



Cyd-Bwyllgor Corfforedig
Gogledd Cymru
North Wales
Corporate Joint Committee

North Wales Strategic Development Plan 2026 - 2051

Delivery Agreement
Approved Version

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Mae'r ddogfen hon ar gael yn Gymraeg hefyd.





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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.



16. 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.
17. The SDP will become part of the development plan framework in Wales, sitting between Future Wales the National Plan above it, and Local Development Plans or LDP Lites below it.

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 CJCs by the Local Government and Elections (Wales) Act 2021. The Act established four CJCs 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
Stage 1: Preparation	Prepare draft DA & informally involve specific consultation bodies on the scope and content. Revise draft DA where appropriate.	March-June 2025
Stage 2: Consultation	Consultation on draft DA (6 weeks).	July-Aug 2025
Stage 3: Approval	DA adopted by resolution of the CJC.	September 2025
Stage 4: Agreement	Submission of final DA to Welsh Government for agreement.	By 31 Mar 2026
Stage 5: Publicity	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 2026. This timeline allows for adequate feedback and refinement, ensuring that the final document is robust and useful for all CJsCs, 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
- Historic Environment (Wales) Act 2023

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 by 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 ongoing 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 CJCs 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.
- Draft SDP documents, 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. Representatives 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 have been 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 CJCs 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 or adjacent to its area 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 at specific locations, and 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 Representer Numbers

5.41 Each person (representer) added to the database will be assigned a unique representer 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 representer 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			
Stage 1	Delivery Agreement Preparation and submission	SDP Regulations 7 to 12	Delivery Agreement to be submitted to Welsh Government for approval by March 2026.
	Pre-Deposit Preparation and involvement	SDP Regulation 16 (1) - (a-d)	August 2026 - July 2027



Stage 2			
Stage 3	Preferred Strategy public consultation (6 weeks)	SDP Regulation 17 - 19	October - November 2027
Stage 4	Deposit Plan preparation & public consultation	SDP Regulations 20 - 22	December 2027 - February 2029 (Public Consultation: March 2029 - April 2029)
Stage 5	Submission to PEDW & Welsh Government for E.I.P	SDP Regulation 23	January 2030
Indicative			
Stage 6	Examination	SDP Regulation 24	April 2030 - May 2030
Stage 7	Inspector's Report	SDP Regulation 25	January 2031
Stage 8	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.	£3,276,484

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 CJCs, the budget that has been set for the SDP by the CJC is sufficient to fund the commencement of the SDP and has allocated sufficient funding to meet the needs of the plan in year 1 of the programme. The 2026/27 budget for the CJC incorporating provision for the SDP, was approved at the meeting of the CJC held on Friday 23rd January 2026. Implicit within this decision is an acknowledgement that the CJC has committed to the overall plan production process as outlined in the Delivery Agreement.
- 7.6 Funding for the development of the SDP will form part of the Ambition North Wales Corporate Plan, part of which involves the production of a medium-term financial strategy which will map out the funding needed for the SDP over the whole production timeframe. In turn, this will contribute to the annual budget setting process beyond 2026/27.
- 7.7 The CJC already has a lead officer in place to co-ordinate the production of the Plan. In addition, consultancy support is also in place to assist with and accelerate the audit and development of a suitable evidence base. Provision has also been made in the 2026/27 budget to appoint a senior planning officer to join the team, and work is already underway in respect of recruitment.

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.



Appendix 1 - North Wales SDP – Evidence Base Assessment

Document	Purpose	Who/how delivered
Key Documents		
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 be addressed. It represents a key prerequisite to submission of the SDP in accordance with the DA.	Prepared by CJC officers.
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	External consultants



	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.	
Evidence Base Assessments		
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	Prepared by CJC officers.



	development and support local services and facilities.	
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 and inform the indicative housing trajectory.	External consultants
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.	External consultants.
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	External consultants



	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.	
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 & Green Barrier (GWGB)	To review the existing green wedge designations 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 shared 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 shared 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 and other nutrients Impact assessment	To assess the likely impacts of the phosphates issue and other nutrients on the spatial strategy of the SDP and decisions on locations for growth.	External consultants



Appendix 2 - List of Consultation Bodies

Specific and General Consultees

Each Local Planning Authority (LPA) has its own list of General Consultation Bodies which have been used to identify a representative list to use for the purposes of engaging and consulting on the SDP. The focus has been on identifying representative or umbrella groups who can act as key 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.

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: Whilst every effort has been made to compile a broad and representative list of contacts this does not mean that further relevant contacts cannot be added as the plan making process progresses. Given that the key consultation stages involved in preparing the SDP are public they are open to any member of the public or interested party to make comments and become involved.

Specific Consultees

Natural Resources Wales

The Welsh Ministers

AMs and MPs

Constituent Local Planning Authorities

Anglesey County Council

Conwy County Borough Council

Denbighshire County Council

Flintshire County Council

Gwynedd County Council

Snowdonia National Park

Wrexham County Borough Council

Neighbouring Local Planning Authorities and CJsCs

Powys County Council



Cheshire West And Chester County Council (CWAC)
Wirral Metropolitan Borough Council
Shropshire County Council
Cardiff Capital Region Southeast Wales CJC
Mid Wales CJC
Southwest Wales CJC

Town, Community, and Parish Councils

All Town and Community Councils (T&CCs) within the CJC area - each individual Member and Clerks
Powys border T&CCs - clerks
CWAC border T&CCs - clerks
Shropshire border T&CCs - clerks
Wirral border T&CCs - clerks

Any person to whom the electronic communications code, as defined in section 106(1) of the Communications Act 2003(2), applies by direction given under section 106(3)(a) of that Act

Mobile Operators Association
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 CJC's area

North Wales Police
Welsh Ambulance Service, NHS Trust

Local Health Board

Betsi Cadwaladr University Health Board
Public Health Wales
North Wales Local Medical Committee

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 Energy Networks
Powersystems UK Ltd

A person to whom a license has been granted under section 7(2) of the Gas Act 1986

British Gas/National Gas Transmission
National Grid
United Utilities

Sewerage/Water Undertakers appointed under section 6(1) of the Water Industry Act 1991

Welsh Water
Dee Valley Water plc
United Utilities

UK Government Departments

Home Office
Ministry of Defence
MOD Defence Safeguarding

Other Specific Consultees Added

Housing Associations within the CJC area

Grwp Cynefin
Adra
Clwyd Alun
North Wales Housing
Wales & West

Transport infrastructure/Services providers

Network Rail
Arriva Trains Wales
Virgin Trains
Transport for Wales
Rail Freight Group
Mersey Travel
Community Transport Association
Talylyn Railway
Bala Lake Railway
Welsh Highland Railway
Ffestiniog Railway

Public Service Boards

Flintshire PSB



Wrexham PSB
Conwy & Denbighshire PSB
Anglesey & Gwynedd PSB

General Consultees

Voluntary bodies benefitting the area

Flintshire and Wrexham Joint Local Access Forum
Age Connects Wales
Age Cymru
Age Concern North Wales
Barnardos Cymru
British Red Cross
Council for Wales of Voluntary Youth Services
Campaign for Real Ale
Children in Wales
Save the Family
Together Creating Communities
Unllais Northeast
Youth Cymru
Keep Wales Tidy
Clwyd Young Farmers
Clwyd County Federation of Young Farmers Clubs
The Community Development Foundation Wales
Flintshire Local Voluntary Council
Rural and Community development
Flintshire Federation of Tenants & Residents Associations
Integrated Youth Services
Wales Council for Voluntary Action
Shelter Cymru
Cais
Red Cross

Bodies representing different racial, ethnic or national groups

Equality & Human Rights Commission
Ethnic Inclusion Foundation
Stonewall Cymru
North Wales Race Equality Network
National Federation of Gypsy Liaison Groups
Gypsy Association (Council)
Race Council Cymru
Traveller Law Reform Project
Irish Travellers Movement in Britain



Travelling Ahead Cymru
Welsh Refugee Council
Women's Institute Wales Office
AVOW
Gypsy and Traveller Organisations
Bangor Islamic Centre
Cwmpas

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
Cytun
Wales Orthodox Mission
Catholic Bishops' Conference of England and Wales

Bodies representing disabled persons

Agoriad Cyf
Arthritis Care Wales
Shine Charity Cymru
British Heart Foundation
British Deaf Association
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
Royal National Institute for the Blind Cymru
Royal National Institute for the Deaf
Clwyd ME Support Group
Cystic Fibrosis Trust
Alzheimer's Society
Muscular Dystrophy Campaign
Sense Cymru
Wales Council for the Blind
Wales Council for the Deaf



Asthma UK Cymru
National Autistic Society
Disability Rights UK
North Wales Deaf Association
North Wales Society for the Blind

Bodies representing persons carrying on business in the area

British Holiday & Home Park Association
Federation of Small Businesses
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
Deeside College
North Wales Business Club
The National Federation of Self Employed and Small Business Ltd
National Farmers Union for Wales
Farmers Union of Wales
North Wales Tidal Energy & Coastal Protection Co Ltd
Road Haulage Association Ltd
Finance Wales
Flintshire rural Partnership,
Wales Co-operative Centre
Young Enterprise
Young Farmers Wales
Country Land and Business Association Wales
Dickens Group
Kellogs Wrexham
Ruabon Sales Ltd
Tudor Griffiths Group
West Cheshire & N Wales Chamber of Commerce
Institute of Directors
Confederation of UK Coal Producers (CoalPro)
Grosvenor Estate
Coed Cymru
Confederation of Passenger Transport
Countryside Alliance
Cyclists Touring Club National Office
Confederation of British Industry Wales
Zipworld



Snowdonia Active
The Outdoor Partnership
Academi Wales
Fountains Forestry
Scottish Woodlands
Crown Estate Commissioners
Post Office Holdings

Bodies representing Welsh language and culture

Arts Council for Wales
Cymuned
Menter Iaith Sir y Fflint
The National Trust for Wales
The Theatres Trust
Urdd Gobaith Cymru
Welsh Historic Gardens Trust
Welsh Language Commissioner
Menter Iaith Gwynedd
Merched Y Wawr
HENEb: Clwyd-Powys Archaeology (CPA)
HENEb: Gwynedd Archaeological Trust
National Trust
Cymdeithas yr Iaith
Cylch yr Iaith
Dyfodol I'r Iaith
Hunaniaith
CPAT Clwyd Powys Archaeological Trust
Cadw
Flintshire Tourism Association
Visit Wales
Theatres Trust
Ramblers Cymru
Glyn Valley Tramways Trust
Wales Tourism Alliance
North Wales Tourism
Welsh Eisteddfod Society
Cymdeithas Llafar Gwlad

Airport Operators

Air Bus
Hawarden Air Services
General Aviation Awareness Council
Civil Aviation Authority
Liverpool John Lennon Airport



British Waterways, Canals, and Navigation Authorities

Dee Conservancy
Strategic Marine Services Ltd
The Port of Mostyn
Centre for Ecology and Hydrology
The Byways and Bridleways Trust
Canal & Rivers Trust
Port of Holyhead

Environmental Groups

Northeast Wales Wildlife
North Wales Wildlife trust
RSPB
The Woodland Trust
Coed Cymru
Royal Forestry Society
CLAS Cymru
British Trust for Ornithology
British Trust for Conservation Volunteers
Clwyd Badger Group
Clwyd Bat Group
Clwyd Ornithological Society
Clwydian Range AONB Joint Advisory Committee
Campaign for the Protection of Rural Wales
Cheshire Campaign for the Protection of Rural England
RSPB Cymru
Dee Estuary Conservation Group
Butterfly Conservation Wales
Deeside Naturalists Society
Groundwork North Wales – Wrexham
Welsh Beekeepers Society
UK Rainwater Harvesting Association
Woodland Trust Wales
NRW – North Team
British Mountaineering Council
Mountain Rescue
Campaign for the Protection of Rural Wales
Cymdeithas Edward Llwyd
Cymdeithas Eryri
Snowdonia Access Forum
Plas y Brenin
Ramblers Association

Education Sector

Coleg Cambria



The Optic Centre
Glyndwr University
OHM Education Ltd
Coleg Menai & Coleg Meirion Dwyfor
Bangor University
Cartrefi Conwy
Coleg Y Bala

Emergency Services

North Wales Police
Welsh Ambulance Service

Fire and Rescue Services

Fire Service

Other Groups

All Flintshire Credit Union Ltd
Post Office Property Holdings
The Crown Estate
Land Access & Recreation Association
Glyndwr University (NEWI)
North Wales Energy Efficiency Advice Centre
CPDA - Eastern Divisional
One Voice Wales
Open Spaces Society
Play Wales
British Astronomical Association
British Geological Survey
The British Horse Society
The Coal Authority
Magnox Ltd
Cwmni Egino
Campaign for national parks
Sports Wales
Country Landowners Association
Community Energy Cymru
Cyd Ynni
Cyclist Touring Club
Fields in Trust
Health and Safety Executive
Liverpool City Region
Mersey Dee Alliance
British Aggregates
North Wales Minerals and Waste Planning Service
RAWP



Professional Bodies

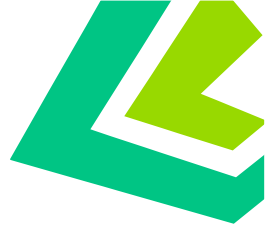
Royal Institute Chartered Surveyors
RTPI Cymru
Planning Aid Wales
Chartered Institute of Housing Cymru
Institution of Civil Engineers Cymru
Chartered Institute of Waste Management Cymru
Royal Society of Architects in Wales
The Royal Commission on the Ancient and Historical Monuments of Wales
Minerals 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 - Facilities Services
Wales Local Government Association
RVS
Wales Council for Voluntary Action
Women's Institute NFWI Wales Office
Design Commission for Wales
Planning Aid Wales
Home Builders Federation

House builders/developers
Agents



Appendix 3 - 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



<p>Revise DA (if considered necessary)</p>	<p>Update the draft DA to reflect the views of General and Specific Consultation Bodies and other stakeholders (where relevant)</p>	<p>Jun 2025</p>	<ul style="list-style-type: none"> • CJC Members • General and specific Consultation Bodies • Other interested stakeholders including members of the public 	<ul style="list-style-type: none"> • Focused dialogue with General & Specific Consultation Bodies and other interested stakeholders 	<ul style="list-style-type: none"> • Updates provided to the Planning Sub-Committee (PSC)
<p>Consultation on draft DA and CIS (6 weeks) Reg 11(2)</p>	<p>To seek the views of consultation bodies on the draft DA</p>	<p>Jun-July 2025</p>	<ul style="list-style-type: none"> • CJC Members • Specific Consultation Bodies 	<ul style="list-style-type: none"> • Planning Sub-Committee (PSC) • Focused dialogue with General & Specific Consultation Bodies • Draft DA published on CJC website 	<ul style="list-style-type: none"> • Updates provided to the Planning Sub-Committee (PSC)
<p>DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)</p>	<p>DA adopted by resolution of the CJC in accordance with SDP Regulation 11(2)</p>	<p>September 2025</p>	<ul style="list-style-type: none"> • CJC Members 	<ul style="list-style-type: none"> • Formal Report to CJC 	<ul style="list-style-type: none"> • Formal Political Reporting: Formal report to the CJC seeking adoption of the DA

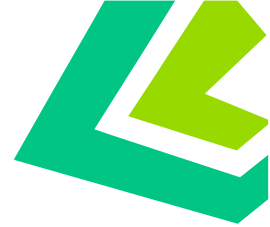


<p>Submission of final DA to Welsh Government for agreement</p>	<p>To seek Welsh Government's formal agreement that the DA is robust, realistic, and covers the main plan preparation requirements</p>	<p>Mar 2026</p>	<ul style="list-style-type: none"> • CJC Members • Welsh Government 	<ul style="list-style-type: none"> • Formal Submission to Welsh Government 	<ul style="list-style-type: none"> • Update provided to the Planning Sub-Committee (PSC)
<p>Publish the approved DA with copies made available for inspection at the Principal Office(s) of the CJC and on its website in accordance with SDP Regulation 12</p>	<p>To comply with regulation 12 and inform stakeholders of the adoption of the DA timetable and CIS</p>	<p>As soon as practical following agreement by WAG</p>	<ul style="list-style-type: none"> • CJC 	<ul style="list-style-type: none"> • Copies made available for Inspection at the Principal Office(s) of the CJC and on its website in accordance with SDP Regulation 12 • Copies made available at all Local Authority principal offices • Interested stakeholders notified by email or letter. 	<p>Update provided to the Planning Sub-Committee (PSC)</p>

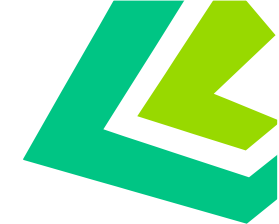


Stage 2: Pre-Deposit Preparation and Involvement

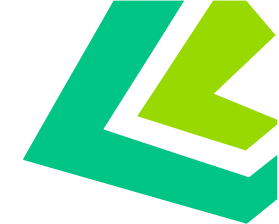
Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Existing LDP/RLDP evidence base review	To consider the content and evidence base of adopted/emerging LDPs within the region. The CJC will need to take account of current 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"> • CJC • LPAs • General & Specific Consultation Bodies • Consultants (where necessary) 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC working group). • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Prepare the evidence base (continuous process)	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"> • CJC • General & Specific Consultation Bodies • Consultants (where necessary) • Other key stakeholders 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC working group). • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Prepare the ISA scoping Report: establish the baseline and set the ISA framework, scope and objectives	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"> • CJC • LPAs • General & Specific 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC working group). 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.



			<ul style="list-style-type: none"> Consultation Bodies • Consultants (where necessary) 	<ul style="list-style-type: none"> • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Targeted consultation on draft ISA Scoping Report (5 weeks consultation)	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"> • CJC • General & Specific Consultation Bodies • Consultants (where necessary) <p>Other key stakeholders</p>	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC) working group. • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Call for candidate Strategic Locations and Sites Consultation (8 weeks)	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"> • CJC • Specific Consultation Bodies • Other key stakeholders • Development industry • landowners 	Notification by email · Website NA	NA
Prepare and Publish Candidate Strategic		Oct-Dec 2026	<ul style="list-style-type: none"> • CJC 	<ul style="list-style-type: none"> • Notification by email 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning



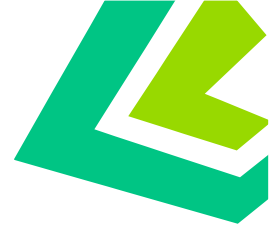
Locations and Sites Register				<ul style="list-style-type: none"> • Updates provided on website 	Sub Committee (SPSC) working group.
Identification of Key Issues, Drivers for Change and a vision for the region	To identify the key issues and drivers of change that will enable a comprehensive and shared 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	Nov 2025 – Jul 2026	<ul style="list-style-type: none"> • CJC • Specific Consultation Bodies • Consultants (where necessary) • Other key stakeholders 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC working group). • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Identification and assessment of options (growth levels and spatial distribution) with SA/SEA input	Identify and test growth and spatial strategy options.	Nov 2025 – Jul 2026	<ul style="list-style-type: none"> • CJC • Specific Consultation Bodies • Consultants (where necessary) • Other key stakeholders 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC working group). Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.
Undertake initial filter of Strategic Locations and Sites	To determine which sites fit with the spatial strategy.	Oct – Dec 2026	<ul style="list-style-type: none"> • CJC 	NA	NA



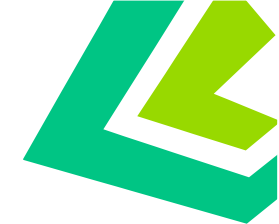
Undertake detailed assessment of Strategic Locations and Sites	To determine which sites fit with the spatial strategy.	Jan 2027 – Mar 2028	<ul style="list-style-type: none"> CJC 	NA	NA
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Stage 3: Preferred Strategy Preparation and Public Consultation

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Preparation of Preferred Strategy, SA/SEA/HRA and wider evidence base	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"> CJC Specific & General Consultation Bodies Consultants (where necessary) Other key stakeholders 	Strategic Development Sub-Committee (SDSC) working group. Focused dialogue with General & Specific Consultation Bodies.	<ul style="list-style-type: none"> Updates provided to the Strategic Development Sub Committee (SDSC) working group.
Consultation on Preferred Strategy & Initial ISA Report (6 weeks consultation) (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"> CJC Specific & General Consultation Bodies Consultants (where necessary) Other key stakeholders 	<ul style="list-style-type: none"> Preferred Strategy and ISA Report published on website Virtual consultation events Engagement sessions Focused stakeholder meetings 	Formal Political Reporting: formal report to the CJC seeking approval to publish the Prepare Pre-Deposit Proposals & ISA (Preferred Strategy).

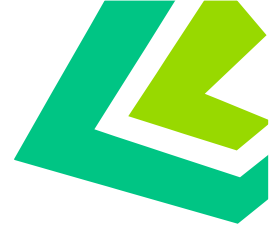


			<ul style="list-style-type: none"> • General public 	<ul style="list-style-type: none"> • Notification via email or letter to Specific & General Consultation Bodies and stakeholders registered on the SDP consultation database. 	
<p>Analyse representations and prepare Initial Consultation Report</p> 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

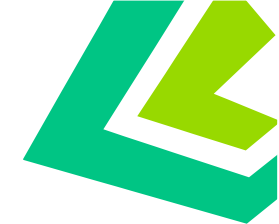


Stage 4: Deposit Plan and Public Consultation

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



				General Consultation Bodies and other key stakeholders.	
Consider representations and prepare Consultation Report	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"> • CJC • Specific & General Consultation Bodies • Consultants (where necessary) • Other key stakeholders • General public 	<ul style="list-style-type: none"> • Strategic Development Sub-Committee (SDSC) working group. • Focused dialogue with General & Specific Consultation Bodies. • Focused dialogue with the development industry 	<ul style="list-style-type: none"> • Formal Political Reporting: Formal committee report to CJC presenting the findings of the Deposit Plan Consultation Report. • Hard copy of representations placed in CJC Offices and copies available on website.
Finalise Deposit Plan Documents and Statements of Common Grounds on key issues	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"> • CJC • Specific Consultation Bodies • Consultants (where necessary) 	<ul style="list-style-type: none"> • Strategic Planning Sub-Committee (SPSC) working group. • Focused dialogue with General & Specific Consultation Bodies. 	<ul style="list-style-type: none"> • Updates provided to the Strategic Planning Sub Committee (SPSC) working group.



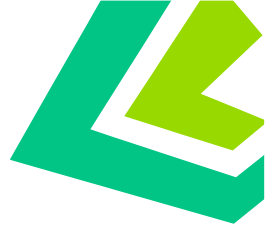
Stage 5: Submission

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"> CJC 	<ul style="list-style-type: none"> Formal Report to CJC 	<ul style="list-style-type: none"> Formal Political Reporting: formal committee report to the CJC seeking approval to submit the Deposit Plan Documents for Examination in Public.

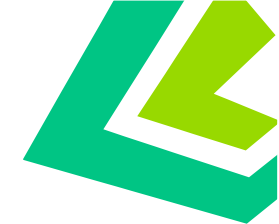
INDICATIVE

Stage 6: Examination

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Pre-Hearing Meeting (if required)	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'	Not Known	<ul style="list-style-type: none"> CJC PEDW Any stakeholder registered on the consultation database 	<ul style="list-style-type: none"> Notification by email to all stakeholders registered on the database. Notification on Website 	<ul style="list-style-type: none"> Updates provided to the Strategic Development Sub Committee (SDSC) working group.



	notice To advise on examination procedures and format.		<ul style="list-style-type: none"> • General public 		
Independent Examination (Regulation 24)	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 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.	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"> • Hearing Sessions • Written submission 	<ul style="list-style-type: none"> • All information will be made available on the examination website and library.



Stage 7: Inspector's Report

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Publication of final Inspector's Report (Regulation 25)	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"> • PEDW • CJC • WAG 	<ul style="list-style-type: none"> • Strategic Development Sub-Committee (SDSC) working group. • CJC • SDP consultation database 	<ul style="list-style-type: none"> • Updates provided to the Strategic Development Sub Committee (SDSC) working group.

Stage 8: Adoption

Stage in SDP Preparation Process	Purpose	Timescale	Who will be involved	Methods of Involvement	Reporting, dissemination, notification
Adoption of the SDP within 8 weeks of the receipt of the Inspector's Report by CJC resolution. (Regulation 35) Publish the SDP, ISA Report and post adoption statement	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"> • CJC 	<ul style="list-style-type: none"> • Formal Report to CJC 	<ul style="list-style-type: none"> • Formal Political Reporting: formal committee report to the CJC seeking adoption of the SDP.



Appendix 6 - 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	SDP cannot be submitted for	Medium	Ensure close liaison and early/continued involvement of the community,



proposals e.g. site allocations.	examination without significant additional work.		statutory bodies & stakeholders throughout the plan preparation process.
Lack of political consensus throughout the preparation of the SDP.	Programme slippage	Medium	Ensure close liaison with, and early involvement of key Members and Officers.
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.