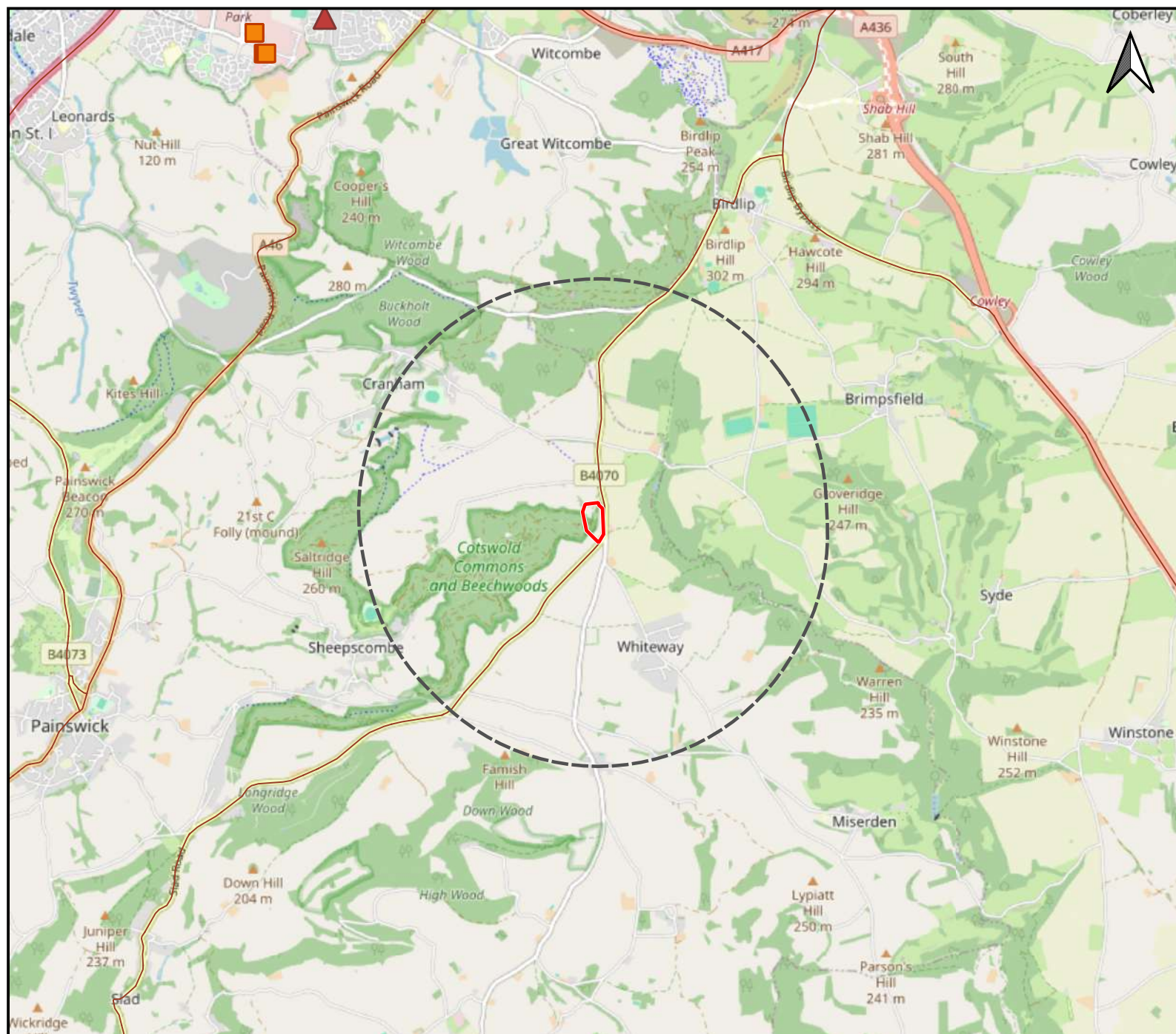
Access

- National Trails
- Open Access Land
- Common Land
- Major Roads

Project Type: Solar PV
 Site: Whiteway Common Solar
 Site Area: 4.79 ha
 Grid Ref: 391347, 211530

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Figure 9: Infrastructure & Grid Context Plan



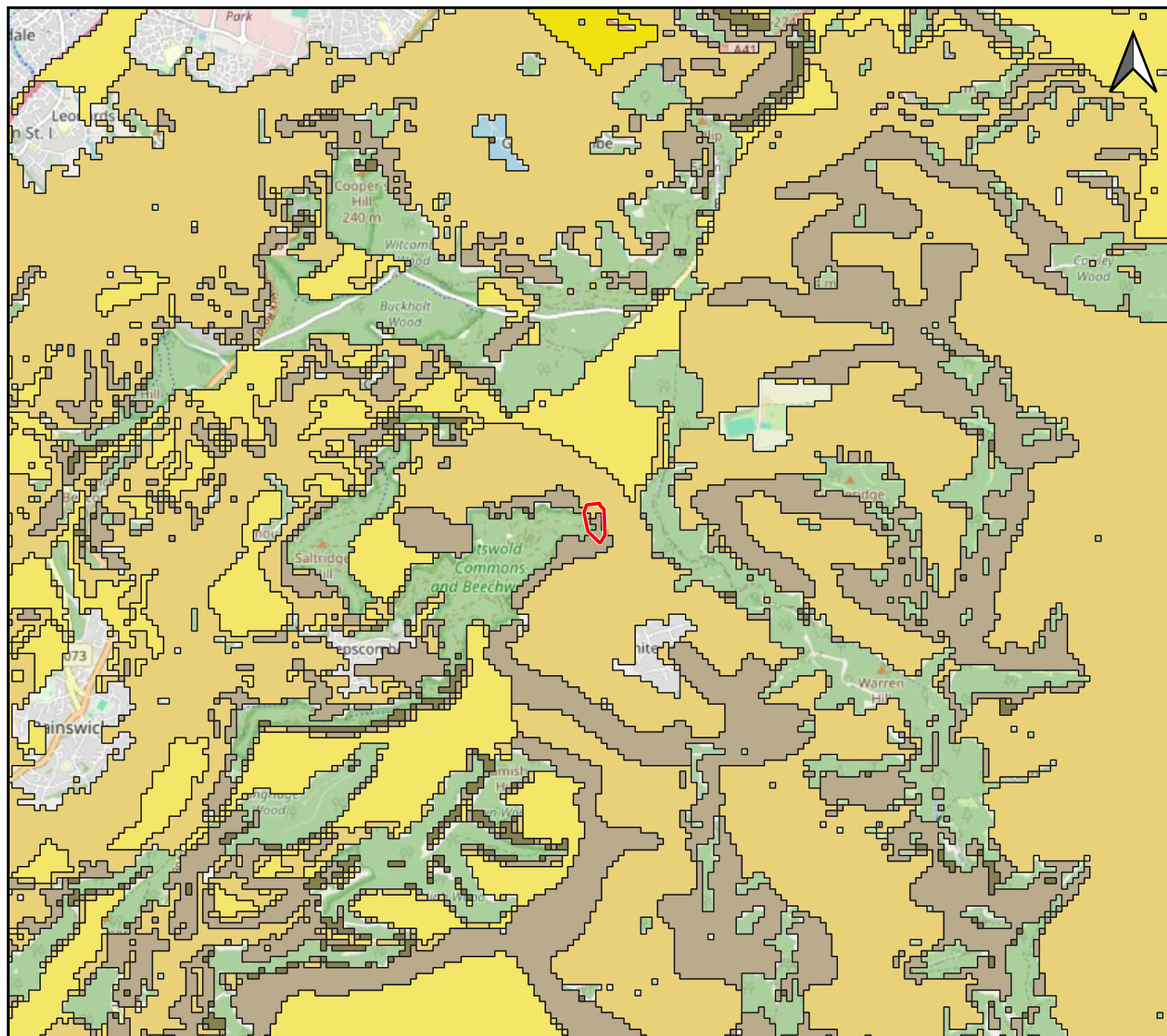
- Site**
- Site Boundary
 - Site Buffer
- Infrastructure**
- Solar PV
 - Energy Storage
 - Major Roads

Project Type: Solar PV
 Site: Whiteway Common Solar
 Site Area: 4.79 ha
 Grid Ref: 391347, 211530

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Figure 10: Agricultural Constraints Plan

0 1 2 km



Site

 Site Boundary

Agriculture

Agricultural Land Classification

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

Project Type: Solar PV

Site: Whiteway Common Solar

Site Area: 4.79 ha

Grid Ref: 391347, 211530

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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 large, faint topographic map with green contour lines serves as a background for the main title.

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