

Internal Stakeholder Advice on Proposed Transit Site at Castle Park, Flint	
Legal	
Planning Policy	<p>The Gypsy Traveller Accommodation Assessment for the County identifies the need for a transit site. The site at Castle Park is allocated in the adopted LDP for a transit site for 6 pitches. Objections were received to this particular allocation at Deposit consultation stage and were discussed at a hearing session as part of the Examination of the Plan. The Inspectors found the allocation to be sound in their Report. The site is a vacant brownfield site being the former Civic Amenity Recycling site. It sits on the edge of an existing industrial estate and adjacent to solar farm and is well away from residential properties. The site is in close proximity to main transport routes as well as the availability of services and facilities in Flint which is a Tier 1 Main Service Centre and a sustainable location within the Plan. Regard should be had to Welsh Government design guidance in https://gov.wales/sites/default/files/publications/2019-03/designing-gypsy-and-traveller-sites.pdf</p>
Development Control	<p>From a DM perspective we'd be led by a view from planning policy on its requirement/need. We'd then consult Environmental Health about distances/licensing etc. These are likely to be more fluid than a permanent site, if required at all but I'd have to check that.</p>
Ecological	
Valuation and Estates	<p>There are no major issues from Valuation and Estates point of view. Appears to be a good location for a GT site. Our only concern is the proximity to our industrial estate/tenants and the potential for fly tipping.</p>
Streetscene	
Highways Development Control	<p>I wish to confirm that I raise no objection to the proposal, in principle, provided adequate facilities are provided and retained within the site for the loading, unloading, parking and turning of vehicles.</p>

	<p>In addition, I attach an extract taken from our highway records indicating the extent of adopted highway.</p>
Drainage	<p>No obvious drainage issues or constraints at this site for a proposal of this scale and nature (brownfield). The site is not within the present flood maps and therefore is likely to be compliant with planning policy TAN 15 (and not require an FCA). NRW/Planning would confirm this.</p> <p>Standard informative to be aware of the changes in drainage legislation in Wales and need to seek SuDS approval directly from Flintshire as a SAB rather than via planning permission (as was the situation prior to Jan 2019).</p> <p>Further info on our website: https://www.flintshire.gov.uk/en/Resident/Planning/Sustainable-Drainage-Systems.aspx</p>
Social Services	