

# Town and Country Planning Act 1990 Section 77 Flintshire County Council Planning Application by Welsh Development Agency

## SITE DESCRIPTION

FACTS  
NOT IN  
DISPUTE

HIGHWAYS AND  
TRANSPORTATION

2.0 Site Description

2.1 The application site is located in the extreme north-eastern corner of Wales, with the long north-eastern boundary of the site lying along the national (England/Wales) and County (Cheshire/ Flintshire) boundaries. The other long (south-western) boundary lies along Shotwick Road (A548), a dual-carriageway road linking the A494T/A55T with the new Flintshire Bridge. The short south-eastern boundary lies close to the A494, whilst the short north-western boundary adjoins a railway line, beyond which are marshes including Inner Marsh Farm, managed by the RSPB as a nature reserve.

The site is, in effect, long and narrow, relatively flat (4.440 to 6.180 AOD), and in agricultural use. The site includes a lake, used by a sailing club.

2.2 On the western side -of Shotwick Road lies the extensive Deeside Industrial Park, which includes a wide range of buildings, some of them substantial in size and prominent in the landscape. Other surrounding uses are generally open and of a rural nature. To the north and east the land rises, with large fields, hedges and woodland and the three Cheshire villages of Burton, Shotwick and Puddington, all of them designated as Conservation Areas. The City of Chester lies some 5km to the south-east, whilst the nearest urban area is Connah's Quay, beyond the River Dee to the south-west.

2.3 The site has no major buildings. There are smaller structures connected with the sailing club or agricultural uses, together with a pumping station and an electricity sub-station. There is a small group of houses, 1-5 Green Lane, adjacent to the south-eastern boundary. Two public footpaths cross the site. The total area of the application site is given in the planning application as being 208.6 ha (515 acres).

2.4 The application site is farmed by W T Banks and Co (Farming) Ltd (refer to Section 9.6 of this report for a description of their land holdings and activities). The majority of the site comprises land known as Holdings 1 and 2 Sealand, with a smaller area in the north-eastern part of the site forming part of Inner Marsh Farm (land areas and tenure are given at 9.6). Lying alongside part of the north-eastern boundary of the application site is Home Farm, owned by W T Banks and located on rising land within Cheshire. The extent and location of these areas of land is shown on Plan 24 in Core Document 4: "Farm Holdings".

2.5 JSR Farming Group (see paragraph 9.6.9 et seq) manage two pig units, Gun Park and Chapel Farm, located on land within (Gun Park) or adjacent to (Chapel Farm) Home Farm. The location of these units is shown on Plan CPM2 of Document WDA. A piped system of slurry disposal from JSR's holdings runs onto the application site, where it discharges.

2.6 An extensive series of plans and photographs of the application site and its surroundings will be found at Core Document 4. Photo-montages of the application proposals will be found at Core Documents 17 and 17a.

*Source*

*Division:*

*Planning*

*Date: July 2002*