

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 town or village with several buildings and a church spire. The surrounding area is mostly green fields with some patches of brown, possibly indicating different crops or land use. The text "Site J – St Clears" is overlaid in the center of the image.

# Site J – St Clears





Site J

St Clears

A40

2.6 km

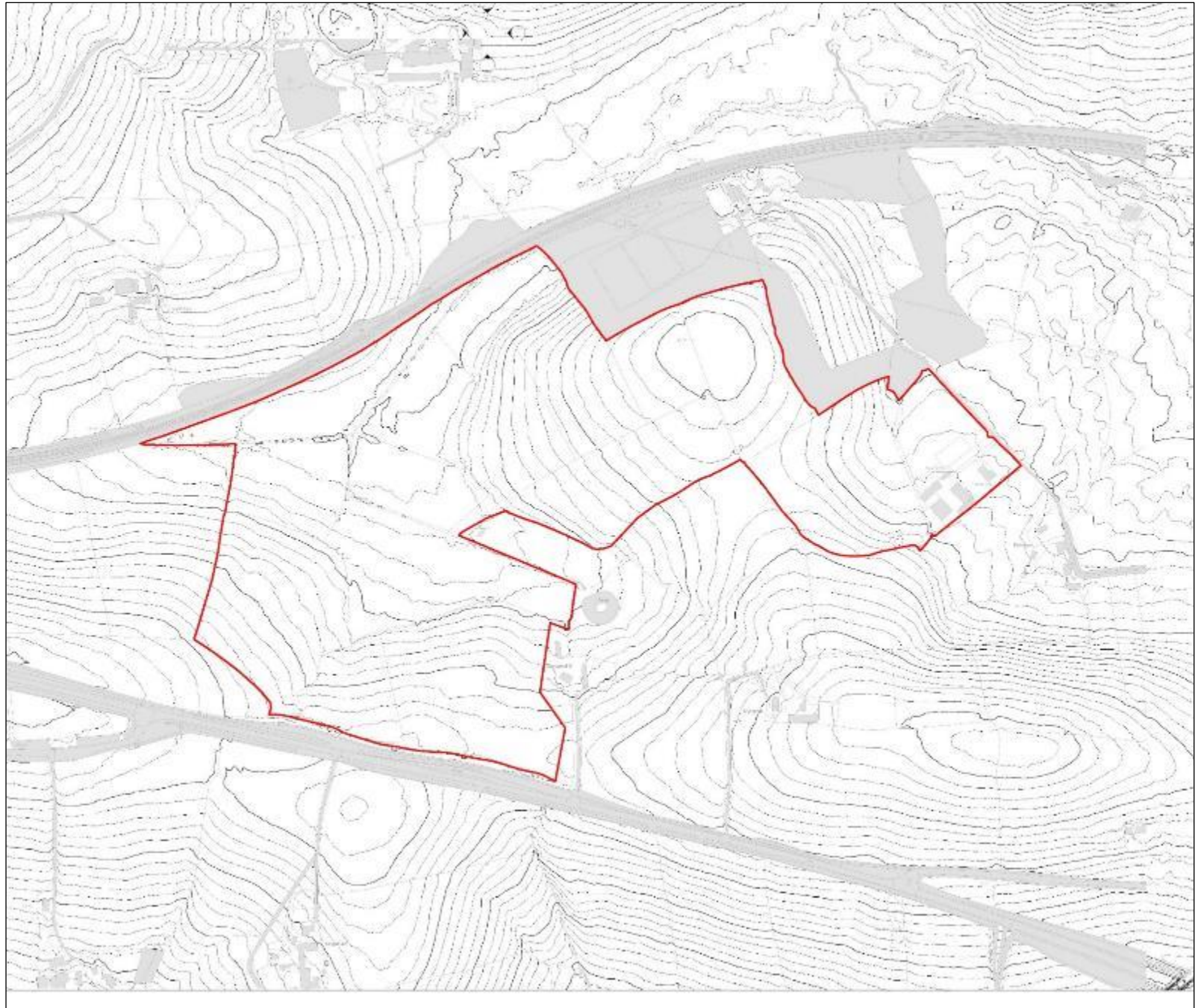


# 7 Technical Criteria

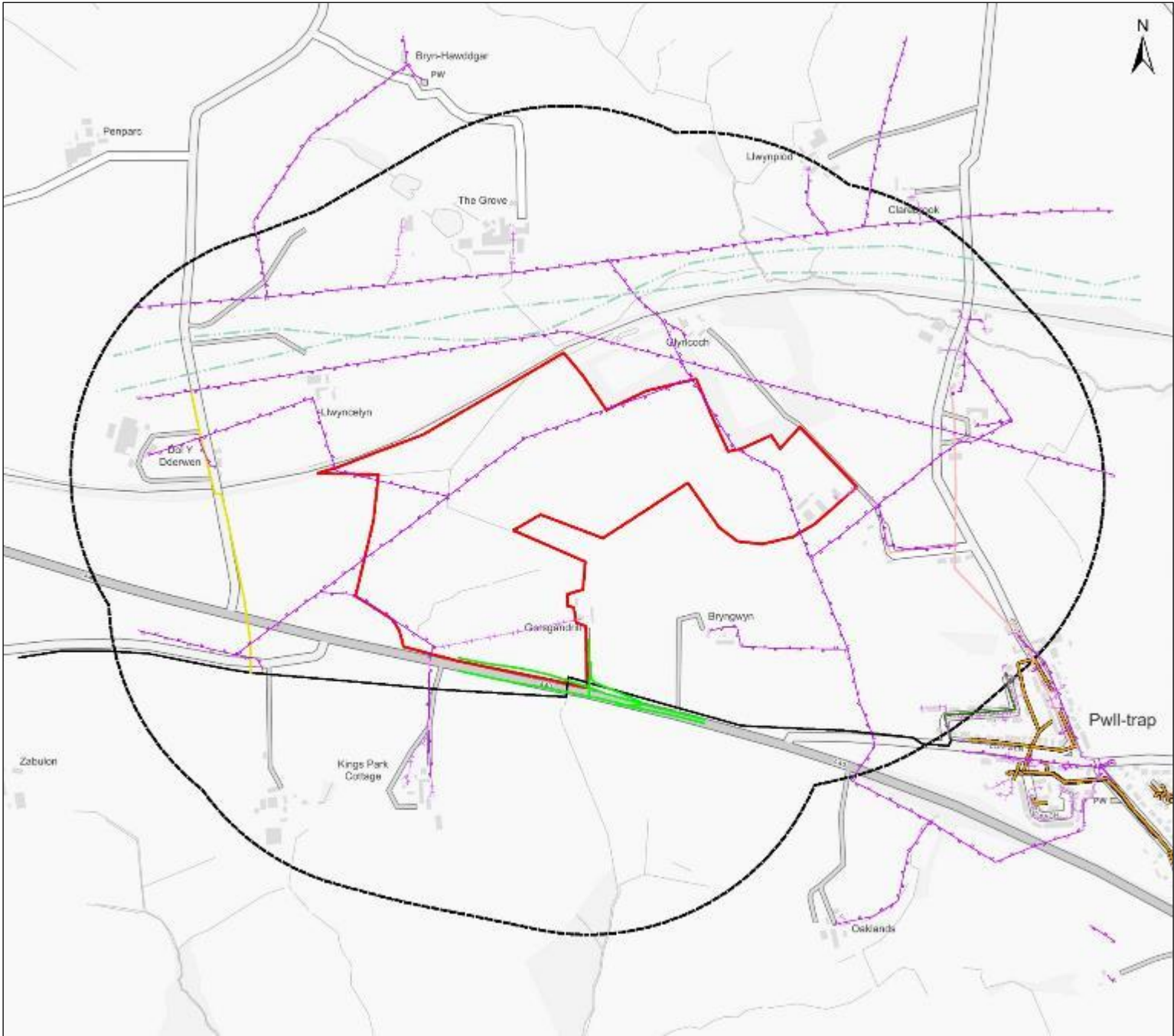
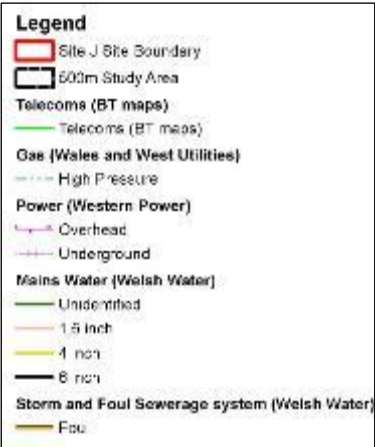
1. **Site Conditions**
2. **Infrastructure, Access and Active Travel**
3. **Environment and Ecology**
4. **Design**
5. **Sustainability**
6. **Acquisition and Planning**
7. *Transport Accessibility*



# 1. Site Conditions



# 2. Infrastructure



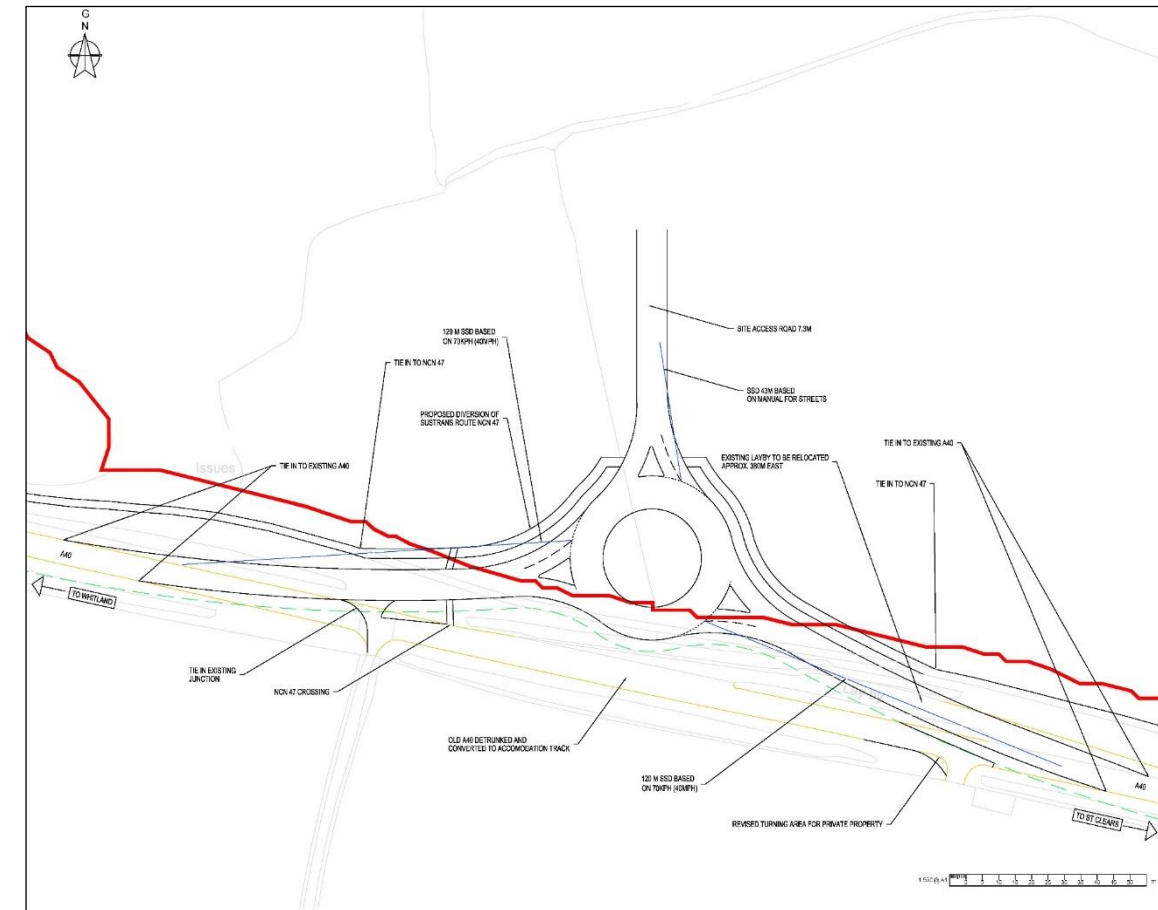


## 2. Access and Active Travel

## Key access improvements

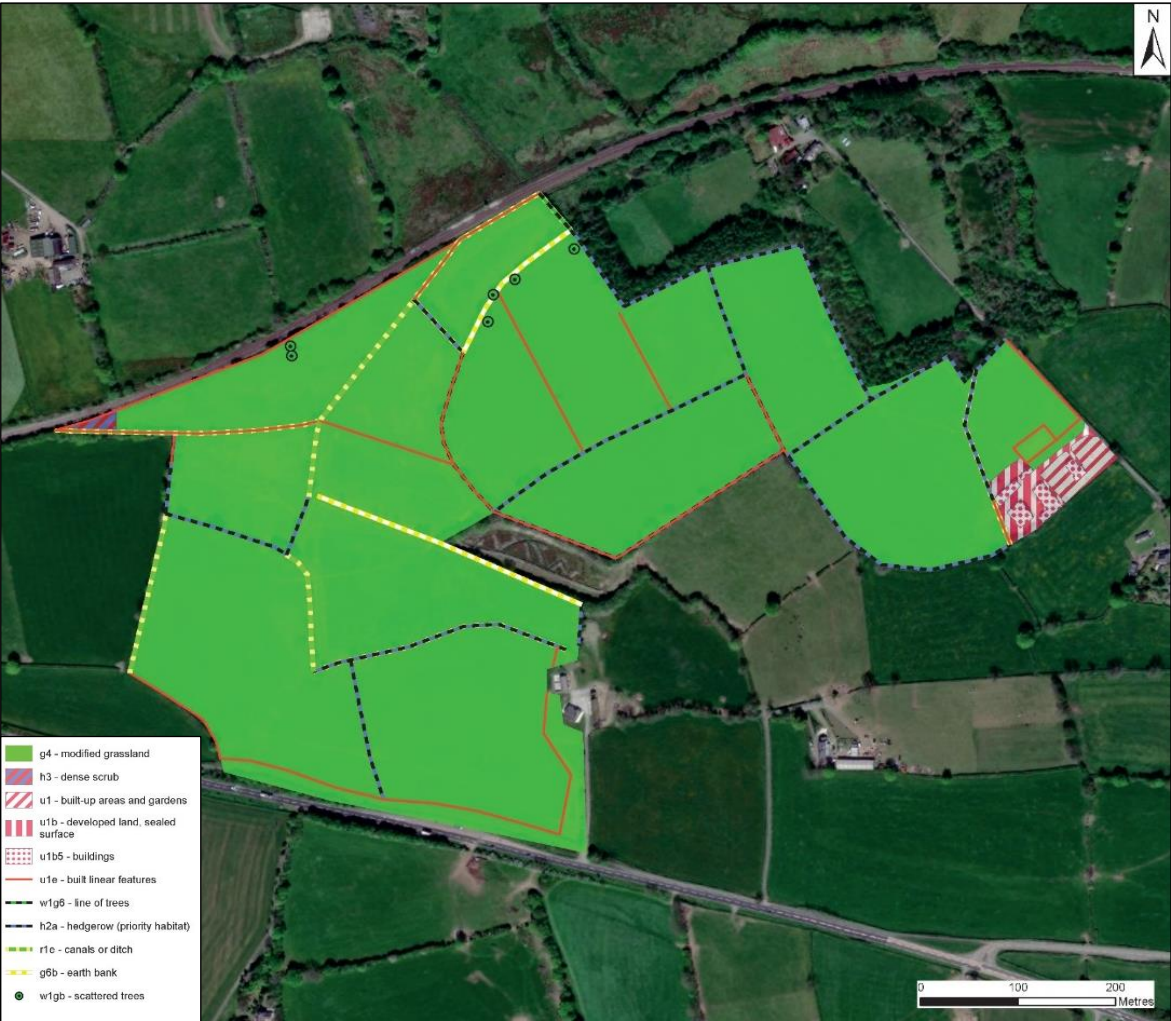


### Proposed site access

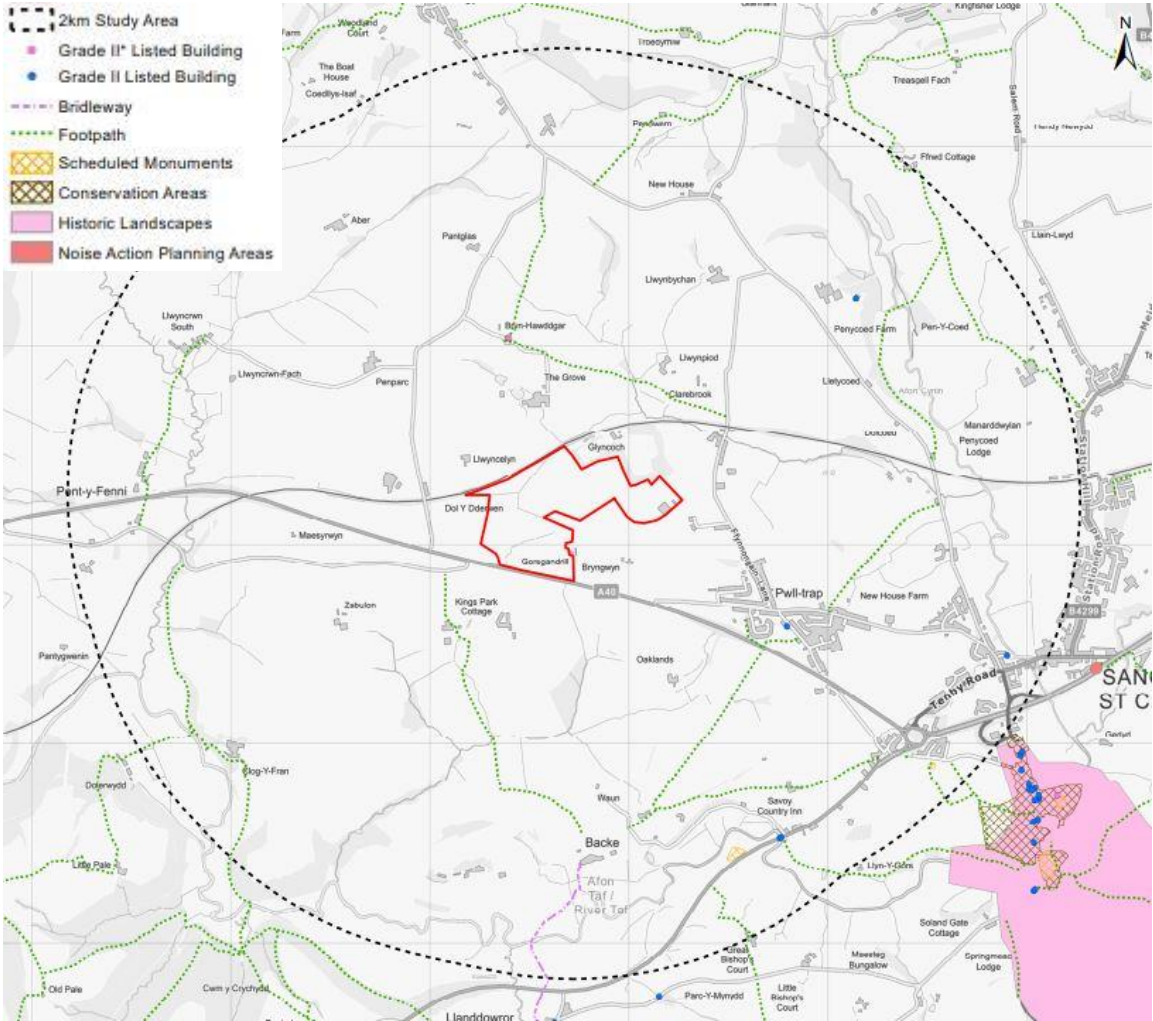


# 3. Environment and Ecology

Ecology plan



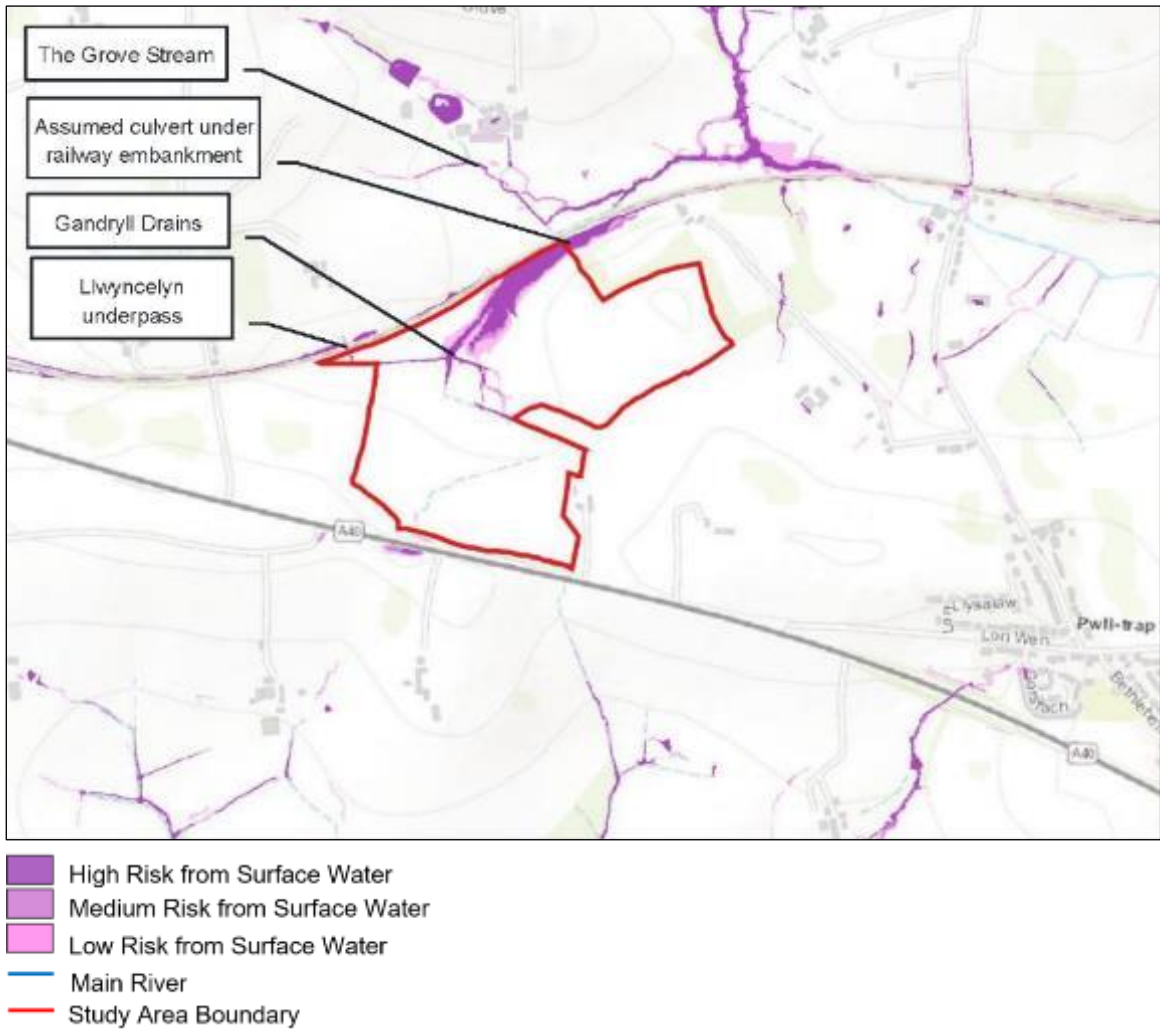
Environmental Constraints plan





# 3. Environment and Ecology

Flood risk plan

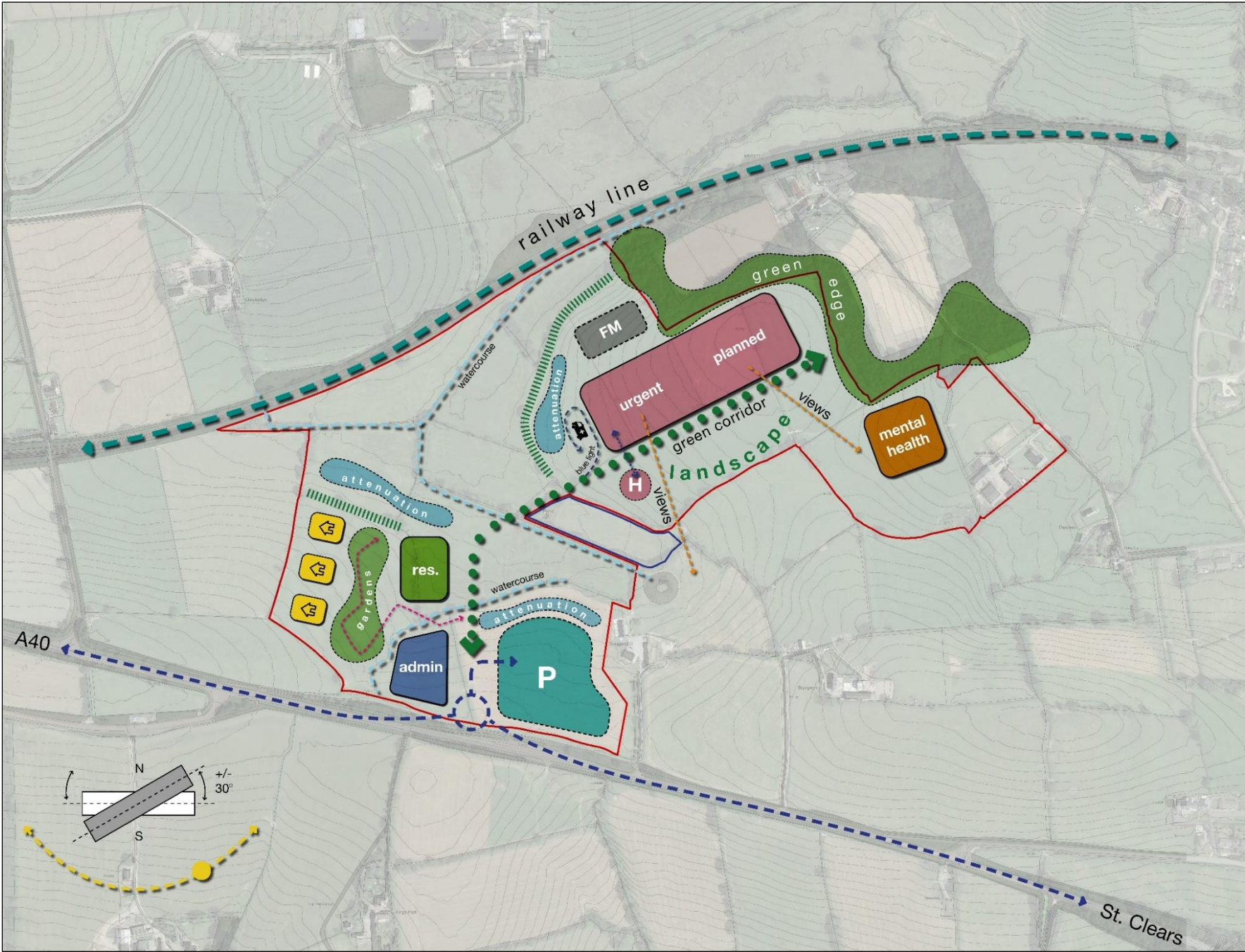


Water quality plan





# 4. Design



# 5. Sustainability

## BREEAM

*Building Research Establishment  
Environmental Assessment Method*

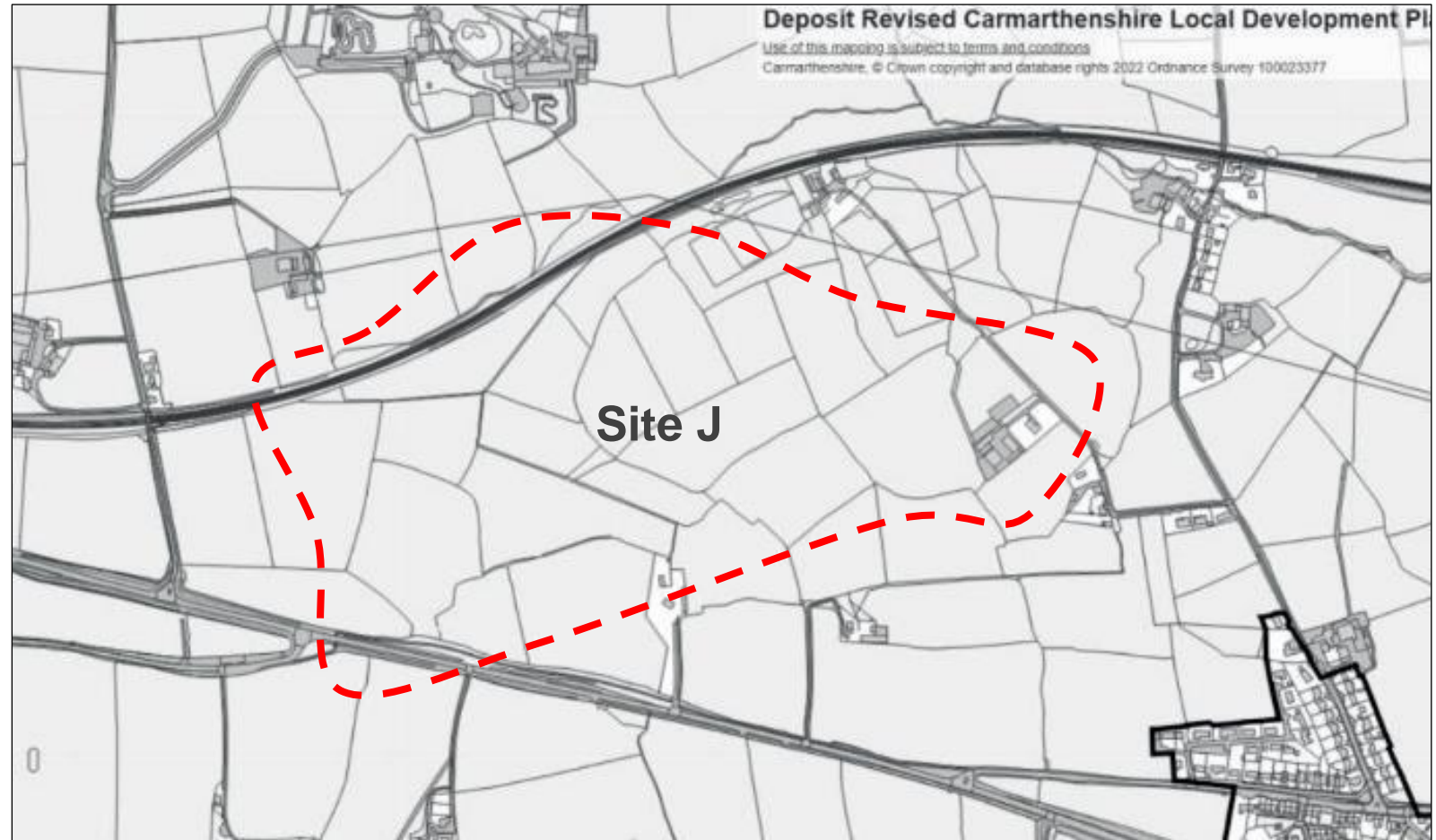
- Management
- Health and Wellbeing
- Energy
- **Transport**
- Water
- Materials
- Waste
- **Pollution**
- **Land and Ecology**

BREEAM CREDIT	SITE 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, roads, and small clusters of buildings. The image is faded and serves as a background for the text.

# Questions ?