



# Site J – St Clears



Site J

St Clears

A40

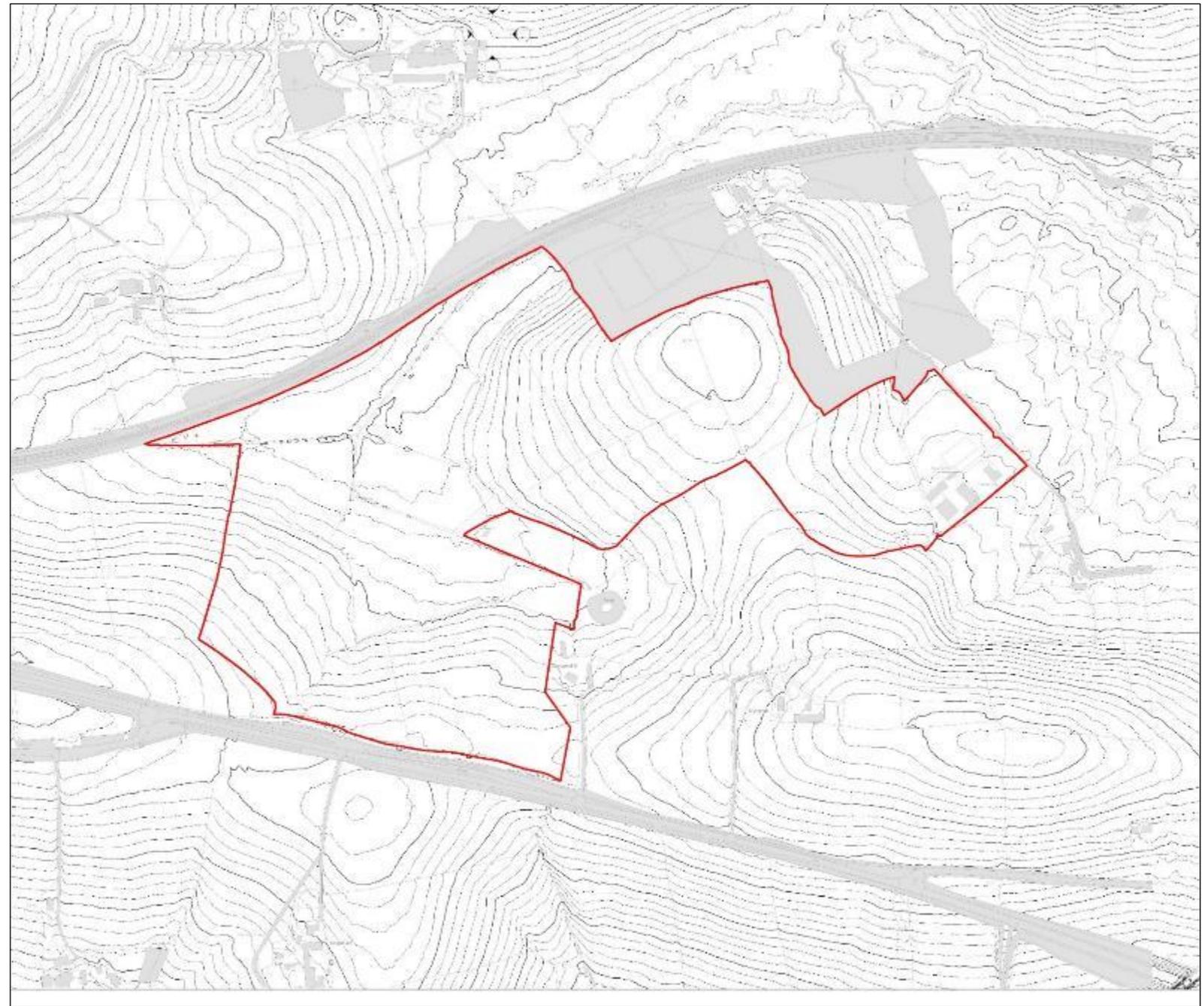
2.6 km



# 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*

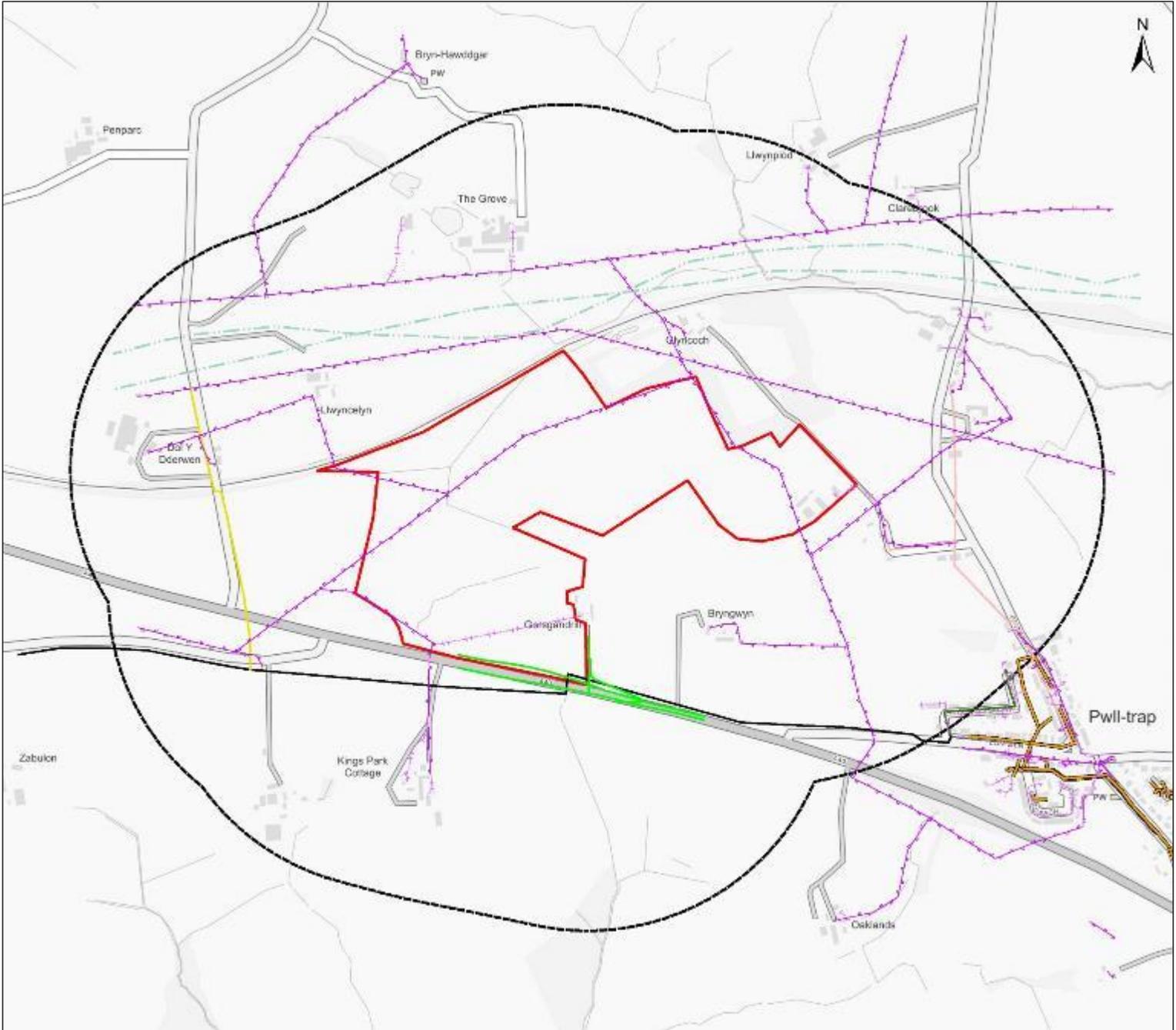
# 1. Site Conditions



# 2. Infrastructure

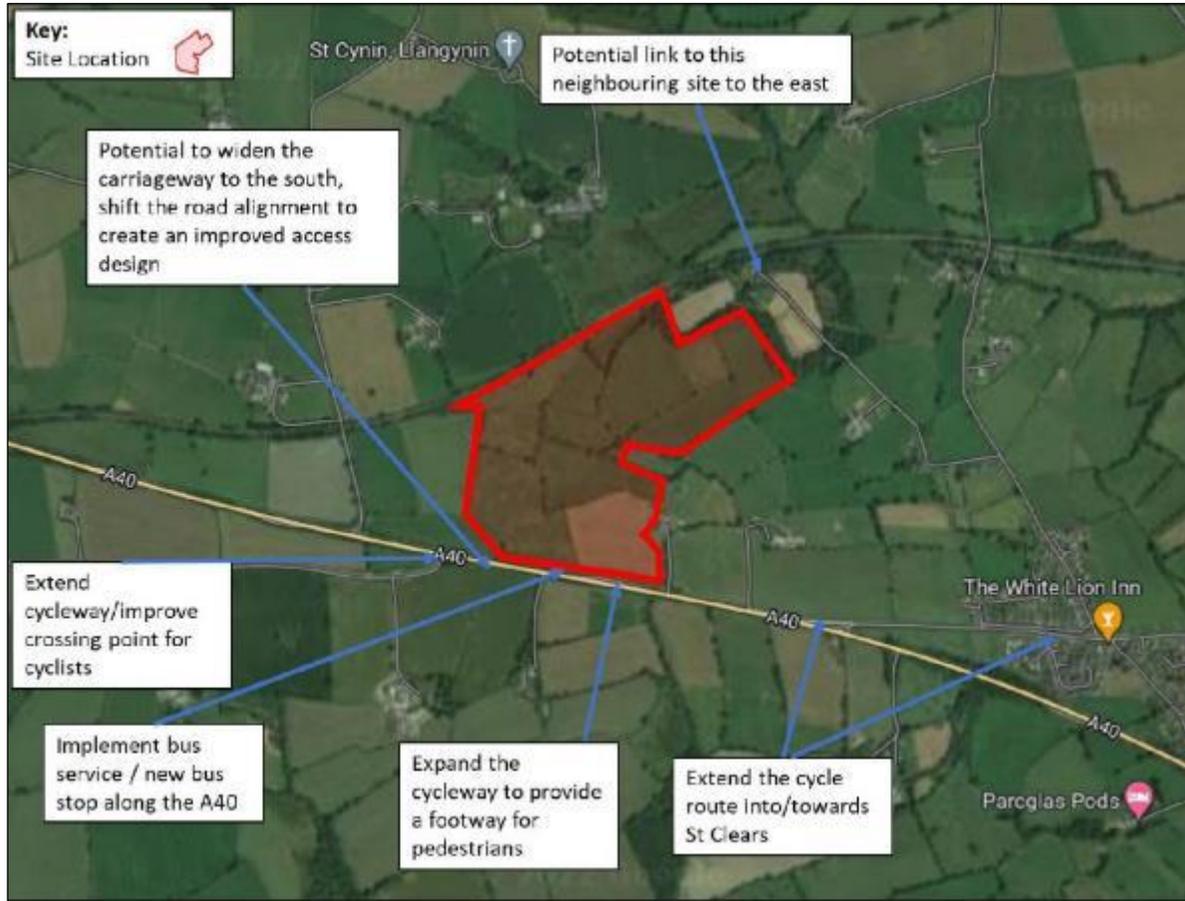
**Legend**

- Site J Site Boundary
- 500m Study Area
- Telecoms (BT maps)
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- Gas (Wales and West Utilities)
- High Pressure
- Power (Western Power)
- Overhead
- Underground
- Mains Water (Welsh Water)
- Unidentified
- 1.5 inch
- 4 inch
- 8 inch
- Storm and Foul Sewerage system (Welsh Water)
- Foot

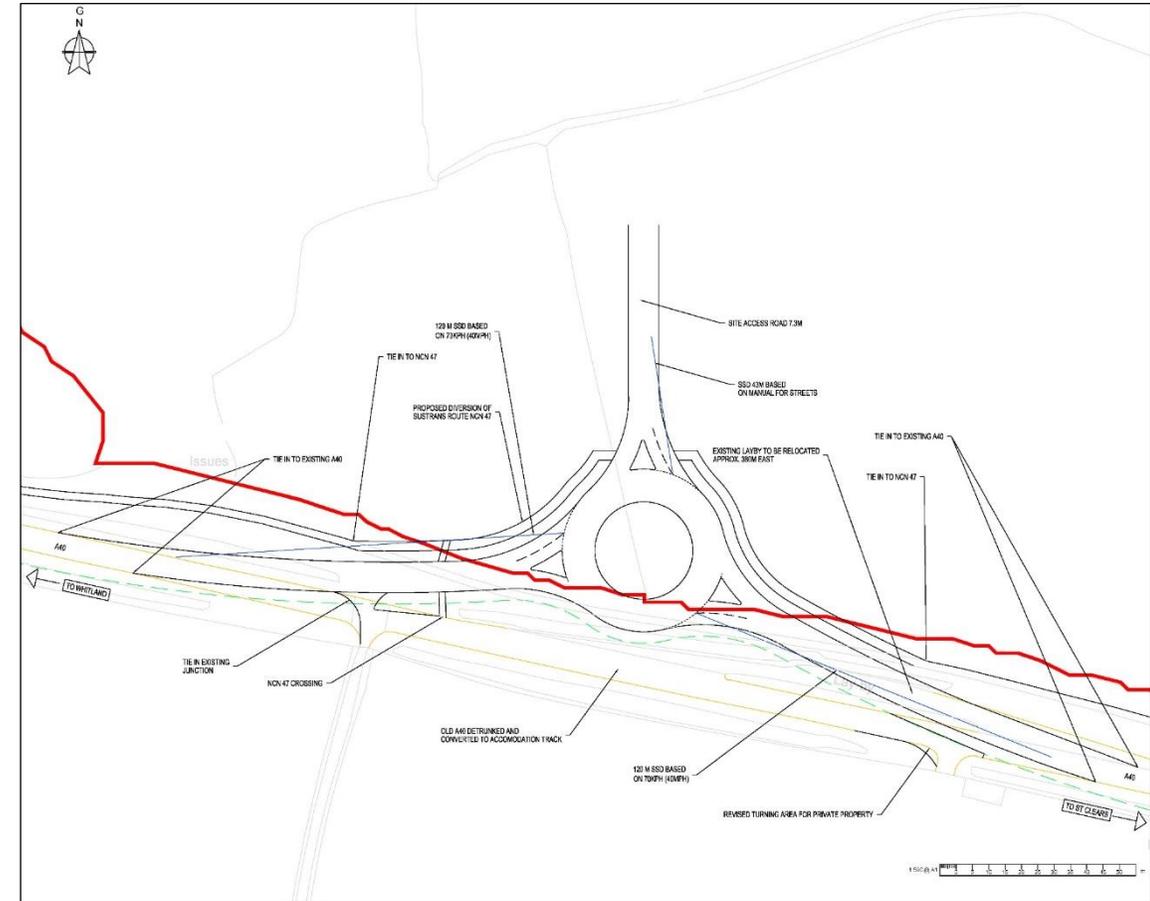


# 2. Access and Active Travel

Key access improvements

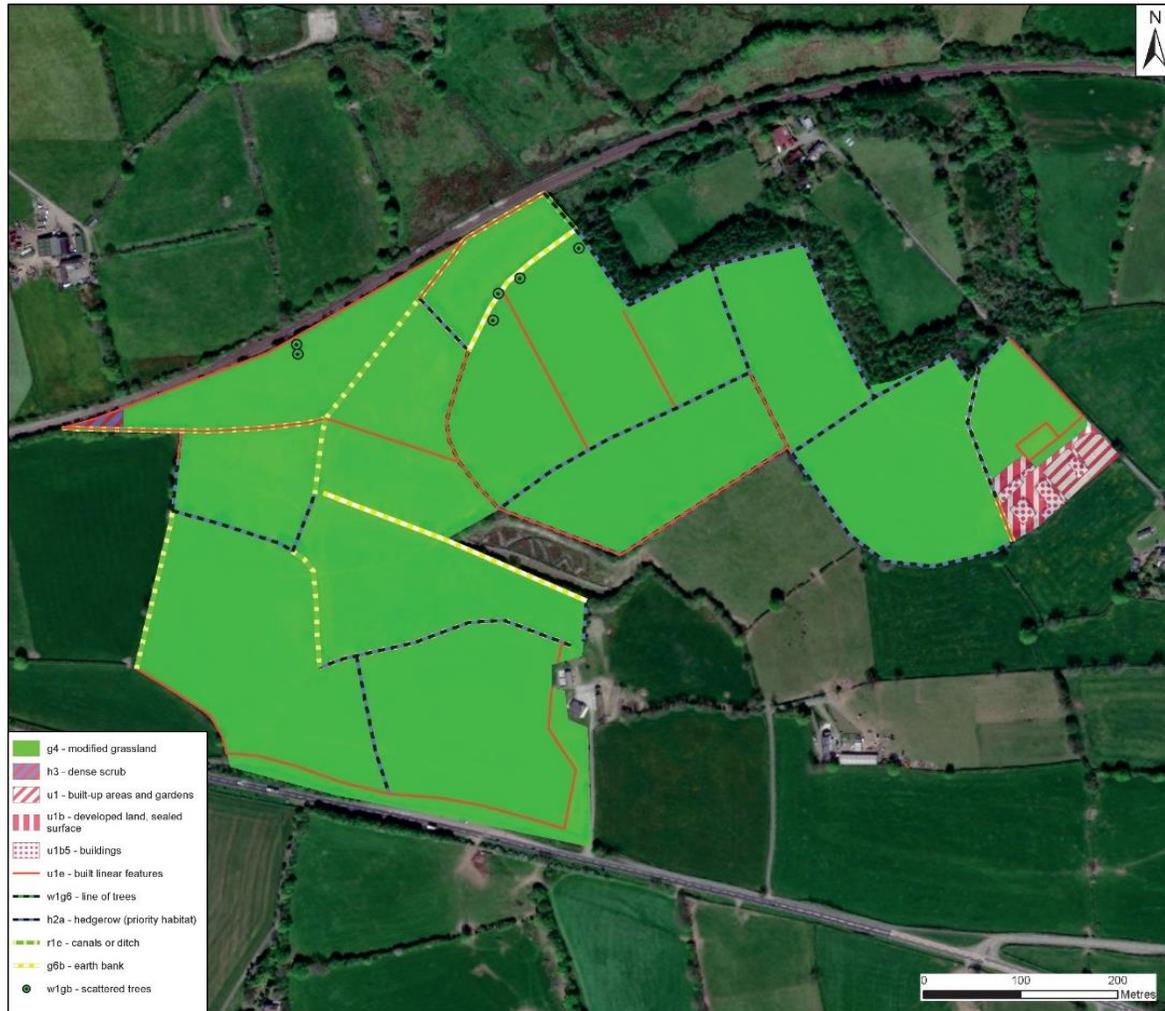


Proposed site access

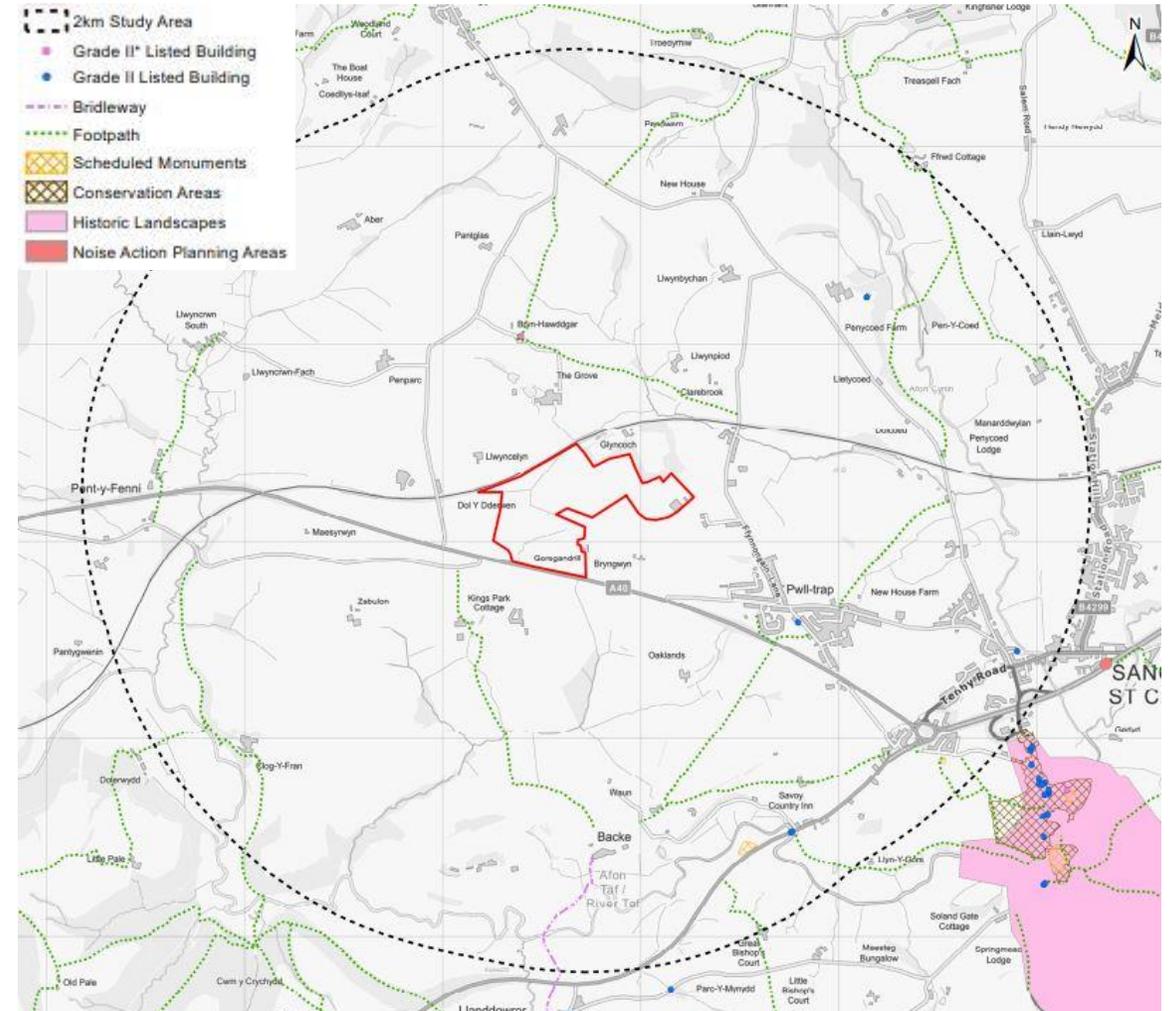


# 3. Environment and Ecology

Ecology plan

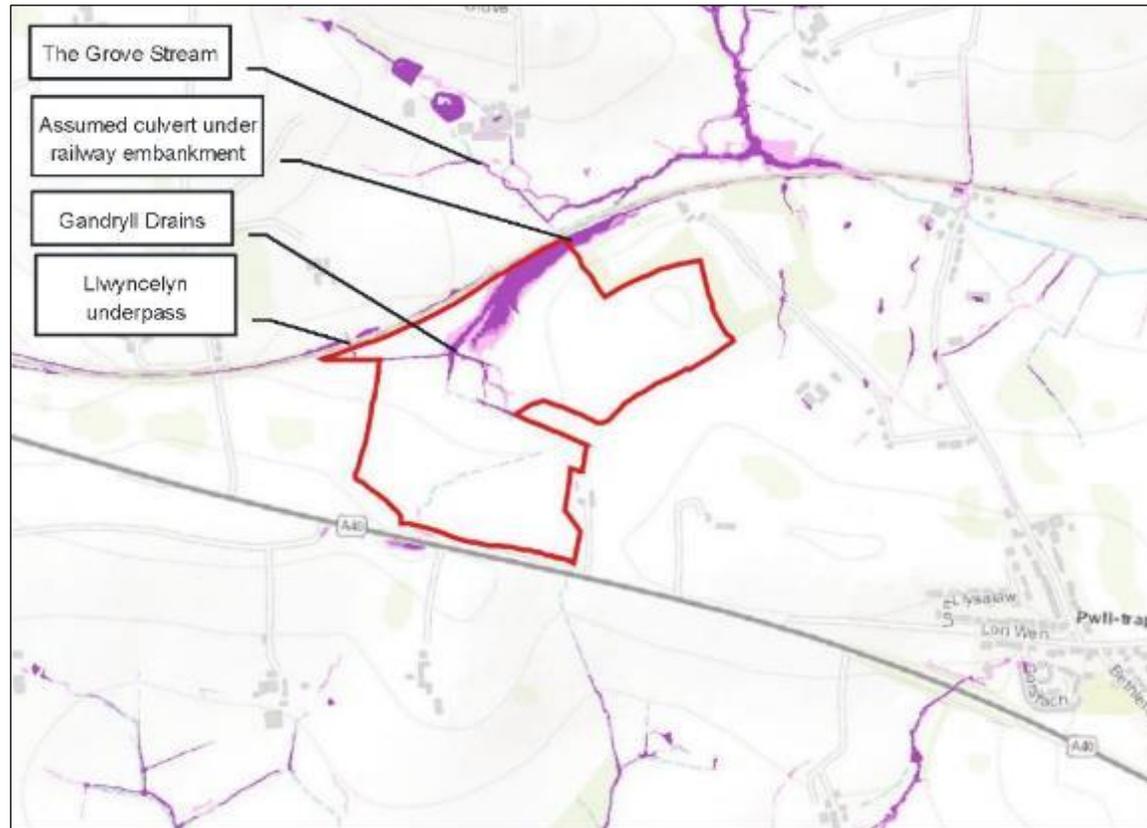


Environmental Constraints plan



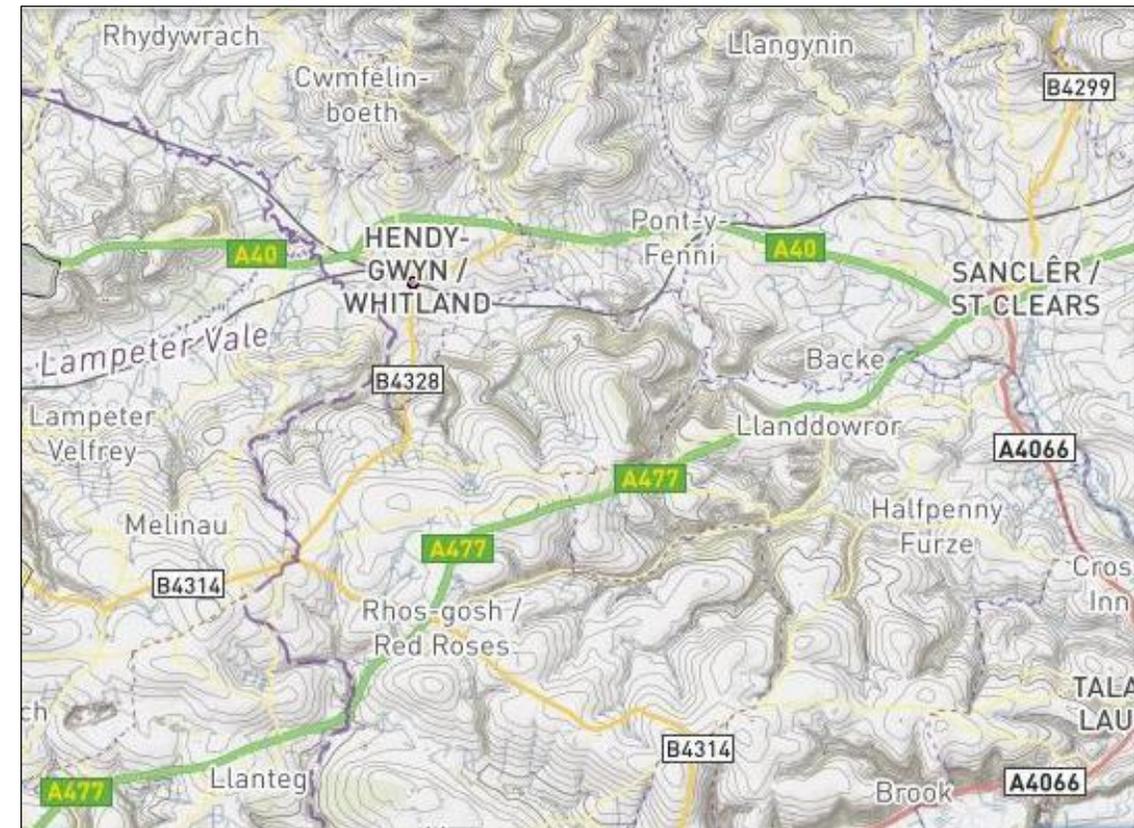
# 3. Environment and Ecology

Flood risk plan



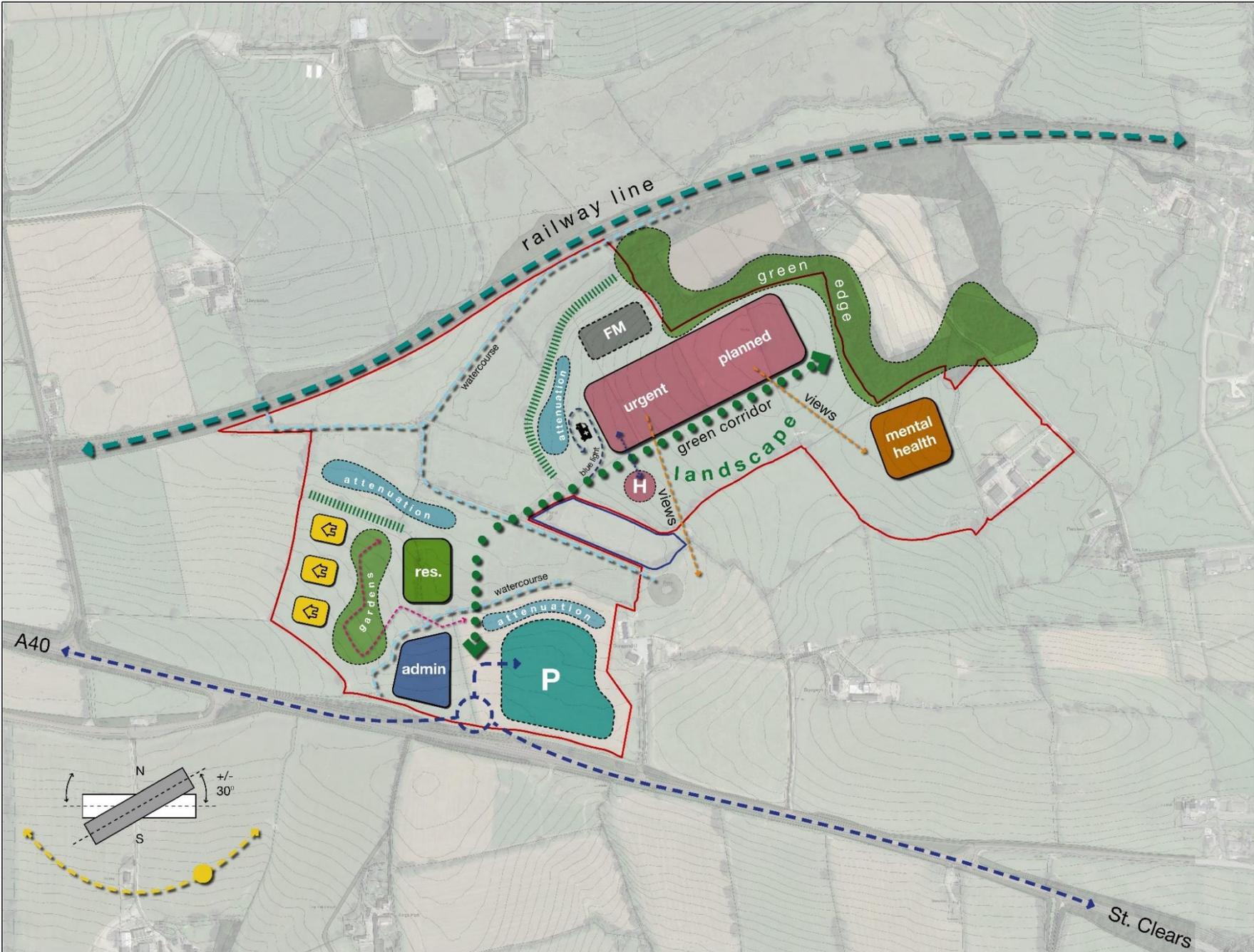
- High Risk from Surface Water
- Medium Risk from Surface Water
- Low Risk from Surface Water
- Main River
- Study Area Boundary

Water quality plan



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

# 4. Design



# 5. Sustainability

## BREEAM

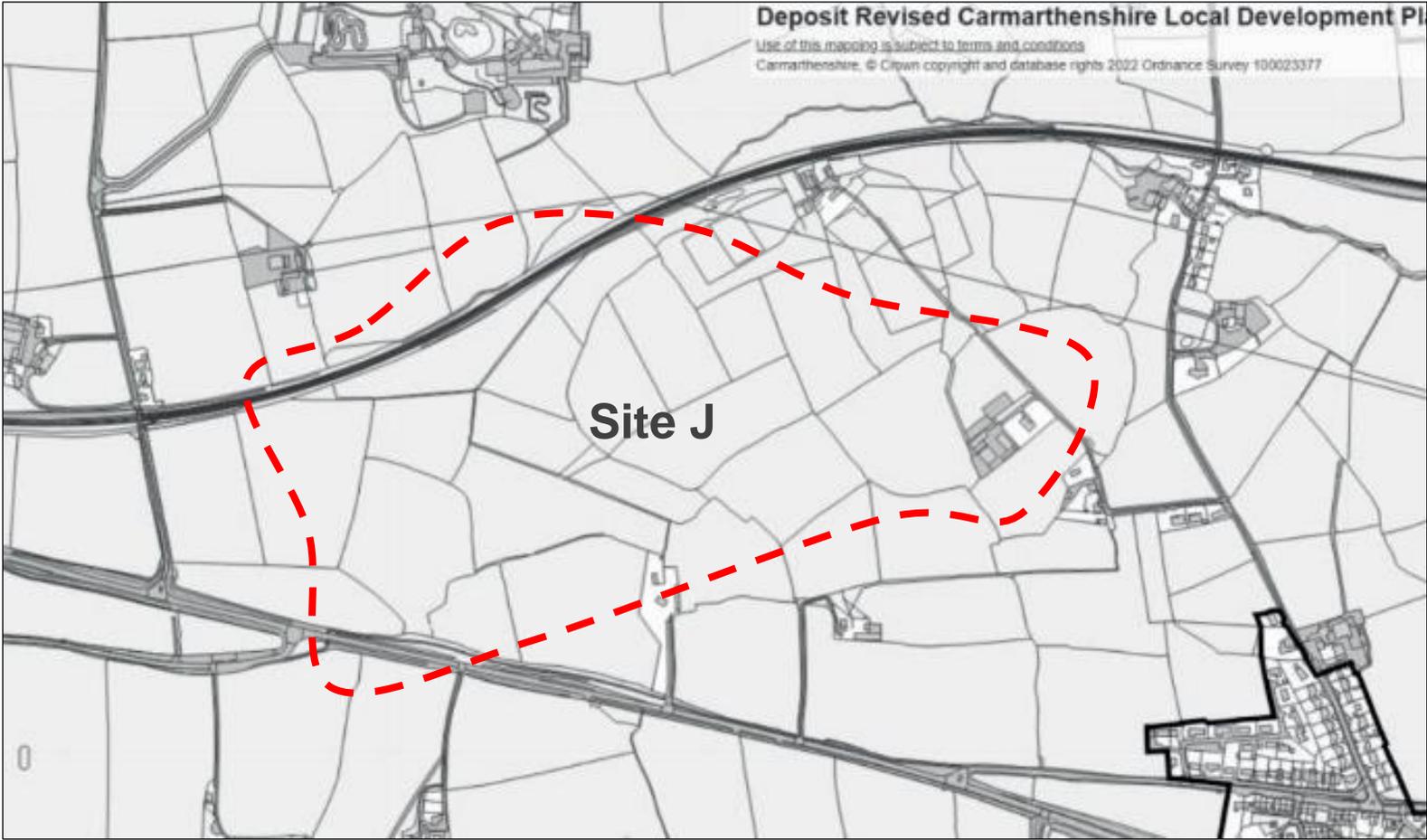
*Building Research Establishment  
Environmental Assessment Method*

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

BREEAM CREDIT	SITE J
Travel Plan (Tra 02-01)	2 Credits
Sustainable Transport Measures (Tra 02-02)	4 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)	1 Credits
Surface Water Run Off Rate (Pol 03-02)	1 Credit
Surface Water Run Off Volume (Pol 03-03)	1 Credit

BREEAM SCORE	SITE J
If aiming for BREEAM Excellent	75.45%
If aiming for BREEAM Outstanding	91.64%

# 6. Acquisition and Planning



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

# Questions

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