

Appendix 8 - Flintshire Sites Scoring Assessment

Site/Plot Ref	Site or Plot Name	Settlement	Site Size, ha	Serviced	Site Location and Access				Planning Status	Site Conditions				Site Availability	Total	Market-led Sub-Total	Constraints
					Strategic Highway Proximity	A55 Proximity	Prominence	Public Transport		Services Availability	Constraints	Environmental Setting	Flexibility				
EM2.1	Warren Hall	Broughton	36.50	No	9	10	9	5	8	7	8	10	10	3	79	48	Trees on site
EM1.1	Chester Aerospace Park	Broughton	9.00	Yes	4	6	3	5	10	10	8	8	10	6	70	31	Airbus runway and related facilities adjacent. Development will require consultation with Airbus.
EM1.7	Former Power Station	Connahs Quay	12.80	No	9	3	2	5	4	7	2	3	19	0	54	36	In flood risk area Remains of various cleared buildings and roadways on the site. Electricity pylons cross edge of site Railway line adjacent
EM1.26	Rowley's Drive	Shotton	0.70	No	8	6	4	10	4	7	6	5	3	6	59	26	Trees on site Adjacent to railway
Plan App. 2	Airbus II, Chester Road	Broughton	6.36	Yes	6	6	3	5	10	10	10	7	8	6	71	30	None
Plan App. 1	Airbus I, Chester Road	Broughton	1.03	Yes	6	6	3	5	10	10	10	7	4	6	67	26	None
EM1.2	Manor Lane/Hawarden Park Extension	Broughton	18.20	No	6	6	4	5	8	3	4	10	10	3	59	36	Fight 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
EM1.3	Mount Pleasant Road (north)	Buckley	2.00	Yes	7	6	3	5	10	10	10	5	4	10	70	25	None
EM1.5	Drury New Road	Buckley	1.40	No	8	10	3	10	4	7	8	9	4	6	69	34	Trees on site
EM1.4	Land North of Buckley Station	Buckley	0.60	No	8	10	6	10	4	7	6	8	3	0	62	35	Adjacent to railway line Bounded by trees
EM1.8	Crumps Yard, Dock Road	Connahs Quay	3.45	No	4	3	1	0	4	7	4	4	5	6	38	17	Access via low bridge Remains of buildings on site Trees on site
EM1.12	Land to North West of Garden City	Deeside	98.00	No	9	6	4	10	10	7	8	10	10	0	74	39	In flood risk area
EM1.10	Land to North of Shotton Paper	Deeside	24.00	No	10	0	10	5	4	7	8	5	10	3	62	35	Pond on site
EM1.11	Land East of Shotton Paper	Deeside	32.00	Yes (part)	9	0	4	5	10	10	0	5	10	6	59	28	None
Plan App. 8	Deeside Industrial Park - Zone 1	Deeside	1.90	No	8	3	7	5	10	7	10	5	2	0	57	25	None
Plan App. 3	Corus Colours, Weighbridge Road, Deeside Industrial Park	Deeside	6.23	Yes	1	0	2	0	10	10	10	3	8	6	50	14	None
EM2.3	St David's Park	Ewloe	0.80	No	9	10	4	10	4	7	10	9	3	3	69	35	None
Plan App. 4	Site off Aber Road	Flint	0.68	No	10	6	9	10	10	7	4	6	2	10	74	33	Brownfield site is cleared and is currently in a semi-derelict condition Trees on site Swinchard 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.
EM1.15	Greenfield Business Park, Phase III	Greenfield	4.40	No	10	0	10	5	4	7	0	4	3	3	46	27	Trees on site 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
EM1.13	Greenfield Business Park, Phase I	Greenfield	1.30	Yes	9	0	2	5	4	7	4	4	4	3	42	19	Backland with constrained access Trees on site Railway adjacent
EM1.14	Greenfield Business Park, Phase II	Greenfield	1.20	Yes	9	0	2	5	10	10	2	2	2	0	42	15	Northern site is contaminated Some access roads are unadopted Potential flood risk Remains of buildings on northern site
EM1.16	Greenfield Business Park (III) Extension	Greenfield	6.60	No	9	0	2	5	4	7	2	4	5	0	38	20	Flood risk area Marshy/uneven ground Railway adjacent Amenity site adjacent
EM1.17	Broncoed Industrial Estate	Mold	0.70	Yes	9	0	4	5	10	10	10	8	2	5	63	23	None
Plan App. 5	Pany Y Buarth Depot, Pant Y Buarth, Gwernaffield	Mold	0.34	Yes	7	0	2	5	10	10	10	8	1	10	63	18	None
EM1.18	Mold Business Park	Mold	5.30	No	7	0	3	0	8	7	4	9	5	6	49	24	Trees on site Stream passes through eastern site Various other watercourses pass through both sites
EM2.4	Mold Business Park Extension	Mold	5.00	No	7	0	3	0	4	7	2	9	5	0	37	24	Trees on site Various watercourses cross the site Flood risk Uneven site
EM1.19	Adjacent Mostyn Docks	Mostyn	3.00	No	9	0	9	5	4	7	2	6	4	6	52	28	In a floodrisk area Existing buildings and car park on site Trees on site Ecological issues along River Dee shore
EM1.21	Chester Road East	Queensferry	3.50	No	9	6	4	10	4	7	8	6	5	6	65	30	Adjacent to railway line
EM1.22	Antelope Industrial Estate	Rhydymwyn	1.10	Yes	10	0	10	5	4	10	8	8	3	0	58	31	Ecological issues
EM1.24	Land East of Saltney Ferry Road	Saltney	14.60	No	5	6	3	5	8	7	4	9	8	3	58	31	Flood risk Poor access to the south Trees on site
EM1.23	River Lane	Saltney	1.10	No	6	6	4	5	4	7	6	5	3	6	52	24	Constrained access to River Lane Flood risk
Plan App. 6	Babbae Road, Engineer Park	Sandycroft	1.70	No	4	3	1	0	10	7	8	4	3	6	46	15	Trees on site
EM1.25	Prince William Avenue	Sandycroft	1.80	No	6	3	1	0	4	7	8	4	4	6	43	18	Trees on site
EM2.2	DARA Site	Sealand	18.50	Yes	9	10	9	5	4	10	2	6	8	0	63	42	Coherent redevelopment here would be difficult Existing buildings on site; some still in use Possible contamination from historic uses Trees on site

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Plan App. 7	Bradford Soap Works, Minerva Avenue, Chester West Employment Park	Sealand	0.34	No	9	0	2	5	10	7	10	5	1	6	55	17	None