



Uchelgais  
Gogledd Cymru  
Ambition  
North Wales

# Strategic Development Plan 2026-2051

**Draft Delivery Agreement**

**July 2025**

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# 1. Executive Summary

- 1.1 The North Wales Region represents one of the most sought-after locations for growth and investment, from regional, national, and international markets. It also has the added benefits of being one of the most attractive locations to live and do business, with a rich and diverse natural environment, dynamic coastline, combined with a strong built and cultural heritage. With well-being at its core, Ambition North Wales is working to see the region develop in a progressive but sustainable way, with opportunities for people to gain new skills, develop rewarding careers, for businesses to thrive, and for communities to prosper.
- 1.2 Ambition North Wales already works effectively in a collaborative sense in delivering the Growth Deal but by utilising the benefits of the new statutory powers of the Corporate Joint Committee (CJC), it aims to develop strategic policies and projects that integrate economic wellbeing with spatial planning and the development of sustainable transport infrastructure. This will be achieved by the development of the following key plans and strategies:
  - Regional Economic Investment Framework
  - Regional Transport Plan (RTP)
  - Strategic Development Plan (SDP)
- 1.3 In terms of spatial planning, the SDP will have an instrumental role in shaping and guiding the future growth of the region, by identifying strategic proposals and land-use policies over the period 2026-2051.
- 1.4 By covering a wider geographical area, the SDP will ensure alignment and cooperation across the local government administrative boundaries in the North Wales Region, reflecting the ways in which people live, how markets operate, and how the transport system and the region's businesses all interact and function. This represents a more joined-up approach than has previously been employed; aligned tightly to economic development ambitions and our vision for a more strategic approach to both land-use and transport planning.
- 1.5 Whilst the SDP is a statutory requirement, it will be tailored to address the key issues and drivers for the region. These include the core aims behind the Growth Deal which are to build a vibrant, sustainable, and resilient economy; build on strengths to deliver inclusive growth; and promote sustainable and inclusive growth in line with the Well Being of Future Generations (Wales) Act 2015.
- 1.6 This document marks the first step in the development of the SDP and sets out how and when stakeholders and the community can become involved in the plan-making process. It also includes a comprehensive timetable for its preparation setting out clear timelines and milestones for key stages of the process. This approach is designed to foster engagement and ensure that all voices are heard.



## 2 Policy Context

### **The CJC's ambition – to develop a connected, resilient, smart, sustainable region**

- 2.1 Ambition North Wales has been working successfully as a partnership of the six local authorities in North Wales through the Growth Deal – a £1bn programme focussed on making North Wales connected, resilient, smart, and sustainable.
- 2.2 On 1 April 2025, Ambition North Wales Growth Deal became part of the North Wales Corporate Joint Committee (NWCJC), a new type of statutory regional public body in Wales. We are still known as Ambition North Wales, ensuring we build on the collaborative work and reputation already in place, but NWCJC is our legal name.
- 2.3 Ambition North Wales represents the joint commitment made up of the six local authorities of North Wales, the UK Government and Welsh Government, to build on the region's sectoral strengths, its contribution to the national economy, education and skills base, and the high quality of its environment.
- 2.4 The growth vision for North Wales is to become “a confident, cohesive region, with sustainable economic growth, capitalising on the success of high value economic sectors and our connection to the economies of the Northern Powerhouse and Ireland”.
- 2.5 Ambition North Wales takes a comprehensive approach to achieving the strategic goals of being a more Resilient, Smart, and Connected region – this will involve improving digital connectivity, creating job opportunities, retaining young people, and innovating and developing high value products whilst strengthening supply chains. The aim is for these projects to produce little or no carbon emissions and secure a long terms future for successive generations. At the centre of this ambition is the NWCJC whose core aim is to promote regional collaboration and provide regional leadership.
- 2.6 The SDP will have a direct role to play in facilitating the delivery of the five programmes within the Growth Deal – Agri Food and Tourism, High Value Manufacturing, Low Carbon Energy, Digital Connectivity, and Land and Property. It can also look beyond the timeframe for the Growth Deal and consider North Wales' longer term economic, social and environmental future.
- 2.7 The SDP will play a crucial role in aligning regional strategies across the Ambition North Wales region and is essential for promoting sustainable and resilient growth. By providing a cohesive framework, the SDP ensures that key sectors—such as land use, transport, housing, and economic development—are addressed in an integrated manner rather than in isolation.

- 2.8 This alignment of policies supports long-term planning that balances economic growth with environmental sustainability and social equity. Through a shared vision, the SDP will enable the region to make strategic decisions that not only meet current needs but also anticipate future challenges, including climate change, infrastructure improvements, and increasing housing demand.
- 2.9 Of equal importance, the SDP will drive collaboration between different areas of the region, shifting the focus from a zero-sum approach—where one area's gain is seen as another's loss—to a perspective of mutual benefit. By transparently identifying and balancing strategic trade-offs, the SDP will ensure that regional growth is coordinated and sustainable, optimising the use of shared resources and seizing opportunities for the collective benefit of the entire region. In conclusion, the SDP is vital for aligning the region's strategies and ensuring that Ambition North Wales's growth is not only cohesive and coordinated but also geared towards creating a resilient, equitable, prosperous, and sustainable future for all.

### **The Opportunity offered by the CJC Policy Context**

- 2.10 In June 2022, the requirement for local authorities to produce a Strategic development Plan (SDP) was transferred to the four regional CJsCs by the Local Government and Elections (Wales) Act 2021. The Act established four CJsCs in Wales: North, Mid, South West and South East Wales.
- 2.11 The Act responded to the need for a strategic approach to both land-use and transport planning, working in a more joined-up regional way than has previously been achieved, and aligned tightly to ambitions around economic development.
- 2.12 To that end, CJsCs are required via statutory instrument to promote economic wellbeing, spatial planning and regional transport planning. The Act states that the CJsCs will support the integration of transport and land use planning through their three broad functions, which are to prepare:
- Regional Economic Framework;
  - Strategic Development Plan (SDP); and
  - Regional Transport Plan (RTP).
- 2.13 Through the planned transition to this new form of regional public body, we will have a unique opportunity to develop transformational regional policy and projects. This will be achieved through achieving connectivity across economic well-being, spatial planning and transport, to ensure we harness their full potential.

- 2.14 Our focus on placemaking and driving inclusive growth in the region depends on being able to create cohesion between the new statutory powers and Ambition North Wales is developing its portfolio of strategies and plans to achieve this.
- 2.15 The statutory guidance for CJsCs (published on 25 January 2022), recognises the concurrence of economic wellbeing duties, where constituent councils and CJsCs have broadly the same powers. In this case, the CJC, “would seek to agree a process with its constituent councils that sets out how the exercise of concurrent functions will be managed.”
- 2.16 However, for the non-concurrent powers of strategic spatial planning and regional transport planning, the “delivery of functions at the local level will be dependent on the decisions made regionally by CJsCs; that is in terms of the nature of the decision and the timing of when decisions are made”.
- 2.17 The guidance focused on the statutory and constitutional arrangements for CJsCs, as opposed to specific detail on the functions to be exercised. To that end, Ambition North Wales is required to develop both an SDP and RTP following the publication of separate guidance specifically for these non-concurrent duties.
- 2.18 As strategic planning and transport are key elements in placemaking, it is also important that the RTP and SDP are closely aligned. However, the first iteration of the SDP is not due to be developed within the timescale of the first RTP. It is likely that the first iteration of RTP will not be able to fully consider strategic development planning but should establish mechanisms by which this can be achieved moving forward, complementing overall aims for economic wellbeing.

### 3 Role of the Delivery Agreement (DA) and Community Involvement Scheme (CIS)

- 3.1 The Delivery Agreement (DA) and Community Involvement Scheme (CIS) marks the formal start of the SDP preparation process. A core aim of the development plan system in Wales is early, effective, and meaningful community involvement, which is intended to build a broad consensus on the spatial strategy, strategic policies, and proposals in the SDP. This participatory approach ensures inclusivity and reflection of the community's needs and aspirations.

#### **Components of the Delivery Agreement (DA)**

- 3.2 The DA is a public statement that contains the Community Involvement Scheme (CIS), setting out how and when stakeholders and the community can become involved in the plan-making process. This ensures transparency and inclusivity from the outset. It also includes a comprehensive timetable for preparing the Strategic Development Plan (SDP) setting out clear timelines and milestones for various stages of the process.

Functions of the DA:

- **Reinforces the SDP's Role:** Highlights the SDP as a critical regional tool within the Corporate Joint Committee (CJC) area.
  - **Engages Community and Stakeholders:** Notifies when and how they can be involved in the SDP process.
  - **Sets Realistic Expectations:** Clarifies the CJC's capabilities in terms of time, resources, and expectations.
  - **Secures Resources:** Ensures budget and staff resources are allocated for the SDP preparation.
  - **Clarifies Scope and Influence:** Defines the plan's scope and its potential impact.
  - **Facilitates Coordination:** Ensures alignment with other regional strategies and documents such as Regional Transport Plans and Growth/City Deals.
- 3.3 The Delivery Agreement (DA), including the Community Involvement Scheme (CIS) and timetable, must be approved by resolution of the CJC in accordance with SDP Regulation 11(2) before being submitted to the Welsh Government for agreement. Approval of the DA marks the formal start of the plan preparation process. The CJC is committed to adhering to the stated timescales and consultation processes. The DA must be publicized, with copies made available for inspection at the Principal Office(s) of the CJC and on its website, in accordance with SDP Regulation 12. By adhering to the DA, the preparation of the SDP is

ensured to be a structured, inclusive, and effective process. Table 1 provides a broad summary of the stages involved in producing and agreeing a Delivery Agreement.

**Table 1 Stages involved in producing a Delivery Agreement**

Stage	Description	Timing
<b>Stage 1: Preparation</b>	Prepare draft DA & informally involve specific consultation bodies on the scope and content. Revise draft DA where appropriate.	March-June 2025
<b>Stage 2: Consultation</b>	Consultation on draft DA (6 weeks).	July-Aug 2025
<b>Stage 3: Approval</b>	DA adopted by resolution of the CJC.	September 2025
<b>Stage 4: Agreement</b>	Submission of final DA to Welsh Government for agreement.	By 31 Mar 2026
<b>Stage 5: Publicity</b>	Publish the approved DA with copies made available for inspection at the Main office(s) of the CJC and on its website.	As soon as practicable after WAG have agreed the DA.

## 4 Preparation of the Strategic Development Plan (SDP)

- 4.1 There are a number of key stages involved in the SDP process and each of these provides opportunities for dialogue to take place as follows:

Key Stage		Opportunities for involvement
Stage 1	Delivery Agreement Preparation and submission	Stakeholder and informal public consultation
Stage 2	Pre-deposit preparation and recruitment	Updates provided on Ambition North Wales website
Stage 3	Preferred strategy preparation & public consultation	6-week formal public consultation
Stage 4	Deposit Plan preparation & public consultation	6-week formal public consultation
Stage 5	Submission to PEDW & Welsh Government for EIP	Updates provided on Ambition North Wales website
Stage 6	Examination	Opportunity to attend and participate in the examination hearing sessions
Stage 7	Inspector's Report	Updates provided on Ambition North Wales website
Stage 8	Adoption	Updates provided on Ambition North Wales website

### Governance

- 4.2 Statutory guidance requires the establishment of a Strategic Planning Sub-Committee (SPSC), with responsibility for preparing the SDP for approval by the CJC. The SPSC will ensure political representation and input into the preparation and implementation of the SDP. The SPSC will provide a platform for involving others and ensuring appropriate expert and sector specific advice is available to support the CJC's decisions.
- 4.3 The SPSC Sub-Committee is comprised of seven Members, including the Portfolio Holder with responsibility for Planning from each of the 6 Constituent councils, and a Member appointed by the Snowdonia National Park Authority. The Sub-Committee makes recommendations on key aspects of the DA for approval and also considers the requirement for resourcing the plan process overall.

### Key Outcomes

- 4.4 In accordance with the SDP 'Manual', the plan will aim to achieve the following key outcomes:
- Support sustainable development and quality places based around the National Sustainable Placemaking Outcomes, aligned with Future Wales, national policy (set out in PPW)

integrated with an SA/SEA/HRA, including Welsh language and the requirements of the WBFGA 2015.

- Be based on and underpinned by early, effective and meaningful community involvement to understand and consider a wide range of views, with the aim of building a broad consensus on the spatial strategy, policies and proposals.
- Be based on a robust understanding of the role and function of the region, as well as connections beyond.
- Consider how cities, towns and settlements function individually and collectively both regionally and as sub-regions (where appropriate) thereby shaping the spatial strategy. This should be underpinned by clear evidence to deliver on the key issues identified in the region.
- Be distinctive by setting out clearly how the North Wales Region will develop and change, giving certainty for communities, developers and business and provide the framework for LDP 'Lites' (LDPL).
- Be resilient to climate change and support the transition to a low carbon society in line with the latest carbon reduction targets and budgets as set out in the Environment (Wales) Act (Part 2).
- Incorporate the principles of Placemaking, the Sustainable Transport Hierarchy and the Energy Hierarchy as set out in PPW.
- Ensure the sustainable management of natural resources in accordance with the Environment (Wales) Act 2016 and other relevant legislation.
- Deliver what is intended through viable plans, considering necessary infrastructure requirements, financial viability and other market factors.
- Be proactive and responsive with plans kept up-to-date and flexible to accommodate change.

### **Legislation, Policy, and Guidance relevant to SDP preparation**

- 4.5 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021 establish the procedures for the preparation of a Strategic Development Plan (SDP) in Wales. The main purpose of these regulations is to ensure that SDPs are prepared in a consistent and effective manner across the country.
- 4.6 The Welsh Government has prepared the Strategic Development Plan Manual (SDP Manual) as a comprehensive guide for the preparation of SDPs. It offers practical advice to ensure that these plans are effective, deliverable, and align with the overarching policies and objectives of the National Development Framework (NDF), "Future Wales: The National Plan

2040," as well as the principles of placemaking outlined in the national planning policy, Planning Policy Wales (PPW).

4.7 The draft version of the SDP Manual was distributed to all Local Planning Authorities (LPAs) in the autumn of 2022. The final version is scheduled for publication in the autumn of 2025. This timeline allows for adequate feedback and refinement, ensuring that the final document is robust and useful for all CJs, and LPAs involved in the planning process. The following documents are also relevant to the preparation of SDPs and should be considered alongside the SDP Manual:

- Future Wales: National Development Framework (NDF)
- Planning and Compulsory Purchase Act 2004 (PCPA 2004) Part 6
- Local Government Elections (Wales) Act 2021 (LGEW Act)
- Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021
- Well-being of Future Generations (Wales) Act 2015 (WBFGA 2015)
- Planning Policy Wales (PPW): Latest edition by the Welsh Government
- Development Plans Community Guide (Edition 2) (2022): Produced by the Welsh Government and Planning Aid Wales
- Local Development Plan Examinations: Procedure Guidance (2015): To be updated by Planning and Environment Decisions Wales (PEDW)
- LDPs: Preparing for Submission – Guidance for Local Planning Authorities (2015): Also to be updated by PEDW
- Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), and Habitats Regulations Assessment (HRA)
- Environment (Wales) Act 2016: Includes Section 6 and Area Statements

**Integrated Assessment Approach: Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SA/SEA) and other related assessments.**

4.8 The SDP must be subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) as required by European Union Directive 2001/42/EC & Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and the Planning and Compulsory Purchase Act 2004 (as amended by the 2015 Act). The CJC recognise the value and opportunities for an integrated impact assessment approach in preparing the SDP. As such, the SA/SEA will be an Integrated Sustainability Appraisal (ISA) integrating statutory requirements and key elements from the Well-being of Future Generations (Wales) Act (WBFGA) 2015, the Equalities Act, Welsh language standards,



Health Impact Assessment (HIA) and the Environment Act (section 6) (where relevant) into a single Integrated Sustainability Appraisal (ISA) that will enable a more transparent, holistic and rounded assessment of the sustainability implications of growth options, objectives, policies and proposals in which economic and social issues are considered alongside environmental elements.

4.9 The process of SA/SEA is an iterative one that will be carried out throughout plan preparation and consists of six essential stages:

- Establish policy context, identify and document evidence base, identify sustainability issues and develop ISA/SEA objectives and indicators
- Consult Specific consultees on ISA Scoping Report
- Publish ISA Report of Strategic options and Preferred Strategy
- Publish Deposit ISA Report including Environmental Report (with SDP)
- Publish the final ISA report following the Inspectors Report and adoption
- Monitoring and implementation of the ISA

4.10 At the outset of the ISA/SEA process, there will be an opportunity for stakeholders to comment on the ISA Scoping Report that sets out how the ISA/SEA process will be undertaken. The findings of the ISA/SEA work will be evidenced at key stages in the SDP preparation process. Reports will be prepared, and subject to consultation with stakeholders, in parallel with the Preferred Strategy consultation and Deposit SDP consultation. A Final ISA Report will be submitted along with all other SDP documentation when submitted to PEDW and Welsh Government for examination. The statutory Environmental Bodies will be consulted at all the stages referred to above and there will be wider on-going dialogue with these bodies as the process proceeds.

4.11 A Habitats Regulations Assessment (HRA) will not be integrated with the ISA as it uses a different precautionary testing mechanism. The ISA will summarise the HRA findings as part of its assessment of effects on biodiversity.

#### **Habitats Regulations Assessment (HRA)**

4.12 The Habitats Regulations Assessment (HRA) is a process mandated by the Habitats Directive, (Article 6(3)) to assess whether any land use plan or project is likely to significantly affect a European site, either individually or cumulatively with other projects. By following the HRA key stages, the SDP can be developed in accordance with legal requirements while safeguarding the integrity of European sites and their associated habitats and species.

## **The Well-being of Future Generations (Wales) Act 2015**

- 4.13 The Planning and Compulsory Purchase Act 2004 (PCPA) sets out the definition of sustainable development for the planning system in Wales, mirroring the definition in the WBFGA 2015. “Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. The WBFGA 2015 sets seven well-being goals which all public bodies are required to achieve:
- A prosperous Wales
  - A resilient Wales
  - A healthier Wales
  - A more equal Wales
  - A Wales of cohesive communities
  - A Wales of vibrant culture and thriving Welsh language
  - A globally responsible Wales.
- 4.14 The SDP will show how it contributes to achieving the well-being goals. The approach taken to appraise the plan through the ISA will enable the CJC to understand where the plan can maximise its contribution. The well-being goals should be integral to the preparation of the ISA Scoping Report and used to inform the review of evidence, identify issues and structure the ISA framework which will assess the plan’s growth options, objectives, policies and proposals.
- 4.15 The WBFGA 2015 also identifies five ways of working which public bodies need to demonstrate they have carried out when undertaking their duty to achieve sustainable development. These are:
- Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.
  - Understanding the root causes of issues to prevent them from occurring or getting worse.
  - Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.
  - Involving a diversity of the population in the decisions that affect them; and
  - Working with others in a collaborative way to find shared sustainable solutions.
- 4.16 The well-being goals, objectives and the five ways of working will inform the development of the ISA framework. This framework will form the basis to assess the likely significant effects of the SDP. This iterative process will test the strengths, weaknesses and likely environmental effects of proposed components to develop and refine the SDP as it progresses.

## Evidence Base

- 4.17 The Strategic Development Plan (SDP) will be underpinned by a robust and proportionate evidence base tailored to the specific challenges it addresses. The Corporate Joint Committee (CJC) is tasked with continuously reviewing development-related matters within its area as per section 61 of the Planning and Compulsory Purchase Act 2004 (PCPA 2004). This review process is ongoing, both before and after the adoption of the SDP.
- 4.18 In preparing an SDP, the CJC will conduct a comprehensive audit of the evidence used for Local Development Plan (LDP) preparation within the region. This audit involves critically analysing and rationalising standard methodologies used for formulating and collating evidence, ensuring a sound foundation for further development of the evidence base. Additionally, Annual Monitoring Reports (AMRs) will play a crucial role in informing the SDP by identifying where and why existing LDP policies have been successful or are not being implemented as intended.
- 4.19 **Consideration of Base Date Relevance:** The relevance of the base date of existing evidence in relation to current national planning policy must be carefully evaluated. National policies evolve over time, with new policies being introduced and others being rescinded, impacting the evidence base that supports plans. It is essential to assess whether the existing evidence remains 'fit for purpose' or needs updating to align with these policy changes.
- 4.20 **Integration of Local Development Plans (LDPs):** While the SDP will consider existing LDPs across the region, it will not merely amalgamate their policies, proposals, and allocations without considering a longer-term strategy for the region. The commitments and allocations from current adopted LDPs will contribute to the short to medium-term components of the first-generation SDP.
- 4.21 A clear vision for the region, addressing the drivers of change and responding to opportunities, will be important for the long-term direction. The vision will have to make choices on expressing a sustainable spatial strategy, the role of places and locations for strategic land-use activities, as well as strategies for each LPA within the SDP area. Whilst LDPs can provide the building blocks for the short to medium term period of an SDP, the long-term vision should be considered afresh.
- 4.22 **Anticipated Evidence Base Assessments:** The specific evidence base assessments required for the SDP preparation are detailed in Appendix 1.

## **Independent Examination & Soundness**

4.23 The CJC must not submit an SDP unless it considers the plan is ready for examination Section 64(2) of the 2004 act. The SDP will also be considered against the tests of soundness set out in the SDP Manual. The three tests are:

- Test 1: Does the plan fit? (Is it clear that the SDP is consistent with other plans?)
- Test 2: Is the plan appropriate? (Is the plan appropriate for the region in the light of the evidence?)
- Test 3: Will the plan deliver? (Is it likely to be effective?)

## **Legal and Regulatory Compliance in Plan Preparation**

4.24 The plan preparation process must comply with all legal and regulatory procedural requirements including:

- The ISA (Integrated Sustainability Appraisal)
- The SEA (Strategic Environmental Assessment) Regulations
- The HRA (Habitat Regulations Assessment) Regulations, and
- The CIS (Community Involvement Scheme).

4.25 Furthermore, the SDP will also need to be in general conformity with Future Wales: The National Plan 2040. The CJC will also take into account the Planning Environment Decisions Wales (PEDW) examination guidance, which outlines the process and key considerations for submission and examination.

## **Supplementary Planning Guidance (SPG)**

4.26 The Corporate Joint Committee (CJC) will identify key Supplementary Planning Guidance (SPG) crucial for the implementation of strategic sites and proposals within the Strategic Development Plan (SDP). Additionally, the CJC will address broader matters on a more generic or regional basis. The preparation of regional SPG documents will offer an efficient, coherent, and consistent framework for detailed, topic-based planning guidance across North Wales. This approach aims to reduce the need of creating similar SPG documents multiple times across the region, thereby promoting regional consistency and achieving financial efficiencies.

## **Monitoring, Review and Revision**

4.27 Monitoring is a continuous process and does not end once a plan is adopted. It represents an essential feedback loop within the cyclical process of achieving sustainable development. Monitoring and review should be an ongoing function of the plan led system and is a vital aspect of evidence-based policy making. The key legislative requirements in respect of monitoring and review are as follows:

- PCPA 2004 (Section 61) states that a CJC must keep under review the matters which may be expected to affect the development of their area or the planning of its development.
- PCPA 2004 (Section 76) and SDP Regulation 40 states that a CJC must publish and submit to Welsh Government an AMR setting out how the objectives of the plan are being achieved, or not (by 31 October each year).
- PCPA 2004 (Section 69(1)) and SDP Regulation 39(1) collectively state that a CJC must review its SDP no longer than 6 years from the date of adoption.
- SDP Regulation 39(2) states the CJC must approve by resolution a report of a review prepared in accordance with Section 69(1) and before it is submitted to the Welsh Ministers in accordance with Section 69(2). The 'Review Report' (RR) should be submitted to Welsh Government, within six months of triggering the review process.
- Regulation 17 of the SEA Regulations require monitoring of certain plans to identify unforeseen adverse effects and enable appropriate remedial action to be taken.

### Collaborative Working

4.28 Collaborative regional working will enhance the quality and efficiency of the SDP by integrating diverse perspectives, expertise, resources, and stakeholders. This collaborative approach will allow the CJC to:

- **Identify Common Goals:** Establish shared objectives that align with regional development priorities.
- **Share Information:** Promote transparency and informed decision-making through the exchange of data and insights.
- **Coordinate Actions:** Synchronise initiatives and activities to avoid duplication and optimise resource use.
- **Leverage Synergies:** Maximise the impact of combined efforts, creating more effective and efficient outcomes.

4.29 Moreover, collaborative working will foster:

- **Innovation:** Encouraging creative solutions to complex land-use challenges.
- **Learning and Adaptation:** Facilitating continuous improvement through shared experiences and best practices.
- **Public Trust and Participation:** Building confidence and engagement among community members through inclusive and transparent processes.

4.30 The CJC will extend its focus beyond North Wales. This includes engaging in collaborative efforts with other CJC's in Wales and relevant spatial planning bodies and local authorities in England to address cross-regional issues. Such broad cooperation ensures comprehensive

and coherent planning that transcends regional boundaries, addressing wider geographical challenges and opportunities.

## 5 Community Involvement Scheme (CIS)

- 5.1 The CIS establishes a comprehensive framework detailing how the CJC will engage with the community and other stakeholders throughout the SDP process.
- 5.2 The CIS addresses those matters listed in SDP Regulation 8 and outlines the principles and mechanisms the CJC will use to encourage participation. This includes:
  - Those general and specific consultation bodies to be involved in the process
  - The timing and methods by which community involvement will be sought and when.
  - Explain how responses and representations received are considered when developing the content of the SDP.

### Key principles for involvement

- 5.3 The following consultation principles will guide the CJC's approach to involving the local community and other stakeholders in the preparation of the SDP:
  - **Commitment:** The CJC will seek to provide opportunities for the whole community (different age groups, local community groups, hard to reach groups and protected characteristic groups) including businesses, to engage at appropriate stages in the process including 'non-technical format' material as part of the process to encourage wider engagement.
  - **Inclusiveness:** The CJC will encourage the active participation of everyone who has an interest in, or who may be affected by, the SDP including producing user-friendly documents and using user friendly consultation techniques to encourage wider engagement with the community, including with children and young people.
  - **Appropriateness:** The CJC will seek to engage the community through the most appropriate methods as determined through consultation on this document.
  - **Transparency and accessibility:** The CJC will make all relevant information available on-line and undertake engagement in a transparent and open way and seek to maximise the use of new technology such as virtual consultation and social media.
  - **Accountability:** The CJC will publish on-line the results of community engagement and seek to ensure that all stakeholders are informed of the outcome of their involvement.
  - **Productivity:** The CJC will seek to use virtual consultation and community engagement to secure as much consensus as possible on the content of the SDP.
  - **Realism:** The CJC will seek to ensure that all parties involved in the process understand and remain realistic about what can be achieved within the context of relevant legislation, Welsh Government guidance, and resources available.

- 5.4 The CJC places a strong emphasis on building consensus throughout the SDP preparation process. The CJC aims to ensure that all stakeholders actively engage from the very beginning. Appendix 4 summarises the CJC's intended approach for community engagement and consultation at each key stage of the plan preparation. This approach is intended to ensure transparency, inclusiveness, and responsiveness throughout the entire SDP process, encouraging active and continuous participation from all relevant parties.

### **Welsh Language and Bilingual engagement**

- 5.5 The CJC is committed to promoting and supporting the Welsh language, ensuring its vitality and growth across Wales. In compliance with legislative requirements, the SDP process must integrate considerations for the Welsh language from the outset. Specifically, under section 62(6A) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004), the Integrated Sustainability Appraisal (ISA) must include an assessment of the plan's potential effects on the use of the Welsh language.
- 5.6 Planning Policy Wales (PPW) outlines policy requirements for the Welsh language, while Technical Advice Note 20 (TAN20): 'Planning and the Welsh Language' offers guidance on its consideration within development plans and the ISA process. The CJC will evaluate the potential impacts of the SDP on the Welsh language during the ISA process. This evaluation will be documented in the deposit plan, detailing how the Welsh language considerations have been addressed. The ISA process will assess the impact of growth scale and location, vision, objectives, policies, and proposals on the Welsh language. If evidence suggests a detrimental impact, the CJC will consider amending the strategy or identifying mitigation measures.
- 5.7 At every stage of the SDP, Welsh Language Standards will be upheld, with bilingual engagement facilitated through various measures:
- Correspondence will be accepted in both Welsh and English and replies to Welsh correspondence will be in Welsh.
  - All consultation materials, including letters, comment forms, public notices, and newsletters, will be bilingual.
  - The SDP website will have bilingual content.
  - Public meetings will be conducted bilingually if requested in advance, with prior notification required for translation services.
  - Draft SDP documents will be available in Welsh upon request, and the final adopted SDP will be available in both Welsh and English formats.



## Who will the CJC consult?

- 5.8 The SDP Regulations outline the formal requirements for engaging stakeholders in the formulation of the DA (SDP Regulations 7 and 9) including both specific and general consultation bodies and the public. This aligns with the Well-Being of Future Generations Act, which emphasises effective involvement and collaboration as two of its five ways of working. Accordingly, the CJC will actively seek to involve the following groups in the SDP preparation process. By engaging with these diverse groups, the CJC aims to ensure a comprehensive and inclusive approach to the SDP preparation process, reflecting the needs and aspirations of all stakeholders involved:

### Members of the Public

- 5.9 Residents will be engaged through public consultations to ensure their views can be considered when shaping the development plan. The CJC will develop and maintain a consultation database that holds contact information and consultation details of those individuals, agencies, organisations and community groups that want to participate in the SDP process. The database will assist the CJC in the management of the SDP process and enable interested parties to be kept updated and informed of progress.
- 5.10 The EU General Data Protection Regulation (GDPR) came into force in May 2018. This placed new restrictions on how organisations can hold and use personal data and defining rights about that data. As a result of the GDPR, any interested parties must give their consent, in writing, if they wish to be added to the new stakeholder database. Anyone who makes representations at any of the stages of SDP process will be deemed to have given their consent and will be added to the stakeholder database. This will enable the CJC to administer their comments and keep them informed. Representors will also be given the opportunity to receive correspondence in Welsh or English.
- 5.11 If any person, group, organisation or company wishes to be involved in the preparation of the SDP, they can request to be added to the stakeholder database by logging their contact details on the CJC website.

### Local Authorities and Elected Members

- 5.12 Collaboration with neighbouring councils and elected representatives will ensure regional alignment and integration of strategies. Local Authorities will be formally consulted at every key stage of the SDP process through their respective Chief Executives and Leaders. Communication will be conducted via email. The CJC will also relay information and seek input from:
- North Wales Planning Officers Group (NWPOG)

- North Wales Policy Managers Group (NWPMG)
- Relevant officers in other specialisms such as regional transport and economic development.
- The region's Chief Executives and directors will be engaged via respective fora.

- 5.13 To ensure that Local Authority Councillors are properly engaged in the SDP process, they can request to be added to the SDP database. This will allow them to be consulted and kept informed at every key stage of the SDP process. All communication with Councillors will be conducted via email, ensuring timely and direct updates. In addition, Local Authorities will help disseminate this information to their Councillors through established internal networks, helping to maintain clear lines of communication and ensuring that Councillors remain informed throughout the process.

### **Town and Community Councils**

- 5.14 The role of Town and Community Councils in disseminating information to residents on matters of local importance is crucial. They serve as a vital link to communities across North Wales, ensuring that residents are informed and engaged in local issues. Town and Community Councils will be formally consulted at every key stage of the SDP process, ensuring that their input and feedback are considered. These councils will be added to the SDP database, and all correspondence will be conducted via email, facilitating efficient and timely communication.

### **Welsh Government**

- 5.15 Ambition North Wales will work closely with the Welsh Government to align with national policies, frameworks, and sustainable development goals.

### **Adjoining Corporate Joint Committees**

- 5.16 Ambition North Wales will engage and consult with other CJsCs in Wales to:
- **Foster a Shared Purpose:** The pandemic has united public sector organisations like never before. Going forward, it will be vital to sustain this alignment around a common purpose to enhance collaboration and cohesion.
  - **Promote Transparency and Openness:** Encouraging open communication, sharing information, and maintaining transparency will build trust and improve decision-making processes.
  - **Leverage Expertise:** Drawing on the specialised knowledge from different business functions will be crucial to informing decisions and refining practices, particularly in areas such as strategic planning and transportation.

- **Encourage Cross-Boundary Collaboration:** Embracing collaboration across teams and organisations will help drive innovation and ensure that decisions remain people focused, keeping communities at the heart of regional planning efforts.

### **Public Service Boards**

- 5.17 Public Services Boards (PSBs) were established in 2015 to bring together local public service leaders to assess and address the well-being needs of their areas, as part of the Well-being of Future Generations (Wales) Act 2015. Board members typically include leaders from the local authority, health board, fire and rescue authority, Natural Resources Wales, as well as representatives from the voluntary sector, Welsh Government, the police forces, the police and crime commissioner and probation services. During key stages of preparing the SDP, the CJC will consult all Public Services Boards (PSBs) in Wales via email:

- Anglesey & Gwynedd Public Services Board
- Conwy & Denbighshire Public Services Board
- Flintshire & Wrexham Public Services Board
- Powys Public Services Board

### **Businesses**

- 5.18 The local business community, including industry leaders and Chambers of Commerce, will be involved to consider the impact on economic development and infrastructure.

### **Environmental Organisations**

- 5.19 Engaging with Natural Resources Wales (NRW) and environmental groups will ensure the SDP aligns with goals around sustainability, biodiversity, and climate action.

### **Transport and Infrastructure Partners**

- 5.20 Collaboration with Transport for Wales and infrastructure providers to integrate land-use and sustainable transport planning.

### **Health and Education Sectors**

- 5.21 Collaboration with health boards, schools, and higher education institutions will ensure services are planned in line with future growth and community needs.

### **Young People and Future Generations**

- 5.22 Youth organisations, schools, and other platforms will ensure the voices of young people are included, focusing on the long-term impact of the plan.

### **Housing and Development Sector**

- 5.23 Engagement with housing associations, developers, and landowners will be critical to discussing future housing needs and land allocation. Meeting the aims and objectives of the SDP will require both land and investment. Landowners, agents, and developers interested in participating in this process can request to be added to the SDP consultation database.

5.24 The Strategic Candidate Sites and Locations process will provide the opportunity for those who have an interest in land to submit sites and locations to be considered for development. A Call for Strategic Candidate Sites and Locations will be undertaken, and all proposals will need to be submitted via a standardised form. The form will contain the criteria required to assist in the assessment of the suitability of sites and locations for inclusion as potential allocations in the SDP.

5.25 A threshold for accepting Strategic Candidate Sites and Locations will be set to ensure the plan remains strategically focused. This threshold will be specified up front to provide clarity of the process and avoid unnecessary work being undertaken for sites that will be immediately rejected. Defining appropriate thresholds, setting broad locational/constraints parameters in addition to making sure there is a wide range of information published to inform this process will give an important steer to site promoters on the size, quantum and type of site that will be allocated/proposed or safeguarded in the SDP. All stakeholders are strongly encouraged to familiarise themselves with the SDP Manual when published by Welsh Government to fully understand their roles and responsibilities in the process. This will ensure effective participation and adherence to the established guidelines.

### **Specific Consultation Bodies**

5.26 Specific Consultation Bodies, as defined by SDP Regulation 6, encompass statutory entities such as:

- Welsh Government
- Natural Resources Wales (NRW)
- Welsh Water
- Utility companies (Wales & England)
- Network Rail and Transport for Wales
- Adjoining Corporate Joint Committees (CJCs)
- Local Health Boards within or adjoining the CJC area
- All Town and Community Councils within or adjoining the CJC area
- Local Planning Authorities (LPAs) within and adjacent to the SDP area (The Local Planning Authorities (LPAs) will utilise their existing communication networks to ensure each councillor is properly notified).
- UK Government Departments if the SDP is likely to impact their interests. These bodies will be formally involved during the process.

### **General Consultation Bodies as defined by SDP Regulation 5**

5.27 These groups include:

- voluntary bodies, some or all of whose activities benefit any part of the CJC's area,

- bodies which represent the interests of different racial, ethnic or national groups in any part of the CJC's area,
- bodies which represent the interests of different religious groups in any part of the CJC's area,
- bodies which represent the interests of disabled persons, within the meaning of section 6 of the Equality Act 2010(1), in any part of the CJC's area,
- bodies which represent the interests of persons carrying on business in any part of the CJC's area, and
- bodies which represent the interests of Welsh culture in any part of the CJC's area.

5.28 The use of umbrella groups as outlined above is critical to reaching as wide a cross-section of the community as possible. Greater use of networks could help reach harder-to-reach groups, including those of different racial or ethnic origin.

5.29 Appendix 2 contains a proposed list of general consultation bodies.

### **Engaging Hard-to-Reach Groups in the SDP Process**

5.30 Hard-to-reach groups are segments of society that have historically been under-represented in the plan preparation process. Engaging these groups requires additional effort to ensure their involvement in the SDP process. A flexible approach to engagement is necessary, but this must occur within the specified participation and consultation periods.

5.31 To effectively engage hard-to-reach groups in the SDP process, the CJC will leverage existing agencies and groups, such as the PSBs, whenever possible. Additionally, trusted intermediaries may be employed to gather the views of those who lack the confidence to engage directly in the SDP process. The following groups have been identified as not having been sufficiently engaged in previous plan preparations and will be actively encouraged to participate:

- Young people and children
- People with disabilities
- Older people
- People with learning difficulties
- Homeless people
- Ethnic minorities
- Gypsies and Travellers

### **How will the CJC involve you**

5.32 Information on the SDP (Strategic Development Plan) process will be regularly updated on the CJC's (Corporate Joint Committee) website. Copies of the relevant documents

associated with the SDP process will also be made available at the CJC's Principal Office and at each Local Government Principal Office in North Wales as listed in Appendix 3.

### **Digital Technology for Engagement and Information Dissemination**

- 5.33 The Covid-19 pandemic has emphasised the critical role of digital technology in maintaining effective communication and engagement with partners. During this period, organisations have increasingly relied on innovative digital solutions. Consequently, the default approach of the CJC throughout the SDP process will be to prioritise electronic communication and virtual engagement.

### **Addressing Digital Exclusion**

- 5.34 Recognising that not everyone has access to the internet, the CJC is committed to ensuring inclusivity in its engagement process. For individuals without internet access:
- Hard copies of documents will be made available at specified locations.
  - Paper comment forms will be provided upon request.

### **Ensuring Clear and Accessible Consultation**

- 5.35 The CJC is dedicated to making every stage of the consultation process as clear and accessible as possible. To facilitate this:
- Officers will be available (via pre-arranged appointments) to handle SDP-related queries on weekdays during regular office hours.
  - Queries can be directed to the CJC via their web address or to the CJC Principal Office.
- 5.36 By leveraging digital technologies and providing alternative access methods, the CJC aims to foster comprehensive and inclusive engagement throughout the SDP process.

### **Publicising the SDP Process**

- 5.37 The CJC is committed to ensuring widespread awareness and active engagement throughout the SDP process. The steps to achieve this are:
- **Direct Contact:** The CJC will communicate directly with interested parties, primarily through email or letters, in either Welsh or English as required.
  - **Social Media:** Utilisation of CJC social media platforms, when appropriate, to share updates and information.
  - **Engagement with Elected Members:** Conducting focused workshops, briefings, and drop-in sessions and reporting to relevant CJC meetings.
  - **Press Releases:** Issuing press releases to local media as appropriate to reach a broader audience.

- **Informative Documents:** Creating easy-read versions or summary documents to facilitate understanding of key stages.
- **Public Information Exhibitions:** Organising public exhibitions, drop-in sessions, or virtual exhibitions.
- **Virtual Engagement and Consultation:** Using web-based technology such as webinars to engage and consult with stakeholders.

### **Providing Opportunities for Involvement**

5.38 The CJC aims to offer numerous opportunities for stakeholders and interested parties to access information and participate in the SDP process. However, due to resource limitations, the extent of engagement must be balanced. Key considerations include:

- **Fair and Equal Treatment:** Ensuring that all consultees are treated fairly and equally.
- **Resource Constraints:** Recognizing the limits of available resources for engagement activities.
- **Officer Availability:** Officers will not attend meetings organized by individual groups but will be available during normal office hours throughout the SDP process to provide information or assistance as needed

### **SDP Consultee Database**

5.39 An 'SDP Consultee Database' will be created to include members of the public, interested individuals, and any organizations who have requested to stay informed during each stage of the SDP (Strategic Development Plan) process. The main goal of this database is to ensure those not on the Welsh Government's official list of consultees for SDP Plans are still involved and updated throughout the process. As of 25th May 2018, the General Data Protection Regulation (GDPR) mandates new restrictions on how organizations can store and use personal data, also defining individuals' rights regarding their data. The GDPR will apply to the 'SDP Consultee Database', and therefore, members of the public must provide written consent to be added to the SDP database.

### **Adding Details to the SDP Database**

5.40 Anyone wishing to be added to the SDP database can do so by contacting the SDP Team either by email or in writing.

### **Assigning Represor Numbers**

5.41 Each person (represor) added to the database will be assigned a unique represor number, which will remain the same throughout all stages of SDP preparation for



consistency. This number will be used to reference any representations made during consultation stages.

### **Updating Contact Details**

- 5.42 It is the responsibility of each representor to inform CJC if their contact details change during the SDP process. This is essential to keep all representors fully informed about the progress. Similarly, for Strategic Candidate Sites and Locations, any changes in land ownership must be communicated to the CJC to prevent any delays in the process.

### **Building Consensus**

- 5.43 The CJC is committed to building consensus through various engagement and consultation methods as outlined in the CIS. Achieving consensus requires keeping the community and other interested parties fully informed and effectively engaged, particularly during the early stages of the SDP preparation. The CJC acknowledges that there will be times when consensus cannot be reached, leading to differences of opinion.
- 5.44 To ensure transparency in the decision-making process, the CJC will maintain a clear audit trail of all decisions. This will provide assurances to those who disagree, demonstrating that decisions are based on robust evidence. Furthermore, the CJC will carefully consider all supporting evidence provided by representors and stakeholders, alongside the SDP's evidence base, to support various viewpoints.
- 5.45 In summary, the CJC's approach to consensus building involves:
- Keeping all stakeholders fully informed and engaged from the outset.
  - Using a variety of engagement and consultation methods as per the CIS.
  - Maintaining transparency through a clear audit trail of decisions.
  - Considering all evidence and viewpoints thoroughly.
- 5.46 This approach ensures that even in the absence of unanimous agreement, the process remains fair, transparent, and evidence based.

### **Managing Representations**

- 5.47 Representations received within the specified timescales will be handled as follows:
- Acknowledgement by e-mail (or letter where required) providing contact details and detailing how the CJC will deal with the representation
  - Details of the next steps in the SDP preparation process
  - The CJC's responses to representations recorded and published in accordance with the SDP Regulations.
- 5.48 The CJC's website will be used to provide up-to-date information and news on the progress of the SDP. At all key stages, consultation responses will be reported to the CJC.



- 5.49 Petitions received during consultation periods on the SDP will be acknowledged and registered as a valid representation. Every petition must nominate a single presenter. An acknowledgment by email or letter will be sent to the presenter of the petition who will be the point of contact and will have a right to be heard at any future Examination, subject to agreement by the Inspector (PEDW). This does not limit the right of individuals signing the petition to submit separate formal representations on the SDP.

### **Late Representations**

- 5.50 The SDP preparation process is subject to statutory and non-statutory consultation periods which have defined periods in which representations should be made. To ensure fairness and equality for all, any comments/representations received after the close of the prescribed consultation period will be deemed 'not duly made' and will not be considered further. The timescale to produce the SDP has been agreed by the Welsh Government and the acceptance of late representations could result in delays which would not be acceptable.
- 5.51 Only where the CJC is satisfied that a genuine attempt to submit a representation within the given timescales has been made, will a late representation be registered as duly made. Evidence of delivery, posting etc. will be required to support such claims. Such circumstances are expected to be exceptional, and all representors are advised to submit comments (representations) within the advertised consultation periods.

### **Availability of Documents**

- 5.52 The SDP documents and representation forms will be made available electronically at the relevant stages of the preparation process on the CJC website at: <https://ambitionnorth.wales/strategic-planning>.  
Reference copies will also be available at the following locations:
- CJC Principal Office: Sarn Mynach, Llandudno Junction, LL31 9RZ
  - Local Government Principal Offices (Appendix 3)
- 5.53 Where required, hard copies of documents will be sent to Specific Consultation bodies. However, paper copies of documents will not generally be sent out during the SDP process as they will be made publicly available in the locations listed above, as well as being made available electronically on the CJC's website. In exceptional circumstances paper copies may be offered. However, this will be assessed on a case-by-case basis depending on the specific needs of the relevant individual or stakeholder.
- 5.54 A summary of stakeholder involvement in the SDP key stages is attached as Appendix 4.

## 6 The Timetable

6.1 The timetable sets out a comprehensive schedule for the preparation of the SDP, providing clear timelines and milestones for key stages of the process. The timetable is structured into two main parts:

### Definitive Stages:

- Covers all stages up to and including the statutory Deposit stage.
- The progress of the Strategic Development Plan (SDP) during these stages is under the direct control of the Corporate Joint Committee (CJC).
- The target dates for these stages are considered realistic and every effort will be made to adhere to them.

### Indicative Stages:

- Covers the stages of plan preparation beyond the statutory Deposit stage.
- Progress in these stages depends on various external factors (e.g., number of representations received, number of examination hearing sessions, time taken to receive the Inspector's Report) over which the CJC has limited control.
- The dates for these stages are subject to reconsideration after reaching the Deposit stage. At that point, definitive timings for the remaining stages will be prepared and submitted to the Welsh Government for agreement and publication.

6.2 Table 1: Summary of the SDP Timetable: The following table provides a summary of the key stages and milestones from the detailed timetable outlined in Appendix 5.

Key Stage			Timescales
Definitive			
<b>Stage 1</b>	Delivery Agreement Preparation and submission	SDP Regulations 7 to 12	Delivery Agreement to be submitted to Welsh Government for approval by March 2026.
<b>Stage 2</b>	Pre-Deposit Preparation and involvement	SDP Regulation 16 (1) – (a-d)	August 2026 – July 2027
<b>Stage 3</b>	Preferred Strategy public consultation (6 weeks)	SDP Regulation 17 - 19	October – November 2027

<b>Stage 4</b>	Deposit Plan preparation & public consultation	SDP Regulations 20 - 22	December 2027 – February 2029 (Public Consultation: March 2029 – April 2029)
<b>Stage 5</b>	Submission to PEDW & Welsh Government for E.I.P	SDP Regulation 23	January 2030
<b>Indicative</b>			
<b>Stage 6</b>	Examination	SDP Regulation 24	April 2030 – May 2030
<b>Stage 7</b>	Inspector's Report	SDP Regulation 25	January 2031
<b>Stage 8</b>	Adoption	SDP Regulation 35	March 2031

- 6.3 Appendix 4 contains a detailed programme timetable that outlines the specific timeframe for each stage of plan preparation. It provides a breakdown of the tasks to be completed, from initial data collection to the final adoption of the Strategic Development Plan (SDP). Each milestone in the timetable is accompanied by clear deadlines and an estimated duration, ensuring transparency and accountability in the process. The appendix serves as a reference for stakeholders to track progress and align their involvement at key points

### **Risk Assessment**

- 6.4 In line with the requirements of the SDP Manual, SDPs are to be completed within five years from the formal agreement of the DA. There is a provision for a single additional slippage period of three months, providing limited flexibility if necessary. Any deviation beyond this timeframe necessitates a formal revision to the DA, which should be considered only under exceptional circumstances. The CJC has identified specific risk areas that could lead to deviations from the timetable. These risks, along with proposed responses for managing them, are detailed in Appendix 6.

## 7 Programme Budget and Resourcing Strategy

- 7.1 To ensure the effective implementation of the SDP timetable, there will need to be an appropriate level of budget and staff resources. This allocation will be reflected by incorporating the requirement to prepare an SDP into the Corporate Plan.

### SDP Programme Budget

- 7.2 The table below outlines the anticipated costs associated with preparing the SDP, based on an assessment carried out by North Wales Planning Officers Group (NWPOG).

Primary Costs	Estimated Cost
Evidence base preparation	circa £834,750
Examination in public	circa £262,500
Consultation database	£31,500
Backoffice equipment and website	£66,150
Translating and printing	£110,250
Staff resources	£1,971,334
Total anticipated cost of preparing the SDP over a 5-year period.	<b>£3,276,484</b>

### Resourcing Strategy

- 7.3 The Corporate Joint Committee (CJC) will aim to recruit the right people with the right skills into the right roles at the right time. The CJC believes that establishing an independent regional team is essential to ensure sufficient staff resources are available for the preparation and delivery of the Strategic Development Plan (SDP). That said there is also a limited pool of experienced planning professionals and the CJC particularly wants to avoid recruiting staff from Local Planning Authorities within the region that may then leave respective Local Plan teams struggling for resources themselves.
- 7.4 The proposed roles for the regional planning team are set out below:
- Head of SDP Team
  - Senior Regional Planner x4
  - Technical Support Officer x1
- 7.5 The ability to put in place the above team, or similar resources, within the CJC is dependent on having the financial resources to recruit such a team. Notwithstanding this structure, which was developed as part of the initial assessment of resource needs carried out by the NWPOG, and mirrors those emerging in other CJC's, the budget that has been set for the SDP by the CJC is currently insufficient to be able to create such a Team if carried forward unchanged, and certainly not all at the same time. This does not mean that funding has not

been allocated, but there is a clear funding gap which appears a common issue for the four CJs in Wales.

- 7.6 Funding for the development of the SDP will form part of the Ambition North Wales Corporate Plan. It is important to note that, at this stage, that Ambition North Wales will endeavour to ensure a firm resource base is in place but funding of this is not yet identified or agreed. This will be part of the CJC budget setting process for 2026/27 and beyond.
- 7.7 Until a full funding solution can be identified, Ambition North Wales has been able to secure the support of a senior strategic planning manager from one of the North Wales LPAs, on a two-year secondment. This will allow initial work to progress on background to the SDP with the support of suitable consultants. This work will include:
- Reviewing the content and evidence bases of existing Local Development Plans (LDPs) and emerging LDPs in the region.
  - Establishing baselines.
  - Setting the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) framework.
  - Conducting targeted consultations on the draft SA Scoping Report.
  - Initiating the recruitment process for the SDP team

### **Secondments**

- 7.8 Throughout the SDP process, secondments may be utilised as a cost-effective means of acquiring specialised knowledge and skills while adding resilience to the core team. However, it is important to note that local authorities in North Wales may find it challenging to proceed with their own Local Development Plans (LDPs) if secondees are recruited from within their existing teams. To mitigate this potential issue, all secondments will be carefully planned to ensure minimal disruption to the ongoing LDP processes.

## North Wales SDP – Evidence Base Assessment

Document	Purpose	Who/how delivered
<b>KEY DOCUMENTS</b>		
SDP Delivery Agreement (DA) incorporating the Statement of Community Involvement (SCI)	The DA sets out how and when stakeholders and the community can become involved in the plan making process. It also includes a comprehensive timetable for its preparation setting out clear timelines and milestones for key stages of the process.	Prepared by CJC officers.
Integrated Sustainability Appraisal (ISA) incorporating Strategic Environmental Assessment (SA/SEA) Scoping Report To outline the proposed approach to the ISA, incorporating the SEA.	This report is the first stage of a SA process to identify, assess and address any likely significant effects on the environment from the emerging SDP.	External consultants
ISA/SA/SEA Scoping Report	Initial Report To identify, from an assessment of reasonable alternatives, whether the SDP will have any significant impacts on the environment and determine whether the Plan will deliver sustainable development. The Initial Report includes a proportionate assessment of candidate sites. The ISA and Habitats Regulations Assessment Reports will be consulted on in tandem with the SDP.	External consultants
Identification & assessment of vision, issues and objectives. Growth and Strategy Options.	This work will provide early consideration of the growth and spatial strategy potential strategy that the region wants to deliver, i.e. where/what is the most sustainable spatial strategy for the region and how does this sit with an overall vision.	Prepared by CJC officers.

SDP Preferred Strategy	To identify the type and scale of spatial change required to achieve the proposed SDP Vision and Objectives.	Prepared by CJC officers.
The Full ISA of the Preferred Strategy	To identify any likely significant economic, environmental and social effects of the SDP, and to suggest relevant mitigation measures.	External consultants
Preferred Strategy Initial Consultation Report	To outline how the Corporate Joint Committee (CJC) has undertaken public participation and consultation on the Preferred Strategy in accordance with SDP Regulation 16a. The Report will identify the steps taken to publicise plan preparation, in accordance with the CIS, before outlining the specific bodies engaged, summarising the main issues raised and identifying how the responses have been or will be addressed. The Report provides significant detail on how this key period of consultation influenced development of the Deposit SDP.	Prepared by CJC officers.
Deposit Plan	The Deposit Plan is the plan that the CJC considers 'sound' and intends to submit for examination following consultation and can be adopted. The Deposit Plan must be consulted on for a minimum of 6 weeks.	Prepared by CJC officers.
The Full ISA of the Deposit Plan and Non-technical Summary	To identify any likely significant economic, environmental and social effects of the SDP, and to suggest relevant mitigation measures. This process integrates sustainability considerations into all stages of SDP preparation and promotes sustainable development.	External consultants
Deposit Consultation Report	To comprehensively document how the CJC has considered all representations made on the Deposit Plan. It will summarise the key issues raised throughout the process, including the representations made and recommendations as to how the CJC considers each representation should	Prepared by CJC officers.

	be addressed. It represents a key prerequisite to submission of the SDP in accordance with the DA.	
Tests of Soundness (2022)	To assess how and why the CJC considers the Plan to have satisfied the Tests of Soundness, specified by Welsh Government.	Prepared by CJC in house.
Habitat Regulations Assessment	Regulation 63 of the Conservation of Habitats and Species Regulations 2017 requires that a HRA must be undertaken to demonstrate compliance with statutory duties set out in the Habitats Directive and the Habitats Regulations where a plan or project is considered likely to have significant effects on European Sites and is not directly connected with or necessary for the management of the site. The purpose of this report is to document the first formal stage of this HRA process, namely, to ascertain whether there would be any LSE on relevant European Sites from the SDP.	External consultants
<b>EVIDENCE BASE ASSESSMENTS</b>		
Strategic Search Area & Candidate Site Register	A record of sites submitted by landowners, developers and the public, which will be used as a reference point to assess each site against the Prepared by CJC officers. Preferred Strategy for possible inclusion within the SDP.	[The CJC will identify a size / capacity threshold / criterion for specific identification in the SDP].
Strategic Search Area & Candidate Sites Assessment Report (SSCSA)	The SDP will be supported by a Strategic Search Area & Candidate Site Assessment, which identifies the potential sites that are suitable for allocation within the SDP.	Prepared by CJC officers.
Economic Evidence Base Assessment (EEBA)	To provide evidence-based recommendations on the scale and distribution of employment need and the land best suited to meet that need, whilst also making policy / land allocation recommendations to inform emerging policies and site allocations.	External consultants



Retail Needs Assessment (RRA)	To set out evidence-based recommendations on retail need, the distribution of need and the to inform emerging policies and strategic site allocations (at a regional scale).	External consultants
Sustainable Settlement Assessment (RSA)	To establish a sustainable settlement hierarchy that can inform the SDP. This will identify the most appropriate locations to accommodate future development to achieve a sustainable pattern of growth, minimise unsustainable patterns of movement, promote transit orientated development and support local services and facilities.	Prepared by CJC officers.
Demographic Analysis and Forecasts Assessment (DAFA)	To provide a summary of demographic evidence, including a suite of population, housing and economic growth outcomes to inform the Strategic Growth Options paper for consideration in the preparation of the SDP.	External consultants
Green Infrastructure Assessment (GIA)	To provide a holistic spatial analysis of green infrastructure across the region.	Prepared by CJC officers.
Build Rate Analysis	To provide an analysis of build rates across the region to help inform growth options i.e., what can be realistically achieved in total and in different parts of the region. This work will link to the SHMA and LHMA's and inform the indicative housing trajectory.	Prepared by CJC officers.
Housing Market Assessment (HMA)	To provide detailed insights into the mechanics of the residential property markets across the region. The Assessment will include a quantitative assessment of housing need that will be used to inform the housing policies of the SDP in terms of affordable housing provision, tenures and types of accommodation required across the region.	Prepared by CJC officers.
Special Landscape Designations Assessment (SLDA)	To carry out a review of the Special Landscape Areas designation within the region to identify areas considered worthy of being retained as a Special Landscape Area designation in the SDP.	External consultants

Landscape Character Assessment (LCH)	This document will provide a sound evidence base to consider the character and sensitivity of the different landscapes of the region when considering new developments. It will also promote an understanding of how the landscapes of the region are changing (because of a combination of natural, economic and human factors), and how they can be strengthened in response.	External consultants
Gypsy and Traveller Accommodation Assessment (GTAA)	To assess the future accommodation needs of the Gypsy Traveller and Travelling Show People Communities and determine whether there is a requirement for additional site provision within the region. This will inform any related site allocations and criteria-based policies in the SDP.	External consultants
Gypsy and Traveller Accommodation Transit Site Assessment	To assess the future transit site needs of the Gypsy Traveller and Travelling Show People.	External consultant
Strategic Flood Consequences Assessment (SFCA).	The updated SFCA will create a strategic framework for the consideration of flood risk when making planning decisions. It has been developed in accordance with Technical Advice Note 15 – Development & Flood Risk (TAN15), as well as additional guidance provided by Natural Resources Wales (NRW). The Study has been updated in light of the new draft TAN 15 and new Flood Map for Planning	External consultants
Plan-Wide Viability Assessment (PWVA)	To understand how different market areas can affect the viability of delivering private and affordable housing as well as associated infrastructure to inform policy formulation, spatial expression and application.	External consultants
General Environment Constraints and Opportunities Assessment.	To map and identify general environment constraints/opportunities and how this may influence locations for growth at a strategic scale.	External consultants

Green Wedge & Strategic Green Gaps Assessment (GWSGG)	To review the existing green wedge designations and Strategic Green Gaps in the region critical to the delivery of the spatial strategy.	External consultants
SDP Infrastructure Delivery Plan (IDP)	To identify the SDP infrastructure requirements over the plan period.	Prepared by CJC officers.
Best and Most Versatile Agricultural Land Assessment	This work will review and utilise the assessments prepared by the regions LPAs in preparing their respective Replacement Local Development Plans.	Prepared by CJC officers.
Strategic Sites Urban Capacity Study	To provide analysis of the potential urban capacity of the regions settlements to accommodate strategic housing growth.	Prepared by CJC officers.
Renewable Energy Assessment	To understand the regional scope and spatial options for the location of renewable energy development	External consultants
Welsh Language Impact Assessment	To ensure that the SDP strategy does not have an adverse impact on the Welsh Language or culture.	External consultants
Minerals Capacity Assessment	To understand the strategic need for minerals over the SDP plan period and the level of supply currently available.	Prepared collaboratively by CJC and hared service officers
Waste Capacity Assessment	To understand the strategic network of waste management facilities and the performance of the region in meeting the requirements of the national waste strategy and the processing of waste sustainably.	Prepared collaboratively by CJC and hared service officers
Placemaking Framework	To create a placemaking framework that sets key principles for policy development in the SDP.	Prepared collaboratively by CJC and DCW officers
Rural Development Strategy Scoping Assessment	To ensure that there is a specific focus on the rural areas in the regional to allow sensitive development and growth that is in line with the rural nature of the area, maintains core activities such as agriculture, allows for sustainable sector growth e.g. tourism, and secures local populations and vibrant communities.	Prepared collaboratively by CJC and LPA officers

Phosphates Impact assessment	To assess the likely impacts of the phosphates issue on the spatial strategy of the SDP and decisions on locations for growth.	External consultants
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### **List of General Consultation Bodies**

Each Local Planning Authority (LPA) has its own list of General Consultation Bodies which are set out in this appendix and the CJC will use these lists to comply with Regulation 5 of the SDP Regulations and identify a representative list to use for the purposes of engaging and consulting on the SDP. The focus will be on identifying representative or umbrella groups who can act as key community contacts and who can use their established networks to disseminate information about the SDP to ensure those who may be interested or want to have an interest can do so. The CJC considers this to be a reasonable and representative approach to engagement on the SDP given that it is an overarching strategic plan and will seek to refine its general consultee list from the Local Authority lists, where there is duplication and, based on identifying representative umbrella groups.

This targeted approach aligns well with modern principles of placemaking and community-led planning, where local context and stakeholder engagement are crucial for sustainable development.

**Disclaimer: Some organisations may be referenced multiple times, and the final consultation database will be consolidated, with duplicates removed and rationalised for clarity and efficiency of engagement and consultation. Given that the key consultation stages involved in preparing the SDP are public they are open to any interested party to make comments and become involved.**

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## **Isle of Anglesey County Council**

### GENERAL CONSULTATION BODIES

#### a) Voluntary bodies and others

Adra

Age Concern (Cymru)

Amlwch Leisure Centre

Amlwch Library

Barnardo's

British Association for Shooting & Conservation

Butterfly Conservation Wales

Beaumaris Library

Benllech Library

BTCV

CAB Gwynedd a De Môn

Campaign for Dark Skies

Communities First

Communities First - Amlwch

Communities First - Llangefni

Communities First - Maes Hyfryd

Communities First - Morlo

Communities First - Porth y Felin

Council for the Protection of Rural Wales

CTC Gwynedd & Mon

Cyfeillion y Ddaear (Mon & Gwynedd)

Cymdeithas Cynghorau Bro a Thref

Cymdeithas Cynghorau Bro a Thref Cymru

Cymdeithas Pysgota Cefni

David Hughes Leisure Centre

Envirowatch UK

Extinction Rebellion

Friends of the Earth (Mon & Gwynedd)  
 Gofalwn Cymru  
 Greenpeace  
 Grwp Cynefin  
 Gwasanaeth Ieuenctid CSYM  
 H.A.R.T (Residents Association)  
 Home Builders Federation Ltd  
 Holyhead Leisure Centre  
 Keep Wales Tidy  
 Llangefni Library  
 Menai Bridge Heritage Trust  
 Menai Bridge Library  
 Menai Bridge & District Civic Society  
 Mudiad Ffermwyr Ifanc  
 Mudiad Ysgolion Meithrin  
 Môn360  
 National Trust  
 National Women's Alliance Wales  
 North Wales Energy Efficiency Advice Centre  
 North Wales Housing Association  
 North Wales Probation Service  
 North Wales Wildlife Trust  
 Papur Menai  
 PAWB (People Against Wylfa B)  
 Penhesgyn Action Group  
 Plas Arthur Leisure Centre  
 Rail and bus user group  
 Ramblers Association  
 Red Wharf Bay Association  
 Rhosneigr Library  
 RSPB  
 Sports Council for Wales  
 Sustrans  
 Tanc Meddwl Cymuned Môn  
 Tourism Partnership North Wales  
 Town and Community Councils Liaison Forum  
 Trearddur Residents Association  
 Un Llais Cymru  
 Wales Council for Voluntary Action  
 Wales Pre School Play Groups Assoc  
 Wales Tourist Board  
 Wales Pre School Play Groups Assoc

Wildscape  
Y Glorian  
Y Rhwyd  
Ynys Mon Older People's Council  
Yr Arwydd  
Ymgyrch Diogelu Cymru Wledig

b) Bodies representing interests of various racial, ethnic or national groups

BEN (Black Environment Network)  
Chinese Woman Society Wai Kwun  
Digartref Ynys Môn  
Equality and Human Rights Commission  
Gypsy Council  
Intercultural Skills Link  
North Wales Chinese Society  
North Wales Race Equality Network  
Traveller Law Reform Coalition

c) Bodies representing various religious groups

Clebran  
CYTUN  
Inter-Cultural Skills Network  
Wales Orthodox Mission

d) Bodies representing the interest of disabled individuals

Abbey Road Resource Centre  
Agoriad Cyf.  
Alzheimer's Society  
Anheddau Cyf.  
ARC Cymru  
British Heart Foundation  
CAIS – Asiantaeth Cyffuriau ac Alcohol  
Core Disability Group  
Crossroads Caring for Carers  
Disablement Welfare Rights  
Disability Wales  
Disability Rights Commission  
Disabled Persons Transport Advisory Committee  
Fforwm Anableddau Taran Cyf  
Jas Chanay Disablement Welfare Rights  
Macular Degeneration Group  
North Wales Deaf Association



North Wales Society for the Blind  
RNIB Cymru  
RNIB (Royal Nat. Inst. Blind)  
TARAN Disability Forum Ltd  
Y Gamfa (CCET)

e) Bodies representing the interests of those that run a business

Chamber of Trade  
Chamber of Commerce  
Chartered Institute of Building – North Wales Centre  
Farmers Union of Wales  
Federation of Small Business  
HBF – Home Builders Federation  
Menter Môn  
National Farmers Union  
National Farmers Union - Ynys Môn

f) Bodies representing the interests of Welsh culture

Bwrdd yr Iaith Gymraeg  
Comisiynydd y Gymraeg  
Cymdeithas yr Iaith  
Cyngor Cefn Gwlad  
Ffederasiwn Ffermwyr Ifanc  
Fforwm Iaith Ynys Môn  
Hunaiaith  
Llaingoch Heritage Committee  
Menter Môn  
Merched y Wawr  
Papurau Bro  
Urdd Gobaith Cymru

g) Groups that represent gay, lesbians and bisexuals

Stonewall

SPECIFIC CONSULTATION BODIES

Government Bodies  
Cadw  
Home Office  
Ministry of Defence  
Natural Resources Wales  
Network Rail  
Secretary of State for Transport

Secretary of State for Wales  
The Coal Authority  
Trade and Industry Department of the UK Government  
Transport Department of the UK Government  
Welsh Government  
Adjoining Local Authorities  
Cyngor Gwynedd

City/ Community/ Town Councils within Anglesey

Aberffraw Community Council  
Amlwch Town Council  
Beaumaris Town Council  
Bodedern Community Council  
Bodffordd Community Council  
Bodorgan Community Council  
Bryngwran Community Council  
Cwm Cadnant Community Council  
Cylch-y-Garn Community Council  
Holyhead Town Council  
Llanbadrig Community Council  
Llanddaniel Fab Community Council  
Llanddona Community Council  
Llanddyfnan Community Council  
Llaneilian Community Council  
Llanerchymedd Community Council  
Llaneugrad Community Council  
Llanfachraeth Community Council  
Llanfaelog Community Council  
Llanfaethlu Community Council  
Llanfair Mathafarn Eithaf Community Council  
Llanfair yn Neubwll Community Council  
Llanfairpwll Community Council  
Llanfihangellesceifiog Community Council  
Llangefni Town Council  
Llangoed and Penmon Community Council  
Llangristiolus Community Council  
Llanidan Community Council  
Mechell Community Council  
Menai Bridge Town Council  
Moelfre Community Council  
Penmynydd and Star Community Council  
Pentraeth Community Council

Rhoscolyn Community Council  
 Rhosybol Community Council  
 Rhosyr Community Council  
 Trearddur Community Council  
 Tref Alaw Community Council  
 Trewalchmai Community Council  
 Valley Community Council

Infrastructure Providers and Electronic Communications

Betsi Cadwaladr University Local Health Board  
 British Telecommunications plc  
 Dŵr Cymru / Welsh Water  
 Mobile Operators Association  
 National Gas Transmission  
 National Grid  
 Scottish Power  
 SP Energy Networks & Wales and West Utilities

Membership of Key Stakeholders Group

Anglesey AONB Joint Consultative Committee  
 Area Regeneration Officers Anglesey  
 Betsi Cadwaladr University Health Board  
 Children and Young People's Partnerships Gwynedd & Anglesey  
 Coleg Menai  
 Community First Gwynedd & Anglesey  
 Community Safety Partnerships Gwynedd & Anglesey  
 Natural Resources Wales  
 Economic Regeneration Partnership Anglesey  
 Environmental Forum Gwynedd & Anglesey  
 Health, Care and Wellbeing Partnerships Gwynedd & Anglesey  
 Housing Partnerships Anglesey and Gwynedd  
 Job Centre Plus  
 Local Access Forum  
 Medrwn Môn  
 North Wales Fire and Rescue Service  
 North Wales Police  
 One Voice Wales

**Conwy County Borough Council**

Not yet received

## **Denbighshire County Council**

### **Specific Consultation Bodies and UK Government Departments**

Energy infrastructure providers

CADW

Flintshire County Council

Wrexham County Borough Council

Powys County Council

Conwy County Borough Council

Cyngor Gwynedd

Eryri National Park Authority

Department for Business, Energy and Industrial Strategy

Department of Transport

Dŵr Cymru

Home Office

Ministry of Defence

Natural Resources Wales

Network Rail

Conwy and Denbighshire Joint Public Service Board

Betsi Cadwalader University Health Board

Persons owning or controlling electronic apparatus

Secretary of State for functions previously exercised by the Strategic Rail Authority)

City, Town and Community Councils (and neighbouring town and community councils)

see separate list below

Welsh Government all policy areas

### **City, Town and Community Councils – Denbighshire**

Aberwheeler	Dyserth	Llangollen
Betws Gwerfil Goch	Efenechtyd	Llangynhafal
Bodelwyddan	Gwyddelwern	Llanrhaeadr yng Nghinmeirch
Bodfari	Henllan	Llantysilio
Bryneglwys	Llanarmon yn Iâl	Llanynys
Cefn Meiriadog	Llanbedr Dyffryn Clwyd	Nantglyn

Clocaenog	Llandegla	Prestatyn
Corwen	Llandrillo	Rhuddlan
Cyffylliog	Llandyrnog	Rhyl
Cynwyd	Llanelidan	Ruthin
Denbigh	Llanfair Dyffryn Clwyd	St Asaph
Derwen	Llanferres	Trefnant
Tremeirchion	Cwm & Waen	

### Neighbouring Town and Community Councils

Abergele	Llanefydd	Llansantffraid Glyn Ceriog
Cefn	Llanfair TH	Minera
Ceiriog Uchaf	Llanfihangel GM	Nannerch
Cerrigydrudion	Llanfynydd	Nercwys
Cilcain	Llangernyw	Pen y Cae
Glyn Traian	Llangwm	Pentrefoelas
Gwernaffield	Llangynog	Ruabon
Gwernymyndd	Llangywer	Towyn & Kinmel Bay
Llanasa	Llanrhaeadr Ym Mochnant	Treuddyn
Llanderfel	Llansannan	Whitford
		Ysceifiog

### General Consultation Bodies - NB this list is not exhaustive

#### Voluntary bodies benefiting the area:

Denbighshire Voluntary Services Council and the following groups:

Arts Groups

Carers Charities

Childrens Groups

Community Groups

Disability Groups

Education and Training Groups

Environmental Groups  
Faith Groups  
Health Groups  
Heritage and Culture Groups  
Homeless  
Horticultural Groups  
Housing Groups  
Religious Groups  
Residents and Tenant Associations  
Scouts  
Senior Citizens  
Sports and Recreational Clubs  
Village Hall Committees

**Bodies representing the interests of different racial, ethnic or national groups in the area:**

Citizen's Advice Bureau  
Equality and Human Rights Commission  
Travelling Ahead  
The Ethnic Minority Foundation  
National Old Age Pensioners Association Wales

**Bodies which represent the interests of different religious groups in the area:**

Orthodox Christian Church in Wales  
Representative Body of the Church of Wales  
The Catholic Church in England and Wales  
The Methodist Church in Wales  
The Presbyterian Church in Wales  
Hindu Council UK  
Muslim Council of Britain  
Jewish Leadership Council

**Bodies which represent the interests of disabled persons in the area:**

Disability Wales

Disabled Persons Transport Advisory Committee

Mind Cymru

Wales Council for the Blind

Wales Council for the Deaf

Wales Council for Voluntary Action

**Bodies which represent the interests of persons carrying on business in area.**

British Holiday and Home Parks Association

Environmental Services Association

Confederation of British Industry (Wales)

Home Builders Federation

Local and Regional Tourism Associations

Campaign for Real Ale

Country Land & Business Association

Farmers Union Wales

Federation of Small Businesses

Federation of Master Builders

Denbigh and Flint Agricultural Society

National Farmers Union of Wales

Rail Freight Group

Registered Social Landlords

RenewableUK

Wales Rural Forum

**Bodies which represent the interests of Welsh culture in the Denbighshire area.**

Cymuned Cadw

Clwyd/Powys Archaeological Trust

Clwydian Range and Dee Valley AONB Joint Committee and Partnership

Menter Iaith Sir Dinbych

Wales Rural Forum

**Other Consultees - NB this list is not exhaustive**

Airport Operators

British Aggregates Association

British Geological Survey  
 Canal and River Trust, canal owners and navigation authorities  
 Centre for Ecology and Hydrology  
 Chambers of Commerce, local CBI, local Business Associations and local branches of Institute of Directors  
 Civil Aviation Authority  
 Coal Authority  
 Community Housing Cymru  
 Country Land and Business Association  
 Crown Estate Office  
 Design Commission for Wales  
 Disability Wales  
 Disability Rights Commission  
 Disabled Persons Transport Advisory Committee  
 Electricity, Gas and Telecommunications Companies and the National Grid Company  
 Environmental groups at national and regional level  
 Environmental Services Agency (Waste)  
 Equality and Human Rights Commission  
 Farmers Union Wales  
 Federation of Small Businesses  
 Fields in Trust  
 Fire and Rescue Services  
 Forestry Commission Wales  
 Freight Transport Association  
 Gypsy Council  
 Health and Safety Executive (HSE)  
 Home Builders Federation  
 Local community, conservation and amenity groups, including Wildlife Trusts Groups/Civic Societies  
 Local transport operators  
 National Farmers Union of Wales  
 One Voice Wales  
 Planning Aid Wales  
 Police Architectural Liaison Officers  
 Port Operators



Post Office Property Holdings  
Professional Bodies not specifically listed (e.g. Royal Institution of Chartered Surveyors  
Wales, Royal Town Planning Institute in Wales, Chartered Institute of Housing Cymru,  
Institution of Civil Engineers, Chartered Institution of Waste Management)  
Public Health Wales  
Minerals Products Association  
Rail Freight Group  
Ramblers Association  
Residents Associations  
Sports Wales  
Train Operating Companies  
Wales Council for Voluntary Action  
Water Companies  
Welsh Environmental Services Association (representing waste industry)  
Welsh Language Commissioner

### **Flintshire County Council**

#### **B2 Specific Consultation Bodies**

Welsh Government  
Natural Resources Wales  
Secretary of State for Wales  
Planning Inspectorate  
Adjoining Local Authorities  
Denbighshire County Council  
Wrexham County Borough Council  
Cheshire West and Chester  
Wirral MBC

#### **Flintshire Town & Community Councils**

Argoed Community Council  
Bagillt Community Council  
Broughton & Bretton Community Council  
Brynford Community Council  
Buckley Town Council  
Caerwys Town Council  
Cilcain Community Council  
Connah's Quay Town Council  
Flint Town Council  
Gwernaffield Community Council  
Gwernymynydd Community Council  
Halkyn Community Council  
Hawarden Community Council  
Higher Kinnerton Community Council  
Holywell Town Council  
Hope Community Council  
Leeswood Community Council  
Llanasa Community Council

Llanfynydd Community Council  
Mold Town Council  
Mostyn Community Council  
Nannerch Community Council  
Nercwys Community Council  
Northop Community Council  
Northop Hall Community Council  
Penyffordd Community Council  
Queensferry Community Council  
Saltney Town Council  
Sealand Community Council  
Shotton Town Council  
Trelawnyd & Gwaenysgor Community Council  
Treuddyn Community Council  
Whitford Community Council  
Ysceifiog Community Council

**Adjoining Town and Community Councils – Denbighshire**

Prestatyn Town Council  
Dyserth Community Council  
Tremeirchion, Cwm & Waen Community Council  
Bodfari Community Council  
Aberwheeler Community Council  
Llandyrnog  
Llangnhaful Community Council  
Llanbedr DC Community Council  
Llanferres Community Council  
Llanarmon yn Iâl Community Council  
Llandegla Community Council

**Adjoining Town and Community Councils – Wrexham**

Rossett Community Council  
Llay Community Council  
Gwersyllt Community Council  
Brymbo Community Council  
Minera Community Council

**Adjoining Parish Councils – Cheshire West and Chester City**

Dodleston & District Parish Council  
Saughall & Shotwick Park Parish Council  
Puddington & District Parish Council  
Neston Town Council

**Telecommunications (electronic communications code – direction under a106(3) Communications Act 2003)**

Mobile UK  
British Telecom  
UK Broadband  
Orange Limited  
O2 plc  
Vodafone Limited  
T Mobile Ltd

Hutchinson 3G UK Ltd  
Airwave Solutions  
EE

**Any person who owns or controls electronic apparatus situated in any part of the authority's area**

North Wales Police  
Welsh Ambulance Service, NHS Trust

Local Health Board  
Betsi Cadwaladr University Health Board

**A person to whom a license has been granted under section 6(1)(b) or (c) of the electricity act 1989**

National Grid  
Scottish Power  
Powersystems UK Ltd  
Deeside Power Development Company

**A person to whom a license has been granted under section 7(2) of the gas act 1986**

British Gas  
National Grid  
United Utilities  
Sewerage / water undertaker  
Welsh Water  
Dee Valley Water plc  
United Utilities

### **B3 UK GOVERNMENT DEPARTMENTS**

Department for Transport  
Department for Business, Enterprise & Regulatory Reform  
Department of Energy & Climate Change  
Home Office  
Ministry of Defence

**B4 General Consultation Bodies Voluntary bodies, some or all of whose activities benefit any part of the authority's area**

Flintshire Access Groups  
Age Concern Cymru  
Barnardo's Cymru  
Bryn Gwalia Communities First  
Campaign for Real Ale  
CAIS Wrexham & Flintshire  
Children in Wales  
The Community Development Foundation Wales  
Community Transport Association  
Council for Wales Voluntary Youth Services  
Flintshire Local Voluntary Council  
Flint Castle Communities First  
Higher Shotton Estate Communities First Holywell  
Neighbourhoods Communities First  
Rural Flintshire Communities First  
Estuary Voluntary Car Scheme

Flintshire Federation of Tenants and residents  
Associations  
Save The Family  
Together Creating Communities  
Unllais North East  
Youth Cymru  
Keep Wales Tidy

**Bodies representing different racial, ethnic or national groups**

Equalities & Human Rights Commission  
Ethnic Minorities Foundation  
Friends, Families & Travellers  
North Wales Race Equality Network  
National Federation of Gypsy Liaison Groups  
Race Council Cymru  
Traveller Law Reform Project  
Irish Travellers Movement in Britain  
Gypsy Association (Council)  
Welsh Refugee Council  
Womens Institute Wales Office

**Bodies representing different religious groups**

Anglican Church in Wales  
The Catholic Church in England and Wales  
Diocese of Wrexham  
Methodist Church in Wales  
Presbyterian Church of Wales  
Quakers  
The Salvation Army  
Churches Together on Deeside

**Bodies representing disabled persons**

Agoriad Cyf  
Alzheimer's Society  
Arthritis Care Wales  
Asthma UK Cymru  
Shine Charity Cymru  
British Heart Foundation  
Clwyd ME Support Group  
Cystic Fibrosis Trust  
Deaf Association Wales  
Deaf Access Cymru  
Disabled Motoring  
Disabled Persons Transport Advisory Committee  
Disability Wales  
Epilepsy Wales  
Equality and Human Rights Commission  
Mencap Cymru  
Flintshire Mind  
Motor Neurone Disease Association  
Multiple Sclerosis Support Centre

Muscular Dystrophy Campaign  
 National Autistic Society  
 Royal National Institute for the Blind Cymru  
 Royal National Institute for the Deaf  
 Sense Cymru  
 Wales Council for the Blind  
 Wales Council for the Deaf  
 Bodies representing persons carrying on business in the area  
 British Holiday & Home Park Association  
 Renewable UK Cymru  
 Business and Professional Women UK Ltd  
 Business in the Community  
 Cadwyn Clwyd  
 Camping and Caravanning Club  
 The Caravan Club  
 Clwydian Range Tourism Group  
 Deeside Industrial Park Business Forum Deeside  
 Enterprise Zone  
 Destination Flintshire Partnership  
 National Caravan Council Ltd  
 Country Land and Business Association Wales  
 Deeside College The National Federation of Self Employed and Small Businesses Ltd  
 Farmers Union of Wales  
 NFU Cymru  
 Finance Wales  
 Flintshire Rural partnership  
 Flintshire Tourism Association  
 Holywell Town Partnership  
 Mold Town Partnership  
 Queensferry Residents and Business Association  
 Road Haulage Association Ltd  
 Wales Co-operative Centre  
 Young Enterprise  
 Young Farmers Wales  
 Bodies Representing Welsh Culture  
 Arts Council for Wales  
 Cadw  
 Welsh Government  
 Cymuned  
 Menter Iaith Sir y Fflint  
 The National Trust for Wales  
 The Theatres Trust  
 Urdd Gobaith Cymru  
 Welsh Historic Gardens Trust  
 Welsh Language Commissioner  
 Airport Operators  
 Airbus UK Ltd  
 Hawarden Air Services  
 General Aviation Awareness Council

Civil Aviation Authority  
 The British Aggregates Association  
 British Astronomical Association  
 British Geological Survey  
 The British Horse Society  
 British Red Cross  
 British Trust for Ornithology  
 British Waterways, Canal Owners and Navigation Authorities  
 Dee Conservancy  
 Strategic Marine Services Ltd  
 The Port of Mostyn  
 Centre for Ecology & Hydrology  
 Chambers of Commerce, local CBI and local branches of Institute of Directors  
 West Cheshire & N Wales Chamber of Commerce  
 Confederation of British Industry Wales  
 Institute of Directors  
 The Coal Authority  
 Confederation of UK Coal Producers (CoalPro)  
 Grosvenor Estate  
 Coed Cymru  
 Confederation of Passenger Transport Countryside  
 Alliance  
 The Crown Estate  
 Cyclists Touring Club National Office  
 Design Commission for Wales  
 Electricity, Gas and Telecommunications companies and National Grid Company  
 See B2 above  
 Environmental Groups at National and Local level  
 The Byways & Bridleways Trust  
 British Trust for Conservation Volunteers  
 Clwyd Badger Group  
 Clwyd Bat Group  
 Clwyd Ornithological Society  
 Clwyd Powys Archaeological Trust  
 Clwydian Range and Dee Valley AONB Joint  
 Advisory Committee  
 Campaign for the Protection of Rural Wales  
 Cheshire Campaign for the Protection of Rural  
 England  
 Dee Estuary Conservation Group  
 Deeside Naturalists Society  
 Groundwork North Wales - Wrexham  
 North East Wales Wildlife  
 North Wales Wildlife Trust  
 Welsh Beekeepers' Association  
 Butterfly Conservation Wales  
 RSPB Cymru  
 UK Rainwater Harvesting Association Woodland  
 Trust Wales (Coed Cadw)

B2 Emergency Services  
 North Wales Police  
 Welsh Ambulance Service  
 Fire and Rescue Services  
 Maritime and Coastguard Agency  
 RNLI  
 North East Wales Search and Rescue  
 North Wales Fire and Rescue Service / Authority  
 Wales Air Ambulance  
 Flintshire Local Access Forum  
 Fields in Trust Cymru  
 Freight Transport Association  
 Girlguiding Cymru (Girlguiding Wales)  
 Scouts Wales  
 Health and Safety Executive Wales  
 Home Builders Federation  
 Housing Associations  
 Wales & West Housing Association  
 Clwyd Alyn Housing Association  
 Pennaf  
 Grŵp Cynefin  
 Local community, conservation and amenity groups, including agenda 21 groups and civic societies  
 British Horse Society  
 Buckley Society  
 Caergwrle Heritage Conservation Society  
 Clwyd Powys Archaeological Trust  
 Envirowatch  
 Flintshire Historical Society  
 Flintshire Federation of Tenants & Residents Associations  
 Greenfield Valley Trust  
 Groundwork North Wales  
 Gwaenysgor Conservation Society  
 Hope & Caergwrle Heritage and Conservation Society  
 Llanasa Conservation Society  
 Mold Civic Society  
 Mostyn History Preservation Society  
 Offas Dyke Association  
 Pantasaph Conservation Group  
 Pennant Group  
 The Royal Commission on the Ancient and Historical Monuments of Wales  
 Fields In Trust Cymru (npfa)  
 Nacro (Crime Reduction Charity)  
 National Society of Allotment and Leisure Gardeners  
 The National Trust

Saltney History Society  
Together Creating Communities  
Wrexham Birkenhead Rail Users Association  
Local Transport Operators  
Arriva plc  
Deeside Shuttle  
Arriva Trains Wales  
Virgin Trains  
First  
Hutchinson Coaches  
National Express  
Oares Coaches  
P&O Lloyd  
Phillips Coaches  
Taith  
Townlynx  
Welsh Community Transport

### **Members of Parliament /Assembly Members / MEP's**

MarkTami MP  
David Hanson MP  
Mandy Jones AM  
Jack Sargeant AM  
Llyr Huws Gruffydd AM  
Mark Isherwood AM  
Hannah Caroline Blythyn AM  
Michelle Margaret Brown AM

### **Flintshire Councillors**

Cllr Mike Allport  
Cllr Bernie Attridge  
Cllr Janet Axworthy  
Cllr Glyn Banks  
Cllr Haydn Bateman  
Cllr Marion Bateman  
Cllr Sean Bibby  
Cllr Chris Bithell  
Cllr Sian Braun  
Cllr Helen Brown  
Cllr Derek Butler  
Cllr Clive Carver  
Cllr Geoff Collett  
Cllr Bob Connah  
Cllr David Cox  
Cllr Paul Cunningham  
Cllr Jean S Davies  
Cllr Rob Davies  
Cllr Ron Davies  
Cllr Adele Davies-Cooke  
Cllr Chris Dolphin



Cllr Rosetta Dolphin  
 Cllr Ian Dunbar  
 Cllr Andy Dunbobbin  
 Cllr Mared Eastwood  
 Cllr Carol Ellis  
 Cllr David Evans  
 Cllr Veronica Gay  
 Cllr George Hardcastle  
 Cllr David Healey  
 Cllr Gladys Healey  
 Cllr Patrick Heesom  
 Cllr Cindy Hinds  
 Cllr Dave Hughes  
 Cllr Kevin Hughes  
 Cllr Ray Hughes  
 Cllr Dennis Hutchinson  
 Cllr Joe Johnson  
 Cllr Paul Johnson  
 Cllr Rita Johnson  
 Cllr Christine Jones  
 Cllr Richard Jones  
 Cllr Tudor Jones  
 Cllr Colin Legg  
 Cllr Brian Lloyd  
 Cllr Richard Lloyd  
 Cllr Mike Lowe  
 Cllr Dave Mackie  
 Cllr Hilary McGuill  
 Cllr Billy Mullin  
 Cllr Ted Palmer  
 Cllr Mike Peers  
 Cllr Michelle Perfect  
 Cllr Vicky Perfect  
 Cllr Neville Phillips  
 Cllr Mike Reece  
 Cllr Ian Roberts  
 Cllr Tony Sharps  
 Cllr Aaron Shotton  
 Cllr Paul Shotton  
 Cllr Ralph Small  
 Cllr Ian Smith  
 Cllr Carolyn Thomas  
 Cllr Owen Thomas  
 Cllr Martin White  
 Cllr David Williams  
 Cllr David Wisinger  
 Cllr Arnold Woolley  
 Cllr Andy Williams  
**Network Rail and Train Operating Companies**

Network Rail  
Arriva Trains Wales  
Wrexham to Birkenhead Rail Users Association  
Virgin Trains

**B5 Other Consultees**

All Flintshire Credit Union Ltd  
Land Access & Recreation Association  
Glyndwr University (NEWI)  
North Wales Energy Efficiency Advice Centre  
CPDA - Eastern Divisional  
One Voice Wales  
Open Spaces Society  
Play Wales  
Post Office Property Holdings  
Professional Bodies / Associations  
Royal Institute Chartered Surveyors  
RTPI Cymru  
Planning Aid Wales  
Chartered Institute of Housing Cymru  
Institution of Civil Engineers Cymru  
Chartered Institute of Waste Management Cymru,  
Royal Society of Architects in Wales  
The Royal Commission on the Ancient and  
Historical Monuments of Wales  
Minerals Products Association  
Rail Freight Group  
Ramblers 'Association Wales  
Royal Mail Properties  
Shelter Cymru  
Soil Association  
Sports Wales  
Sustrans Cymru  
Wales Council for Voluntary Action  
Visit Wales  
Wales Tourism Alliance  
Environmental Services Association NHS  
Wales Shared Services Partnership  
Specialist Estates  
Wales Local Government Association  
WRVS  
Wales Council for Voluntary Action  
Women's Institute NFWI Wales Office  
House builders  
Agents

**Gwynedd County Council**

**Specific Consultation Bodies (Reg 2 LDP)**

### **Government Bodies**

- National Resources Wales
- Welsh Government
- Cadw
- Secretary of State for Wales (UK)
- Secretary of State for Transport (UK)
- Secretary of State Business, Energy and Industrial Strategy (UK)
- The Home Office
- Ministry of Defence

### **Adjoining Local Authorities**

- The Isle of Anglesey County Council
- Eryri National Park Authority
- Denbighshire County Council
- Ceredigion County Council
- Conwy County Borough Council
- Powys County Council

### **City/ Community/ Town Councils Gwynedd (excluding Eryri National Park)**

#### Arfon

Bangor City Council  
 Betws Garmon Community Council  
 Bethesda Community Council  
 Bontnewydd Community Council  
 Caernarfon Town Council  
 Llanberis Community Council  
 Llandwrog Community Council  
 Llanddeiniolen Community Council  
 Llanllechid Community Council  
 Llanllfni Community Council  
 Llanrug Community Council  
 Llanwnda Community Council  
 Pentir Community Council  
 Waunfawr Community Council  
 Y Felinheli Community Council

#### Dwyfor

Aberdaron Community Council  
 Botwnnog Community Council  
 Buan Community Council  
 Clynnog Community Council

Criccieth Town Council  
Dolbenmaen Community Council  
Llanaelhaearn Community Council  
Llanbedrog Community Council  
Llanengan Community Council  
Llannor Community Council  
Llanystumdwy Community Council  
Nefyn Town Council  
Pistyll Community Council  
Porthmadog Town Council  
Pwllheli Town Council

Meirionnydd

Abermaw Town Council  
Arthog Community Council  
Corris Community Council  
Ffestiniog Town Council  
Llandderfel Community Council  
Llanfrothen Community Council  
Llangywer Community Council  
Mawddwy Community Council  
Penrhyndeudraeth Town Council  
Tudweiliog Community Council  
Tywyn Town Council

**City/ Community/ Town Councils that adjoin the Gwynedd Local Planning Authority Area**

Eryri National Park Authority

Abergwyngregyn Community Council  
Aberdyfi Community Council  
Bala Town Council  
Beddgelert Community Council  
Brithdir, Llanfachreth, a Rhydyrnau Community Council  
Bro Machno Community Council  
Bryncrug Community Council  
Cerrigydrudion Community Council  
Dolgellau Town Council  
Dolwyddelan Community Council  
Dyffryn Ardudwy a Thalybont Corris Community Council  
Ganllwyd Community Council  
Harlech Town Council  
Llanbedr Community Council  
Llanegryn Community Council  
Llanelltyd Community Council  
Llanfair Community Council  
Llanfihangel-y-Pennant Community Council

Llangelynnin Community Council  
Llanuwchllyn Community Council  
Llanycil Community Council  
Maentwrog Community Council  
Pennal Community Council  
Talsarnau Community Council  
Trawsfynydd Community Council

The Isle of Anglesey County Council

Beaumaris Town Council  
Cwm Cadnant Community Council  
Llanddaniel Community Council  
Llanfairpwll Community Council  
Llangoed Community Council  
Llanidan Community Council  
Menai Bridge Town Council  
Rhosyr Community Council

Conwy County Borough Council

Llangwm Community Council  
Llanfairfechan Community Council

Denbighshire County Council

Llandrillo Community Council  
Cynwyd Community Council  
Corwen Community Council

Powys County Council

Glantwymyn Community Council

**Health, Infrastructure and Electronic Communications Providers**

Betsi Cadwaladr University Health Board  
Welsh Water  
National Grid  
Scottish Power  
SP Energy Networks  
Wales and West Utilities  
British Telecommunications plc  
Mobile Operators Association

**General Consultation Bodies**

**Voluntary bodies and others**

Age Concern (Cymru)  
Barnados  
The Conservation Volunteers Group: TCV  
Council for the Protection of Rural Wales  
Mantell Gwynedd  
Cyfeillion Storiell  
Wales Council for Voluntary Action  
Barmouth Resort Improvement Group  
Bangor Students Union  
Bangor Creadigol  
Mudiad Ysgolion Meithrin  
Bangor Civic Society  
Envirowatch UK  
North West Wales Climate Action  
Greenpeace  
Keep Wales Tidy  
Mudiad Ffermwyr Ifanc  
Hafal  
Shelter Cymru  
Youth Hostel Association  
National Trust  
North Wales Wildlife Trust  
Nest  
The Ramblers Association  
RSPB  
Sports Wales  
Sustrans  
Early Years Wales  
Visit Wales  
Play Wales  
Croeso Menai  
The National Residential Association  
Gwynedd Archeological Trust

**Bodies representing interests of various racial, ethnic or national groups**

North Wales Race Equality Network  
The Traveler Movement  
Friends, Families of Travelers  
Equality and Human Rights Commission  
BEN (Black Environment Network)  
Black Association of Women Step Out (BAWSO)

Diverse Cymru Mental Health and Well Being Hub Service  
Inter-Cultural Skills Network  
Bangor University Afro-Caribbean Society

### **Bodies representing various religious groups**

Bangor Cathedral  
Presbyterian Church of Wales – Henaduriaeth Arfon  
Coleg y Bala  
Congregational Federation Wales  
Bangor Islamic Centre  
Diocese of Bangor  
Baptist Union of Wales  
CYTUN  
British Humanist Association  
Kalpa Bhadra Kadampa Buddhist Centre  
Llandudno and Colwyn Bay Hebrew Congregation  
British Humanist Association  
Hindu Council UK  
Muslim Council of Wales  
Quakers  
The Catholic Church in England and Wales  
The Methodist Church in Wales  
The Presbyterian Church in Wales  
Buddhist Council for Wales  
Sikh Council for Wales

### **Bodies representing the interest of disabled individuals**

Alzheimer's Society  
British Heart Foundation  
Mencap Cymru  
Agoriad Cyf.  
Mind Cymru  
Antur Waunfawr  
British Deaf Association  
NDCS – National Deaf Children's Society  
RNIB Cymru  
Cwmni Seren Ffestiniog Cyf  
Centre for Sign Sight Sound  
Meter Fachwen  
MS Service – Gwynedd/Ynys Môn Group

Fforwm Anableddau Taran Cyf  
 NAS Cymru  
 North Wales Cancer Patients Forum  
 Shine  
 Scope Cwmpas Cymru  
 Sense Cymru  
 Disability Wales  
 SNAP Cymru  
 Wales Epilepsy Support Group  
 Canolfan Felin Fach  
 Arfon Access Group  
 Dwyfor Access Group  
 Meirionnydd Access Group  
 Carers Trust North Wales-Crossroads Care Services  
 Headway Gwynedd  
 Riding for the Disabled Treborth  
 Riding for the Disabled Meirionnydd  
 Versus Arthritis  
 Blind Veterans UK  
 The Abbey Road Centre  
 Epilepsy Cymru  
 Cynnal Gofalwyr Gwynedd  
 Wales Council for Deaf People  
 Dolgellau Hard of Hearing and Luncheon Club  
 Down's Syndrome Association  
 North Wales Society for the Blind - Bangor  
 Anheddau Cyf  
 Deafblind Cymru

### **Bodies representing the interests of those that run a business**

Chamber of Commerce  
 Federation of Small Business  
 Farmers Union of Wales  
 National Farmers Union  
 Tywyn Chamber of Tourism & Commerce  
 Chartered Institute of Building – North Wales Centre  
 HBF – Home Builders Federation  
 Tourism Partnership North Wales

### **Bodies representing the interests of Welsh culture**



Welsh Language Commissioner  
Cymdeithas yr Iaith  
Merched y Wawr  
Urdd Gobaith Cymru  
Urdd Eryri  
Urdd Meirionnydd  
Mudiad Meithrin  
Cymraeg i Blant Gogledd Orllewin  
Undeb Myfyrwyr Cymraeg Bangor (UMCB)  
Dyfodol yr Iaith  
Menter Iaith Bangor  
Ffederasiwn Ffermwyr Ifanc  
Partneriaeth Ogwen  
Dyffryn Nantlle 20:20  
Hunaniaith  
Cylch yr Iaith  
Cymunedoli  
Fforwm Iaith Gwynedd  
**Cyfeillion Llŷn**  
Papirau Bro –  
Blewyn Glas  
Dail Dysynni  
Eco'r Wyddfa  
Goriad  
Llafar Bro  
Llais Ardudwy  
Llais Ogwan  
Llanw Llŷn  
Lleu  
Llygad y Dydd  
Papur Dre  
Pethe Penllyn  
Y Ffynnon  
Yr Wylan

### **Bodies representing social enterprises**

Cymunedoli  
Antur Aelhaearn  
Antur Nantlle  
Antur Stiniog Cyf  
Antur Waunfawr  
Canolfan Ysgrifennu Tŷ Newydd  
Cwmni Bro Ffestiniog  
Cwmni Nod Glas  
Datblygu Egni Gwledig (DEG)

Dref Werdd  
 Galeri, Caernarfon  
 GISDA  
 GwyrddNi  
 Hafod Ceiri  
 Llety Arall  
 Menter Felinheli  
 Menter Iaith Gwynedd  
 Menter Tŷ'n Llan, Llandwrog  
 Menter Y Plu, Llanystumdwy  
 Menter Y Tŵr, Pwllheli  
 Menter y Glan, Pennal  
 O Ddrws i Ddrws  
 Partneriaeth Ogwen  
 Pengwern Cymunedol  
 Prosiectau Cymunedol Aberdyfi  
 Plas Carmel  
 Cwmni Pump Plwy Penllyn  
 Seren  
 Sylfaen Cymunedol  
 Menter yr Eagles  
 Tafarn yr Heliwr  
 Ymddiriedolaeth Ynys Enlli  
 Ynni Cymunedol Cymru  
 Ynni Llŷn  
 Yr Orsaf, Penygroes

**Groups that represent LGBTQ+**

Stonewall  
 Unique Transgender Support Network  
 Wipe out Transphobia  
 MESMAC North Wales  
 Rustic Rainbow

**Specific Consultation Bodies**

**Other interested parties**

Housing Associations that operate within the LPA:

- Grwp Cynefin
- Adra
- Clwyd Alun
- North Wales Housing

North Wales Probation Service  
 North Wales Police  
 North Wales Fire and Rescue  
 Grŵp Llandrillo Menai

**Eryri National Park Authority**  
**Specific Consultation Bodies**

The Welsh Government  
The Planning Inspectorate  
Natural Resources Wales  
Cadw  
Network Rail Infrastructure Limited  
Secretary of State for Transport

**Adjacent Local Planning Authorities**

Cyngor Gwynedd  
Conwy Council  
Ceredigion Council  
Powys Council  
Denbighshire Council

**Community and Town Councils**

**Any person to whom the electronic communications code applies**

CTIL (on behalf of Vodafone and telephonica)  
MBNL (EE and Three)  
BT

**Any Person who own or controls electronic apparatus**

Arqiva

**Local Health Board**

Betsi Cadwaladr  
Public Health Wales

**Electricity**

SP energy Networks & Wales and West Utilities  
National Grid

**Gas**

British Gas

**Sewerage Undertaker**

Welsh Water  
United utilities

**Water Undertaker**

Welsh Water  
Severn Trent Water

**UK Government Departments**

Department for Climate and Energy Change

MOD

### **General Consultation Bodies**

#### **Voluntary bodies, some or all of whose activities benefit any part of the Authority's area**

Snowdonia Society  
Campaign for the protection of rural Wales  
Cymdeithas Edward Llwyd  
Fforwm Eryri

#### **Equality groups including racial, ethnic or national groups**

Equality and Human Rights Commission  
North Wales Regional Equality Network  
Stonewall

#### **Different Religious groups**

Bangor Islamic Centre  
Wales Orthodox Mission  
Cytun

#### **Bodies which represent the interest of Disabled People**

Meirionnydd Access Group  
Arfon Action Group  
Dwyfor Access Group  
Conwy County Voluntary  
Deaf Association North Wales  
North Wales Society for the Blind  
Disability Wales  
Equality and Human Rights Commission

#### **Groups which represent the interest of Elderly people**

Age Cymru  
Age Concern Gwynedd a Mon  
Age Concern North Wales Central

#### **Bodies which represent the interests of persons carrying on Business in the park**

Gwynedd Economy and Regeneration  
Conwy Regeneration service  
Federation of Small Businesses  
Menter Mon  
North Wales Business Club  
CLA Cymru

#### **Bodies which represent the interests of Welsh Culture**

Welsh Language Commission  
Cymdeithas yr Iaith  
Menter Iaith Conwy  
Hunaniaith

Urdd Gobaith Cymru  
Dyfodol i'r Iaith  
Cylch yr Iaith

**Voluntary groups in the area**

Mantell Gwynedd  
Wales Council for Voluntary Action  
Conwy Voluntary Services Council  
Shelter Cymru  
Talsarn Community first Partnership area

**Local Members of Parliament and Welsh Assembly Members**

**Others**

National Trust  
National Farmers Union  
Farmers Union Wales  
Visit Wales  
Council for National Parks  
Home Builders Federation  
Sports Council for Wales  
One Voice Wales  
North Wales Mountain Rescue Association  
Cwmpas

**Other consultees identified**

**Access, Recreation and user groups**

- Snowdonia Access Fora (Northern and Southern)
- British Mountaineering Council
- Snowdonia mountain user groups
- Plas y Brenin
- Ramblers Association
- Cyclist Touring Club
- Fields in Trust
- Snowdonia Active
- The Outdoor Partnership

**Public Services**

- North Wales Police
- Fire services

**Wildlife and landscape conservation**

- North Wales Wildlife Trust
- Royal Society for the Protection of Birds
- Woodland Trust
- British Trust for Conservation Volunteers
- Cymdeithas Ted Breeze
- John Muir Trust

**Tourism**

- Small serviced Accommodation Forum for Wales

- Association of Welsh agents
- Wales Tourism Alliance
- Mid Wales Tourism
- North Wales Tourism
- British Holiday and Home Parks Association Ltd
- Betws y Coed, Beddgelert and other District Tourism Associations
- Caravan and Camping Club
- Operators of tourist railway lines in North Wales
- The Caravan Club
- National Caravan Council

#### **Cultural Heritage**

- Arts Council for Wales
- Yr Academi Gymreig
- Conwy Valley Civic Society
- Merched y Wawr
- Cymdeithas Eisteddfodau Cymru
- Cymdeithas Llafar Gwlad
- Cyfeillion Tan y Bwlch
- Cymdeithas Hanes Amaethyddiaeth
- Gwynedd Archaeological Trust
- Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau

#### **Agriculture and forestry**

- Royal Forestry Society
- Coed Cymru
- Fountain Forestry
- Flintshire/Scottish Woodlands
- Pryor & Rickett Silviculture Pryor and Ricketts Silviculture

#### **Education**

- Local primary and Secondary Schools
- Local Colleges of further education

#### **Business**

- North Wales Economic Ambition Board
- Cwmni Egino

#### **Housing Local Partnerships**

- North Wales Rural Housing Enabler Service
- Grwp Cynefin
- North Wales Housing
- Adra
- Cartrefi Conwy
- Clwyd Alun
- The Gypsy Council

#### **Local partnerships**

- Partneriaeth Dolgellau / Treftadaeth Dolgellau

#### **Community and Voluntary groups**

- Local Community Groups such as
  - o Dolan
  - o Partneriaeth Ogwen
  - o Cwmni Cymunedol Bro-Ffestiniog
  - o Antur Nantlle Cyf

- o Antur Waunfawr
- o Hwb Penmachno

**Sustainable development**

- Centre for Alternative Technology
- Ecodyfi
- WRAP
- Conwy Cynhaliol

**National Park Authority**

- SNPA managers and sections heads

**Energy**

- NDA
- Magnox

**Public Transport**

- Arriva
- Trafnidiaeth Cymru

**Land Owners**

- Country Landowners Association
- Crown Estate Commissioners

**Others**

- Design Commission for Wales
- Health and Safety Executive
- Post Office Property Holdings
- Young Farmers
- Mosaic
- North Wales Chinese Society

**Appendix 1: Key stakeholders**

**Specific Consultation Bodies**

The Welsh Government  
The Planning Inspectorate  
Natural Resources Wales  
Cadw  
Network Rail Infrastructure Limited  
Secretary of State for Transport

**Adjacent Local Planning Authorities**

Cyngor Gwynedd  
Conwy Council  
Ceredigion Council  
Powys Council  
Denbighshire Council

**Community and Town Councils**

**Any person to whom the electronic communications code applies**

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Menter Iaith Conwy  
Hunaniaith  
Urdd Gobaith Cymru  
Dyfodol i'r Iaith  
Cylch yr Iaith

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Wales Council for Voluntary Action  
Conwy Voluntary Services Council  
Shelter Cymru  
Talsarn Community first Partnership area

**Local Members of Parliament and Welsh Assembly Members**

**Others**

National Trust  
National Farmers Union  
Farmers Union Wales  
Visit Wales  
Council for National Parks  
Home Builders Federation  
Sports Council for Wales  
One Voice Wales  
North Wales Mountain Rescue Association

Cwmpas

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- Plas y Brenin
- Ramblers Association
- Cyclist Touring Club
- Fields in Trust
- Snowdonia Active
- The Outdoor Partnership

**Public Services**

- North Wales Police
- Fire services

**Wildlife and landscape conservation**

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- Woodland Trust
- British Trust for Conservation Volunteers
- Cymdeithas Ted Breeze
- John Muir Trust

**Tourism**

- Small serviced Accommodation Forum for Wales
- Association of Welsh agents
- Wales Tourism Alliance
- Mid Wales Tourism
- North Wales Tourism
- British Holiday and Home Parks Association Ltd
- Betws y Coed, Beddgelert and other District Tourism Associations
- Caravan and Camping Club
- Operators of tourist railway lines in North Wales
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- Merched y Wawr
- Cymdeithas Eisteddfodau Cymru
- Cymdeithas Llafar Gwlad
- Cyfeillion Tan y Bwlch
- Cymdeithas Hanes Amaethyddiaeth
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- Coed Cymru
- Fountain Forestry
- Flintshire/Scottish Woodlands
- Pryor & Rickett Silviculture Pryor and Ricketts Siviculture

**Education**

- Local primary and Secondary Schools
- Local Colleges of further education

**Business**

- North Wales Economic Ambition Board
- Cwmni Eginio

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- North Wales Rural Housing Enabler Service
- Grwp Cynefin
- North Wales Housing
- Adra
- Cartrefi Conwy
- Clwyd Alun
- The Gypsy Council

**Local partnerships**

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**Community and Voluntary groups**

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  - Partneriaeth Ogwen
  - Cwmni Cymunedol Bro-Ffestiniog
  - Antur Nantlle Cyf
  - Antur Waunfawr
  - Hwb Penmachno

**Sustainable development**

- Centre for Alternative Technology
- Ecodyfi
- WRAP
- Conwy Cynhaliol

**National Park Authority**

- SNPA managers and sections heads

**Energy**

- NDA
- Magnox

**Public Transport**

- Arriva
- Trafnidiaeth Cymru

**Land Owners**

- Country Landowners Association
- Crown Estate Commissioners

**Others**

- Design Commission for Wales
- Health and Safety Executive
- Post Office Property Holdings
- Young Farmers
- Mosaic
- North Wales Chinese Society

### **Wrexham County Borough Council**

The group headings and membership contained below are reflective of the advice contained within Annex A of LDP Wales (2005).

Membership of these groups will be updated during the plan making process as appropriate.

B1 – Other consultees determined by LPA

Agents and Consultants

Assembly Member and Member of Parliament

House builders

Developers

Housing Associations

Local Members

Wrexham CBC Officers

Members of the General Public

Other organisations/businesses

B2 – Specific Consultation Bodies

Wrexham Community Councils

Adjoining Community Councils

Adjoining LPA

Welsh Government Officers

Natural Resources Wales

Local Health Board

Network Rail

Utilities and Statutory undertakers

B3 – UK Government Departments

B4 – General Consultation Bodies

Local Voluntary Bodies

Racial & Ethnic Bodies

Religious Bodies

Business Bodies

Disabled Interest Bodies

Welsh Cultural Bodies

B5 – Other Consultees

Local Community, Conservation & Amenity Groups

Environmental Groups

Fire and Rescue Services

B5 Local Transport Operators

B5 Professional Bodies

Other National/Local Organisations

## Appendix 2

### Stakeholder panels and other Local partnerships and Forums

#### 1. External Key Stakeholder Panel

The external key stakeholder panel comprises representatives drawn from the public, private and voluntary sectors with a comprehensive range of interests, including reps from:-

Wrexham Local Service Board

CCW

Environment Agency

Home Builders Federation

Housing associations

Developers and agents active in the area

Business Community

Statutory undertakers

Association of Voluntary Organisations in Wrexham

Environmental groups

#### 2. Local Partnerships and Forums

Wrexham Town and Community Council Forum

Housing and Developers Forum

Wrexham Housing Alliance

Wrexham County Borough over 50's Forum

Senedd Yr Ifanc - The Youth Parliament

Gypsy and Traveller Multi Agency Forum

Association of Voluntary Organisations in Wrexham (AVOW)

Wrexham Local Service Board

Reshaping Services Equality Group

Adjoining authorities cross-border working party

Wrexham Town Centre Forum

### Local Government Principal Offices

Local Authority	Address
North Wales Corporate Joint Committee	Sarn Mynach, Llandudno Junction LL31 9RZ
Flintshire County Council	County Hall, Ty Dewi Sant, Ewloe, Flintshire CH5 3FF
Wrexham County Borough Council	The Guildhall, Wrexham LL11 1AY
Denbighshire County Council	County Hall, Ruthin, Denbighshire LL15 1YN
Conwy County Borough Council	Coed Pella, Conwy Road, Colwyn Bay, LL29 7AZ
Cyngor Gwynedd	Cyngor Gwynedd, Shirehall Street, Caernarfon, LL55 1SH
Isle of Anglesey County Council	Council Offices, Llangefni LL77 7TW
Eryri National Park Authority	National Park Office, Penrhyndeudraeth, Gwynedd, LL48 6LF

## North Wales Strategic Development Plan – Summary of Stakeholder involvement in the SDP

### Stage 1: Delivery Agreement (Timetable & Community Involvement Scheme)

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Seek authorisation from CJC to prepare the DA	To seek approval from the CJC to prepare and publish the draft DA for consultation	Jan 2025	<ul style="list-style-type: none"> <li>CJC Members</li> </ul>	<ul style="list-style-type: none"> <li>CJC Meeting</li> </ul>	<ul style="list-style-type: none"> <li><b>Formal Political Reporting:</b> Formal report to CJC to update on progress with SDP and seek approval to prepare and publish the draft DA for consultation.</li> </ul>
Prepare draft DA & informally consult with/involve specific consultation bodies on the scope and content (Regs 7, 8, 9)	<p>The DA is a public statement that contains the Community Involvement Scheme (CIS) setting out how and when stakeholders and the community can become involved in the plan making process and a Timetable for preparing the SDP.</p> <p>To informally seek the views of specific consultation bodies on the content of the draft DA.</p>	Apr-May 2025	<ul style="list-style-type: none"> <li>CJC Members</li> <li>General and specific Consultation Bodies</li> </ul>	<ul style="list-style-type: none"> <li>Planning Sub-Committee (PSC)</li> <li>Focused dialogue with General &amp; Specific Consultation Bodies</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Planning Sub-Committee (PSC)</li> </ul>
Revise DA (if considered necessary)	Update the draft DA to reflect the views if General and Specific Consultation Bodies and other stakeholders (where relevant)	Jun 2025	<ul style="list-style-type: none"> <li>CJC Members</li> <li>General and specific Consultation Bodies</li> </ul>	<ul style="list-style-type: none"> <li>Focused dialogue with General &amp; Specific Consultation Bodies and other</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Planning Sub-Committee (PSC)</li> </ul>

			<ul style="list-style-type: none"> <li>Other interested stakeholders including members of the public</li> </ul>	interested stakeholders	
<b>Consultation on draft DA and CIS (6 weeks) Reg 11(2)</b>	To seek the views of consultation bodies on the draft DA	Jun-July 2025	<ul style="list-style-type: none"> <li>CJC Members</li> <li>Specific Consultation Bodies</li> </ul>	<ul style="list-style-type: none"> <li>Planning Sub-Committee (PSC)</li> <li>Focused dialogue with General &amp; Specific Consultation Bodies</li> <li>Draft DA published on CJC website</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Planning Sub-Committee (PSC)</li> </ul>
<b>DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)</b>	DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)	September 2025	<ul style="list-style-type: none"> <li>CJC Members</li> </ul>	<ul style="list-style-type: none"> <li>Formal Report to CJC</li> </ul>	<ul style="list-style-type: none"> <li><b>Formal Political Reporting:</b> Formal report to the CJC seeking adoption of the DA</li> </ul>
<b>Submission of final DA to Welsh Government for agreement</b>	To seek Welsh Government's formal agreement that the DA is robust, realistic, and covers the main plan preparation requirements	Mar 2026	<ul style="list-style-type: none"> <li>CJC Members</li> <li>Welsh Government</li> </ul>	<ul style="list-style-type: none"> <li>Formal Submission to Welsh Government</li> </ul>	<ul style="list-style-type: none"> <li>Update provided to the Planning Sub-Committee (PSC)</li> </ul>
<b>Publish the approved DA with copies made available for inspection at the Principal Office(s)</b>	To comply with regulation 12 and inform stakeholders of the adoption of the DA timetable and CIS	As soon as practical following	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Copies made available for Inspection at the Principal</li> </ul>	Update provided to the Planning Sub-Committee (PSC)



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of the CJC and on its website in accordance with SDP Regulation 12		agreement by WAG		<p>Office(s) of the CJC and on its website in accordance with SDP Regulation 12</p> <ul style="list-style-type: none"> <li>• Copies made available at all Local Authority principal offices</li> <li>• Interested stakeholders notified by email or letter.</li> </ul>	
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## Stage 2: Pre-Deposit Preparation and Involvement

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<b>Existing LDP/RLDP evidence base review</b>	To consider the content and evidence base of adopted/emerging LDPs within the region. The CJC will need to take account of current LDPs and then consider in parallel, the long-term direction for the SDP until the end of the plan period (20-25 years).	Nov 2025 – Jul 2026	<ul style="list-style-type: none"> <li>• CJC</li> <li>• LPAs</li> <li>• General &amp; Specific Consultation Bodies</li> <li>• Consultants (where necessary)</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Planning Sub-Committee (SPSC) working group.</li> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Planning Sub-Committee (SPSC) working group.</li> </ul>
<b>Prepare the evidence base (continuous process)</b>	To prepare a sound and proportionate evidence base to support the preparation of the SDP.	Nov 2025 (continuous process)	<ul style="list-style-type: none"> <li>• CJC</li> <li>• General &amp; Specific Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Planning Sub-Committee (SPSC) working group.</li> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Planning Sub-Committee (SPSC) working group.</li> </ul>
<b>Prepare the ISA scoping Report: establish the baseline and set the ISA framework, scope and objectives</b>	To set the context, establish the baseline and decide on the ISA scope and objectives. This includes a review of relevant plans, programmes and policies.	Nov 2025	<ul style="list-style-type: none"> <li>• CJC</li> <li>• LPAs</li> <li>• General &amp; Specific Consultation Bodies</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Planning Sub-Committee (SPSC) working group.</li> <li>• Focused dialogue with General &amp; Specific</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Planning Sub-Committee (SPSC) working group.</li> <li>• Updates provided to the Strategic Planning Sub</li> </ul>

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			<ul style="list-style-type: none"> <li>Consultants (where necessary)</li> </ul>	Consultation Bodies.	Committee (SPSC) working group.
<b>Targeted consultation on draft ISA Scoping Report (5 weeks consultation)</b>	To gain views on the evidence base, sustainability issues identified and SA objectives to ensure the likely significant effects of the plan are identified.	Jul 2026	<ul style="list-style-type: none"> <li>CJC</li> <li>General &amp; Specific Consultation Bodies</li> <li>Consultants (where necessary)</li> </ul> <p>Other key stakeholders</p>	<ul style="list-style-type: none"> <li>Strategic Planning Sub-Committee (SPSC) working group.</li> <li>Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Strategic Planning Sub Committee (SPSC) working group.</li> </ul>
<b>Call for candidate Strategic Locations and Sites Consultation (8 weeks)</b>	This stage enables all parties to submit potential sites and wider strategic locations (areas of search) for inclusion in the plan. It will assist the CJC to identify potential development sites and inform the SDP Spatial Strategy in consultation with the Specific Consultation Bodies.	Aug-Sep 2026	<ul style="list-style-type: none"> <li>CJC</li> <li>Specific Consultation Bodies</li> <li>Other key stakeholders</li> <li>Development industry</li> <li>landowners</li> </ul>	<p>Notification by email</p> <ul style="list-style-type: none"> <li>Website NA</li> </ul>	NA
<b>Prepare and Publish Candidate Strategic Locations and Sites Register</b>		Oct-Dec 2026	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Notification by email</li> <li>Updates provided on website</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Strategic Planning Sub Committee (SPSC) working group.</li> </ul>
<b>Identification of Key Issues, Drivers for</b>	To identify the key issues and drivers of change that will	Nov 2025 – Jul 2026	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Strategic Planning Sub-</li> </ul>	<ul style="list-style-type: none"> <li>Updates provided to the Strategic Planning Sub</li> </ul>

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<b>Change and a vision for the region</b>	enable a comprehensive and shared vision for the region to be developed, that looks ahead to the longer-term and concludes what the region should look like in response to the issues it is seeking to address		<ul style="list-style-type: none"> <li>• Specific Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> </ul>	<p>Committee (SPSC) working group.</p> <ul style="list-style-type: none"> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	Committee (SPSC) working group.
<b>Identification and assessment of options (growth levels and spatial distribution) with SA/SEA input</b>	Identify and test growth and spatial strategy options.	Nov 2025 – Jul 2026	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Planning Sub-Committee (SPSC) working group. Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Planning Sub-Committee (SPSC) working group.</li> </ul>
<b>Undertake initial filter of Strategic Locations and Sites</b>	To determine which sites fit with the spatial strategy.	Oct – Dec 2026	<ul style="list-style-type: none"> <li>• CJC</li> </ul>	NA	NA
<b>Undertake detailed assessment of Strategic Locations and Sites</b>	To determine which sites fit with the spatial strategy.	Jan 2027 – Mar 2028	<ul style="list-style-type: none"> <li>• CJC</li> </ul>	NA	NA

## Stage 3: Preferred Strategy Preparation and Public Consultation

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<b>Preparation of Preferred Strategy, SA/SEA/HRA and wider evidence base</b>	The Preferred Strategy is the first statutory consultation stage in the SDP preparation process and will be subject to a public consultation for a minimum of 6 weeks. It sets out the broad approach to the scale and location of growth and ensures development is planned for in a sustainable manner.	Aug 2026 – Sep 2027	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific &amp; General Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> </ul>	Strategic Development Sub-Committee (SDSC) working group. • Focused dialogue with General & Specific Consultation Bodies.	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Development Sub Committee (SDSC) working group.</li> </ul>
<b>Consultation on Preferred Strategy &amp; Initial ISA Report (6 weeks consultation)</b>  (SDP Regulations 17, 18 & 19)	To seek the views of all stakeholders on the content of the Pre-Deposit Proposals & ISA.	Oct – Nov 2027	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific &amp; General Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• Preferred Strategy and ISA Report published on website</li> <li>• Virtual consultation events</li> <li>• Engagement sessions</li> <li>• Focused stakeholder meetings</li> <li>• Notification via email or letter to Specific &amp; General</li> </ul>	<b>Formal Political Reporting: formal report to the CJC seeking approval to publish the Prepare Pre-Deposit Proposals &amp; ISA (Preferred Strategy).</b>

				Consultation Bodies and stakeholders registered on the SDP consultation database.	
<b>Analyse representations and prepare Initial Consultation Report</b>  <b>(SDP Regulation 20(a))</b>	To summarise the representations made at Preferred Strategy and how the CJC has taken them into account.	<b>Dec 2027 – Mar 2028</b>	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Publish the Pre-Deposit Proposals &amp; SA (Preferred Strategy) Consultation Report on the CJC webpage.</li> <li>Notify Specific &amp; General Consultation Bodies and other key stakeholders via email or letter.</li> </ul>	<ul style="list-style-type: none"> <li>Update Strategic Development Sub-Committee (SDSC) on the publication of the Pre-Deposit Proposals &amp; SA (Preferred Strategy) Consultation Report.</li> </ul>

## Stage 4: Deposit Plan and Public Consultation

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<b>Prepare Deposit Plan and Statement of Deposit Matters, update SA/SEA/HRA and finalise the supporting evidence base</b>	To prepare the Deposit Plan that the CJC considers 'sound' and intends to submit for examination following consultation and can be adopted.	<b>Apr 2028 – Feb 2029</b>	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific &amp; General Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> <li>• Development industry</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Development Sub-Committee (SDSC) working group.</li> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> <li>• Focused dialogue with the development industry</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Development Sub Committee (SDSC) working group.</li> </ul>
<b>Consultation on Deposit Plan, ISA Report and HRA (6 weeks consultation) SDP Regulations 20, 21 and 22</b>	To seek the views of all stakeholders on the content of the Deposit Documents & ISA.	<b>Mar – Apr 2029</b>	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific &amp; General Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• Deposit Plan and ISA Report published on website</li> <li>• Virtual consultation events</li> <li>• Engagement sessions</li> <li>• Focused stakeholder meetings</li> <li>• Notification via email or letter to</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Formal Political Reporting: Formal committee report to CJC seeking approval to publish the Deposit Documents and ISA for consultation.</b></li> </ul>

				Specific & General Consultation Bodies and other key stakeholders.	
<b>Consider representations and prepare Consultation Report</b>	To summarise the representations made at Deposit Plan Consultation and how the CJC has taken them into account.	Mar – Aug 2029	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific &amp; General Consultation Bodies</li> <li>• Consultants (where necessary)</li> <li>• Other key stakeholders</li> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Development Sub-Committee (SDSC) working group.</li> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> <li>• Focused dialogue with the development industry</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Formal Political Reporting: Formal committee report to CJC presenting the findings of the Deposit Plan Consultation Report.</b></li> <li>• <b>Hard copy of representations placed in CJC Offices and copies available on website.</b></li> </ul>
<b>Finalise Deposit Plan Documents and Statements of Common Grounds on key issues</b>	Update and finalise the evidence base, including Statements of Common Ground on key issues and sites. This will ensure there are not any gaps in the plan and its evidence base. This also provides an opportunity to ensure conformity and consistency with Future Wales and PPW.	May – Dec 2029	<ul style="list-style-type: none"> <li>• CJC</li> <li>• Specific Consultation Bodies</li> <li>• Consultants (where necessary)</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Planning Sub-Committee (SPSC) working group.</li> <li>• Focused dialogue with General &amp; Specific Consultation Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Planning Sub Committee (SPSC) working group.</li> </ul>



### Stage 5: Submission

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Submission of SDP and associated Documents to Welsh Government and Planning and Environment Decisions Wales for Examination in Public (EIP) (Regulation 23)	Seek CJC approval to submit the Deposit Documents for Examination in Public (EIP).	Jan 2030	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Formal Report to CJC</li> </ul>	<ul style="list-style-type: none"> <li><b>Formal Political Reporting: formal committee report to the CJC seeking approval to submit the Deposit Plan Documents for Examination in Public.</b></li> </ul>

## INDICATIVE

### Stage 6: Examination

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<b>Pre-Hearing Meeting (if required)</b>	Hearing Meeting (PHM) is necessary (e.g. if there are substantial numbers of representors and / or parties are unfamiliar with the process). If a PHM is necessary, a date is set and the CJC advertises it, giving at least 4 weeks' notice To advise on examination procedures and format.	Not Known	<ul style="list-style-type: none"> <li>• CJC</li> <li>• PEDW</li> <li>• Any stakeholder registered on the consultation database</li> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• Notification by email to all stakeholders registered on the database.</li> <li>• Notification on Website</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Development Sub Committee (SDSC) working group.</li> </ul>
<b>Independent Examination (Regulation 24)</b>	The appointed Inspector will carry out an independent assessment of the overall soundness of the plan and to ensure that it satisfies the statutory requirements for its preparation. The Inspector's role is not to improve the Plan but to make recommendations to ensure it is sound. This means dealing with the matters and issues which go to the heart of the Plan and not getting involved with the details of individual policies and	May – Jun 2030	For those who made Deposit Representations arrangements for public participation in the examination process will be advertised nearer the time (at least 6 weeks before the opening of the examination).	<ul style="list-style-type: none"> <li>• Hearing Sessions</li> <li>• Written submission</li> </ul>	<ul style="list-style-type: none"> <li>• All information will be made available on the examination website and library.</li> </ul>

	allocations unless this is necessary to conclude on the Plan's soundness. Provided they do not fall foul of the soundness tests, Inspectors will not concern themselves with minor drafting or typographical errors.				
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### Stage 7: Inspector's Report

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<b>Publication of final Inspector's Report (Regulation 25)</b>	The Inspector will publish a report outlining the examination's findings, together with any changes to the Deposit Plan and reasons for those recommendations. The Inspector's decisions will be binding upon the Council.	Feb 2031	<ul style="list-style-type: none"> <li>• PEDW</li> <li>• CJC</li> <li>• WAG</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Development Sub-Committee (SDSC) working group.</li> <li>• CJC</li> <li>• SDP consultation database</li> </ul>	<ul style="list-style-type: none"> <li>• Updates provided to the Strategic Development Sub Committee (SDSC) working group.</li> </ul>

## Stage 8: Adoption

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
<p><b>Adoption of the SDP within 8 weeks of the receipt of the Inspector's Report by CJC resolution. (Regulation 35)</b></p> <p><b>Publish the SDP, ISA Report and post adoption statement</b></p>	The Council is required to adopt the final Replacement LDP incorporating the Inspector's recommendations within 8 weeks of receiving it unless the Welsh Government intervenes.	Mar – Apr 2031	<ul style="list-style-type: none"> <li>CJC</li> </ul>	<ul style="list-style-type: none"> <li>Formal Report to CJC</li> </ul>	<ul style="list-style-type: none"> <li><b>Formal Political Reporting: formal committee report to the CJC seeking adoption of the SDP.</b></li> </ul>



## SDP Risk Assessment

Risk	Potential Impact	Probability	Mitigation
Additional requirements arising from new legislation, national guidance or new evidence.	Additional work required, causing programme slippage.	Medium	Monitor emerging legislation / guidance and respond early to changes where possible.
Change in staff resources available to undertake SDP preparation.	Programme slippage	Medium	Consider additional resources (including support from other sections within the CCR) and ensure robust structure. Ensure that the SDP remains a top corporate priority.
Timetable proves too ambitious due to greater than anticipated workload	Programme slippage	Medium	Consider additional resources.
Ensure SDP remains a top corporate priority.	Programme slippage	Medium	Corporate reorganisation of structures.
Delays caused by Welsh translation and/or the printing process.	Programme slippage	Medium	Consider additional resources.
Significant levels of objections from statutory consultation bodies.	SDP cannot be submitted for examination without significant additional work.	Low / Medium	Ensure close liaison with, and early involvement of statutory bodies as stakeholders in the process.
Large volume and /or highly significant levels of objection to proposals e.g. site allocations.	SDP cannot be submitted for examination without significant additional work.	Medium	Ensure close liaison and early/continued involvement of the community, statutory bodies & stakeholders throughout the plan preparation process.
Lack of political consensus throughout the	Programme slippage	Medium	Ensure close liaison with, and early involvement of key Members and Officers.

preparation of the SDP.			
PEDW fail to meet their timescales per the Service Level Agreement	Programme slippage	Low	Maintain close liaison with PEDW.
SDP fails 'test of soundness'	SDP cannot be submitted for examination without significant additional work.	Low	Ensure SDP evidence base is robust and sound.
Legal challenge.	Adopted SDP may be quashed in whole or in part by the Courts.	Medium	Ensure legal, regulatory and procedural compliance.