

The Council have produced a new Draft Supplementary Planning Guidance Note on 'Great Crested Newts Mitigation Requirements' to support the Flintshire Unitary Development Plan and have updated the 'Developer Guidance Note'.

These are available on the Flintshire County Council website,  
<http://www.flintshire.gov.uk/en/Resident/Planning/Supplementary-planning-guidance.aspx>

### **SPG Note 8A Great Crested Newts Mitigation Requirements**

This is an additional note to SPG Note 8 Nature Conservation and Development and gives more detailed advice specifically on the mitigation requirements associated with developments affecting great crested newts. Consultation will ensure that the Note can be adopted as formal SPG.

### **Developer Guidance Note**

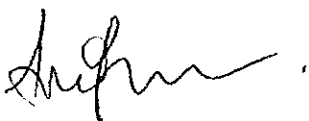
This gives advice to speculative developers on planning applications because at present the Council is unable to demonstrate a 5 year housing land supply as required by Welsh Government in TAN1. This has resulted in a number of planning applications and enquiries for speculative development on sites outside settlement boundaries as defined in the adopted UDP. The Council drafted and made available on the website an updated Developer Guidance Note (PDF 20KB) which was approved by Cabinet on 13/12/16 but this has not been consulted on. The purpose of the Note is to give guidance to potential applicants on providing comprehensive evidence to demonstrate that the proposed development is sustainable and is both viable and deliverable in order that it will make a genuine and early contribution to housing land supply and construction on the ground. This consultation exercise is being carried out in order to attach extra weight to the Guidance Note as a material consideration in determining planning applications.

Comments on either of the notes are now welcomed and are available for public consultation from **Friday July 7th 2017 for a period of 6 weeks until Friday August 18<sup>th</sup> 2017**. Any comments received will be considered and any proposed changes will be reported to Planning Strategy Group and the amended SPG notes will then be reported to Cabinet in order for them to be approved.

Please email your comments to [developmentplans@flintshire.gov.uk](mailto:developmentplans@flintshire.gov.uk) or write to Andy Roberts, Planning Strategy Manager, Planning Policy, Environment, County Hall Mold, CH7 6NF before 5pm on Friday 18th August 2017.

In the future we would prefer to contact you via email only, therefore please send an up to date email address. However if you still wish to be contacted via post, please inform us (see above for contact details).

Yours faithfully,



**For Chief Officer Planning and Environment**