
Settlement (Kelsterton Farm) Flintshire

Assessment of Alternative Locations for Roadside
Services along the A494(T)/A55(T)/A548 Northop to
Shotwick Interchange Improvement



1.2.3. In addition to the Mrs EM Charlton Land (Appendix 1), we are aware of two other sites being promoted for roadside uses. Land at Deeside Parkway which is referenced on page 12 of the Deeside Plan as the



2. Constraints

2.1. Flood Risk

Figure 2: Natural Resources Wales Development Advice Map

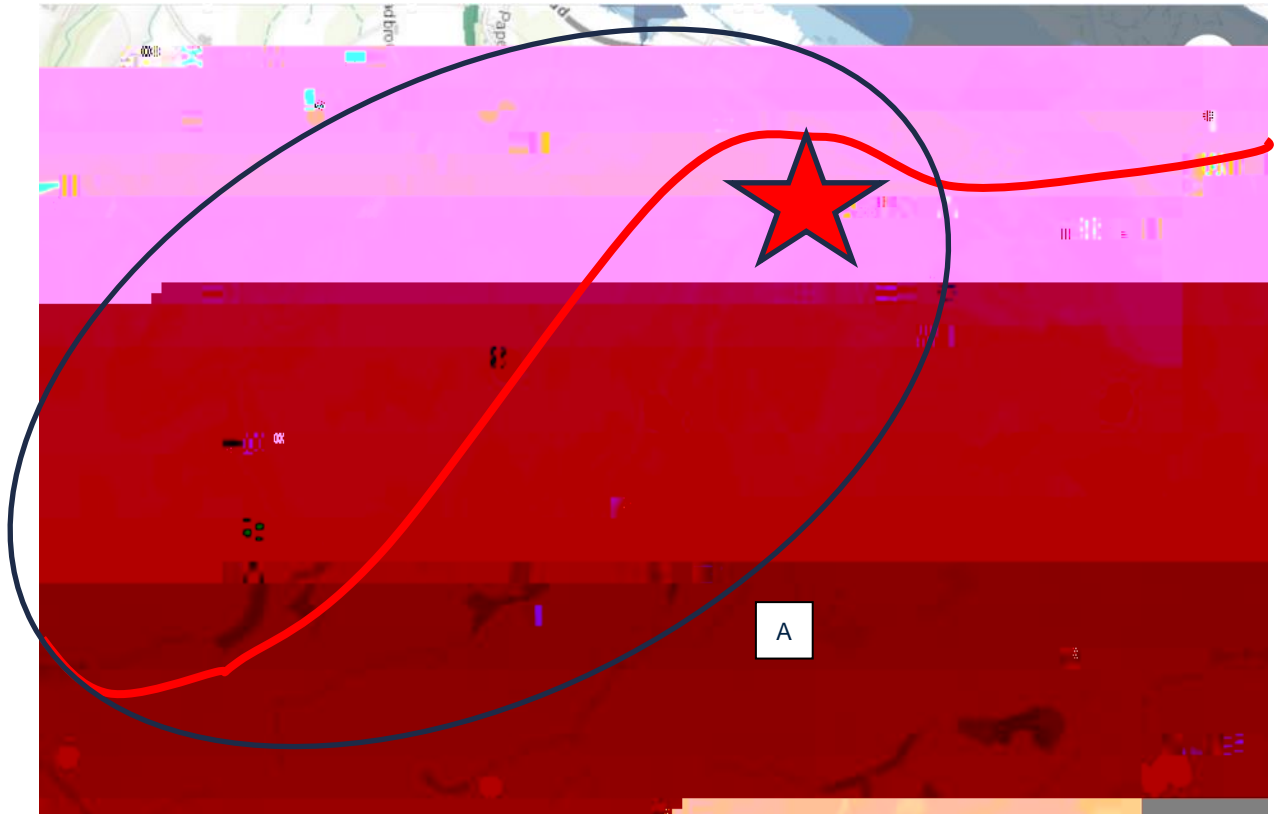
- 2.1.1. According to the Development Advice Map (above), all available land within Search Area A (Including the Mrs EM Charlton site) is largely within Flood Zone A. Land in Flood Zone A
- 2.1.2. All available land in Search Area B and C, is within either Flood Zone B, C1



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- 2.3.1. The area, north of Deeside Industrial Estate (search area C) is located in the Green Barrier. Both the Mrs EM Charlton site and the Land North of Shotwick Road (DEE009 (AS)) site are located within the Green Barrier.
- 2.3.2. The maps above show that the only land ed R
as

2.4. Ecological and Heritage Constraints

Constraints Map



2.4.1. The plan above shows the constraints relating to potential sites within Search Area A. These consist of ancient woodland and listed buildings that are concentrated in the centre of the search area meaning that land to the north and south are least affected.

2.5. Other Identified Constraints

2.5.1. With regards to environmental and heritage constraints and existing designations, the centre of Search

community- and will not be viable for roadside uses. The most westerly part of the Red Route also cuts through an area designated as Green Barrier.

2.5.2. Additionally, the centre of Search Area A is in close proximity to a Minerals Safeguarding Area (Policy EN23), an area of ancient woodland and a high concentration of listed buildings. The centre of Search Area A would also be unsuitable for a roadside service area development due to the steep gradient of the terrain in this location.



3. Conclusions

3.1.1. In response to comments made by the Council at the 15 April Hearing Session on Matter 5 (Principle of



Appendix 1

Site Plans

