

Flintshire Castle Park Industrial Estate Masterplan

Flintshire County Council

Brief

BE Group was appointed by Flintshire County Council to produce a masterplan for Castle Park Industrial Estate in Flint. The study area includes housing and recreational areas.

The Council wished to develop the estate as an exemplar Green Employment Zone based on reducing carbon emissions.

The aim of the study is therefore to create a masterplan that sets out a vision for the area's sustainable development.

Objectives included:

- Promoting economic growth and business development
- Enhancing the recreational offer and environmental integrity
- Linking to community initiatives and providing healthy lifestyles.



Activities

- Site visit and appraisal
- Assessment of local, regional and national strategies, as well as planning guidance
- A review of land uses and physical characteristics
- Audit of transport and access issues
- Consultation with various bodies including:
 - County and Town Councils
 - WAG
 - Local property agents, developers and businesses
 - Community groups
 - Land and property owners
- Prioritisation of projects
- An assessment of economic, environmental and social need
- Project delivery plans.

Outcome

The masterplan identified a number of opportunities:

- 1.9 ha of commercial development space
- Public realm enhancements
- A new link road to support a new bus route
- New designs for two key junctions
- Branding opportunities
- Environmental interpretation (new bird viewing platforms)
- Recreational facilities (timber trim trails, walking routes)
- Potential to develop a country park adjacent.

An action plan for businesses wanting to be more 'green' was also developed.

