

ENVIRONMENTAL STATEMENT (VOLUME III)

Appendix 16.1 Land Use and Assets

HyNet Carbon Dioxide Pipeline DCO

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 – Regulations 5(2)(a)

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1. INTRODUCTION

1.1. SECTION 1

COMMUNITY LAND AND ASSETS

1.1.1. **Table 1** below outlines the community land and assets located within the 500m Study Area for Section 1, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 1 - Community Land and Assets in Section 1

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Elton Pharmacy	Pharmacy	340m north west; Ince Lane, Elton	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Elton Church Hall (St James)	Place of worship and community centre	225m north west; Ince Lane, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
Spar	Shop	370m north; Ince Lane, Elton	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Martin's Newsagent and Post office	Shop and post office	370m north; Ince Lane, Elton	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Elton Allotments	Allotment	230m east; Parklands Road, Elton	Medium	Negligible	<i>Neutral (not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Redwood Drive Play Area	Play Park	280m north west; Redwood Drive, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
Sorbus Close Play Area	Play Park	181m north west; Sorbus Close, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
Goldfinch Meadow	Park	77m north; Station Road, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
Ince Marshes	Park	235m north west; Station Road, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
School Lane Playing Fields	Playing Fields	475m north west; School Lane, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>
University of Chester, Thornton Science Park	University	230m north; Pool Lane Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>

PRIVATE PROPERTY AND HOUSING

1.1.2. **Table 2** below outlines the private property and housing located within the 500m Study Area for Section 1, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 2 - Private Property and Housing in Section 1

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Orchard Park	54	370m South West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Coppice Green	51	260m South West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Mimosa Close	35	270m South West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Redwood Drive	30	100m North West, Eton	High	Negligible	<i>Slight Adverse (not significant)</i>
Dove Close	16	358m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Birchwood Close	10	220m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Manna Drive	39	270m North West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Holm Drive	79	98m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Homefield	5	355m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Sorbus Close	3	205m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Osier Close	8	113m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Acacia Close	9	80m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Mulberry Close	10	25m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Parkland Drive	94	57m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Ince Lane	35	Within Newbuild Infrastructure Boundary, Elton	Medium	Minor	<i>Slight Adverse (not significant)</i>
Firbank	22	57m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Marsh Lane	19	475m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Manley View	14	200m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Avenley View	35	390m West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Old Hall Lane	43	360m North West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Lawnswood Grove	29	420m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Hallfield Drive	46	390m West, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Greenfield Gardens	20	445m North West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Ryecroft	38	500m North East, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Whitefields	26	500m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
School Lane	69	160m North, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Brackendale	62	500m North, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Glebe Croft Avenue	19	475m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Glendale Avenue	15	430m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Farmdale Drive	30	335m North East, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Deansfield Way	21	300m East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Ferndale	26	335m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Willow Grove	15	225m North, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Poplar Grove	12	235m North, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Lime Grove	55	240m North, Elton	High	Negligible	<i>Slight Adverse (not significant)</i>
Dalewood Crescent	25	240m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
The Paddock	29	310m North East, Elton	Medium	Negligible	<i>Neutral (not significant)</i>
Meadow View	10	230m West, Elton	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

1.1.3. **Table 3** below outlines the development land and businesses located within the 500m Study Area for Section 1, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significance of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 3 - Development Land and Businesses in Section 1

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Encirc Glass	Adjacent to the Newbuild Infrastructure Boundary; Ash Road, Elton	High	Minor	<i>Moderate Adverse (Significant)</i>
Ince Bio Power	320m north; Station Road, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Greggs	410m NW; Ince Lane, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hammer and Tongs	410m NW; Ince Lane, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Jade Chinese Takeaway	400m NW; Ince Lane, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Little Molly's Tea Room	400m NW; Ince Lane, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
SJD Barbers	400m NW; Ince Lane, Elton	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Chester Services	Adjacent to the Newbuild Infrastructure Boundary; A5117, Elton	High	Negligible	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Ince Resource Recovery Park (Protos) (proposed under Chester West and Chester Local Plan)	Adjacent to the Newbuild Infrastructure Boundary, north of Elton	High	Minor	<i>Moderate Adverse (Significant)</i>

AGRICULTURAL LAND HOLDINGS

- 1.1.4. **Table 4** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 1, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 4 – Agricultural Land Holdings in Section 1

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 1-07	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Plot 1-09	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Plot 1-10	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Plot 1-14	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Plot 3-03	Very High	Minor	<i>Moderate Adverse (Significant)</i>
Plot 3-18a	Very High	Minor	<i>Moderate Adverse (Significant)</i>

1.2. SECTION 2

COMMUNITY LAND AND ASSETS

1.2.1. 5 below outlines the community land and assets located within the 500m Study Area for Section 2, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 5 - Community Land and Assets in Section 2

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
St Mary's Church	Place of worship and community centre	270m west; Thornton Green Lane, Chester	High	Negligible	<i>Slight Adverse (Not significant)</i>
Thornton Manor Care Centre	Nursing Home	110m north west; Thornton Green Lane, Chester	Very high	Moderate	<i>Large Adverse (significant)</i>
Gowy Meadows Nature Reserve	Nature reserve	300m west; Thornton Green Lane, Chester	High	Negligible	<i>Slight Adverse (Not significant)</i>
St Oswald's Church, Backford	Place of worship	530m north; Church Lane, Chester	High	Negligible	<i>Slight Adverse (Not significant)</i>
Greater Grace Evangelical Church	Place of worship	500m north; Church Lane, Chester	High	Negligible	<i>Slight Adverse (Not significant)</i>
Greater Grace School of	School	500m north; Church Lane, Chester	Very High	Negligible	<i>Slight Adverse (Not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Christian Education					
Chester Zoo	Zoo	500m South; Caughall Road, Chester	Very High	Negligible	<i>Slight Adverse (Not significant)</i>

PRIVATE PROPERTY AND HOUSING

1.2.2. **Table 6** below outlines the private property and housing located within the 500m Study Area for Section 2, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 6 - Private Property and Housing in Section 2

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Thornton Green Lane (north)	11	240m West, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Yates Road	12	280m West, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Park Road	8	250m West, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Poole Lane	18	150m West, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Yew Tee Close	11	70m West, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Cryers Lane (north of M56)	2	340m East, Chester (Large diversion required for 2-4 weeks)	Medium	Moderate	<i>Moderate adverse (significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Cryers Lane (south of M56)	3	40 to 110m East, Chester (Large diversion required for 2-4 weeks)	Medium	Moderate	<i>Moderate adverse (significant)</i>
Hallsgreen Lane	8	Adjacent to Newbuild Infrastructure Boundary to the East	Medium	Minor	<i>Slight Adverse (not significant)</i>
Hob Lane	2	220m south east, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Ince lane	3	450m south, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Picton Lane (north)	2	190m northwest, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Picton Lane (south)	11	Adjacent to Newbuild Infrastructure Boundary to the southeast	Medium	Minor	<i>Slight Adverse (not significant)</i>
Green Lane	5	200m southeast, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Wervin Road (north)	23	350m north, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Wervin Road (south)	3	Adjacent to Newbuild Infrastructure Boundary to the south	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Chorlton Lane	7	400m northwest, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Chorlton Lane	1	120m northwest, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Little Rake Lane	3	440m northwest, Chester	Medium	Negligible	<i>Neutral (not significant)</i>
Caughall Road	2	430m south, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Badgers Walk	8	280m south, Chester	Medium	Minor	<i>Slight Adverse (not significant)</i>
Stanney Lane	1	Adjacent to Newbuild Infrastructure Boundary to the northwest	Medium	Minor	<i>Slight Adverse (not significant)</i>
Church Lane	13	500m north, Chester	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

- 1.2.3. **Table 7** below outlines the development land and businesses located within the 500m Study Area for Section 2, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significance of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 7 - Development Land and Businesses in Section 2

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Hayrack Church Farm Park & Café	300m east; Thornton Green Lane, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Perfect 10 Nails & Beauty	240m east; Poole Lane, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Happy Hounds Dog Walking	200m east; Thornton Green Lane, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Lower Farm Holiday Cottages	240m southeast, Picton Lane, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Saxon Fencing	200m south, Green Lane, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Exolum office	90m north, Croughton Cottage Road	Medium	Minor	<i>Slight Adverse (Not significant)</i>

AGRICULTURAL LAND HOLDINGS

- 1.2.4. **Table 8** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 2, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 8 – Agricultural Land Holdings in Section 2

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 5-01 Plot 5-07	Very High	Minor	<i>Moderate adverse (significant)</i>
Plot 5-18	Medium	Minor	<i>Slight adverse (not significant)</i>
Plot 6-01	Medium	Negligible	<i>Neutral (not significant)</i>
Plot 6-03	Low	Negligible	<i>Neutral (not significant)</i>
Plot 6-06	Medium	Minor	<i>Slight adverse (not significant)</i>
Plot 8-12	Medium	Minor	<i>Slight adverse (not significant)</i>
Plot 8-13	Low	Minor	<i>Neutral (not significant)</i>

1.3. SECTION 3

COMMUNITY LAND AND ASSETS

- 1.3.1. **Table 9** below outlines the community land and assets located within the 500m Study Area for Section 3, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 9 - Community Land and Assets in Section 3

Facility Name	Facility Type	Location / Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
The Five Villages Hall	Community Centre	75m east; Station Road, Mollington	Very High	Minor	<i>Moderate Adverse (Significant)</i>
St Oswald's Primary School	Primary School	Adjacent to Newbuild Infrastructure Boundary; Grove Road, Mollington	Very High	Moderate	<i>Large Adverse (significant)</i>
St Oswald's Church, Backford	Place of Worship	425m north west; Church Lane, Backford	High	Negligible	<i>Slight Adverse (Not significant)</i>
Greater Grace Evangelical Church	Place of Worship	465m north west; Church Lane, Backford	High	Negligible	<i>Slight Adverse (Not significant)</i>
Crabwall Hall Residential Home	Residential care home	410m south, Parkgate Road, Chester	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
St Bartholomew's Church	Place of Worship	434m north west, Old Sealand Road, Sealand	High	Negligible	<i>Slight Adverse (Not significant)</i>

PRIVATE PROPERTY AND HOUSING

1.3.2. **Table 10** below outlines the private property and housing located within the 500m Study Area for Section 3, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 10 - Private Property and Housing in Section 3

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Station Road	15	Within Newbuild Infrastructure Boundary, Mollington	Medium	Minor	<i>Slight Adverse (not significant)</i>
Demage Lane	7	260m North, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Lee Hall Park Lane	10	420m North west, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Grove Road	30	Within the Newbuild Infrastructure Boundary Mollington	Medium	Moderate	<i>Moderate adverse (significant)</i>
Gypsy Lane	7	40m south, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Well Lane	40	120m south west, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Willow Lea	12	325m south east, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Mollington Court	36	102m south east, Mollington	Medium	Negligible	<i>Neutral (not significant)</i>
Townfield Lane	35	Within the Newbuild Infrastructure Boundary	Medium	Negligible	<i>Neutral (not significant)</i>
Meadow Court	7	340 south east	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Fielden Court	4	380m east	Medium	Negligible	<i>Neutral (not significant)</i>
Home Park	11	350m south east	Medium	Negligible	<i>Neutral (not significant)</i>
Tarrent Court	7	350m south east	Medium	Negligible	<i>Neutral (not significant)</i>
Overwood Lane	2	Within the Newbuild Infrastructure Boundary	Medium	Negligible	<i>Neutral (not significant)</i>
Hermitage Road	50	Within the Newbuild Infrastructure Boundary	Medium	Negligible	<i>Neutral (not significant)</i>
Aspen Grove	26	230m south; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Green Lane	4	485m south; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Haymakers Way	27	197m north west; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
The Ridings	54	144m north west; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Thornberry Close	9	375m north; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Rosewood Grove	6	465m north; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Timberfields Road	35	270m north west; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Eastfields Grove	24	458m north west; Saughall	Medium	Negligible	<i>Neutral (not significant)</i>
Larchfield	28	460m north west; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Elm Tree Road	6	485m north west; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Lôn yr Orsaf	6	300m north west; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Yew Tree Avenue	27	450m north west; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Old Sealand Road	11	120m east; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Saint Bartholomews Court	10	395m north west; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

1.3.3. **Table 11** below outlines the development land and businesses located within the 500m Study Area for Section 3, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 11 - Development Land and Businesses in Section 3

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Fire and Stoves	115m north, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Cheshire Waste Skip Hire	75m north, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Aggregate Industries Concrete Cheshire	60m north, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Chester Shelf Company	Adjacent to Newbuild Infrastructure Boundary, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Davies and Foster	Adjacent to Newbuild Infrastructure Boundary, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hough Green Garage	115m north, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Mollington Farm Shop	130m north, Liverpool Road, Backford, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Budget Car Hire	210m Parkgate Road, Saughall, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Regal Rentals	210m Parkgate Road, Saughall, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Wheatsheaf Garage	220m Parkgate Road, Saughall, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Wheatsheaf Inn	280m north west, Parkgate Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Chester Crabwell Manor Hotel and Spa	470m south, Parkgate Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
RG Jones Solicitors	105m north; Kingswood Lane, Saughall	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Biscay Kennels	480m south; Hermitage Road, Saughall	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Bobbytails Bunny Boarding	Adjacent to Newbuild Infrastructure Boundary, Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Glass House	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Dandy's Topsoil, Compost and Landscape Supplies	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Deefloor	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
DB Xclusive	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Graham Hughes Body Repairs	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hall and Larder	445m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>

AGRICULTURAL LAND HOLDINGS

- 1.3.4. **Table 12** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 3, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 12 – Agricultural Land Holdings in Section 3

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 9-15	Very High	Minor	<i>Moderate adverse (significant)</i>
Plot 11-03	Medium	Minor	<i>Slight Adverse (Not significant)</i>

1.4. SECTION 4

COMMUNITY LAND AND ASSETS

- 1.4.1. **Table 13** below outlines the community land and assets located within the 500m Study Area for Section 4, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction,

and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 13 - Community Land and Assets in Section 4

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Hawarden Airport (Airbus Operations Ltd)	Airport	360m south, Chester Road, Chester	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
NPAS Hawarden	Heliport	420m southeast, Flint Road Chester	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Tornado Heritage Centre	Aviation Museum	400m southwest, Flint Road, Chester	High	Negligible	<i>Slight Adverse (Not significant)</i>
Saint Francis Anglican Church	Place of Worship	Adjacent to Newbuild Infrastructure Boundary to the North; Chester Road East, Deeside	High	Minor	Moderate Adverse (significant)
Methodist Chapel Sandycroft	Place of Worship	200m east, Phoenix Street; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Sandycroft and Mancot Scout Group Hut	Scout Hut	250m east, Watkin Street; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Sandycroft Community Centre	Community Centre	500m East, Phoenix Street, Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Sandcroft Play Park	Play Park	450m north east, Hamilton Avenue, Sandycroft	High	Negligible	<i>Slight Adverse (Not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Deeside Football Club	Sports facilities	400m north east, Hamilton Avenue, Sandycroft	Medium	Negligible	<i>Slight Adverse (Not significant)</i>
Phoenix House	Care home	430m east, Phoenix Street, Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Sandycroft Mobile Post Office	Post Office	300m east, Phoenix Street, Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
EMI Residential	Care home	370m east, Phoenix Street, Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
W E C International	Youth Charity	Adjacent to Newbuild Infrastructure Boundary to the East; Chester Road; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Sandycroft County Primary School	Primary School	60m southwest, Leaches Lane; Deeside	Very High	Moderate	<i>Large Adverse (significant)</i>
Mancot Village Hall	Community Centre	450m southeast, Mancot Lane, Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Mancot Library	Library	450m southeast, Mancot Lane, Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Mancot Presbyterian Church	Place of Worship	500m southeast, Ash Lane; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Flintshire Children's Centre	Doctors Surgery	310m south, Hawarden Way; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Mancot Play Park	Play Park	395m south east; The Paddock, Mancot	High	Negligible	<i>Slight Adverse (Not significant)</i>
Dyfed Drive Play Park	Play Park	400m north; Dyfed Drive, Mancot	High	Negligible	<i>Slight Adverse (Not significant)</i>
Mancot Playing fields	Recreational Ground	410m south east; The Paddock, Mancot	High	Negligible	<i>Slight Adverse (Not significant)</i>
Mancot Clinic	Doctors Surgery	310m south, Hawarden Way; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>

PRIVATE PROPERTY AND HOUSING

1.4.2. **Table 14** below outlines the private property and housing located within the 500m Study Area for Section 4, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 14 - Private Property and Housing in Section 4

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Sealand Road	2	Adjacent to Newbuild Infrastructure Boundary to the southeast; Sealand	Medium	Minor	<i>Slight Adverse (not significant)</i>
Sealand Road	5	400m southeast and northeast; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Sealand Road (southeast)	1	500m southeast; Sealand	Medium	Negligible	<i>Neutral (not significant)</i>
Deeside Crescent	12	Adjacent to Newbuild Infrastructure Boundary to the northwest; Sealand	Medium	Minor	<i>Slight Adverse (not significant)</i>
Deeside Lane	3	Adjacent to Newbuild Infrastructure Boundary to the northwest; Sealand	Medium	Moderate	<i>Moderate adverse (significant)</i>
Deeside Lane	19	Adjacent to Newbuild Infrastructure Boundary to the South and southeast; Sealand	Medium	Moderate	<i>Moderate adverse (significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
The Bowery	11	Adjacent to Newbuild Infrastructure Boundary to the west; Sealand	Medium	Minor	<i>Slight Adverse (not significant)</i>
Beeches Farm (Flint Road)	1	Adjacent to Newbuild Infrastructure Boundary to the North; Sandycroft, Flintshire	Medium	Minor	<i>Slight Adverse (not significant)</i>
Rake Lane	3	80m southwest to the southwest; Sandycroft, Flintshire	Medium	Negligible	<i>Neutral (not significant)</i>
Rosslyn close	6	Adjacent to Newbuild Infrastructure Boundary to the south; Sandycroft, Flintshire	Medium	Moderate	Moderate adverse (significant)
Moor Lane	1	Adjacent to Newbuild Infrastructure Boundary to the south and west; Sandycroft, Flintshire	Medium	Moderate	Moderate adverse (significant)
Moor Lane	3	200m south; Sandycroft, Flintshire	Medium	Moderate	Moderate adverse (significant)
Chester Road	1	70m southwest; Sandycroft, Flintshire	Medium	Minor	<i>Slight Adverse (not significant)</i>
Station Road	22	210m northwest; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Philip Street	22	60m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Wood Street	31	160m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
North Street	44	300m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Watkin Street	19	230m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Queens Avenue	25	360m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Phoenix Street	126	40m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Fairway	16	120m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Lawrence Street	10	130m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Crofters Park	6	470m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Harrison Grove	24	380m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Evansleigh Drive	36	190m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Clair Avenue	13	290m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Hamilton Avenue	83	10m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Bernsdale Close	22	70m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Chester Road (opposite 2 sisters poultry)	2	40m east; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Chester Road	17	Within the Newbuild Infrastructure Boundary	Medium	Minor	<i>Slight Adverse (not significant)</i>
Chester Road East	31	Within the Newbuild Infrastructure Boundary	High	Minor	<i>Slight Adverse (not significant)</i>
Church View	22	40m northeast, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Gladstone Terrace	5	30m northeast, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Rectors Lane	2	Within the Newbuild Infrastructure Boundary	Medium	Minor	<i>Slight Adverse (not significant)</i>
Chemisty Lane	9	40m northeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Mancot Lane	55	Within the Newbuild Infrastructure Boundary	High	Minor	<i>Slight Adverse (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Willow Lane	24	Adjacent to the Newbuild Infrastructure Boundary (including construction access) to the north	Medium	Minor	<i>Slight Adverse (not significant)</i>
Close Coed	13	70m southwest, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Marnel Drive	44	120m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Hampton Avenue	20	120m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Mechanics Lane	24	200m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Chester Road East	1	200m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Pembroke Close	14	420m west, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Radnor Close	13	460m west, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Powys Close	21	370m north, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Dyfed Drive	37	420, north, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Willow Residential Park (Brackendale Road and Kennington Crescent)	133	80m northwest, Deeside	High	Minor	<i>Slight Adverse (not significant)</i>
Cottage Lane	13	130m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Brookleigh Avenue	14	260m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Kennedy Drive	34	300m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Park Avenueue	64	400m southeast, Deeside	High	Negligible	<i>Slight Adverse (not significant)</i>
Mancot Lane	50	300m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Paddock	29	380m, southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Wilton Road	18	400m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Ash Lane	3	450m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Hawarden Way	116	240m southeast, Deeside	High	Negligible	<i>Slight Adverse (not significant)</i>
Maxwell Avenue	56	260m southeast, Deeside	High	Negligible	<i>Slight Adverse (not significant)</i>
Crossways	17	150m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Mancot Way	48	210m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Field View	14	150m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Foxes Close	34	300m east, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Leachers Lane	151	Adjacent to Newbuild Infrastructure Boundary to the southwest	High	Minor	<i>Slight Adverse (not significant)</i>
Leaches Close	10	140m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Earle's Crescent	21	Adjacent to Newbuild Infrastructure Boundary to the northwest	Medium	Negligible	<i>Neutral (not significant)</i>
Deiniol's Road	64	250m southwest, Deeside	High	Negligible	<i>Slight Adverse (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Oakley Road	7	400m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Crofters Way	24	490m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Ducker Lane	4	420m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

1.4.3. **Table 15** below outlines the development land and businesses located within the 500m Study Area for Section 4, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 15 - Development Land and Businesses in Section 4

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Winfields Outdoors	340m west; Sealand road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Fore Golf Course	Adjacent to Newbuild Infrastructure Boundary to the southeast and northwest	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Texaco Service Station	440m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Costcutter	440m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Rainbow Car Sales	450m east; Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Woodfield Cottage Holiday Cottage	Adjacent to Newbuild Infrastructure Boundary, Sealand Road, Sealand	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Psyche Studios	Adjacent to Newbuild Infrastructure Boundary, Deeside Lane, Sealand	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Intertek	Adjacent to Newbuild Infrastructure Boundary, Deeside Lane, Sealand	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Recycling Solutions	Adjacent to Newbuild Infrastructure Boundary, Deeside Lane, Sealand	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Chester Composites	Adjacent to Newbuild Infrastructure Boundary, Deeside Lane, Sealand	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Gorilla Access Services Ltd	Adjacent to Newbuild Infrastructure Boundary, Deeside Lane, Sealand	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Copart Chester	350m northwest, Prince William Avenue, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Breedon Chester Concrete Plant	350m northwest, Prince William Avenue, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Ifor Williams Trailers Ltd	350m northwest, Prince William Avenue, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Aviation Park Group Ltd	Aviation Park	350m southwest, Flint Road, Chester	Very High	Negligible
Aerocare Aviation Services Ltd	410m, southeast, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Aero Services Consulting Ltd	410m, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Cheshire Flying Club	410m, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Chocks Away Diner	470m south, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Altitude Aluminium	330m south, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Apem Ltd	330m south, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Flextrude	330m south, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Logs Online	330m south, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Cokebusters Ltd.	300m southwest, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Biocare UV	320m southeast, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Baron Secruity (UK) Ltd.	380m southeast, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Modifed Fitness	400m southeast, Aviation Park, Flint Road, Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hawarden Happy Hounds	80m southwest; Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
AI Dog Fertility Clinic	80m southwest; Chester	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Welding Alloys	100m northeast; Station Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Bridge Inn	80m east; Station Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Northwest Transport Solutions Ltd	320m east, Phoenix Street, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Mitsubishi Motors	60m east, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Gallaghers of Sandycroft MG, Subaru, Isuzu & Mitsubishi	50m east, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
R&G Groundworks and landscaping	210m easte, Watkin Street, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Flintshire Tyres and Auto Care	Adjacent to Newbuild Infrastructure Boundary to the east, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Complete Roofing Service	320m East, Evansleigh Drive, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
J Barker Joinery and Building Contractor	360m east, Evansleigh Drive, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
All Seasons Roofing Contractor	330m east, Hamilton Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Deans Decorators	90m east, Hamilton Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
FastPass Chester Driving School	100m east, Bernsdle Close, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
NC Joinery	140m east Fairway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Gerald Wright Independent Funeral Directors Ltd	Adjacent to Newbuild Infrastructure Boundary to the east, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Kingsway CLC Trust Wholesales	80m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Sey Mor Benches	160m East, Bernsdale Court, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Metlab Supplies	180m east Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Harley and Clarke Construction	280m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Howdens - Queensferry	280m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Delivery Solutions (Delsol)	280m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Global Travel Group	280m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Allan Morris Transport	270m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Parker	110m east, Glendale Avenue, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
2 Sisters Poultry	Adjacent to Newbuild Infrastructure Boundary to the east, Chester Road, Deeside	High	Major	<i>Large Adverse (Significant)</i>
United Air Power	450m east, Whittle Close, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
R N Robert and Sons	450m east, Whittle Close, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Gem3D	450m east, Whittle Close, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Chestnut Motors Van Centre	430m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
CMA Chester	450m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
ART Warehouse	410m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
ACAI	380m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
AJ Field Electrical and Mechanical	380m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Attire Menswear	380m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hexagon Merology	360m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Autos tyler	360m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Trade Effluent Services Ltd	440m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
allroads	340m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Art Graphics Signs	330m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Motus Commercials Chester -DAF	430m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Portable Offices Limited	380m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
J Reid Trading Estate	380m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Co-op Food Queensferry	Adjacent to the Newbuild Infrastructure Boundary to the northeast, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Mechanic's Arms	165m west; Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Amy Lou's Hair Beauty	Adjacent to the Newbuild Infrastructure Boundary to the northeast, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Kims Sandwich Shop	Adjacent to the Newbuild Infrastructure Boundary to the northeast, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Westway Warehouse	100m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
MEA (UK)	150m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
The Boardroom Climbing	130m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Pennine Flooring Supplies	70m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Metrology Chester and UK	30m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Tool Calibration	30m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
NW Aeroforms	80m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Sealand Van Hire	270m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
AMR Autos	270m east, Rectors Lane, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
RAM Innovations	20m north east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
AA Automotive	110m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Toolstation Deeside	30m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Pentre Co-op	50m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Deva Arms Co (Gunsmith)	50m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Advanced Building and Roofing Supplies	100m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
JSR Welding	140m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Longlife	120m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Corporate Food Company Ltd.	80m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Bump to Baby Prams	70m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
The Carpet Outlet	30m east, Chester Road, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
McLean's Pub	110m north east, Lyons Yard, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Knauf Insulation	230m north east, Chemistry Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Lock Stock Self Storage	270m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Wizz Kidz	350m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Screwfix	350m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Immerse Fitness	340m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Pro Tan Studios	320m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Finney's Carpets	290m north, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Office Furniture Place Chester	280m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
We Buy Any Car Chester	450m north east, Ffordd Pentre, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Orion Motors	370m north east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
D&G Storage Solutions	370m north east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
DPL Rescue and Recovery	360m north east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Automotive Component Remanufacturing	360m north east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Fireprotect	400m east, Factory Road, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Mechanic Arms	Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Keys Fish and Chips	50m west, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Deeside Auto Locks	120m west, Chester Road East, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Ed's Mowing	100m west, Hampton Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Alterations Chester	180m southwest, Willow Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Greenacres Animal Park	Within Newbuild Infrastructure Boundary, Brekendale Road, Deeside	Very High	Major	Very Large (Significant)
Daleside Garden Centre	Adjacent to Newbuild Infrastructure Boundary to the South	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Baytree Conservatories Ltd.	150m south, Gladstone Way, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Lavender Celebrants	160m south, Gladstone Way, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Cheshire Loft Conversions	260m south, Gladstone Way, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Wellness House	390m southeast, Gladstone Way, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Dream Tech	420m south, Park Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The White Bear	350m southeast, Mancot Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Coached by Karin	450m southeast, Mancot Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Me Vs Me Wellness Club	450m southeast, Mancot Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Village Store	450m southeast, Mancot Lane, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Starbucks	30m south; A55, Chester West Services	Medium	Negligible	<i>Neutral (not significant)</i>

1.5. SECTION 5

COMMUNITY LAND AND ASSETS

1.5.1. **Table 16** below outlines the community land and assets located within the 500m Study Area, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 16 - Community Land and Assets in Section 5

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Allotments	Community Allotments	70m southwest; Upper Aston Hill BVS Lane; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Hawarden and Ewloe	Nature Reserve	Adjacent to Newbuild Infrastructure Boundary;	High	Negligible	<i>Slight Adverse (Not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Community Woodland		Upper Aston Hill BVS Lane; Deeside			
Penarlag County Primary School	Primary School	250m southwest; Carlines Avenue; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Aston Hill BVS Care Home	Care Home	Adjacent to Newbuild Infrastructure Boundary; Lower Aston Hill BVS Lane; Deeside	Very High	Minor	Moderate Adverse (Significant)
Church of the Holy Spirit	Place of Worship	80m north, Church Lane Deeside (access within Newbuild Infrastructure Boundary)	High	Minor	<i>Slight Adverse (Not significant)</i>
Ewloe Castle	Tourist Attraction	400m northwest; Stamford Way; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Gladstone Playing Field	Playing Fields	330m south, The Highway; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Hawarden Skatepark	Skatepark	450m south, The Highway; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Gladstone Bowling Club	Bowling Club	450m south, The Highway; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Hawarden Scout Club	Scout Club	430m south, The Highway; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
The Highway Day Nursery	Nursery	470m southwest, The Highway; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Harwarden High School	Secondary School	500m southwest, The Highway; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Wellfield Residential Care Home	Care Home	470m southwest, Wood Lane; Deeside	Very High	Negligible	<i>Slight Adverse (Not significant)</i>
Ewloe Post Office	Post Office	360m south, The Highway; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Flintshire County Council	Council Offices	460m south, Cefn Y Ddol; Deeside	High	Negligible	<i>Slight Adverse (Not significant)</i>
Church of St Mary Northop Hall	Place of Worship	240m north; Village Road	High	Negligible	<i>Slight Adverse (not significant)</i>
Northop Hall Presbyterian Church	Place of Worship	300m north; Village Road	High	Negligible	<i>Slight Adverse (not significant)</i>
Northop Hall Methodist Church	Place of Worship	280m north; Village Road	High	Negligible	<i>Slight Adverse (not significant)</i>
Northop Hall Cricket & Hockey Club	Recreation	50m North; Village Road and Smithy Lane junction	High	Negligible	<i>Slight Adverse (not significant)</i>
Horthop Hall C P School	Education	400m north; Llys Ben	Very High	Negligible	<i>Slight Adverse (not significant)</i>

Facility Name	Facility Type	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Llys Ben Playground & Playing Field	Recreation	400m north; Llys Ben	High	Negligible	<i>Slight Adverse (not significant)</i>
Northop Hall Bowling Club	Recreation	210m North, Institute Road, Northop Hall	High	Negligible	<i>Slight Adverse (not significant)</i>
Northop Golf Club	Recreation	520m south west, Connah's Quay Road	High	Negligible	<i>Slight Adverse (not significant)</i>
Ewloe Green Primary School	Education	380m south east, Mold Road, Ewloe Green	Very High	Negligible	<i>Slight Adverse (not significant)</i>
Ewloe Sports Social Club	Recreation	690m east; Old Mold Road, Ewloe Green	High	Negligible	<i>Slight Adverse (not significant)</i>
Ewloe Green Presbyterian Church	Place of Worship	105m south east, Mold Road, Ewloe Green	High	Negligible	<i>Slight Adverse (not significant)</i>

PRIVATE PROPERTY AND HOUSING

- 1.5.2. **Table 17** below outlines the private property and housing located within the 500m Study Area for Section 5, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 17 - Private Property and Housing in Section 5

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Gladstone Way	48	250m east, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Vickers Close	31	100m east, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Overlea Drive	113	50m southeast, Deeside	High	Negligible	<i>Slight Adverse (not significant)</i>
Blackbrook Avenue	62	170m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Chestnut Grove	11	300m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Firbrook Avenue	22	20m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Bryn Drive	11	130m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Appleby Drive	14	240m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Braeside Avenue	38	60m southeast; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Penlan Drive	31	70m southeast; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Overlea Crescent	8	50m southeast; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Fieldside	24	350m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Hillside	22	450m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Bennetts Lane	13	20m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Clay Hill Lane	4	130m north, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Lower Aston Hill BVS Lane	59	Within Newbuild Infrastructure Boundary , Deeside	High	Moderate	<i>Moderate adverse (significant)</i>
Llys Gary Speed	21	220m north, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>
Moorfield Court	11	70m north, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>
Moorfield Road	4	100m northwest, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Mountfield Road	16	80m northwest, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>
Hillfield Road	2	170m northwest, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>
The Barnyard	7	50m northwest, Deeside	Medium	Moderate	<i>Moderate adverse (significant)</i>
Upper Aston Hill BVS Lane	63	Adjacent to Newbuild Infrastructure Boundary; Deeside	High	Minor	<i>Slight Adverse (not significant)</i>
Birchfield Crescent	29	500m northeast; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Courtland Drive	92	500m northeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Hawthorn Close	11	440m northeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Croft	10	400m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Wedgewood Road	28	370m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Elm road	18	210m northwest; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Rowan Road	30	230m northwest; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Cedar Gardens	15	340m northeast; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Beech Road	9	300m northwest; Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Highland Avenue	90	200m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
New Park Road	57	500m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Old Aston Hill	63	Within Newbuild Infrastructure Boundary, Deeside	High	Minor	<i>Slight Adverse (not significant)</i>
Fern Grove	4	90m northwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Church Lane	9	Intersects Newbuild Infrastructure Boundary, Deeside	Medium	Moderate	Moderate adverse (significant)
Liverpool Road	17	260m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Yowley Road	40	260m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Crossways	15	210m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Holywell Road (northwest of Newbuild Infrastructure Boundary)	6	Intersects Newbuild Infrastructure Boundary, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Holywell Road (southeast of Newbuild Infrastructure Boundary)	25	Intersects Newbuild Infrastructure Boundary, Deeside	Medium	Minor	<i>Slight Adverse (not significant)</i>
Briarwood Road	38	340m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
St David's Close	4	150m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Ridgeway	42	300m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Wirral View	32	390m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Close	24	450m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Oakfield Road	26	450m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Highway	36	500m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
High Park	17	500m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Birch Rise	9	500m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Wood Lane	2	470m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Woodside Close	22	380m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Prince William Court	6	380m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Carlines Avenue	94	260m southwest, Deeside	High	Negligible	<i>Neutral (not significant)</i>
Washington Drive	13	370m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Prospect Close	9	380m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Denson Drive	16	250m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Jefferson Road	11	220m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Old Chester Road	16	230m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
The Coppice	12	180m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Catherine Drive	14	170m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Cambrian Way	14	180m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Estuary View	15	200m south, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Grant Drive	16	220m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Lincoln Road	20	270m southwest, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Meadowside	15	470m southeast, Deeside	Medium	Negligible	<i>Neutral (not significant)</i>
Smithy Lane	11	70m north; also 170m south, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Village Road	120	200m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Newton close	10	290m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Quarry Close	5	240m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
The Ridgeway	29	300m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Alun Close	12	314m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Tudor Close	12	311m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
The Groves	9	211m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Church Close	18	230m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Brookside	10	South of road is Within Newbuild Infrastructure Boundary, Northop Hall	Medium	Moderate	Moderate adverse (significant)
Elm Drive	28	20m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Brookside Crescent	19	60m north, Access is via Brookside, Northop Hall	Medium	Moderate	Moderate adverse (significant)

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Mole View Drive	10	80m north east, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Wared Drive	8	40m north east, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
St Mary's Drive	32	70m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Hero's Place	30	200m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Poppy Field Road	48	240m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Centenary Close	9	210m north, Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Pinfold Lane	3	260m north; Road intersects Newbuild Infrastructure Boundary	Medium	Moderate	<i>Moderate adverse (significant)</i>
Magazine Lane	2	110m south; Ewloe	Medium	Negligible	<i>Neutral (not significant)</i>
Chapel House	5	350m north; Ewloe	Medium	Negligible	<i>Neutral (not significant)</i>
Institute Lane	14	170m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
White Oaks Drive	11	240m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Daytona Drive	35	150 m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Goodwood Grove	5	170m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Monza Close	4	270m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Sebring Avenue	26	200m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
St Mary's Close	5	340m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Llys Ben	5	350m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Gardd Eithin	42	430m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Llys Eithin	6	410m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Cae Haf	16	390m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Gardd-Y-Gwanwyn	5	470m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Bryn-Gryn Lane	17	370m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Llys Y Wennol	10	330m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Pimrose Close	16	360m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Wepre Lane	13	370m north east; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Stamford Way	1	520m north; Northop Hall	Medium	Negligible	<i>Neutral (not significant)</i>
Green Lane	26	25m east; 20m north; 20m west, Ewloe Green	Medium	Minor	<i>Slight Adverse (not significant)</i>
Mold Road	40	10m south, Ewloe Green	Medium	Minor	<i>Slight Adverse (not significant)</i>
Liverpool Road	4	50m south east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Old Mold Road	14	570m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Old Liverpool Road	7	190m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Maes Hewitt	21	280m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Yelva Cottages	2	390m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Property Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Holy Tree Close	6	410m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Mold Way	9	390m south east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Broadway	5	380m south east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Greenville Avenue	46	350m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Circular Drive	74	260m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Elm Way	12	390m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Poplar Grove	13	410m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Castle Fields	5	480m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Hilltop Close	21	350m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

1.5.3. **Table 18** below outlines the development land and businesses located within the 500m Study Area for Section 5, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significance of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 18 - Development Land and Businesses in Section 5

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
RPW Joinery	430m north, Highland Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Hair and Nails by Sharnah	300m northeast, Alder Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Eco Carpet and Upholstery Cleaning	280m northeast, The Croft, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Driveway Cleaning	160m south, The Ridgeway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
DMAC Construction and Groundworks	160m south, The Ridgeway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Craig Vel Domestic Appliance repairs	300m southwest, The Close, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Heavenly Hair	440m southwest, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Laura's Beauty and Nails	480m southwest, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Hawarden Park Veterinary Centre	480m southwest, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
CSKA Shotokan Karate	490m southwest, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Pilmar Instrumentation	170m southwest, Lincoln Road	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Cathryn Kerwin-Rawlinson Make-Up	100m south, Cambrain Way, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Grand Designs (Northwest)	250m southeast, Denson Drive, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Jayne Hopwood Interior Design	220m southwest, Old Chester Road	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Flintshire Chariots	370m southeast, Carlines Avenue, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Co-op Food - Ewloe	380m southeast, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Earthworks Archaeological Services	480m southeast, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Minshull Windows Ltd	500m southwest, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
The Crown and Liver Inn	390m southeast, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Chris's Fish and Chip Shop	460m southeast, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Eatdeli	450m southeast, The Highway, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Running Hare	380m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Anwyl Group	400m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Wales and West Housing North Wales Office	460m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Castell Ventures	460m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Astute Private Wealth	480m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
ADVANCE	480m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Village Hotel Chester St David's	390m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Village Gym	390m southwest, St David's Park, Deeside	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Greggs	30m south; A55, Chester West Services	Medium	Negligible	<i>Neutral (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Shell	35m south; A55, Chester West Services	Medium	Negligible	<i>Neutral (not significant)</i>
Travelodge	30m south; A55, Chester West Services	Medium	Minor	<i>Slight Adverse (Not significant)</i>
Highfield Hall	80m north; Village Road, east of Northop Hall	Medium	Moderate	<i>Moderate Adverse (Significant)</i>
Highfield Holiday Lets	150m north; Connah's Quay Road, east of Northop Hall	Medium	Minor	<i>Slight Adverse (Not significant)</i>
McDonald's	180m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>
Premier Hillside Stores	170m north; Village Road Northop Hall	Medium	No Change	<i>Neutral (not significant)</i>
Deeside Truck Services	200m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>
The Top Monkey	170m north; Village Road Northop Hall	Medium	No Change	<i>Neutral (not significant)</i>
Northop Hall County House Hotel	Adjacent to Newbuild Infrastructure Boundary; South of Northop Hall	Medium	No Change	<i>Neutral (not significant)</i>
Altami Clay Quarry	400m south; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>
Holiday Inn	180m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Costa Coffee	200m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>
OK Diner	190m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>
Shell	160m south; A55, Northop Services	Medium	No Change	<i>Neutral (not significant)</i>
Fay Von	700m east; Old Mold Road, Ewloe	Medium	No Change	<i>Neutral (not significant)</i>
Clwyd Car Auctions	540m east; B5125 Holywell Road, Ewloe	Medium	No Change	<i>Neutral (not significant)</i>
Kayces Hand Carwash	520m east; B5125 Holywell Road, Ewloe	Medium	No Change	<i>Neutral (not significant)</i>

AGRICULTURAL LAND HOLDINGS

1.5.4. **Table 19** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 5, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 19 – Agricultural Land Holdings in Section 5

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 17-03	Low	Minor	<i>Neutral (not significant)</i>
Plot 17-21	Low	Minor	<i>Neutral (not significant)</i>
Plot 17-43	Very High	Minor	<i>Moderate adverse (significant)</i>
Plot 17-44	Medium	Minor	<i>Slight adverse (not significant)</i>
Plot 19-01			
Plot 19-4a	Very High	Major	<i>Very large adverse (significant)</i>
Plot 19-4b			
Plot 19-13	Low	Minor	<i>Neutral (not significant)</i>
Plot 20-11	Low	Minor	<i>Neutral (not significant)</i>
Plot 20-13	Low	Minor	<i>Neutral (not significant)</i>
Plot 20-18	Low	Minor	<i>Neutral (not significant)</i>

1.6. SECTION 6

PRIVATE PROPERTY AND HOUSING

1.6.1. **Table 20** below outlines the private property and housing located within the 500m Study Area for Section 6, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 20 - Private Property and Housing in Section 6

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Coed Onn Road	3	130m west; 150m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Allt-Goch Lane	7	60m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Lon-Y-Gog	6	400m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Llwyn Onn Lane	5	120m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Starkey lane	10	10m west; , Ewloe Green	Medium	Minor	<i>Slight Adverse (not significant)</i>
Connah's Quay Road	3	260m east, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Fox Fld	9	450m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Badgers Ct	4	450m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>
Swn Dwr	10	260m west, Ewloe Green	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

1.6.2. **Table 21** below outlines the development land and businesses located within the 500m Study Area for Section 6, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 21 - Development Land and Businesses in Section 6

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Ewe Two	170m east, Flint	Medium	No Change	<i>Neutral (not significant)</i>
Arrow Van Hire	200m east; Connah's Quay Road, east of Northop Hall	Medium	No Change	<i>Neutral (not significant)</i>
Scania	215m south west; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Hunter Storage and Handling	250m south west; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>
Davies Waste Management	300m south west; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>
Autofection Smart Repair Specialists	245m south west; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>
Hunter Steel	235m south west; Pinfold Lane	Medium	No Change	<i>Neutral (not significant)</i>
Brooks Haulage	260m east, Connah's Quay Road, east of Northop Hall	Medium	No change	<i>Neutral (not significant)</i>

AGRICULTURAL LAND HOLDINGS

1.6.3. **Table 22** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 6, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 22 – Agricultural Land Holdings in Section 6

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 22-03	Low	Minor	<i>Neutral (not significant)</i>
Plot 22-06	Low	Minor	<i>Neutral (not significant)</i>

1.7. SECTION 7

PRIVATE PROPERTY AND HOUSING

1.7.1. **Table 22** below outlines the private property and housing located within the 500m Study Area for Section 7, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significant of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 23 - Private Property and Housing in Section 7

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Cornist Lane	3	Adjacent to Newbuild Infrastructure Boundary for Cornist Lane BVS	Medium	Moderate	<i>Moderate Adverse (significant)</i>
Nant Road	10	Adjacent to Newbuild Infrastructure Boundary for Cornist Lane BVS	Medium	Moderate	<i>Moderate Adverse (significant)</i>
Lleprog Lane	1	Adjacent to Newbuild Infrastructure Boundary for Cornist Lane BVS	Medium	Moderate	<i>Moderate Adverse (significant)</i>
Allt Y Chwiler	6	Adjacent to Newbuild Infrastructure Boundary for Pentre Halkyn. Construction access is located on Allt Y Chwiler.	Medium	Moderate	<i>Moderate Adverse (significant)</i>

Road Name	Number of Private Properties Affected	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Ffordd Babell	16	12 located between 150-490m west of Pentre Halkyn BVS 4 located 310m south east of Babell BVS	Medium	Minor	<i>Slight Adverse (not significant)</i>
Racecourse Lane	4	Construction access to Babell BVS is located on Racecourse Lane. Properties are located 310m North west and 450m south west.	Medium	Minor	<i>Slight Adverse (not significant)</i>
Ffordd Graeana	1	450m north east of Babell BVS	Medium	Negligible	<i>Neutral (not significant)</i>
Babell Road	5	340m east of Babell BVS	Medium	Negligible	<i>Neutral (not significant)</i>

DEVELOPMENT LAND AND BUSINESSES

- 1.7.2. **Table 23** below outlines the development land and businesses located within the 500m Study Area for Section 6, and their proximity to the Newbuild Infrastructure Boundary, as well as, the sensitivity of the impact, magnitude of the impact during construction, and the significance of effect during the construction phase. It should be noted that these effects are prior to the application of any mitigation.

Table 24 - Development Land and Businesses in Section 7

Business Name	Location/ Distance from Newbuild Infrastructure Boundary	Sensitivity	Magnitude	Significance of Effect
Mad Dog Mobile Grooming	300m north west of Cornist Lane BVS, Nant Road, Flint	Medium	Minor	<i>Slight Adverse (Not significant)</i>

AGRICULTURAL LAND HOLDINGS

- 1.7.3. **Table 22** below outlines the agricultural land holdings which have the potential to experience operational effects located within the 500m Study Area for Section 6, their plot number, as well as the sensitivity of the impact, magnitude of the impact during operation, and the significance of effect during the operational phase. It should be noted that these effects are prior to the application of any mitigation.

Table 25 – Agricultural Land Holdings in Section 6

Plot Number	Sensitivity	Magnitude	Significance of Effect
Plot 25-06	Low	Minor	<i>Neutral (not significant)</i>
Plot 27-03	Low	Minor	<i>Neutral (not significant)</i>
Plot 29-05	Low	Minor	<i>Neutral (not significant)</i>