



Site 12 - Whitland



A40

Site 12

Whitland

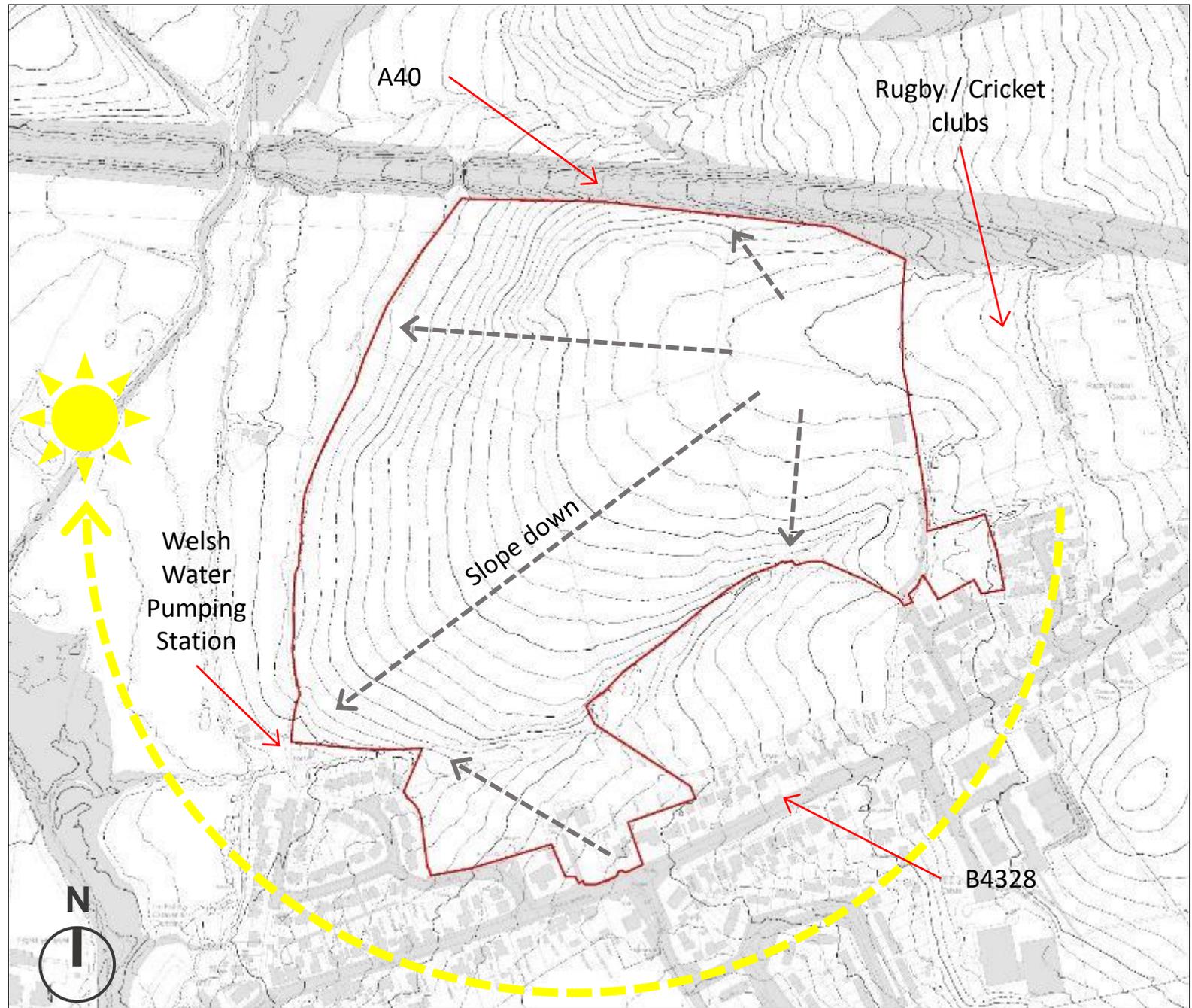
1 km



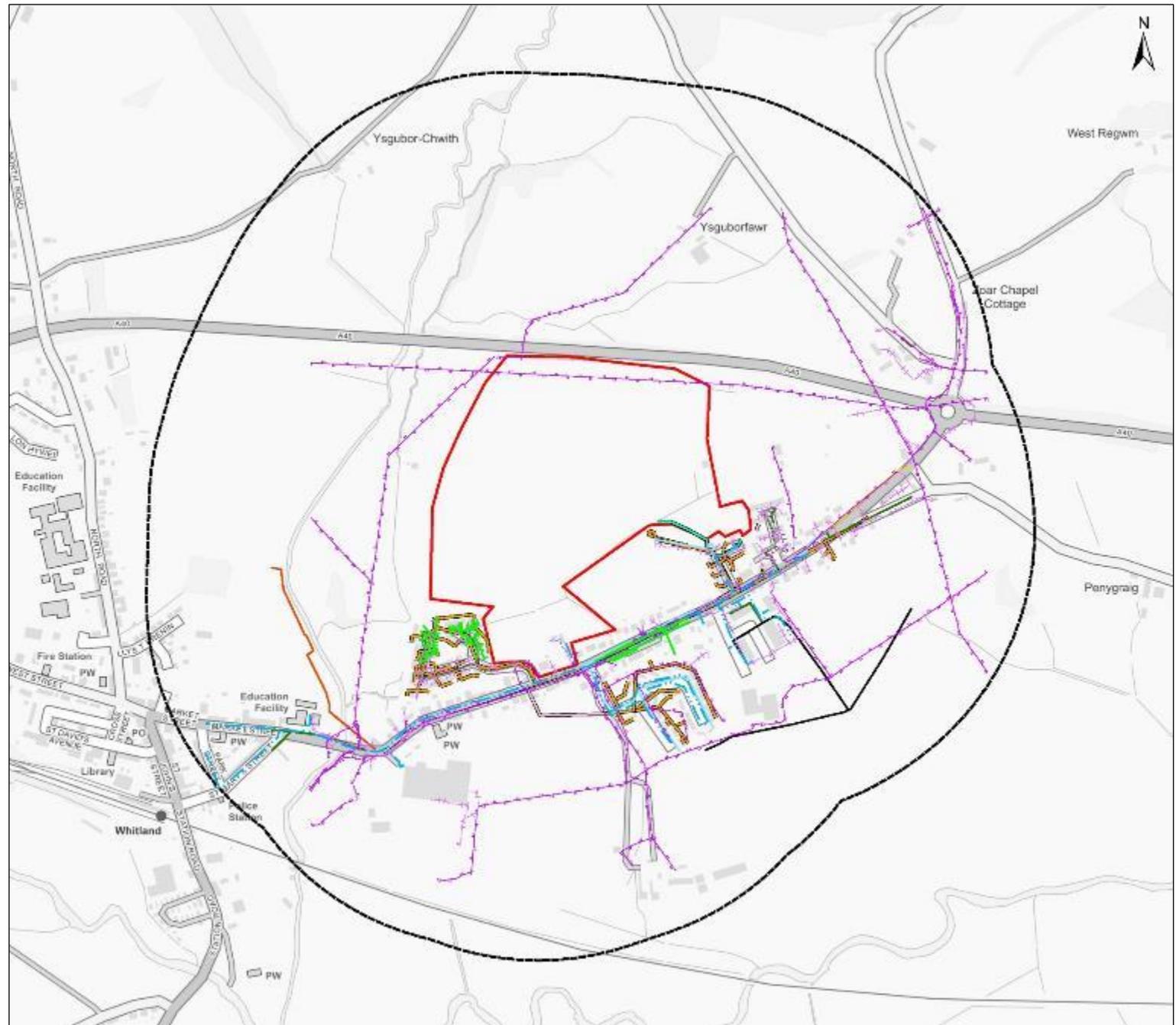
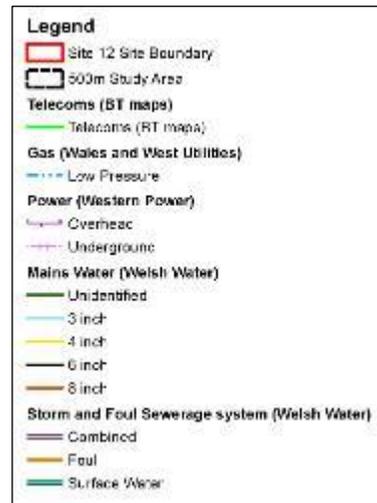
7 Technical Criteria

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

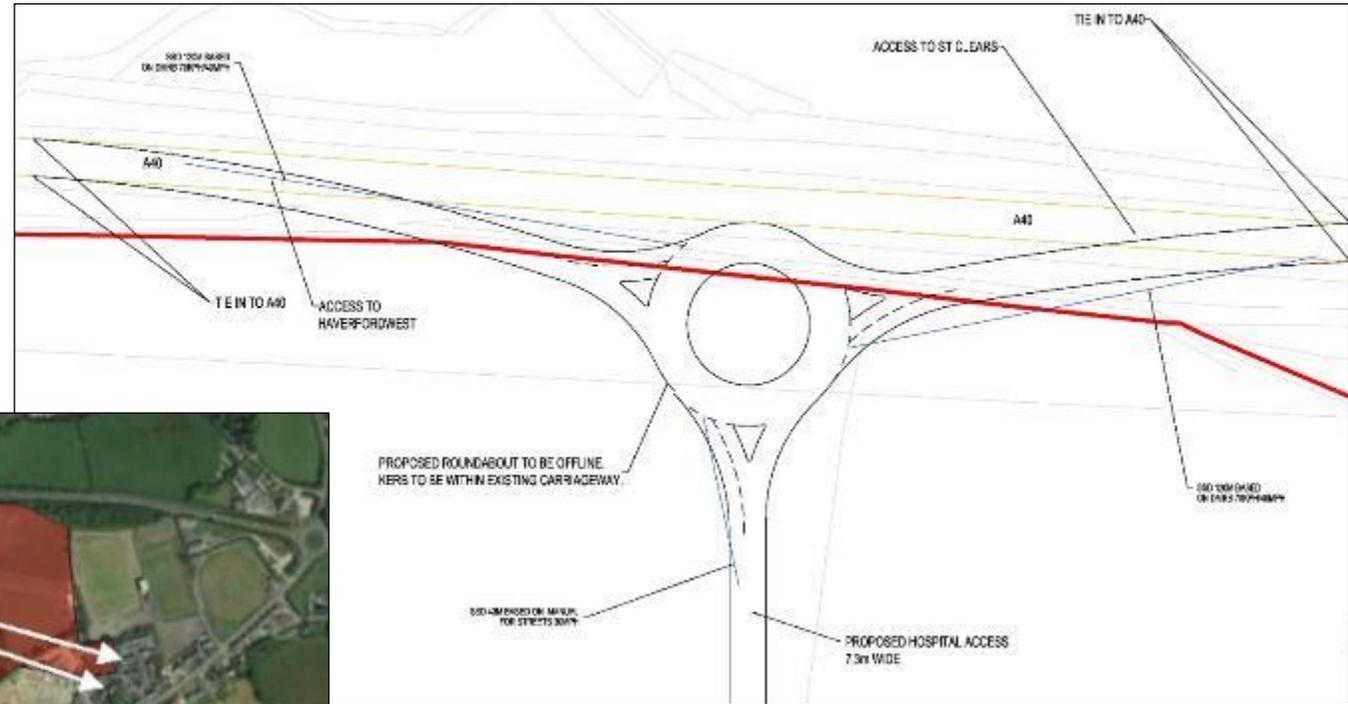
1. Site Conditions



2. Infrastructure



2. Access and Active Travel



Key access improvements



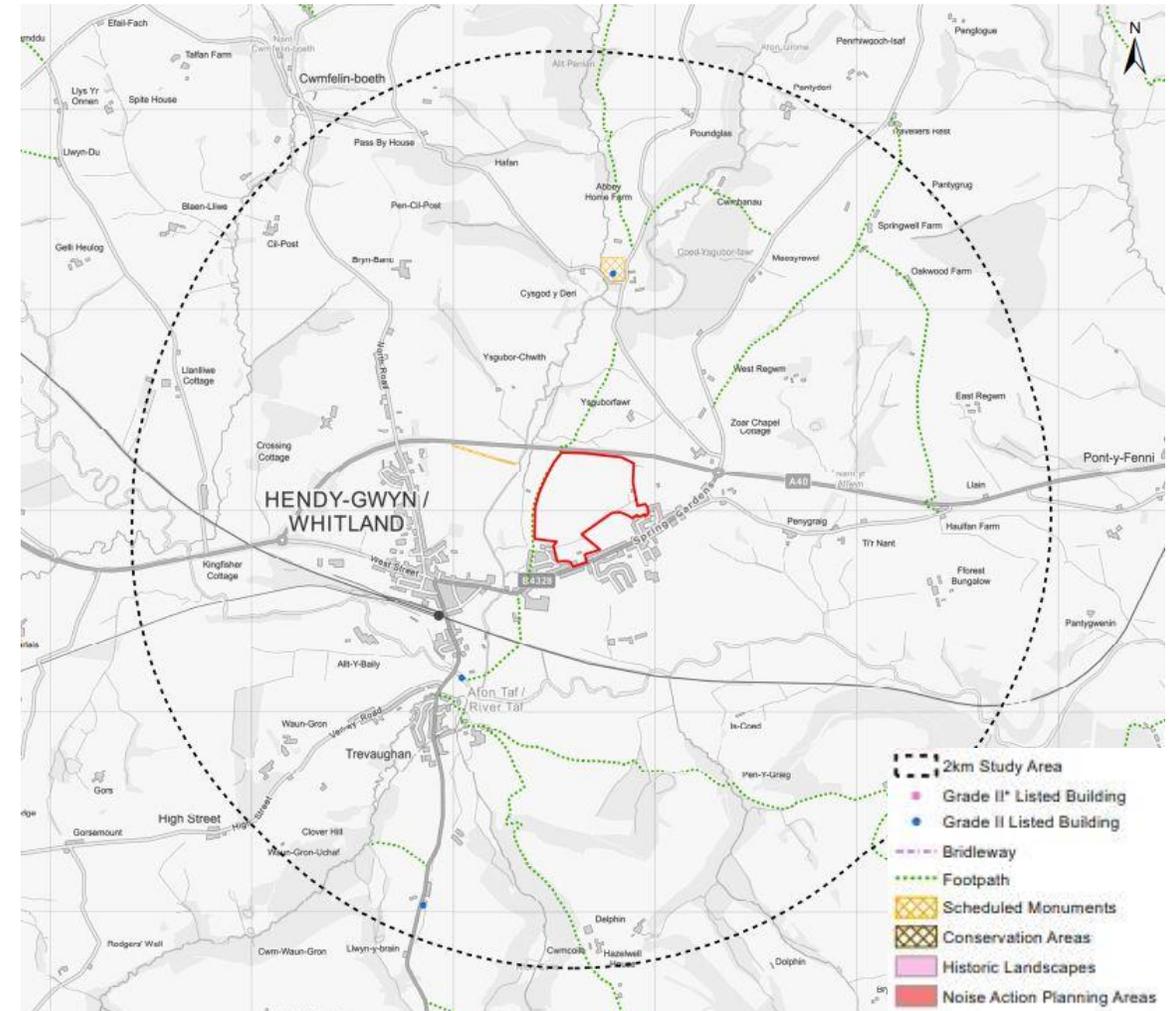
Proposed site access

3. Environment and Ecology

Ecology plan

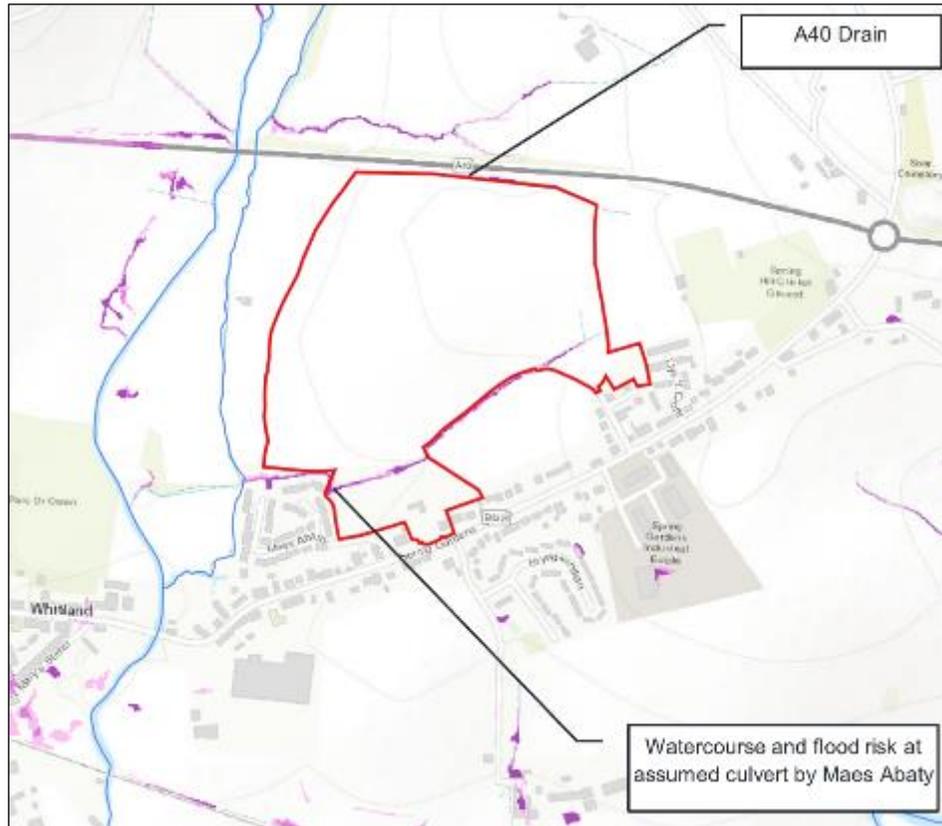


Environmental Constraints plan



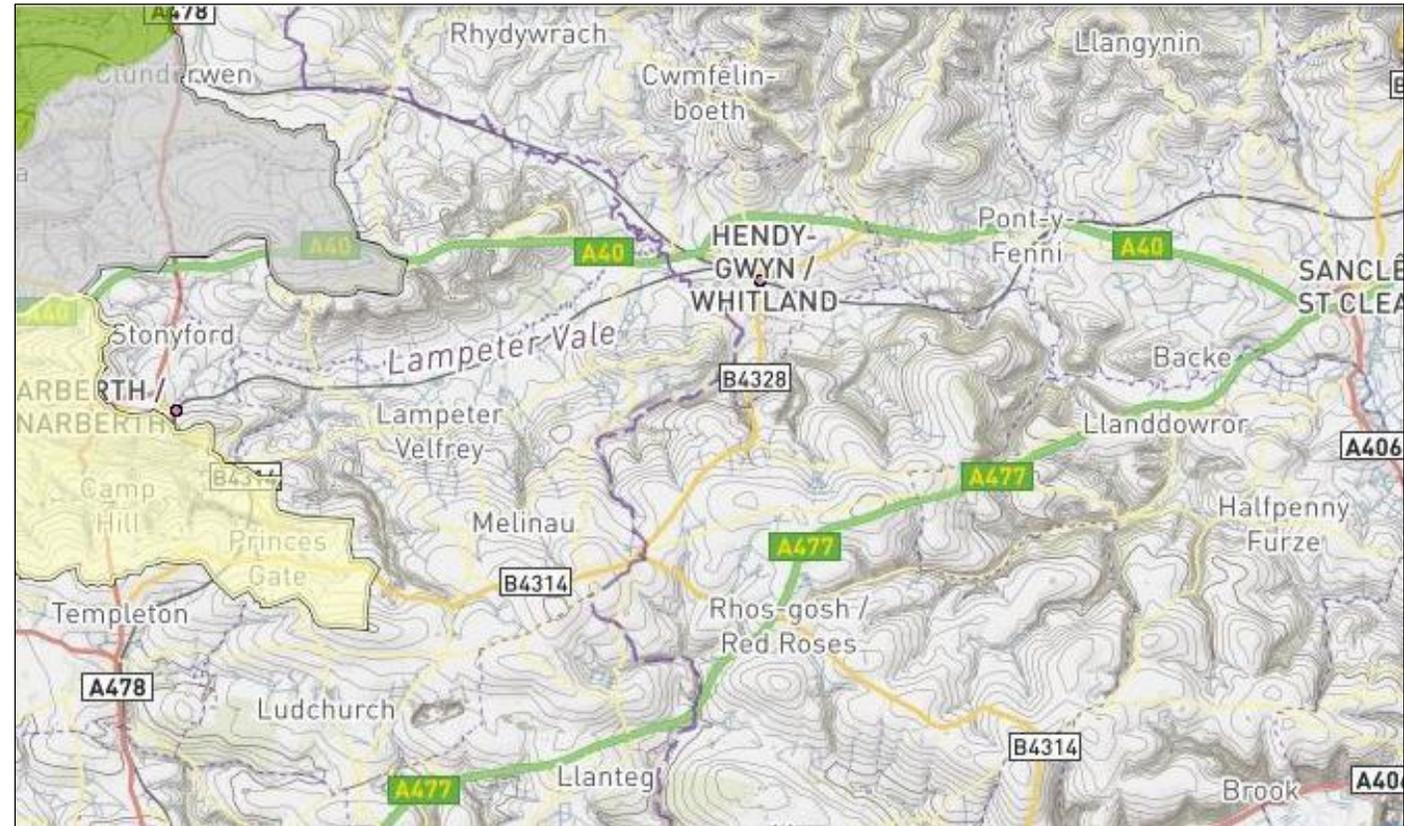
3. Environment and Ecology

Flood risk plan



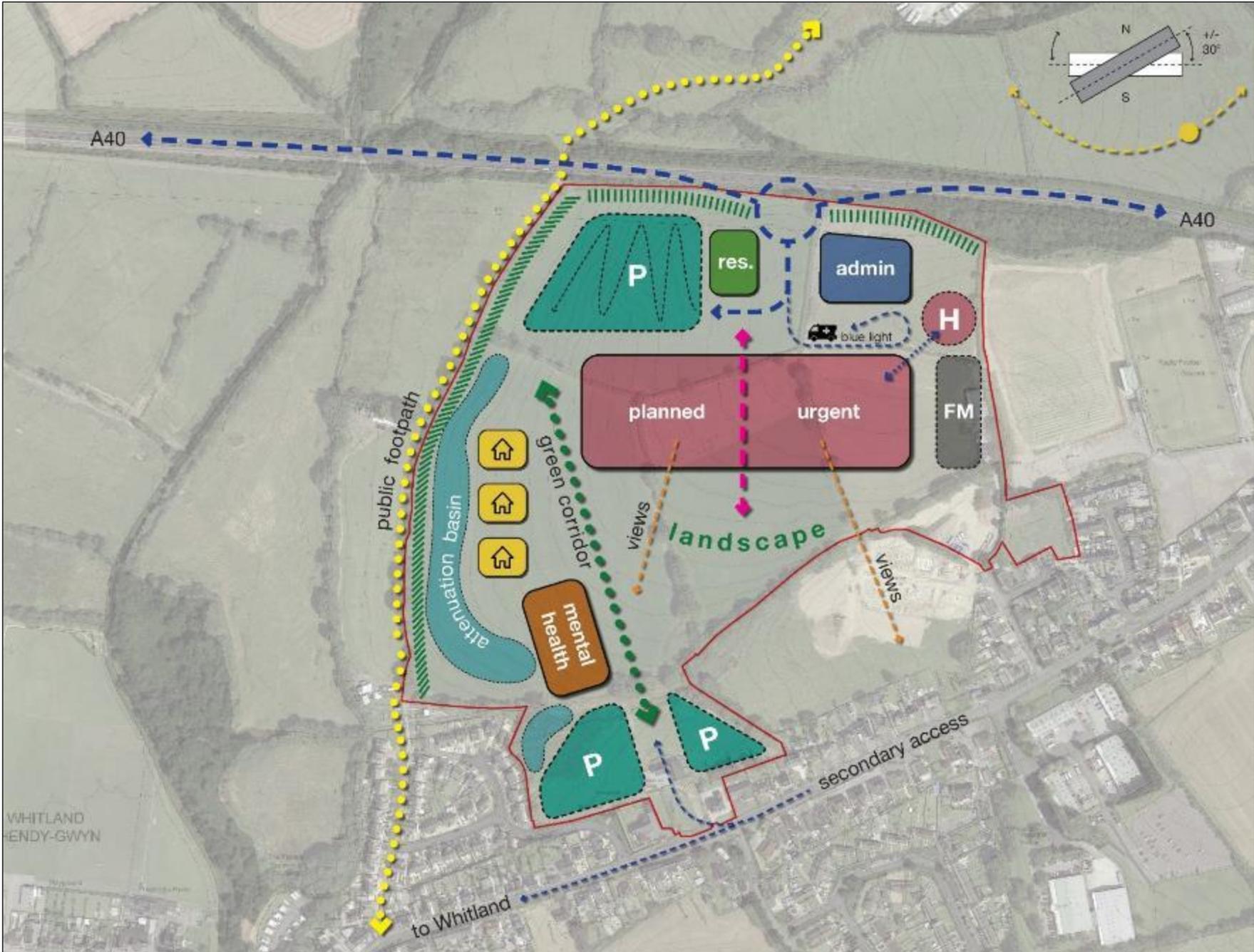
- High Risk from Surface Water
- Medium Risk from Surface Water
- Low Risk from Surface Water
- Main River
- Study Area Boundary

Water quality plan



- Less than 0
- Null
- <10
- 10-20
- 20-30
- >30

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 12
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 12
If aiming for BREEAM Excellent	76.95%
If aiming for BREEAM Outstanding	92.31%

6. Acquisition and Planning

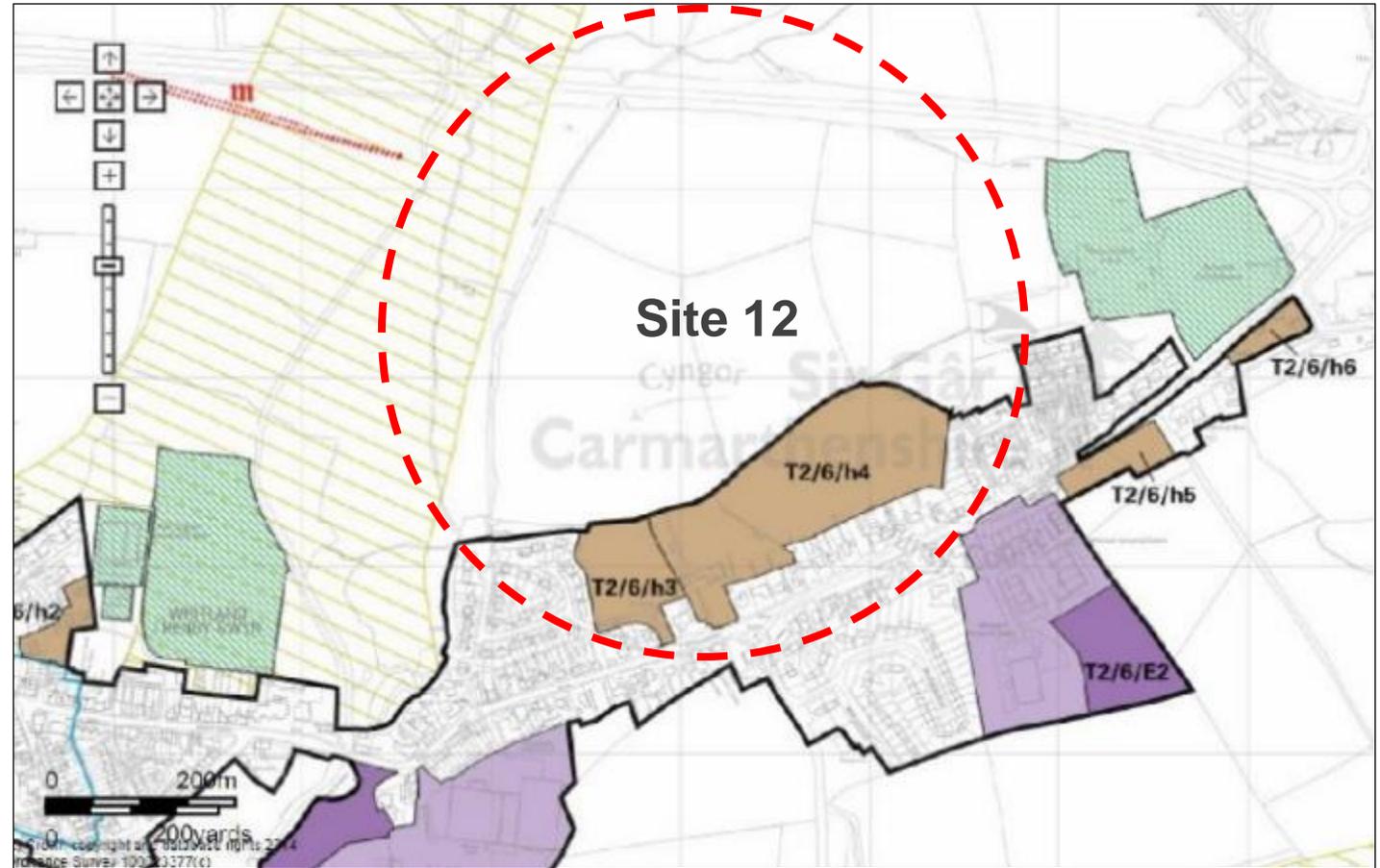
Outside LDP boundary (part)

Multiple ownership (freehold)

Nominated by owners

No lease issues

Adjacent strip of land in third party ownership requires acquisition to allow development



An aerial photograph of a rural landscape, showing a winding river, numerous small fields, and a small cluster of buildings in the center. The image is overlaid with a semi-transparent green filter.

Questions ?