Agenda item 19
Council
10 January 2024

Tracey Brown
Town Clerk and Responsible Financial Officer

FLINTSHIRE LOCAL DEVELOPMENT PLAN – CONSULTATION ON DRAFT SUPPLEMENTARY PLANNING GUIDANCE - SUPPLEMENTARY PLANNING GUIDANCE (SPG)

1 Following the adoption of the Local Development Plan (LDP), Flintshire County Council have produced draft Supplementary Planning Guidance (SPG) relating to the following policy areas :-

- New Housing in the Open Countryside
- Extensions and Alterations to Dwellings
- Conversion of Rural Buildings

2 The guidance notes explain the approach the Council will take when dealing with development proposals relevant to the three policy areas above. The guidance notes do not introduce new policy, but they do seek to provide further explanation and guidance as to how the relevant policies should be interpreted and applied. When adopted, the SPGs will be a material planning consideration in determining planning applications and appeals. The SPGs can therefore be used from the earliest stages of designing new development.

3 The draft SPGs are being made available for public and stakeholder consultation commencing on Friday 1 December 2023 and ending on Friday 26 January 2024. The documents can be viewed on the Flintshire County Council website see link below and copies are also available at Connects offices, at County Hall, Mold and at Ty Dewi Sant, Ewloe.

- https://www.flintshire.gov.uk/en/Resident/Planning/Review-of-Supplementary-Planning-Guidance.aspx

4 The Local Planning Authority would like to hear from a wide range of statutory and non-statutory organisations, town and community councils, voluntary groups and the general public as well as local planning consultants and agents. This feedback will be carefully considered and will help to enable the final SPGs to be approved and published by the Council. Responses and any necessary changes to the SPGs will firstly be considered and endorsed by the Planning Strategy Group before final adoption of the SPGs by the Cabinet.

5 Comments should be forwarded to Flintshire County Council by 5.00pm on 26 January 2024 using one of the following methods:

- By filling in the online survey on the Flintshire County Council website, link here https://www.smartsurvey.co.uk/s/Planning-SPG/
- by e-mail to developmentplans@flintshire.gov.uk
- in writing to Andrew Farrow, Chief Officer (Planning, Environment and

Economy), Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF
Any queries relating to the draft SPG or the consultation can be directed to the following: developmentplans@flintshire.gov.uk

RECOMMEDED: That

Council be asked it if wishes to comment .