

An aerial photograph of a rural landscape. A road runs diagonally from the bottom left towards the center. To the right of the road, there is a small village or town with several buildings and a church spire. The surrounding area is mostly green fields with some patches of brown, possibly indicating different types of vegetation or land use. The text "Site 17 – St Clears" is overlaid in the center of the image.

Site 17 – St Clears



A40

Site17

St Clears

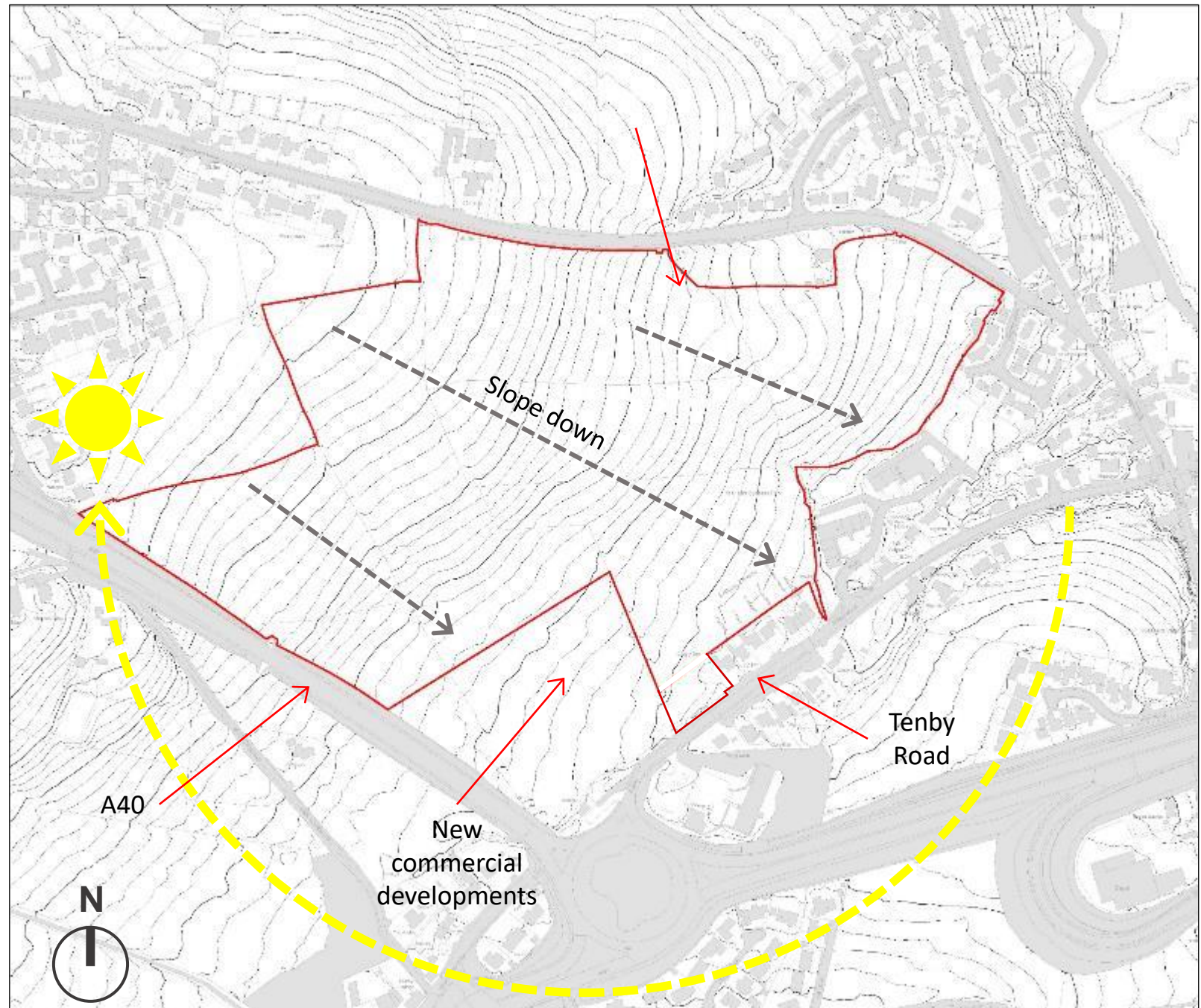
0.5 km



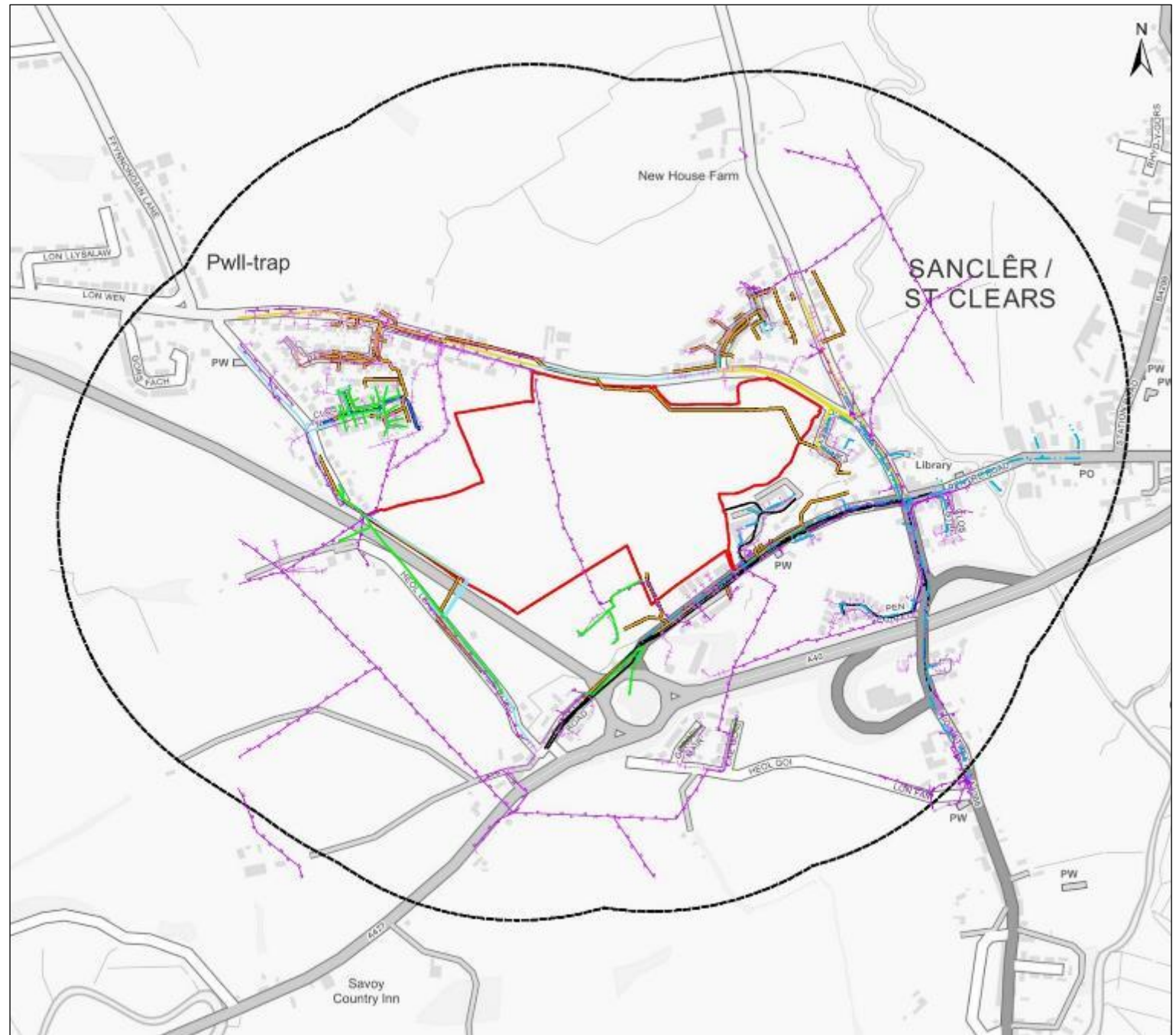
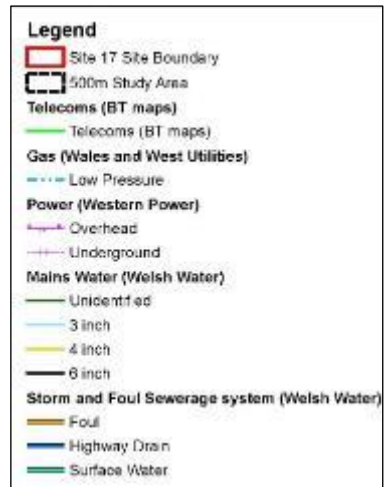
7 Technical Criteria

1. **Site Conditions**
2. **Infrastructure, Access and Active Travel**
3. **Environment and Ecology**
4. **Design**
5. **Sustainability**
6. **Acquisition and Planning**
7. *Transport Accessibility*

1. Site Conditions

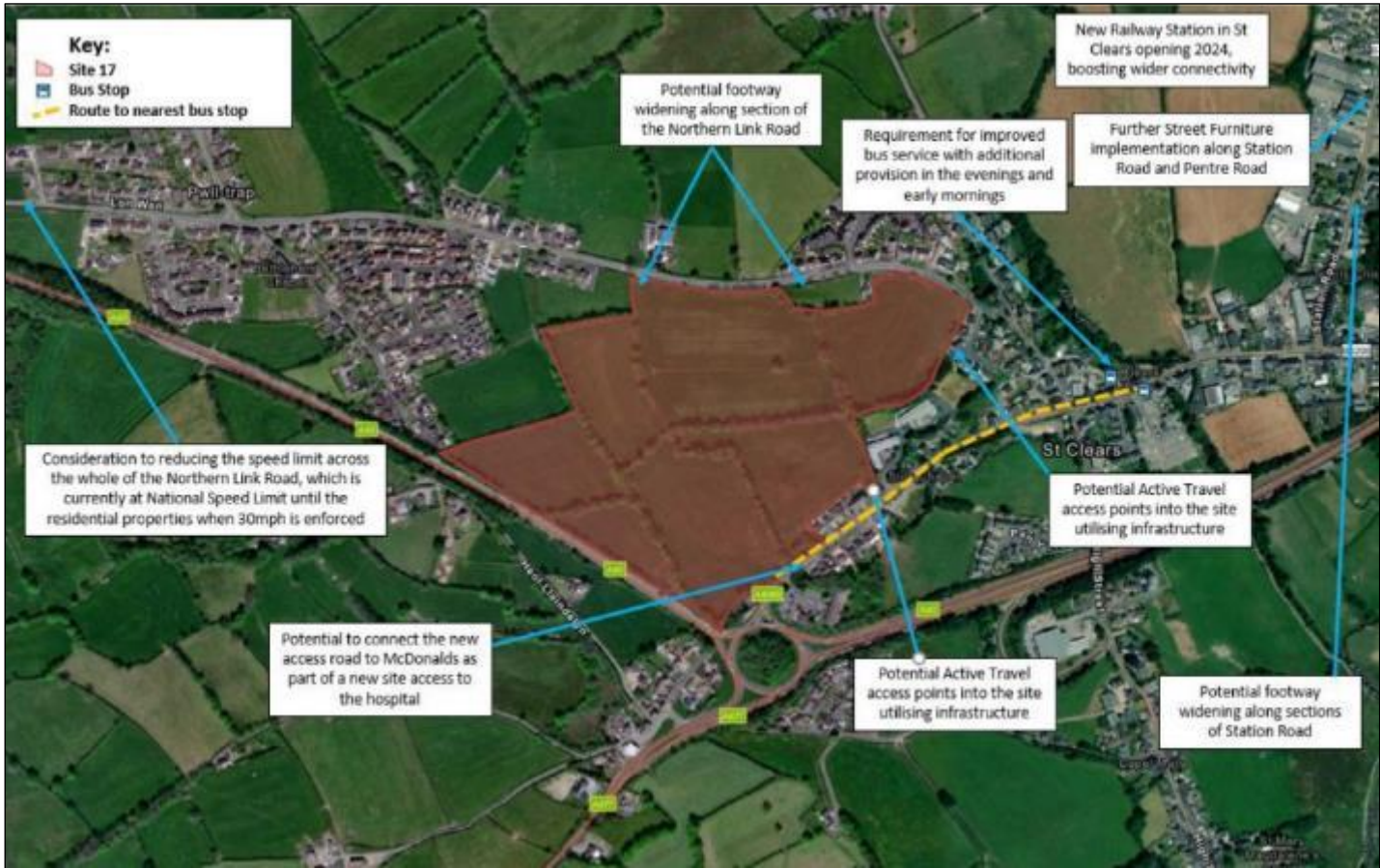


2. Infrastructure

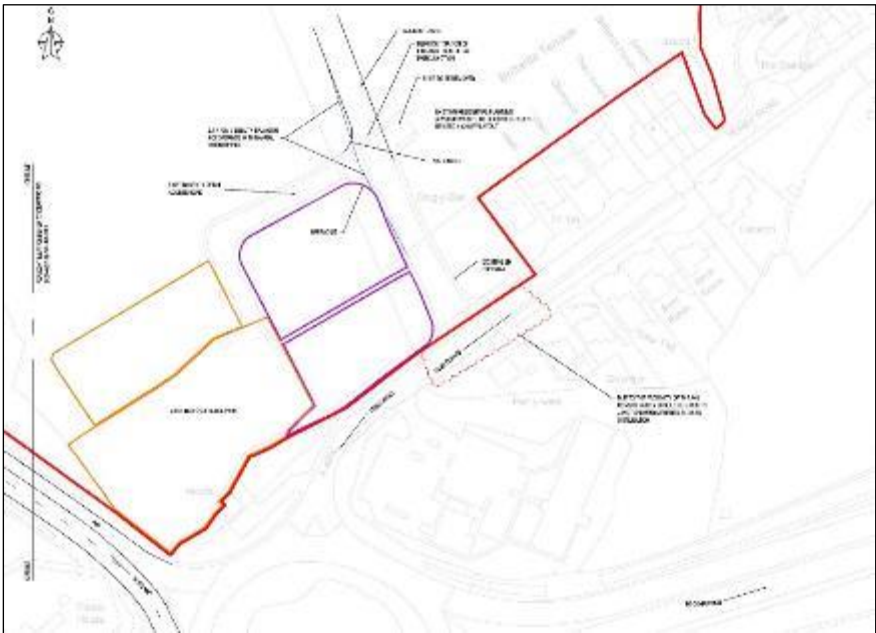
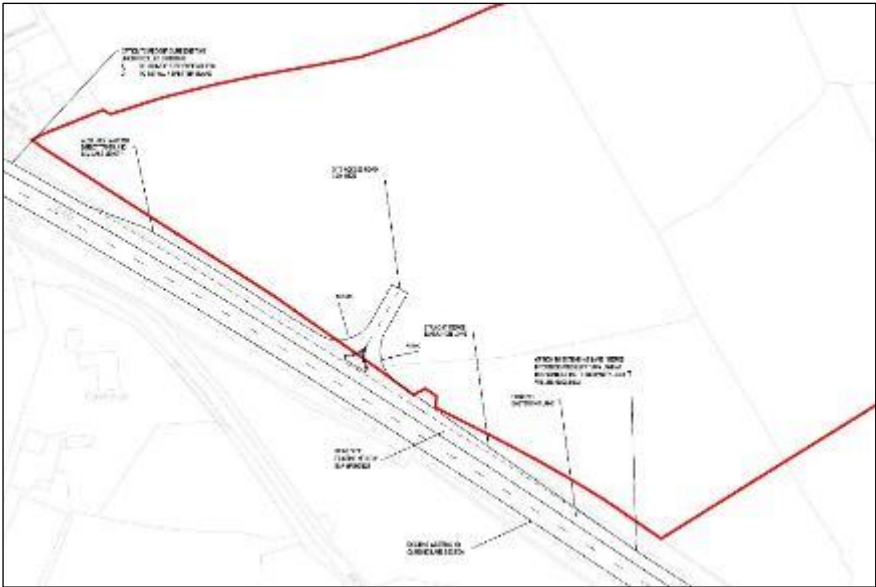


2. Access and Active Travel

Key access improvements



Proposed site access

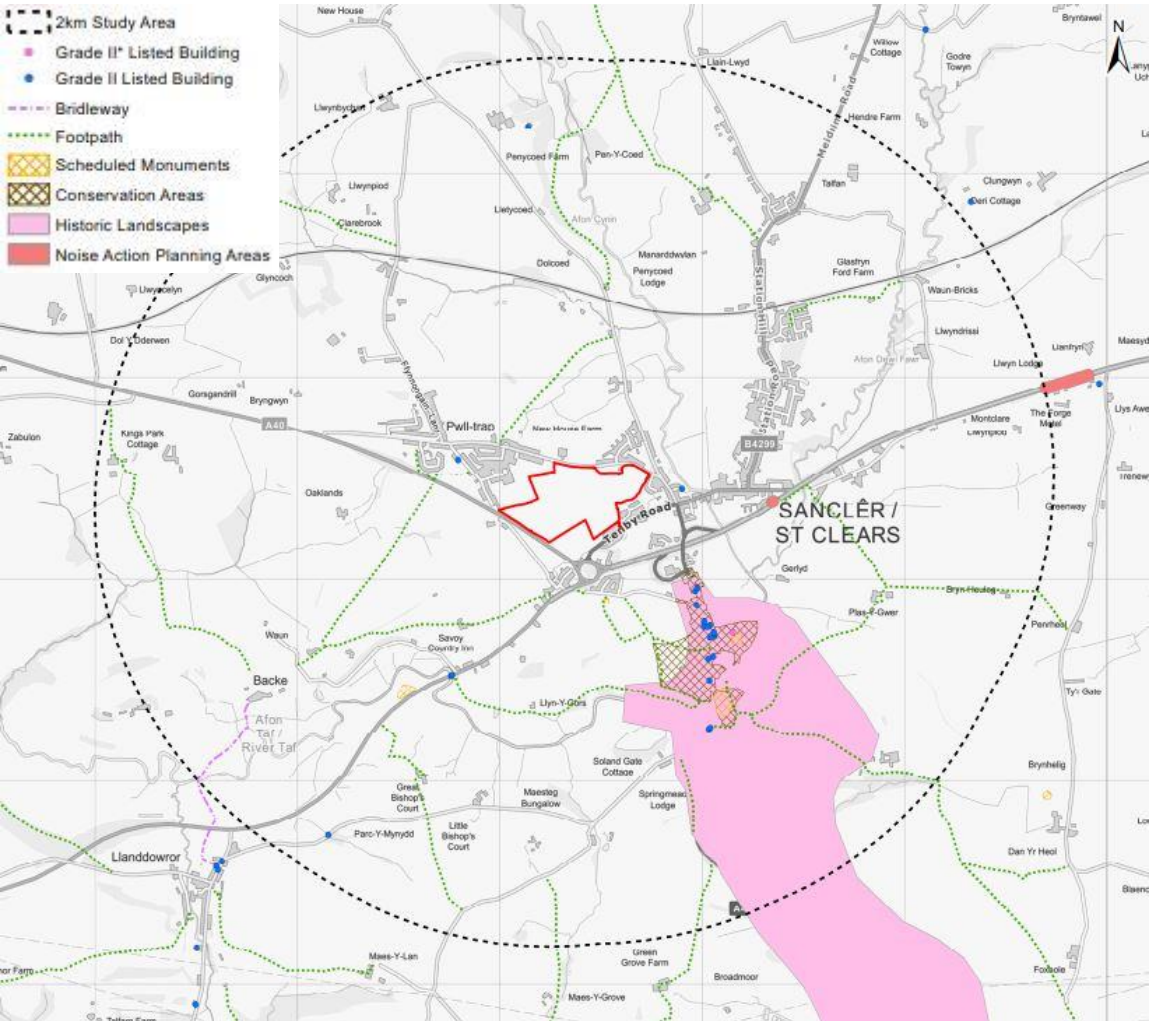


3. Environment and Ecology

Ecology plan

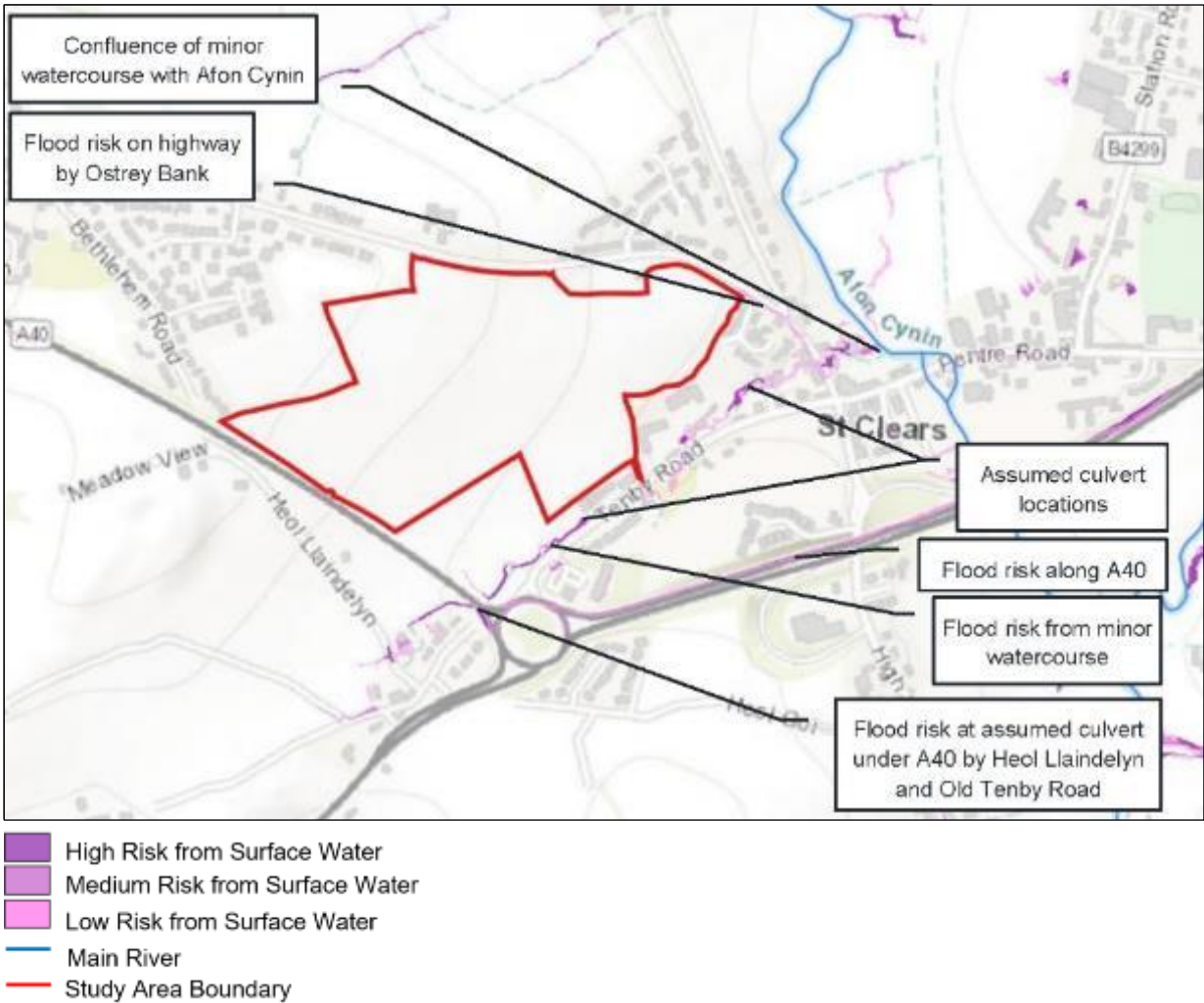


Environmental Constraints plan



3. Environment and Ecology

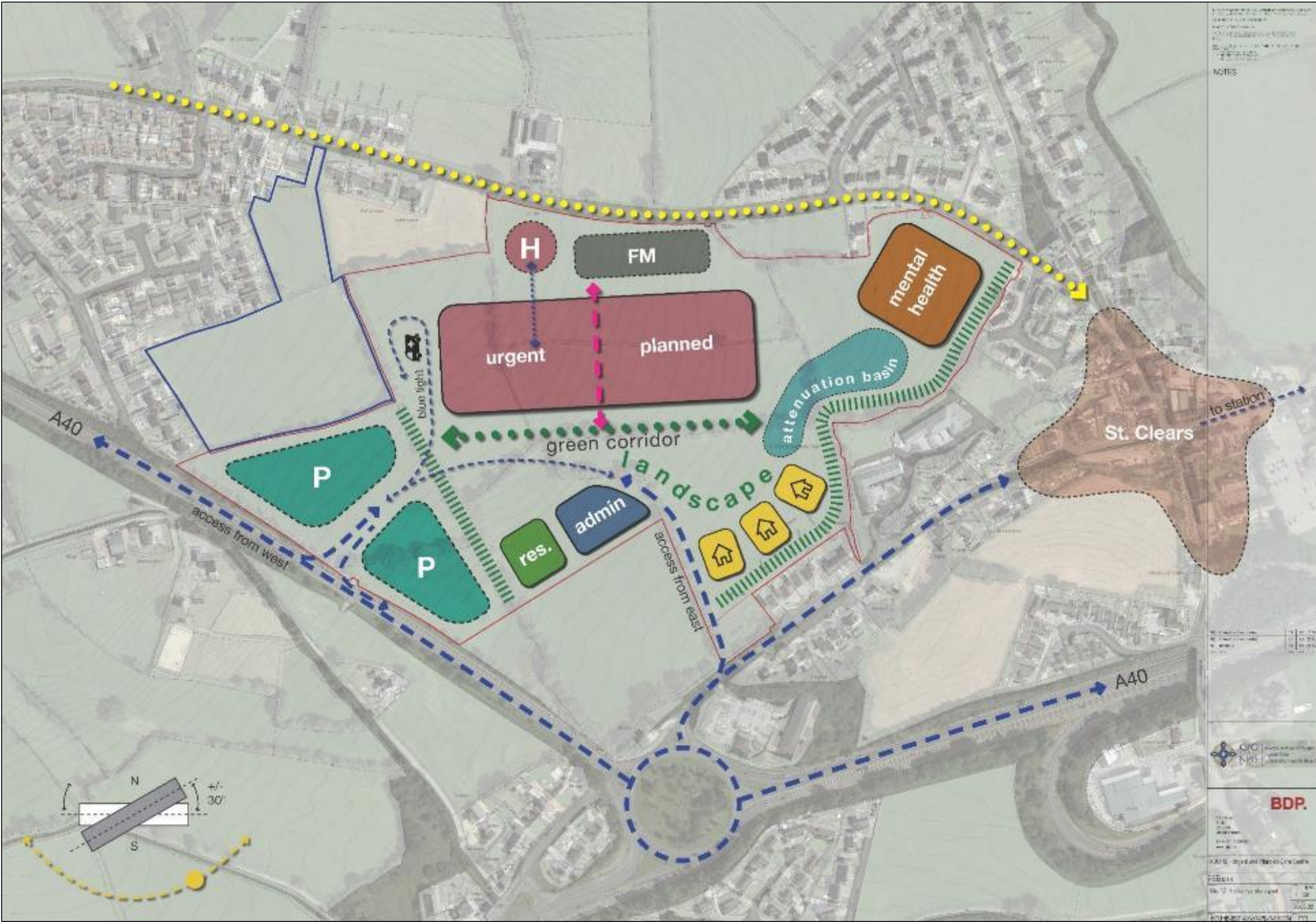
Flood risk plan



Water quality plan



4. Design



5. Sustainability

BREEAM

*Building Research Establishment
Environmental Assessment Method*

- Management
- Health and Wellbeing
- Energy
- **Transport**
- Water
- Materials
- Waste
- **Pollution**
- **Land and Ecology**

BREEAM CREDIT	SITE 17
Travel Plan (Tra 02-01)	2 Credits
Sustainable Transport Measures (Tra 02-02)	5 Credits (Excellent) 7 Credits (Outstanding)
Previously Occupied Land (LE 01-01)	0 Credits
Contaminated Land (LE 01-02)	0 Credits
Change and Enhancement of Ecology (LE 04-01)	2 Credits (Excellent) 3 Credits (Outstanding)
Flood Resilience (Pol 03-01)	2 Credits
Surface Water Run Off Rate (Pol 03-02)	1 Credit
Surface Water Run Off Volume (Pol 03-03)	1 Credit

BREEAM SCORE	SITE 17
If aiming for BREEAM Excellent	76.95%
If aiming for BREEAM Outstanding	92.31%

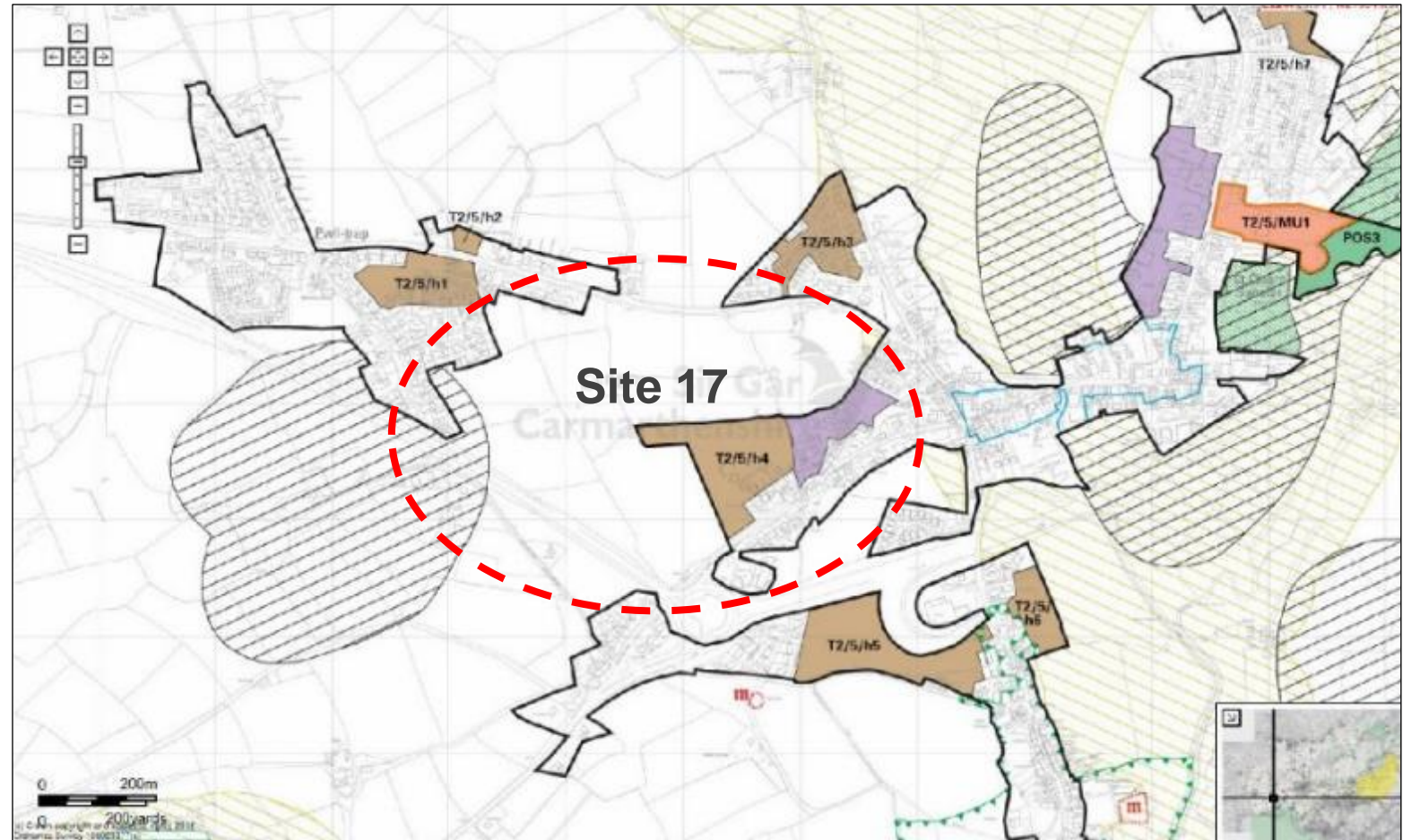
6. Acquisition and Planning

Outside LDP boundaries

Single ownership (freehold)

Nominated by owner

No known lease issues



An aerial photograph of a rural landscape, showing a patchwork of green and brown fields, roads, and small clusters of buildings. The image is faded and serves as a background for the text.

Questions ?