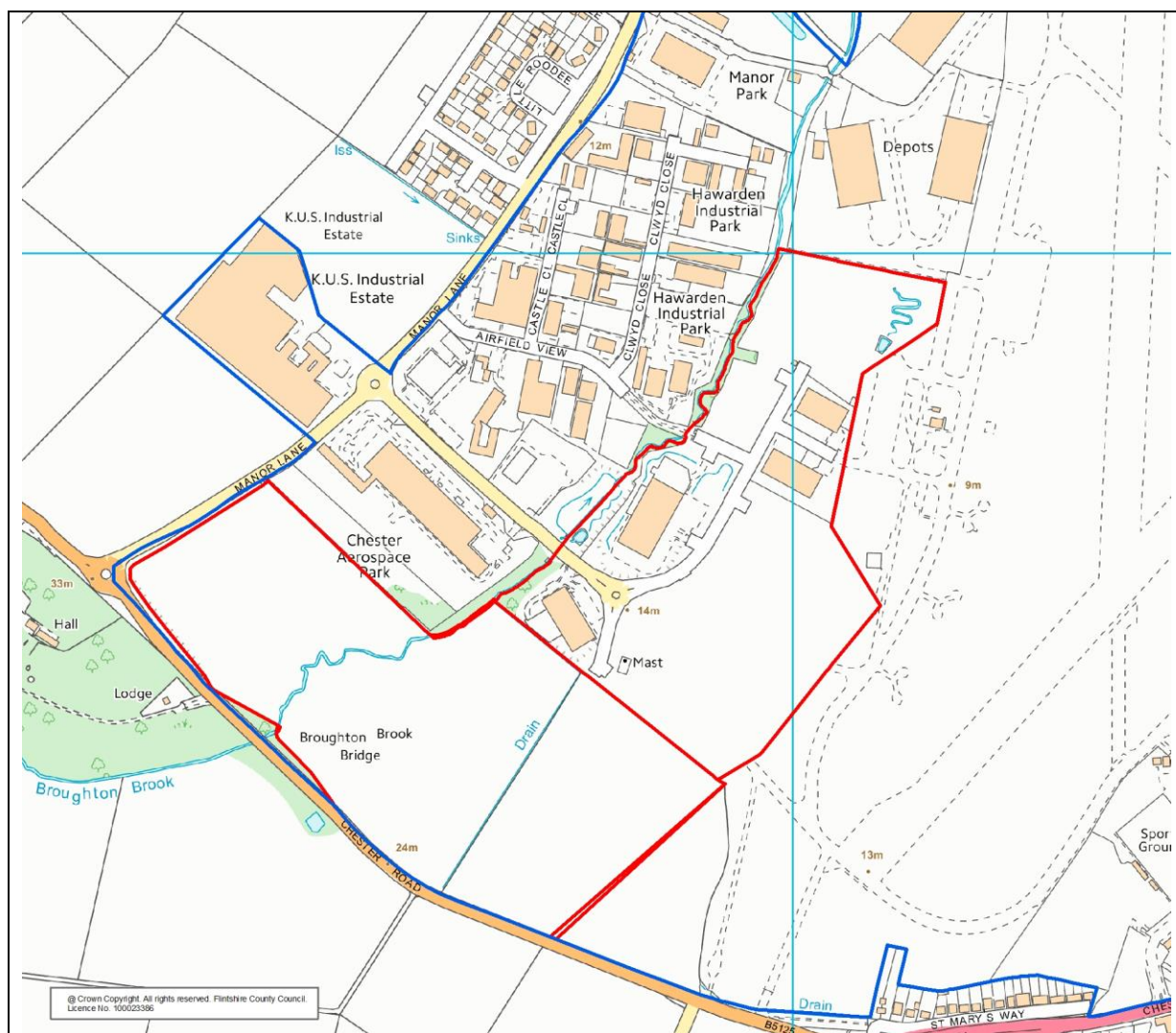


APPENDIX 5 – FLINTSHIRE SITE PROFORMAS

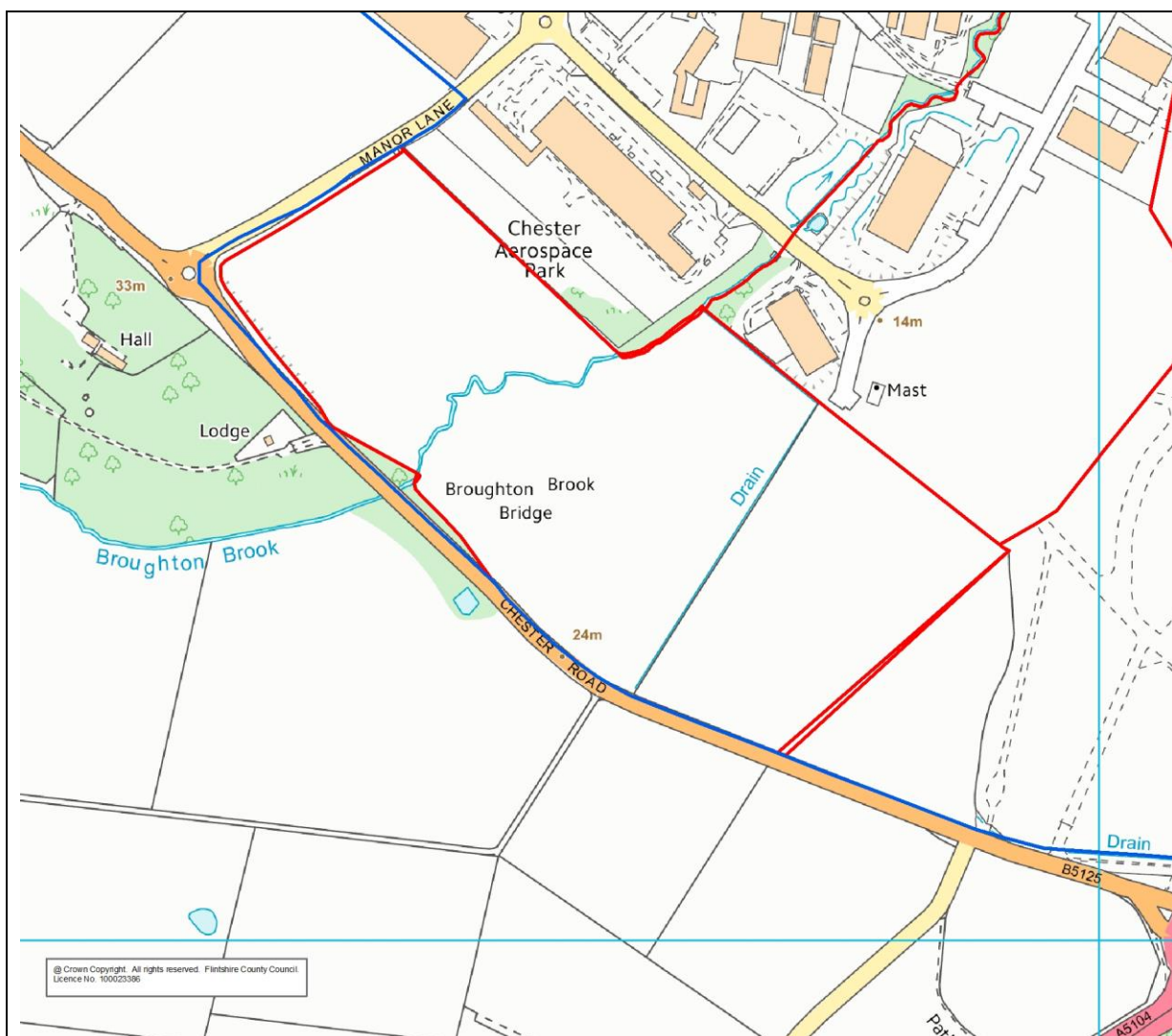
The employment land site proformas relate to undeveloped land (or a significant redevelopment opportunity) which are allocated for employment in the Unitary Development Plan (Policies EM1 and EM2) or have existing planning consents for B1/B2/B8 uses. These proformas are linked to the analysis in Section 6.0 of the main Joint Employment Land Review document.

The employment land site proformas are different to the Employment Area Assessments included at Appendix 9, in that the latter refers to existing development and buildings in the Counties Principal Employment Areas (as defined under Policy EM3 of the UDP). However, it should be noted that an employment site can be included within an Employment Area, for example EM1.12 Land to North West of Garden City, Deeside is within the wider Deeside Employment Area as set out under Policy EM3.



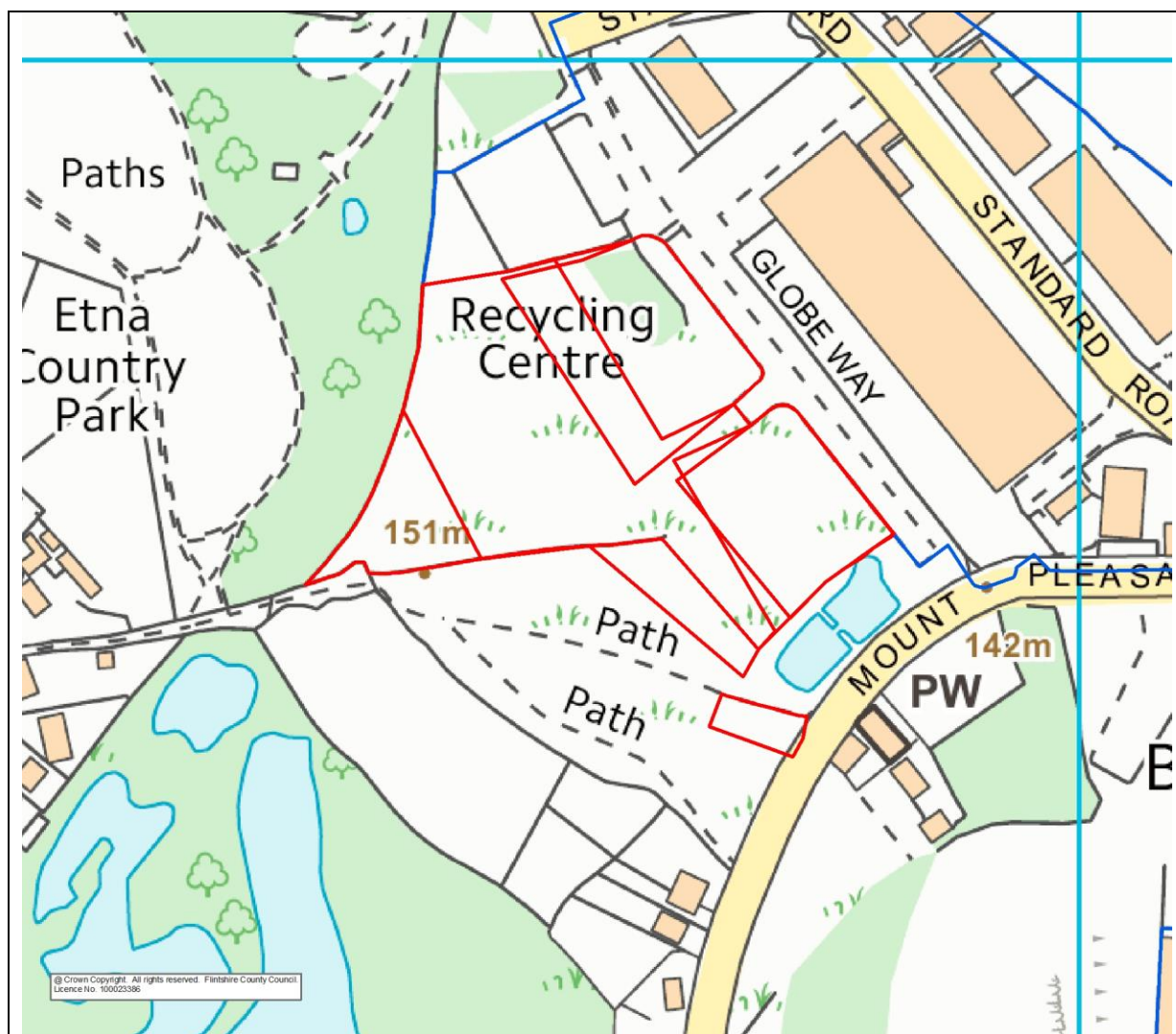
Site	EM1.1 Chester Aerospace Park, Broughton
Owner	Welsh Government/Pochin
Agent	Legat Owen/King Sturge/JLL
Size, ha	9.00
Market Availability	Partly Available – marketed as Hawarden Business Park
Planning Status	EM1 General Employment Land Allocation (Ref. No. 1) Planning consent for up to 42,000 sqm of B1/B2/B8 accommodation.
Proposal	A portion of the site is now being developed for a 2,500 sqm industrial facility for SIRA Test and Certification. Land is being developed through a partnership between UK Land and Property, Pochin in conjunction with Welsh Government. Development should be complete by late 2014.
Constraints	Airbus runway and related facilities adjacent. Development will require consultation with Airbus.
Comments	Identified by Airbus as a preferred site for provision of a supplier park. The masterplan development can accommodate individual buildings of up to 23,223 sqm.

	<p>Several buildings have already been completed on the site, and they are excluded from the site area.</p> <p>Site divided into six development plots of which three remain available. These range from 1,858 sqm up to 13,935 sqm. Pochin report that they have a number of parties potentially interested in these plots.</p>
Planning Issues	Site is within Development Zone and Principal Employment Area (Policy EM3). Minerals safeguarding area to the west (Policy MIN8).
Likely development potential	Industrial
Potential guidance market segment uses	<p>High Quality Business Park</p> <p>Research and Technology/Science Park</p> <p>General Business/Industrial Area</p> <p>Heavy/Specialist Industrial Site</p> <p>Sites for Specific Occupier</p>
Serviced	Yes
Availability, years	1-3



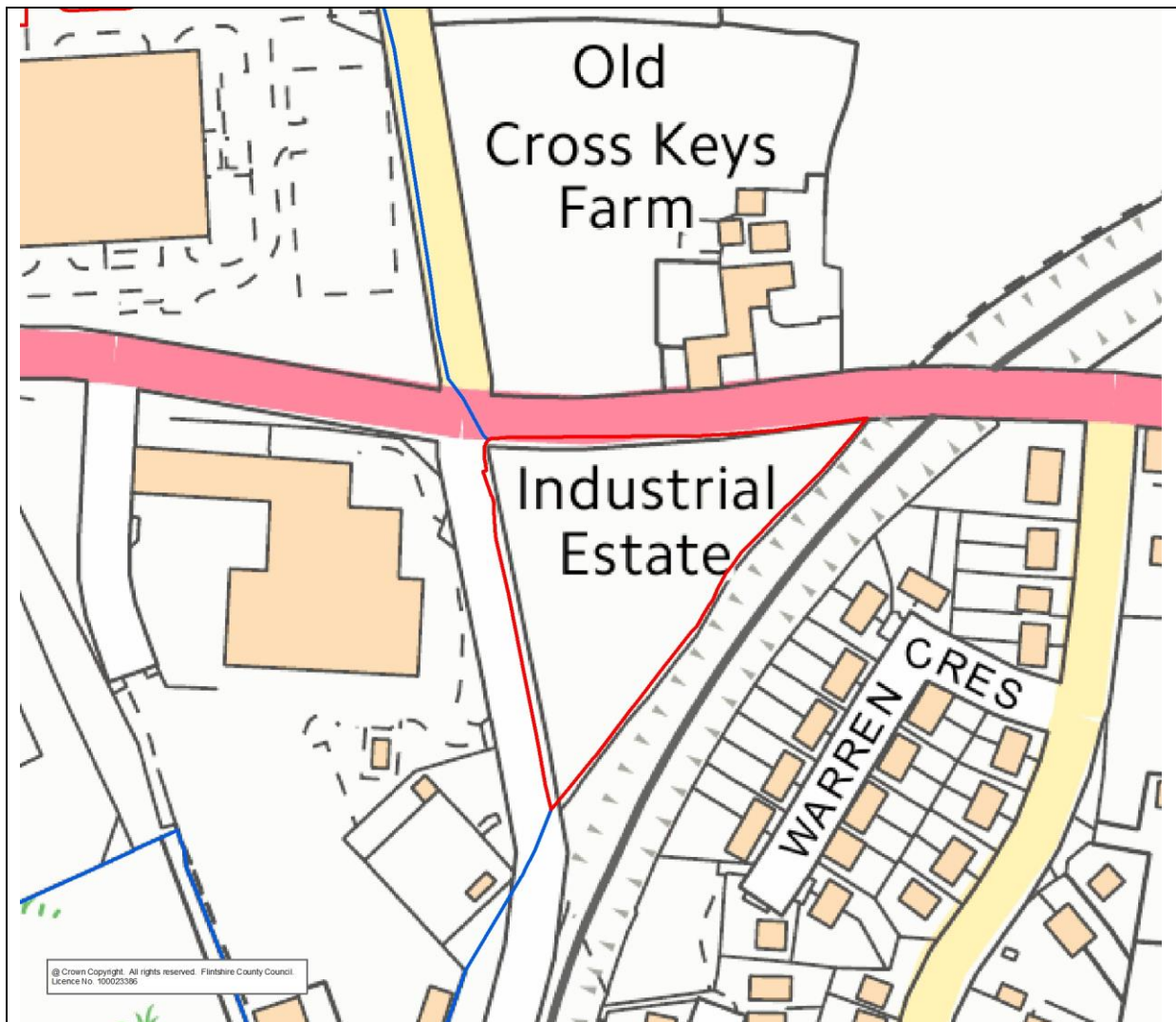
Site	EM1.2 Manor Lane/Hawarden Park Extension, Broughton
Owner	Welsh Government/Gladstone Estates
Agent	Legat Owen/King Sturge/JLL
Size, ha	18.20
Market Availability	On the Market
Planning Status	EM1 General Employment Land Allocation (Ref. No. 2) Outline consent for extension to existing business park for employment purposes (App. Ref. 050673)
Proposal	7,800 sqm office park (Class B1) on the western site and 22,100 sqm of B2/B8 development on the eastern site served by two separate access points.
Constraints	Site is bisected by Broughton Brook creating a natural division between the eastern and western parts. Flight path limitations for Hawarden Airport serve to render the easternmost parts of the site undevelopable. Possible habitat issues on Chester Road frontage. Potential constraints on electricity supply.
Comments	Identified by Airbus as a preferred site for provision of a supplier park.

	Marketed as expansion site for Hawarden Business Park.
Planning Issues	Site is within Development Zone and Principal Employment Area (Policy EM3). Minerals safeguarding area runs through the centre of the site (Policy MIN8).
Likely development potential	Office/Industrial
Potential guidance market segment uses	Established/Potential Office Location High Quality Business Park Research and Technology/Science Park General Business/Industrial Area Heavy/Specialist Industrial Site Incubator/SME Cluster Site Sites for Specific Occupier
Serviced	No
Availability, years	3-5

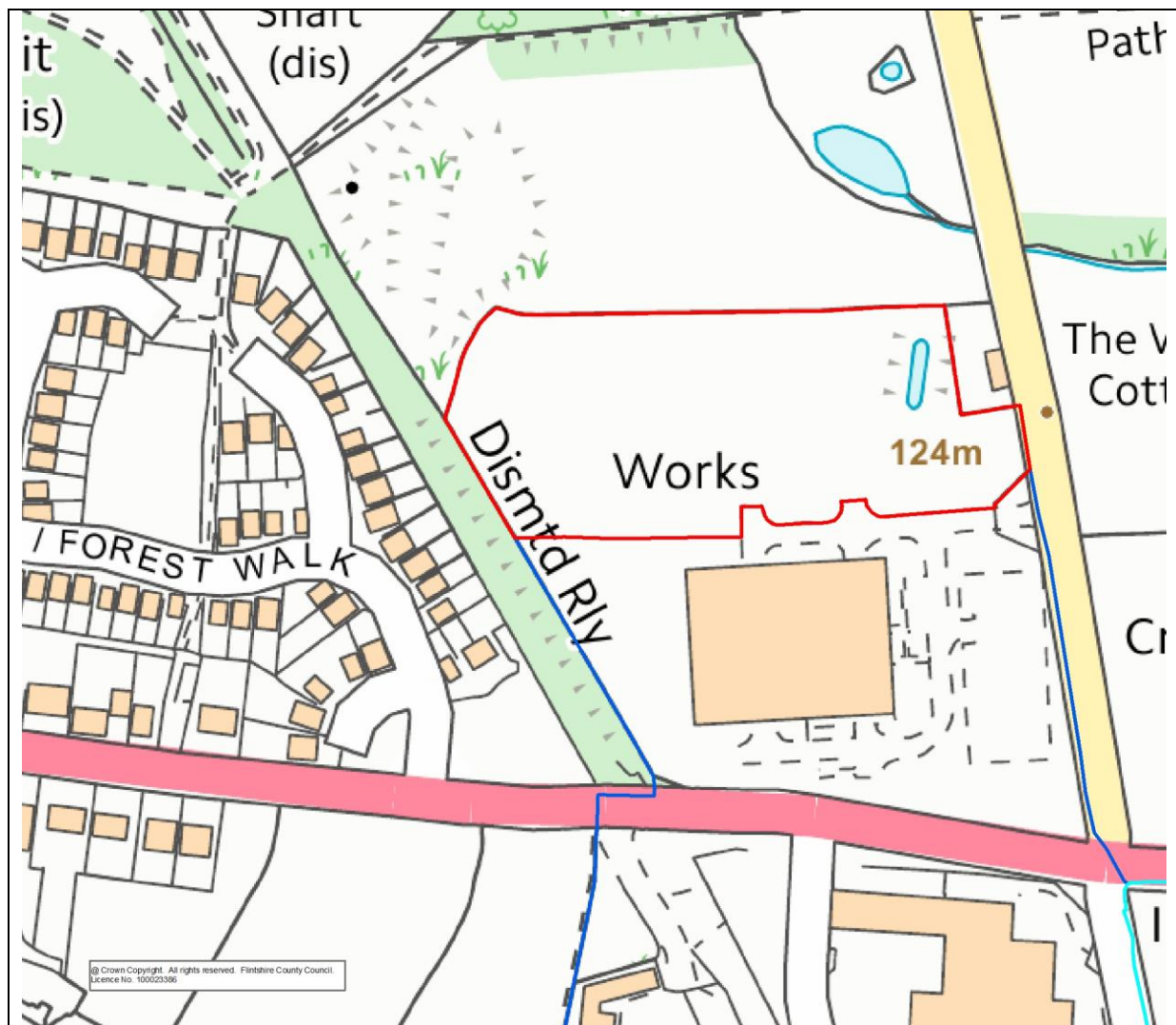


Site	EM1.3 Mount Pleasant Road (north), Buckley
Owner	Blackrock Development Ltd
Agent	Legat Owen
Size, ha	2.00
Market Availability	Partly Available – marketed as Globe Business Park
Planning Status	EM1 General Employment Land Allocation (Ref. No. 3) Full planning consent for warehouse and manufacturing units (App. Ref. 48990 and 049270)
Proposal	North western part of site developed as premises for Lester Fabrication & Cladding Co. (App. Ref. 049138) North eastern part of the site developed as premises for William Taylor Stonemasons (App. Ref. 048989) Southern part of site under construction (may now be complete) for two industrial units totalling 916 sqm (App. Ref. 48990 and 049270).
Constraints	-
Comments	Southern units are on the market for sale at £710/sqm.
Planning Issues	Previously an Area of Search for New Waste Management Facilities (Policy EWP6)

Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area
Serviced	Yes
Availability, years	0-1

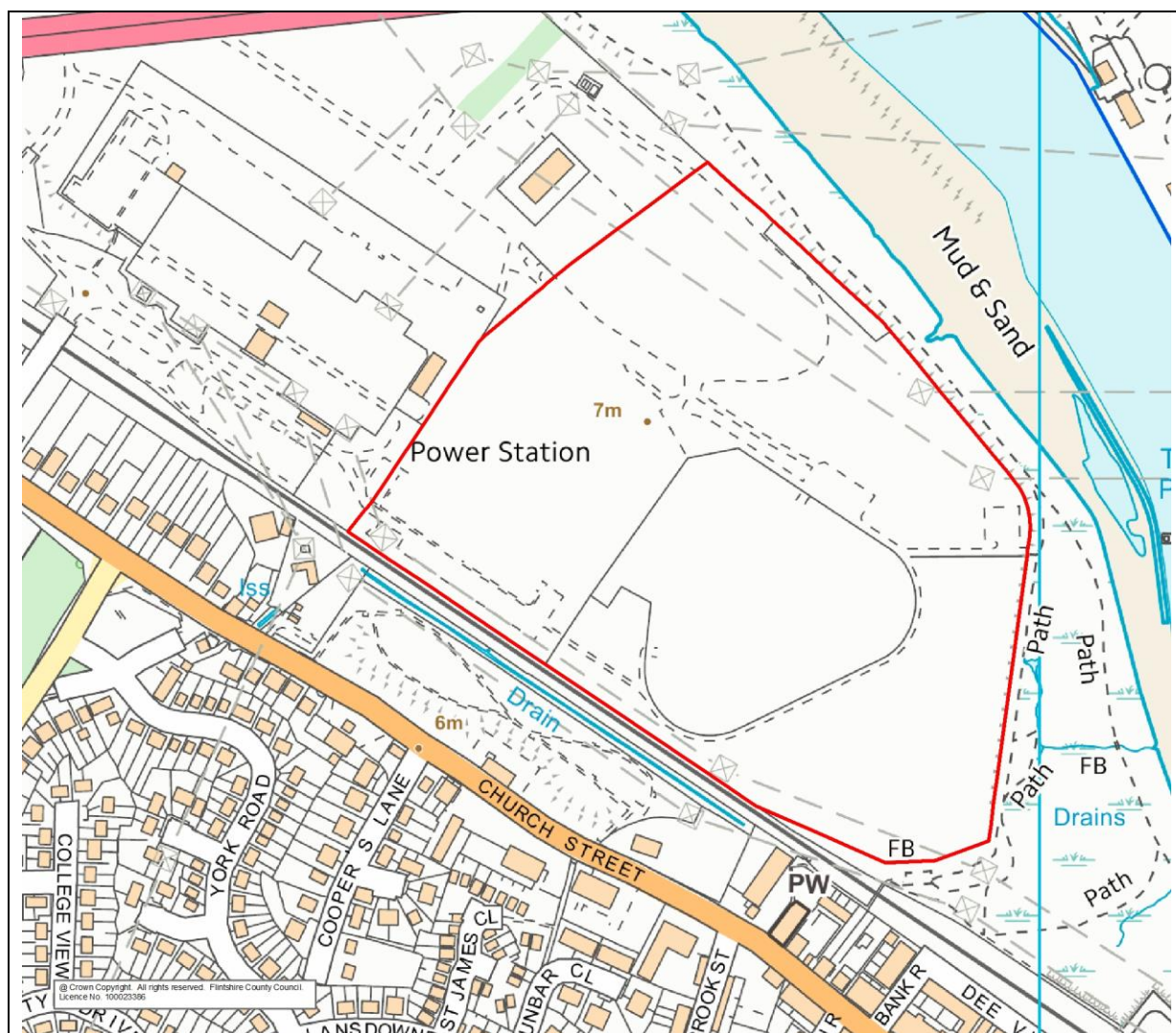


Site	EM1.4 Land North of Buckley Station, Buckley
Owner	Buckley Foods
Agent	-
Size, ha	0.60
Market Availability	Not Available (Held as Expansion Land)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 4)
Proposal	-
Constraints	Adjacent to railway line Bounded by trees
Comments	Held as expansion land for Buckley Foods
Planning Issues	Site is within Principal Employment Area (Policy EM3).
Likely development potential	Industrial/office
Potential guidance market segment uses	General Business/Industrial Area
Serviced	No
Availability, years	5+



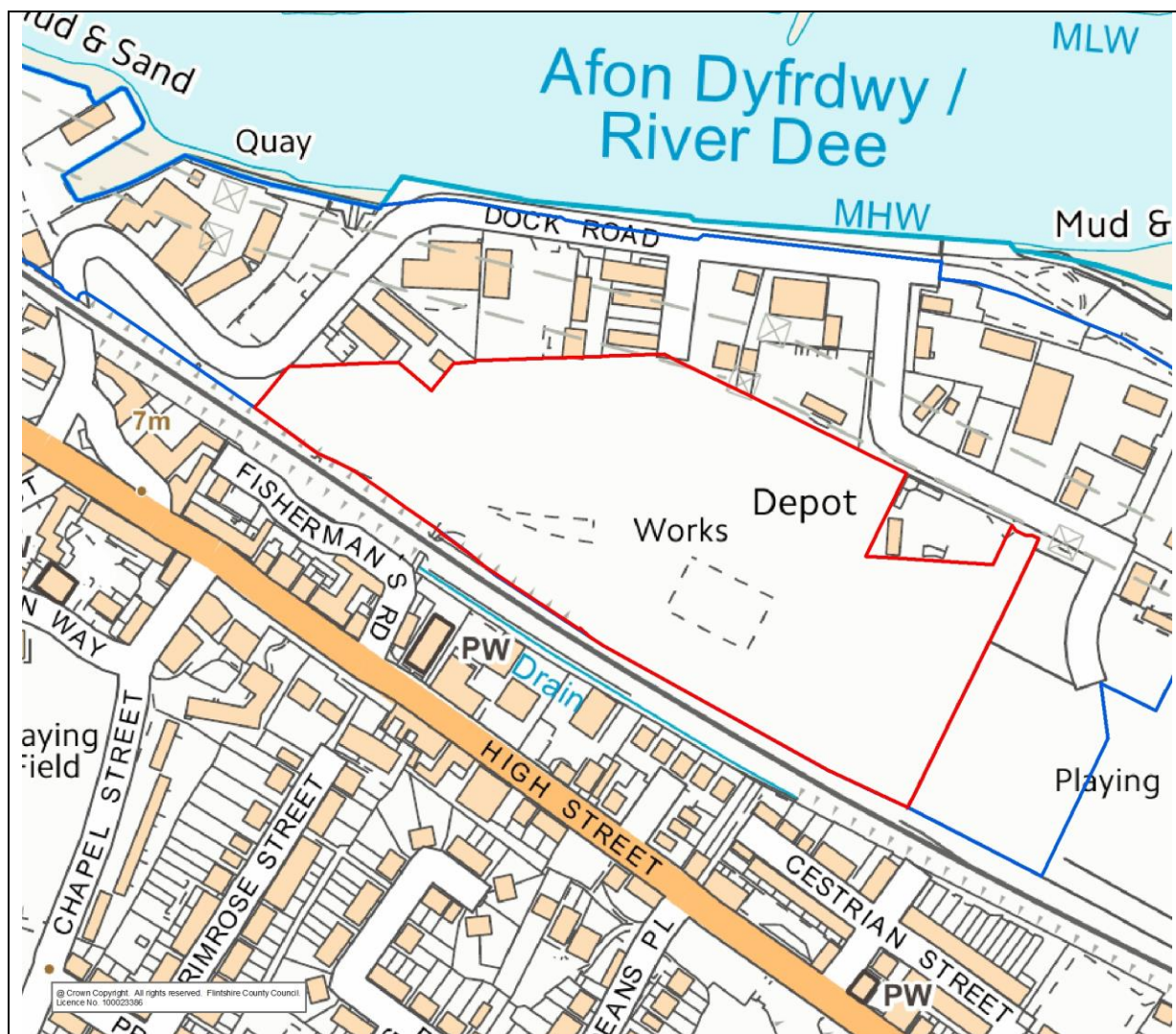
Site	EM1.5 Drury New Road, Buckley
Owner	F.G. Whitley & Sons Co
Agent	Legat Owen
Size, ha	1.40
Market Availability	Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 5)
Proposal	-
Constraints	Trees onsite
Comments	<p>Expansion land associated with the 4,236 sqm manufacturing unit to the south (former Optec/Airbus facility).</p> <p>Both the unit and the land have now been let to Glen Dimplex Professional Appliances, for the supply of refrigeration units for hospitals, pharmacies and laboratories amongst others.</p> <p>It is possible that Glen Dimplex will wish to develop the additional land for further facilities.</p> <p>Both sites share common access arrangements at present, but could be divided to provide separate development opportunities.</p>
Planning Issues	Site of International Importance (Policy WB2) and Statutory Site

	of National Importance (Policy WB3) to the north.
Likely development potential	Office/Industrial
Potential guidance market segment uses	General Business/Industrial Area Site for Specific Occupier Established/Potential Office Location
Serviced	No
Availability, years	1-3



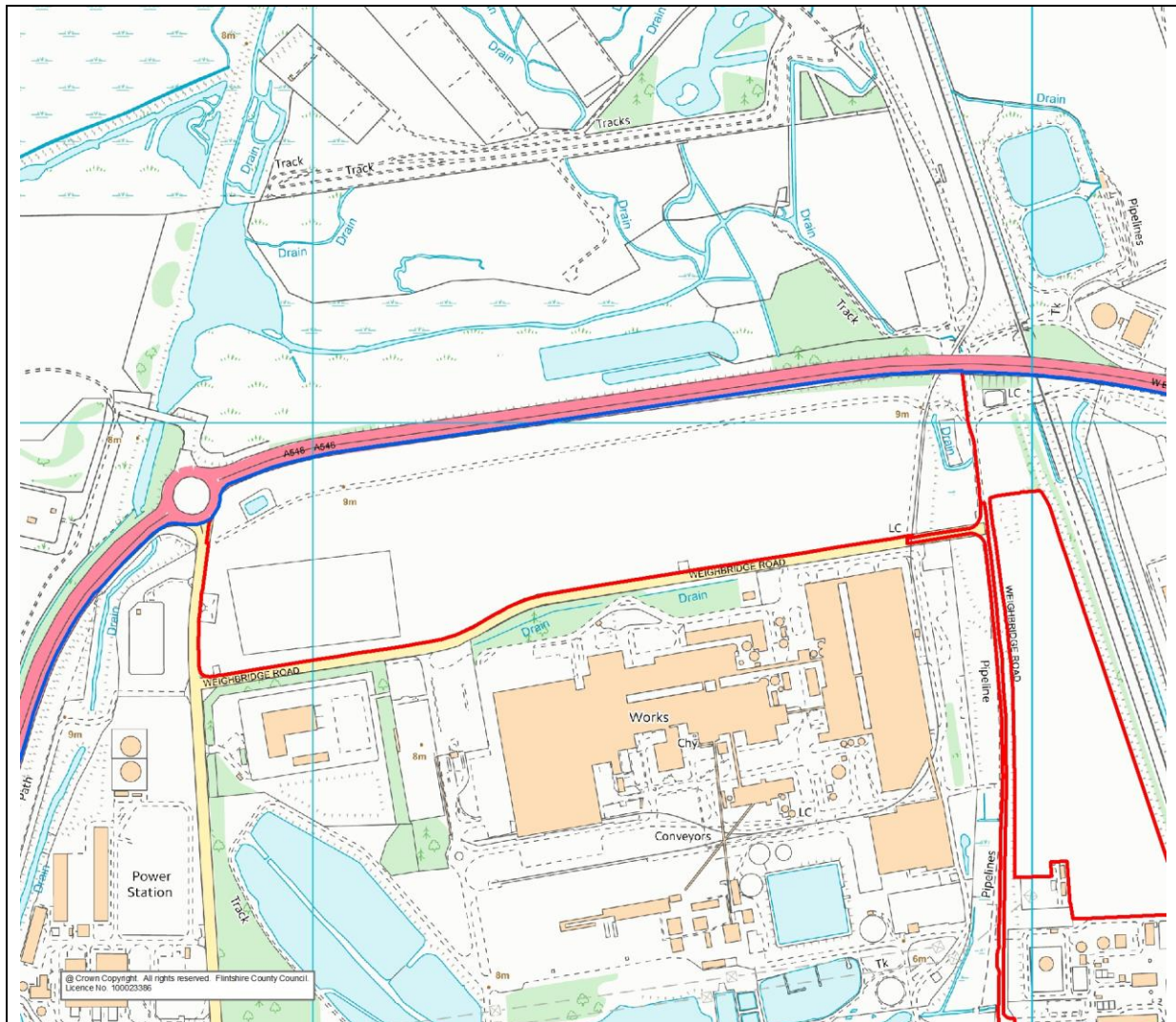
Site	EM1.7 Former Power Station, Connah's Quay
Owner	E.ON UK, FCC & Network Rail
Agent	-
Size, ha	12.80
Market Availability	Not Available (Held as Expansion Land)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 7)
Proposal	Proposed as a waste transfer station however, planning permission for this was refused.
Constraints	In flood risk area Remains of various cleared buildings and roadways on the site. Electricity pylons cross edge of site Railway line adjacent
Comments	Land is to the rear of the existing power station facilities bounded by the River Dee to the north and railway line to the south. Cannot be developed separately from the power station and is assumed will be retained for associated uses.
Planning Issues	Identified as an Area of Search for New Waste Management Facilities (Policy EWP6)

	Site of International Importance (Policy WB2) and Statutory Site of National Importance (Policy WB3) to the north.
Likely development potential	Industrial
Potential guidance market segment uses	Heavy/Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries Site
Serviced	No
Availability, years	5+



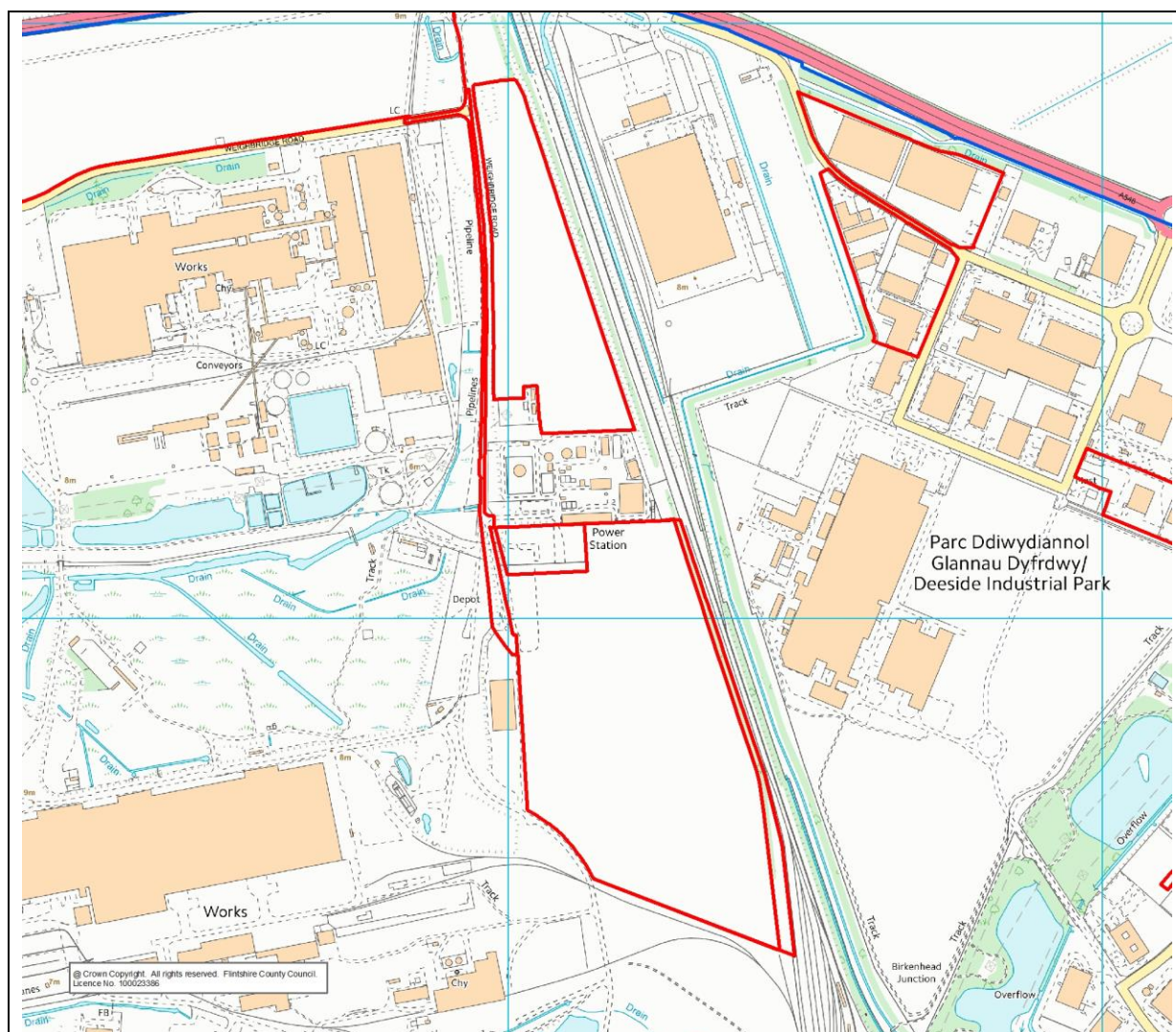
Site	EM1.8 Crumps Yard, Dock Road, Connah's Quay
Owner	Flintshire County Council
Agent	-
Size, ha	3.45
Market Availability	Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 8)
Proposal	Confidential proposal on site
Constraints	Access via low bridge Remains of buildings on site Trees onsite
Comments	Former rail marshalling yard Land has been reclaimed Previous interest from Connah's Quay Watermen for heritage facility
Planning Issues	Identified as an Area of Search for New Waste Management Facilities (Policy EWP6)
Likely development potential	Industrial

Potential guidance market segment uses	General Business/Industrial Area Heavy/Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries Site
Serviced	No
Availability, years	1-3



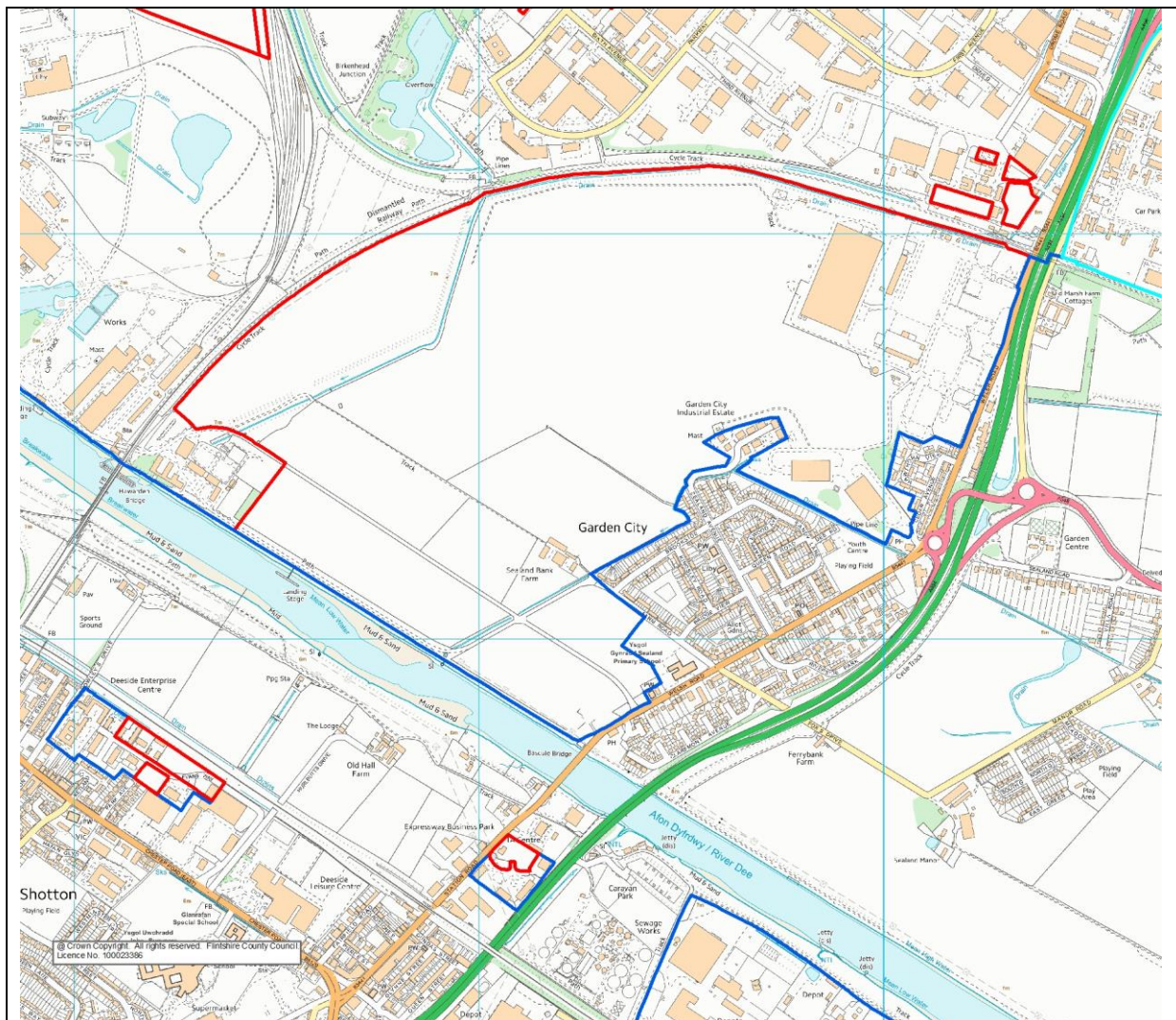
Site	EM1.10 Land to North of Shotton Paper, Deeside
Owner	UPM Shotton
Agent	-
Size, ha	24.00
Market Availability	Not Available (Held as Expansion Land)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 10)
Proposal	Previously proposed for laboratory facilities
Constraints	Pond on site
Comments	Held as expansion land for UPM Shotton Within Deeside Enterprise Zone
Planning Issues	Identified as Development Zone (Policy EM3) and within Minerals Safeguarding Area (Policy MIN8)
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Heavy/Specialist Industrial Site

	Site for Specific Occupier Recycling/Environmental Industries Site
Serviced	No
Availability, years	3-5



Site	EM1.11 Land East of Shotton Paper, Deeside
Owner	Flintshire County Council
Agent	-
Size, ha	32.00
Market Availability	Not Available (Owner has aspirations for development)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 11) Southern site has full permission for the development of a convertor station (App. Ref. 50340)
Proposal	Northern site identified for a Deeside Energy Recovery Facility (energy from waste) and has permission for an Energy Recovery Facility (App. Ref. 52626) Southern site developed for convertor station comprising valve halls, a control building and a spares building together with outdoor electrical equipment and associated access improvements, infrastructure, earthworks, security fencing, landscaped areas and habitat creation (App. Ref.: 50340)
Constraints	-
Comments	-

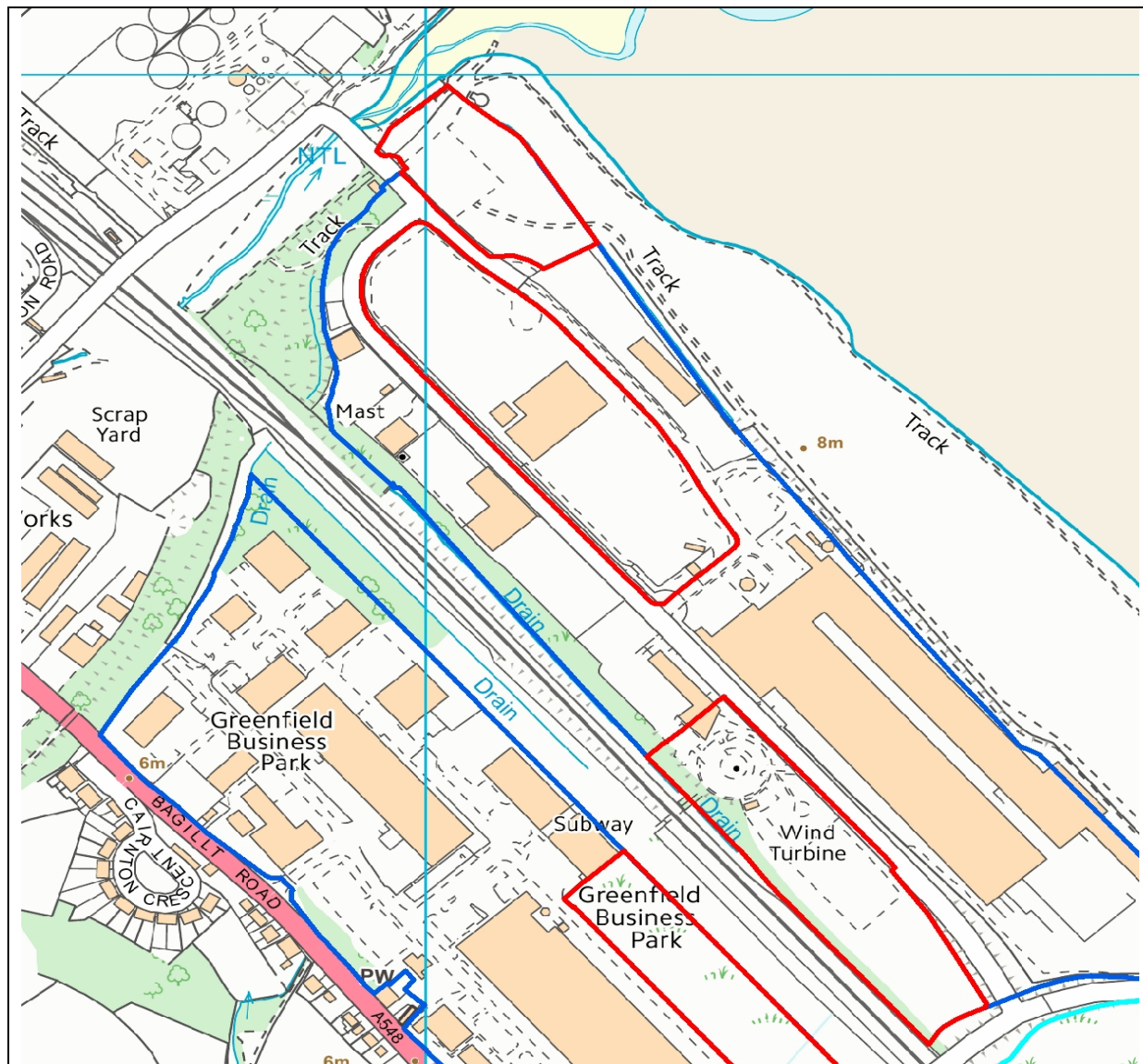
Planning Issues	Identified as Development Zone (Policy EM3) and within Minerals Safeguarding Area (Policy MIN8) Southern site is identified as an Area of Search for New Waste Management Facilities (Policy EWP6)
Likely development potential	Industrial
Potential guidance market segment uses	Heavy/Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries Site
Serviced	South – Yes North – No
Availability, years	1-3



Site	EM1.12 Land to North West of Garden City, Deeside
Owner	Pochin/Praxis
Agent	-
Size, ha	98.00
Market Availability	Not Available (Owner has aspirations for development)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 12) Outline permission for a mixed use development (App. Ref. 050125)
Proposal	<p>Proposed for :</p> <ul style="list-style-type: none"> Industrial and Logistics Park (B2, B8) – approximately 120,000 sqm Residential - 600 dwellings (or more) Offices (B1a) – approximately 3,300 sqm Light Industrial (B1c) – approximately 7,400 sqm Hotel (C1) – approximately 3,000 sqm Skills and Training Centre (C2, D1) – approximately 4,000 sqm Local Retail Centre (A1) – approximately 2,500 sqm Green infrastructure, including approximately 21.9 ha

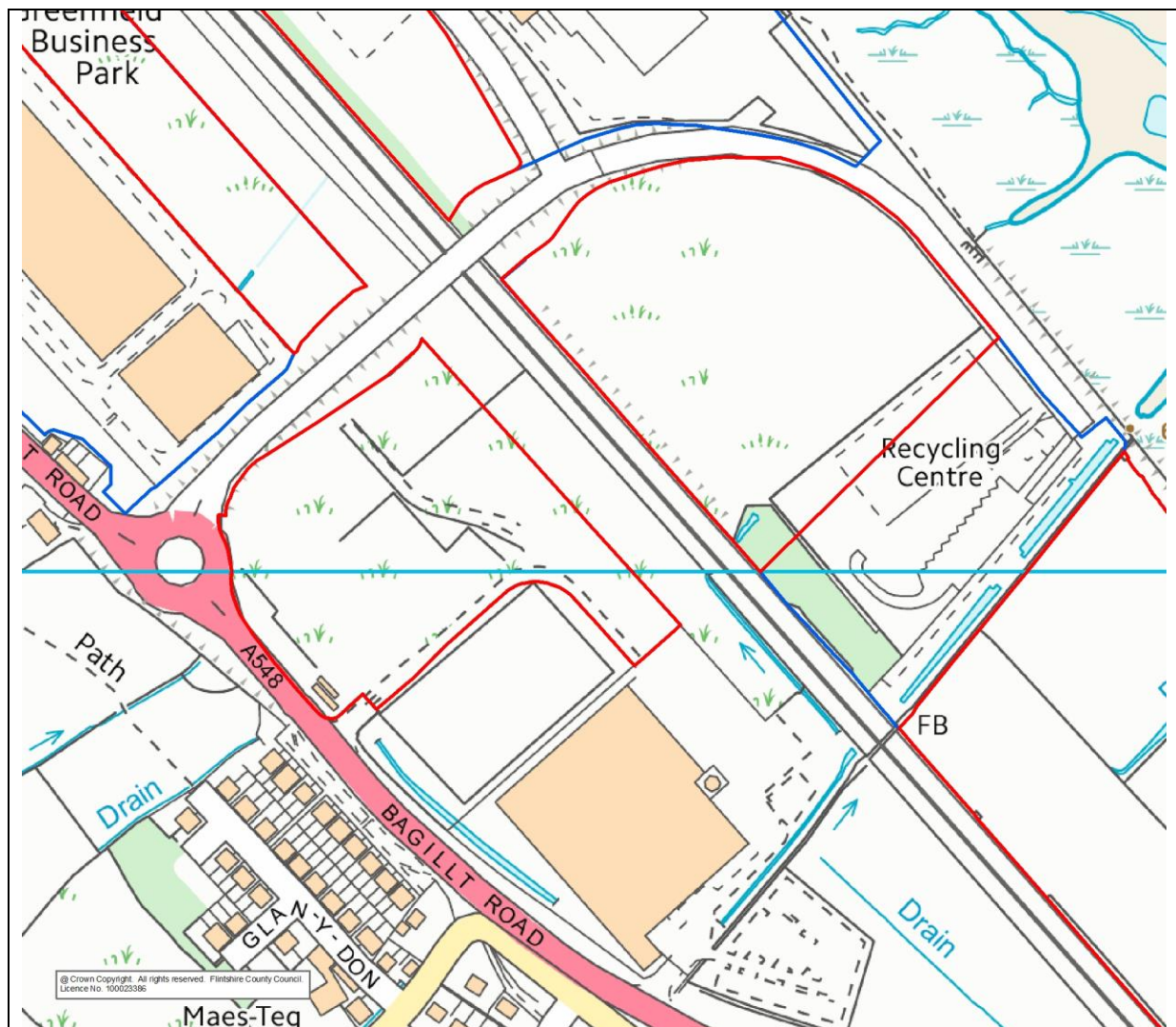
	<p>parkland and landscaping/buffer and drainage areas</p> <ul style="list-style-type: none"> • Main vehicular access from Welsh Road and a secondary access for the residential area from Farm Road
Constraints	Flood risk
Comments	<p>Site divided by Pochin development land in the south and west and Praxis development land in the north and east.</p> <p>Pochin development</p> <p>Phase 1 – to begin over 2014/15 (development of 50 dwellings plus estate roads, landscaping and flood prevention works). Phase 1A-1D – to be completed over the next ten years (50 dwellings/year and 25,000 sqm of employment).</p> <p>Phase 2 – completion of employment and local centre development over five years from the end of Phase 1.</p> <p>Praxis development</p> <p>Phase 1 - to begin over 2014/15 (development of 50 dwellings, completion of link road, provision of employment site D, flood prevention works). Phase 1A-F – 50 dwellings/year over 12 years from the end of Phase 1.</p> <p>Phase 2 – completion of road link, commercial/retail development and employment development over four years of the end of Phase 1.</p> <p>Flood alleviation and river strengthening work to begin in summer 2014.</p> <p>Masterplan produced</p> <p>Within Deeside Enterprise Zone</p>
Planning Issues	<p>Identified as Development Zone (Policy EM3) and within Minerals Safeguarding Area (Policy MIN8)</p> <p>Site of International Importance (Policy WB2) and Statutory Site of National Importance to the south</p> <p>Bounded in the north by a Safeguarded Railway/Transport Scheme (Policy AC7/AC9)</p>
Likely development potential	Mixed use
Potential guidance market segment uses	<p>Established/Potential Office Location</p> <p>High Quality Business Park</p> <p>Warehouse/Distribution Park</p> <p>General Business/Industrial Area</p> <p>Heavy/Specialist Industrial Site</p> <p>Incubator/SME Cluster Site</p> <p>Sites for Specific Occupier</p>
Serviced	No
Availability, years	5+

market segment uses	Site for Specific Occupier
Serviced	No
Availability, years	3-5



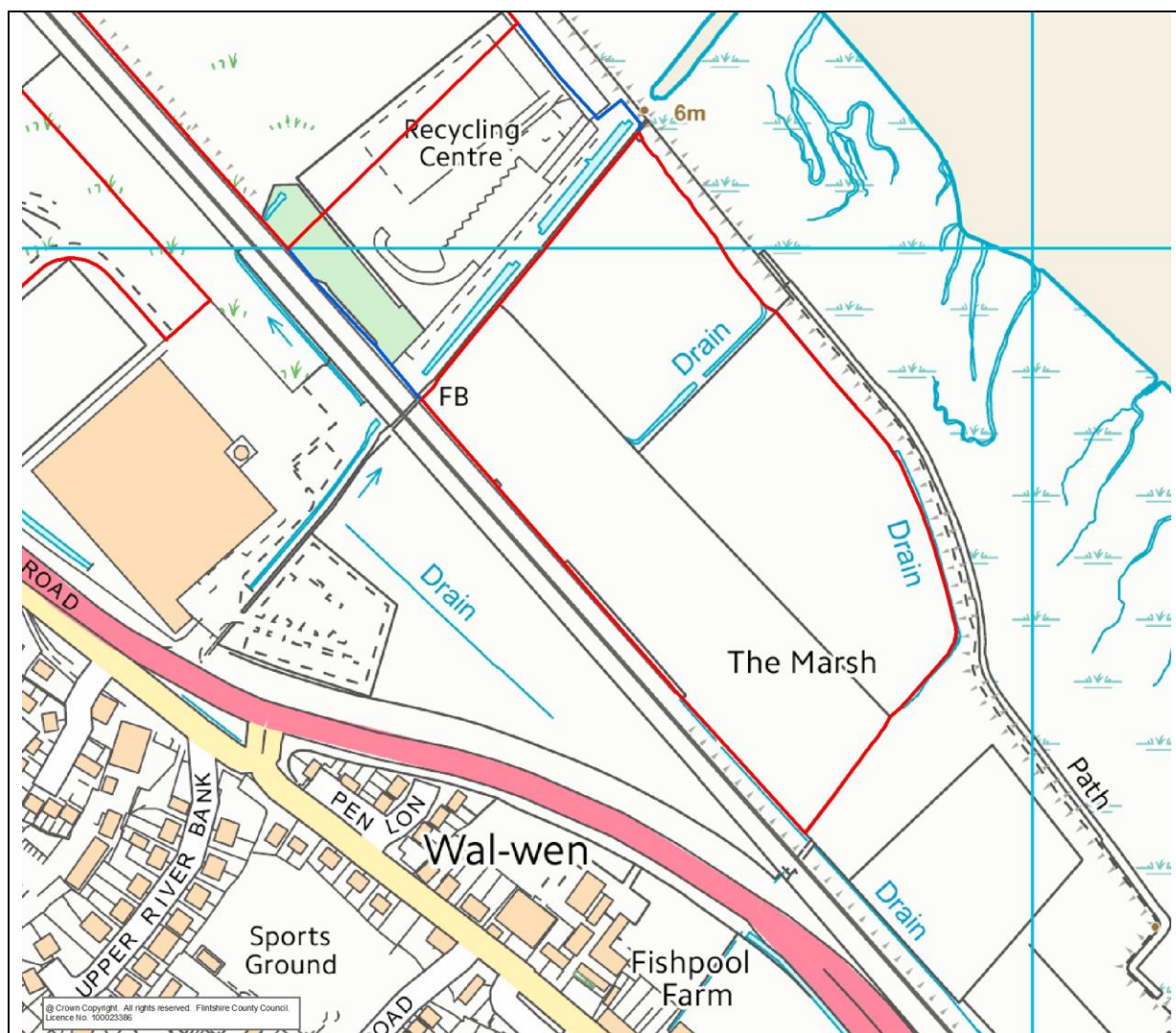
Site	EM1.14 Greenfield Business Park, Phase II, Greenfield
Owner	Flintshire County Council (and others)
Agent	-
Size, ha	1.20
Market Availability	Partly Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 14)
Proposal	-
Constraints	Northern site is contaminated Some access roads are unadopted Potential flood risk Remains of buildings on northern site
Comments	Comprises three sites: <ul style="list-style-type: none"> the north-easterly site comprises contaminated brownfield land which is available. Limited interest in this site the central site in use for lorry parking and open

	<p>storage</p> <ul style="list-style-type: none"> the southern site is developed as 'Energi Centre' (training, education, research and development centre) for Kingspan and associated facilities (and is excluded from the land supply) <p>Greenfield Business Park is a Tier 2 Assisted Area</p>
Planning Issues	<p>All sites are identified within a Minerals Safeguarding Area (Policy MIN8)</p> <p>Northern site is bounded to the north and east by a Tourism allocation (Policy T4/T9)</p>
Likely development potential	Industrial/office
Potential guidance market segment uses	<p>Research and Technology/Science Park</p> <p>Warehouse/Distribution Park</p> <p>General Business/Industrial Area</p> <p>Site for Specific Occupiers</p>
Serviced	Yes
Availability, years	5+



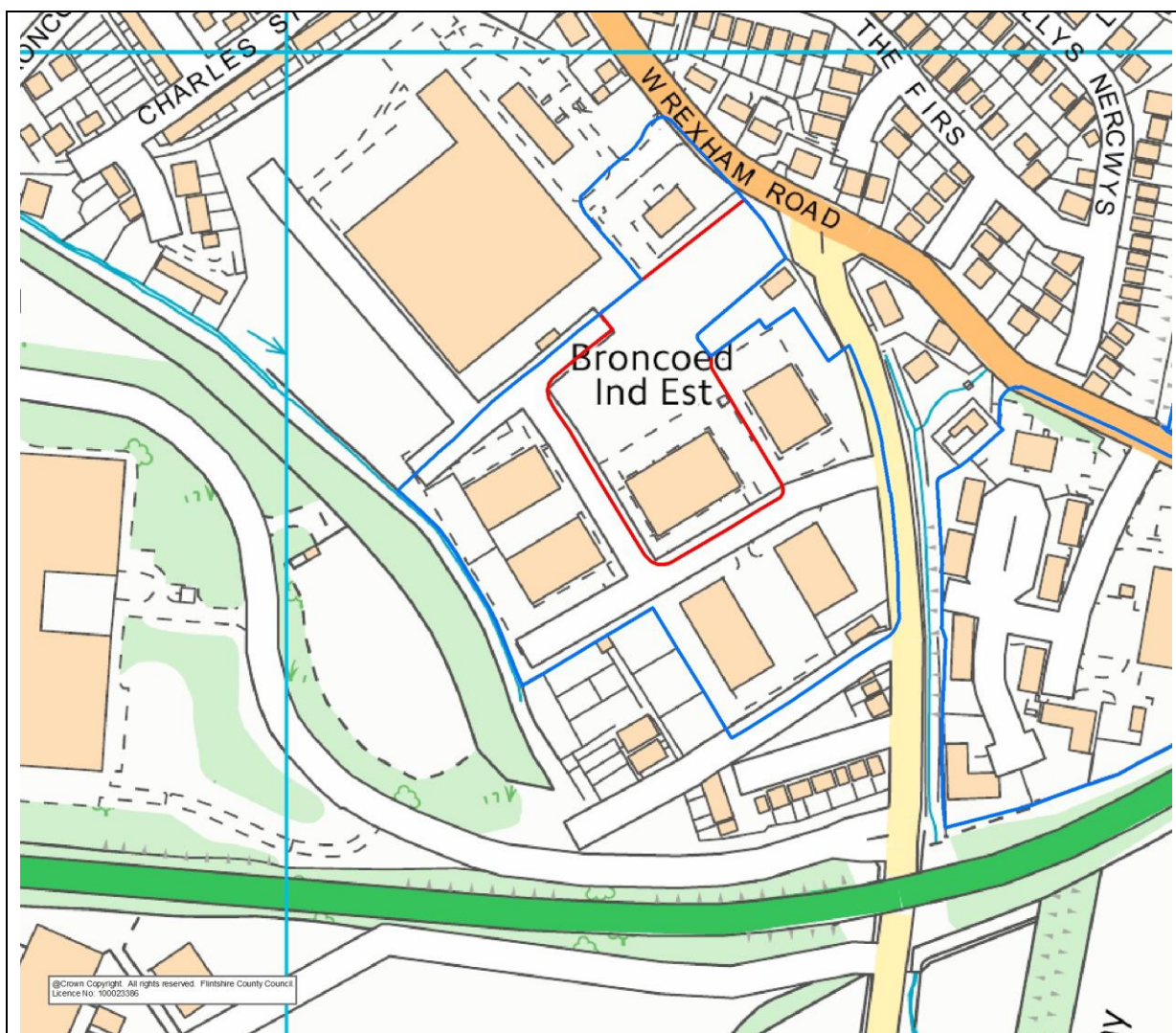
Site	EM1.15 Greenfield Business Park, Phase III, Greenfield
Owner	Eastern site – Flintshire County Council Western site – multiple private individuals
Agent	-
Size, ha	4.40
Market Availability	Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 15)
Proposal	-
Constraints	Trees onsite Eastern site includes remains of buildings Two sites are divided by a railway line Amenity site adjacent to eastern area Flood risk potential to eastern site
Comments	Greenfield Business Park is a Tier 2 Assisted Area
Planning Issues	Both sites identified within a Minerals Safeguarding Area (Policy MIN8) Eastern site is an Area of Search for New Waste Management Facilities (Policy EWP6)

	Two sites are divided by Safeguarded Road Scheme (Policy AC17)
Likely development potential	Industrial
Potential guidance market segment uses	Warehouse/Distribution park General/Business Area Heavy Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries
Serviced	No
Availability, years	3-5



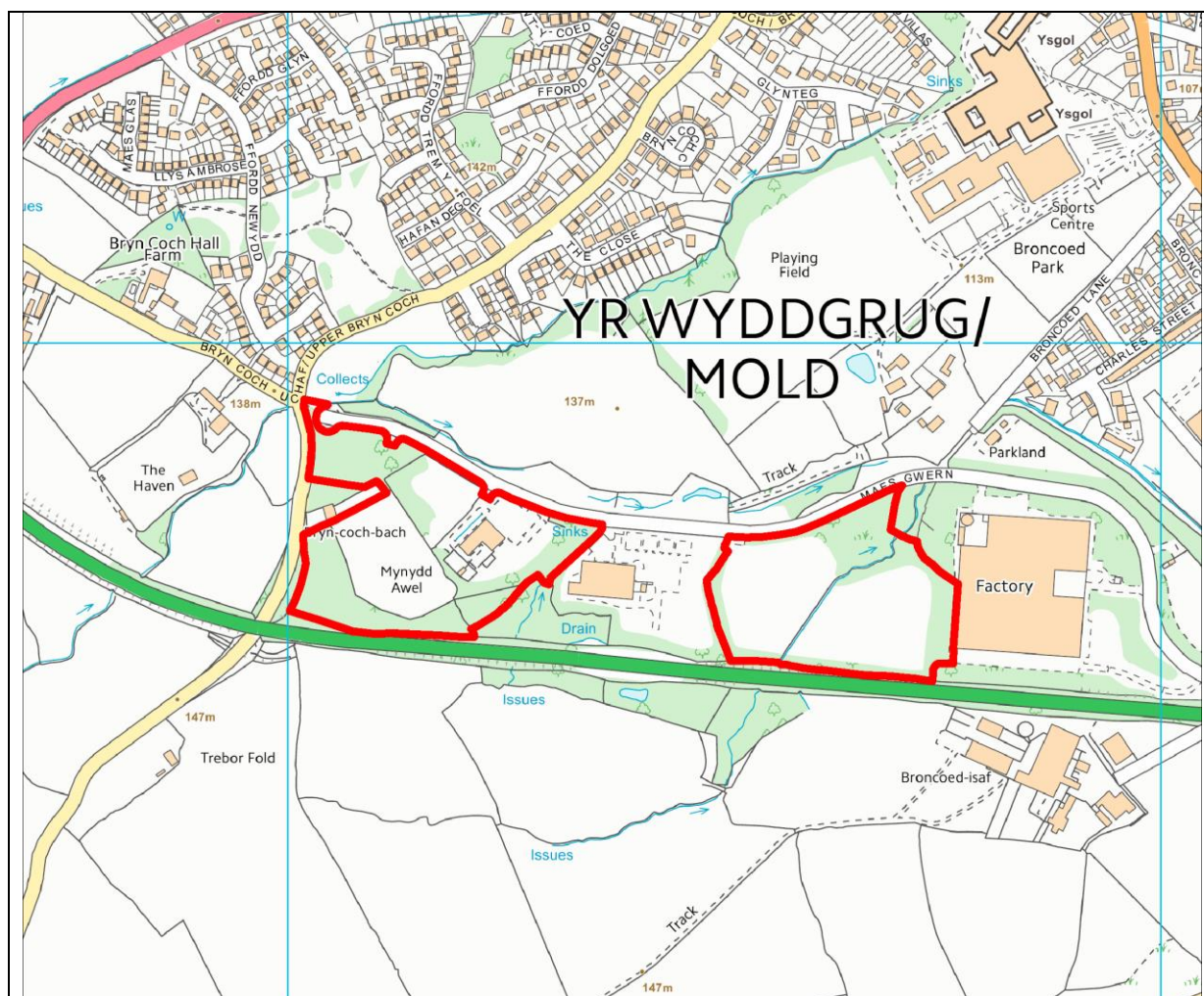
Site	EM1.16 Greenfield Business Park (III) Extension, Greenfield
Owner	Landcare (Puriton)
Agent	-
Size, ha	6.60
Market Availability	Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 16)
Proposal	-
Constraints	Flood risk area Marshy/uneven ground Railway adjacent Amenity site adjacent
Comments	Greenfield Business Park is a Tier 2 Assisted Area Limited interest in this site
Planning Issues	Identified within Minerals Safeguarding Area (Policy MIN8) Adjacent to Statutory Site of National Important (Policy WB3) and RAMSAR/SPA (Dee Estuary) (Policy WB2)
Likely development potential	Industrial
Potential guidance	Warehouse/Distribution park

market segment uses	General/Business Area Heavy Specialist Industrial Site Site for Specific Occupier
Serviced	No
Availability, years	5+



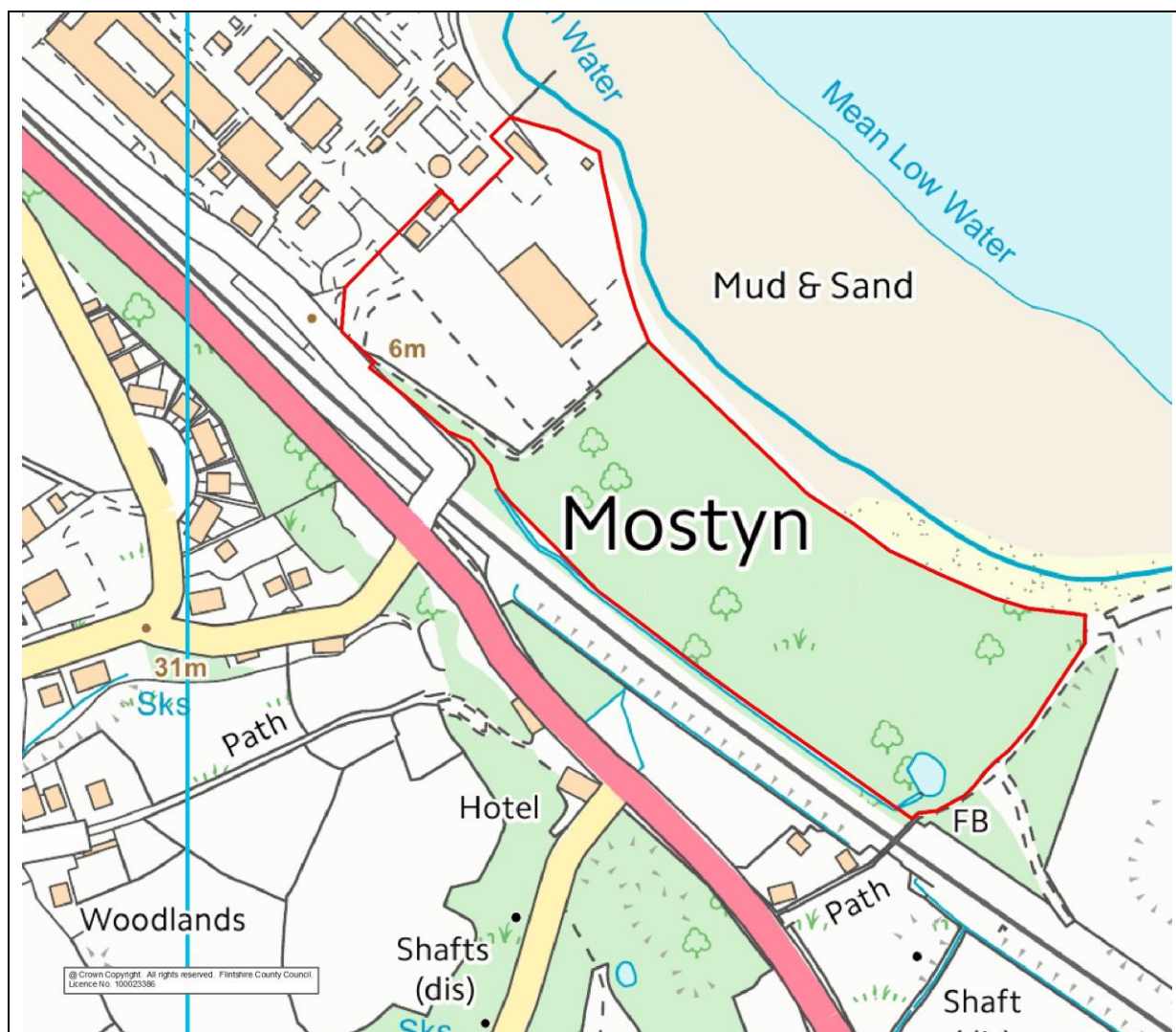
Site	EM1.17 Broncoed Industrial Estate, Mold
Owner	F.G. Whitley & Sons Co
Agent	Legat Owen
Size, ha	0.70
Market Availability	Not Available (Under Development)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 17) Site has permission for light industrial units (App. Ref.: 042134)
Proposal	Proposed for 2,634 sqm of light industrial space in two blocks. These blocks can be sub divided to provide 12 terraced workshop units of 180-364 sqm each.
Constraints	-
Comments	Block A, comprising 1,448 sqm of space in four units of 180 sqm and two units of 364 sqm, has been developed on the south of the site. Premises are now being marketed here. Block B, comprising six units of 180 sqm each, was uncompleted but is now under construction.
Planning Issues	Identified within Principal Employment Area (Policy EM3)
Likely development potential	Industrial

Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupiers
Serviced	Yes
Availability, years	0-1



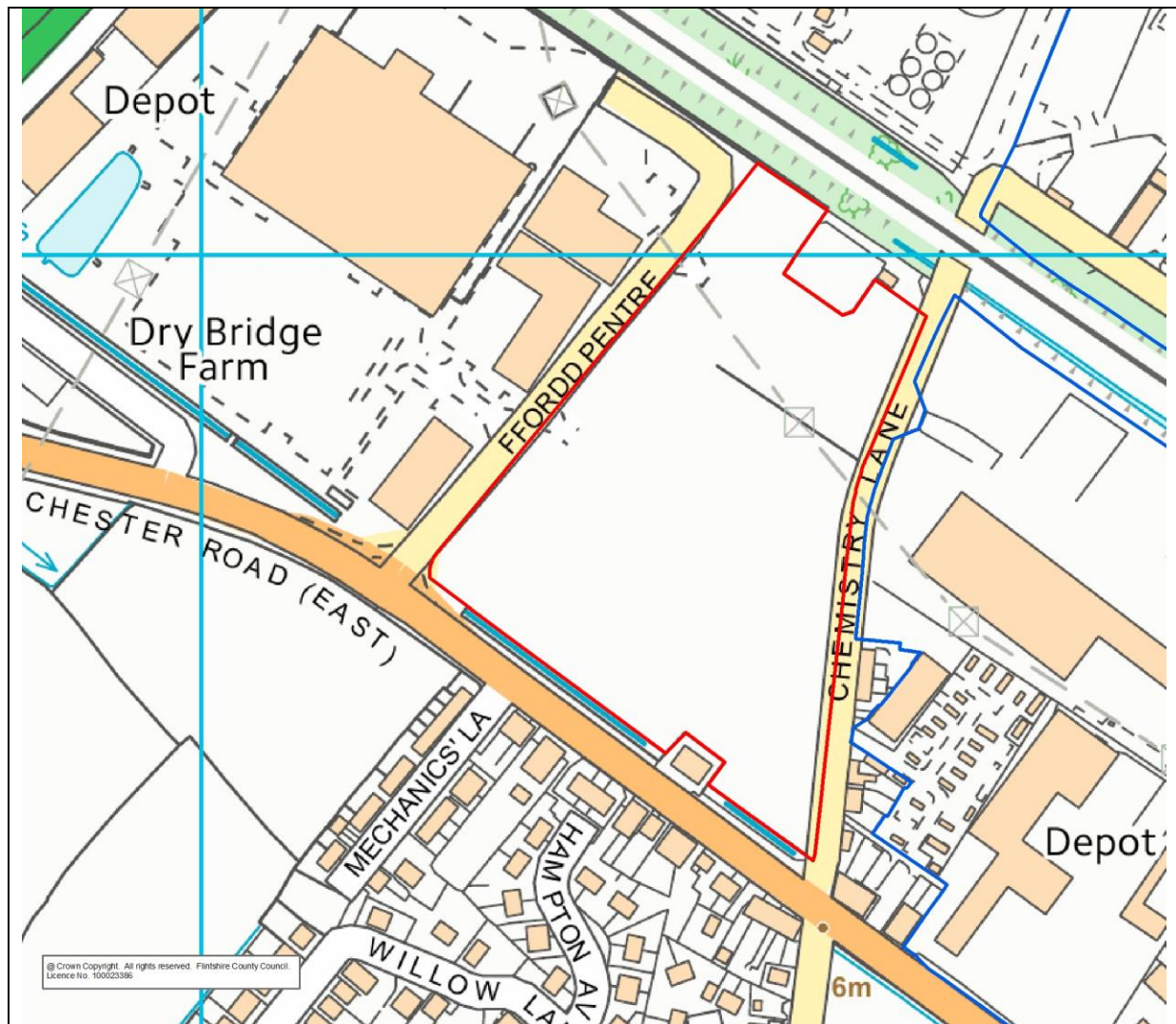
Site	EM1.18 Mold Business Park, Mold
Owner	Eastern site – Hansteen Western site – Part West Coast Energy/Part Flintshire County Council
Agent	-
Size, ha	5.30
Market Availability	Eastern site is Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 18) Eastern site has outline permission for a mixed use development (App. Ref.: 046878)
Proposal	Eastern site proposed for : <ul style="list-style-type: none"> • 4,920 sqm of B1/B2/B8 employment use (in 12 units of 200-1,295 sqm in size) • A 2,090 sqm hotel and restaurant • Two further development plots held for B1/B2/B8 employment use
Constraints	Trees onsite Stream passes through eastern site Various other watercourses pass through both sites
Comments	Eastern site on the market with outline planning permission

	1.40 ha in western site developed as premises for Atmos Consulting (reduces site size to 3.90 ha)
Planning Issues	Green space (Policy L3) adjacent to both sites and Green Barrier (Policy GEN4) adjacent to western site
Likely development potential	Office/Industrial
Potential guidance market segment uses	Established/Potential Office Location High Quality Business Park Research and Technology/Science Park General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupiers
Serviced	No
Availability, years	1-3



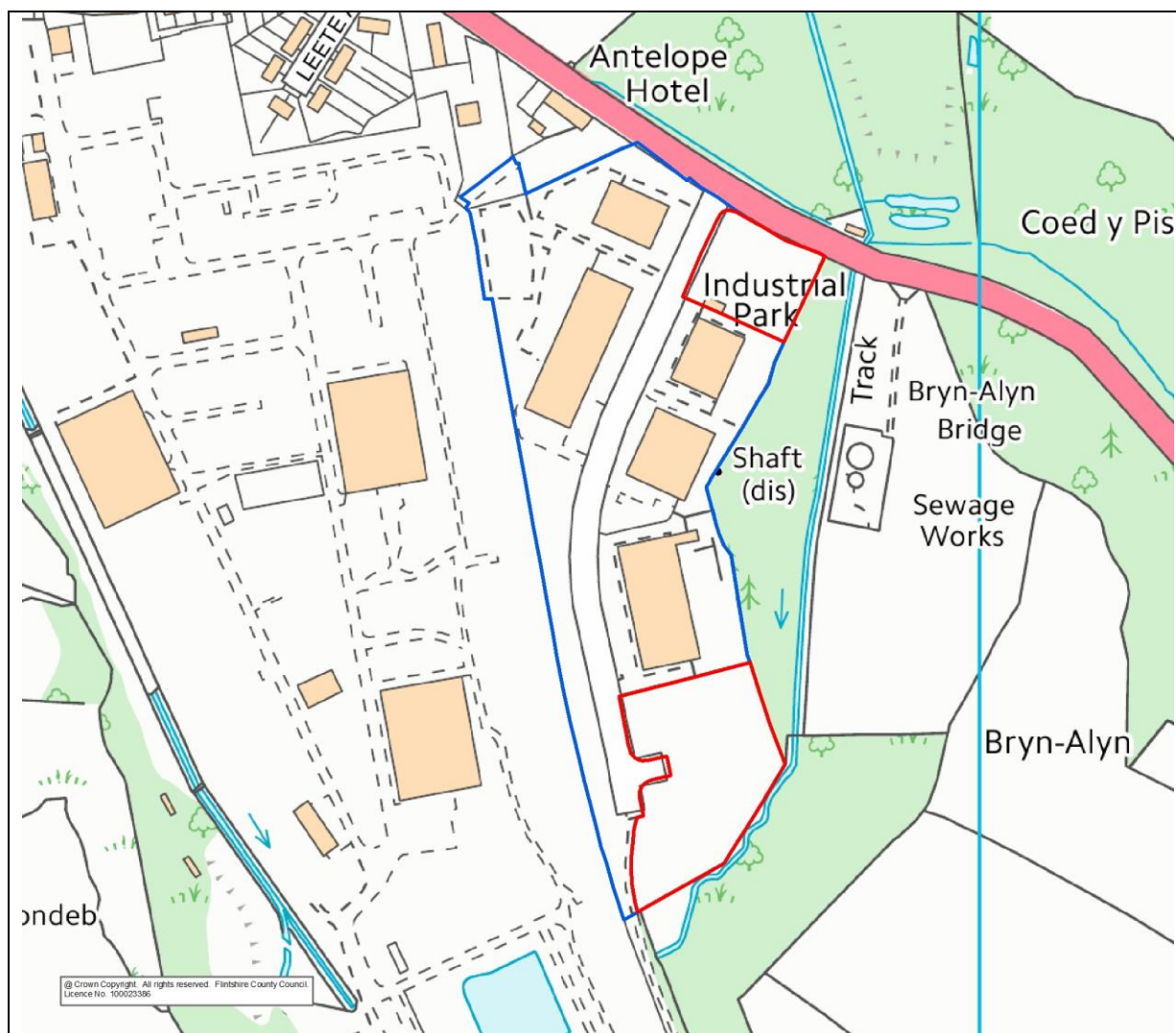
Site	EM1.19 Adjacent Mostyn Docks, Mostyn
Owner	Warwick International
Agent	Sustainable Direction
Size, ha	3.00
Market Availability	Not Available (Owner has Aspirations for Development)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 19)
Proposal	Warwick International is currently seeking full planning permission (Minerals Application Ref. 051924) for a 3,830 sqm combined heat and power plant on 1.32 ha of land in the north of the site. The plant would provide steam and electricity for use by the adjacent Warwick International chemicals plant and for export to the National Grid. The plant would be fuelled by waste wood delivered to the site by HGV.
Constraints	In a floodrisk area Existing buildings and car park onsite Trees onsite Ecological issues along River Dee shore
Comments	If planning consent is obtained, it is anticipated that construction will commence in August/September 2014 and be complete by

	the end of 2015.
Planning Issues	Identified for Area of Search for New Waste Management Facilities (Policy EWP6) In Minerals Safeguarding Area (Policy MIN8) Adjacent to Sites of International Importance (Policy WB2), Statutory Site of National Importance (Policy WB3), RAMSAR/SPA (Dee Estuary) (Policy WB2),
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Heavy/Specialist Industrial Site Site for Specific Occupiers Recycling/Environmental Industries Site
Serviced	No
Availability, years	1-3



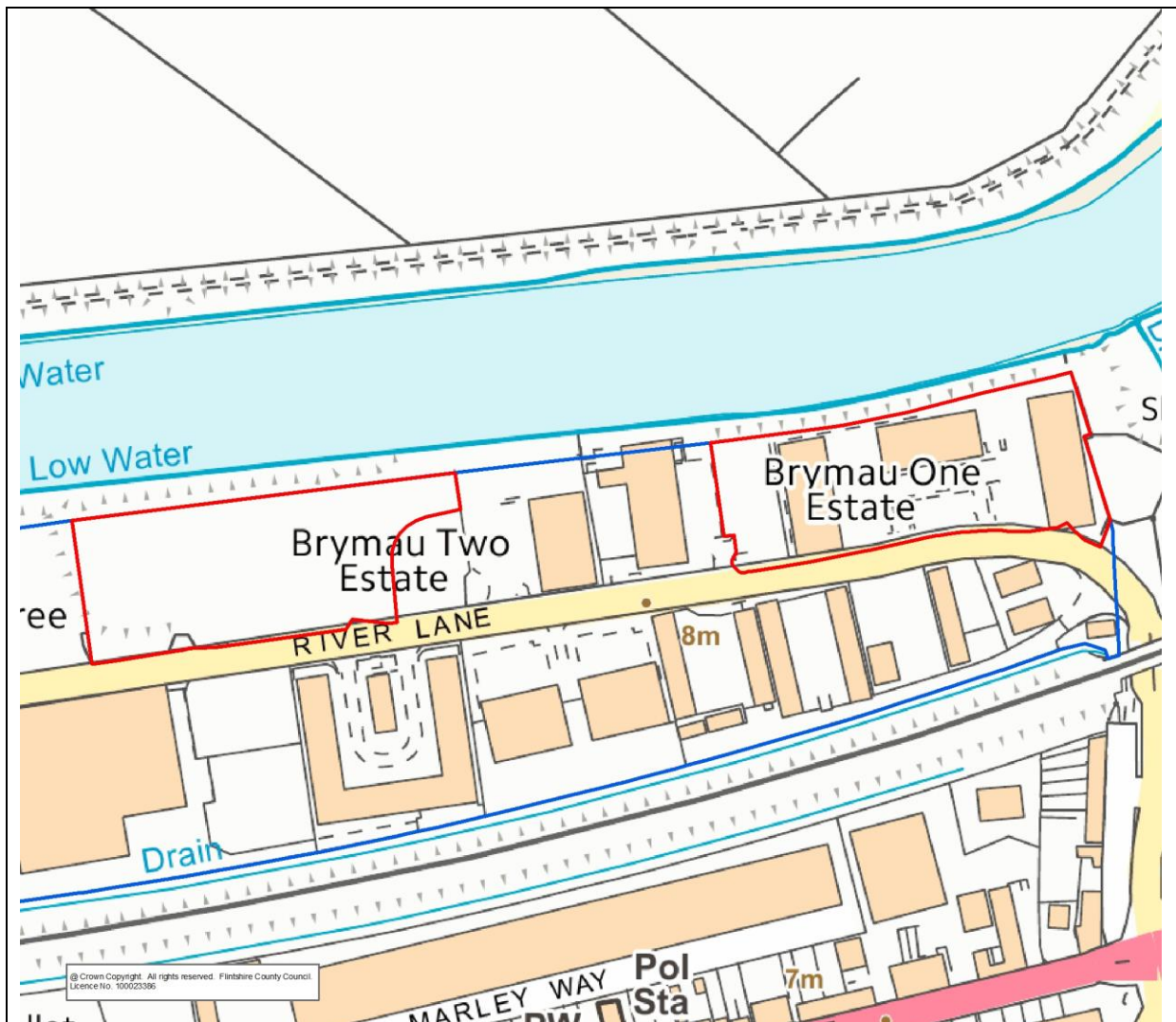
Site	EM1.21 Chester Road East, Queensferry
Owner	Stretton Estates
Agent	Legat Owen
Size, ha	3.50
Market Availability	On the Market
Planning Status	EM1 General Employment Land Allocation (Ref. No. 21)
Proposal	On the market for motor trade, leisure, office and industrial uses
Constraints	Adjacent to railway line
Comments	Plots available from 0.40 ha Quoted price is £371,000/ha Also offered for design and build options of 465-14,000 sqm
Planning Issues	-
Likely development potential	Office/Industrial
Potential guidance market segment uses	Established Potential Office Location High Quality Business Park

	General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupiers
Serviced	No
Availability, years	1-3



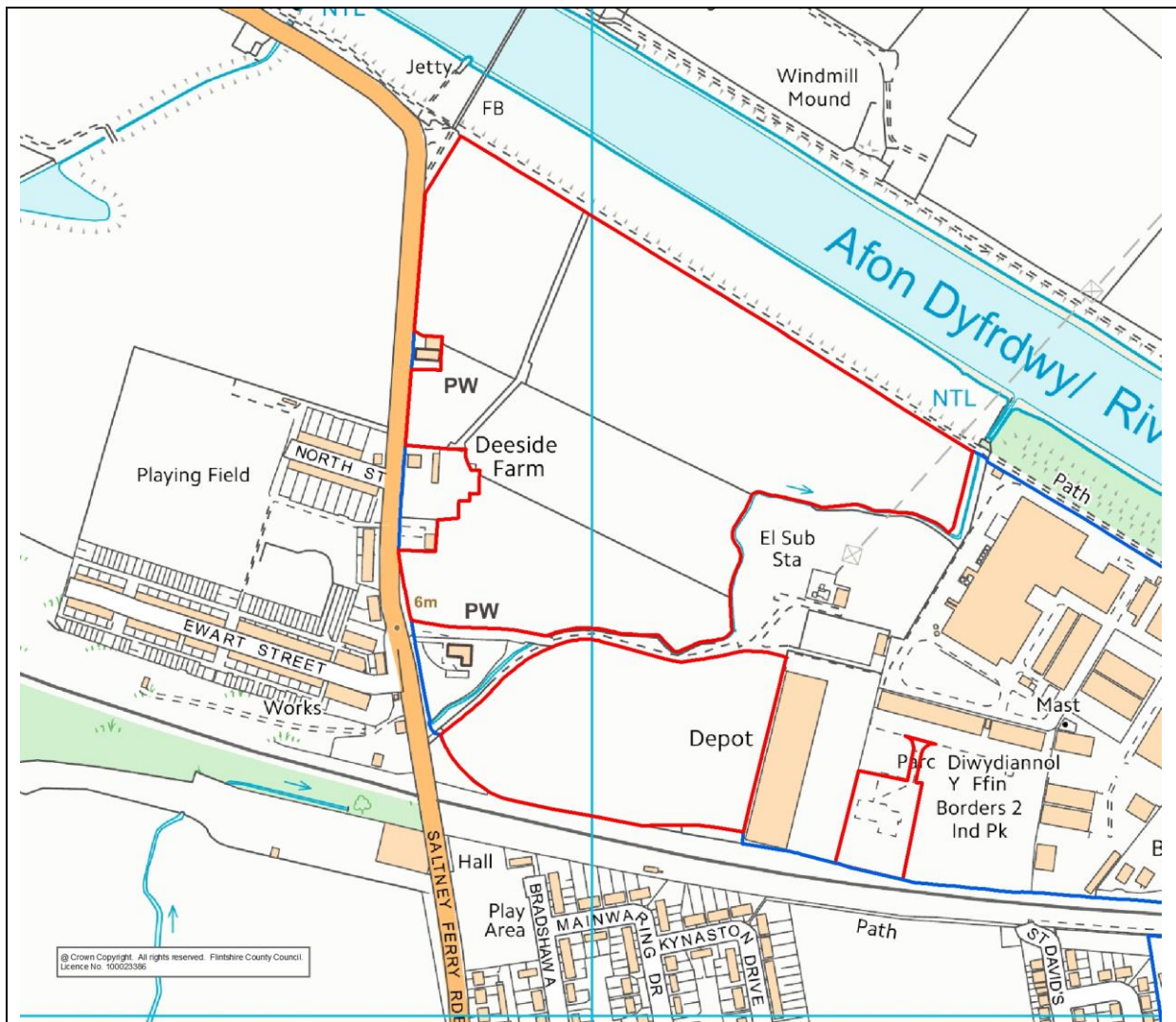
Site	EM1.22 Antelope Industrial Estate, Rhydymwyn
Owner	F.G. Whitley & Sons Co
Agent	-
Size, ha	1.10
Market Availability	Not Available (Held as Expansion Land)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 22)
Proposal	Held to meet the expansion needs of existing businesses within Antelope Industrial Estate However, F.G. Whitley & Sons would also be willing to make the site available to an incoming business as a design and build option
Constraints	Ecological issues
Comments	-
Planning Issues	Identified within Principal Employment Area (Policy EM3) and Mineral Safeguarding (Policy MIN8)
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site

	Site for Specific Occupiers Recycling/Environmental Industries Site
Serviced	Yes
Availability, years	5+



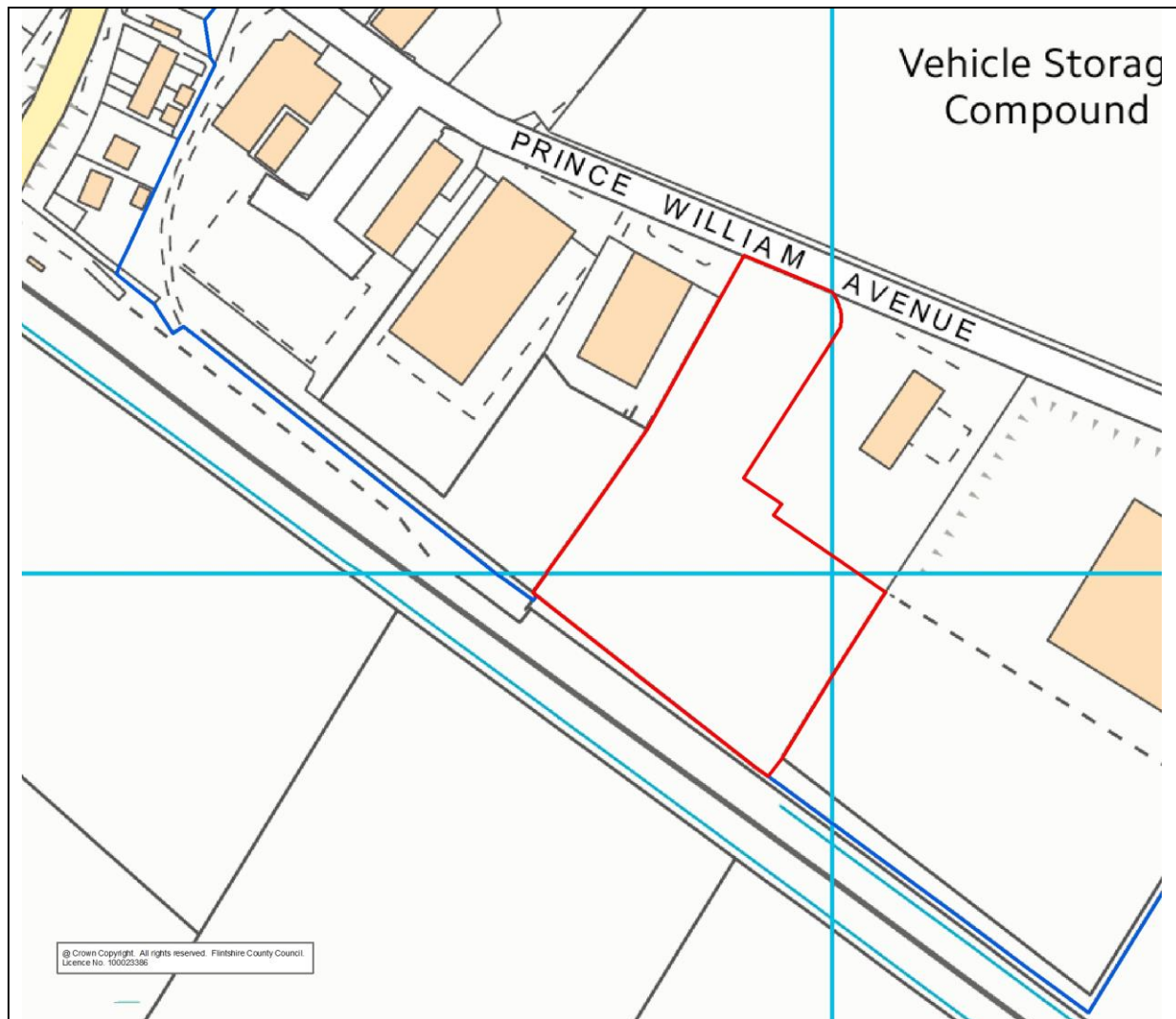
Site	EM1.23 River Lane, Saltney
Owner	Brymau Estates (western site)
Agent	-
Size, ha	1.10
Market Availability	Available
Planning Status	EM1 General Employment Land Allocation (Ref. No. 23)
Proposal	-
Constraints	Constrained access to River Lane Flood risk
Comments	Eastern site developed as Riverside Trade Park comprising six units (and excluded from the land supply total) Western site remains undeveloped, partly in use for open storage
Planning Issues	Adjacent to Minerals Safeguarding (Policy MIN8), Sites of International Importance (Policy WB2), Statutory Site of National Importance (Policy WB3), RAMSAR/SPA (Dee Estuary) (Policy WB2), Principal Employment Area (Policy EM3)
Likely development potential	Industrial

Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupiers
Serviced	No
Availability, years	1-3



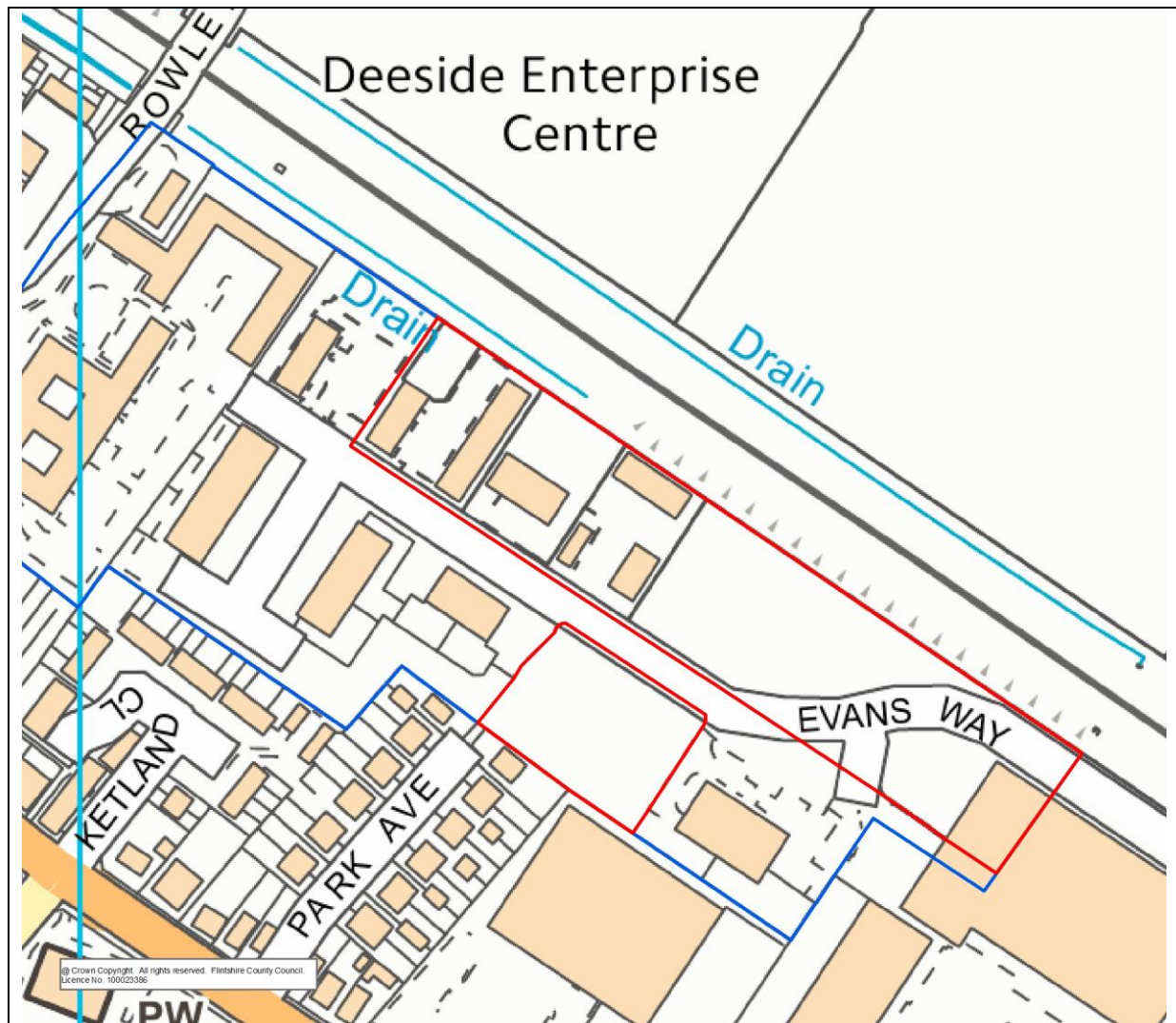
Site	EM1.24 Land East of Saltney Ferry Road, Saltney
Owner	Hawarden Estate
Agent	William Hall & Co/Mason Owen
Size, ha	14.60
Market Availability	On the Market
Planning Status	EM1 General Employment Land Allocation (Ref. No. 24) Has outline planning permission for B1/B2/B8 uses (various consents)
Proposal	For sale as a freehold development site with consent for B Class employment
Constraints	Flood risk Poor access to the south Trees onsite
Comments	Marketed as Ferry Point Various proposals to provide improved access to Saltney Ferry Road including extension to River Lane and additional bridge across the River Dee
Planning Issues	Identified within Minerals Safeguarding (Policy MIN8) and

	Principal Employment Area (Policy EM3) Adjacent to Sites of International Importance (Policy WB2), Statutory Site of National Importance (Policy WB3), RAMSAR/SPA (Dee Estuary) (Policy WB2), Green Barrier (Policy GEN4)
Likely development potential	Office/Industrial
Potential guidance market segment uses	Established/Potential Office Location High Quality Business Park General Business/Industrial Area Site for Specific Occupiers
Serviced	No
Availability, years	3-5



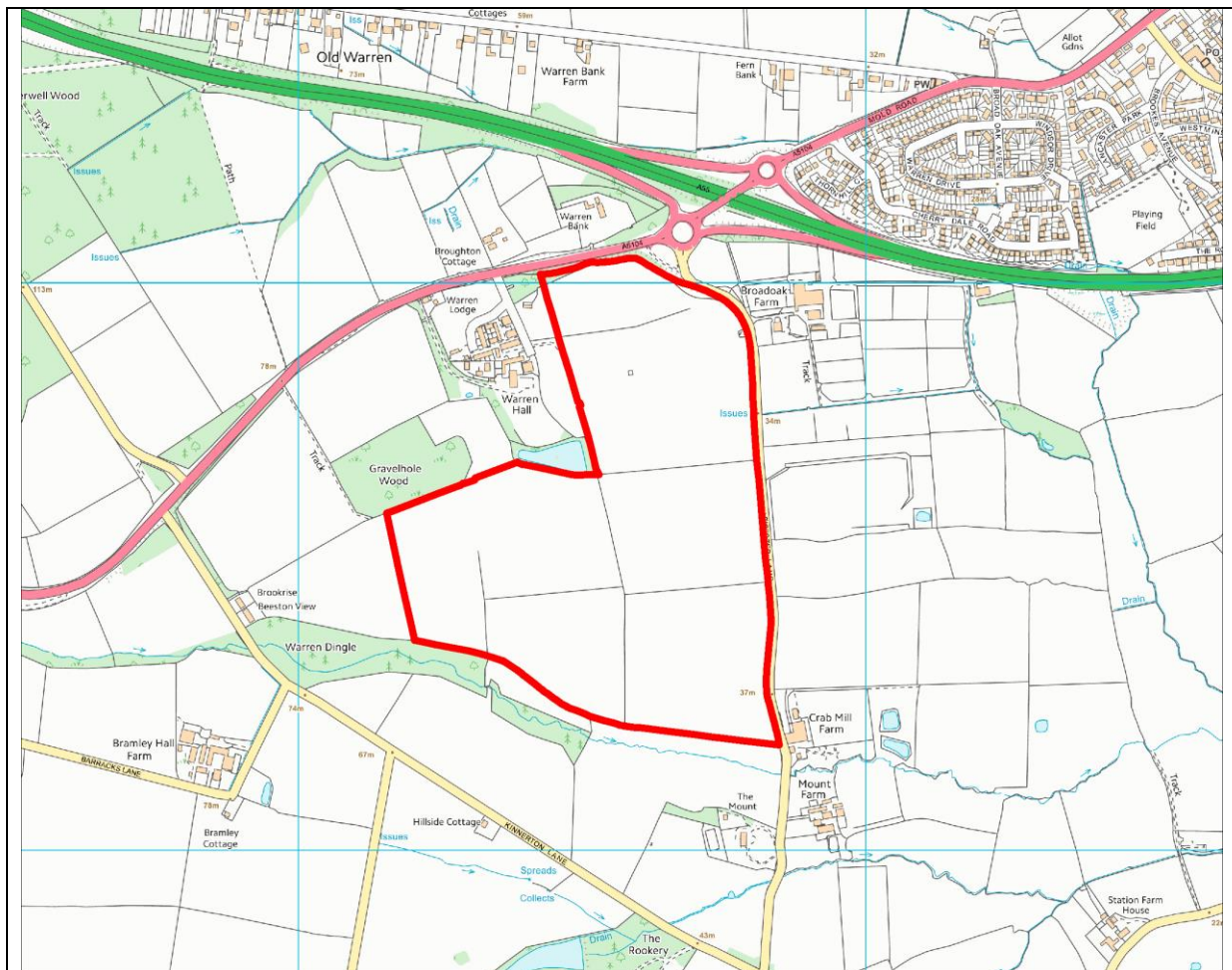
Site	EM1.25 Prince William Avenue, Sandycroft
Owner	Hollingsworth Bros UK
Agent	-
Size, ha	1.80
Market Availability	Not Available (Owner has aspirations for development)
Planning Status	EM1 General Employment Land Allocation (Ref. No. 25)
Proposal	Full application for six industrial/business buildings with a total floor space of 5,460 sqm under consideration by Flintshire County Council
Constraints	Trees onsite
Comments	-
Planning Issues	Identified for Area of Search for New Waste Management Facilities (Policy EWP6) and within a Principal Employment Area (Policy EM3) Adjacent to Green Barrier (Policy GEN4) and Minerals Safeguarding Area (Policy MIN8)
Likely development	Industrial

potential	
Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site Recycling/Environmental Industries Site
Serviced	No
Availability, years	1-3



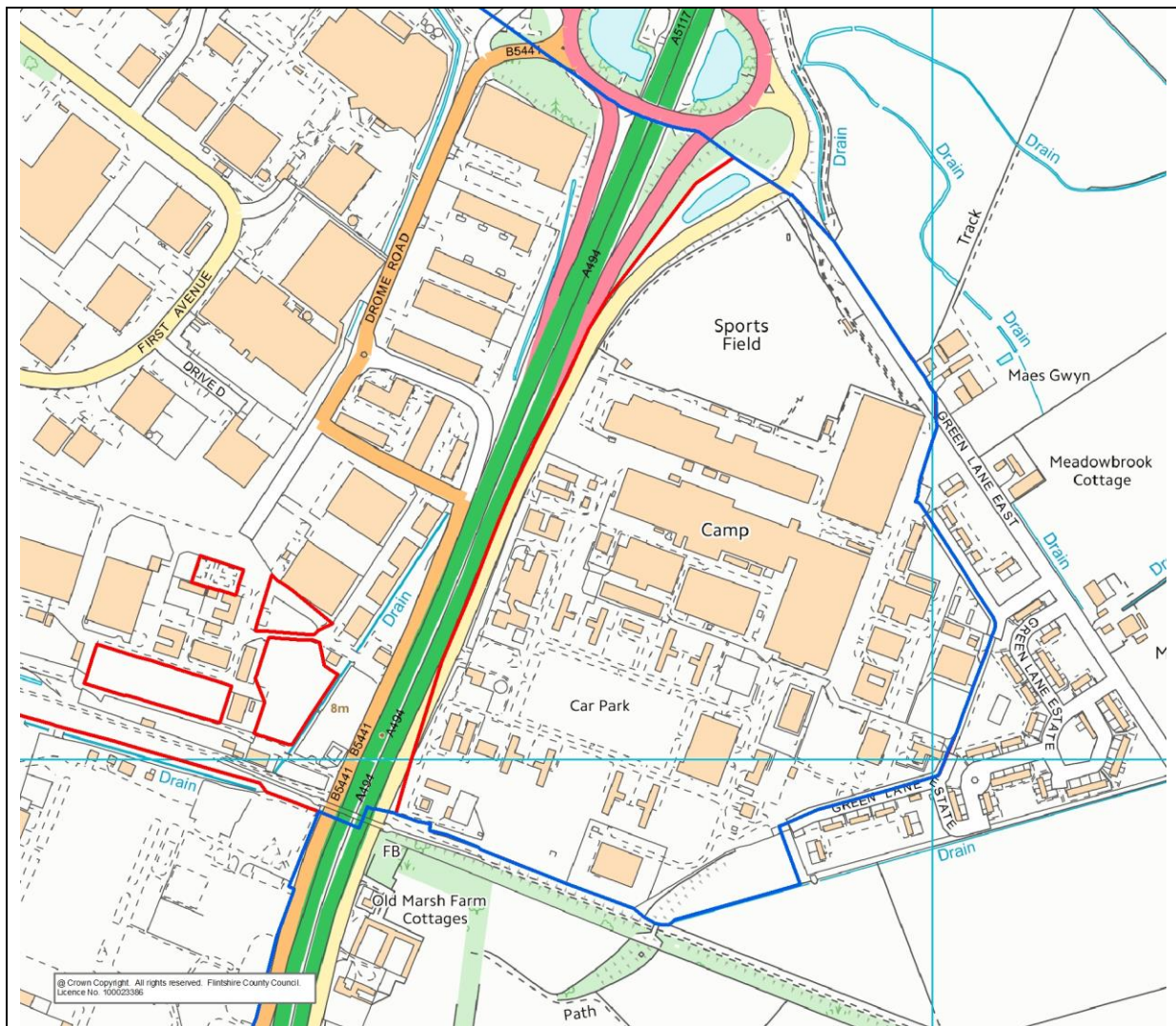
Site	EM1.26 Rowley's Drive, Shotton
Owner	Flintshire County Council
Agent	Legat Owen
Size, ha	0.70
Market Availability	On the Market
Planning Status	EM1 General Employment Land Allocation (Ref. No. 26)
Proposal	Remaining land for sale for B1/B2/B8 employment uses
Constraints	Trees onsite Adjacent to railway
Comments	Most of northern site developed for light industrial units (and excluded from the land supply total) 0.70 ha available in the south and west of Evans Way Quoted price is £375,000/ha Also previously considered as Travelling Showpeople's accommodation
Planning Issues	Identified within a Principal Employment Area (Policy EM3) and adjacent to Minerals Safeguarding Area (Policy MIN8)

Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupiers
Serviced	No
Availability, years	1-3



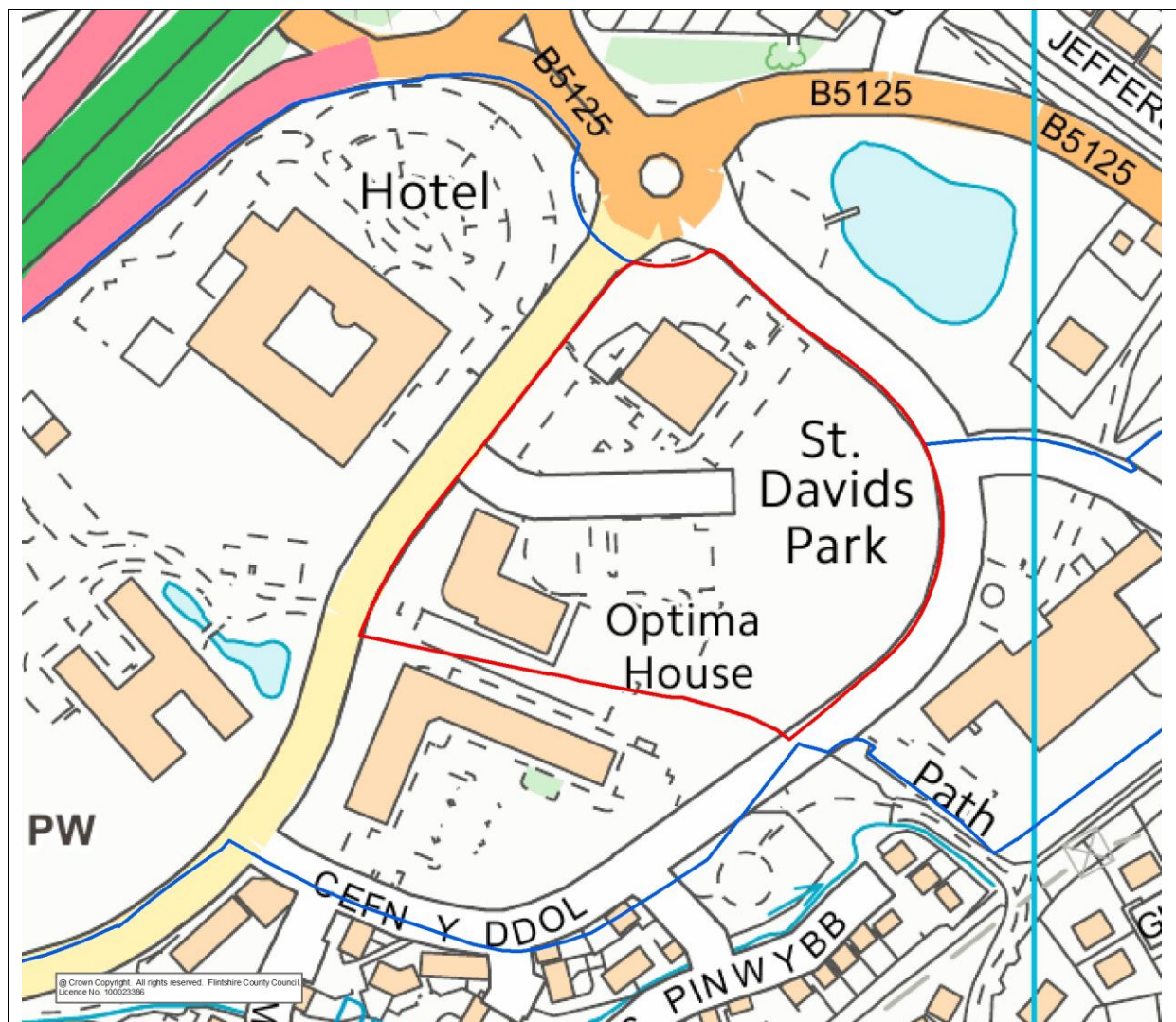
Site	EM2.1 Warren Hall, Broughton
Owner	Welsh Government
Agent	-
Size, ha	36.50
Market Availability	Available
Planning Status	EM2 High Quality Site Allocation (Ref. No. 1) Outline consent for B1 Business Park Various reserved matters consent for landscaping and access
Proposal	76,394 sqm business park (Class B1), hotel and associated leisure facilities, roadway, car parking, drainage and landscaping, and off-site roadworks including new slip roads from A55
Constraints	Trees onsite
Comments	Welsh Government not actively marketing this site Was originally identified as second Chester Business Park however, is no longer a priority site Seen as secondary priority to development of EM1.12 Long term development opportunity, potentially available to accommodate a mix of uses appropriate to this location
Planning Issues	Parts of the south west and north east are Minerals Safeguarding Areas (Policy MIN8)
Likely development	Office

potential	
Potential guidance market segment uses	Established/Potential Office Location High Quality Business Park Incubator/SME Cluster Site
Serviced	No
Availability, years	5+



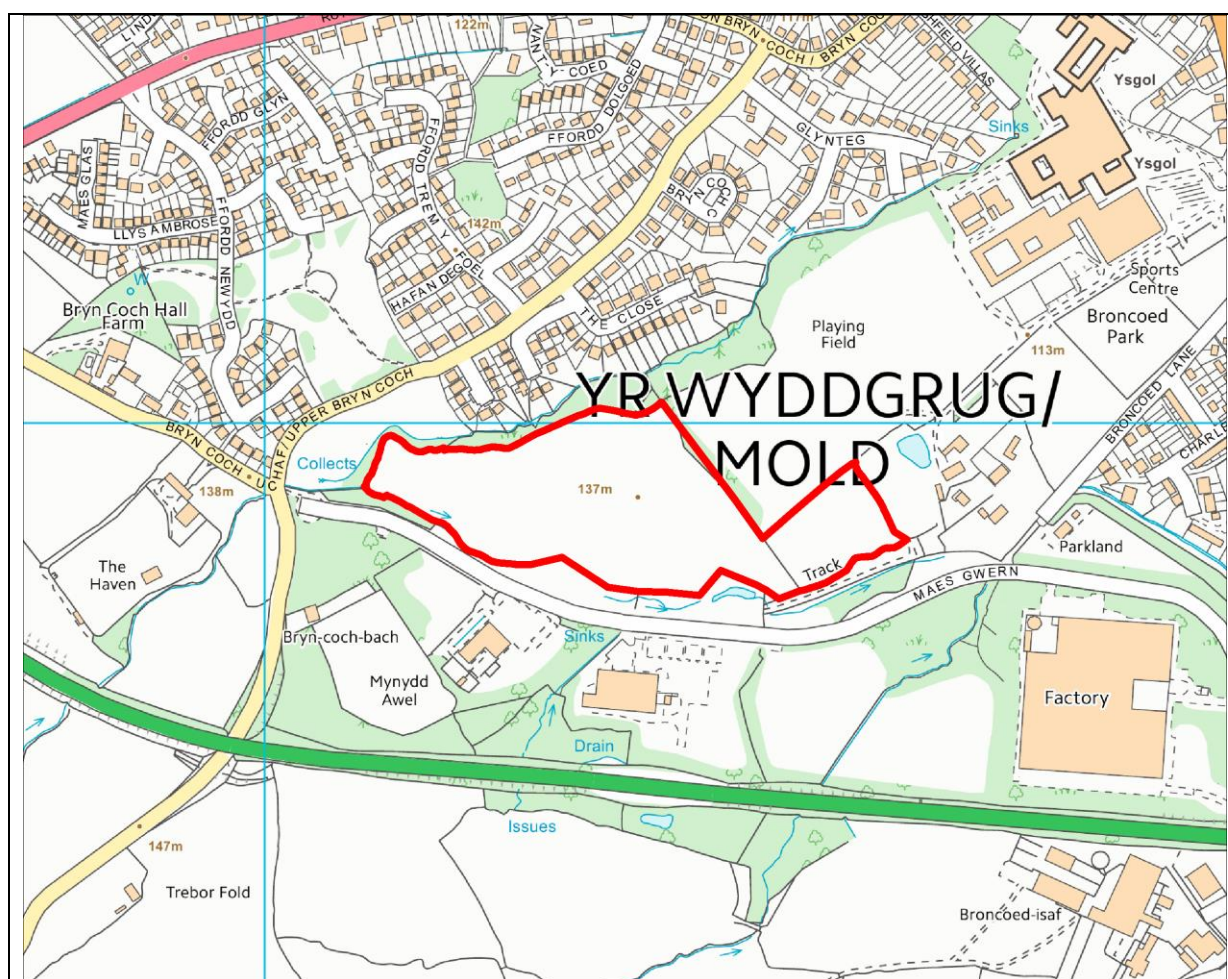
Site	EM2.2 DARA Site, Sealand
Owner	Ministry of Defence
Agent	-
Size, ha	18.50
Market Availability	Available
Planning Status	EM2 High Quality Site Allocation (Ref. No. 2)
Proposal	-
Constraints	Existing buildings on site; some still in use Possible contamination from historic uses Trees onsite
Comments	Former RAF complex Range of former military buildings on the site; some still occupied by private companies Appears to function (at least in part) as active industrial estate Development land in the north and other development plots/unused premises spread throughout the complex Coherent redevelopment here would be difficult
Planning Issues	Site is within Development Zone (Policy EM3) and Mineral

	Safeguarding Area (Policy MIN8) Safeguarded Railway Scheme (Policy AC7) to the south Bounded by Green Barrier Land (Policy GEN4)
Likely development potential	Industrial/Office
Potential guidance market segment uses	Established/Potential Office Location General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupier
Serviced	Yes
Availability, years	5+



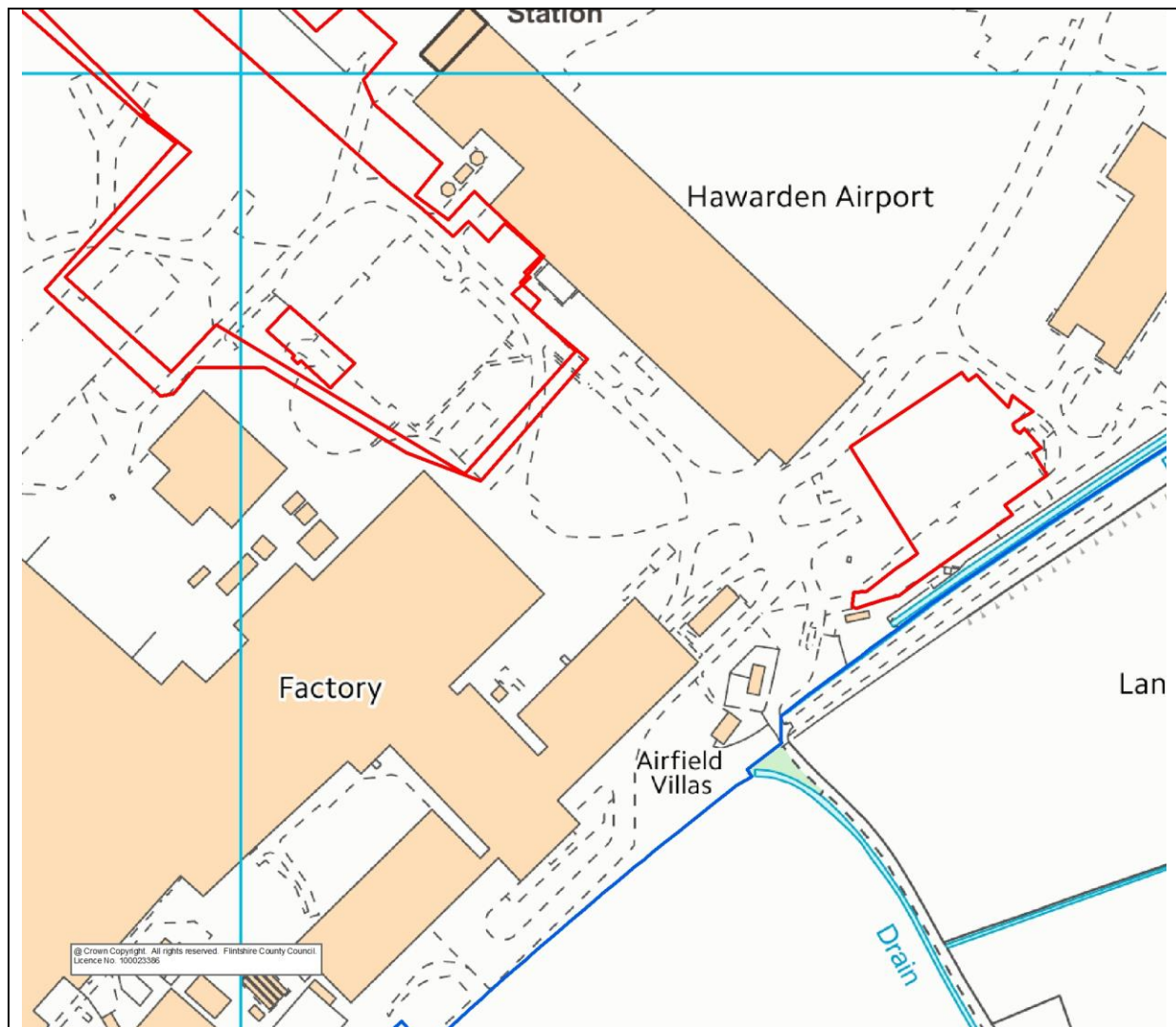
Site	EM2.3 St David's Park, Ewloe
Owner	Ownership unclear
Agent	-
Size, ha	0.80
Market Availability	Available
Planning Status	EM2 High Quality Site Allocation (Ref. No. 3)
Proposal	-
Constraints	-
Comments	<p>Most of the western and northern area has been developed for large self-contained office units (and excluded from the land supply total)</p> <p>One large plot remains in the east suitable for another large self-contained office property or scheme of multi-let office suites</p>
Planning Issues	Identified within Principal Employment Area (Policy EM3)
Likely development potential	Office
Potential guidance market segment uses	Established/Potential Office Location High Quality Business Park

	Site for Specific Occupiers
Serviced	No
Availability, years	3-5



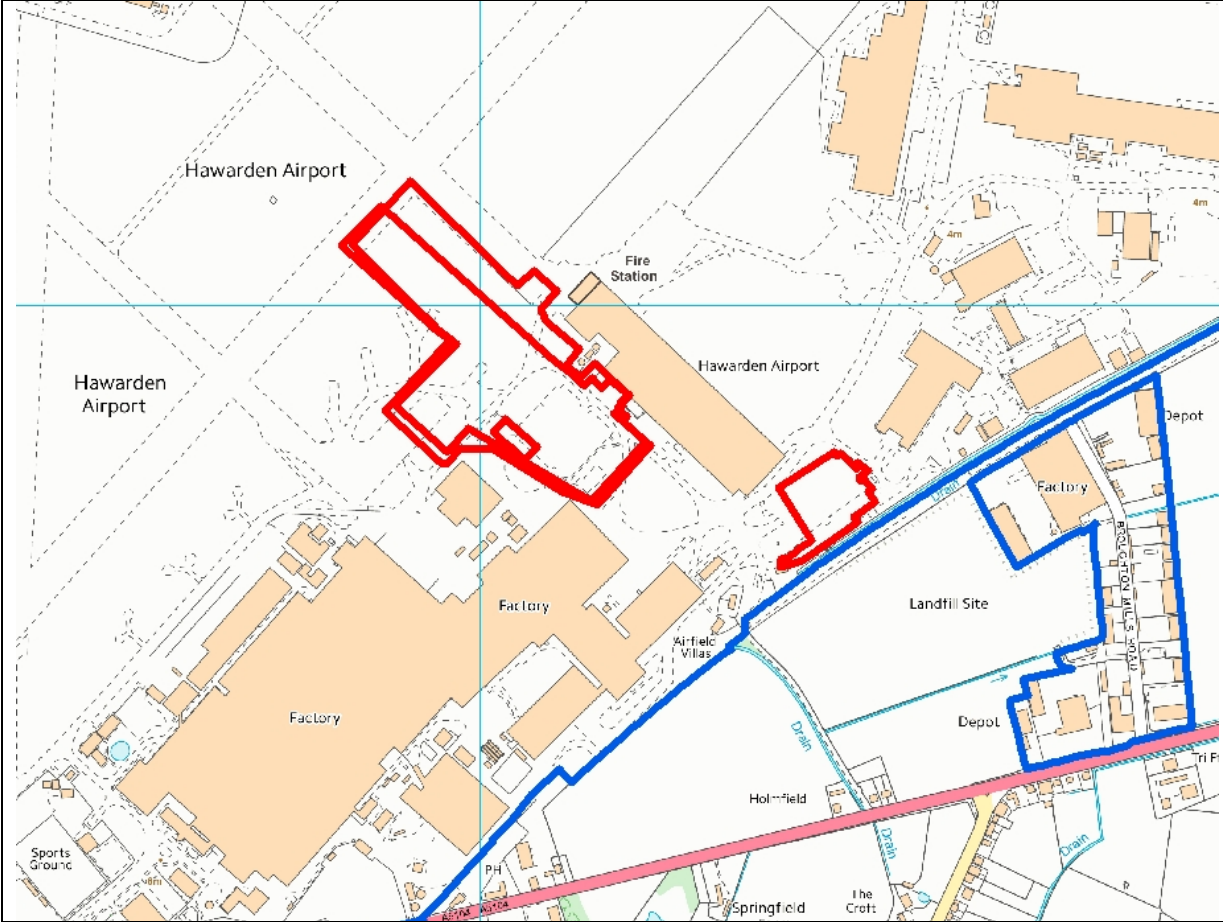
Site	EM2.4 Mold Business Park Extension, Mold
Owner	Flintshire County Council
Agent	-
Size, ha	5.00
Market Availability	On the Market
Planning Status	EM2 High Quality Site Allocation (Ref. No. 4)
Proposal	-
Constraints	Trees onsite Various watercourses cross the site Flood risk Uneven site
Comments	Long term allocation Since 1996 only 1 ha has been developed here Development costs are expected to be high and development for B Class employment uses may not be financially viable In the long term may be considered for alternative uses such as housing
Planning Issues	Bounded by Green Spaces (Policy L3)
Likely development potential	Office/Industrial
Potential guidance market segment uses	Established/Potential Office General Business/Industrial Area

Serviced	No
Availability, years	5+

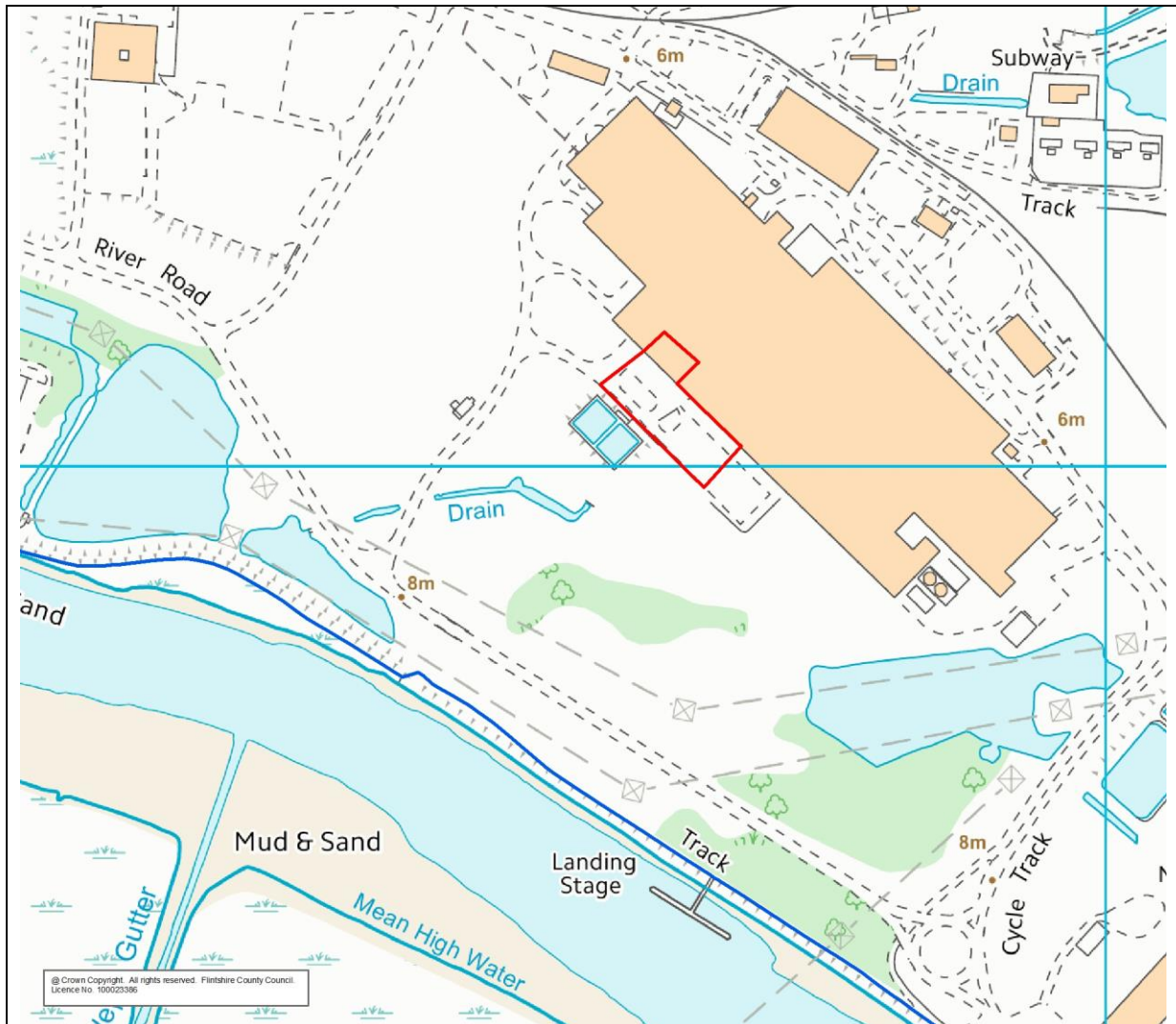


Site	Planning Consent 1 Airbus1 , Chester Road, Broughton
Owner	Airbus
Agent	Axis
Size, ha	1.03
Market Availability	Not Available (Owner has aspirations for development)
Planning Status	Full planning consent for B8 employment use (App. Ref. 050157)
Proposal	Proposed single aisle despatch facility with a total floorspace of 954 sqm, relocation of the car park serving Site 5 (wing assembly and painting facilities) and realigned internal access roads within the Airbus site.
Constraints	-
Comments	-
Planning Issues	Identified within a Development Zone (Policy EM3) and Minerals Safeguarding Area (Policy MIN8)
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Heavy/Specialist Industrial Site Site for Specific Occupier

Serviced	Yes
Availability, years	1-3

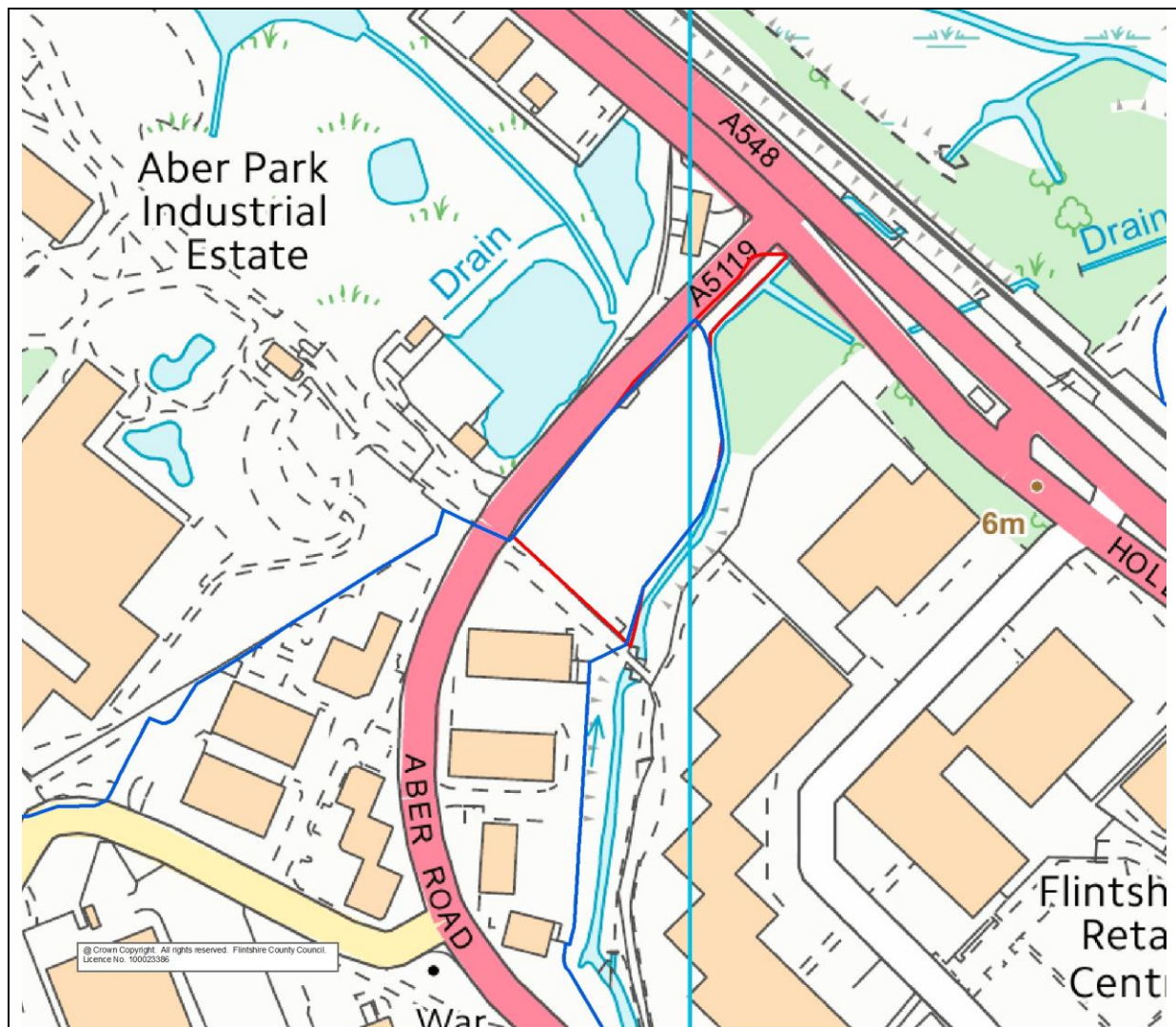
	
Site	Planning Consent 2 Airbus 2, Chester Road, Broughton
Owner	Airbus
Agent	Axis
Size, ha	6.36
Market Availability	Not Available (Held as Expansion Land)
Planning Status	Full planning consent for the construction and operation of the beluga line station and associated development including preparatory earthworks (App. Ref. 050597)
Proposal	<p>Construction and operation of the Beluga Line Station (modified proposals from planning permission Ref 051119) equating to 4,781 sqm of B2 Use Class floorspace comprising:</p> <ul style="list-style-type: none"> a single building with an attached three-storey office/welfare block a separate GSE shelter (for the storage of support and equipment used in the Beluga transportation process). <p>Ancillary development includes the provision of a car park, utility infrastructure (including foul and surface water drainage), a HGV turning area, footways and access roads.</p>
Constraints	-
Comments	-
Planning Issues	Identified within a Development Zone (Policy EM3) and Minerals Safeguarding Area (Policy MIN8)
Likely development potential	Industrial

Potential guidance market segment uses	General Business/Industrial Area Heavy/Specialist Industrial Site Site for Specific Occupier
Serviced	Yes
Availability, years	1-3



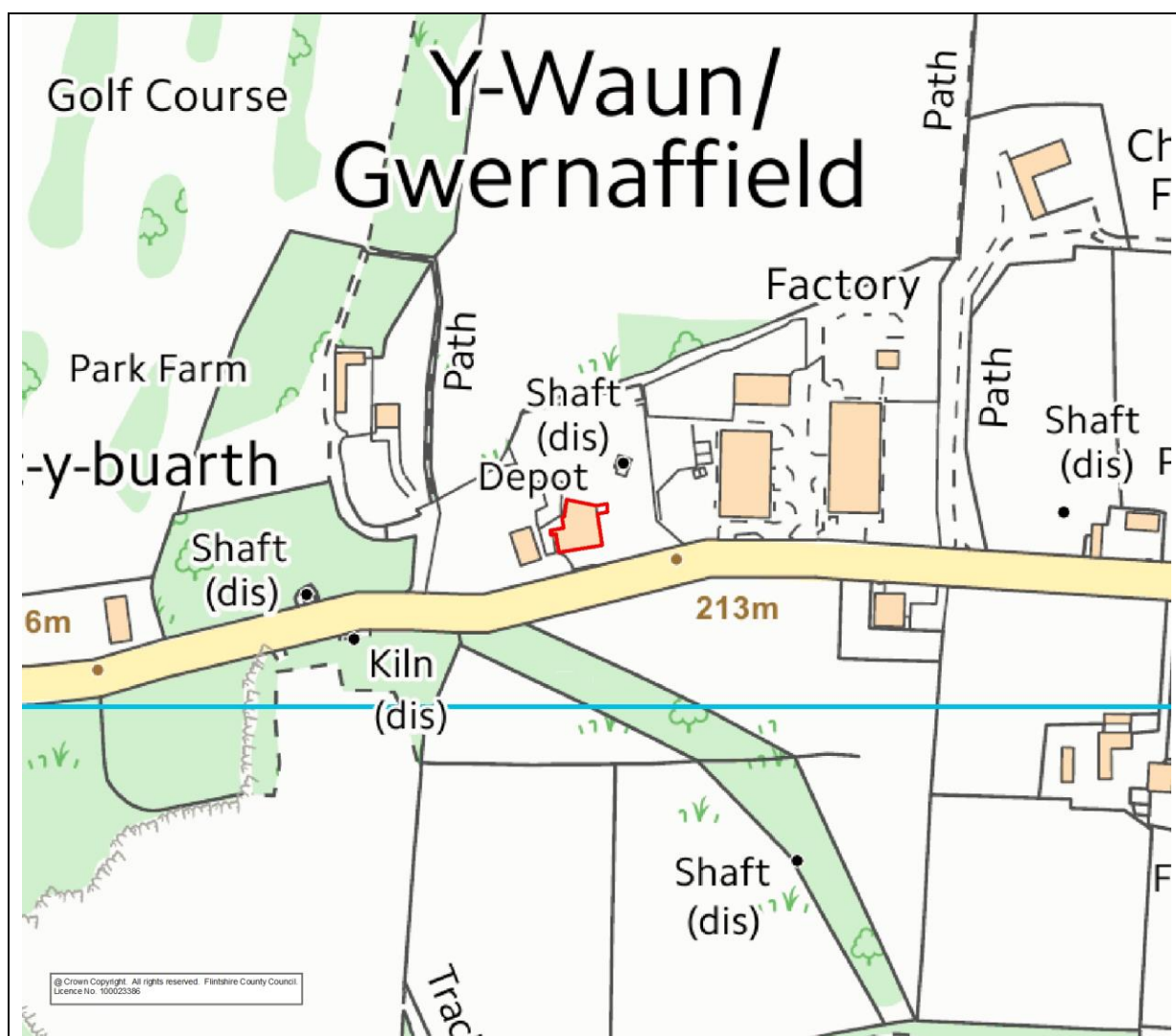
Site	Planning Consent 3 Corus Colours, Weighbridge Road, Deeside Industrial Park, Deeside
Owner	Tata
Agent	-
Size, ha	6.23
Market Availability	Not Available (Held as Expansion Land)
Planning Status	Full planning consent for the construction of a Sustainable Building Envelope Centre (App. Ref.: 047347)
Proposal	Construction of a 1,032 sqm office and research facility for Tata
Constraints	-
Comments	Within Deeside Enterprise Zone
Planning Issues	Identified within a Development Zone (Policy EM3) and Minerals Safeguarding (Policy MIN8)
Likely development potential	Office
Potential guidance market segment uses	General Business/Industrial Area Site for Specific Occupier
Serviced	Yes

Availability, years	1-3
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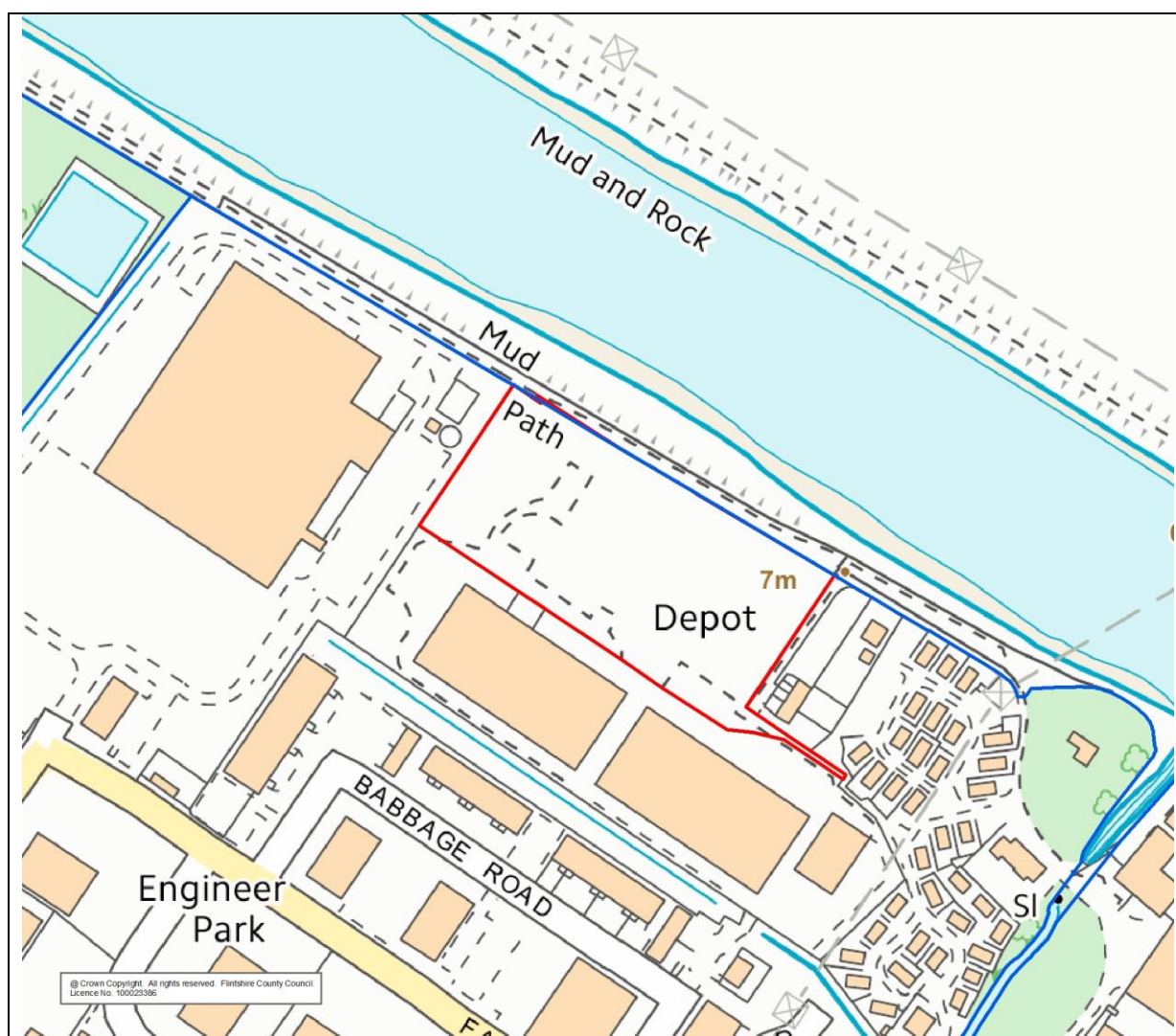


Site	Planning Consent 4 Site off Aber Road, Flint
Owner	Hollins Murray Group and Huws Gray
Agent	Craig Foster Architects
Size, ha	0.68
Market Availability	Not Available (Owner has Aspirations for Development)
Planning Status	Full planning consent for the construction of new builders merchant building with associated yard (App. Ref. 48078)
Proposal	Construction of a single storey builders merchant with a gross external floorspace of 1,290 sqm and an associated area of external storage/hardstanding of 3,250 sqm for the occupation of Huws Gray
Constraints	Trees onsite Swinchiard Brook bounds the site to the east, south east and to the north. Potential risks from the watercourse dealt with as part of the Flood Consequence Assessment of the associated planning consent.
Comments	Brownfield site is cleared and is currently in a semi-derelict condition
Planning Issues	Identified within Principal Employment Area (Policy EM3)
Likely development	Industrial

potential	
Potential guidance market segment uses	General Business/Industrial Area Site for Specific Occupier
Serviced	No
Availability, years	0-1

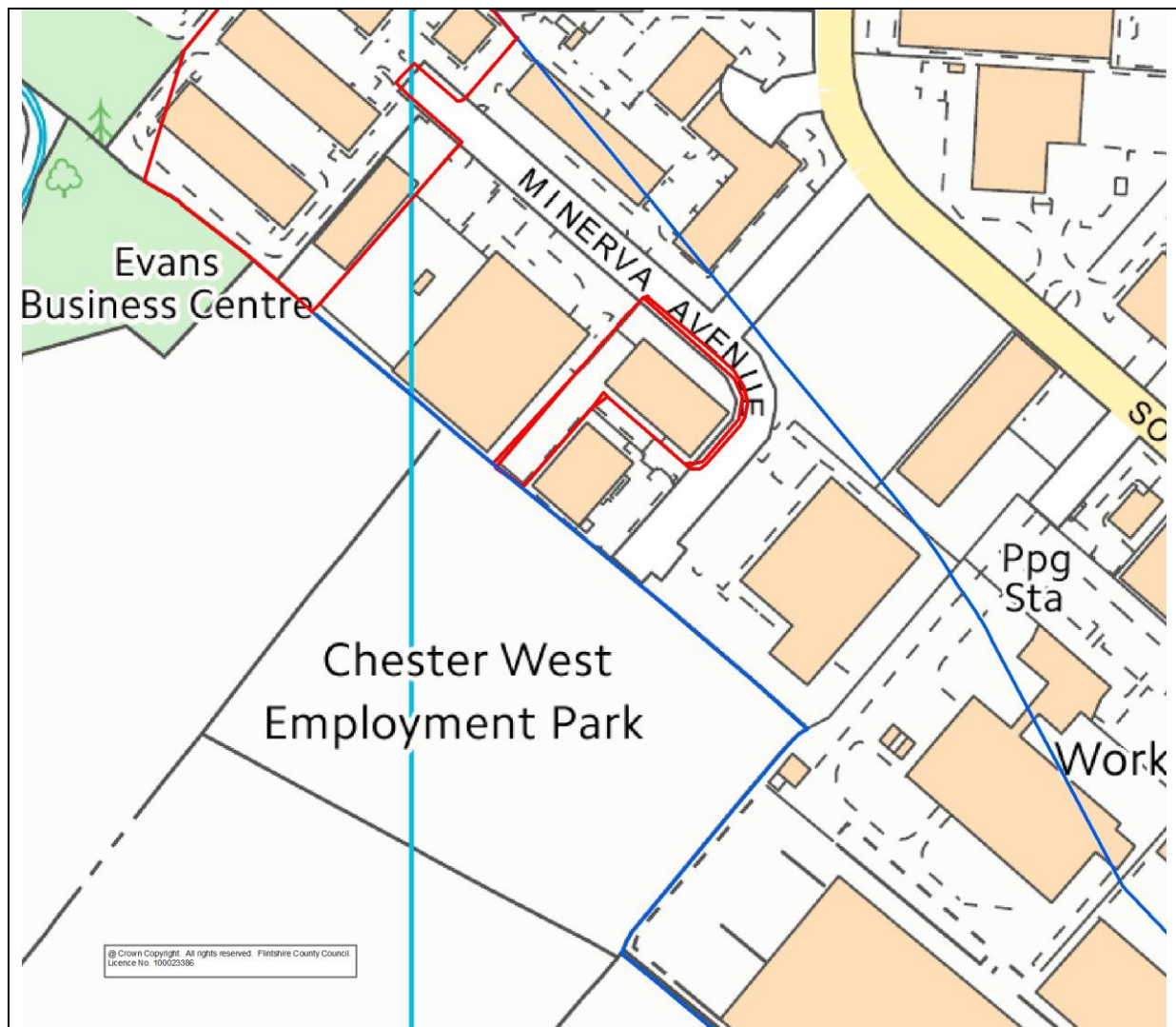


Site	Planning Consent 5 Pany Y Buarth Depot, Pant Y Buarth, Gwernaffield, Mold
Owner	A E Rowlands Plant Hire
Agent	JIG Architectural
Size, ha	0.34
Market Availability	Not Available (Owner has aspirations for development)
Planning Status	Full planning consent for the construction of new office and workshop extension (App. Ref. 46847)
Proposal	Erection of a 106 sqm two storey office extension and workshop alterations/extension of 43 sqm.
Constraints	-
Comments	-
Planning Issues	Identified within a Mineral Buffer Zone (Policy MIN10)
Likely development potential	Office/Industrial
Potential guidance market segment uses	General Business/Industrial Area Site for Specific Occupier
Serviced	Yes
Availability, years	0-1



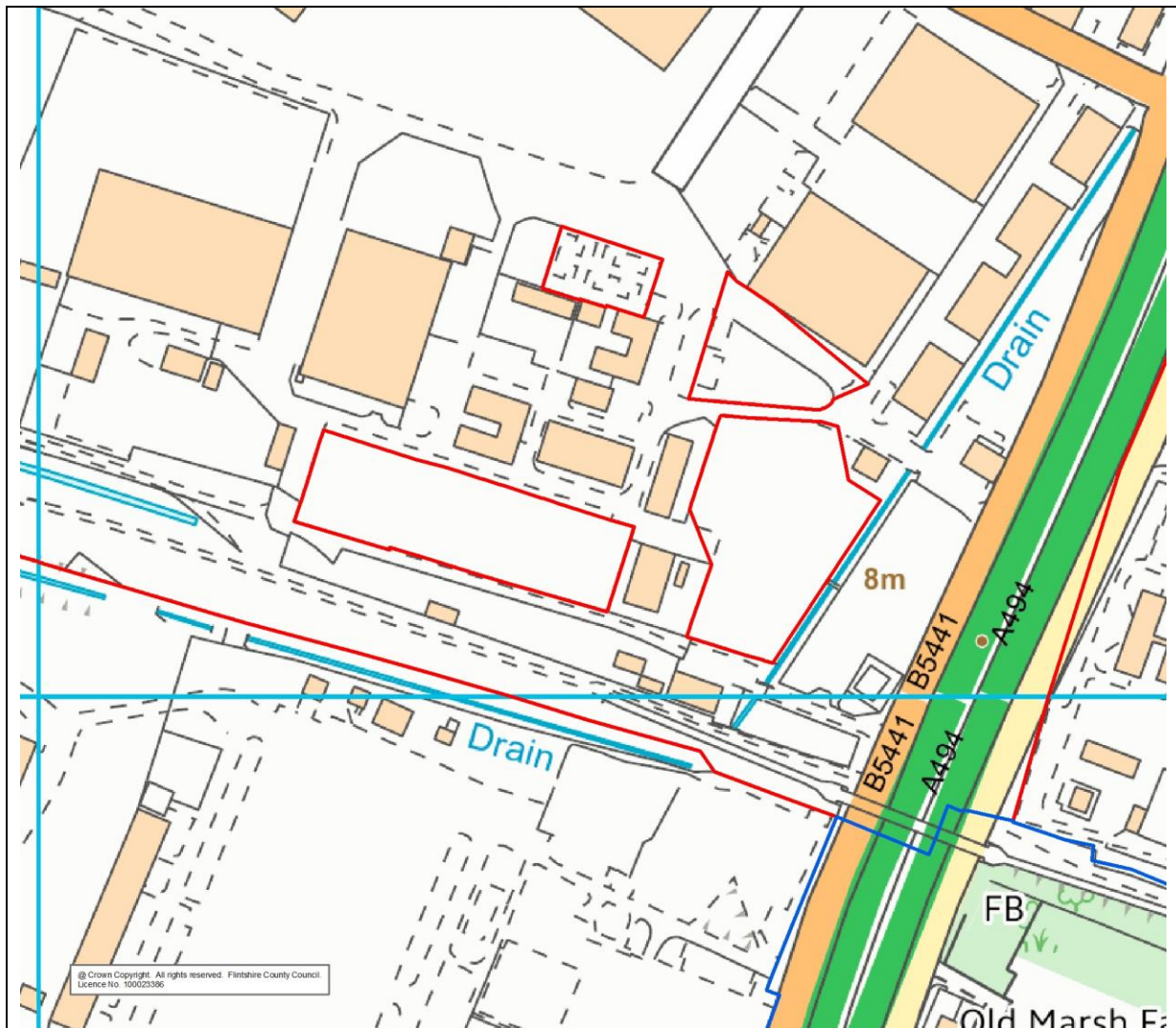
Site	Planning Consent 6 Babbage Road, Engineer Park, Sandycroft
Owner	Class Free
Agent	Martin Fletcher Architects
Size, ha	1.70
Market Availability	Available
Planning Status	Outline planning consent for seven light industrial units (App. Ref. 46940)
Proposal	Outline planning permission for seven light industrial units each of 1,000 sqm together with associated access, layout and parking for 156 cars. Subsequent application to extend period for the submission of reserved matters approved (App. Ref. 050517)
Constraints	Trees onsite
Comments	-
Planning Issues	Identified within Principal Employment Area (Policy EM3), Site of International Importance (Policy WB2), Statutory Site of National Importance (Policy WB3) and Minerals Safeguarding (Policy MIN8) to the north
Likely development potential	Industrial

Potential guidance market segment uses	General Business/Industrial Area Incubator/SME Cluster Site Site for Specific Occupier
Serviced	No
Availability, years	1-3



Site	Planning Consent 7 Bradford Soap Works, Minerva Avenue, Chester West Employment Park, Sealand
Owner	Bell Developments
Agent	Willacy Horsewood Partnership
Size, ha	0.34
Market Availability	Available
Planning Status	Full planning consent for the development of three light industrial units with associated parking and (App. Ref. 048296)
Proposal	Three light industrial units comprising one workshop unit of 372 sqm and two workshops units of 204 sqm, together with 20 car parking spaces.
Constraints	-
Comments	-
Planning Issues	-
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area Site for Specific Occupier
Serviced	No

Availability, years	1-3
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Site	Planning Consent 8 Deeside Industrial Park – Zone 1, Deeside
Owner	Brightsea SARL c/o Reit Asset Management
Agent	CBRE/Legat Owen
Size, ha	1.90
Market Availability	Partly marketed as Zone 1 South
Planning Status	Change of use of land for open storage (App. Ref. 050123)
Proposal	Full planning consent for the change of use of four plots of vacant land for open storage for miscellaneous use including caravans
Constraints	-
Comments	Site is split across four plots extending to 1.9 ha of vacant land Three of the four plots, with planning consent for open storage, are being marketed. The north-eastern site benefits from planning permission, but is not being marketed Quoted price for marketed plots is £24,710/ha
Planning Issues	Identified within Principal Employment Area (Policy EM3)
Likely development potential	Industrial
Potential guidance market segment uses	General Business/Industrial Area

Serviced	No
Availability, years	5+