

# Complete Agenda



Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

## Meeting

### **NORTH WALES CJC STRATEGIC PLANNING SUB-COMMITTEE**

## Date and Time

**2.00 pm, MONDAY, 26TH JANUARY, 2026**

## Location

### **Virtual Meeting**

*For public access, please contact us.*

## Contact Point

**Jasmine Jones**

**jasminejones@gwynedd.llyw.cymru**

**01286 679667**

(DISTRIBUTED 16/01/26)

## **NORTH WALES CJC STRATEGIC PLANNING SUB-COMMITTEE**

### **Voting Members**

#### **Councillors**

Craig ab Iago  
Richard Jones  
Chris Cater  
Alan James  
Hugh Jones  
Nicola Roberts

Cyngor Gwynedd  
Flintshire County Council  
Conwy County Borough Council  
Denbighshire County Council  
Wrexham County Borough Council  
Isle of Anglesey County Council

#### **Eryri Member**

Edgar Wyn Owen

Eryri National Park Authority

#### **Constituent Council Link Officers**

Andrew Farrow  
David Fitzsimon  
James Harland  
Dewi Jones  
Paul Mead  
Gareth Jones  
  
Jonathan Cawley

Flintshire County Council  
Wrexham County Borough Council  
Conwy County Council  
Isle of Anglesey County Council  
Denbighshire County Council  
Assistant Head of Planning and Environment  
Department  
Eryri National Park Authority

#### **Officers in Attendance**

Alwen Williams  
Iwan Evans  
Claire Incledon  
Dewi Morgan  
Sian Pugh

Chief Executive of the Corporate Joint Committee  
Monitoring Officer  
Deputy Monitoring Officer  
Chief Finance Officer  
Assistant Head of Finance

# **A G E N D A**

## **1. APOLOGIES**

To receive any apologies for absence.

## **2. DECLARATION OF PERSONAL INTEREST**

To receive any declarations of personal interest.

## **3. URGENT BUSINESS**

To note any items that are a matter of urgency in the view of the Chair for consideration.

## **4. MINUTES OF THE PREVIOUS MEETING**

4 - 8

The Chair shall propose that the minutes of the meeting held 04/09/25 be signed as a true record.

## **5. FORMAL SUBMISSION OF SDP DELIVERY AGREEMENT**

9 - 16

To note the outcome of the reports to the Corporate Joint Committee (CJC) held on 23rd January 2026 and the next steps for the Strategic Development Plan.

## **6. STRATEGIC DEVELOPMENT PLAN TIMETABLE 2026/27 AND KEY TASKS**

17 - 20

To note the content of this report and that the task list presented will inform the development of the Sub-Committee work programme and co-ordination of meetings.

---

## NORTH WALES CJC STRATEGIC PLANNING SUB-COMMITTEE 04/09/2025

---

**Present:** Councillor Nicola Roberts (Isle of Anglesey County Council) (Chair)

**Councillors:**

Craig ab Iago (Cyngor Gwynedd), Richard Jones (Flintshire County Council), Chris Cater (Conwy County Borough Council), Alan James (Denbighshire County Council) and Edgar Wyn Owen (Eryri National Park Authority).

**Chief Officers:**

Adrian Walters (Flintshire County Council), James Harland (Conwy County Borough Council), Dewi Jones (Isle of Anglesey County Council), Paul Mead (Denbighshire County Council), Gareth Jones (Cyngor Gwynedd) and Keira Sweeney (Eryri National Park Authority)

**Officers present:**

Alwen Williams (Chief Executive of the North Wales Corporate Joint Committee), Claire Incledon (Deputy Monitoring Officer), David Hole (North Wales Corporate Joint Committee Operational Programme Manager), Andy Roberts (Regional Strategic Development Planning Officer), Dewi Morgan (Chief Finance Officer) and Rhodri Jones (Democracy Services Officer).

**Others present:**

Adam Graham (Transport for Wales)

### 1. APOLOGIES

Apologies were received from:-

- Councillor Hugh Jones (Wrexham County Borough Council) (Vice-Chair)
- Iwan Evans (Monitoring Officer)
- Sian Pugh (Assistant Head of Finance)

### 2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

### 3. URGENT ITEMS

No urgent matters were raised.

### 4. MINUTES

The Chair signed the minutes of the previous meeting held on 6 May 2025 as a true record.

### 5. DELIVERY AGREEMENT OF THE STRATEGIC DEVELOPMENT PLAN

The report was submitted by the Regional Strategic Development Planning Officer.

**RESOLVED**

**To recommend to the Corporate Joint Committee that it is ready to approve the draft Delivery Agreement following consultation and submit it to the Welsh Government, subject to the SDP funding decision.**

## **REASONS FOR THE DECISION**

The Strategic Planning Sub-Committee is responsible for preparing the draft Delivery Agreement. The sub-committee has co-ordination and planning functions relating to each step towards delivering the SDP.

## **DISCUSSION**

Members were reminded that they had approved to hold a public consultation on the Strategic Development Plan Delivery Agreement in draft form for a six-week period, at an informal meeting of this Sub-committee held on 27 June 2025. It was updated that the public consultation had now concluded confirming that this report presented the feedback and responses received from the public and stakeholders.

It was reported that the Strategic Development Plan Delivery Plan had been approved by the Corporate Joint Committee at its meeting on 18 July 2025 and that the responses received as part of the consultation contributed to an update of that document.

It was noted that Officers had invited a large number of stakeholders and partners to participate in the public consultation, in order to ensure an open process. It was updated that 16 formal responses had been received to the public consultation from a number of organisations such as Local Authorities and specific officers within them, the Welsh Language Commissioner, community groups and Heneb. It was acknowledged that the number of responses that had been received was not high, but it was assured that the comments received were of a high standard and that this process was key to raising awareness of the Strategic Development Plan as a whole.

It was noted that a revised version of the responses received as part of the public consultation had been circulated to Members following the publication of the Agenda for this meeting. It was clarified that the consultation had not ended when the documentation of this meeting was being published and a number of the responses had reached Officers on the last day of the consultation. It was considered important that members received all the information that had come to hand and therefore a revised version of the responses was shared with Members, with the consent of the Chair.

It was highlighted that the responses asked whether sufficient time had been earmarked for consultative exercises. It was explained that the statutory requirements of ensuring that public consultations were held for a six-week period were adhered to in order to ensure legislative compliance. It was also noted that the Joint Committee had powers to extend the periods of public consultations if it wished to do so.

It was emphasised that a number of responses to the consultation highlighted Welsh language considerations. They were thanked for their comments and assured that the Welsh language received ongoing consideration within the work of the Joint Committee.

It was explained that a number of respondents had highlighted the duration of the Delivery Plan, which was a five-year period, considering whether this timeframe was too challenging and whether additional time would be required to deliver the Strategic Development Plan. In response to these considerations, the Regional Strategic Development Planning Officer confirmed that the timetable for the Plan was in line with statutory requirements emphasising that officers received guidance and advice to ensure that this timetable did not slip.

It was reported that several Local Authorities that had submitted comments to the public consultation had considered how the Plan was funded and what impact this would have on Local Authority budgets and resources. It was recognised that the funding of the Plan was a matter for the Corporate Joint Committee and that it was receiving constant consideration. It was elaborated that Officers were keen to ensure that resources were used in the most effective manner to ensure a collaborative process across the region. It was detailed that jobs would have to be created and secondments offered to ensure that the Plan was delivered, making every effort to ensure that that process was effective and not negatively disrupting Local Authority resources.

## **6. ISSUES AND OPTIONS RELATING TO FUNDING THE PRODUCTION OF THE STRATEGIC DEVELOPMENT PLAN (SDP)**

The report was submitted by the Regional Strategic Development Planning Officer.

### **RESOLVED**

**To approve the funding issues and options set out in the attached briefing note and to recommend that the Corporate Joint Committee considers all options for funding the SDP, including making further representations to the Welsh Government. The officers were asked to revise the wording of the Report to highlight budgetary expectations between the Government and the CJC and encourage a steady financial contribution from the Government in order to avoid the need for temporary grants when setting the long-term budget.**

### **REASONS FOR THE DECISION**

Ensure that the Strategic Planning Sub-Committee is fully aware of the funding issues and options relating to the SDP to inform their recommendations to the CJC.

### **DISCUSSION**

It was explained that the report highlighted options relating to funding the production of the Strategic Development Plan, prior to the preparation of budgets for the autumn term. A group of North Wales' chief planning officers were thanked for their work in investigating various financial issues associated with the Plan. It was noted that further consideration could be given to the financial issues that had been prepared by Officers to date, as Members had approved the submission of a draft version of the Strategic Development Plan to the Corporate Joint Committee earlier during this meeting.

Members were reminded that the Corporate Joint Committee had a legal duty by statute to develop a Strategic Development Plan as well as its funding. It was noted that officers had received a number of comments considering whether the Welsh Government should fund the Plan and the process of setting it up but in response, it was confirmed that no long-term plan had been submitted by the Government for the funding making it a requirement for the Joint Committee to comply with the statutory requirements.

Although no long-term budget had been earmarked by the Welsh Government, it was reported that they had identified a budget of approximately £400,000 which applied to all Welsh Corporate Joint Committees. It was noted that this funding would not be shared equally between the Joint Committees, , it would be allocated in accordance with the performance of the Joint Committees to develop their Delivery Plan for approval. It was explained that the North Wales Corporate Joint Committee was keen to ensure that progress was made on the Strategic Development Plan Delivery Plan during this financial year to be able to attract this funding to contribute to the funding of the Plan. It was

estimated that approximately £100,000 of this funding could be applied for following the 19 September 2025 meeting of the Corporate Joint Committee, if members approved the draft Delivery Plan. It was explained that if an additional financial commitment to contribute to the Plan's budget could be confirmed within the current financial year, it would be possible to apply for an additional £200,000 of this grant funding offered by the Welsh Government.

Pride was expressed that the Joint Committee's budgeting work had been very effective to date and although a significant amount of money had been earmarked to support the Plan, approximately £1.1million of the budget remained to be sourced from alternative sources. It was elaborated that considerations on how to address this funding gap would take place when considering budgets over the autumn term.

One budgetary option was explained, which was to increase contributions from the Local Authorities of the north Wales region by 5%. It was reported that this would equate to approximately £3.27million to £3.3million to fund the Plan.

It was noted that a Strategic Development Plan and the information on its funding would be submitted to the Welsh Government for approval if it were supported by this sub-committee and the Corporate Joint Committee.

It was reported that there was an estimated gap of around £1.1 million in the Strategic Development Plan budget over a five-year period. Concern was expressed that this would equate to a 50% increase in Local Authorities' contributions to the budget, as this placed significant additional pressure on the Authorities. It was added that the contributions varied between the Authorities according to the size of the population which would have a detrimental effect on those Authorities. In response to the concerns, the Regional Strategic Development Planning Officer stressed that this was only one of the budgetary options and gave assurance that no decision had been taken on the matter so far. It was elaborated that the Joint Committee would be going through a process of looking at budgets over the coming months and hopefully funding would be sourced from other sources, while also recognising that asking for additional input from the Local Authorities was an option that would have to be considered as part of that process – noting that this would be around an additional £30,000 annually from the 7 Authorities.

Furthermore, the Regional Strategic Development Planning Officer noted that if the Corporate Joint Committee was to successfully attract grant funding of approximately £200,000 as previously discussed, it would be equivalent to the additional contribution required by the Local Authorities for the first year of the Plan. The Chief Finance Officer stressed that this would be effective and also noted that the situation would need to be looked at annually when preparing budgets. Members were reminded of the need to submit budgets and contribution levies for all Local Authorities by January, giving them assurance that officers would work with them to endeavour to keep the levies as low as possible. The members were assured that approving the options submitted as part of the report to fund the Plan would not bind the Local Authorities to contribute additional budgets to the development, noting that further discussions would take place following confirmation of the budget.

In response to the discussion, concern was expressed that the Local Authorities would be able to meet any requirements for additional contributions, whilst also considering that no long-term financial commitment had been announced by the Welsh Government to support the development of the Plan. The officers were asked to highlight future budgetary expectations between the Government and the CJC and to encourage a consistent financial contribution from the Government to avoid the need for temporary grants in setting the long-term budget, proposing and seconding to strengthen this wording by the time the document was submitted to the Corporate Joint Committee on 19 September 2025.

Consideration was given to whether a decision on funding the production of the Strategic Development Plan could be postponed until the Senedd elections were held in 2026, to ensure that the Welsh Government's plans continued with the current arrangements and to consider whether the Government could contribute more significantly to the development. In response to the considerations, the Chief Executive explained that she hoped that continuing with the existing arrangements would attract additional funding from the Welsh Government in due course, and ensure that the Joint Committee successfully developed the Plan in a timely manner. Similarly, it was added that the Corporate Joint Committee would fail to meet statutory targets and expectations if there was any such delay in decisions.

The meeting commenced at 14:00 and concluded at 15:00.

---

Chair



---

## REPORT TO THE STRATEGIC PLANNING SUB-COMMITTEE

26th January, 2026

---

**TITLE:** Formal Submission of the Strategic Development Plan Delivery Agreement

**AUTHOR:** Andy Roberts, Regional Strategic Planning Officer

---

### 1. PURPOSE OF THE REPORT

- 1.1. This report provides an update for the Strategic Planning Sub-Committee following consideration of the budget for 2026/27 by the Corporate Joint Committee and the identification of sufficient funding to commence the Strategic Development Plan (SDP). A report on the budget will be considered at the meeting of the Corporate Joint Committee held on 23<sup>rd</sup> January 2026 where in a separate report on that agenda, agreement is also sought from the Committee to formally submit the Strategic Development Plan Delivery Agreement to Welsh Government for approval by the Welsh Ministers.

### 2. DECISION SOUGHT

- 2.1. To Note the outcome of the reports to the Corporate Joint Committee (CJC) held on 23<sup>rd</sup> January 2026 and the next steps for the Strategic Development Plan.

### 3. REASON FOR THE DECISION

- 3.1. Responsibility to prepare the draft Delivery Agreement rests with the Strategic Planning Sub-Committee. The sub-committee has co-ordination and planning functions regarding each step towards delivery of the SDP.

### 4. BACKGROUND

- 4.1. Members of the Strategic Planning Sub-Committee were briefed on the SDP draft Delivery Agreement at an informal Member's briefing session held on Friday, 27<sup>th</sup> June, 2025. Members were briefed on the content of the draft Delivery Agreement for the purposes of subsequently publishing it for consultation, in line with the requirements of the SDP regulations. The members were also advised on the funding position with the SDP and sought further information on the options available to fully fund the SDP.
- 4.2. The draft Delivery Agreement and procedural steps for (non-statutory) consultation was considered by the CJC at its meeting on 18<sup>th</sup> July, 2025 - [link to report](#).
- 4.3. The consultation process began following the CJC meeting on Friday, 18<sup>th</sup> July and ran until Friday, 29<sup>th</sup> August, 2025. This allowed for a six-week period for consultation. The document was published on the Ambition North Wales website, along with contextual information about the purpose of the document and the means to make comments on it.

- 4.4. The outcome of the consultation was reported back to the Sub-Committee at its meeting held on 4<sup>th</sup> September 2025 ([link to report](#)) along with the requested detailed report on the funding position. It was resolved to recommend to the Corporate Joint Committee that they should approve the Delivery Agreement ready for submission to Welsh Government, subject to identifying sufficient funding for the Strategic Development Plan via the budget setting process for the Corporate Joint Committee. In doing so, Members expressed a particular concern that in setting a budget for the SDP, this should not have a significant impact on Local Planning Authority budgets, over and above the levy contribution already made for the SDP in 2025/26.
- 4.5. The Corporate Joint Committee then considered and endorsed this recommendation at its subsequent meeting held on 19<sup>th</sup> September 2026 ([link to report](#)).
- 4.6. Since that date the budget setting process has been underway to set the budget for 2026/27, including the funding needed in year 1 of the SDP Delivery Programme to commence the plan. Officers have been working with finance colleagues to ensure that the wishes of Members were considered in how the CJC resource the SDP in year 1. The CJC budget for 2026/27 is due to be reported to the CJC on 23rd January 2026 for approval.
- 4.7. The SDP process has therefore in effect been on hold awaiting budget setting and approval, as that is the reassurance that Members wanted prior to formally submitting the Delivery agreement. Having considered the proposed budget for 2026/27 Members of the sub-Committee will see that the funding needed to commence the plan has been identified for year 1 of the programme, and in doing so, avoided any significant impact on the Local Authority levy from the SDP. It is, as a result of this, that the CJC is also asked to formally submit the Delivery Agreement for approval by Welsh Ministers.

## 5. CONSIDERATIONS

- 5.1. A copy of the report to the meeting of the Corporate Joint Committee held on 23 January 2026 requesting the submission of the Delivery Agreement is attached as **Appendix 1** to this report. This provides Members with the rationale behind identifying sufficient funding for the SDP whilst at the same time not impacting significantly on Local Planning Authority budgets or the levy contribution towards funding the SDP. The report also provides a link to the CJC budget report and summarises what the SDP budget is for 2026/27, and how it has been arrived at.
- 5.2. Whilst self-explanatory, Members will note the following key points involved in how the SDP budget has been set:
- The estimated total cost of the SDP is £3.276m over the five-year programme, or £655,272 per annum. This is a 'worst-case scenario' and guides annual budget setting for what resources are needed, as well as how efficiencies and savings may reduce these costs over time.
  - The proposed budget for 2026/27 year 1 of the programme has been proposed at £597,650 and reflects what is needed in year 1 rather than simply applying an average.
  - The main expenditure components of the budget are: £253,290 to cover current salaries and planned recruitment in 2026/27; £292,490 that mainly provides funding for essential consultancy support along with a sum to fund the provision of an SDP back-office system; and finally £50,960 that provides funding for the various support services required to assist with plan production.
  - The cumulative contribution to meeting the proposed expenditure from the Local Authority levy is £388,170. This remains very close to the levy amount provided in

the 2025/26 budget (£375,040) representing a difference of only £13,130, or 2.2% of the overall expenditure budget for 2026/27.

- A significant mitigating factor that has helped significantly limit the impact on Local Authorities is the reserve funding that has been identified to use in the budget (£209,480). This has come from a combination of budget underspend in-year in 2025/26, and the award of a performance grant from Welsh Government to the CJC for the progress it has made of £200,000. The combination of these potentially also leaves further reserves that can be considered as part of setting the budget for year 2 of the SDP in 2027/28, along with any further funding that may become available to support the SDP.

- 5.3. The CJC has therefore reached the point where it has firstly already approved the Delivery Agreement for submission to the Welsh Ministers for their approval and secondly, has set a realistic budget for year 1 of the SDP programme that is sufficient to meet the production costs. The position reached with the budget in terms of the very limited impact on the Local Authority levy is a significant achievement, providing Members with the reassurance they sought, and with the potential to repeat this as part of the budget setting exercise for 2027/28, at least. Whilst a Medium-Term Financial Strategy has yet to be agreed for the CJC, this position is considered to be the best that can be achieved for next year (and the year after), and therefore the certainty required to commit to formally submitted the SDP Delivery Agreement for approval by Welsh Ministers.

## **6. NEXT STEPS**

- 6.1. Having reached this point, the report to the CJC (**Appendix 1**) has therefore now asked the committee to agree to formally submit the SDP Delivery Agreement to Welsh Government for approval in accordance with Regulation 11(2) of the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.
- 6.2. Subject to Members agreement to this on the 23<sup>rd</sup> January, the Delivery Agreement will be finalised and submitted within as short a space of time as possible. Once received by Welsh Government it is understood that the Minister will write to the CJC within four weeks of receipt to indicate acceptance of the Delivery Agreement, signifying the formal commencement of work on the plan. If Welsh Government have any queries about the content of the Delivery Agreement, there is more than sufficient time to address these, secure the full amount of performance grant, and maintain progress against the SDP timetable. Delegation powers have been provided to the Chief Executive to make minor editorial changes in consultation with the Chair of this sub-committee.

## **7. FINANCIAL IMPLICATIONS**

- 7.1. Costs will be drawn from the proposed North Wales CJC budget for 2026/27 with the necessary support from the CJC's Legal and Finance teams. The CJC will also seek to secure further funding support from Welsh Government as the SDP progresses, and to identify efficiencies and potential savings in setting future annual budgets.

## **8. LEGAL IMPLICATIONS**

- 8.1. The Corporate Joint Committee has a statutory duty to prepare a Strategic Development Plan further to the Planning and Compulsory Purchase Act 2004 (as amended). The specific requirements and steps to produce a Strategic Development Plan are set out in The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.

---

**APPENDICES:**

**Appendix 1:** Report to CJC seeking Formal Approval to submit the SDP Delivery Agreement

---

**STATUTORY OFFICERS RESPONSE:**

**i. Monitoring Officer:**

No observations to add in relation to propriety

**ii. Statutory Finance Officer:**

"I can confirm the accuracy of the information pertaining to the 2026/27 Budget that is contained in this report. I believe that this report is an accurate reflection of the current position with regards to the SDP."

---

## REPORT TO THE CORPORATE JOINT COMMITTEE

23<sup>rd</sup> January, 2026

---

**TITLE:** Formal Submission of the Strategic Development Plan Delivery Agreement

**AUTHOR:** Andy Roberts, Regional Strategic Planning Officer

---

### 1. PURPOSE OF THE REPORT

- 1.1. This report seeks the agreement of the Corporate Joint Committee (CJC) to formally submit the Delivery Agreement (DA) for the North Wales Strategic Development Plan (SDP) to Welsh Government for approval by the Welsh Ministers. This follows the setting of an appropriate budget by the CJC for 2026/27, to meet the costs of producing the SDP in the first year of the timetable and commence the plan.

### 2. DECISION SOUGHT

- 2.1. To formally approve the submission of the SDP Delivery Agreement to Welsh Government for approval in accordance with Regulation 11(2) of the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.
- 2.2. To provide delegated authority to the Chief Executive of Ambition North Wales in consultation with the Chair of the Strategic Planning sub-committee to make any minor editorial or formatting amendments to the Delivery Agreement to prepare it for formal submission to Welsh Government.

### 3. REASON FOR THE DECISION

- 3.1. Responsibility to approve and submit the draft Delivery Agreement for approval by Welsh Ministers rests with the Corporate Joint Committee.

### 4. BACKGROUND

- 4.1. Members of the Corporate Joint Committee considered the SDP draft Delivery Agreement at its meeting held on Friday 19<sup>th</sup> September 2025. Following feedback from a consultation on the Delivery Agreement, the Committee agreed at that meeting to approve the Delivery Agreement ready for submission to Welsh Government, subject to resolution of the funding of the SDP. This resolution also considered changes to the Delivery Agreement as detailed in the Consultation Report appended to the covering report to that meeting and is also inclusive of a Member amendment made and agreed at that meeting, in relation to full compliance with the Welsh Language Standards.

- 4.2. Members also considered feedback received from the consideration given to the same matters by the Strategic Planning Sub-Committee who met prior to the CJC meeting on the 19<sup>th</sup> of September. A key concern expressed by the sub-committee was the impact the funding of the SDP would have on existing Local Authority budgets and the levy paid by each authority to fund the CJC. It was noted in the report to the Committee on the 19<sup>th</sup> of September that these are considerations for the process of setting the CJC budget overall, and not just a budget for the SDP.
- 4.3. Since that date the budget setting process of the CJC has been underway to set the overall budget for 2026/27, including the funding needed in year 1 of the SDP Delivery Programme to commence the plan. Officers have been working with finance colleagues to ensure that the wishes of Member in relation to budget pressures were considered in how the SDP is resourced. The CJC budget for 2026/27 is due to be reported to the CJC on 23rd January 2026 for approval.
- 4.4. The SDP process has therefore in effect been on hold since September awaiting budget setting and approval, as that is the reassurance that Members wanted prior to formally submitting the Delivery agreement. From the report that presents the budget to this meeting for approval, Members will see that the funding needed to commence the plan has been identified, and in doing so, this has avoided any impact on the Local Authority levy from the SDP. This is explained in more detail in the following section.

## 5. CONSIDERATIONS

- 5.1. As Members will know, the estimated cost of producing the SDP has been estimated at £3.276m over the five-year process, or an average of £655,272 per annum. Whilst this is considered a realistic estimate, it is also one that should be seen as a worst-case scenario, leaving scope at each annual budget setting cycle to seek to achieve efficiencies and savings. These are the total costs to the CJC whose duty it is to produce the SDP and to fund that process. Members have previously considered a specific report on the funding of the SDP ([LINK](#)) which compared the budget set for 2025/26 with the funding that would be required to meet these costs, which in essence required the 2025/26 budget to increase by about 50%.
- 5.2. Having considered the revenue expenditure needed for the first year of producing the SDP following Welsh Government approval of the Delivery Agreement, a budget for the SDP for 2026/27 has been proposed amounting to £597,650. The breakdown of this is provided in the budget report that appears earlier on this agenda which details the required expenditure and the sources of income that will be used to meet that expenditure (see budget summary sheet in **Appendix 1**).
- 5.3. The main components of the budget are made up of expenditure requirements of: £253,290 to cover current salaries and planned recruitment in-year; £292,490 that mainly provides funding for essential consultancy support along with a sum to fund the provision of an SDP back-office system; and finally £50,960 that provides funding for the various support services required to assist with plan production. The total expenditure of £597,650 is below the annual average estimated costs above and presents an early example of budgeting for the costs we need to expend, rather than simply accumulating a budget. Whilst the costs may vary over time, these will be determined at each annual budget setting process, guided by the overall cost estimates, the stage reached with the plan, and other potential sources of income available at that time.

- 5.4. A key concern for Members when the Delivery Agreement was approved in September, was the ability to set an appropriate budget for the SDP, without this having a significant effect on Local Authority Budgets. This concern was also echoed by Members of the Strategic Planning Sub-Committee. There are two things for Members to note from the budget summary in appendix 1 in relation to this. Firstly, the cumulative contribution to meeting the proposed expenditure from the Local Authority levy is £388,170. This remains very close to the levy amount required in the 2025/26 budget (£375,040) representing only a £13,130 difference, or 2.2% of the overall expenditure budget for 2026/27.
- 5.5. A significant mitigating factor that has helped significantly limit the impact on Local Authorities is the reserve funding that has been identified to use in the budget (£209,480). This has come from a combination of budget underspend in-year in 2025/26, and the award of a performance grant from Welsh Government to the CJC for the progress it has made of £200,000. The combination of these potentially also leaves further reserves that can be considered as part of setting the budget for year 2 of the SDP in 2027/28.
- 5.6. The CJC has therefore reach the point where it has firstly already approved the Delivery Agreement for submission to the Welsh Ministers for their approval and secondly, has set a realistic budget for year 1 of the SDP programme that is sufficient to meet the production costs. The position reached with the budget in terms of the very limited impact on the Local Authority levy is a significant achievement, providing Members with the reassurance they sought, and with the potential to repeat this as part of the budget setting exercise for 2027/28, at least. Whilst a Medium-Term Financial Strategy has yet to be agreed for the CJC, this position is considered to be the best that can be achieved for next year (and the year after), and therefore the certainty required to commit to formally submitted the SDP Delivery Agreement for approval by Welsh Ministers.

## **6. NEXT STEPS**

- 6.1. Members are therefore now asked to agree to formally submit the SDP Delivery Agreement to Welsh Government for approval in accordance with Regulation 11(2) of the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.
- 6.2. On the presumption that Members agree, the Delivery Agreement will be finalised following this meeting and submitted within as short a space of time as possible. Once received by Welsh Government it is understood that the Minister will write to the CJC within four weeks of receipt to indicate acceptance of the Delivery Agreement, signifying the formal commencement of work on the plan. If Welsh Government have any queries about the content of the Delivery Agreement, there is more than sufficient time to address these, secure the full amount of performance grant, and maintain progress against the SDP timetable.

## **7. FINANCIAL IMPLICATIONS**

- 7.1. Costs will be drawn from the proposed North Wales CJC budget for 2026/27 with the necessary support from the CJC's Legal and Finance teams. The CJC will also seek to secure further funding support from Welsh Government as the SDP progresses, and to identify efficiencies and potential savings in setting future annual budgets.

## **8. LEGAL IMPLICATIONS**

- 8.1. The Corporate Joint Committee has a statutory duty to prepare a Strategic Development Plan further to the Planning and Compulsory Purchase Act 2004 (as amended). The specific requirements and steps to produce a Strategic Development Plan are set out in The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.

---

### **APPENDICES:**

**Appendix 1:** Ambition North Wales Summary Budget 2026/27

---

### **STATUTORY OFFICERS RESPONSE:**

**i. Monitoring Officer:**

“There are a series of key decisions which lead ultimately to the adoption of a Strategic Development Plan. Although a technical document in many respects the approval of the Delivery Agreement for submission to Welsh Government is a significant decision. It sets out the proposed process and commitment of the CJC to deliver the plan. The recommendation draws attention to the issue of funding of the Plan process and the need for the CJC to ensure resolution of this issue as a pre-condition for the submission of the Agreement to Welsh Government.”

**ii. Statutory Finance Officer:**

“The submission of the Delivery Agreement is a key step in the development of the Strategic Development Plan.

I can confirm that the financial information contained in this report is consistent with the proposed budget for 2026/27. Subject to the Corporate Joint Committee approving the budget, I have no objections to the decisions sought.”



---

**REPORT TO THE STRATEGIC PLANNING SUB-COMMITTEE**

**26th January, 2026**

---

**TITLE:** Strategic Development Plan Timetable 2026/27 and key tasks

**AUTHOR:** Andy Roberts, Regional Strategic Planning Officer

---

**1. PURPOSE OF THE REPORT**

- 1.1. This report identifies the tasks that are part of the first year of the SDP programme, that will need to be prioritised following Ministerial approval of the SDP Delivery Agreement. This will also form the basis of the work programme for the Sub-Committee for the year.

**2. DECISION SOUGHT**

- 2.1. To note the content of this report and that the task list presented will inform the development of the Sub-Committee work programme and co-ordination of meetings.

**3. REASON FOR THE DECISION**

- 3.1. Responsibility to implement the SDP Delivery Agreement rests with the Strategic Planning Sub-Committee. The sub-committee has co-ordination and planning functions regarding each step towards delivery of the SDP.

**4. BACKGROUND AND RELEVANT CONSIDERATIONS**

- 4.1. Following the submission of the SDP Delivery agreement for formal approval by the Welsh Ministers and their approval, the SDP programme will have commenced, and it is appropriate to look ahead at the key tasks that make up the Delivery agreement programme and timetable for year 1.
- 4.2. The Delivery agreement contains a summary timetable that is then also broken down into key tasks ([Link to current version of the Delivery agreement](#)). These are found in appendices four and five respectively, but for the purposes of focussing on the immediate priority tasks, the table below presents a schedule of the work that is required in year 1, that will also drive the need to discuss progress and outcomes with the sub-committee during the year. This in turn will be developed into a formal work programme for the sub-committee that will inform the scheduling of meetings for 2026/27 which will take place early in the new year.

## SDP timetable 2026-27 and SPSC Work Programme

Task	Description	Timing	Comment/outcome
1. Evidence base preparation – stages 1&2	Scoping document prepared to outline key stages in evidence base preparation and to serve as a brief to appoint consultancy support	Jan-Apr 2026	Evidence preparation brief prepared. Six stage brief – ARUP appointed for stages 1&2
2. Submission of Delivery Agreement for Ministerial approval	Last formal pre-commencement requirement of the LDP production process	Jan 2026	Once approved the DA timetable will be used for monitoring purposes by the SPSC
3. Delivery Agreement approved and commencement of SDP	CJC should receive Ministerial approval by letter four weeks from submission date	Jan-Feb 2026	Ministerial letter signifies formal commencement of the SDP
4. Recruitment to SDP team	Initially create up to two senior/principal planner roles to support SDP production	Jan-Jun 2026	This is budgeted for in the 2026/27 budget
5. Integrated Impact Assessment (IIA) Scoping Report	An essential early step in the process as the IIA then applies throughout the plan making process on an iterative basis	Apr-Jun 2026	Officers have collaborated with the Cardiff Capital Region CJC to share a common framework for this work
6. Focused consultation on IIA scoping	Once the IIA scoping report is drafted the CJC is required to consult with specific consultees on this	Jun – Jul 2026	Amend Scoping report dependent on relevant feedback
7. Production of a Main Issues Report	This is stage three in the evidence base scoping document referred to in 1 above, and begins the process of identifying the relevant issues and trends from the assessment of individual LPA evidence bases that are relevant in a regional context	Jun-Jul 2026	Key document to guide the development of the plan strategy and policy themes
8. Development of Issues, Vision, and Objectives including Members and stakeholder workshops	This is an important opportunity for Members to input into the development of the strategic focus for the plan by helping to define the vision and strategic objectives	Apr-May 2026 for DCFW  Jun-Jul 2026 for ARUP facilitated	Options for facilitated workshops from Design Commission for Wales and then ARUP. Draws on the summary of evidence in the main issues report.

9. Identification and assessment of growth and spatial options	Stages 4 and 5 in the development of the evidence base for the SDP. Will need to consider LDP options and longer-term growth for the region, as well as a settlement strategy.	Jun-Oct 2026	Important in the identification of the preferred strategy
10. Develop Candidate sites methodology	The SDP regulations require the CJC to make a 'call for sites' which allows those with an interest in land to submit their sites for consideration	Aug-Sept 2026	The methodology will define the parameters for site identification at the strategic scale e.g. minimum of 500 homes.
11. Formal Call for candidate sites (8 weeks) and creation of register of sites	The SDP regulation specify that the call for sites must be open for a reasonable period and two months has been allowed in the SDP timetable.	Sept-Oct 2026	Create a register of sites and publish on the CJC website as soon as possible after consultation
12. Preparation of SDP Preferred Strategy	The above sequence of work leads up to the preparation of the SDP Preferred Strategy	Aug 2026- Sept 2027	The tasks above feed into the preparation process of the Preferred Strategy which will run into year 2 of the plan production programme

4.3. Officers will expand on the above tasks in presenting the report to the sub-committee at the meeting and Member feedback and questions at the meeting will help to refine the work programme for the SDP and for the sub-committee over the forthcoming year.

4.4. Whilst all the tasks above are important, it is worth highlighting the significance of several including the development of a vision and strategic objectives for the SDP, a call for candidate strategic sites, and the development of growth and spatial options to inform the preparation of the Preferred Strategy later in 2027.

## 5. NEXT STEPS

5.1. Members are asked to note the forthcoming schedule of work for the SDP which also provided an indication of the considerations that the sub-committee will need to give to the development of the plan, especially some of the key outputs from the work that are highlighted above.

## 6. FINANCIAL IMPLICATIONS

6.1. Costs will be drawn from existing North Wales CJC budgets where provision has been made to support this work, with the necessary support from the CJC's Legal and Finance teams. The CJC will also seek to secure all opportunities for further funding support from Welsh Government.

## 7. LEGAL IMPLICATIONS

- 7.1. The Corporate Joint Committee has a statutory duty to prepare a Strategic Development Plan further to the Planning and Compulsory Purchase Act 2004 (as amended). The specific requirements and steps to produce a Strategic Development Plan are set out in The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.

---

**APPENDICES:**

None

---

**STATUTORY OFFICERS RESPONSE:**

**i. Monitoring Officer:**

“No observations to add in relation to propriety.”

**ii. Statutory Finance Officer:**

“The expected costs in 2026/27 have been included in the budget. I have no further comments from the perspective of financial propriety.”