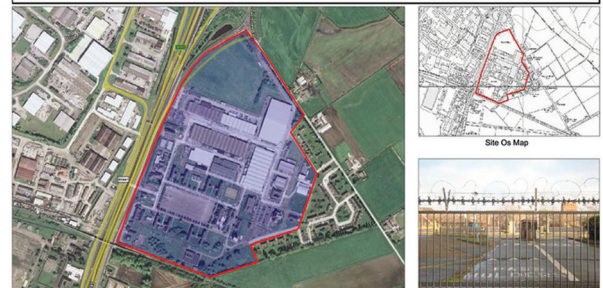


## Project Description

DPDS and Intuitive Property were appointed by Flintshire County Council to undertake an Employment Land Review for the County. The purpose of the study was to assess the suitability of proposed employment land allocated within the draft Unitary Development Plan for future employment uses, having regard to market conditions, site constraints, sustainability and other planning policies. The project team were also requested to identify additional employment sites which could potentially satisfy the future requirements of growth sectors within the County. The outputs of the study included a detailed report providing site-specific and strategic analysis of employment land supply and demand issues within the County, and a database containing an appraisal of all allocated employment sites.



FLINTSHIRE - EMPLOYMENT LAND REVIEW - SITE APPRAISAL		
<b>Contextual Information</b>		
ID / UDP Allocation:	EM2 (2)	Site Address: DARA Site, East of A494
		Town: Deeside
		Ownership Sector: MoD
Area (ha):	18.5 ha	Current Land Use: Brownfield
Length of time site has been allocated or vacant:	Unknown	
Planning / development status:	Unknown	
UDP Allocation Status:	Allocated in UDP	
Availability Timeframe:	> 2 years	



## DPDS Involvement

- Liaising with Flintshire County Council regarding the requirements of the Employment Land Review, on-site surveying and preparing a detailed written report.
- Project managing the preparation of the written report and the associated database.

EMPLOYMENT LAND REVIEW - SITE APPRAISAL	
Site Address:	DARA Site, East of A494
Town:	Deeside
Ownership Sector:	MoD
Current Land Use:	Brownfield
Length of time site has been allocated or vacant:	Unknown
Planning / development status:	Unknown
UDP Allocation Status:	Allocated in UDP
Availability Timeframe:	> 2 years
Site number:	Regular
Site known to:	Plan
Strategic Location:	Visible
Access Constraints:	None
Land Availability:	Yes
Quality of Local Environment:	Good

**Client** Flintshire County Council

**Business Sector** Employment Land Review

**Project Status** Project completed

**DPDS Key Personnel Involved** Mike Craggs  
Catherine Norris  
Conor Lee