

# First Feasibility

## Sample Solar Park C

Rapid Site Screening

24/05/2026





**Project:** Sample Solar Park C  
**Location:** XXXXXX  
**Client:** Demonstration Project  
**Prepared by:** First Feasibility  
**Date:** 24/05/2026  
**Version:** 1.0

---

#### **DISCLAIMER**

This report is a desktop-based rapid site screening report 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.

---

## Contents

- 1 Executive Summary
- 2 Site Overview
- 3 Constraints Map
- 4 Constraints Summary
- 5 Overall Assessment & Recommendation



# 1. EXECUTIVE SUMMARY

## Overview

- 1.1 First Feasibility has undertaken a Rapid Site Screening Assessment of land near Pocklington, East Yorkshire ("the Site") to establish its suitability for potential solar photovoltaic development.
- 1.2 The Site comprises approximately 13 hectares of agricultural land located within a predominantly rural landscape. Based on a high-level desktop review, the Site could potentially accommodate a solar development in the region of approximately 4–6 MW (Based on a typical solar land take of 2–3 hectares per MW), subject to detailed design, environmental assessment and grid connection feasibility.
- 1.3 This screening assessment has considered the principal planning, environmental and technical constraints affecting the Site, including ecology, heritage, landscape and visual effects, flood risk, agricultural land quality, access and transport considerations, and grid
- 1.4 No statutory ecological or heritage designations have been identified within the Site boundary itself. The Site benefits from an existing access arrangement and proximity to electrical infrastructure, both of which represent positive development characteristics.
- 1.5 However, several important constraints have been identified. Environment Agency mapping indicates that a substantial proportion of the Site may be affected by Flood Zone 3. In addition, Provisional Agricultural Land Classification mapping indicates that much of the Site comprises Grade 2 agricultural land, which is classified as Best and Most Versatile (BMV) agricultural land. These matters are likely to represent the principal planning considerations affecting future development potential.
- 1.6 Ecological designations including the Pocklington Canal SSSI and internationally designated habitats associated with the Lower Derwent Valley occur within the wider study area. Whilst these designations do not directly affect the Site, ecological assessment would likely be required should the Site progress further.
- 1.7 Based on the findings of this rapid screening assessment, the Site is considered **Potentially Suitable** for solar development. No fatal constraints have been identified at this stage; however, flood risk and agricultural land quality represent significant issues requiring further investigation before the Site could be progressed.



## 1.8 Table 1: Rapid Screening Summary

Topic	Rating
Planning Policy	Green
Ecology & Biodiversity	Yellow
Cultural Heritage	Green
Landscape & Visual	Yellow
Flood Risk & Hydrology	Red
Agricultural Land	Red
Access & Transport	Green
Grid Connection	Green

**Overall Assessment: Potentially Suitable**

### Key Opportunities

- Existing site access available from the local highway network.
- Proximity to existing electrical infrastructure and nearby substation.
- No statutory ecological or heritage designations within the Site boundary.
- National planning policy generally supportive of renewable energy development.
- Potential capacity in the region of approximately 4–6 MW (Based on a typical solar land take of 2–3 hectares per MW).

### Key Risks

- Significant areas of the Site appear to be affected by Flood Zone 3.
- Much of the Site comprises Grade 2 Best and Most Versatile agricultural land.
- Ecological designations occur within the wider study area.
- Potential landscape and visual effects associated with development in an open rural setting.
- Grid capacity and connection costs remain unknown.

### Recommendation

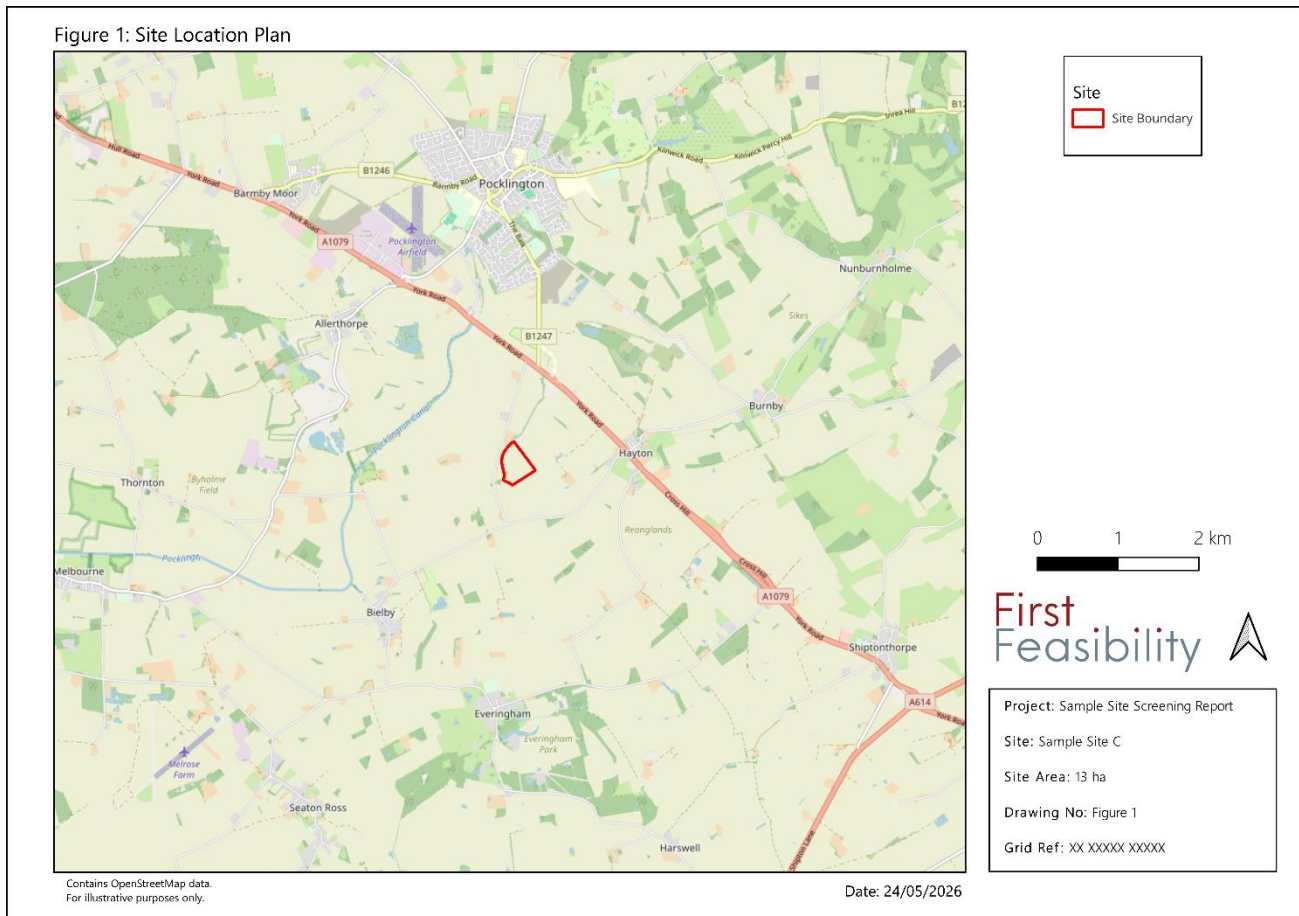
- 1.9 It is recommended that the Site is subject to a more detailed Desktop Feasibility Assessment focusing on flood risk, agricultural land classification and grid connection opportunities. Subject to satisfactory outcomes from these investigations, the Site may present a viable opportunity for solar development.
-

## 2. SITE OVERVIEW

**Table 2 Site Overview**

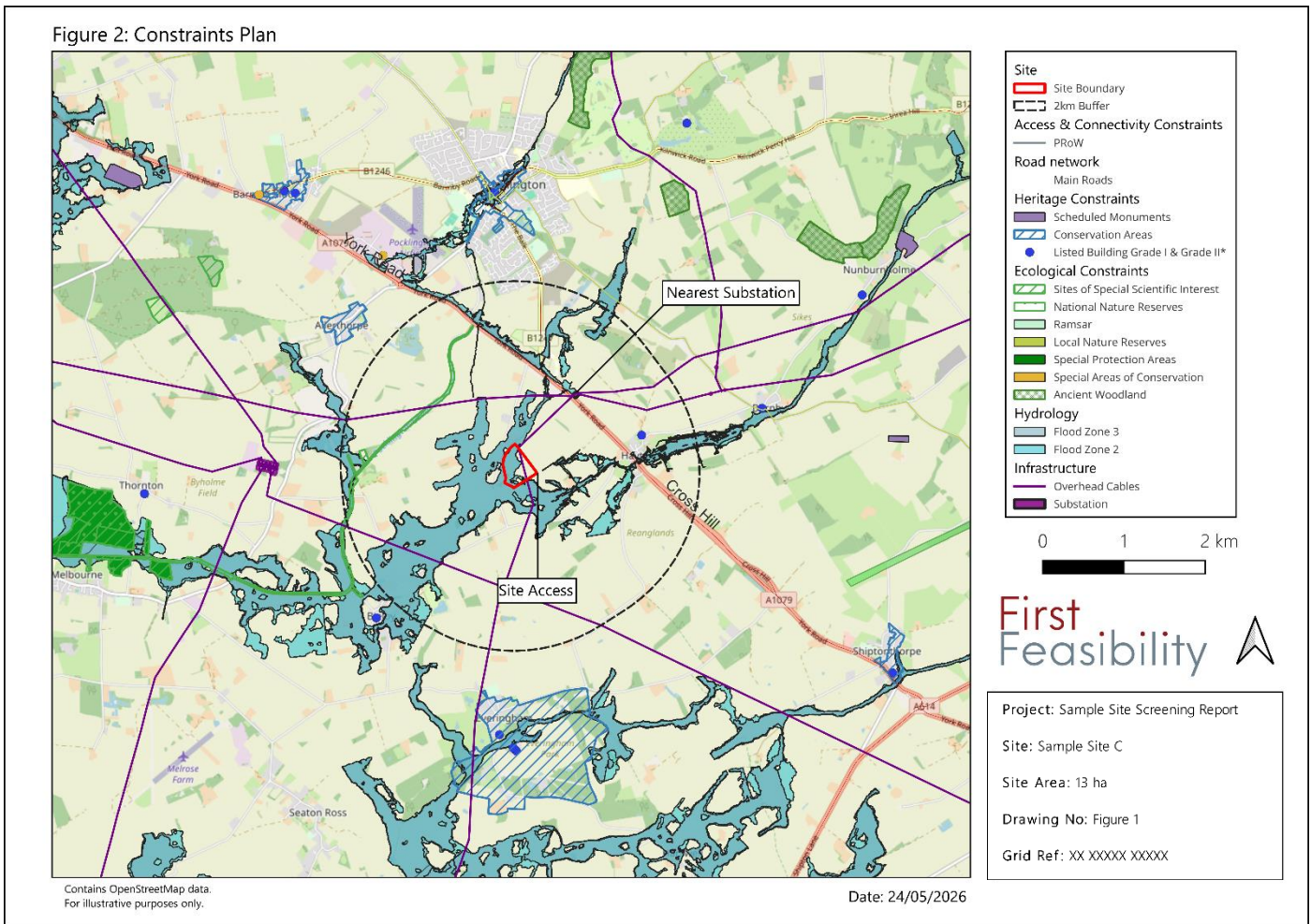
Item	Information
Site Area	13 hectares
Grid Reference	XX XXXXX XXXXX
Local Authority	East Riding of Yorkshire Council Hayton Parish Council
Existing Use	Then site comprises two agricultural fields, with a large area of scrubland in the western most half of the southern field.
Proposed Use	Proposed Solar PV (Photovoltaic) Development
Capacity Potential	Based on the Site area of approximately 13 hectares, a solar photovoltaic development in the region of approximately <b>4–6 MW (Based on a typical solar land take of 2–3 hectares per MW)</b> may be achievable, subject to layout design, grid connection, access, setbacks, landscape mitigation and technical constraints.

**Figure 1 Site Location Plan**



### 3. CONSTRAINTS MAP

Figure 2 Constraints Map



## 4. CONSTRAINTS SUMMARY

- 4.1 This portion of the report details the constraints identified from the desktop assessment, and allocates them a score of **Red**, **Amber** or **Green**, based on the severity of constraints applicable to each category.

**Table 3: 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.

**Table 4: RAG Appraisal**

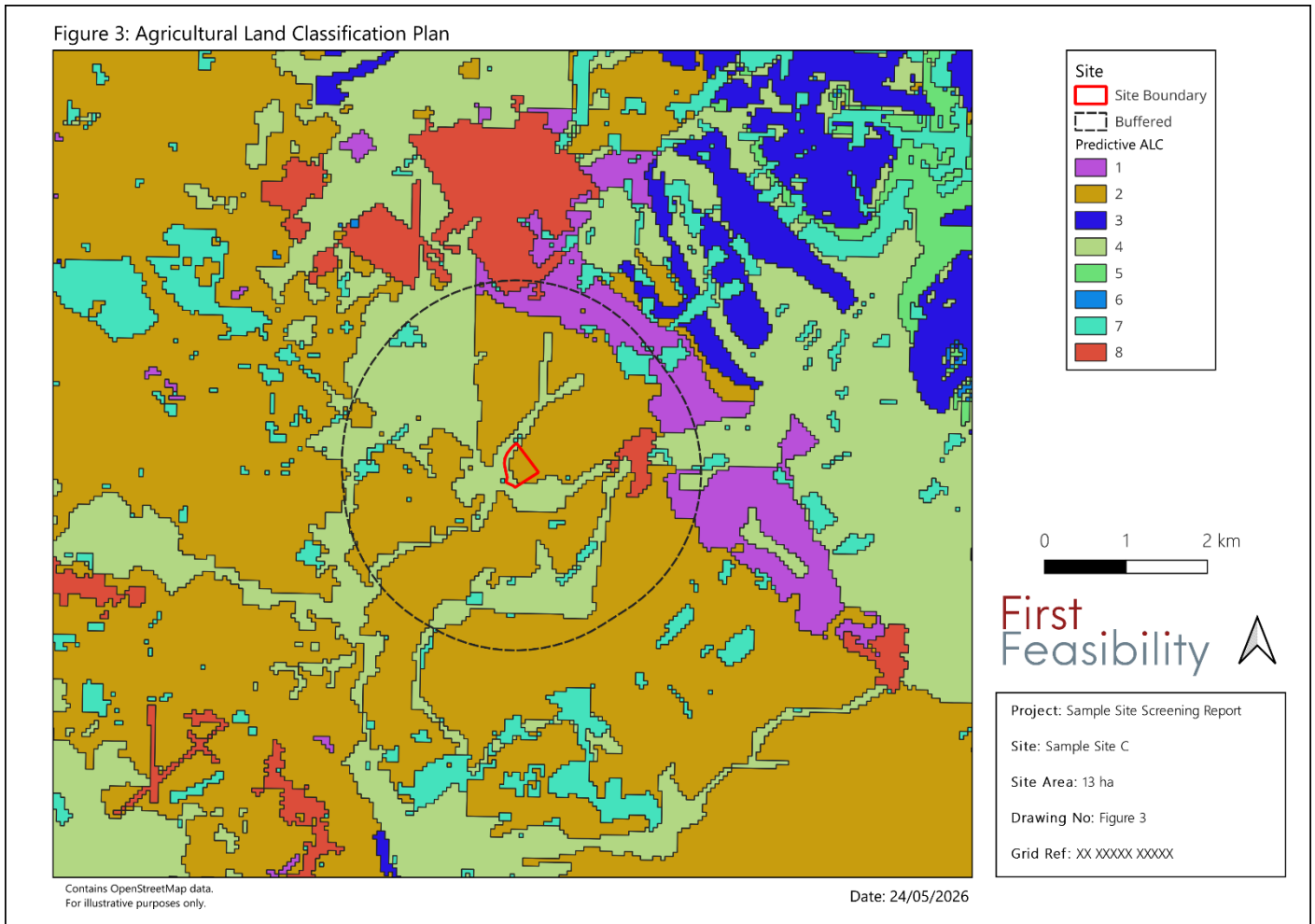
Topic	Assessment	RAG Score
Planning	No overriding planning policy constraints have been identified at the desktop stage. The Site is located within a rural agricultural setting and does not fall within any nationally protected landscape designation. Solar development is supported in principle by national planning policy, subject to environmental and technical considerations.	Green
Ecology	Several designated ecological sites are present within the wider study area, including the <b>Pocklington Canal SSSI</b> approximately 1 km north of the Site and the <b>Melbourne and Thornton Ings SSSI</b> approximately 4.5 km west. Additional ecological designations within the wider landscape include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites associated with the Lower Derwent Valley and surrounding floodplain habitats. No statutory ecological designations have been identified within the Site boundary itself. However, given the proximity of designated habitats and watercourses, ecological surveys and assessment would likely be required to establish baseline conditions and identify any necessary mitigation measures.	Amber
Heritage	Designated heritage assets are present within the wider study area, including listed buildings, conservation areas and scheduled	Green



	monuments. No designated heritage assets have been identified within the Site boundary. Potential impacts are likely to relate to setting considerations and would require further review as part of any future planning application.	
Landscape	The Site occupies an open agricultural landscape and may be visible from surrounding roads, public viewpoints and nearby settlements. Whilst no nationally designated landscape constraints have been identified, landscape and visual effects are likely to represent an important consideration for future development proposals.	
Flood Risk	A substantial proportion of the Site appears to lie within Flood Zone 3. Flood risk is therefore considered a significant development constraint. A detailed Flood Risk Assessment would be required to establish the extent of developable land and the acceptability of development in policy terms.	
Access	The Site benefits from an existing field access and good connectivity to the surrounding road network. No obvious access constraints have been identified at the desktop stage. Detailed access design and construction traffic considerations would be required as part of any future development proposal.	
Grid	The Site benefits from proximity to existing electrical infrastructure, including overhead electricity lines and a nearby substation. Whilst network capacity remains unknown, these characteristics represent positive indicators for future grid connection opportunities. A formal connection enquiry would be required to confirm feasibility and costs.	
Agricultural Land	Provisional Agricultural Land Classification mapping indicates that the Site comprises predominantly Grade 2 agricultural land, with smaller areas of Grade 4 land. Grade 2 land is classified as Best and Most Versatile (BMV) agricultural land and represents a significant planning consideration. Development proposals would need to demonstrate that impacts on agricultural land quality have been appropriately considered. See <b>Figure 3</b> below.	



**Figure 3 Agricultural Land Classification Plan - Provisional Agricultural Land Classification Mapping**





## 5. OVERALL ASSESSMENT & RECOMMENDATION

### Overall Assessment

- 5.1 Based on the findings of this rapid site screening assessment, the Site is considered **Potentially Suitable** for solar development.
- 5.2 No overriding planning, ecological or heritage constraints have been identified within the Site boundary. The Site benefits from an existing field access, proximity to electrical infrastructure and a generally supportive planning policy framework for renewable energy development.
- 5.3 However, several important constraints have been identified through the desktop review. A substantial proportion of the Site appears to be affected by Flood Zone 3, whilst Provisional Agricultural Land Classification mapping indicates that much of the Site comprises Grade 2 Best and Most Versatile (BMV) agricultural land. These issues are likely to represent the principal planning and technical considerations affecting future development potential.
- 5.4 Ecological designations associated with the Lower Derwent Valley and surrounding floodplain habitats occur within the wider study area, whilst the Site occupies an open agricultural landscape that may give rise to landscape and visual considerations. Grid capacity and connection viability also remain unknown and would require confirmation through a formal connection enquiry.

### Key Opportunities

- Existing field access available from the local highway network.
- Proximity to electrical infrastructure and a nearby substation.
- No statutory ecological or heritage designations within the Site boundary.
- National planning policy generally supportive of renewable energy development.
- Potential capacity in the region of approximately 4–6 MW (Based on a typical solar land take of 2–3 hectares per MW), subject to detailed design.

### Key Constraints

- Significant areas of the Site appear to be affected by Flood Zone 3.
- Predominantly Grade 2 agricultural land (Best and Most Versatile land).
- Ecological designations present within the wider study area.
- Potential landscape and visual effects associated with development in an open rural setting.
- Grid capacity and connection feasibility remain unknown.



## Recommendation

- 5.5 It is recommended that any progression of the Site is subject to a detailed review of flood risk constraints, confirmation of agricultural land classification and an initial grid connection enquiry. Subject to satisfactory outcomes from these investigations, together with further ecological and landscape review, the Site may warrant progression to a full Desktop Feasibility Assessment.



Overall report outcome: **Amber ("Potentially Suitable")**

---



## Appendix A – Data Sources

The desktop review has been informed by publicly available datasets and mapping sources current at the time of assessment. The following data sources have been utilised in the preparation of this report:

### Base Mapping

- OpenStreetMap (OSM) Basemap
- OpenStreetMap Contributors
- Ordnance Survey Open Data

### Ecology & Biodiversity

- Sites of Special Scientific Interest (SSSI) – Natural England
- Special Areas of Conservation (SAC) – Natural England
- Special Protection Areas (SPA) – Natural England
- Ramsar Sites – Natural England
- National Nature Reserves (NNR) – Natural England
- Local Nature Reserves (LNR) – Natural England
- Ancient Woodland Inventory – Natural England
- Ancient Tree Inventory (where applicable) – Woodland Trust

### Historic Environment

- Listed Buildings – Historic England National Heritage List for England
- Scheduled Monuments – Historic England
- Conservation Areas – East Riding of Yorkshire Council
- Registered Parks and Gardens – Historic England

### Landscape & Visual

- National Landscapes (formerly Areas of Outstanding Natural Beauty) – Natural England
- Public Rights of Way – East Riding of Yorkshire Council
- OpenStreetMap Rights of Way and Access Data

### Flood Risk & Hydrology

- Flood Zone 2 and Flood Zone 3 Mapping – Environment Agency Flood Map for Planning
- Main Rivers – Environment Agency
- Watercourses and Surface Water Features – OpenStreetMap

### Transport & Access



- Road Network – OpenStreetMap
- Public Rights of Way – East Riding of Yorkshire Council
- National Cycle Network (where applicable) – Sustrans

#### **Grid & Infrastructure**

- Electricity Transmission Infrastructure – OpenStreetMap / QuickOSM
- Electricity Substations – OpenStreetMap / QuickOSM
- National Grid Infrastructure Mapping (where publicly available)

#### **Agricultural Land & Land Use**

- Provisional Agricultural Land Classification (ALC) Mapping – Natural England
- Agricultural Land Classification Guidance – Natural England
- Aerial Photography and Satellite Imagery – ESRI World Imagery / Open Data Sources

#### **Planning Policy**

- National Planning Policy Framework (NPPF)
- East Riding Local Plan
- East Riding of Yorkshire Council Planning Policy Mapping
- Relevant Supplementary Planning Documents (where applicable)

#### **Limitations**

This assessment is based solely on publicly available information and desktop review. No site visit, ecological survey, topographical survey, utility search, geotechnical investigation, legal review or grid capacity assessment has been undertaken. Conclusions should therefore be regarded as indicative only and subject to further detailed assessment.

#### **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.